

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
APRIL 10, 2025
COUNCIL CHAMBER (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on April 7, 2025.)

Members Present:

Nate Clair, Ward 1, Chair
Janis Powers, Ward 2
Jerimy Meek, Ward 3
Mike Privett, Ward 4
Bobby Newman, Ward 5
Dan Govin, Ward 6
Camal Pennington, Ward 7
Don Noble, Ward 8

Members Absent:

Rusty LaForge, At-Large

Staff Present:

Steven Barker, Municipal Counselor's Office
Geoffrey Butler, Planning Department
Sarah Welch, Planning Department
Elena Olivo Harrison, Planning Department
Jared Martin, 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 March 27, 2025 meeting.

RECEIVED.

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

III. CONTINUANCE REQUESTS

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

IV.B.17	C-7719	Deferred to April 24, 2025
IV.B.18	PUD-2057	Deferred to April 24, 2025
IV.B.19	PUD-2061	Deferred to May 8, 2025
IV.B.20	SPUD-1722	Withdrawn

DEFERRED TO DATES INDICATED.

MOVED BY NOBLE, SECONDED BY PRIVETT

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

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

IV.B.10	SPUD-1713	Deferred to May 8, 2025
IV.B.11	SPUD-1720	Deferred to May 8, 2025
IV.B.13	SPUD-1708	Deferred to June 12, 2025
IV.B.15	PUD-2059	Deferred to April 24, 2025
IV.B.16	C-7721	Deferred to April 24, 2025

DEFERRED TO DATES INDICATED.

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

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-7726) Final Plat of Meadowlake Industrial Park Section 2, being a part of the Southeast Quarter of Section 10, Township 10 North, Range 4 West of the Indian Meridian, located north of SW 119th Street and west of South Meridian Avenue. Ward 3.

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. A temporary cul-de-sac / turn-around is required at the end of the proposed street.
 3. 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-7727) Final Plat of The Manors at Annecy Phase 2, 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. The private / emergency access drive needs to be shown on the plat. The offsite portion of the private access drive / emergency drive easement also needs to be shown / referenced on the plat by book and page.
3. 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

APPROVED SUBJECT TO TECHNICAL EVALUATION.

ITEM 1 & 2.

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

B. Items Requiring Separate Vote

3. (VP-8) Application by Bristol Industrial Development, LLC, to vacate a portion of the Final Plat of Lincoln Boulevard Industrial Addition, being a part of the Northwest Quarter of Section 10, Township 13 North, Range 3 West of the Indian Meridian, located south of NW 150th Street and east of North Santa Fe Avenue. Ward 7.

Amended Technical Evaluation:

1. The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant.
2. Utility Easements need to be retained as platted / filed.
3. A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
4. The vacation should not proceed to City Council for consideration until documentation is provided from the Corps of Engineers showing that a Section 404 permit has been approved or until a letter of non-jurisdiction has been issued.
5. Extend the private drainage easement along the northern boundary, to the western boundary, consistent with the current jurisdictional blue line.

The applicant was present. There were no protesters present.

APPROVED SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

4. (PC-10970) Application by Garrett & Company, LLC and Gulf Exploration, LLC to rezone 7722 North Central Avenue from R-1 Single-Family Residential District to I-2 Moderate Industrial District. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

5. (PC-10969) Application by Gulf Exploration, LLC to rezone 7690 North Central Avenue from R-1 Single-Family Residential District to I-2 Moderate Industrial District. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY GOVIN

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

6. (PC-10968) Application by Harned Holdings, LLC to rezone 3716 Cromwell Avenue from C-3 Community Commercial District to R-1 Single-Family Residential District. Ward 2.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

7. (PC-10967) Application by Charles E. Bishop Jr. to rezone 12200 Westgate Drive from O-1 Limited Office District to R-3 Medium Density Residential District. Ward 3.

The applicant was present. There were protesters present.

DEFERRED TO MAY 22, 2025.

MOVED BY MEEK, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

8. (SP-597) Application by Hibernian Capital, LLC for a Special Permit to operate Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (Bar) in the C-3 Community Commercial District at 13801 North Western Avenue, Suite E. Ward 8.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

9. (SP-598) Application by Bradley Simons for a Special Permit to operate Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (Bar) in the C-4 General Commercial District at 2120 NW 39th Street. Ward 2.

Amended Technical Evaluation:

1. Outdoor amplification of sound is not permitted on the patio.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED .

MOVED BY POWERS, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

10. **DEFERRED TO 05-08-2025** (SPUD-1713) Application by John Bartholomew and Peggy Bartholomew to rezone 1501 East Hefner Road from R-1 Single- Family Residential District to SPUD-1713 Simplified Planned Unit Development District. Ward 7.
11. **DEFERRED TO 05-08-2025** (SPUD-1720) Application by Mental Health Association in Tulsa, Inc. to rezone 4759 NW 36th Street from SPUD-434 Simplified Planned Unit Development District to SPUD-1720 Simplified Planned Unit Development District. Ward 2.
12. (SPUD-1721) Application by Martin Perez to rezone 432 SE 44th Street from R-1 Single-Family Residential District to SPUD-1721 Simplified Planned Unit Development District. Ward 4.

The applicant was present. There were no protesters present.

DEFERRED TO APRIL 24, 2025.

MOVED BY PRIVETT, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

13. **DEFERRED TO 06-12-2025** (SPUD-1708) Application by OKC AIRPORT ES LLC to rezone 4820 West Reno Avenue from I-1 Light Industrial District to SPUD-1708 Simplified Planned Unit Development District. Ward 3.
14. (SPUD-1723) Application by OKC Sports Center, Inc. to rezone 11100 North Kelley Avenue from SPUD-902 Simplified Planned Unit Development District to SPUD-1723 Simplified Planned Unit Development District. Ward 7.

Technical Evaluation:

1. Amend Section I.10 Sidewalks: Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.
2. Amend Access to state: Access may be taken from NE 111th Street or from East Hefner Road via the existing shared access drive.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN,
PENNINGTON, NOBLE

ABSENT: LAFORGE

15. **DEFERRED TO 04-24-2025** (PUD-2059) Application by Raven Investments, LLC to rezone 17902 South Western Avenue from AA Agricultural District to PUD-2059 Planned Unit Development District. Ward 5.
16. **DEFERRED TO 04-24-2025** (C-7721) Preliminary Plat of Western Hills Addition, being a part of the West Half of Section 33, Township 10 North, Range 3 West of the Indian Meridian, located north of SW 179th Street and east of South Western Avenue. Ward 5.
17. **DEFERRED TO 04-24-2025** (C-7719) Preliminary Plat of Hefner Woods Phase 2, being a part of the West Half of Section 23, Township 13 North, Range 3 West of the Indian Meridian, located east of North Kelley Avenue and north of East Hefner Road. Ward 7.
18. **DEFERRED TO 04-24-2025** (PUD-2057) Application by Kalidy, LLC to rezone 1325 East Hefner Road from PUD-1443 Planned Unit Development and PUD-1529 Planned Unit Development Districts to PUD-2057 Planned Unit Development District. Ward 7.
19. **DEFERRED TO 05-08-2025** (PUD-2061) Application by Edgecreek, LLC to rezone 15670 Aspen Brook Lane from PUD-706 Planned Unit Development District to PUD-2061 Planned Unit Development District. Ward 8.

20. **WITHDRAWN** (SPUD-1722) Application by Chanh Phap Buddhist Meditation Center, Inc. to rezone 2021 NE 115th Street from R-1 Single-Family Residential District to SPUD-1722 Simplified Planned Unit Development District. Ward 7.

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 2:47 P.M.