

**TOWN OF HOCHATOWN**  
**SPECIAL MEETING OF THE PLANNING COMMISSION**  
November 19<sup>th</sup>, 2025, at 4:00 p.m.  
Hochatown Town Hall  
101 Rock Oak Lane - Hochatown, OK 74728

**PUBLIC HEARING MEETING MINUTES**

All items on this agenda, including but not limited to any agenda item concerning the recommendation of the adoption of any ordinance, resolution, or any other item of business, are subject to **amendment**, including additions and or deletions. This rule will apply to every individual agenda item without exception, and without providing the same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the Commission will be advised to continue the item.

The Commission may recommend approval, recommend denial, amend, strike, or continue any agenda item. When more information is needed to act on an item, the Commission may refer the matter to staff, attorney.

**1. Call to Order.**

*Who ordered:* Chairman Tommy (Blue) McDaniel  
*Time:* 4:05 p.m.

**2. Roll Call.**

Member Name	Present	Absent
Tommy (Blue) McDaniel	Y	
Scott Cross	Y	
Scott Christian	Y	
Brad Bollinger	Y	
Courtney Shupert		Absent

A quorum was present.

**3. Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from their current Residential designation to a Commercial designation.**

*Motion:* To open the Hochatown Public Hearing.

*By:* Scott Christian

*Second:* Scott Cross

**Roll Call Vote:**

Member Name	Present	Absent
Tommy (Blue) McDaniel	Y	
Scott Cross	Y	
Scott Christian	Y	

Brad Bollinger	Y	
Courtney Shupert		Absent

The motion carried.

Public Hearing Comments Open Time: 4:06 p.m.

Town Administrator Adam Vossen presented the rezoning request, providing background on the recorded plat history, the timeline for adoption of the current zoning map, and noting that three protest letters had been received. Discussion included a review of the prior Board approval in 2023 that dedicated the subject parcels for commercial purposes and comments from applicant Brad Snyder regarding commercial improvements already initiated based on that approval. While two letters expressed concern about potential impacts to surrounding Short-Term Rentals, one letter indicated support if the development enhances the area. Planning consultant Jessica with Johnson & Associates provided guidance on permissible zoning tools, such as establishing development standards related to screening, hours of operation, lighting, and noise. Additional discussion addressed the possibility of future layered commercial zoning categories, planned infrastructure improvements along Camp Ranch Road and Pine Hills Road, and the economic importance of the intersection due to its proximity to a high-density STR corridor. Public comment was received, and no opposition was expressed in person.

4. **Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from their current Residential designation to a Commercial designation.**

*Motion:* To close the Hochatown Public Hearing.

*By:* Scott Cross

*Second:* Brad Bollinger

**Roll Call Vote:**

Member Name	Present	Absent
Tommy (Blue) McDaniel	Y	
Scott Cross	Y	
Scott Christian	Y	
Brad Bollinger	Y	
Courtney Shupert		Absent

The motion carried.

Public Hearing Comments Close Time: 4:31 p.m.

5. **Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request to rezone the following six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from a Residential designation to a Commercial designation.**

*Motion:* To approve the request to rezone the following six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from a Residential designation to a Commercial designation.

*By:* Scott Christian

*Second:* Scott Cross

**Roll Call Vote:**

Member Name	Present	Absent
Tommy (Blue) McDaniel	Y	
Scott Cross	Y	
Scott Christian	Y	
Brad Bollinger	Y	
Courtney Shupert		Absent

The motion carried.

**6. Discussion, consideration and possible action to adjourn.**

*Motion:* To adjourn.

*By:* Scott Cross

*Second:* Scott Christian

**Roll Call Vote:**

Member Name	Present	Absent
Tommy (Blue) McDaniel	Y	
Scott Cross	Y	
Scott Christian	Y	
Brad Bollinger	Y	
Courtney Shupert		Absent

The motion carried.

Time: 4:35 p.m.

## Property Information

### Subject Parcels:

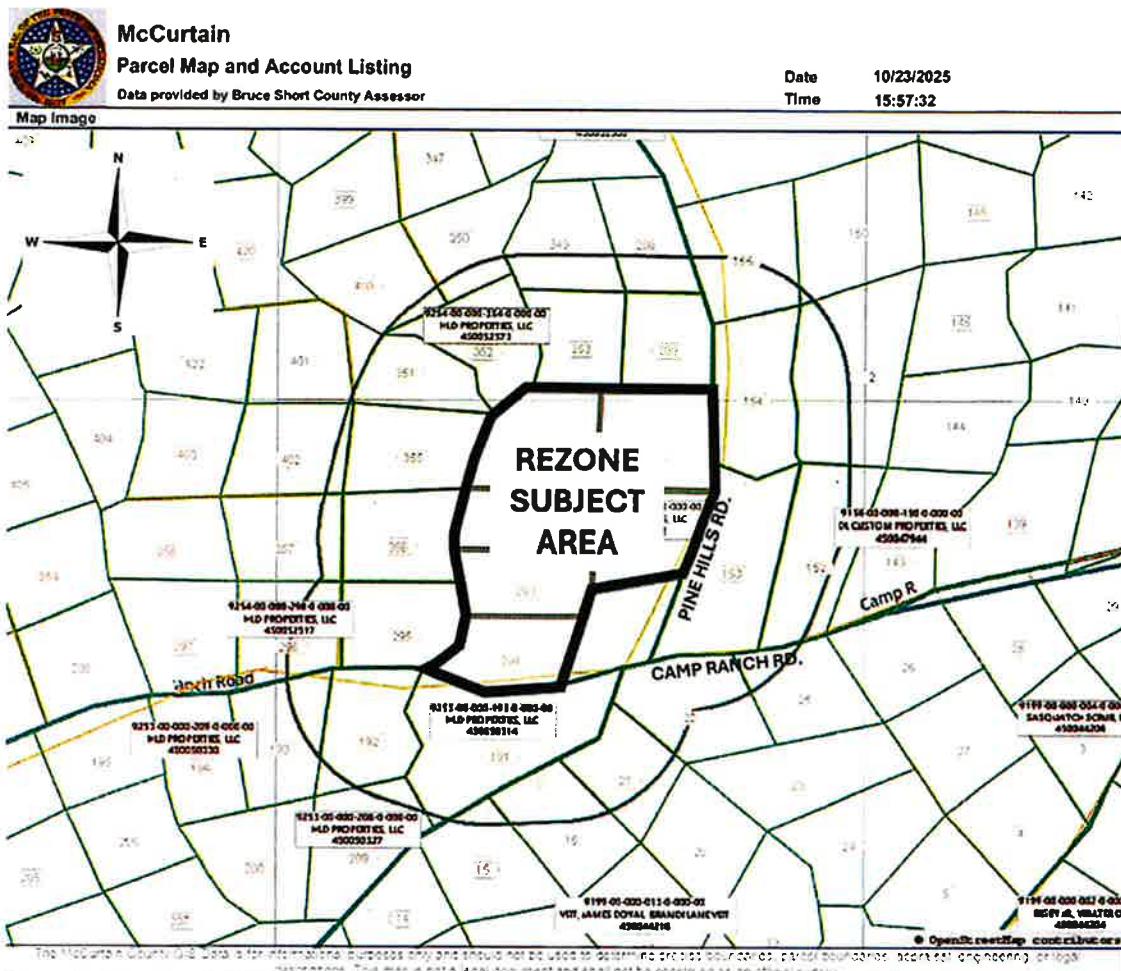
A total of six (6) parcels located within the *Southern Sunrise Phase II Subdivision*:

- Lot 290
- Lot 291
- Lot 292
- Lot 293
- Lot 294
- Lot 354

### General Location:

At the northwest corner of the intersection of Camp Ranch Road and Pine Hills Road, surrounding the Blue Water Tower.

### Map Location of Subject Parcel:





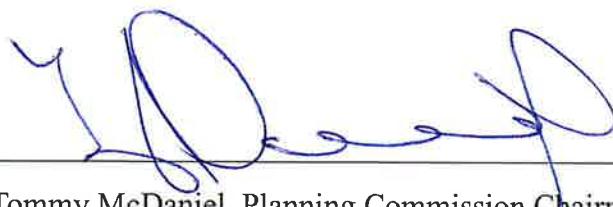
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Scott Christian, Planning Commission Member



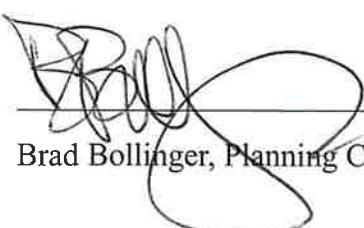
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Scott Cross, Planning Commission Member



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Tommy McDaniel, Planning Commission Chairman



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Brad Bollinger, Planning Commission Member

ABSENT

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Courtney Shupert, Planning Commission Member

Attest:



Julie Arieta, Town Clerk

