

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
DECEMBER 08, 2022
COUNCIL CHAMBERS (1:30 P.M.)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 10:30 a.m. on December 05, 2022.)

Members Present:

Camal Pennington, Ward 7, Chair
Nate Clair, Ward 1
Janis Powers, Ward 2
Constance Fraley, Ward 3
Matt Hinkle, Ward 5
Dan Govin, Ward 6
Don Noble, Ward 8
Rusty LaForge, At-Large

Members Absent:

Mike Privett, Ward 4

Staff Present:

Susan Randall, Municipal Counselor's Office
Geoffrey Butler, Planning Department
JJ Chambless, Planning Department
Curtis Liggins, Planning Department
Jared Martin, Planning Department
Sarah Welch, Planning Department
Thad Johnson, Planning Department

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

II. RECEIPT OF MINUTES

A. Receive the minutes of the November 10, 2022, meeting.

RECEIVED.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT

III. CONTINUANCE REQUESTS

A. Uncontested Requests

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

IV.B.27	C-7476	Defer to January 12, 2023
IV.B.28	C-7480	Defer to January 12, 2023
IV.B.29	C-7410	Defer to March 09, 2023
IV.B.30	SPUD-1480	Defer to January 12, 2023
IV.B.31	SP-570	Defer to January 12, 2023
IV.B.32	SPUD-1423	Defer to January 12, 2023
IV.B.33	CE-1075	Defer to January 12, 2023
IV.B.34	SPUD-1474	Defer to January 12, 2023
IV.B.35	PUD-1908	Defer to February 23, 2023
IV.B.36	PC-10841	Withdrawn
IV.B.37	PC-10846	Withdrawn

APPROVED.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT

B. New Requests

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

IV.B.16	SPUD-1466	Defer to January 12, 2023
IV.B.25	SPUD-1464	Defer to February 23, 2023

APPROVED.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT

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-7505) Final Plat of The Community at Surrey Plaza, being a part of the Southwest Quarter of Section 15, Township 13 North, Range 5 West of the Indian Meridian, located north of NW Expressway and east of N. Mustang 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-7507) Final Plat of The Brook Phase IV, being a part of the Southeast Quarter of Section 8, Township 13 North, Range 5 West of the Indian Meridian, located north of W. Memorial Road and west of N. Piedmont 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. Street stub to the west needs to align with the stub shown in the approved final plat for Northwood Village Section 5.
 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-7510) Final Plat of Village Place Townhomes Section 1, being a part of the Southeast Quarter of Section 32, Township 11 North, Range 3 West of the Indian Meridian, located north of SW 89th Street and west of S. Western Avenue. Ward 5.

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-10855) Application by Jason and Erica Emery, to rezone 117 East Madison Street from the C-3 Community Commercial District to the R-2 Medium-Low Density Residential District. Ward 7.

APPROVED SUBJECT TO TECHNICAL EVALUATION:

ITEMS 1, 2, AND 3.

RECOMMENDED APPROVAL:

ITEM 5.

MOVED TO ITEMS REQUIRING SEPARATE VOTE:

ITEM 4.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT

B. Items Requiring Separate Vote

APPROVED AS AMENDED:

ITEM 14 TO BE HEARD AFTER ITEM 11.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT

4. (PC-10854) Application by Weston-Kyndal Properties, LLC, to rezone 4832 Richmond Square from the R-2 Medium-Low Density Residential District with the CUP-78 Community Unit Plan Overlay District to the O-2 General Office District with the CUP-78 Community Unit Plan Overlay District. Ward 2.

Applicant was present. Protestors were present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

6. Oklahoma Riverfront Redevelopment Project Plan Amendment

Applicant was present. No protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIRE, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

7. (SPUD-1478) Application by Jeremiah Bryant to rezone 2529 West Eubanks Street from the R-1 Single Family Residential District to the SPUD-1478 Simplified Planned Unit Development District. Ward 2.

Applicant was present. Protestors were present.

RECOMMENDED APPROVAL.
MOVED BY POWERS, SECONDED BY LAFORGE
AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

8. (SPUD-1479) Application by Western50 Redevelopment, LLC., to rezone 1000 NW 50th Street from the SPUD-1367 Simplified Planned Unit Development District to the SPUD-1479 Simplified Planned Unit Development District. Ward 2.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL.
MOVED BY POWERS, SECONDED BY CLAIR
AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

9. (SPUD-1483) Application by Trifecta Development, LLC., to rezone 2508 NW 39th Street from the O-2 General Office District and R-1 Single-Family Residential District to the SPUD-1483 Simplified Planned Unit Development District. Ward 2.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL.
MOVED BY POWERS, SECONDED BY HINKLE
AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

10. (SPUD-1484) Application by Phillip and Annette Porter to rezone 2900 North Portland Avenue from the C-3 Community Commercial and R-1

Single Family Residential Districts to the SPUD-1484 Simplified Planned Unit Development District. Ward 2.

Technical Evaluation:

1. Amend Tract 2 Screening Requirements to specify that the brick wall shall not be located within any utility easement without approval of the Utilities Department.

Applicant was present. Protestors were present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

11. (C-7509) Preliminary Plat of Bella Rose, being a part of the Southwest Quarter of Section 3, Township 13 North, Range 4 West of the Indian Meridian, located north of NW 150th Street and east of N. MacArthur Boulevard; and a Variance to Section 5.4.2.E.5. 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. The developer is requesting a variance to Section 5.4.2.E.5 of the Subdivision Regulations relating to naming private access drives. Six affirmative votes will be necessary for approval.
3. A letter from the developer must be submitted with final plats stating the type of amenities proposed and their timing of construction.
4. All of the lots must conform to the development regulations stipulated in the proposed PUD-1898 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 NW 150th 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.

Applicant was present. No protestors were present.

APPROVED: VARIANCE TO SECTION 5.4.2.E.5.

MOVED BY NOBLE, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NOBLE, SECONDED BY CLAIRE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

14. (PUD-1920) Application by WP Land LLC., to rezone 10599 W Britton Road from the PUD-1776 District to the PUD-1920 Planned Unit Development District. Ward 1.

Technical Evaluation:

1. Usable open space shall be provided for residents on the west side (Tract 1), through new recreational areas or the installation of recreational amenities such as a trail within the proposed common area.

Applicant was present. Protestors were present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

12. (C-7508) Preliminary Plat of Somerset (Revised), being a part of the Southwest Quarter of Section 26, Township 13 North, Range 5 West of the Indian Meridian, located east of N. Sara Road and north of W. Britton Road. Ward 1.

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. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
3. All of the lots must conform to the development regulations stipulated in the proposed PUD-1920 at the final plat stage.
4. 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.

5. The developer will be responsible for constructing a sidewalk along N. Sara Road and W. Britton Road.
6. "Limits of No Access" must be provided along the section line roads on the final plats.

Applicant was present. Protestors were present.

APPROVED. SUBJECT TO TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

13. (C-7504) Preliminary Plat of Wilshire Park, being a part of the Southeast Quarter of Section 35, Township 13 North, Range 3 West of the Indian Meridian, located north of E. Wilshire Boulevard and west of N. Eastern Avenue; and Variances to Sections 5.3.1.D.5 and 5.12.2 of the Subdivision Regulations. Ward 7.

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 to Section 5.3.1.D.5 of the Subdivision Regulations relating to inter-connection between adjacent parcels and between quarter sections. Six affirmative votes will be necessary for approval.
3. The developer is requesting a variance to Section 5.12.2 of the Subdivision Regulations relating to the open space requirements for urban residential developments. Six affirmative votes will be necessary for approval.
4. 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.
5. The developer will be responsible for constructing a sidewalk along E. Wilshire Boulevard.
6. "Limits of No Access" must be provided along the section line road(s) on the final plats.

Applicant was present. Protestors were present.

APPROVED: VARIANCE TO SECTION 5.3.1.D.5.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, PENNINGTON,
LAFORGE, NOBLE
ABSENT: PRIVETT

APPROVED: VARIANCE TO SECTION 5.12.2.

MOVED BY CLAIR, SECONDED BY HINKLE
AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY POWERS
AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

15. (PUD-1918) Application by Ashta Lakshmi, Inc., to rezone 2001 E Reno Avenue from the C-3 Community Commercial District to the PUD-1918 Planned Unit Development District. Ward 7.

Technical Evaluation:

1. Non-Accessory signs will be prohibited.
2. EMD signs shall be prohibited.
3. A masonry wall shall be provided around new courtyard areas on the exterior of the building.
4. Street trees on 40-foot centers shall be provided along Reno Avenue.

Applicant was present. Protestors were present.

RECOMMENDED APPROVAL. SUBJECT TO TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY GOVIN
AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE
ABSENT: PRIVETT

16. **DEFER TO JANUARY 12, 2023** (SPUD-1466) Application by David and Sarah DeWitt to rezone 419 NW 25th Street from the R-4 General Residential, HL Historic Landmark and UDC Urban Conservation Districts to the SPUD-1466 Simplified Planned Unit Development, HL Historic Landmark and UDC Urban Conservation Districts. Ward 2.

Technical Evaluation:

1. The minimum lot width shall be 50 feet.
2. The minimum lot size shall be 6,000 square feet.

3. The parking requirements and the associated site plan shall be modified to eliminate parking spaces in the front.

17. (SPUD-1472) Application by Nelz-Tribe-8409, LLC., to rezone 4701 North McKinley Avenue from the R-1 Single Family Residential District to the SPUD-1472 Simplified Planned Unit Development District. Ward 2.

Technical Evaluation:

1. In addition to the R-1 uses allowed, two-family attached residential uses (duplexes) shall also be permitted.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

18. (SPUD-1473) Application by Bethel Foundation to rezone 13003 North Western Avenue from the R-1 Single Family Residential District to the SPUD-1473 Simplified Planned Unit Development District. Ward 7.

Technical Evaluation:

1. The *Lodging Accommodations: Campground (8300.50)* use shall be ancillary to another permitted use within the SPUD.
2. The maximum number of Recreational Vehicle (RV) spaces allowed shall be specified in the Master Design Statement, and the space for each recreational vehicle shall be provided with a permanent hard-surfaced pad.
3. Sight-proof screening shall be required around any outdoor storage area.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

19. (SPUD-1476) Application by Ramon and Amalia Teran to rezone 1701 NW 12th Street from the R-4 General Residential District to the SPUD-1476 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. If a new building is constructed along Blackwelder, the front setback shall be 10 feet or shall be aligned with existing church structure. The new building shall ~~be oriented toward the street.~~ have an entrance on Blackwelder.
2. The setback for any new garage shall be 20 feet.
3. The dumpster setback shall be per Code requirements.
4. The minimum open space within the SPUD shall be 15 percent.

Applicant was present. No protestors were present.

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

MOVED BY GOVIN, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

20. (SPUD-1477) Application by Oakdale Properties, LLC., to rezone 505 Oakdale Drive from the SPUD-1242 Simplified Planned Unit Development District to the SPUD-1476 Simplified Planned Unit Development District. Ward 3.

Technical Evaluation:

1. Add the following to Section 7. Landscaping: *The street tree requirement along Oakdale Avenue shall be met with a change of use.*
2. Section 8.1 Freestanding Accessory Signs shall be amended to state: *There shall be one freestanding sign within this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight feet high and 100 square feet in area. No pole signs will be allowed. The sign shall be located along Melrose Lane frontage.*
3. All outdoor storage areas shall be screened from view from homes and the street. Screening may be fences per the base district regulations, or buildings.

Applicant was present. No protestors were present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL
EVALUATION**

MOVED BY FRALEY, SECONDED BY CLAIR

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

21. (PUD-1921) Application by Land Office Trust to rezone 7714 N Eastern Avenue from the PUD-1404 District to the PUD-1921 Planned Unit Development District. Ward 4.

Applicant was present. Protestors were present.

RECOMMENDED APPROVAL.

MOVED BY HINKLE, SECONDED BY GOVIN

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN,

PENNINGTON, LAFORGE, NOBLE

ABSENT: PRIVETT

22. (DA-3-PH) Application by Ricky and Christina Hayes for consideration of lot split deed approval on property located at 10317 Hassett Street; and Variances to Sections 3.4.4.C.2(f) and 5.10.4.B of the Subdivision Regulations. Ward 7.

Technical Evaluation:

1. The applicant is requesting a variance to Section 3.4.4.C.2.(f) of the Subdivision Regulations regarding the total number of lots that can be split / created from a single lot. Six affirmative votes will be necessary for variance approval.
2. A water main extension is required to serve the lots in this subdivision. All lots are required to have direct access to the City's water main. Otherwise, a variance is required to Section 5.10.4.B of the Subdivision Regulations related to the requirement to extend and connect to the City's water distribution system. Six affirmative votes will be necessary for variance approval.
3. A water tank / distribution system is required for fire-fighting or individual fire suppression systems (sprinklers) are required for each home if the City's water distribution system is not extended (City's water main).

Applicant was present. Protestors were present.

APPROVED: VARIANCE TO SECTION 3.4.4.C.2.(f).

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT, HINKLE

APPROVED: VARIANCE TO SECTION 5.10.4.B.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, GOVIN, PENNINGTON,
LAFORGE, NOBLE
ABSENT: PRIVETT, HINKLE

APPROVED SUBJECT TO TECHNICAL EVALUATION.
MOVED BY CLAIR, SECONDED BY POWERS
AYES: CLAIR, POWERS, FRALEY, GOVIN, PENNINGTON,
LAFORGE, NOBLE
ABSENT: PRIVETT, HINKLE

23. (VP-3) Application by Derryberry & Naifeh, LLP (on behalf of the property owner Soil Recovery, Inc.) to vacate a portion of the Final Plat of Elmhurst Addition, being a part of the Southwest Quarter of section 20, Township 13 North, Range 3 West of the Indian Meridian, located north of W. Hefner Road and east of N. Pennsylvania Avenue. Ward 7.

Technical Evaluation:

1. The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant.

Applicant was present. No protestors were present.

APPROVED SUBJECT TO TECHNICAL EVALUATION
MOVED BY CLAIR, SECONDED BY POWERS
AYES: CLAIR, POWERS, FRALEY, PENNINGTON, LAFORGE,
NOBLE
ABSENT: PRIVETT, HINKLE

24. (PC-10853) Application by Quan Thuc Tran, Teresa Trinh Tran, and Binh Kim Tran, to rezone 2000 NW 23rd Street from the R-1 Single-Family Residential District with the UCD Urban Conservation District Overlay to the C-3 Community Commercial District with the UCD Urban Conservation District Overlay. Ward 6.

Applicant was present. Protestors were present.

DEFERRED TO FEBRUARY 09, 2023.
MOVED BY GOVIN, SECONDED BY NOBLE
AYES: CLAIR, POWERS, FRALEY, GOVIN, PENNINGTON,
LAFORGE, NOBLE
ABSENT: PRIVETT, HINKLE

25. **DEFER TO FEBRUARY 23, 2023** (SPUD-1464) Application by Eco Development, LLC., to rezone 1645 NW 4th Street from the R-2 Medium-Low Density Residential District and the I-3 Heavy Industrial

District to the SPUD-1464 Simplified Planned Unit Development District. Ward 6.

26. (PUD-1919) Application by Cale Witter, to rezone 11929 SW 104th Street from the AA Agricultural District to the PUD-1919 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Platting will be required per the Subdivision Regulations.
2. Maximum lot coverage shall be 30 percent.
3. The proposed private access drive shall be built to City street standards.
4. The minimum fire suppression requirements will be meet in accordance with The City of Oklahoma City adopted guidelines, which may require a water tank.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATIONAS AMENDED.

MOVED BY FRALEY, SECONDED BY LAFORGE

AYES: POWERS, FRALEY, GOVIN, PENNINGTON, LAFORGE,

NOBLE; NAY: CLAIR

ABSENT: PRIVETT, HINKLE

27. **DEFER TO JANUARY 12, 2023** (C-7476) Preliminary Plat of Harrah Estates, being a part of the Southeast Quarter of Section 11, Township 10 North, Range 1 East of the Indian Meridian, located north of SE 119th Street and west of S. Harrah Road; and a Variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 4.
28. **DEFER TO JANUARY 12, 2023** (C-7480) Final Plat of Harrah Estates, being a part of the Southeast Quarter of Section 11, Township 10 North, Range 1 East of the Indian Meridian, located north of SE 119th Street and west of S. Harrah Road. Ward 4
29. **DEFER TO MARCH 9, 2023** (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 W. Memorial Road and east of N. May Avenue. Ward 7.
30. **DEFER TO JANUARY 12, 2023** (SPUD-1480) Application by Omega Investments, LLC., to rezone 4108 Hemingway Drive from the R-1

Single Family Residential District to the SPUD-1480 Simplified Planned Unit Development District. Ward 2.

31. **DEFER TO JANUARY 12, 2023** (SP-570) Application by DHD, Corp., to operate a (8450.1) Mining and Processing: Mineral and Raw Materials (Sand, Soil, and Gravel strip mine) use in the I-2 Moderate Industrial District located at 4626 NE 23rd Street. Ward 7.
32. **DEFER TO JANUARY 12, 2023** (SPUD-1423) Application by JRuiz Construction, LLC., to rezone 5525 NW 16th Street from the R-1 Single Family District to the SPUD-1423 Simplified Planned Unit Development District. Ward 2.
33. **DEFER TO JANUARY 12, 2023** (CE-1075) Application by Mason Realty Investors, LLC, to close the west 250 feet of the east-west alley in Block Nineteen (19) of Northwest Addition located east of N Francis Avenue and south of NW 4th Street at 817 Dean A McGee Avenue. Ward 6.
34. **DEFER TO JANUARY 12, 2023** (SPUD-1474) Application by Lloyd G. Turner Trust to rezone 2825 South Mustang Road from the AA Agricultural District to the SPUD-1474 Simplified Planned Unit Development District. Ward 3.
35. **DEFER TO JANUARY 26, 2023** (PUD-1908) Application by David M. Box to rezone 9700 N Kelley Avenue from the R-1 Single-Family Residential, R-4 General Residential, and PUD-1693 District to the PUD-1908 Planned Unit Development District. Ward 7.
36. **WITHDRAWN** (PC-10841) Application by Phillip F and Annette T Porter, to rezone 2900 North Portland Avenue from the C-3 Community Commercial District and R-1 Single-Family Residential District to the C-3 Community Commercial District. Ward 2.
37. **WITHDRAWN** (PC-10846) Application by Trifecta Development, LLC, to rezone 2508 NW 39th Street from the O-2 General Office District and R-1 Single-Family Residential District to the C-3 Community Commercial District. Ward 2.

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