

**MINUTES**  
**OKLAHOMA CITY PLANNING COMMISSION**  
**FEBRUARY 23, 2023**  
**COUNCIL CHAMBERS (1:30 PM)**

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:57 a.m. on February 20, 2023.)

**Members Present:**

Camal Pennington, Ward 7, Chair  
Nate Clair, Ward 1  
Janis Powers, Ward 2  
Constance Fraley, Ward 3  
Mike Privett, Ward 4  
Matt Hinkle, Ward 5  
Dan Govin, Ward 6  
Don Noble, Ward 8  
Rusty LaForge, At-Large

**Members Absent:**

None

**Staff Present:**

Susan Randall, Municipal Counselor's Office  
Geoffrey Butler, Planning Department  
Sarah Welch, Planning Department  
Curtis Liggins, Planning Department  
Jared Martin, Planning Department  
Thad Johnson, Planning Department  
Elena Olivo Harrison, Planning Department  
Dustin Seagraves, 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 February 9, 2023, meeting.**

**RECEIVED.**

MOVED BY CLAIR, SECONDED BY PRIVETT

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

### III. CONTINUANCE REQUESTS

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

IV.B.26	SPUD-1498	Defer to March 09, 2023
IV.B.27	PC-10862	Withdrawn
IV.B.28	PUD-1908	Withdrawn
IV.B.29	PUD-1924	Withdrawn

**DEFERRED TO DATES INDICATED.**

MOVED BY CLAIR, SECONDED BY HINKLE

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

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

IV.B.9	PUD-1715-SP02	Defer to March 23, 2023
IV.B.19	SPUD-1497	Defer to March 09, 2023
IV.B.21	CPA-2023-00001	Defer to March 09, 2023
IV.B.22	PUD-1932	Defer to March 09, 2023
IV.B.25	C-7530	Defer to March 09, 2023

**DEFERRED TO DATES INDICATED.**

MOVED BY CLAIR, SECONDED BY HINKLE

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

### 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-7535) Final Plat of Knox Farm Commercial Addition Section 1, being a part of the Northeast Quarter of Section 35, Township 14 North, Range 4 West of the Indian Meridian, located south of NW 178th Street and west of N. Portland Avenue. 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.
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2. (C-7541) Final Plat of Crestone Ridge VI a Replat of Lots 38, Block 16, being a part of the Southeast Quarter of Section 36, Township 13 North, Range 5 West of the Indian Meridian, located north of W. Wilshire Boulevard and west of N. County Line Road. Ward 1.

**APPROVED SUBJECT TO TECHNICAL EVALUATION: ITEM 1**

**APPROVED: ITEM 2**

MOVED BY CLAIR, SECONDED BY POWERS

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

**B. Items Requiring Separate Vote**

3. (C-7533) Preliminary Plat of Cypress Forest, being a part of the Northwest Quarter of Section 34, Township 11 North, Range 1 West of the Indian Meridian, located east of South Hiwassee Road and south of SE 74th Street; and a Variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 4.

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. Fire suppression satisfying the Subdivision Regulations / Fire Marshall's office must be determined and a note must be added to the final plat indicating which method will be used. Acceptable methods include: fire hydrants, water tank, or individual sprinkler systems.
3. A street stub should be provided to the property to the west; otherwise, a variance is required to Section 5.3.1.D.5 of the Subdivision Regulations relating to interconnection between adjacent parcels. Six affirmative votes will be necessary for variance approval.

The applicant was present. There were protestors present.

**APPROVED VARIANCE TO SECTION 5.3.1.D.5.**

MOVED BY PRIVETT, SECONDED BY POWERS

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

**APPROVED. SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY PRIVETT, SECONDED BY CLAIR

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

4. (CE-1092) Application by R7 Capital Funding, LLC, to close a 50-foot portion of the east-west alley of Block 15, Bell Vern Addition, west of North Kentucky Avenue and north of NW 9th Street. Ward 6.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY GOVIN, SECONDED BY NOBLE

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

5. (SP-571) Application by DSP Holdings, LLC, to operate a (8300.18) Automotive and Equipment: Automobile Dealerships and Malls use in the C3 Community Commercial District located at 601 West I-240 Service Road. Ward 4.

Amended Technical Evaluation:

1. A gate shall be required on the north.

The applicant was present. There were no protestors present.

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

MOVED BY PRIVETT, SECONDED BY HINKLE

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

6. Resolution of the City of Oklahoma City Planning Commission finding that the proposed amendments to the Downtown/MAPS Economic Development Project Plan are in conformance with the City's Comprehensive Master Plan; and recommending approval of the amended Downtown/MAPS Economic Development Project Plan (to be dated upon approval by City Council). Wards 6 and 7.

The applicant was present. There were protestors present.

**RESOLUTION ADOPTED.**

MOVED BY GOVIN, SECONDED BY POWERS

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

7. (PC-10867) Application by Luis Velasco and Jessie Escobar, to rezone 8800 North Kelley Avenue from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District. Ward 7.

The applicant was present. There were protestors present.

**DEFERRED TO MARCH 9, 2023**

MOVED BY LAFORGE, SECONDED BY HINKLE

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

8. (PC-10869) Application by Cypress Farm Holdings, Inc., to rezone 18622 SE 59th Street from AA Agricultural and C-3 Community Commercial Districts to C-3 Community Commercial District. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY HINKLE

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

9. **DEFERRED TO MARCH 23, 2023,** (PUD-1715 SP02) Application by Oak Land and Development for a Specific Plan pursuant to the approval of PUD-1715 located at 5001 North Pennsylvania Avenue. Ward 2.
10. (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 23<sup>rd</sup> Street. Ward 7.

Amended Technical Evaluation:

1. Trees shall be preserved within setbacks where adjacent to a platted residential neighborhood.
2. Revocable permit required for drainage structure encroachment on City property.

3. A 200-foot separation shall apply from the property line of platted lots that front Cherry Ave and the three lots fronting NE 20<sup>th</sup> Street.
4. The period of time for the Special Permit shall be 54 months.

The applicant was present. There were protestors were present.

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

MOVED BY GOVIN, SECONDED BY CLAIR

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

11. (PUD-1928) Application by EEIII SWOKCU, LLC., to rezone 5600 South Shartel Avenue from R-1 Single-Family Residential District to PUD-1928 Planned Unit Development District. Ward 4.

Amended Technical Evaluation:

1. Access will be allowed from South Lee Avenue.
2. A Specific Plan shall be required.
3. A sight-proof fence shall be provided around gas and oil equipment.

The applicant was present. There were no protestors present.

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

MOVED BY PRIVETT, SECONDED BY GOVIN

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

12. (PUD-1929) Application by Britton 80, LLC., to rezone 8825 North I-35 Service Road from PUD-771 Planned Unit Development District to PUD-1929 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: FRALEY

13. (PUD-1931) Application by DBBB Investment Properties, LLC., to rezone 14001 Northwood Drive from RA Single-family One-Acre Rural Residential District to PUD-1931 Planned Unit Development District. Ward 1.

Amended Technical Evaluation:

1. Amend screening to require fence to be 8 feet.

The applicant was present. There were protestors present.

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

MOVED BY CLAIR, SECONDED BY POWERS

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

14. (PUD-1933) Application by Road Runner Developers, LLC., to rezone 6401 Shiloh Boulevard from PUD-1135 Planned Unit Development District to PUD-1933 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Speaker boxes located between 100 and 149 feet from residential shall be located on the east side of the building.

The applicant was present. There were no protestors present.

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

MOVED BY FRALEY, SECONDED BY POWERS

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

15. (SPUD-1485) Application by Tenmark Yukon Industrial, LLC., Tenmark Denton Industrial, LLC., and TD Yukon Industrial, LLC., to rezone 4913 North Lincoln Boulevard from C-3 Community Commercial, SPUD-452 Simplified Planned Unit Development, and Lincoln Boulevard Urban Design Overlay Districts to SPUD-1485 Simplified Planned Unit Development and Lincoln Boulevard Urban Design Overlay Districts. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY HINKLE

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

16. (SPUD-1464) Application by Eco Development, LLC., to rezone 1645 NW 4th Street from the R-2 Medium-Low Density Residential and the I-3 Heavy Industrial Districts to the SPUD-1464 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. The emergency shelter shall be allowed to operate from November 1 to March 31.
2. Alcohol and drugs shall not be permitted.
3. Add a Section 9 to the Master Design Statement that states:

“The following shall apply to the Emergency Shelters and Feeding Sites (8250.7) use unit only:

The facility will be in operation from November 1 to March 31. There shall be a maximum of 300 participants at the facility. At all times while the facility is in operation, there shall be two (2) contract security staff two (2) shelter staff, and one (1) supervisor to oversee the operation. Dinner meals will be provided within the facility from the day shelter kitchen, volunteer-based organizations, and the Regional Food Bank.”

The applicant was present. There were protestors present.

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

MOVED BY GOVIN, SECONDED BY HINKLE

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

ABSTAIN: POWERS

17. (SPUD-1494) Application by Coconu Family Dentistry, PLLC to rezone 225 SW 59th Street from C-3 Community Commercial, R-4 General Residential, and R-1 Single-Family Residential Districts to SPUD-1494 Simplified Planned Unit Development District. Ward 4.

The applicant was present. There were protestors present.

**DEFERRED TO MARCH 9, 2023.**

MOVED BY PRIVETT, SECONDED BY CLAIR

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

18. (SPUD-1496) Application by Raney Ventures, LLC to rezone 4019 NW 164th Street from PUD-1451 Planned Unit Development District to SPUD-1496 Simplified Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**



MOVED BY NOBLE, SECONDED BY PRIVETT

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

19. **DEFERRED TO MARCH 9, 2023**, (SPUD-1497) Application by Robert Holsey to rezone 140 NE 14<sup>th</sup> Street from R-3 Medium Density Residential and DSHA Downtown Scenic Highway Area Overlay Districts to SPUD-1463 Simplified Planned Unit Development and DSHA Downtown Scenic Highway Area Overlay Districts. Ward 7.
20. (C-7534) Final Plat of Fontaine Lake Estates Phase 1, being a part of the East Half of Section 3, Township 11 North, Range 6 West of the Indian Meridian, located north of SW 15th Street and west of South Cimarron Road. 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. Fire suppression satisfying the Subdivision Regulations / Fire Marshall's office must be provided for each lot / home.
3. The FEMA 100-year floodplain and floodway contained within the plat must comply with the Common Area and Open Space requirements of the existing zoning for the site.
4. 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 no protestors present.

**APPROVED SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY FRALEY, SECONDED BY POWERS

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

21. **DEFERRED TO MARCH 9, 2023**, (CPA-202300001) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) by removing the Agricultural Preserve (AP) layer and changing the base LUTA designation from Rural-Low Intensity (RL) to Rural-Medium Intensity (RM) on an approximately 15.57-acre tract located west of S. Cimarron Road and north of SW 15th St. Ward 3.

22. **DEFERRED TO MARCH 9, 2023**, (PUD-1932) Application by Gary Owens Development, Inc., to rezone 15425 SW 15th Street from AA Agricultural District to PUD-1932 Planned Unit Development District. Ward 3.
23. (PC-10859) Application by Bentwood Investments, LLC, to rezone 13500 North Midwest Boulevard from AA Agricultural District to C-3 Community Commercial District and RA Single-Family One-Acre Rural Residential District. Ward 7.

The applicant was present. There were protestors present.

**RECOMMENDED DENIAL.**

MOVED BY POWERS, SECONDED BY NOBLE

AYES: POWERS, FRALEY, PRIVETT, GOVIN, NOBLE

NAYS: CLAIR, HINKLE, PENNINGTON, LAFORGE

24. (PUD-1930) Application by Macklanburg Farms, LLC., to rezone 10300 North Sooner Road from AA Agricultural District to PUD-1930 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Healthy, mature trees shall be preserved to the maximum extent possible on the site.
2. Modify Section 9.16 to refer to the 2020 Municipal Code, as amended.
3. An internal trail/pedestrian system shall be required within Tract 1.
4. Tract 2 shall be not less than 20 acres located on the corner as reflected on the site plan.
5. Lots abutting the north property line shall have a minimum width of 70 feet.
6. The maximum density shall be 3.35 dwelling units per acre.

The applicant was present. There were protestors present.

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

MOVED BY GOVIN, SECONDED BY CLAIR

AYES: CLAIR, FRALEY, PRIVETT, HINKLE, GOVIN, NOBLE;

NAY: PENNINGTON

ABSTAIN: POWERS, LAFORGE

25. **DEFERRED TO MARCH 9, 2023**, (C-7530) Preliminary Plat of Georgetown Hills, being a part of the West Half of Section 28, Township 13 North, Range 2 West of the Indian Meridian, located north of East Britton Road and east of North Sooner Road. Ward 7.

26. **DEFERRED TO MARCH 9, 2023** (SPUD-1498) Application by Omega Investments, LLC to rezone 1800 NW 40th Street from R-1 Single Family Residential District to SPUD-1498 Simplified Planned Unit Development District. Ward 2.
27. **WITHDRAWN** (PC-10862) Application by Mayfair Cultural Center, Inc., to rezone 3200 NW 48th Street from SPUD-626 Simplified Planned Unit Development District to O-2 General Office District. Ward 2.
28. **WITHDRAWN** (PUD-1908) Application by David M. Box to rezone 9700 North Kelley Avenue from the R-1 Single-Family Residential, R-4 General Residential, and PUD-1693 Districts to the PUD-1908 Planned Unit Development District. Ward 7.
29. **WITHDRAWN** (PUD-1924) Application by South Prairie Land and Cattle Company, LLC., to rezone 3601 NE 63rd Street from AA Agricultural District to PUD-1924 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 7:02 P.M.**