

**MINUTES**  
**OKLAHOMA CITY PLANNING COMMISSION**  
**OCTOBER 28, 2021**  
**COUNCIL CHAMBERS (1:30 PM)**

(The agenda was filed with the City Clerk of The City of Oklahoma City at 10:24 a.m. on October 25, 2021.)

**Members Present:**

Scott Cravens, Ward 8, Chair  
Nate Clair, Ward 1  
Janis Powers, Ward 2  
Mary Coffey, Ward 3  
Mike Privett, Ward 4  
Matt Hinkle, Ward 5  
Asa Highsmith, Ward 6  
Rusty LaForge, At-Large

**Members Absent:**

Camal Pennington, Ward 7

**Staff Present:**

Susan Randall, Municipal Counselor's Office  
Geoffrey Butler, Planning Department  
JJ Chambless, Development Services Department  
Cynthia Lakin, Development Services Department  
Curtis Liggins, Development Services Department  
Jared Martin, Development Services Department  
Paula Hurst, Development Services Department  
Banery Mujica-Ortiz, Planning Department

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

**II. RECEIPT OF MINUTES**

**A. Receive the minutes of the October 14, 2021 meeting.**

**RECEIVED.**

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, COFFEY, PRIVETT, HINKLE, HIGHSMITH,  
LAFORGE;

ABSENT: POWERS, PENNINGTON

**III. CONTINUANCE REQUESTS**

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

IV.B.23	SPUD-1217	Defer to November 18, 2021
IV.B.24	SPUD-1357	Defer to November 18, 2021
IV.B.25	Innovation District	Defer to November 18, 2021
IV.B.26	PC-10768	Defer to December 9, 2021

**DEFERRED TO DATES INDICATED.**

MOVED BY CLAIR, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, COFFEY, PRIVETT, HINKLE, HIGHSMITH, LAFORGE;

ABSENT: POWERS, PENNINGTON

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

IV.B.12	PUD-1848	Defer to November 18, 2021
IV.B.13	C-7363	Defer to November 18, 2021

**DEFERRED TO DATES INDICATED.**

MOVED BY CLAIR, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, COFFEY, PRIVETT, HINKLE, HIGHSMITH, LAFORGE;

ABSENT: POWERS, PENNINGTON

**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-7357) Final Plat of Overholser Run Section 1, being a part of the Northwest Quarter of Section 26, Township 12 North, Range 5 West of the Indian Meridian, located south of NW 23rd Street and east of Sara Road. 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-7366) Final Plat of Setenta Grove I, being a part of the Southeast Quarter of Section 29, Township 11 North, Range 1 West of the Indian Meridian, located north of SE 74th Street and west of S. Anderson Road. Ward 4.

**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 subdivision is required to provide a supplemental water supply and means to deliver water for fire suppression to every lot in the subdivision. Alternatively, homes will be required to utilize residential fire suppression sprinkler systems if a water distribution system is not installed in the neighborhood for fire suppression.
  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.
3. (C-7367) Final Plat of Setenta Grove II, being a part of the Southeast Quarter of Section 29, Township 11 North, Range 1 West of the Indian Meridian, located north of SE 74th Street and west of S. Anderson Road. Ward 4.

**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 subdivision is required to provide a supplemental water supply and means to deliver water for fire suppression to every lot in the subdivision. Alternatively, homes will be required to utilize residential fire suppression sprinkler systems if a water distribution system is not installed in the neighborhood for fire suppression.
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.

4. (C-7368) Final Plat of Dove Crossing Section 1, being a part of the East Half of Section 1, Township 13, Range 5 West of the Indian Meridian, located north of NW 150th Street and west of North County Line Road. 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. (PC-10771) Application by Davin Methvin, to rezone 9989 SW 44th Street from the AA Agricultural District to the R-1 Single-Family Residential District. Ward 3.
  7. (PC-10773) Application by Uriel Israel, to rezone 3516 Gould Avenue from the R-1 Single-Family Residential District to the R-2 Medium-Low Density Residential District. Ward 7.

**APPROVED AND RECOMMENDED APPROVAL OF CONSENT  
DOCKET ITEMS 1, 2, 3, 4, 5, AND 7.**

MOVED BY CLAIR, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, COFFEY, PRIVETT, HINKLE, HIGHSMITH,  
LAFORGE;

ABSENT: POWERS, PENNINGTON

6. (PC-10772) Application by Rizwan Najmi, to rezone 8400 South Peebly Road from the AA Agricultural District to the C-HC Highway Commercial District. Ward 4.

The applicant was present. There were protestors at the meeting.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

**B. Items Requiring Separate Vote**

8. (C-7369) Preliminary Plat of Manning Estates, being a part of the Southeast Quarter of Section 9, Township 10 North, Range 4 West of the Indian Meridian, located north of SW 119th Street and west of S. MacArthur Boulevard; and a variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 3.

The applicant was present. There were no protestors present.

**Amended 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. The developer is requesting a variance is to Section 5.3.1.D.5 of the Subdivision Regulations relating to the inter-connection between adjacent parcels. Six affirmative votes will be necessary for approval.
3. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
4. All of the lots must conform to the development regulations stipulated in PUD-1836 at the final plat stage.
5. 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.
6. The developer will be responsible for constructing a sidewalk along SW 119<sup>th</sup> Street, and along all of the common areas, including across creeks and/or drainage areas.
7. "Limits of No Access" must be provided along the section line roads on the final plats.
8. Plat shall have sanitary sewer solutions in accordance with PUD-1836.

**APPROVED VARIANCE FROM SECTION 5.3.1.D5.**

MOVED BY COFFEY, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

**APPROVED SUBJECT TO THE TECHNICAL EVALUATIONS,  
AS AMENDED.**

MOVED BY COFFEY, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

9. (V-27) Application by Grubbs Consulting LLC, requesting variances to Sections 5.3.1.D.8 and 5.4.2.E.5 of the Oklahoma City Subdivision Regulations for the final plat Willow Villas, located south of NW 10th Street and east of N. Cemetery Road. Ward 3.

The applicant was present. There were no protestors present.

**APPROVED VARIANCE FROM SECTION 5.3.1.D.8.**

MOVED BY COFFEY, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

**APPROVED VARIANCE FROM SECTION 5.4.2.E.5.**

MOVED BY COFFEY, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

**APPROVED.**

MOVED BY COFFEY, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

10. (PUD-1852) Application by Phillip Hagen, to rezone 5300 South Richland Road from the AA Agricultural District to the PUD-1852 Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY COFFEY, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

11. (SP-554) Application by Bob Howard Hyundai, to operate an Automotive Dealership use in the C-3 Community Commercial District located at 7400 South Santa Fe Avenue. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

12. **DEFER TO NOVEMBER 18, 2021** (PUD-1848) Application by Midwest 80, LLC., to rezone 4831 South County Line Road from the AA Agricultural District to the PUD-1848 Planned Unit Development District. Ward 3.

13. **DEFER TO NOVEMBER 18, 2021** (C-7363) Preliminary Plat of Mustang Lake, being a part of the North Half of Section 24, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 44th Street and west of S. County Line Road; and a variance to Section 5.10.5.B of the Subdivision Regulations. Ward 3.

14. (PUD-1850) Application by Landmark-ROI, LLC., to rezone 11100 SW 15th Street from the AA Agricultural District to the PUD-1850 Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY COFFEY, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

15. (PUD-1853) Application by FRHP Lincolnshire, LLC., to rezone 4701 S Anderson Road from the AA Agricultural District to the PUD-1853 Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

**Amended Technical Evaluation:**

1. No buildings or hard surface paving shall be permitted within the western ~~100~~ 50 feet of the PUD site.

2. ~~Increase the setback on the north by 25 feet (to 50 feet) and proportionally decrease the setback on the south by 25 feet (to 0 feet).~~ Plant canopy trees on 25-foot centers within the 25-foot buffer along the North boundary with species recommended by the Oklahoma City Trees and Plants.
3. Trees shall be preserved to the maximum extent possible within the northern and western setbacks.

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

MOVED BY PRIVETT, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

16. (PUD-1854) Application by QUICKTRIP Corporation, to rezone 4000 East Hefner Road from the PUD-1586 District to the PUD-1854 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY HINKLE, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

17. (CE-1057) Application by Oklahoma Industries Authority, to close a 1-mile North-South portion of Douglas Boulevard between SE 74th Street and SE 44th Street, a 1,590-foot East-West portion of SE 49th Street between S Douglas Boulevard and Oakwood Lane, and a 3,997-foot East-West portion of SE 59th street between S Douglas Boulevard and Berryman Road. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

18. (SP-550) Application by FER Waste Services, LLC, to operate a Heavy Public Protection and Utility use (Refuse Transfer Station) in the I-2

Moderate Industrial District with AE-1 Airport Environs Zone One Overlay located at 11501 South I-44 Service Road. Ward 3.

The applicant was present. There were protestors present.

**Amended Technical Evaluation:**

1. Door closures to be provided on each end of transfer trailer tunnel.
2. Detention ponds shall be designed to completely empty within 48 hours of a 100-year flood event.
3. An avigation easement right shall be granted to the Oklahoma City Airport Trust. Avigation easements shall conform to the provisions contained within the Oklahoma City Airports Model Avigation Easement on file with the Office of the City Clerk.
4. Install 8-foot fence around the transfer station use (inner fence) not perimeter fence.
5. Plant Evergreen trees on 10-foot centers on the southern property line up to where the building is constructed and along the western property line.

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

MOVED BY COFFEY, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, HIGHSMITH;

NAY: LAFORGE;

ABSENT: PENNINGTON

4:05 p.m. Recess

4:10 p.m. Reconvene

19. (SPUD-1336) Application by M6:8, LLC., to rezone 2528 North Shartel Avenue and 722 NW 25th Street from the Neighborhood Conservation District to the SPUD-1336 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

**Amended Technical Evaluation:**

1. Any new on-street parking spaces contemplated to serve the development shall be reviewed and a recommendation provided by the Historic Preservation Commission and Traffic Commission prior to City Council.

- ~~2. The number of dwelling units shall be modified in the Master Design Statement as needed, based on the number of on-street parking spaces approved by the Traffic Commission.~~
3. One parking space per dwelling unit.
4. Maximum of 17 dwelling units within Tracts 1 and 2; and a maximum of 4 dwelling units within Tract 3.
5. Zero-foot setback on east side of Tracts 1 and 2.
6. Shared Parking between Tracts 1, 2 and 3 is permitted.

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

MOVED BY POWERS, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, LAFORGE;

ABSENT: HIGHSMITH, PENNINGTON

20. (PUD-1790) Application by AAA Sisters, LLC., to rezone 11000 North Eastern Avenue from the R-1 Single Family Residential District to the PUD-1790 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

**Technical Evaluation:**

1. Add Section 9.16 Hours of Operation
2. Revise 8.0 final paragraph to read: All existing structures and development shall be permitted to remain and shall be deemed to be in compliance with all regulations contained herein, except that the current building shall be required to be fully enclosed and compliant to the regulations contained herein including but not limited to the façade requirements in Section 9.1
3. Remove the following uses: Communication Services: Limited; Cultural Exhibits; Medical Services: Restricted; Research Services: Restricted
4. Limit the Administrative & Professional Office use to no more than 2,000 square feet.
5. Limited the Business Support Services use to “accessory” to the RV and Boat storage use.
6. Revise second paragraph of façade language to read: Exterior building wall finish on all Main Structures shall consist of a minimum of 70% brick veneer, masonry, drivet, rock, stone, stucco and split-faced CMU. Exposed metal or exposed concrete block

building shall not be permitted. “Main Structures” shall be defined as any structure larger than 200 square feet.

7. Revise Section 9.3 to read: The use of trees shall satisfy screening requirements within this PUD. Evergreen trees shall be required along the North, West, and East. Said trees shall be required to be planted on 8’ centers along the North and East and 22’ centers along the West.
8. Revise Section 9.10 to have a maximum height of 22’.
9. Delete Exhibit C
10. Add Section 9.16 to read as follows: The Boat and RV Storage Facility may be accessible to customers 24 hours a day. However, any office use or other business use, aside for entry and exit for existing customer and washing of boats and RVs will be limited to 8:00 am to 8:00 pm.

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

MOVED BY HINKLE, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

21. (CPA-2021-0012) Consideration of a proposed map amendment to the Comprehensive Plan, removing the Urban Future Land Use Typology Area (LUTA) layer from the Urban-Low Intensity base LUTA designation on an approximately 160-acre tract, located on the northwestern corner of NW 150th Street and N Sara Road. Ward 1.

**APPROVED.**

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, LAFORGE;

RECUSED: HIGHSMITH

ABSENT: PENNINGTON

22. (PUD-1851) Application by Ideal Homes and Neighbors, to rezone 15101 North Sara Road from the AA Agricultural District to the PUD-1851 Planned Unit Development District. Ward 1.

The applicant was present. There were protestors present.

**Amended Technical Evaluation:**

1. Add to Section 9.17 Common Areas: ~~The boundary of common areas shall be adjusted, if necessary, to ensure that~~ At the time of final plat, all of the common area covers the entire 100-year storm floodplain will be contained within a common area. Trees within the 100-year storm common areas shall will be preserved retained to the ~~maximum~~ greatest extent possible.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, LAFORGE;

RECUSED: HIGHSMITH

ABSENT: PENNINGTON

23. **DEFER TO NOVEMBER 18, 2021** (SPUD-1217) Application by Steven White, to rezone 4020 North McKinley Avenue from the R-1 Single Family Residential District to the SPUD-1217 Simplified Planned Unit Development District. Ward 2.
24. **DEFER TO NOVEMBER 18, 2021** (SPUD-1357) Application by Jollybird Home Design, LLC., to rezone 1534 NW 3rd Street from the R-3 Medium Density Residential District to the SPUD-1357 Simplified Planned Unit Development District. Ward 6.
25. **DEFER TO NOVEMBER 18, 2021** Resolution adopting the Innovation District Land Use Plan as an amendment to the Comprehensive Plan. Ward 7.
26. **DEFER TO DECEMBER 9, 2021** (PC-10768) Application by Juan Carapia Villa, to rezone 10901 North Western Avenue from the R-1 Single-Family Residential District to the C-3 Community Commercial District. Ward 2.
27. Adoption of the 2022 Planning Commission Meeting Schedule.

**APPROVED, OPTION B, AS AMENDED.**

MOVED BY CLAIR, SECONDED BY HIGHSMITH

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,  
HINKLE, HIGHSMITH, LAFORGE;

ABSENT: PENNINGTON

**V. ADDITIONAL ITEMS**

**VI. COMMUNICATIONS AND REPORTS**

Planning Commission Minutes  
October 28, 2021

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

**VII. CITIZENS TO BE HEARD**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT at 4:57 p.m.**