

**AMENDED MINUTES
OKLAHOMA CITY PLANNING COMMISSION
DECEMBER 14, 2023
COUNCIL CHAMBERS (1:30 PM)**

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on December 11, 2023.)

Members Present:

Camal Pennington, Ward 7, Chair
Nate Clair, Ward 1
Jerimy Meek, Ward 3
Dan Govin, Ward 6
Don Noble, Ward 8
Rusty LaForge, At-Large

Members Absent:

Janis Powers, Ward 2
Mike Privett, Ward 4
Bobby Newman, Ward 5

Staff Present:

Susan Randall, Municipal Counselor's Office
Geoffrey Butler, Planning Department
Sarah Welch, Planning Department
Jared Martin, Planning Department
Elena Olivo Harrison, Planning Department
Dustin Segraves, Utilities Department
Barry Lodge, Public Works

I. CALL TO ORDER AND PROCESS EXPLANATION 1:30 p.m.

II. RECEIPT OF MINUTES

A. Receive the minutes of the November 9, 2023, meeting.

RECEIVED.

MOVED BY CLAIR, SECONDED BY NOBLE

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

III. CONTINUANCE REQUESTS

A. Uncontested Requests (Items listed as uncontested continuances have been agreed to between the applicant and staff)

~~IV.B.34~~ — ~~SPUD-1577~~ — ~~Deferred to January 11, 2024~~

Planning Commission Minutes
December 14, 2023

IV.B.35	SPUD-1588	Deferred to January 11, 2024
IV.B.36	Comp Plan	Deferred to January 11, 2024
IV.B.37	SPUD-1589	Deferred to January 11, 2024
IV.B.38	SPUD-1590	Deferred to January 11, 2024
IV.B.39	PUD-1982	Deferred to January 11, 2024
IV.B.40	PC-10904	Deferred to January 11, 2024
IV.B.41	PC-10899	Deferred to January 25, 2024
IV.B.42	PC-10891	Deferred to February 8, 2024
IV.B.43	PC-10909	Deferred to February 8, 2024
IV.B.44	C-7410	Deferred to February 22, 2024
IV.B.45	C-7527	Withdrawn
IV.B.46	PC-10897	Withdrawn
IV.B.47	PC-10900	Withdrawn

DEFERRED TO DATES INDICATED.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

- B. **New Requests** (Items listed as New continuances will be decided by the Planning Commission at the hearing)

IV.B.22	SPUD-1587	Withdrawn
IV.B.31	PC-10898	Deferred to January 11, 2024
IV.B.33.	PUD-1983	Deferred to January 11, 2024
IV.B.34	SPUD-1577	Deferred to January 25, 2024

DEFERRED TO DATES INDICATED.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

IV. PUBLIC HEARINGS

- A. **Consent Docket** (Items on the consent docket are recommended for approval by the staff and will be voted on as a group, unless members of the Commission or the audience requests individual action on an item. If item(s) are pulled from the consent docket they will be heard as the first item(s) under Items Requiring Separate Vote.)

1. (C-7608) Final Plat of Northwest Passage Business Park, being a part of the Southwest Quarter of Section 32, Township 13 North, Range 4 West of the Indian Meridian, located east of North Council Road and north of West Wilshire Boulevard. Ward 1.

Technical Evaluation:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
 2. Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.
-
2. (C-7607) Final Plat of Villas at Annecy, being a part of the Northeast Quarter of Section 9, Township 13 North, Range 4 West of the Indian Meridian, located south of NW 150th Street and west of North MacArthur Boulevard. Ward 8.

Technical Evaluation:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
 2. Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.
-
5. (CE-1111) Application by NHG, LLC, to close a portion of NW 65th Street right-of-way, west of North Shartel Avenue and south NW 66th Street. Ward 2.

**APPROVED SUBJECT TO TECHNICAL EVALUATION:
ITEMS 1 & 2.**

RECOMMENDED APPROVAL:

ITEM 5.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE;

ABSENT: POWERS, PRIVETT, NEWMAN

B. Items Requiring Separate Vote

3. (C-7598) Final Plat of Twin Oaks Canyon Phase III (Revised), being a part of the Northeast Quarter of Section 1, Township 12 North, Range 5 West of the Indian Meridian, located west of North County Line Road and south of west Wilshire Boulevard. Ward 1.

Technical Evaluation:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
2. Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.

The applicant was present. There were protestors present.

APPROVED.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

4. (C-7606) Final Plat of Rose Valley Phase 1, being a part of the Southeast Quarter of Section 27, Township 13 North, Range 5 West of the Indian Meridian, located north of West Britton Road and west of North Sara Road. Ward 1.

The applicant was not present. There was a protestor present.

DEFERRED TO 01-11-2024.

MOVED BY CLAIR, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

6. (CE-1114) Application by Habakkuk Medical Holdings, LLC, to close all of the 7-foot-wide east-west alley north of, and adjacent to, the west half of Lot 7 and Lots 8 through 21 in Block 1, and north of and adjacent to vacated Robinson Street, in North Highland Addition, west of Broadway Extension and north of NW 85th Street. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN, GOVIN

7. (C-7609) Preliminary Plat of Amelia's Brasswood, being a part of the North Half of Section 8, Township 13 North, Range 3 West of the Indian Meridian, located south of NW 150th Street and east of North Pennsylvania Avenue. Ward 8.

Technical Evaluation:

1. The design of all final plats must meet the access requirements established by the Subdivision Regulations for each phase of development, unless varied by the Planning Commission.
2. Street cul-de-sac needs to meet City radius and construction requirements.
3. A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.
4. The developer will be responsible for constructing a sidewalk along NW 150th Street, and along all of the common areas.
5. "Limits of No Access" must be provided along the section line roads on the final plats.

The applicant was present. There were no protestors present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NOBLE, SECONDED BY CLAIR

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

8. (PUD-1984) Application by Yellowstone Investment Group LLC to rezone 500 South Cemetery Road from PUD-1785 Planned Unit Development District to PUD-1984 Planned Unit Development District. Ward 3.

Technical Evaluation:

1. A Specific Plan is not required if platted.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED MEEK, SECONDED BY CLAIR

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

9. (SP-583) Application by Oklahoma City Airport Trust, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional in the I-2 Moderate Industrial and AE-1 Airport Environs Zone One Overlay Districts, located at 5919 Philip J Rhoads Avenue. Ward 1.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

10. (PUD-1715-SP08) Application by Oak Block 2, LLC, for a Specific Plan pursuant to the approval of PUD-1715 located at 2100 NW 50th Street. Ward 2.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

11. (SPUD-1580) Application by Chrisscott, L.P. to rezone 306 NW 63rd Street from SPUD-503 Simplified Planned Unit Development District to SPUD-1580 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

12. (PUD-1978) Application by Diamond Trail OKC, LLC to rezone 4396 NW 36th Street from R-1 Single-Family Residential and R-4 General Residential Districts to PUD-1978 Planned Unit Development District. Ward 2.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

13. (PC-10895) Application by Garcia Construction, LLC, to rezone 2321 NW 35th Street from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

14. (DA-9-PH) Application by Johnson & Associates (on behalf of the owners) for consideration of a lot split / deed approval on properties located at 5709, 5712, and 5749 Promenade Square. Ward 8.

Technical Evaluation:

1. The deed approval for Lot 48 of Block 28 cannot be issued until after the effective date for CE-1105.
2. Ensure proper access for emergency vehicles is maintained.

The applicant was present. There were no protestors present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY LAFORGE

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN, NOBLE

15. (V-29) Application by Cut Land Development LLC, requesting variances to Sections 5.4.2.B.8(a)(3) & 5.4.2.B.8(a)(4) of the Oklahoma City Subdivision Regulations for the preliminary plat Kimmel Addition, located south of West Hefner Road and east of North Western Avenue. Ward 7.

Technical Evaluation:

1. Ensure median / keypad location will not interfere with Emergency Vehicle turning maneuvers from Francis Street.
2. Knox hardware is required for the gate to allow entry by emergency vehicles.

The applicant was present. There were no protestors present.

DENIED.

MOVED BY GOVIN, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

16. (PUD-1979) Application by Portland One 50, LLC, to rezone 3261 NW 150th Street from I-2 Moderate Industrial District to PUD-1979 Planned Unit Development District. Ward 8.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

17. (PUD-1980) Application by Edgecreek, LLC to rezone 4301 NW 150th Street from PUD-706 Planned Unit Development District to PUD-1980 Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY LAFORGE

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

18. (SPUD-1586) Application by FP Overlook, LLC to rezone 12800 North MacArthur Boulevard from R-1 Single-Family Residential District to SPUD-1586 Simplified Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Delete the following uses from those permitted in the SPUD: *Eating Establishments: Drive-In* (8300.34); *Eating Establishments: Fast Food, With Drive-Thru Order Window* (8300.36); and *Laundry Services* (8300.48)
2. Freestanding signs shall be limited to ground/monument signs a maximum 8 feet tall and 100 square feet in area.
3. Increase the eastern and southern building setback to ~~75~~ 50 feet and preserve trees within the setback.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED:

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN, NOBLE

19. (PUD-1981) Application by Broadwood Properties, LLC to rezone 8524 North Sooner Road from PUD-1823 Planned Unit Development and AA Agricultural Districts to PUD-1981 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Amend Section 9.8 to read: "Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted from a private drive. Private drives are required to be 24 feet wide and contained within a platted private access easement. Gravel drives shall be permitted within this PUD."
2. Specify in Section 9.9 that gravel *parking* areas may be used within this PUD.
3. Modify Section 9.14 to allow the proposed 10-foot setback for accessory structures if a public water supply is available.
4. Commercial composting is not permitted.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

20. (SPUD-1585) Application by Robert L. and Rachel B. Breeding to rezone 1926 NW 16th Street from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1585 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

The applicant was present. There were no protestors present.

DEFERRED TO 01-11-2024.

MOVED BY GOVIN, SECONDED BY CLAIR

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

21. (SPUD-1574) Application by Sandra Wilkins Living Trust to rezone 15 SW 25th Street from C-CBD Central Business District and UD Urban Design Overlay Districts to SPUD-1574 Simplified Planned Unit Development and UD Urban Design Overlay Districts. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

22. **WITHDRAWN** (SPUD-1587) Application by Raymond Jacobs to rezone 2820 North Robinson Avenue from R-4 General Residential, HL Historic Landmark Overlay, and UC Urban Conservation Overlay Districts to SPUD-1587 Simplified Planned Unit Development, HL Historic Landmark Overlay, and UC Urban Conservation Overlay Districts. Ward 2.

23. (SPUD-1584) Application by Salazar Commercial Properties, LLC to rezone 3800 NW 34th Street from PUD-131 Planned Unit Development District to SPUD-1584 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. Modify Master Design Statement to allow multiple structures on one parcel within this SPUD.
2. ~~A building that fronts NW 34th Street shall have a front entry door that faces north.~~
3. Parking will be located behind (south) of buildings that front NW 34th Street.
4. There shall be a 20-foot landscape buffer along the western boundary of the SPUD that includes shade trees planted on 25-foot centers.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

24. (PC-10908) Application by David C. Onken, to rezone 2625 NW 1st Street from R-1 Single Family Residential District to I-2 Moderate Industrial District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY LAFORGE

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

25. (PC-10910) Application by SDPS, LLC, to rezone 11145 South Sunnyslane Road from AA Agricultural District to I-1 Light Industrial District. Ward 4.

The applicant was present. There were no protestors present.

DEFERRED TO 01-25-2024.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE,
LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

26. (SPUD-1579) Application by Rose Creek Properties, LLC to rezone 16501 Network Avenue from PUD-737 Planned Unit Development District to SPUD-1579 Simplified Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Replace 8300.20 *Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles* with 8300.18. *Automotive and Equipment: Automobile Dealerships and Malls* as a permitted use.
2. Delete gasoline sales and drive-in/drive-through uses as permitted uses.
3. ~~Remove Exhibit C. Freestanding signs shall be limited to ground/monument signs a maximum of 8 feet tall and 100 square feet in area.~~
4. Non-accessory signs are prohibited.
5. Sight-proof screening shall be ~~per the base district regulations.~~ required along the west boundary of the SPUD where adjacent to residential uses.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE,
LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

27. (SPUD-1578) Application by YKOK, LLC to rezone 13128 NW 10th Street from AA Agricultural District to SPUD-1578 Simplified Planned Unit Development District. Ward 3.

Technical Evaluation:

1. Freestanding signs shall be limited to 8 feet tall and a maximum 100 square feet in area.

2. Delete the following uses: Gasoline Sales, Eating Establishments with Drive-In or Drive-through uses, and Laundry Services.
3. The maximum building height shall be 35 feet.
4. On the south and west SPUD boundaries, provide landscaped buffers no less than twenty feet in width, planted with a series of evergreen plantings, and trees and shrubs that will grow to a height of at least 10 feet and spaced in a manner to provide an impervious visual barrier.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MEEK, SECONDED BY LAFORGE

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

28. (PUD-1976) Application by Kelly J and Ian J Smith to rezone 10807 SW 29th Street from AA Agricultural District to PUD-1976 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Modify front setback to specify *garages* shall be located no less than 18 feet from the back of the sidewalk.
2. Lot size and lot width is per dwelling unit.
3. Amend the Master Design Statement to require a minimum amount of open space commensurate with what is shown on the conceptual plan, and increase the amount of open space provided in the northwest portion of the subdivision.
4. ~~All lots with a 30-foot lot width shall be limited to a one-car garage and a driveway no wider than 12 feet.~~
5. Maneuvering in the right-of-way shall be allowed within this PUD to access on-street angled parking spaces. Establishment of angled parking spaces is subject to obtaining necessary approvals, including from Traffic & Transportation Commission and City Council, as required.
6. The Master Design Statement shall be amended to the one dated December 13, 2023, except that the minimum lot width shall be 40 feet and minimum lot size shall be 4,000 square feet.

The applicant was present. There were protestors present.

RECOMMENDED DENIAL.

MOVED BY MEEK, SECONDED BY CLAIR
AYES: CLAIR, MEEK
NAYS: GOVIN, PENNINGTON, NOBLE, LAFORGE
ABSENT: POWERS, PRIVETT, NEWMAN
MOTION FAILED.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL
EVALUATION AS AMENDED.**

MOVED BY LAFORGE, SECONDED BY NOBLE
AYES: CLAIR, GOVIN, PENNINGTON, NOBLE, LAFORGE
NAY: MEEK
ABSENT: POWERS, PRIVETT, NEWMAN

29. (CPA-2023-5) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) from Rural - Low Intensity (RL) base designation with an Agricultural - Preserve (AP) layer to Urban - Low Intensity (UL) base designation on a 62.994 -acre parcel located at the northeast corner of SW 149th Street and South Portland Avenue. Ward 5.

The applicant was present. There were no protests present.

APPROVED

MOVED BY LAFORGE, SECONDED BY CLAIR
AYES: CLAIR, PENNINGTON, NOBLE, LAFORGE
NAYS: MEEK, GOVIN
ABSENT: POWERS, PRIVETT, NEWMAN
MOTION FAILED.

DEFERRED TO 01-11-2024.

MOVED BY MEEK, SECONDED BY CLAIR
AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE,
LAFORGE
ABSENT: POWERS, PRIVETT, NEWMAN

- 30 (PUD-1967) Application by Cypress Farm Holding, Inc., to rezone 3437 SW 149th Street from AA Agricultural and AE-2 Airport Environs Zone Two Overlay Districts to PUD-1967 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 5.

The applicant was present. There were no protestors present.

DEFERRED TO 01-11-2024.

MOVED BY LAFORGE, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE,
LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

31. **DEFERRED TO 01-11-2024** (PC-10898) Application by DHD Corp., to rezone 8425 West Memorial Road from PUD-1507 Planned Unit Development District to C-3 Community Commercial District. Ward 1.
32. (ED-239) Application by Terrence L. Haynes, P.E., (on behalf of Cedars Group, LLC) to dedicate Sunset Parkway to the public, located north of SW 15th Street and west of South Sara Road. Ward 3.

Technical Evaluation:

1. Approval of this application is subject to City Council acceptance of the easement and dedications.
2. Public Works requirements regarding construction, inspections, documentation, etc. (as listed above), must be met prior to acceptance of the easement and dedications by City Council.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MEEK, SECONDED BY CLAIR

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE,
LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN

33. **DEFERRED TO 01-11-2024** (PUD-1983) Application by Mustang Creek Crossing, LLC to rezone 810 South John Kilpatrick Turnpike from AA Agricultural and PUD-1628 Planned Unit Development District to PUD-1983 Planned Unit Development District. Ward 3.
34. **DEFERRED TO 01-25-2024** (SPUD-1577) Application by Arriaga Properties, LLC to rezone 2141 SW 21st Street from SPUD-110 Simplified Planned Unit Development District to SPUD- 1577 Simplified Planned Unit Development District. Ward 6.
35. **DEFERRED TO 01-11-24** (SPUD-1588) Application by Angelica Pereira and Edward Castro to rezone 3208 North Indiana Avenue from SPUD-1462 Simplified Planned Unit Development District to SPUD-1588 Simplified Planned Unit Development District. Ward 2.

36. **DEFERRED TO 01-11-2024** Consider Resolution amending the comprehensive plan to make various text and map amendments to update and clarify the document. All Wards.
37. **DEFERRED TO 01-11-2024** (SPUD-1589) Application by Universal Development Enterprises, LLC to rezone 3209 East Park Place from R-1 Single-Family Residential District to SPUD-1589 Simplified Planned Unit Development District. Ward 7.
38. **DEFERRED TO 01-11-2024** (SPUD-1590) Application by Rick Still and Kevin Logan to rezone 1144 NW 41st Street from R-1 Single-Family Residential District to SPUD-1590 Simplified Planned Unit Development District. Ward 6.
39. **DEFERRED TO 01-11-2024** (PUD-1982) Application by Davie E. and Judith N. Ragland DBA Ragland Farms, to rezone 11301 East Memorial Road from AA Agricultural District to PUD-1982 Planned Unit Development District. Ward 7.
40. **DEFERRED TO 01-11-2024** (PC-10904) Application by Zenephon and Agnes North Warrior Living Trust, to rezone 2148 Ray Avenue from R-1 Single-Family Residential District to R-4 General Residential District. Ward 7.
41. **DEFERRED TO 01-25-2024** (PC-10899) Application by Steve Cupit, to rezone 8100 South Santa Fe Avenue from PUD-597 Planned Unit Development District to I-2 Moderate Industrial District. Ward 4.
42. **DEFERRED TO 02-08-2024** (PC-10891) Application by SM Corp, LLC, to rezone 1821 North MacArthur Boulevard from R-4 General Residential District to C-3 Community Commercial District. Ward 2.
43. **DEFERRED TO 02-08-2024** (PC-10909) Application by Miguel Umanzor, to rezone 5421 South May Avenue from R-1 Single Family Residential District to C-3 Community Commercial District. Ward 6.
44. **DEFERRED TO 02-22-2024** (C-7410) Preliminary Plat of Highland Pointe Phase 2, being a part of the Northwest Quarter of Section 18, Township 13 North, Range 3 West of the Indian Meridian, located south of West Memorial Road and east of North. May Avenue. Ward 7.
45. **WITHDRAWN** (C-7527) Preliminary Plat of Aspen Creek Phase 2, being a part of the Northeast Quarter of Section 23, Township 11 North,

Range 5 West of the Indian Meridian, located west of South Morgan Road and north of SW 59th Street. Ward 3.

46. **WITHDRAWN** (PC-10897) Application by Cypress Farm Holdings, LLC, to rezone 1140 NW 164th Street from PUD-1239 Planned Unit Development District to C-3 Community Commercial District. Ward 8.
47. **WITHDRAWN** (PC-10900) Application by Arriaga Properties, to rezone 2141 SW 21st Street from SPUD-110 Simplified Planned Unit Development District to R-3 Medium Density Residential District. Ward 6.

V. ADDITIONAL ITEMS

VI. COMMUNICATIONS AND REPORTS

- A. **Planning Commission Committees**
- B. **Planning Commission Members**
- C. **Planning Department**
- D. **Municipal Counselor's Office**

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

IX. ADJOURNMENT AT 6:11 P.M.