



COMMUNITY DEVELOPMENT

NOTICE OF A MEETING FOR CITY OF CHICKASHA PLANNING COMMISSION

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, May 12, 2026, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, Consideration and possible action to approve the minutes from the March 10, 2026 meeting.
- b. Public Hearing to discuss and consider the application by Michael McGill to re-zone a lot of land located at 225 W. Minnesota from R-1 to C-2.
- c. Discussion, Consideration, and possible action to approve the application by Michael McGill to re-zone a lot of land located at 225 W. Minnesota Ave from R-1 to C-2.
- d. Public Hearing to discuss and consider the application by Michael McGill to re-zone a lot of land located at 227 W. Minnesota Ave. from R-1 to C-2
- e. Discussion, Consideration, and possible action to approve the application by Michael McGill to re-zone a lot of land located at 227 W. Minnesota Ave. from R-1 to C-2
- f. Public Hearing to discuss and consider the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 223 W. Minnesota from R-1 to C-2.
- g. Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 223 W. Minnesota from R-1 to C-2.
- h. Public Hearing to discuss and consider the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lot 10 BLK 79 Chickasha- OT from R-1 to C-2.

- i. Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lot 10 BLK 79 Chickasha- OT from R-1 to C-2.
- j. Public Hearing to discuss and consider the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 8-9 Blk 79 Chickasha-OT from R-1 to C-2.
- k. Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 8-9 Blk 79 Chickasha-OT from R-1 to C-2.
- l. Public Hearing to discuss and consider the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 209 W. Minnesota from R-1 to C-2
- m. Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 209 W. Minnesota from R-1 to C-2
- n. Public Hearing to discuss and consider the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 3-4-5 & E 12.5' Lot6 BLK 79 from R-1 to C-2.
- o. Discussion, Consideration, and possible action to approve the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 3-4-5 & E 12.5' Lot6 BLK 79 from R-1 to C-2

3 Motion to Adjourn.

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and possible action to approve the minutes from the March 10, 2026 meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green, Community
Development Director

Meeting Date:

May 12, 2026

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

1. Minutes 3.10.26



PLANNING COMMISSION

MINUTES

**COUNCIL CHAMBERS at CITY HALL
117 North 4th Street
Chickasha, OK 73018**

A meeting of the Chickasha Planning Commission was held in the Council Chambers of City Hall on the date and time shown below, as specified by advance public notice with a properly prepared agenda stating the subject matters to be discussed at said meeting.

TIME OF MEETING
4:00 PM

DATE OF MEETING
MARCH 10, 2026

1 Call to Order/Roll Call

Meeting called to order at 4:02 p.m.

Roll Call:

Present: Planning Commission Member Ladd, Planning Commission Member Anderson, Planning Commission Member Watts, Planning Commission Member Allred

Absent:

2 Meeting Items

- a. Discussion, Consideration and possible action to approve the minutes from the January 13th, 2026 meeting.

Motion by Planning Commission Member Nita Ladd, second by Planning Commission Member Tammy Watts to approve as presented.

Vote Results

Yes 4, No 0, Abstained 0

- Yes: Planning Commission Member Nita Ladd , Planning Commission Member Eric Anderson , Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

- b. Public hearing to discuss and consider the application by Nicole Myers to re-zone a lot of land located at 512 S 18th St from R-1 to R-3.

Public Hearing Opened: 4:04pm

Public Hearing Closed: 4:05pm

- c. Discussion, Consideration and Possible action to approve the application by Nicole Myers to re-zone a lot of land located at 512 S 18th St from R-1 to R-3.

Motion by Planning Commission Member Tammy Watts, second by Planning Commission Member Nita Ladd to approve as presented.

Vote Results

Yes 4, No 0, Abstained 0

- Yes: Planning Commission Member Nita Ladd , Planning Commission Member Eric Anderson , Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

- d. Public hearing to discuss and consider the application by Brandon Smith to re-zone 2 lots of land located at 620 & 624 N 10th from R-1 to R-2.

Public Hearing Opened: 4:06pm

Public Hearing Closed: 4:08pm

- e. Discussion, Consideration and Possible action to approve the application by Brandon Smith to re-zone 2 lots of land located at 620 & 624 N 10th from R-1 to R-2.

Motion by Planning Commission Member Tammy Watts, second by Planning Commission Member Nita Ladd to approve as presented.

Vote Results

Yes 4, No 0, Abstained 0

- Yes: Planning Commission Member Nita Ladd, Planning Commission Member Eric Anderson, Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

3 Motion to Adjourn.

Motion by Council Member Nita Ladd , second by Council Member Tammy Watts to adjourn.

Adjourned at 4:09pm

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the application by Michael McGill to re-zone a lot of land located at 225 W. Minnesota from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

**Dept. Director: Jessica Green,
Community Development Director**

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date: 5/12/2026

V. ATTACHMENTS:

1. M.McGill Paperwork_Redacted
2. M.McGil -letter from citizen_Redacted
3. M.Mcgill staff recommendation

APPLICATION FOR BOARD OF ADJUSTMENT

Re-zone
Request: ☒ Variance ☐ Special Exception ☐ Appeal
Applicant(s) Name: MICHAEL R. MCGILL
Address: [REDACTED] CHICKASHA OK
Legal Description: Lot 12, 13 and 14 B4K 79
Address of subject property: 225 & 227 W Minnesota Av CHICKASHA OK
Phone #: 405-222-8971
Present zoning classification of subject property: R-1
Type of Variance/Special Exception being sought: change to C-2
Reason for requesting variance/special exception: Build comm'l Building
Owner of Record: Michael R McGill

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☒ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☒ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☒ All Materials are due no later than the date set by the Community Development Director, as noted on this Application.

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Michael R McGill Date: 3/26/26

W Minnesota Ave

S 3rd St & W Minnesota Ave

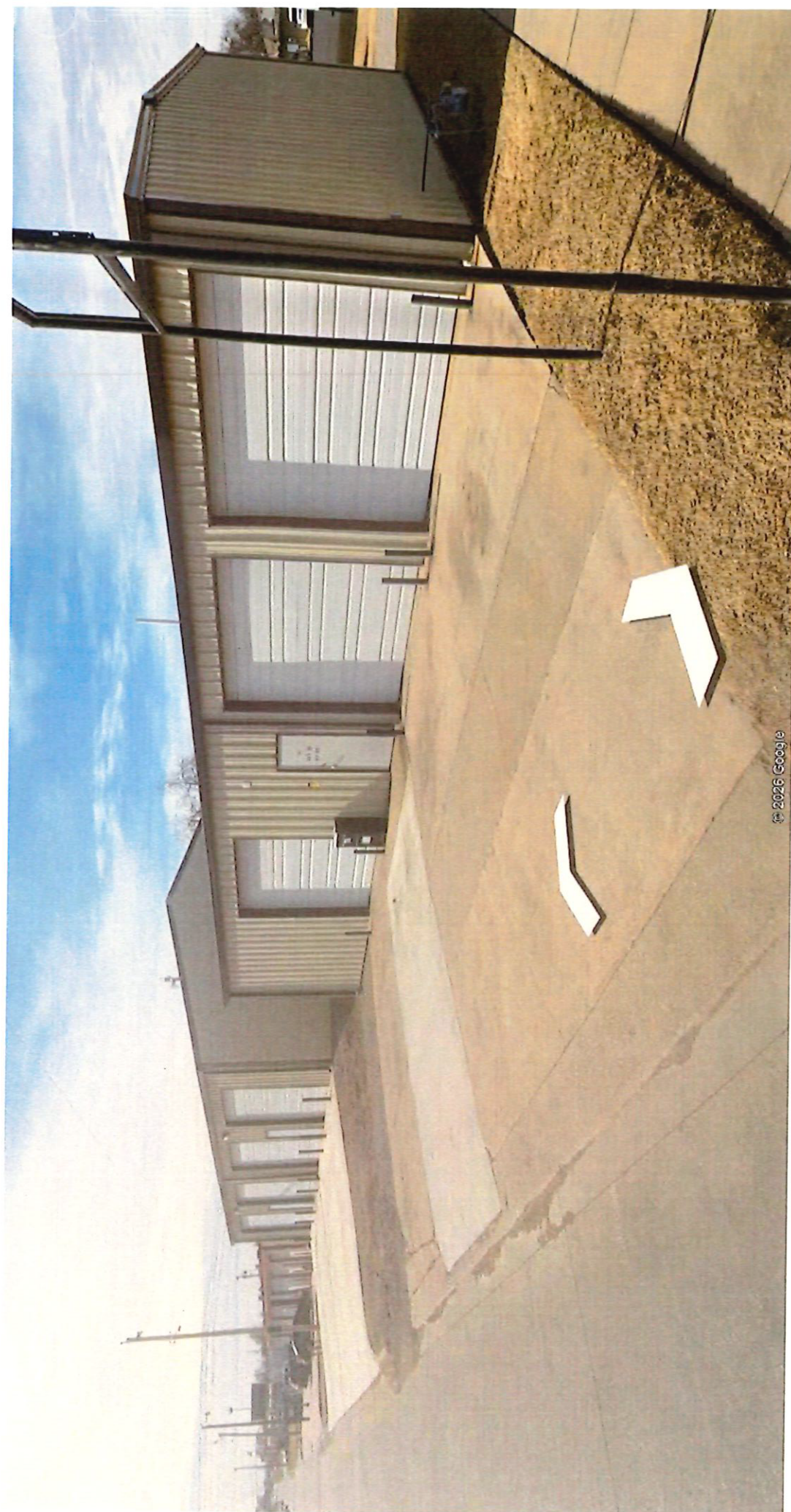
S 3rd St

Son Auto Glass - Chickasha

Lots 12 & 13

Lots 12

Image © 2026 Airbus



To City of Chicago

Need Rezoned to C-2

to build Building for rent
similar to neighborhood.

Mike McGill
owner

↓
301 W Main
314 W Main
317 W Main
526 S 3rd

**SPECIAL CERTIFICATE
159566**

RE:

Lot 12 and 13 LESS the West 1 foot of Lot 13 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:

Scott & Kathy Bradford
723 County Road 1350
Chickasha, OK 73018

Description:

The South 40 feet of Lots 1-4 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Delsie M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:
Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:
The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
April N. Ligon
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:
Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:
Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:
Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Daniel James Phillips

211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:
Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:
The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:
The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Stephen C & Tandi L. Carlile
645 US Highway 277
Ninnekah, OK 73067

Description:
The West 12.5 feet of Lot 6 & All Lot 7 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:
Lots 3-5 & the East 12.5 feet of Lot 6 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 8-11 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 10th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By _____
Tammy Brown

Scott & Kathy Bradford
723 County Road 1350
Chickasha, Oklahoma 73018

Peggy E. Euwins
1427 Sheppard Street
Chickasha, Oklahoma 73018

Pamela Mayhugh
2708 County Street 2831
Chickasha, Oklahoma 73018

Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Branda Cunliffe
1017 Aztee Court
Independence Court, MO 64056

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, Oklahoma 73018

Donald & Sandra Carrigan
411 S 3rd
Chickasha, Oklahoma 73018

Delsi M. Taronzo Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, ok 73119

April N. Ligons
4320 Siena Ridge Blvd
OKC, Oklahoma 73179

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, Oklahoma 73023

Leon Pye
214 W. Minnesota Avenue
Chickasha, Oklahoma 73018

Daniel James Phillips
211 Iowa Avenue
Chickasha, Oklahoma 73018

McGill Rentals, LLC
1315 Arizona Street
Chickasha, Oklahoma 73018

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, Oklahoma 73018

Ken Carpenter
1196 County Road 1355
Chickasha, Oklahoma 73018

CCP, LLC
602 S 4th
Chickasha, Oklahoma 73018

Jacob Andrew Nissen
520 S 2nd Street
Chickasha, Oklahoma 73018

C&B Properties 11, LLC
292 US Highway 277
Cement, Oklahoma 73017

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, Oklahoma 73018

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, Oklahoma 73018

Beverly J. Oliver, Candra L. Donals,
Katisa M. Oliver
528 S 2nd Street
Chickasha, Oklahoma 73018

Michael R. McGill
1315 Arizona
Chickasha, Oklahoma 73018

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, Oklahoma 73018

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Stephen C. & Tandi L. Carlile
645 US Highway 277
Ninnekah, Oklahoma 73067

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, Oklahoma 73018

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T. Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Michael McGill requesting a rezone on 2 lots from R-1 to C-2 on the following described properties:

227 W. Minnesota - 28-07-07-45500 ALL LOT 14 & W 1' OF LOT 13 BLK 79--OT

225 W. Minnesota - 28-07-07-45450 ALL LOTS 12-13 LESS- W 1' OF LOT 13 BLK 79--OT



BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

MIKE MCGILL REZONE LETTER

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

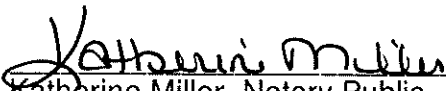
04/09/2026

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 9th day of April, 2026


Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 62.86

Ad # 181046

Acct # 44095

Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Michael McGill re-

questing a rezone on 2 lots from R-1 to C-2 on the following described properties:

227 W. Minnesota - 28-07-07-45500 ALL LOT 14 & W 1' OF LOT 13 BLK 79-OT

225 W. Minnesota - 28-07-07-45450 ALL LOTS 12-13 LESS W 1' OF LOT 13 BLK 79-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Jessica Green,
Community Development Director

Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota- 27-...

From Gloria Mulder [REDACTED]

Date Tue 4/7/2026 8:13 AM

To Jessica Green [REDACTED]

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to be built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.

Thank you.

Gloria Mulder, Manager

Heidi Helping the Homeless

428 S 3rd St

Chickasha OK 73018



Staff Report for Mike McGill Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Michael McGill to re-zone a lot of land located at 225 W. Minnesota Ave from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 12, 2026	(From)		

V. ATTACHMENTS:

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the application by Michael McGill to re-zone a lot of land located at 227 W. Minnesota Ave. from R-1 to C-2

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 12, 2026	(From)		

V. ATTACHMENTS:

1. M.McGill Paperwork_Redacted
2. M.McGil -letter from citizen_Redacted
3. M.Mcgill staff recommendation

Due On: _____

Meeting Date: May 12, 2026

APPLICATION FOR BOARD OF ADJUSTMENT

Re-zone
Request: ☒ Variance ☐ Special Exception ☐ Appeal
Applicant(s) Name: MICHAEL R. MCGILL
Address: [REDACTED] CHICKASHA OK
Legal Description: Lot 12, 13 and 14 B4K 79
Address of subject property: 225 & 227 W Minnesota Av CHICKASHA OK
Phone #: 405-222-8971
Present zoning classification of subject property: R-1
Type of Variance/Special Exception being sought: change to C-2
Reason for requesting variance/special exception: Build comm'l Building
Owner of Record: Michael R McGill

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☒ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☒ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☒ All Materials are due no later than the date set by the Community Development Director, as noted on this Application.

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Michael R McGill Date: 3/26/26

W Minnesota Ave

S 3rd St & W Minnesota Ave

S 3rd St

Son Auto Glass - Chickasha

Lots 12 & 13

Lots 12

Image © 2026 Airbus



To City of Chicago

Need Rezoned to C-2

to build Building for rent
similar to neighborhood.

Mike McGill
owner

↓
301 W Main
314 W Main
317 W Main
526 S 3rd

SPECIAL CERTIFICATE
159566

RE:

Lot 12 and 13 LESS the West 1 foot of Lot 13 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:

Owner:

Scott & Kathy Bradford
723 County Road 1350
Chickasha, OK 73018

Description:

The South 40 feet of Lots 1-4 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Delsie M. & Taronzo Pyc
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:
Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:
The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
April N. Ligons
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:
Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:
Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:
Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Daniel James Phillips

211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:
Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:
The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:
The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Stephen C & Tandi L. Carlile
645 US Highway 277
Ninnekah, OK 73067

Description:
The West 12.5 feet of Lot 6 & All Lot 7 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:
Lots 3-5 & the East 12.5 feet of Lot 6 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 8-11 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 10th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By _____
Tammy Brown

Scott & Kathy Bradford
723 County Road 1350
Chickasha, Oklahoma 73018

Peggy E. Euwins
1427 Sheppard Street
Chickasha, Oklahoma 73018

Pamela Mayhugh
2708 County Street 2831
Chickasha, Oklahoma 73018

Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Branda Cunliffe
1017 Aztee Court
Independence Court, MO 64056

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, Oklahoma 73018

Donald & Sandra Carrigan
411 S 3rd
Chickasha, Oklahoma 73018

Delsi M. Taronzo Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, ok 73119

April N. Ligons
4320 Siena Ridge Blvd
OKC, Oklahoma 73179

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, Oklahoma 73023

Leon Pye
214 W. Minnesota Avenue
Chickasha, Oklahoma 73018

Daniel James Phillips
211 Iowa Avenue
Chickasha, Oklahoma 73018

McGill Rentals, LLC
1315 Arizona Street
Chickasha, Oklahoma 73018

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, Oklahoma 73018

Ken Carpenter
1196 County Road 1355
Chickasha, Oklahoma 73018

CCP, LLC
602 S 4th
Chickasha, Oklahoma 73018

Jacob Andrew Nissen
520 S 2nd Street
Chickasha, Oklahoma 73018

C&B Properties 11, LLC
292 US Highway 277
Cement, Oklahoma 73017

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, Oklahoma 73018

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, Oklahoma 73018

Beverly J. Oliver, Candra L. Donals,
Katisa M. Oliver
528 S 2nd Street
Chickasha, Oklahoma 73018

Michael R. McGill
1315 Arizona
Chickasha, Oklahoma 73018

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, Oklahoma 73018

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Stephen C. & Tandi L. Carlile
645 US Highway 277
Ninnekah, Oklahoma 73067

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, Oklahoma 73018

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T. Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Michael McGill requesting a rezone on 2 lots from R-1 to C-2 on the following described properties:

227 W. Minnesota - 28-07-07-45500 ALL LOT 14 & W 1' OF LOT 13 BLK 79--OT

225 W. Minnesota - 28-07-07-45450 ALL LOTS 12-13 LESS- W 1' OF LOT 13 BLK 79--OT



BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

MIKE MCGILL REZONE LETTER

Affidavit of Publication

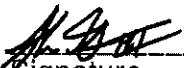
State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

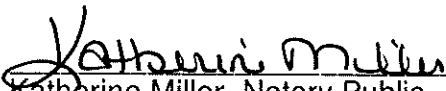
04/09/2026

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 9th day of April, 2026


Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 62.86

Ad # 181046

Acct # 44095

Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Michael McGill re-

questing a rezone on 2 lots from R-1 to C-2 on the following described properties:

227 W. Minnesota - 28-07-07-45500 ALL LOT 14 & W 1' OF LOT 13 BLK 79-OT

225 W. Minnesota - 28-07-07-45450 ALL LOTS 12-13 LESS W 1' OF LOT 13 BLK 79-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Jessica Green,
Community Development Director

Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota- 27-...

From Gloria Mulder [REDACTED]

Date Tue 4/7/2026 8:13 AM

To Jessica Green [REDACTED]

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to be built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.

Thank you.

Gloria Mulder, Manager

Heidi Helping the Homeless

428 S 3rd St

Chickasha OK 73018



Staff Report for Mike McGill Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM:

Discussion, Consideration, and possible action to approve the application by Michael McGill to re-zone a lot of land located at 227 W. Minnesota Ave. from R-1 to C-2

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 12, 2026	(From)		

V. ATTACHMENTS:

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public Hearing to discuss and consider the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 223 W. Minnesota from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
May 12, 2026

V. ATTACHMENTS:

1. S. Covey paperwork_Redacted
2. letter from citizen_Redacted
3. Seth Covey staff recommendation



Seth Corey

REZONING APPLICATION

APPLICANT INFORMATION

Name	OSIRIS Enterprises LLC	Date	3/27/26
Address	100 Coulter Dr.	Email:	[REDACTED]
City, State, and Zip Code	Chickasha, OK 73018	Phone Numbers	[REDACTED]
Applicant's Signature	[Signature]		

- ☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☐ Property ownership list attached (required)

PROPERTY LOCATION

☒ Platted ☐ Unplatted	Subdivision	Lot	Block
		3-11	74
Property Address See legal description			
Legal Description (if unplatted). You may attach the legal description to this application.			

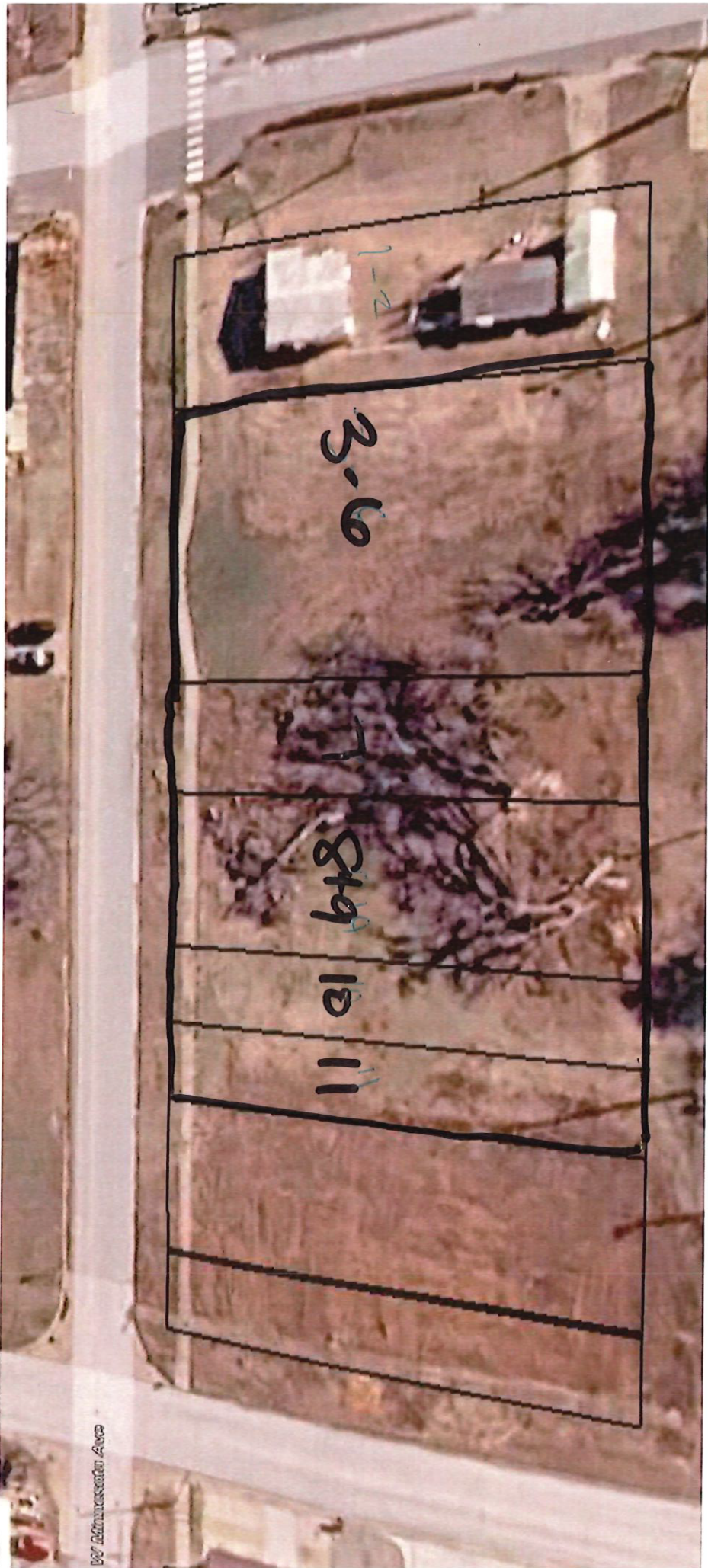
REZONING INFORMATION

From	To	Land Use Designation	
R1	C2	Metal Buildings	
Present Use		Proposed Use	
empty lots		metal building	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information.			

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ Proof of ownership of the subject property. (Ex: Deed or other official documentation)
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST



I am requesting re zoning to C-2 to build
+ develop Shop front/Retail Commercial Space
to bring local business ie Medical/Finance etc.
to these areas. We are looking to utilize
lots 3-11 to rezone + develop here.

962

**SPECIAL CERTIFICATE
159662**

RE:

Lots 3, 4, 5, 6, 7, 8, 9, 10 & 11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:

Jose Maria Rubio Cendejas & Maria D. Morales Aguilar DeRubio
1427 S 1st Street
Chickasha, OK 73018

Description:

Lots 20-21 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Grayline Properties, LLC
8720 SW 39th Street
OKC, OK 73179

Description:

Lots 10-14 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Grandados & Elmer Cantarero
3701 SW 42nd Street
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15 thru 19 in Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Paula Wilson-Kimmel
422 S 3rd Street
Chickasha, OK 73018

Description:

The North 81 feet of Lots 25 thru 28 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John & Bregett Conway
606 S 2nd Street
Chickasha, OK 73018

Description:

The South 70 feet of the North 140 feet of Lots 1 thru 4 in Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Heidi Helping the Homeless, LLC
1323 W Missouri Avenue
Chickasha, OK 73018

Description:

The South 84 feet of Lots 27 & 28 and the E/2 of the South 84 feet of Lot 26 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Janet Chappell
12736 N. MacArthur Blvd.
OKC, OK 73142

Description:

Lots 17 thru 19 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, OK 73018

Description:

Lots 1 thru 28 Block 78 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Chickasha Municipal Authority
117 N 4th Street
Chickasha, OK 73018

Description:

Lots 15 & 16 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Independent School District
525 Hwy 91
Dodge, OK 68633

Description:

The North 103 feet of Lots 11 thru 14 in Block 93 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Delsie M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

April N. Ligons
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:

Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:

Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Daniel James Phillips
211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:

Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:

The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:

The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:

Lots 3-11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

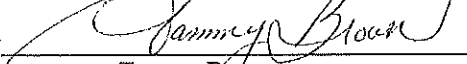
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 27th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By



Tammy Brown

Jose Maria Rubio Cendejas & Maria D.
Morales Aguilar DeRubio
1427 S 1st
Chickasha, Oklahoma 73018

Grayline Properties, LLC
8720 SW 39th Street
OKC, Oklahoma 73179

Suris Granados & Elmer Cantarero
3701 SW 42nd Street
OKC, Oklahoma 73119

Paula Wilson-Kimmel
422 S 3rd
Chickasha, Oklahoma 73018

John & Bregett Conway
606 S 2nd Street
Chickasha, Oklahoma 73018

Heidi Helping the Homeless
1323 W. Missouri Avenue
Chickasha, Oklahoma 73018

Janet Chappell
12736 N. MacArthur Blvd
OKC, Oklahoma 73142

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, Oklahoma 73018

Chickasha Municipal Authority
117 N 4th
Chickasha, Oklahoma 73018

Independent School District
525 HWY 91
Dodge, Oklahoma 68633

Peggy Euwins
1427 Sheppard Street
Chickasha, Oklahoma 73018

Pamela Mayhugh
2708 County Street 2831
Chickasha, Oklahoma 73018

Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Brenda Cunliffe
1017 Aztec Court
Independence, MO 64056

Shelton & Gail June Bush
401 W. Chickasha Ave
Chickasha, Oklahoma 73018

Donald & Sandra Carrigan
411 S 3rd Street
Chickasha, Oklahoma 73018

Delsi M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, Oklahoma 73018

Suris Grandos & Elmer Cantarero
3701 SW 42nd
OKC, Oklahoma 73119

April N. Ligon
4320 Siena Ridge Blvd
OKC, Oklahoma 73179

Jimmie C. Barrington Jr.
PO Box 312
Chickasha, Oklahoma 73023

Daniel James Phillips
211 Iowa Avenue
Chickasha, Oklahoma 73018

McGill Rentals, LLC
1315 Arizona Street
Chickasha, Oklahoma 73018

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, Oklahoma 73120

Ken Carpenter
1196 County Street 1355
Chickasha, Oklahoma 73018

CCP, LLC
602 S 4th Street
Chickasha, Oklahoma 73018

Jacob Andrew Nissen
520 S 2nd Street
Chickasha, Oklahoma 73018

C&B Properties 11, LLC
292 US Highway 277
Cement, Oklahoma 73017

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1413 S 20th Street
Chickasha, Oklahoma 73018

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, Oklahoma 73018

Beverly J. Oliver, Candra L. Donald &
Katisa M. Oliver
528 S 2nd Street
Chickasha, Oklahoma 73018

Michael R. McGill
1315 Arizona Ave
Chickasha, Oklahoma 73018

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, Oklahoma 73018

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, Oklahoma 73018

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

Leon Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

SETH COVEY REZONE LETTER

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

04/09/2026

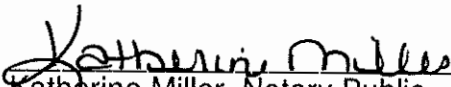
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 9th day of April, 2026



Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 67.92

Ad # 181050

Acct # 44095

Copies: 1

PAY TO:

The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Seth Covey, Oasis Enterprises, LLC requesting a rezone on 5 lots from R-1 to C-2 on the following described properties: 223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT 27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA-OT 27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Jessica Green,
Community Development Director

1-2025-009464 Book 6492 Pg 477
07/30/2025 3:06pm Pg 0477-0478
Fee: \$20.00 Doc: \$48.00
Jill Locke - Grady County Clerk
State of Oklahoma



25-07-8463
Washita Valley Abstract & Title an agent of
First American Title Insurance Company

WVAC-158077

**INDIVIDUAL
WARRANTY DEED**
(Oklahoma Statutory Form)

That Heidi Helping the Homeless, LLC, Party of the first part, in consideration of the sum of TEN & NO/100 and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do/does hereby grant, bargain, sell and convey unto Osiris Enterprises LLC, of 100 Caulder Dr, Chickasha, OK 73018 party/parties of the second part, the following described real property and premises situate in Grady County, State of Oklahoma, to-wit:

SURFACE RIGHTS ONLY

Lots 8, 9, 10, & 11 in Block 79 to the City of Chickasha, Grady County, Oklahoma,
according to the recorded plat thereof.

PROPERTY ADDRESS: 223 E Minnesota Ave, Chickasha, OK 73018

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests, and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, and restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the said party/parties of the second part, his/her/their heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 25th day of July, 2025.

Heidi Helping the Homeless, LLC

[Signature]
By: Heidi Harrison, Manager

State of Oklahoma)
County of Grady)
SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of July, 2025 personally appeared Heidi Harrison, Manager of Heidi Helping the Homeless, LLC, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires:

1/24/2029

[Signature]
Notary Public





NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Seth Covey, Oasis Enterprises, LLC requesting a rezone on 5 lots from R-1 to C-2 on the following described properties:



223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT

27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT

27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT

209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA- OY

27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

Re: Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota-...

From Gloria Mulder [REDACTED] >
Date Tue 4/7/2026 8:20 AM
To Jessica Green <[REDACTED]>

On Tue, Apr 7, 2026, 8:13 AM Gloria Mulder [REDACTED] > wrote:

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.
Thank you.

Gloria Mulder, Manager
Heidi Helping the Homeless
428 S 3rd St
Chickasha OK 73018

CHICKASHA



COMMUNITY DEVELOPMENT

Staff Report for Seth Covey Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 223 W. Minnesota from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

**Dept. Director: Jessica Green,
Community Development Director**

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date: May 12, 2026

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.h.

AGENDA ITEM: Public Hearing to discuss and consider the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lot 10 BLK 79 Chickasha- OT from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		
May 12, 2026			

V. ATTACHMENTS:

1. S. Covey paperwork_Redacted
2. letter from citizen_Redacted
3. Seth Covey staff recommendation



Seth Corey

REZONING APPLICATION

APPLICANT INFORMATION

Name	OSIRIS Enterprises LLC	Date	3/27/26
Address	100 Coulter Dr.	Email:	[REDACTED]
City, State, and Zip Code	Chickasha, OK 73018	Phone Numbers	[REDACTED]
Applicant's Signature	[Signature]		

- ☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☐ Property ownership list attached (required)

PROPERTY LOCATION

☒ Platted ☐ Unplatted	Subdivision	Lot	Block
		3-11	74
Property Address See legal description			
Legal Description (if unplatted). You may attach the legal description to this application.			

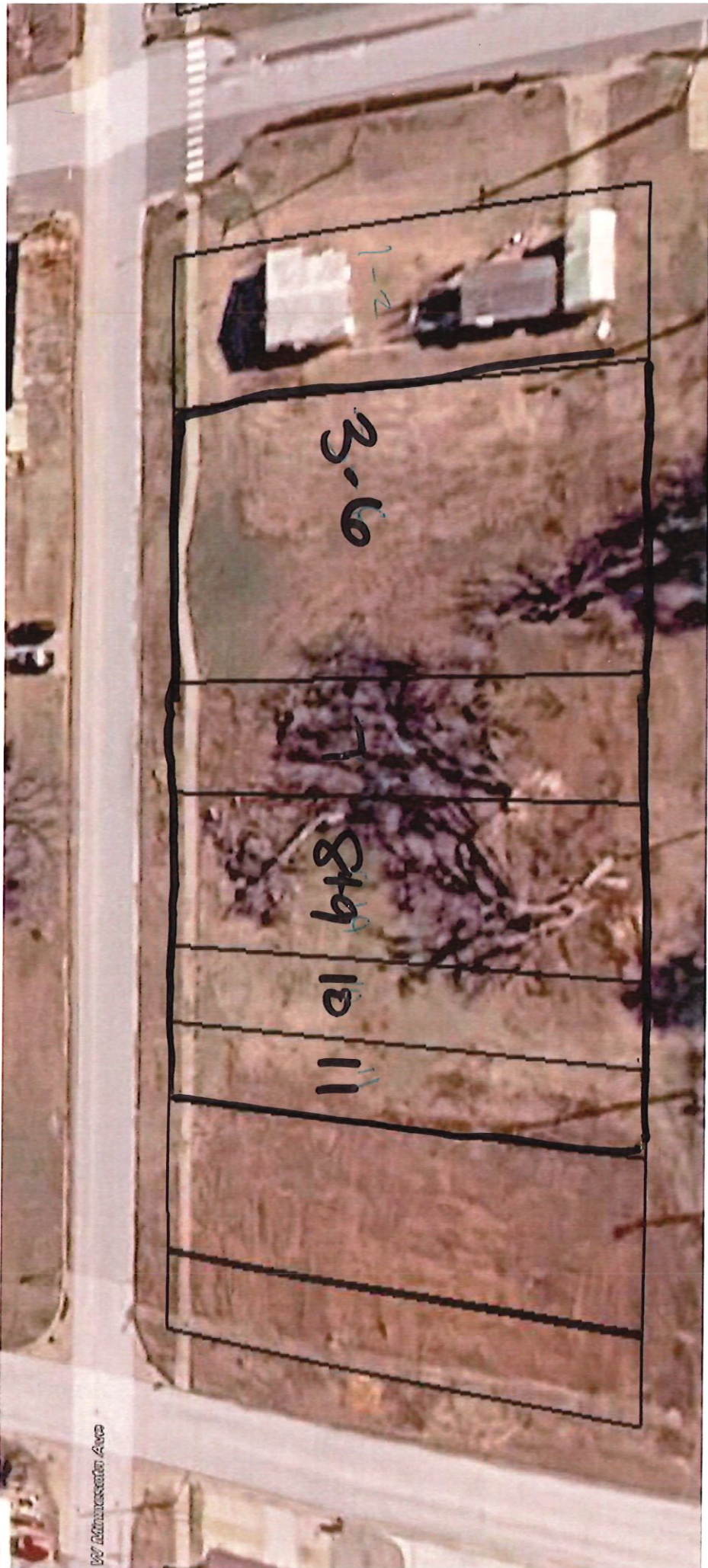
REZONING INFORMATION

From	To	Land Use Designation	
R1	C2	Metal Buildings	
Present Use		Proposed Use	
empty lots		metal building	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information.			

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ Proof of ownership of the subject property. (Ex: Deed or other official documentation)
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST



I am requesting re zoning to C-2 to build
+ develop Shop front/Retail Commercial Space
to bring local business ie Medical/Finance etc.
to these areas. We are looking to utilize
lots 3-11 to rezone + develop here.

962

**SPECIAL CERTIFICATE
159662**

RE:

Lots 3, 4, 5, 6, 7, 8, 9, 10 & 11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:

Jose Maria Rubio Cendejas & Maria D. Morales Aguilar DeRubio
1427 S 1st Street
Chickasha, OK 73018

Description:

Lots 20-21 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Grayline Properties, LLC
8720 SW 39th Street
OKC, OK 73179

Description:

Lots 10-14 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Grandados & Elmer Cantarero
3701 SW 42nd Street
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15 thru 19 in Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Paula Wilson-Kimmel
422 S 3rd Street
Chickasha, OK 73018

Description:

The North 81 feet of Lots 25 thru 28 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John & Bregett Conway
606 S 2nd Street
Chickasha, OK 73018

Description:

The South 70 feet of the North 140 feet of Lots 1 thru 4 in Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Heidi Helping the Homeless, LLC
1323 W Missouri Avenue
Chickasha, OK 73018

Description:

The South 84 feet of Lots 27 & 28 and the E/2 of the South 84 feet of Lot 26 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Janet Chappell
12736 N. MacArthur Blvd.
OKC, OK 73142

Description:

Lots 17 thru 19 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, OK 73018

Description:

Lots 1 thru 28 Block 78 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Chickasha Municipal Authority
117 N 4th Street
Chickasha, OK 73018

Description:

Lots 15 & 16 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Independent School District
525 Hwy 91
Dodge, OK 68633

Description:

The North 103 feet of Lots 11 thru 14 in Block 93 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Delsie M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

April N. Ligons
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:

Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:

Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Daniel James Phillips
211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:

Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:

The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:

The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:

Lots 3-11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

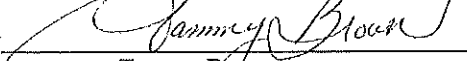
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 27th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By



Tammy Brown

Jose Maria Rubio Cendejas & Maria D.
Morales Aguilar DeRubio
1427 S 1st
Chickasha, Oklahoma 73018

Grayline Properties, LLC
8720 SW 39th Street
OKC, Oklahoma 73179

Suris Granados & Elmer Cantarero
3701 SW 42nd Street
OKC, Oklahoma 73119

Paula Wilson-Kimmel
422 S 3rd
Chickasha, Oklahoma 73018

John & Bregett Conway
606 S 2nd Street
Chickasha, Oklahoma 73018

Heidi Helping the Homeless
1323 W. Missouri Avenue
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Janet Chappell
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Peggy Euwins
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Pamela Mayhugh
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Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Brenda Cunliffe
1017 Aztec Court
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Shelton & Gail June Bush
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Donald & Sandra Carrigan
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Delsi M. & Taronzo Pye
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Chickasha, Oklahoma 73018

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Jacob Andrew Nissen
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525 Highway 91
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Osiris Enterprises, LLC
100 Caulder Drive
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John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

Leon Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

SETH COVEY REZONE LETTER

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

04/09/2026

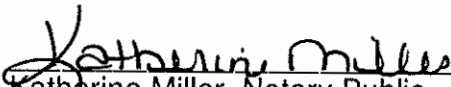
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 9th day of April, 2026



Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 67.92

Ad # 181050

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Seth Covey, Oasis Enterprises, LLC requesting a rezone on 5 lots from R-1 to C-2 on the following described properties: 223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT 27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA-OT 27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Jessica Green,
Community Development Director



WVAC 158077

SURFACE RIGHTS ONLY

Notary Public



CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

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223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT

27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT

27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT

209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA- OY

27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

Re: Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota-...

From Gloria Mulder [REDACTED] >
Date Tue 4/7/2026 8:20 AM
To Jessica Green <[REDACTED]>

On Tue, Apr 7, 2026, 8:13 AM Gloria Mulder [REDACTED] > wrote:

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.
Thank you.

Gloria Mulder, Manager
Heidi Helping the Homeless
428 S 3rd St
Chickasha OK 73018

CHICKASHA



COMMUNITY DEVELOPMENT

Staff Report for Seth Covey Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.i.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lot 10 BLK 79 Chickasha- OT from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
recommend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green, Community
Development Director

Meeting Date:

May 12, 2026

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.j.

AGENDA ITEM: Public Hearing to discuss and consider the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 8-9 Blk 79 Chickasha-OT from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 12, 2026	(From)		

V. ATTACHMENTS:

1. S. Covey paperwork_Redacted
2. letter from citizen_Redacted
3. Seth Covey staff recommendation



Seth Corey

REZONING APPLICATION

APPLICANT INFORMATION

Name	OSiris Enterprises LLC	Date	3/27/26
Address	100 Coulter Dr.	Email:	[REDACTED]
City, State, and Zip Code	Chickasha, OK 73018	Phone Numbers	[REDACTED]
Applicant's Signature	[Signature]		

- ☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☐ Property ownership list attached (required)

PROPERTY LOCATION

☒ Platted ☐ Unplatted	Subdivision	Lot	Block
		3-11	74
Property Address See legal description			
Legal Description (if unplatted). You may attach the legal description to this application.			

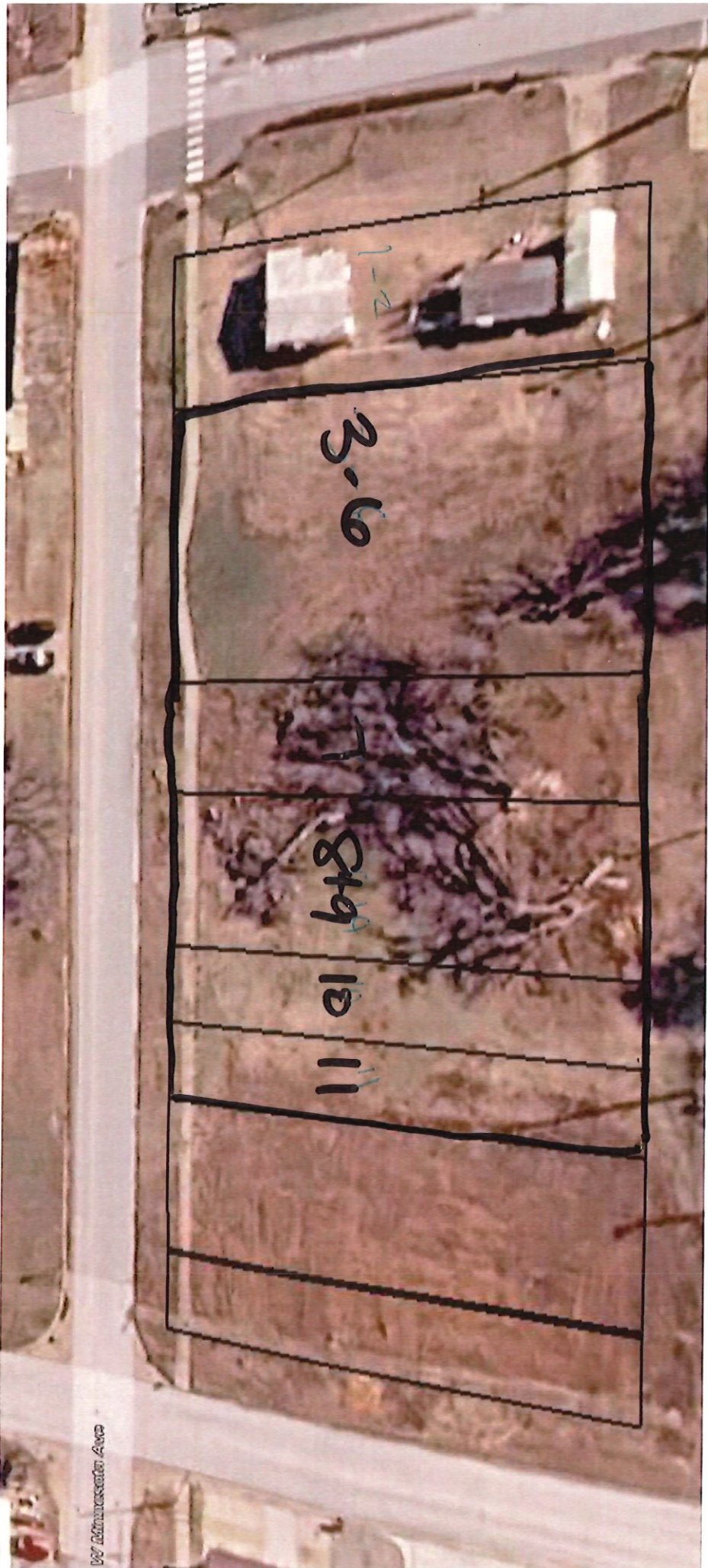
REZONING INFORMATION

From	To	Land Use Designation	
R1	C2	Metal Buildings	
Present Use		Proposed Use	
empty lots		metal building	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information.			

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ Proof of ownership of the subject property. (Ex: Deed or other official documentation)
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST



I am requesting re zoning to C-2 to build
+ develop Shop front/Retail Commercial Space
to bring local business ie Medical/Finance etc.
to these areas. We are looking to utilize
lots 3-11 to rezone + develop here.

962

**SPECIAL CERTIFICATE
159662**

RE:

Lots 3, 4, 5, 6, 7, 8, 9, 10 & 11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:

Jose Maria Rubio Cendejas & Maria D. Morales Aguilar DeRubio
1427 S 1st Street
Chickasha, OK 73018

Description:

Lots 20-21 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Grayline Properties, LLC
8720 SW 39th Street
OKC, OK 73179

Description:

Lots 10-14 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Grandados & Elmer Cantarero
3701 SW 42nd Street
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15 thru 19 in Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Paula Wilson-Kimmel
422 S 3rd Street
Chickasha, OK 73018

Description:

The North 81 feet of Lots 25 thru 28 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John & Bregett Conway
606 S 2nd Street
Chickasha, OK 73018

Description:

The South 70 feet of the North 140 feet of Lots 1 thru 4 in Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Heidi Helping the Homeless, LLC
1323 W Missouri Avenue
Chickasha, OK 73018

Description:

The South 84 feet of Lots 27 & 28 and the E/2 of the South 84 feet of Lot 26 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Janet Chappell
12736 N. MacArthur Blvd.
OKC, OK 73142

Description:

Lots 17 thru 19 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, OK 73018

Description:

Lots 1 thru 28 Block 78 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Chickasha Municipal Authority
117 N 4th Street
Chickasha, OK 73018

Description:

Lots 15 & 16 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Independent School District
525 Hwy 91
Dodge, OK 68633

Description:

The North 103 feet of Lots 11 thru 14 in Block 93 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Delsie M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

April N. Ligons
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:

Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:

Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Daniel James Phillips
211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:

Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:

The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:

The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:

Lots 3-11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

1. City of Chickasha
2. Centerpoint Energy
3. Public Service Company
4. Sudden Link
5. A T & T

STATE OF OKLAHOMA

SS

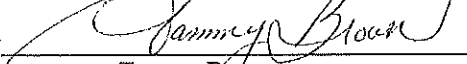
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 27th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By



Tammy Brown

Jose Maria Rubio Cendejas & Maria D.
Morales Aguilar DeRubio
1427 S 1st
Chickasha, Oklahoma 73018

Grayline Properties, LLC
8720 SW 39th Street
OKC, Oklahoma 73179

Suris Granados & Elmer Cantarero
3701 SW 42nd Street
OKC, Oklahoma 73119

Paula Wilson-Kimmel
422 S 3rd
Chickasha, Oklahoma 73018

John & Bregett Conway
606 S 2nd Street
Chickasha, Oklahoma 73018

Heidi Helping the Homeless
1323 W. Missouri Avenue
Chickasha, Oklahoma 73018

Janet Chappell
12736 N. MacArthur Blvd
OKC, Oklahoma 73142

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, Oklahoma 73018

Chickasha Municipal Authority
117 N 4th
Chickasha, Oklahoma 73018

Independent School District
525 HWY 91
Dodge, Oklahoma 68633

Peggy Euwins
1427 Sheppard Street
Chickasha, Oklahoma 73018

Pamela Mayhugh
2708 County Street 2831
Chickasha, Oklahoma 73018

Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Brenda Cunliffe
1017 Aztec Court
Independence, MO 64056

Shelton & Gail June Bush
401 W. Chickasha Ave
Chickasha, Oklahoma 73018

Donald & Sandra Carrigan
411 S 3rd Street
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Delsi M. & Taronzo Pye
214 W. Minnesota Avenue
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Chickasha, Oklahoma 73018

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1196 County Street 1355
Chickasha, Oklahoma 73018

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1315 Arizona Ave
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Lake Burtchi Enterprize, LLC
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Chickasha, Oklahoma 73018

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, Oklahoma 73018

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

Leon Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

SETH COVEY REZONE LETTER

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

04/09/2026

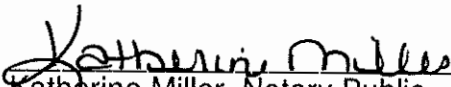
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 9th day of April, 2026



Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 67.92

Ad # 181050

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Seth Covey, Oasis Enterprises, LLC requesting a rezone on 5 lots from R-1 to C-2 on the following described properties: 223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT 27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA-OT 27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Jessica Green,
Community Development Director

WVAC 158077

SURFACE RIGHTS ONLY

Notary Public



CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

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223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT

27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT

27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT

209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA- OY

27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

Re: Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota-...

From Gloria Mulder [REDACTED] >
Date Tue 4/7/2026 8:20 AM
To Jessica Green <[REDACTED]>

On Tue, Apr 7, 2026, 8:13 AM Gloria Mulder [REDACTED] > wrote:

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.
Thank you.

Gloria Mulder, Manager
Heidi Helping the Homeless
428 S 3rd St
Chickasha OK 73018

CHICKASHA



COMMUNITY DEVELOPMENT

Staff Report for Seth Covey Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.k.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 8-9 Blk 79 Chickasha-OT from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

**Dept. Director: Jessica Green,
Community Development Director**

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 12, 2026	(From)		

V. ATTACHMENTS:

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.I.

AGENDA ITEM: Public Hearing to discuss and consider the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 209 W. Minnesota from R-1 to C-2

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
recommend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

**Dept. Director: Jessica Green,
Community Development Director**

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

**Meeting Date:
May 12, 2026**

V. ATTACHMENTS:

1. S. Covey paperwork_Redacted
2. letter from citizen_Redacted
3. Seth Covey staff recommendation



Seth Corey

REZONING APPLICATION

APPLICANT INFORMATION

Name	OSiris Enterprises LLC	Date	3/27/26
Address	100 Coulter Dr.	Email:	[REDACTED]
City, State, and Zip Code	Chickasha, OK 73018	Phone Numbers	[REDACTED]
Applicant's Signature	[Signature]		

- ☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☐ Property ownership list attached (required)

PROPERTY LOCATION

☒ Platted ☐ Unplatted	Subdivision	Lot	Block
		3-11	74
Property Address See legal description			
Legal Description (if unplatted). You may attach the legal description to this application.			

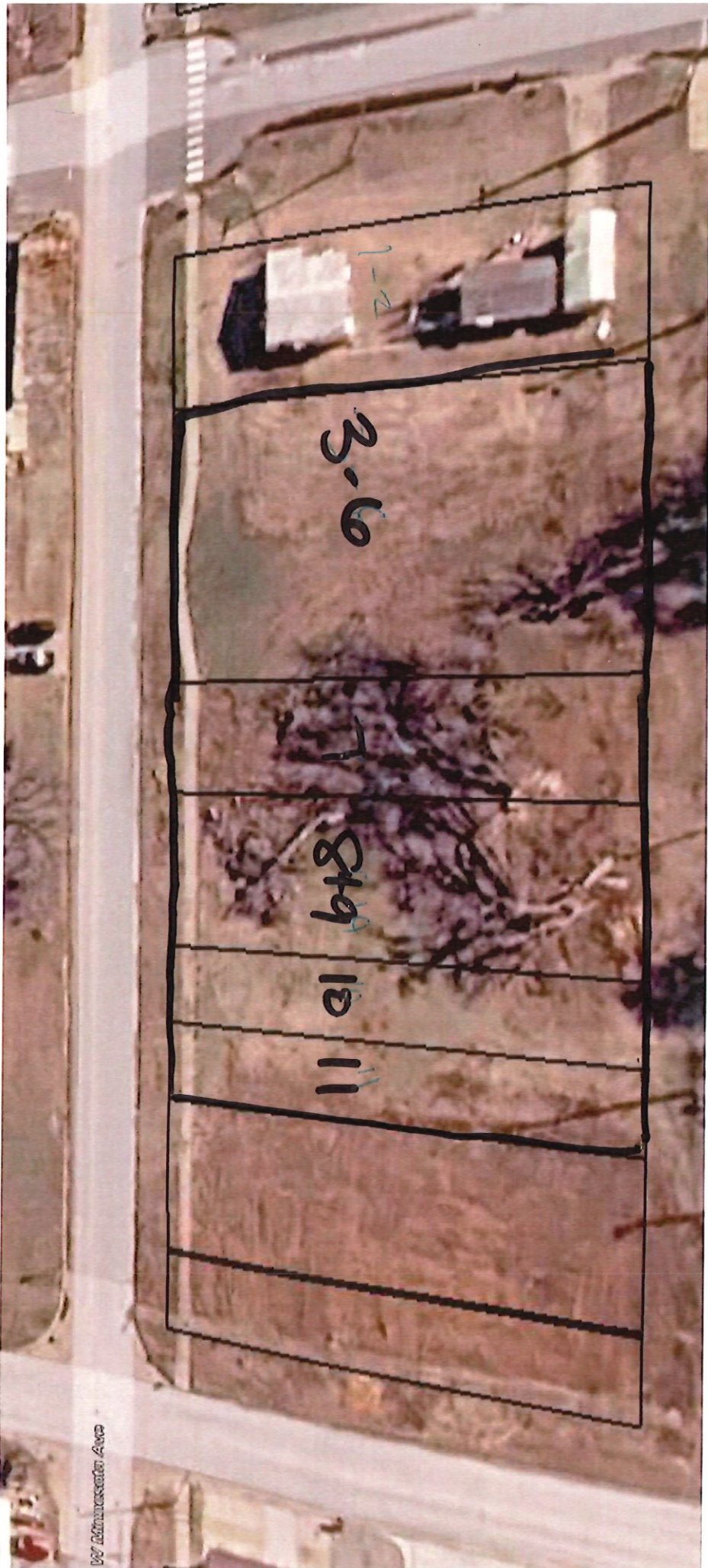
REZONING INFORMATION

From	To	Land Use Designation	
R1	C2	Metal Buildings	
Present Use		Proposed Use	
empty lots		metal building	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information.			

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ Proof of ownership of the subject property. (Ex: Deed or other official documentation)
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST



I am requesting re zoning to C-2 to build
+ develop Shop front/Retail Commercial Space
to bring local business ie Medical/Finance etc.
to these areas. We are looking to utilize
lots 3-11 to rezone + develop here.

962

**SPECIAL CERTIFICATE
159662**

RE:

Lots 3, 4, 5, 6, 7, 8, 9, 10 & 11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:

Jose Maria Rubio Cendejas & Maria D. Morales Aguilar DeRubio
1427 S 1st Street
Chickasha, OK 73018

Description:

Lots 20-21 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Grayline Properties, LLC
8720 SW 39th Street
OKC, OK 73179

Description:

Lots 10-14 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Grandados & Elmer Cantarero
3701 SW 42nd Street
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15 thru 19 in Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Paula Wilson-Kimmel
422 S 3rd Street
Chickasha, OK 73018

Description:

The North 81 feet of Lots 25 thru 28 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John & Bregett Conway
606 S 2nd Street
Chickasha, OK 73018

Description:

The South 70 feet of the North 140 feet of Lots 1 thru 4 in Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Heidi Helping the Homeless, LLC
1323 W Missouri Avenue
Chickasha, OK 73018

Description:

The South 84 feet of Lots 27 & 28 and the E/2 of the South 84 feet of Lot 26 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Janet Chappell
12736 N. MacArthur Blvd.
OKC, OK 73142

Description:

Lots 17 thru 19 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, OK 73018

Description:

Lots 1 thru 28 Block 78 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Chickasha Municipal Authority
117 N 4th Street
Chickasha, OK 73018

Description:

Lots 15 & 16 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Independent School District
525 Hwy 91
Dodge, OK 68633

Description:

The North 103 feet of Lots 11 thru 14 in Block 93 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Delsie M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

April N. Ligons
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:

Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:

Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Daniel James Phillips
211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:

Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:

The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:

The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:

Lots 3-11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

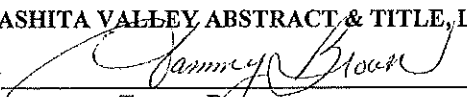
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 27th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By



Tammy Brown

Jose Maria Rubio Cendejas & Maria D.
Morales Aguilar DeRubio
1427 S 1st
Chickasha, Oklahoma 73018

Grayline Properties, LLC
8720 SW 39th Street
OKC, Oklahoma 73179

Suris Granados & Elmer Cantarero
3701 SW 42nd Street
OKC, Oklahoma 73119

Paula Wilson-Kimmel
422 S 3rd
Chickasha, Oklahoma 73018

John & Bregett Conway
606 S 2nd Street
Chickasha, Oklahoma 73018

Heidi Helping the Homeless
1323 W. Missouri Avenue
Chickasha, Oklahoma 73018

Janet Chappell
12736 N. MacArthur Blvd
OKC, Oklahoma 73142

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, Oklahoma 73018

Chickasha Municipal Authority
117 N 4th
Chickasha, Oklahoma 73018

Independent School District
525 HWY 91
Dodge, Oklahoma 68633

Peggy Euwins
1427 Sheppard Street
Chickasha, Oklahoma 73018

Pamela Mayhugh
2708 County Street 2831
Chickasha, Oklahoma 73018

Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Brenda Cunliffe
1017 Aztec Court
Independence, MO 64056

Shelton & Gail June Bush
401 W. Chickasha Ave
Chickasha, Oklahoma 73018

Donald & Sandra Carrigan
411 S 3rd Street
Chickasha, Oklahoma 73018

Delsi M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, Oklahoma 73018

Suris Grandos & Elmer Cantarero
3701 SW 42nd
OKC, Oklahoma 73119

April N. Ligon
4320 Siena Ridge Blvd
OKC, Oklahoma 73179

Jimmie C. Barrington Jr.
PO Box 312
Chickasha, Oklahoma 73023

Daniel James Phillips
211 Iowa Avenue
Chickasha, Oklahoma 73018

McGill Rentals, LLC
1315 Arizona Street
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1196 County Street 1355
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Jacob Andrew Nissen
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Lake Burtchi Enterprize, LLC
1903 S 7th Street
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Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, Oklahoma 73018

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

Leon Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

SETH COVEY REZONE LETTER

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

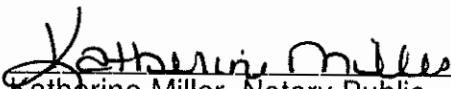
04/09/2026

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 9th day of April, 2026


Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 67.92

Ad # 181050 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP
NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2
NOTICE IS HEREBY GIVEN, that
the City of Chickasha Planning
Commission will hold a public
hearing beginning at 4:00 p.m. on
Tuesday, May 12, 2026, at Chick-
asha City Hall, 117 North 4th
Street, Chickasha, Oklahoma.
This public hearing is regarding
the petition by Seth Covey, Oasis
Enterprises, LLC requesting a re-
zone on 5 lots from R-1 to C-2 on
the following described properties:
223 W. Minnesota - 28-07-07-
45400 ALL LOT 11 BLK 79
CHICKASHA-OT
27-07-07-11000 ALL LOT 10 BLK
79 CHICKASHA-OT
27-07-07-10950 ALL LOTS 8-9
BLK 79 CHICKASHA-OT
209 Minnesota- 27-07-07 W 12.5'
LOT 6 & ALL LOT 7 BLK 79
CHICKASHA-OT
27-07-07-10850 ALL LOTS 3-4-5
& E 12.5' LOT 6 BLK 79 CHICK-
ASHA-OT
BRIEF DESCRIPTION OF RE-
QUEST: The applicant is request-
ing to rezone these lots to allow for
the development of storefront retail
and commercial space, with the
goal of attracting local businesses
such as medical and financial ser-
vices.
Any person supporting or having
any objections to this petition may
appear before the Planning Com-
mission on the above date set for
hearing and show cause why the
petition should or should not be
approved. Written comments re-
garding this petition should be
emailed to [jessica.green@chick-
asha.org](mailto:jessica.green@chick-
asha.org) or be mailed to City of
Chickasha, Community Develop-
ment Department, 117 North 4th
street Chickasha, Ok 73018.
Please call the Community Devel-
opment Department at 405-222-
6010 or email [jessica.-
green@chickasha.org](mailto:jessica.-
green@chickasha.org) should you
have any questions regarding this
petition.
There will also be a public hearing
on this petition at the June 1st,
2026, City Council meeting at
Chickasha City Hall, 117 North 4th
Street, Chickasha Oklahoma.
Sincerely,
Jessica Green,
Community Development Director

WVAC 158077

SURFACE RIGHTS ONLY

Notary Public



CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Seth Covey, Oasis Enterprises, LLC requesting a rezone on 5 lots from R-1 to C-2 on the following described properties:



223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT

27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT

27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT

209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA- OY

27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

Re: Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota-...

From Gloria Mulder [REDACTED] >
Date Tue 4/7/2026 8:20 AM
To Jessica Green <[REDACTED]>

On Tue, Apr 7, 2026, 8:13 AM Gloria Mulder [REDACTED] > wrote:

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.
Thank you.

Gloria Mulder, Manager
Heidi Helping the Homeless
428 S 3rd St
Chickasha OK 73018

CHICKASHA



COMMUNITY DEVELOPMENT

Staff Report for Seth Covey Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.m.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at 209 W. Minnesota from R-1 to C-2

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

**Dept. Director: Jessica Green,
Community Development Director**

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date: May 12, 2026

V. ATTACHMENTS:

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.n.

AGENDA ITEM: Public Hearing to discuss and consider the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 3-4-5 & E 12.5' Lot6 BLK 79 from R-1 to C-2.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 12, 2026	(From)		

V. ATTACHMENTS:

1. S. Covey paperwork_Redacted
2. letter from citizen_Redacted
3. Seth Covey staff recommendation



Seth Corey

REZONING APPLICATION

APPLICANT INFORMATION

Name	OSIRIS Enterprises LLC	Date	3/27/26
Address	100 Coulter Dr.	Email:	[REDACTED]
City, State, and Zip Code	Chickasha, OK 73018	Phone Numbers	[REDACTED]
Applicant's Signature	[Signature]		

- ☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☐ Property ownership list attached (required)

PROPERTY LOCATION

☒ Platted ☐ Unplatted	Subdivision	Lot	Block
		3-11	74
Property Address See legal description			
Legal Description (if unplatted). You may attach the legal description to this application.			

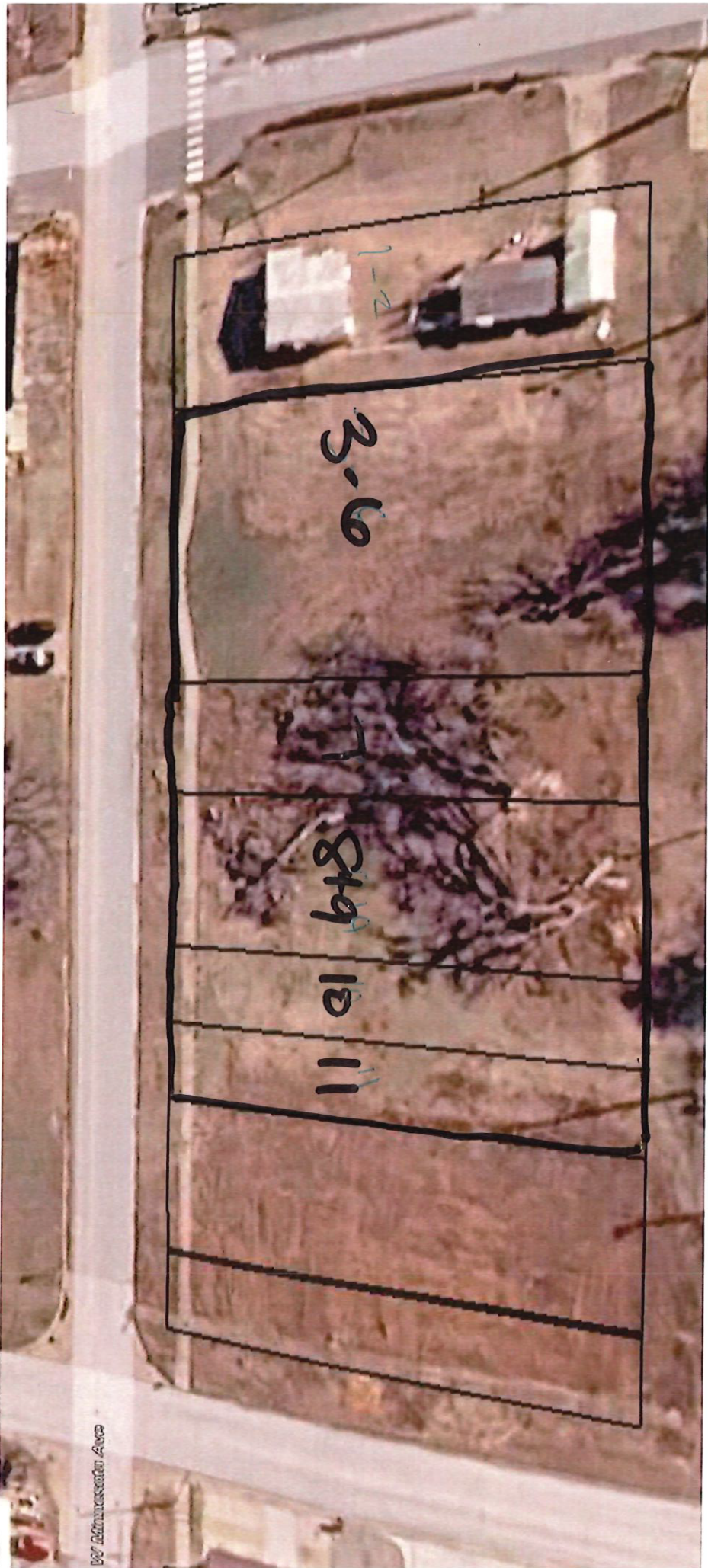
REZONING INFORMATION

From	To	Land Use Designation	
R1	C2	Metal Buildings	
Present Use		Proposed Use	
empty lots		metal building	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information.			

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ Proof of ownership of the subject property. (Ex: Deed or other official documentation)
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST



I am requesting re zoning to C-2 to build
+ develop Shop front/Retail Commercial Space
to bring local business ie Medical/Finance etc.
to these areas. We are looking to utilize
lots 3-11 to rezone + develop here.

962

**SPECIAL CERTIFICATE
159662**

RE:

Lots 3, 4, 5, 6, 7, 8, 9, 10 & 11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

Owner:

Jose Maria Rubio Cendejas & Maria D. Morales Aguilar DeRubio
1427 S 1st Street
Chickasha, OK 73018

Description:

Lots 20-21 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Grayline Properties, LLC
8720 SW 39th Street
OKC, OK 73179

Description:

Lots 10-14 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Grandados & Elmer Cantarero
3701 SW 42nd Street
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15 thru 19 in Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Paula Wilson-Kimmel
422 S 3rd Street
Chickasha, OK 73018

Description:

The North 81 feet of Lots 25 thru 28 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John & Bregett Conway
606 S 2nd Street
Chickasha, OK 73018

Description:

The South 70 feet of the North 140 feet of Lots 1 thru 4 in Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Heidi Helping the Homeless, LLC
1323 W Missouri Avenue
Chickasha, OK 73018

Description:

The South 84 feet of Lots 27 & 28 and the E/2 of the South 84 feet of Lot 26 in Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Janet Chappell
12736 N. MacArthur Blvd.
OKC, OK 73142

Description:

Lots 17 thru 19 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, OK 73018

Description:

Lots 1 thru 28 Block 78 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Chickasha Municipal Authority
117 N 4th Street
Chickasha, OK 73018

Description:

Lots 15 & 16 in Block 75 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Independent School District
525 Hwy 91
Dodge, OK 68633

Description:

The North 103 feet of Lots 11 thru 14 in Block 93 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Peggy E. Euwins
1427 Sheppard Street
Chickasha, OK 73018

Description:

The South 41 feet of the North 82 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Pamela Mayhugh	Linda McKenzie	Brenda Cunliffe
2708 County Street 2831	1112 N. Carol Lane	1017 Aztec Court
Chickasha, OK 73018	OKC, OK 73127-4323	Independence, MO 64056

Description:

The North 50 feet of Lots 24-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Shelton & Gail June Bush
401 W. Chickasha Avenue
Chickasha, OK 73018

Description:

The South 115 feet of Lots 26-28 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Donald & Sandra Carrigan
411 S. 3rd Street
Chickasha, OK 73018

Description:

The South 50 feet of Lots 11-14 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Delsie M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 22-23 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Suris Granados & Elmer Cantarero
3701 SW 42nd
OKC, OK 73119

Description:

The North 41 feet of the South 83 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

April N. Ligons
4320 Siena Ridge Blvd.
OKC, OK 73179

Description:

Lots 8-10 & the East 10 feet of the North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jimmie C. Barrington, Jr.
PO Box 312
Chickasha, OK 73023

Description:

Lots 21-22 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 23-25 & West 15 feet of Lot 26 Block 72 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of the South 84 feet of Lot 26 & the West 8 feet of the East 10 feet of the South 84 feet of Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Leon Pye
214 W. Minnesota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 115 feet of Lots 24-25 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Daniel James Phillips
211 Iowa Avenue
Chickasha, OK 73018

Description:

The North 41 feet of Lots 15-19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-7 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

McGill Rentals, LLC
1315 Arizona Street
Chickasha, OK 73018

The South 86 feet of Lots 1-2 & the East 10 feet of the South 86 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 79 feet of Lots 1-2 & the East 10 feet of the North 79 feet of Lot 3 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 3 & All of Lots 4-6 & the East 10 feet of Lot 7 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The West 15 feet of Lot 7 & All Lots 8-9 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 42 feet of Lots 15-18 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 12-13 LESS The West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, OK 73120

Description:

Lots 20-22 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

Description:

Lots 1-2 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

CCP, LLC
602 S 4th Street
Chickasha, OK 73018

Description:

Lots 23-28 Block 80 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jacob Andrew Nissen
520 S. 2nd Street
Chickasha, OK 73018

Description:

The South 50 feet of the North 100 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

C & B Properties 11, LLC
292 US Highway 277
Cement, OK 73017

Lots 15-17 & the West 15 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gilbert W. & Deanna Copeland
1413 S 20th Street
Chickasha, OK 73018

Description:

Lots 1-5 Block 91 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 11-14 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 5-6 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 9-10 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Lots 7-8 Block 92 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Edna P. Scallion
216 W. Dakota Avenue
Chickasha, OK 73018

Description:

Lots 20-21 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Beverly J. Oliver, Candra L. Donald & Katisa M. Oliver
528 S 2nd Street
Chickasha, OK 73018

Description:

The South 65 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Michael R. McGill
1315 Arizona
Chickasha, OK 73018

Description:

Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Lake Burtchi Enterprize, LLC
1903 S 7th Street
Chickasha, OK 73018

Description:

The South 42 feet of Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Roland Scott Kennedy
525 Highway 91
Dodge, NE 68633

Description:

The East 10 feet of Lot 18 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Osiris Enterprises, LLC
100 Caulder Drive
Chickasha, OK 73018

Description:

Lots 3-11 in Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

Description:

The North 50 feet of Lots 25-28 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

R.T. Byrd
2856 NW 20th Street
OKC, OK 73017

Description:

The E/2 of Lot 23 & All Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

Description:

Lot 22 & the W/2 of Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

1. City of Chickasha
2. Centerpoint Energy
3. Public Service Company
4. Sudden Link
5. A T & T

STATE OF OKLAHOMA

SS

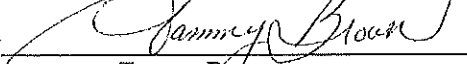
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2025.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 27th day of March, 2026 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By



Tammy Brown

Jose Maria Rubio Cendejas & Maria D.
Morales Aguilar DeRubio
1427 S 1st
Chickasha, Oklahoma 73018

Grayline Properties, LLC
8720 SW 39th Street
OKC, Oklahoma 73179

Suris Granados & Elmer Cantarero
3701 SW 42nd Street
OKC, Oklahoma 73119

Paula Wilson-Kimmel
422 S 3rd
Chickasha, Oklahoma 73018

John & Bregett Conway
606 S 2nd Street
Chickasha, Oklahoma 73018

Heidi Helping the Homeless
1323 W. Missouri Avenue
Chickasha, Oklahoma 73018

Janet Chappell
12736 N. MacArthur Blvd
OKC, Oklahoma 73142

Board of Education Lincoln School
900 Choctaw Avenue
Chickasha, Oklahoma 73018

Chickasha Municipal Authority
117 N 4th
Chickasha, Oklahoma 73018

Independent School District
525 HWY 91
Dodge, Oklahoma 68633

Peggy Euwins
1427 Sheppard Street
Chickasha, Oklahoma 73018

Pamela Mayhugh
2708 County Street 2831
Chickasha, Oklahoma 73018

Linda McKenzie
1112 N. Carol Lane
OKC, Oklahoma 73127

Brenda Cunliffe
1017 Aztec Court
Independence, MO 64056

Shelton & Gail June Bush
401 W. Chickasha Ave
Chickasha, Oklahoma 73018

Donald & Sandra Carrigan
411 S 3rd Street
Chickasha, Oklahoma 73018

Delsi M. & Taronzo Pye
214 W. Minnesota Avenue
Chickasha, Oklahoma 73018

Suris Grandos & Elmer Cantarero
3701 SW 42nd
OKC, Oklahoma 73119

April N. Ligon
4320 Siena Ridge Blvd
OKC, Oklahoma 73179

Jimmie C. Barrington Jr.
PO Box 312
Chickasha, Oklahoma 73023

Daniel James Phillips
211 Iowa Avenue
Chickasha, Oklahoma 73018

McGill Rentals, LLC
1315 Arizona Street
Chickasha, Oklahoma 73018

Fes Saiss Properties, LLC
4301 Avalon Court
OKC, Oklahoma 73120

Ken Carpenter
1196 County Street 1355
Chickasha, Oklahoma 73018

CCP, LLC
602 S 4th Street
Chickasha, Oklahoma 73018

Jacob Andrew Nissen
520 S 2nd Street
Chickasha, Oklahoma 73018

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Chickasha, Oklahoma 73018

John Mark Flack
4420 Foxhall Lane
Springfield, MO 62711

R.T Byrd
2856 NW 20th Street
OKC, Oklahoma 73017

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, Oklahoma 73089

Leon Pye
214 W. Minnesota Ave
Chickasha, Oklahoma 73018

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

SETH COVEY REZONE LETTER

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

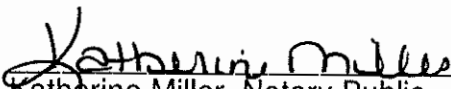
04/09/2026

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 9th day of April, 2026


Katherine Miller, Notary Public
My commission expires 07/26/2028
Commission # 24009395

Cost of Publication \$ 67.92

Ad # 181050 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
April 9, 2026
1 time
LPXLP
NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM R-1 TO C-2
NOTICE IS HEREBY GIVEN, that
the City of Chickasha Planning
Commission will hold a public
hearing beginning at 4:00 p.m. on
Tuesday, May 12, 2026, at Chick-
asha City Hall, 117 North 4th
Street, Chickasha, Oklahoma.
This public hearing is regarding
the petition by Seth Covey, Oasis
Enterprises, LLC requesting a re-
zone on 5 lots from R-1 to C-2 on
the following described properties:
223 W. Minnesota - 28-07-07-
45400 ALL LOT 11 BLK 79
CHICKASHA-OT
27-07-07-11000 ALL LOT 10 BLK
79 CHICKASHA-OT
27-07-07-10950 ALL LOTS 8-9
BLK 79 CHICKASHA-OT
209 Minnesota- 27-07-07 W 12.5'
LOT 6 & ALL LOT 7 BLK 79
CHICKASHA-OT
27-07-07-10850 ALL LOTS 3-4-5
& E 12.5' LOT 6 BLK 79 CHICK-
ASHA-OT
BRIEF DESCRIPTION OF RE-
QUEST: The applicant is request-
ing to rezone these lots to allow for
the development of storefront retail
and commercial space, with the
goal of attracting local businesses
such as medical and financial ser-
vices.
Any person supporting or having
any objections to this petition may
appear before the Planning Com-
mission on the above date set for
hearing and show cause why the
petition should or should not be
approved. Written comments re-
garding this petition should be
emailed to [jessica.green@chick-
asha.org](mailto:jessica.green@chick-
asha.org) or be mailed to City of
Chickasha, Community Develop-
ment Department, 117 North 4th
street Chickasha, Ok 73018.
Please call the Community Devel-
opment Department at 405-222-
6010 or email [jessica.-
green@chickasha.org](mailto:jessica.-
green@chickasha.org) should you
have any questions regarding this
petition.
There will also be a public hearing
on this petition at the June 1st,
2026, City Council meeting at
Chickasha City Hall, 117 North 4th
Street, Chickasha Oklahoma.
Sincerely,
Jessica Green,
Community Development Director

WVAC 158077

Notary Public



CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, May 12, 2026, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Seth Covey, Oasis Enterprises, LLC requesting a rezone on 5 lots from R-1 to C-2 on the following described properties:



223 W. Minnesota - 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT

27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT

27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT

209 Minnesota- 27-07-07 W 12.5' LOT 6 & ALL LOT 7 BLK 79 CHICKASHA- OY

27-07-07-10850 ALL LOTS 3-4-5 & E 12.5' LOT 6 BLK 79 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant is requesting to rezone these lots to allow for the development of storefront retail and commercial space, with the goal of attracting local businesses such as medical and financial services.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the June 1st, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

Re: Response: Rezoning from R-1 to C-2 for 223 W Minnesota 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT.....27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 209 Minnesota-...

From Gloria Mulder [REDACTED] >
Date Tue 4/7/2026 8:20 AM
To Jessica Green <[REDACTED]>

On Tue, Apr 7, 2026, 8:13 AM Gloria Mulder [REDACTED] > wrote:

In response to the above REZONING REQUEST, I wish to express my objection.

Rezoning these properties negates the opportunity for at least five homes to built. Chickasha is in need of affordable housing and/or any residential housing. If these properties are allowed to be rezoned commercial, that opportunity is lost.

Historically, this exact Rezoning Request (R1 - C2) has been previously considered and denied when it would have been beneficial and accessible to the citizens of Chickasha to enjoy.

Storefront retail or building commercial businesses would mean parking lots which would mean that people parking at those businesses may be blocked to exit the lots and add to the congestion created by the after-school pick-up traffic lines also creating a traffic safety issue to the 4-way stop at 3rd Street and Minnesota Streets.

Construction of commercial buildings may also create a safety issue to children walking from the school as well. Their safety was claimed a priority which resulted in the denial of a similar previous rezoning request.

Please let my objection be noted.
Thank you.

Gloria Mulder, Manager
Heidi Helping the Homeless
428 S 3rd St
Chickasha OK 73018

CHICKASHA



COMMUNITY DEVELOPMENT

Staff Report for Seth Covey Rezoning

Staff has reviewed the request to rezone the subject property from R-1 (Single-Family Residential) to C-2 (General Commercial) to allow for office business use.

The property was previously considered for rezoning in 2024 under different ownership and for a different proposed use, which was denied. Since that time, the property has been sold, and the current applicant is proposing a use that differs in use and intensity from the prior request. As such, the previous denial was based on the information given for that specific request.

The subject property is located adjacent to existing commercially zone property that is currently used for C-2 purposes, (a Hail Damage Repair Business resides here). The proposed rezoning to C-2 would be consistent with development in the area and would serve as a benefit to the support of use. Office-type uses are generally considered lower-impact commercial activities and are typically compatible when located near residential areas, particularly when adjacent to existing commercial development.

The subject property is located within an AO Flood Zone as designated by FEMA. Any development on the property will be required to comply with all applicable floodplain management regulations, including the submission of a Flood Elevation Certificate and obtaining the necessary permits prior to construction.

Staff has reviewed the request with the proposed rezoning is consistent with the future land use goals for the City of Chickasha and is not expected to negatively impact nearby properties when developed in accordance with City regulations.

Therefore, staff recommend a approval of the request to rezone the property from R-1 to C-

2


Jessica Green

Community Development Director

CHICKASHA



Meeting Type: Planning Commission

Meeting Date: 5/12/2026

Department: Community Development

Agenda Item No. 2.o.

AGENDA ITEM: Discussion, Consideration, and possible action to approve the application by by Seth Covey, Oasis Enterprises, LLC to re-zone a lot of land located at All Lots 3-4-5 & E 12.5' Lot6 BLK 79 from R-1 to C-2

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
recommend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

**Dept. Director: Jessica Green,
Community Development Director**

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		
May 12, 2026			

V. ATTACHMENTS: