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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION**

August 5, 2025 – 5:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

For purposes of all meetings of the Midwest City elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, and/or postponements.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the July 1, 2025, Planning Commission Meeting.

C. ANNOUNCEMENTS

1. Introduction of new staff

D. DISCUSSION

1. (PC-2220) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Cypress Village, for the property located at 1120 S. Post Road & 10100 SE 10th Street, Midwest City, Oklahoma.
2. (PC-2221) Public hearing, discussion, consideration, and possible action to consider approval of a Special Use Permit (SUP) to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the C-3 (Community Commercial District) for the property located at 2113 S. Air Depot Blvd, Midwest City, Oklahoma.
3. (PC-2222) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from C-3 (Community Commercial District) to PUD (Planned Unit Development), for the property described as Lots 1, 2, 3, 24, 25, and 26 of Block 3 of Aviation Acres Addition, Oklahoma County, Oklahoma.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

1. (PC-2217) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail to Commercial; and an ordinance to redistrict from C-3 (Community Commercial District) to PUD (Planned Unit Development), for the property located at 2300 and 2350 S. Midwest Blvd., Midwest City, Oklahoma.

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

DATE July 1, 2025 - 5:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on July 1, 2025 at 5:00 p.m., with the following members present:

Commissioners present: Jess Huskey
 Dean Hinton
 Russell Smith *Chairman*
 Rick Rice
 JD Collins

Commissioners absent: Jim Smith
 Rick Dawkins

Staff present: Matthew Summers, Community Development Director
 Julie Shannon, Planner III
 Brylee Hester, Planner I
 Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Chairperson Russell Smith at 5:03 p.m.

B. MINUTES

A motion was made by Husky seconded by Hinton, to approve the minutes of the June 3, 2025 Planning Commission meeting as presented.

Voting Aye: Huskey, Hinton, R. Smith, Collins and Rice

Nay: none.

Motion carried.

C. ANNOUNCEMENTS

Community Development Director Matt Summers introduced new Planner I, Brylee Hester.

D. NEW MATTERS

1. (MP-00024) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of MWC Scooters for the property described as a tract of land in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

Director Matt Summers presented the item. Developer Jeff Johnson said he had no issues with the staff report. There was general discussion amongst the Commission.

A motion was made by Rice, seconded by Huskey to recommend approval of this item.

Voting aye: Huskey, Hinton, R. Smith, Collins, and Rice.
Nay: None.
Motion Carried.

2. (PC-2218) Public hearing, discussion, consideration, and possible action on an ordinance to abandon the Planned Unit Development (“PUD”) and nullify the PUD Master Plan and rezone to the underlying Medium Density Residential District (“R-MD”) under Section 7.3.4. (A) of Appendix A of the Midwest City Municipal Code, for the property located at 2222 N. Douglas Blvd., Midwest City, Oklahoma.

Director Summers and City Attorney Maisch explained that the PUD had been originally requested by a previous property owner and was no longer a viable project, so the current owner wished to vacate or abandon the PUD and only utilize the current base zoning. The owner’s representative, Andrew Martin, had no issues with the staff report. There was general discussion about the request amongst the Commission.

A motion was made by Rice, seconded by Hinton to recommend approval of this item.

Voting aye: Huskey, Hinton, R. Smith, Collins, and Rice.
Nay: None.
Motion Carried.

E. COMMISSION DISCUSSION: Planning Commissioners engaged in further discussion about the history of the property discussed in item two.

E. PUBLIC DISCUSSION: None.

F. FURTHER INFORMATION:

Items will be heard at City Council on July 22, 2025.

G. ADJOURNMENT:

A motion to adjourn was made by Collins, Seconded by Rice.

Voting aye: Huskey, Hinton, R. Smith, Collins and Rice
Nay: None.
Motion Carried.

The meeting adjourned at 5:16 p.m.

To: Chairman and Planning Commission

From: Matt Summers, Community Development Director

Date: August 5, 2025

Subject: (PC-2220) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Cypress Village, for the property located at 1120 S. Post Road & 10100 SE 10th Street, Midwest City, Oklahoma.

Executive Summary: The Applicant is requesting approval of the Final Plat of Cypress Village.

This final plat includes seventy (70) residential lots and two (2) common area lots with a total area of 8.35 acres.

Staff performed their standard review of the final plat. All Zoning and Engineering requirements have been met.

Development of the residential units is subject to formal site plan review when building permits are applied for.

The Applicant and Community Development Director have agreed upon the fee in-lieu amount for parkland dedication for the subject property. This fee must be paid before the plat is recorded.



Both state and local notification requirements were met. At the time of this writing, staff has not received any calls or emails in favor or opposition of this proposal.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 5, 2025

City Council- August 26, 2025

Date of Pre-Application Meeting: May 13, 2025

Date of Site Plan Review Team Meeting: June 24, 2025

Council Ward: Ward 6, Rick Favors

Owner: Cypress MWC, LLC

Applicant: Cypress MWC, LLC

Size: Contains an area of 8.35 acres MOL

Zoning Districts:

Area of Request: PUD (Underlying R-MD)
North: R-6
South: PUD (Underlying C-3)
East: R-6
West: R-6 & C-3

Land Use:

Area of Request: Vacant
North: Single Family Detached Residential
South: Undeveloped
East: Single Family Detached Residential
West: Office/Retail & Church

Municipal Code Citation:

Sec. 38-19 – Final Plat

Sec. 38-19.1. Purpose.

The purpose of a final plat is to ensure:

- (a) *Consistency with standards.* That the proposed subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities;
- (b) *Provide for public improvements.* That public improvements to serve the subdivision or development have been installed and accepted by the city or that provision for such installation has been made; and
- (c) *Other requirements and conditions.* That all other requirements and conditions have been satisfied or provided for to allow the final plat to be recorded.

History:

1. This area was platted as part of the Leavitt's SE 15th Street Ares, approved in February 1949.
2. June 2004 – (PC-1536) A PUD was approved for the property to the south of the subject property and included a portion of the southeast corner of the subject property.
3. July 5, 2011 – (PC-1743) A PUD was approved allowing for R-6 and C-3 zoning.
4. August 23, 2011 (PC-1746) A preliminary plat including the subject property was approved.
5. January 10, 2012 (PC-1757) A final plat including the subject property was approved.
6. January 10, 2013 The approved final plat approval became void as the plat was not filed within one (1) year of approval as required by the Subdivision Regulations.
7. July 2014 (PC-1743) The governing PUD master plan expired due to inaction within the three year required timeline in accordance with 7.3.2. (b)(3) of the 2010 Zoning Regulations.
8. The property was rezoned to a PUD in March 2021 (PC-2069).
9. December 2021 (PC-2101) The Planning Commission approved the preliminary plat for the subject property

Next Steps:

If Council approves this final plat, the applicant will need to file the plat with all required signatures with Oklahoma County, then provide the City a copy of the filed plat (digital). After filed copy is received, new construction building permits can be pulled.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a final plat application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: This application is for the final plat of the Cypress Village subdivision located along the east side of Post Road and S.E. 10th Street.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-30.1. Completion prior to final plat approval and recordation.

(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.

(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

Upon application of final plat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Sanitary Sewer

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Stormwater

Stormwater improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Street

The new roadway improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Sidewalk

The sidewalks were permitted through this office. The sidewalk has been approved but the developer will install it during the home building process. Construction of the sidewalk at the time of this summary it has not been completed.

Easements

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. These dedications are reflected on the final plat.

Lighting

Public street lighting has been ordered but has not been installed in the development. The developer will be responsible for installing any lighting in the development.

Signage

Public signage has been ordered but has not been installed in the development. The developer will be responsible for installing street signage in the development.

Record Drawings, Lien Release, and Bonding

Record drawings are being submitted to the City and filed accordingly. Bonds were provided for all the public infrastructure and lien releases has been received.

Fire Marshal's Comments:

Fire hydrants are required to be flushed if not already completed.

Planning Division:

This final plat includes seventy (70) residential lots and two (2) common area lots. The lot sizes, setbacks, and densities are consistent with what was approved with the preliminary plat (PC-2101).

This development will have vehicular access from S. Post Road and SE 10th Street. This complies with the requirement for a secondary access for a subdivision creating more than 50 lots.

The subject property was approved, by the Park Land Review Committee (in October 2021) to pay a fee in-lieu of park land dedication. The Applicant and Community Development Director have agreed upon the applicable fee for this project. The Applicant must pay this fee before the final plat can be recorded.

The Subdivision Regulations, and the preliminary plat approval, require thoroughfare screening for the subject property. This consists of a masonry wall and trees along both S. Post Road and SE 10th Street.

Development of the residential units are subject to formal site plan review when building permits are applied for.

The City Attorney reviewed the Declaration of Covenants, Conditions, and Restrictions.

Based on the analysis above, and the application's compliance with the PUD and preliminary plat, staff recommends approval of this application.

Action is at the discretion of the Commission.

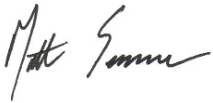
Action Required:

Approve or reject the Final Plat of Cypress Village for the property noted herein, subject to staff comments as found in the August 5, 2025, Planning Commission agenda packet and made part of the PC-2220 file.

Suggested Motion:

“To approve the Final Plat of Cypress Village for the property noted herein, subject to staff comments found in the August 5, 2025, Planning Commission agenda packet and made part of the PC-2220 file.”

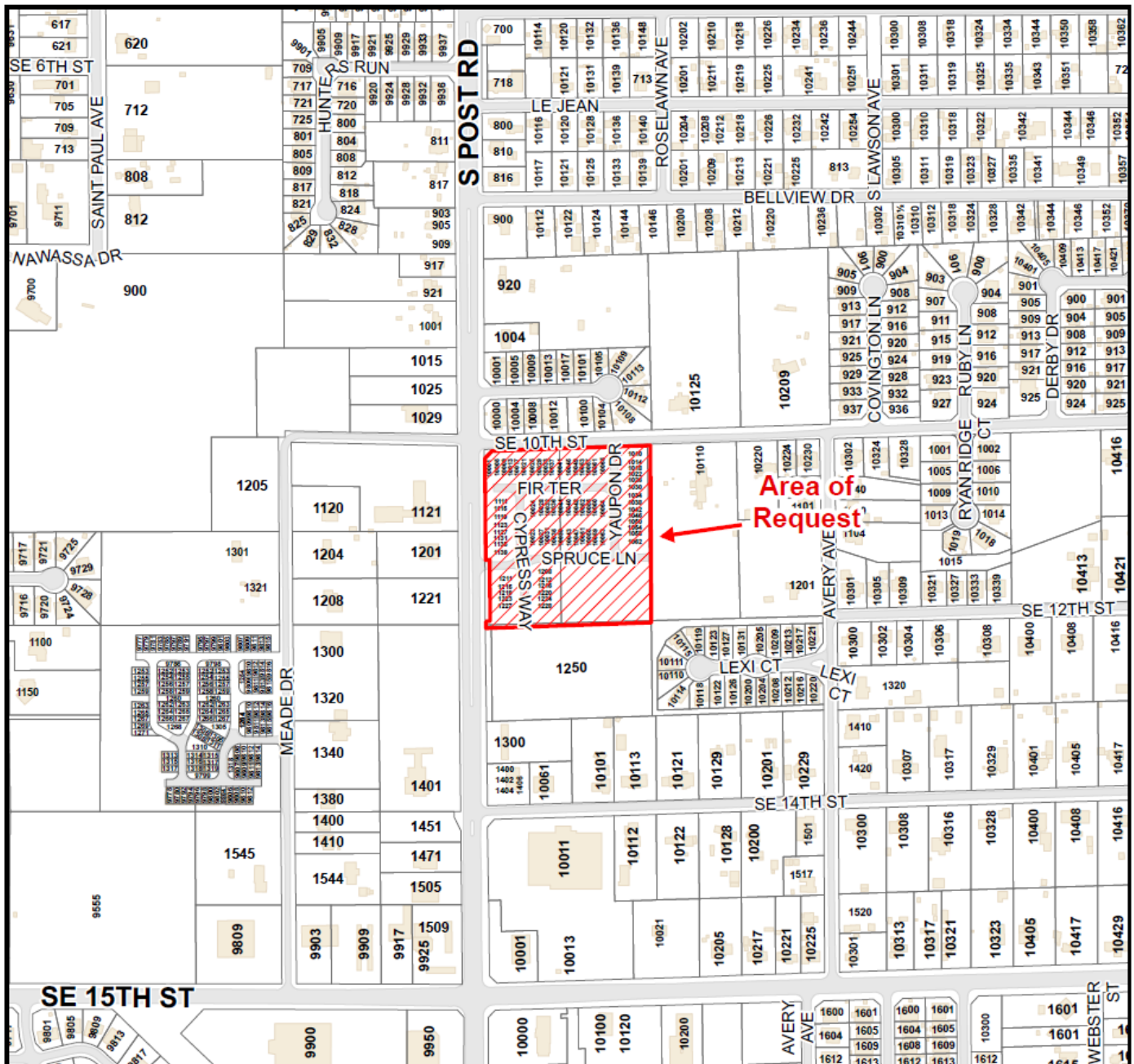
Please feel free to contact the Community Development office at (405) 739-1220 with any questions.

A handwritten signature in black ink, appearing to read "Matt Summers". The signature is written in a cursive, flowing style.

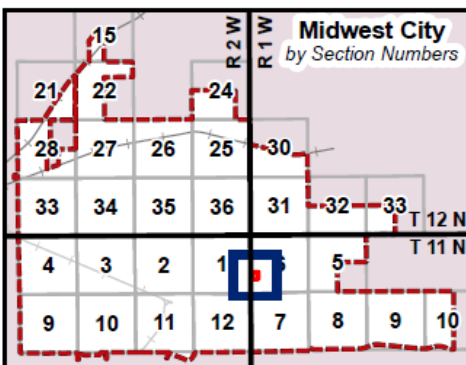
Matt Summers, AICP
Community Development Director



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Locator Map



General Map Legend

- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads
 - Active
 - Inactive / Closed

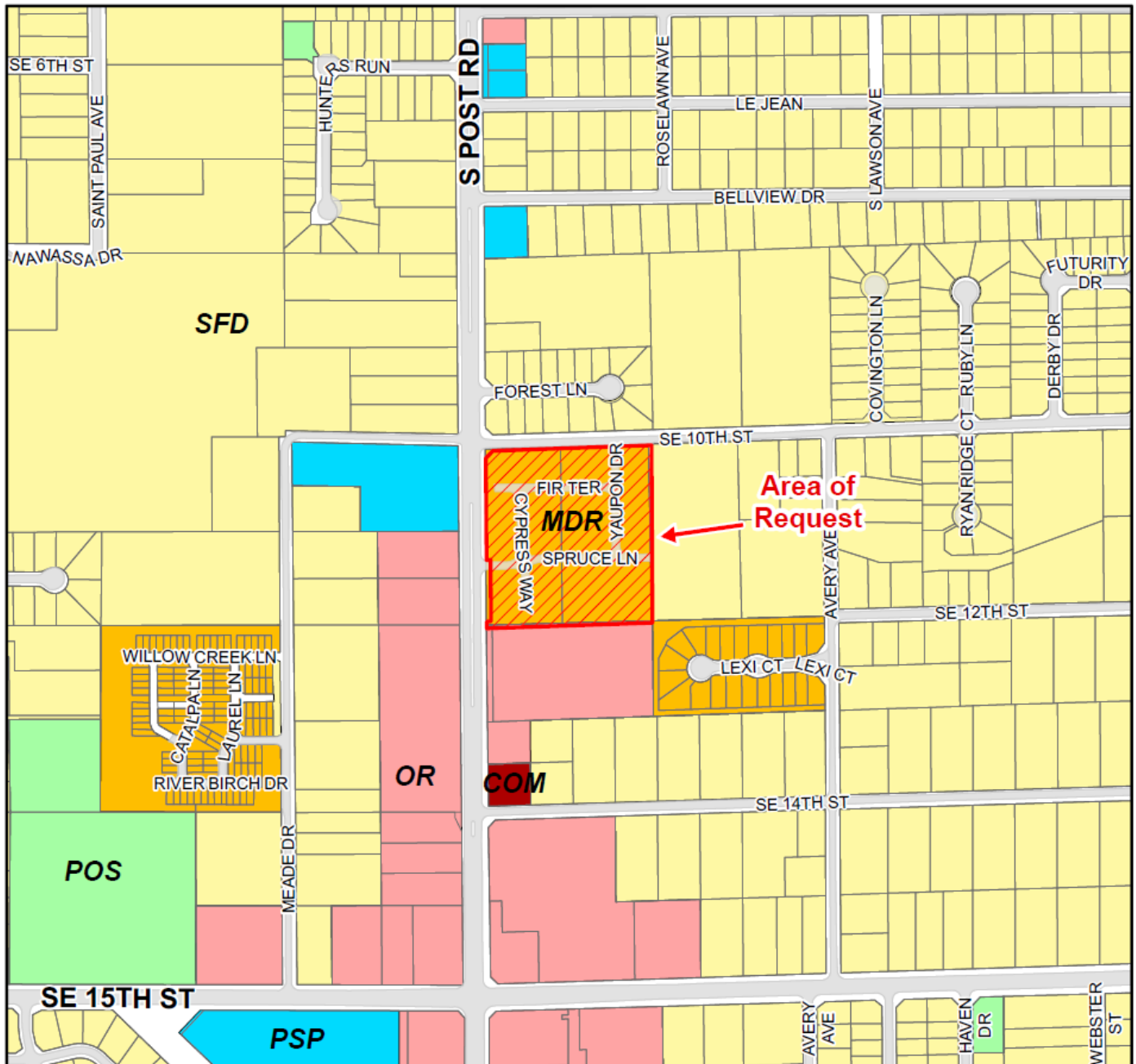
GENERAL MAP FOR PC-2220 (SW/4, Sec. 6, T11N, R1W)

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On 8.5" x 11" paper 1 inch equals 500 feet

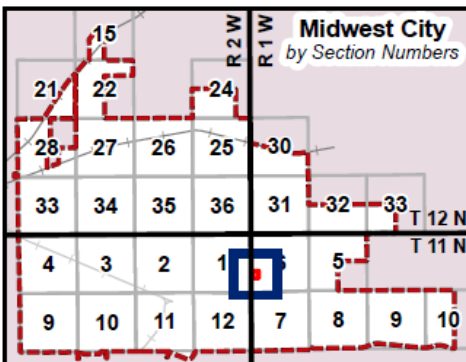
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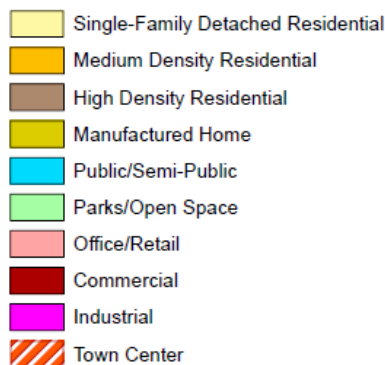
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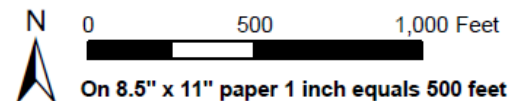
Locator Map



Future Land Use Legend



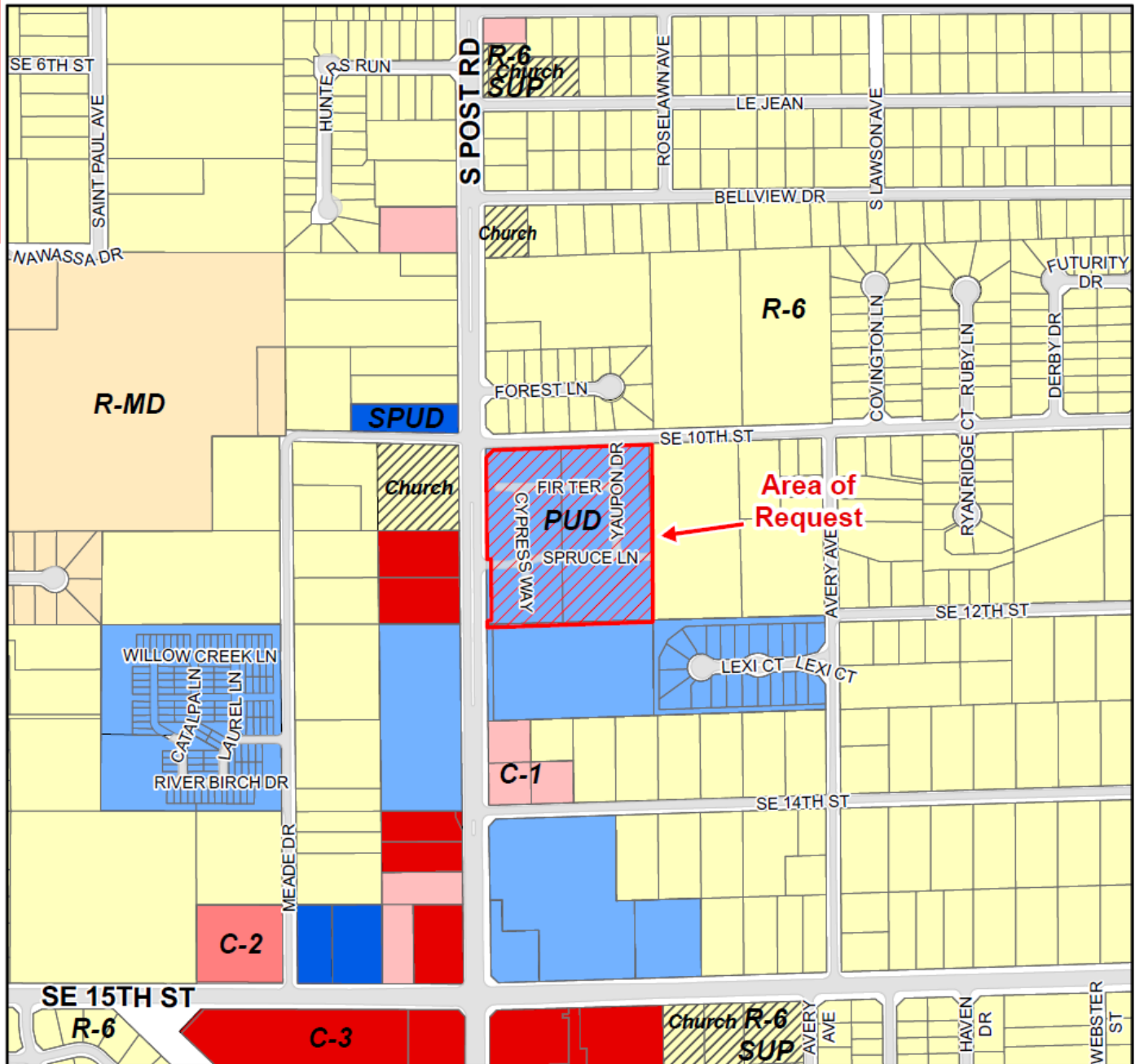
FUTURE LAND USE MAP FOR PC-2220 (SW/4, Sec. 6, T11N, R1W)



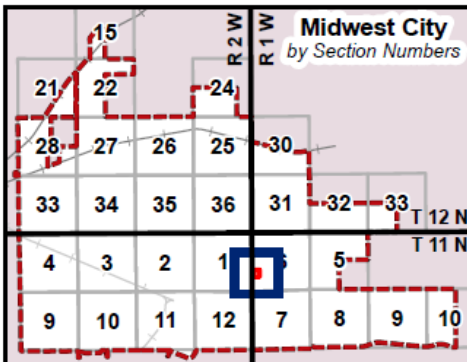
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Locator Map



Current Zoning Legend

| | | |
|---------|---------|----------|
| A-1 | I-3 | R-MD |
| A-1 SUP | O-1 | R-MD SUP |
| C-1 | O-1 SUP | R-HD |
| C-1 SUP | O-2 | R-HD SUP |
| C-2 | O-2 SUP | R-MH-1 |
| C-3 | R-6 | R-MH-2 |
| C-3 SUP | R-6 SUP | PUD |
| C-4 | R-8 | SPUD |
| C-4 SUP | R-10 | HOS |
| I-1 | R-22 | HOS SUP |
| I-2 | R-35 | |
| I-2 SUP | R-2F | |

ZONING MAP FOR PC-2220 (SW/4, Sec. 6, T11N, R1W)



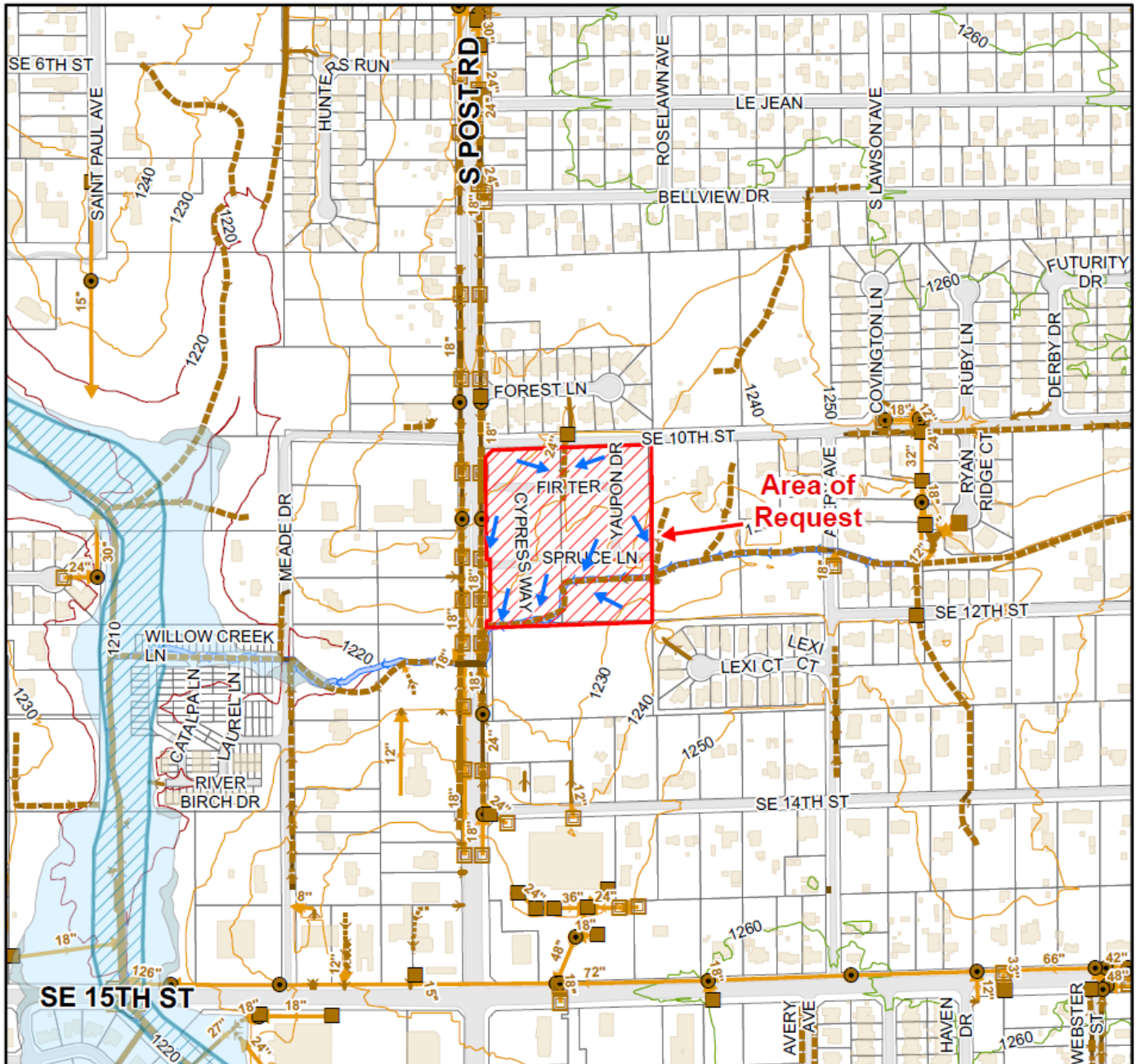
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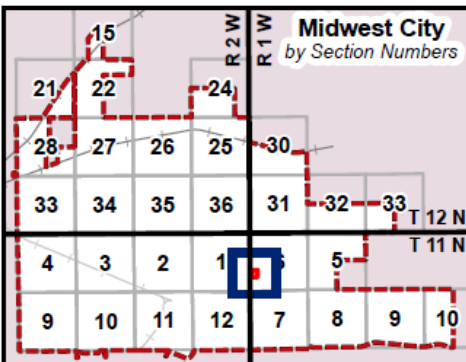
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Locator Map



Drainage Legend

- Curb Inlets
- Inlets
- Junction Box
- Culverts
- Flumes
- Developed Channels
- Trickle Channels
- Undeveloped Channels
- Storm Lines
- Creeks
- 2009 FEMA Floodplains
- 500-yr floodplain
- 100-yr floodplain
- Floodway

Contours

- 1166-1204 ft
- 1204-1228 ft
- 1228-1250 ft
- 1250-1278 ft
- 1278-1324 ft

DRAINAGE MAP FOR PC-2220 (SW/4, Sec. 6, T11N, R1W)



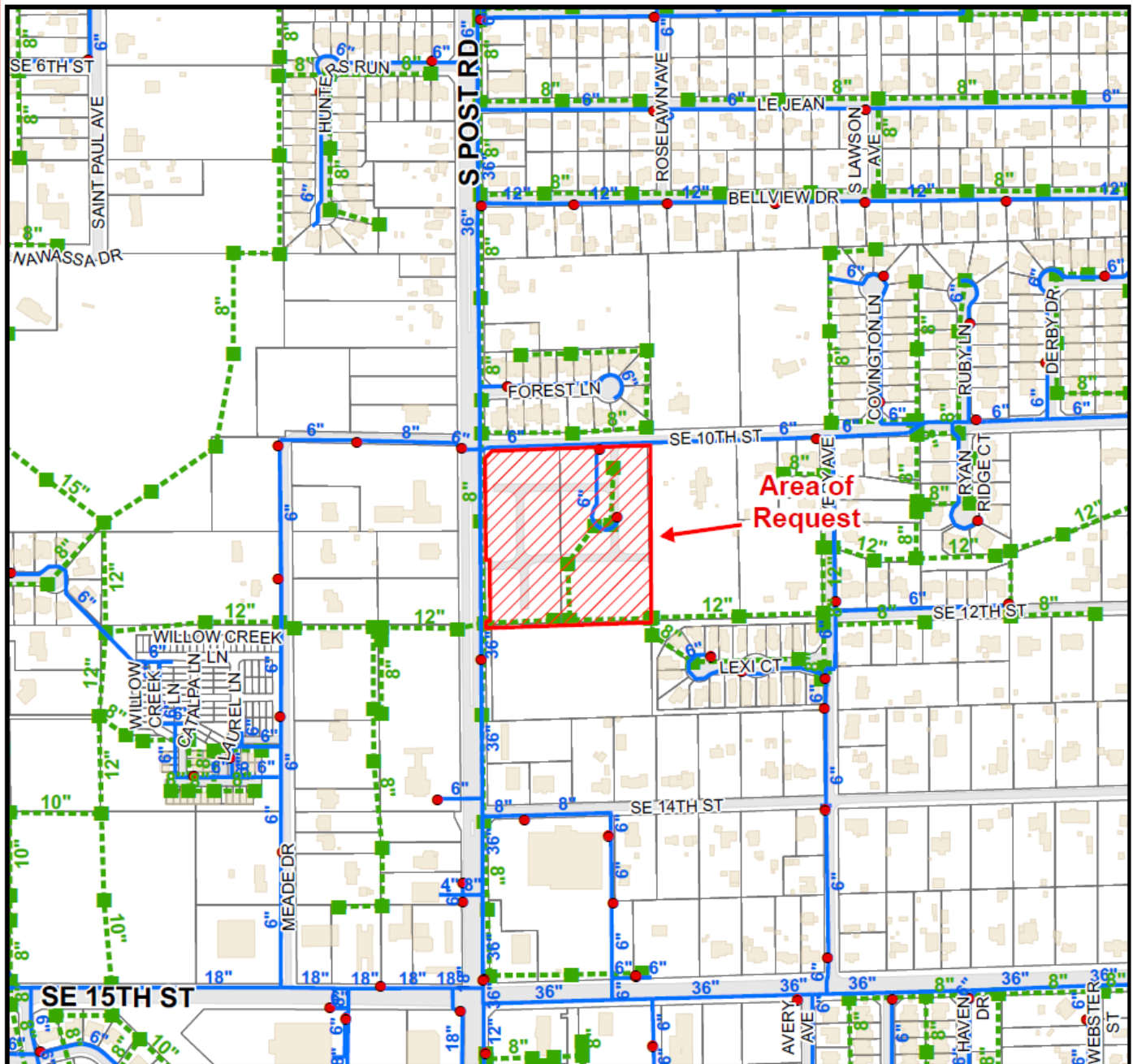
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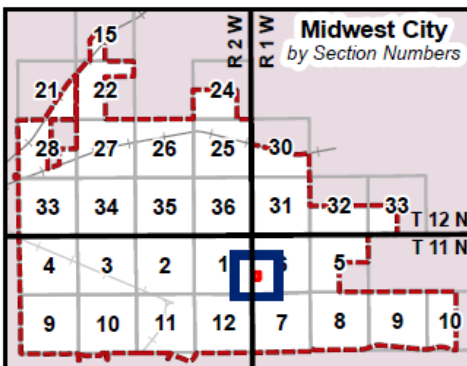
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Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines**
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

WATER SEWER MAP FOR PC-2220 (SW/4, Sec. 6, T11N, R1W)

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DATE OF PREPARATION: 7/22/2025

4131 NW 22nd Street, Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date: 6/30/2026
Telephone: (405) 849-6010 Fax: (405) 849-6010
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GOLDEN
LAND SURVEYING

SUBDIVISION CONTAINING:
28.39 AC. (6) BLOCKS
GRAND SUBDIVISION
OF 143.36 ACRES
SURVEYOR:
GOLDEN LAND SURVEYING
4131 NW 22nd Street, Suite 100
OKLAHOMA CITY, OKLAHOMA 73120
(405) 849-6010

DEVELOPER:
CYPRESS REAL ESTATE, LLC
4131 NW 22nd Street, Suite 100
OKLAHOMA CITY, OKLAHOMA 73120
(405) 849-6010

FINAL PLAT CYPRESS VILLAGE

A TRACT OF LAND BEING A REMAINDER OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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**Public Works
Administration**
8730 S.E. 15th Street
Midwest City, OK

NOTICE OF ACCEPTANCE

Date: July 28th, 2025

RE: Cypress Village Addition

Cypress MWC LLC:

I want to inform you that the infrastructure built to service the **Cypress Village Addition** development located along S.E. 10th Street and Post Road has been inspected by the City's Engineering staff and was constructed to meet the City's standards. Along with construction being complete, staff has received as-builts and lien releases for the improvements. All necessary materials will be submitted for acceptance by the City Council on August 26th, 2025, closing the project.

This infrastructure includes:

- Water line extensions within the development.
- Sewer line extensions within the development.
- Street and storm drainage extensions within the development.

**Patrick Menefee, P.E.,
City Engineer**

To: Chairman and Planning Commission
From: Matt Summers, Community Development Director
Date: August 5, 2025

Subject: (PC-2221) Public hearing, discussion, consideration, and possible action to consider approval of a Special Use Permit (SUP) to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the C-3 (Community Commercial District) for the property located at 2113 S. Air Depot Blvd, Midwest City, Oklahoma.

Executive Summary: The Applicant is requesting approval of a Special Use Permit for the subject property to allow Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the C-3 district.

The subject property was granted a permanent Certificate of Occupancy for Star KTV on January 27, 2025. The applicant would like to add the service of alcoholic beverages to the location. A similar application was considered by the City Council in March 2025. This application proposes hours of operation from 11 AM – 2 AM; and restricting access after 10 PM to those 21 years of age and older.

Staff has received confirmation from the ABLE Commission that the applicant can be issued a license from the Commission.

Both state and local notification requirements were met. At the time of this writing, staff received one (1) phone call from an owner of surrounding property in opposition to the proposal.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 5, 2025

City Council- August 26, 2025

Date of Pre-Application Meeting: June 3, 2025

Date of Site Plan Review Team Meeting: June 24, 2025



Council Ward: Ward 1, Susan Eads

Owner: Henry Pham, Phamily Properties LLC

Applicant: Henry Pham, Phamily Properties LLC

Zoning Districts:

| | |
|------------------|-----|
| Area of Request: | C-3 |
| North: | C-3 |
| South: | C-3 |
| East: | R-6 |
| West: | C-3 |

Land Use:

| | |
|------------------|------------------------------------|
| Area of Request: | Office/Retail |
| North: | Office/Retail |
| South: | Office/Retail |
| East: | Single Family Detached Residential |
| West: | Commercial |

Municipal Code Citation:

7.6. – Special Use Permit

7.6.1. *General Description and Authorization.* The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

- (A) *Consideration for compatibility.* With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.
- (B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.
- (C) *Use identified by individual zoning district.* If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

7.6.2. *Application.* Application and public hearing procedures for a special permit shall be completed in the same manner as an application for rezoning. A site plan shall be included with the application as outlined in 7.5 Site Plan (Page 183).

7.6.3. *Criteria for Special Permit Approval.*

- (A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:
 - (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
 - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.

- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
 - (1) The duration of the permit;
 - (2) The location, design, operation, and screening to assure safety;
 - (3) To prevent a nuisance;
 - (4) To control the noxious effects of excessive sound, light, odor, dust or similar conditions; and
 - (5) The hours of operation for any applicant receiving a special use permit.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit.

Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

7.6.5. *Expiration of Special Use Permits.* All special use permits shall expire by default:

- (A) *Non-establishment.*
 - (1) If the use is not established within twelve (12) months and no extension is approved.
 - (2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.
 - (3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.
- (B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.
- (C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.
- (D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

The following uses are permitted in the C-3, Community Commercial District with a Special Use Permit:

4.4.28. *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted.* Establishments or places of business where customers are seated and served, and are engaged in the sale, mixing or dispensing of beverages containing alcohol by weight, or wine capable of being consumed as a beverage or any kind of on-premises consumption as accessory to a restaurant operation. All requirements of Title 37A of the Oklahoma Statutes and Chapter 5 of the Midwest City Code must be met.

4.4.42. *Participant Recreation and Entertainment: Indoor.* Those participant recreation and entertainment uses conducted within an enclosed building.

History:

1. The subject property was zoned C-3 with the adoption of the 1985 Zoning Map.
2. A special use permit for Brielle's Bistro was approved September 2021. Official's Sports Bard operated in conjunction with Brielle's, however, utility services were terminated and the Special Use Permit expired.
3. March 2025 (PC-22017) City Council denied an application for a special use permit to allow 4.4.28. Eating Establishments: Sit-Down, Alcoholic Beverages Permitted on the subject property.

Next Steps:

If Council approves this special use permit, the applicant will need to obtain their State Liquor License and City Occupational License.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a special use permit application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a twelve (12) inch line running along the east side of Air Depot Boulevard. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main servicing the proposed parcel, an eight (8) inch line running along the west side of the parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is available from Air Depot Boulevard, respectively. Air Depot Boulevard is classified as a secondary arterial in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

No comments.

Planning Division:

The subject property has a Certificate of Occupancy, and currently operates as a restaurant with private karaoke rooms. If this application is approved, the applicant would be allowed to add alcohol sales as part of the restaurant operations. The applicant is proposing operating hours of 11 AM – 2 AM, and restricting access after 10 PM to persons 21 years of age or older.

The proposed hours of operation and age restrictions would allow the site to operate in a more consistent manner with existing businesses on the S. Air Depot Blvd. corridor than the application considered by the City Council in March 2025. This site has previously been approved as a restaurant with alcoholic beverage sales.

The subject property is mostly surrounded by properties zoned for commercial uses, with the exception of the residential properties on the east side of S. Air Depot Blvd. This application should have minimal impacts on surrounding property owners

Analyzing the criteria required by Section 7.6.3. (A) of Appendix A of the Midwest City Municipal Code:

1. The proposed use is in harmony with the policies of the Comprehensive Plan.
2. The proposed use is in harmony with the general purpose and intent of the C-3 zoning district.
3. The proposed use should not adversely affect the use of the neighboring properties.
4. The proposed use will not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing or anticipated traffic in the area.
5. The utility, drainage, parking, loading, signs, lighting access and other public facilities needed to serve the proposed use are available on the subject property.

Staff recommends the following conditions be imposed on an approval of this application for a special use permit for the subject property.

1. The permit shall become null and void upon change in occupancy of the subject property.
2. The hours of operation on the subject property shall not extend past 2 AM.
3. After 10 PM, no persons under the age of 21 years shall be allowed.

Based on the analysis above, staff recommends approval of this application with the conditions outlined.

Action is at the discretion of the Commission.

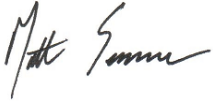
Action Required:

Approve or reject the Special Use Permit for the property noted herein, subject to staff comments as found in the August 5, 2025, Planning Commission agenda packet and made part of the PC-2221 file.

Suggested Motion:

“To approve the Special Use Permit for the property noted herein, subject to staff comments found in the August 5, 2025, Planning Commission agenda packet and made part of the PC-2221 file.”

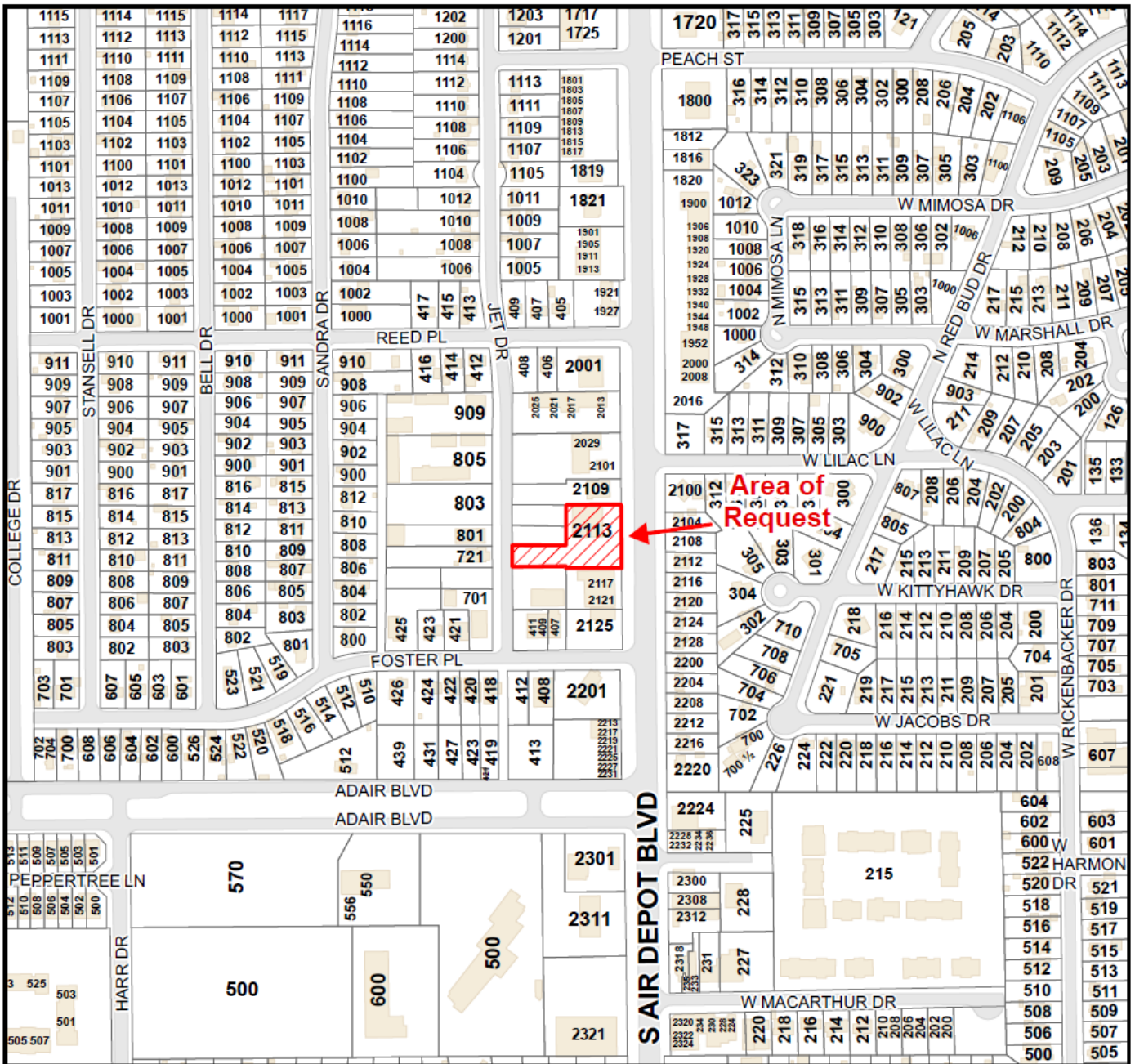
Please feel free to contact the Community Development office at (405) 739-1220 with any questions.

A handwritten signature in black ink, appearing to read "Matt Summers". The signature is stylized with a large "M" and a long, sweeping underline.

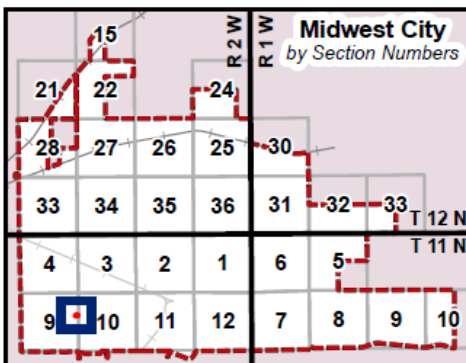
Matt Summers, AICP
Community Development Director



GIS - Information Technology/ Planning & Zoning



Locator Map



General Map Legend

- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
 - Active
 - Inactive / Closed

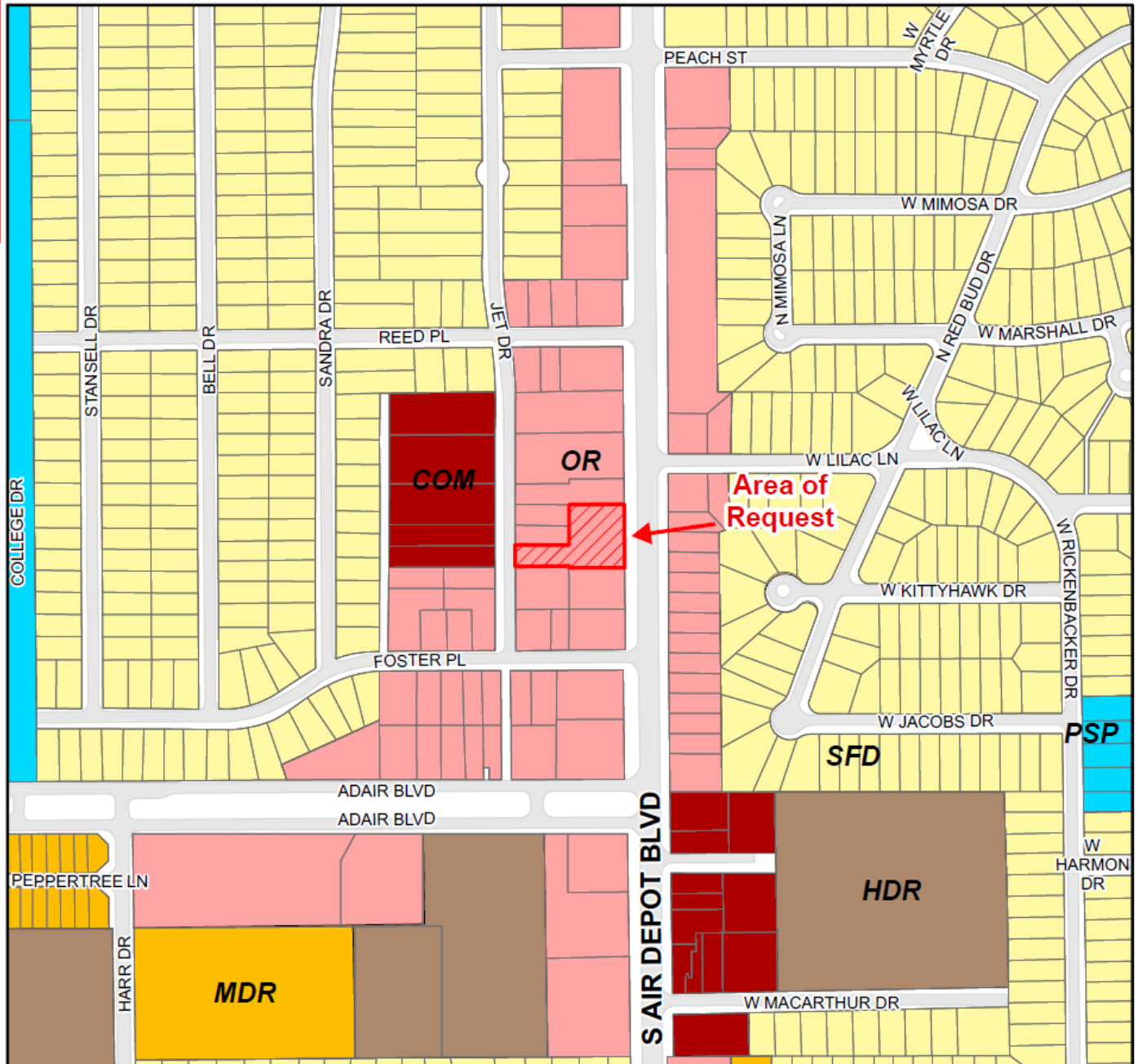
GENERAL MAP FOR PC-2221 (NE/4, Sec. 9, T11N, R2W)

N 0 300 700 Feet
On 8.5" x 11" paper 1 inch equals 350 feet

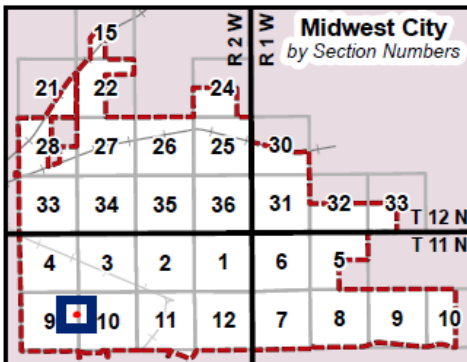
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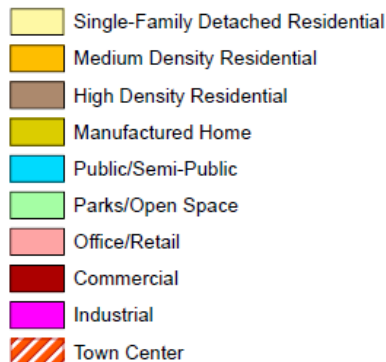
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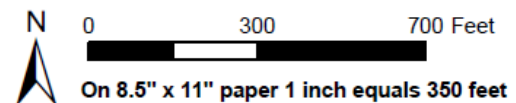
Locator Map



Future Land Use Legend



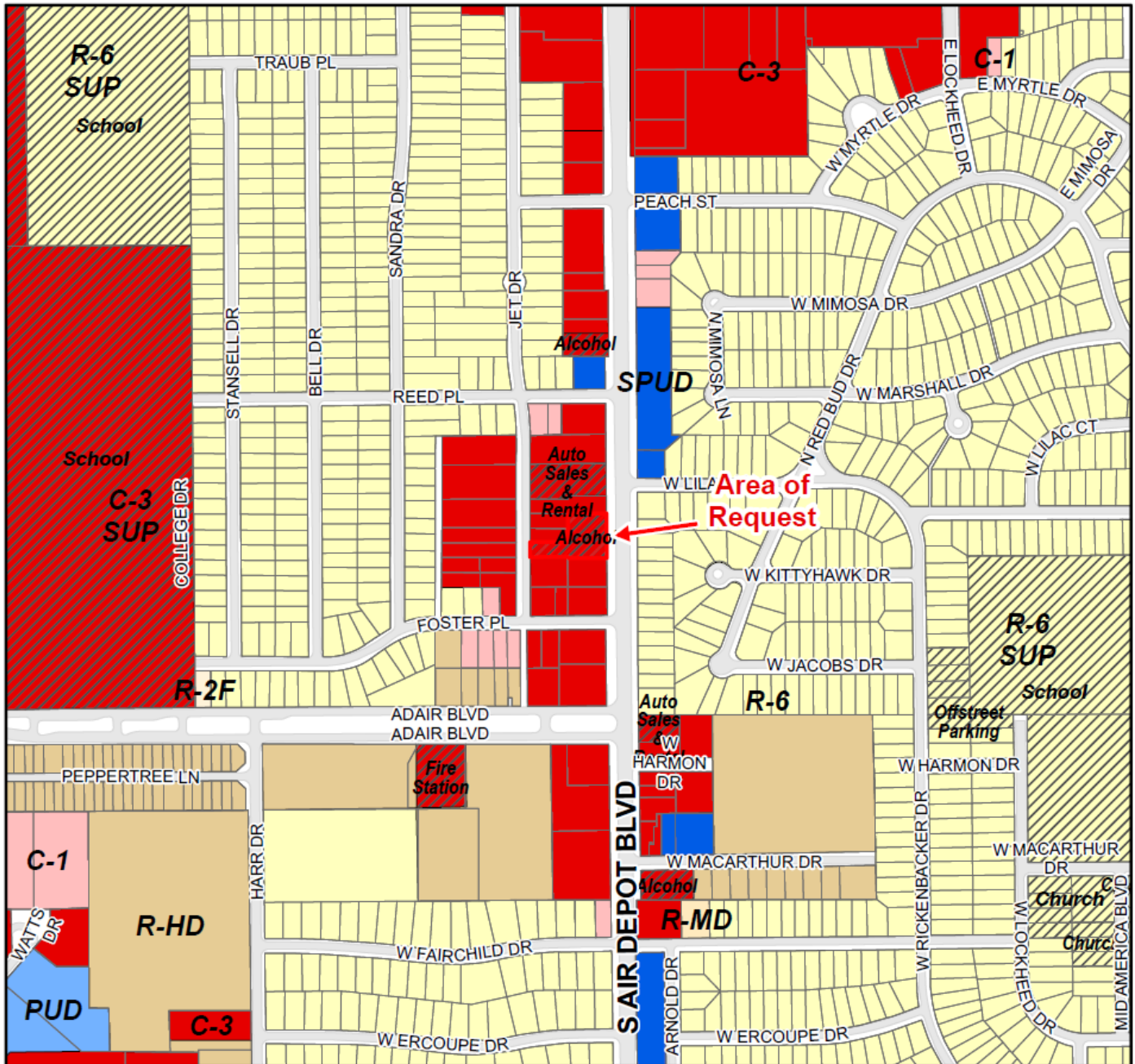
FUTURE LAND USE MAP FOR PC-2221 (NE/4, Sec. 9, T11N, R2W)



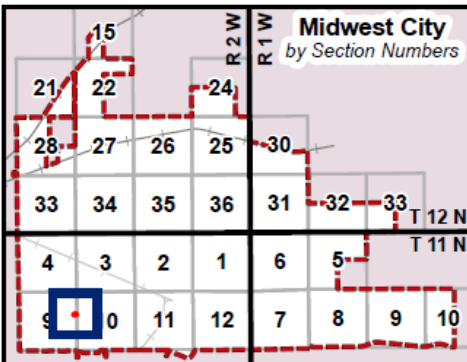
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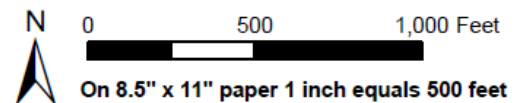
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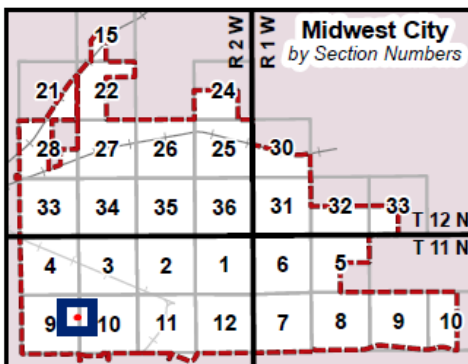
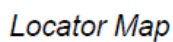
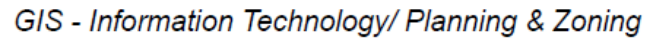
Current Zoning Legend

| | | |
|---------|---------|----------|
| A-1 | I-3 | R-MD |
| A-1 SUP | O-1 | R-MD SUP |
| C-1 | O-1 SUP | R-HD |
| C-1 SUP | O-2 | R-HD SUP |
| C-2 | O-2 SUP | R-MH-1 |
| C-3 | R-6 | R-MH-2 |
| C-3 SUP | R-6 SUP | PUD |
| C-4 | R-8 | SPUD |
| C-4 SUP | R-10 | HOS |
| I-1 | R-22 | HOS SUP |
| I-2 | R-35 | |
| I-2 SUP | R-2F | |

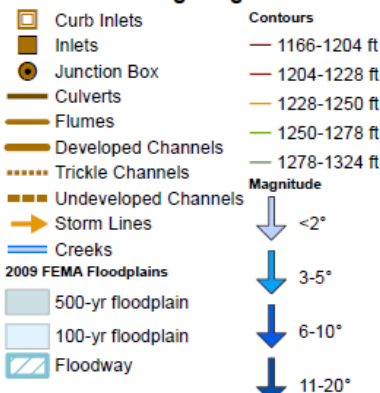
ZONING MAP FOR PC-2221 (NE/4, Sec. 9, T11N, R2W)



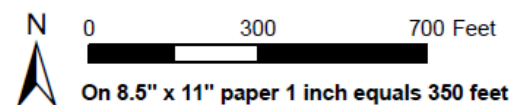
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Drainage Legend



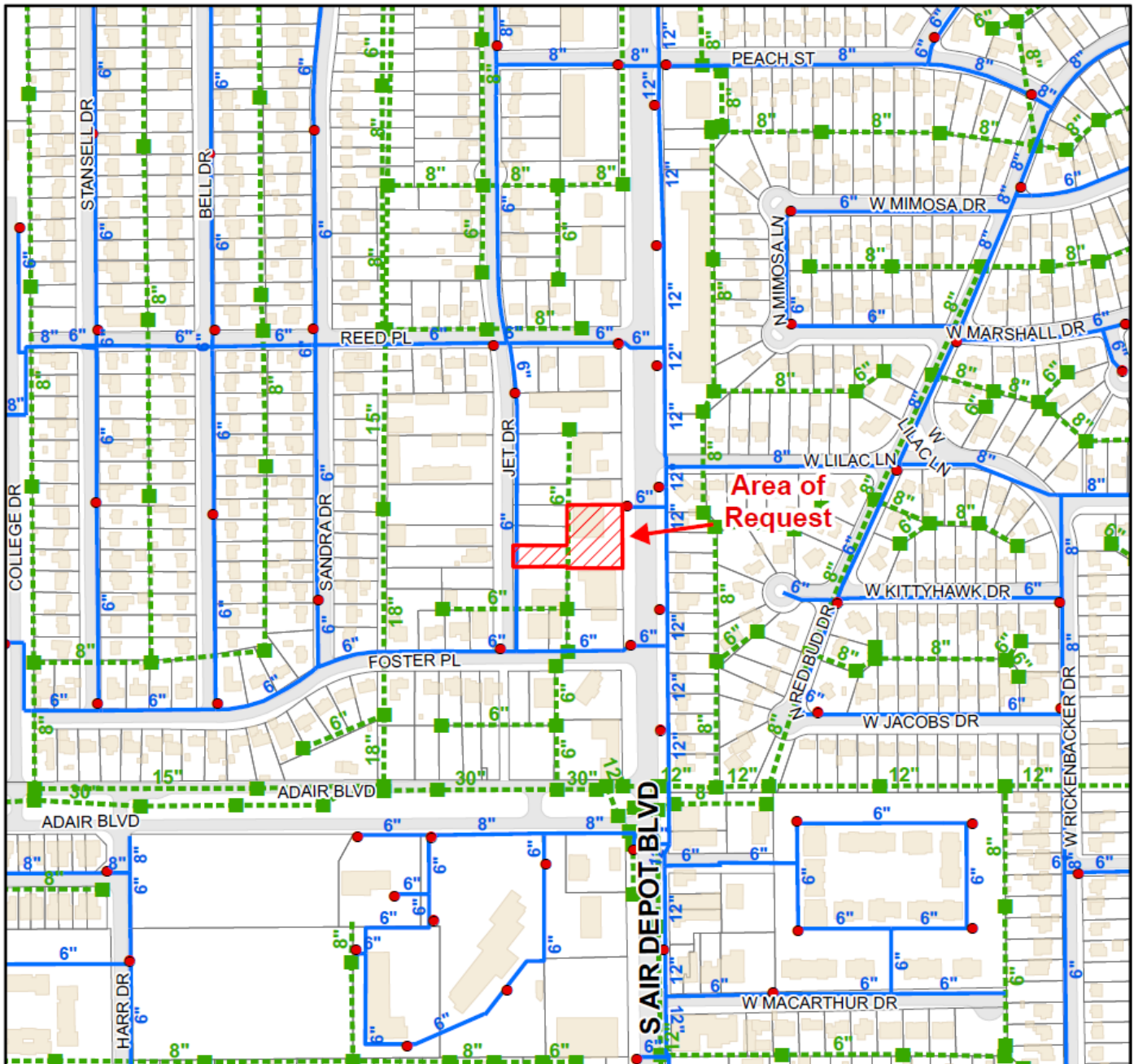
**DRAINAGE MAP
FOR PC-2221
(NE/4, Sec. 9, T11N, R2W)**



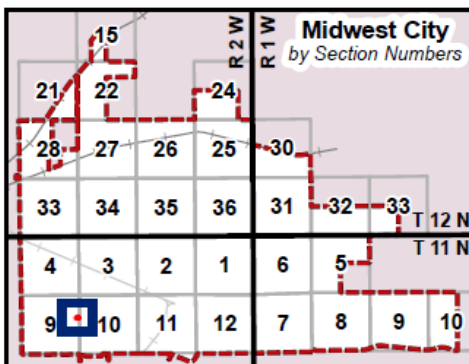
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GIS - Information Technology/ Planning & Zoning



Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines**
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

WATER SEWER MAP FOR PC-2221 (NE/4, Sec. 9, T11N, R2W)

N 0 300 700 Feet
On 8.5" x 11" paper 1 inch equals 350 feet

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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Intent Statement

This Development Intent Statement is intended to provide a written description of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform City staff of proposed developments so that staff may assist applicants by providing detailed information regarding Municipal Code requirements for new developments.

Name: Star KTV LLC - John Cheng

Phone number and email:

[REDACTED]

Address of property proposed for development: 2113 South Air Depot Blvd, MWC, OK 73110

Please use the following lines to explain your proposed development. Please include information such as use (residential, multi-family, commercial, office, industrial, etc.), parking, signage, exterior building materials and any other useful information.

We are converting an existing full service restaurant with mixed beverage to a full service restaurant serving mixed beverages with private karaoke rooms for private parties. We expect our operation hours be 11a to 2a 7 days a week. We expect our sales to breakdown to be 65% Food Sales, 20% Liquor / Mixed beverages, 10% catering, and 5% to go food. After 10p we plan to only allow persons over the age of 21 to enter the premises.

sTo: Chairman and Planning Commission
From: Matt Summers, Community Development Director
Date: August 5, 2025

Subject: (PC-2222) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from C-3 (Community Commercial District) to PUD (Planned Unit Development), for the property described as Lots 1, 2, 3, 24, 25, and 26 of Block 3 of Aviation Acres Addition, Oklahoma County, Oklahoma.

Executive Summary: The applicant is requesting to rezone the subject property from C-3 to PUD, Planned Unit Development, governed by the C-3 (Community Commercial) District.

The site is approximately 4.54 acres in size and is located on the east side of S. Midwest Boulevard.

The proposed PUD would allow for further development of the site. The proposed amendments to the sign and exterior design standards are appropriate and would help to enhance the SE 15th Street corridor.

Both state and local notification requirements were met. At the time of this writing, staff has not received any phone calls from surrounding property owners regarding this application.

Based on the analysis in the staff report, staff recommends approval of this application.

Action is at the discretion of the Commission.



Dates of Hearing: Planning Commission- August 5, 2025
City Council- August 26, 2025

Pre-Application Meeting Date: June 11, 2025

Council Ward: Ward 1, Susan Eads

Owner: Sooner Baptist Church (rep: John Hutchinson)

Applicant: Chris Rogers, Quiddity Engineering (Letter of Authorization on file)

Proposed Use: Financial Institution

Size: The subject property contains an area of 4.54 Acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request: Office / Retail
North: Office / Retail
South: Public / Semi-Public
East: Office / Retail & High Density Residential
West: Commercial

Zoning Districts:

Area of Request: C-3
North: PUD (Underlying C-3)
South: HOS
East: C-4 & HOS
West: C-3

Land Use:

Area of Request: Office / Retail
North: Office / Retail
South: Restaurant
East: Office / Retail & Undeveloped
West: Commercial

Municipal Code Citation:

2.25. PUD, Planned Unit Development

2.25.1. *General Provisions.* The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

The PUD is subject to special review procedures within [7.3](#) PUD Application and Review (Page 174), and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2. *Intent and Purpose.* The intent and purpose of the planned unit development provisions are as follows:

- (A) *Innovative land development.* Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the Comprehensive Plan.
- (B) *Flexibility within developments.* Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
- (D) *Function, design, and diversity.* Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

- (E) *Modifications to development requirements.* Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

Comprehensive Plan Citation

The Future Land Use designation for the subject property is Office/Retail. The uses proposed by this application are supported by the current designation.

Office/Retail Land Uses

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial). Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

History:

1. The subject property is part of the Aviation Acres Subdivision approved in 1944.
2. In December 2024 (PC-2189) the subject property was rezoned to C-3.

Next Steps:

If Council approves this rezone, the Applicant can proceed with the appropriate platting approval process and building permits.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the Applicant in continued community development activities such as extending public sewer and water and making street improvements, for example. This is a rezoning application, and the construction references are provided to make the Applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, a twelve (12) inch line along the south side of S.E. 15th Street and a six (6) inch line along the west side of Warren Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is an eight (8) inch public sewer main located in the southeast corner of the proposed parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Access to the parcel is from S.E. 15th Street and from Warren Drive. S.E. 15th Street is classified as a secondary arterial road in the 2008 Comprehensive Plan. Warren Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application. There is no sidewalk across the full frontage of the parcel. Any new building permit will require sidewalk across the full frontage of the proposed parcel.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way are not required with this application.

Fire Marshal's Comments:

No comments from the Fire Marshal on this application.

Planning Division:

Staff met with the Applicant on June 11, 2025, for a pre-application meeting. The Site Plan Review Team met June 24th to review this application.

PUD Review:

The following is a summary of the areas of the development regulations the PUD proposes to amend for analysis. Please refer to the PUD Master Plan for the full text of the design statement.

Exterior Construction and Design Regulations:

- Exterior of new buildings to consist of seventy (70) percent masonry materials.
- Decorative glass on the building vestibule to be counted towards masonry requirements.

Sign Regulations:

- One (1) permanent off-premises advertising sign identifying the two uses/entities within the development shall be allowed on the property near the south right-of-way line of SE 15th Street.

This PUD application is proposed to facilitate the further development of the subject property. This site was approved for rezoning to C-3 in 2024. This PUD application is proposed to allow for a unique approach to signage for the development and to facilitate an attractive building design.

The proposed sign would be an attractive sign for this corridor and allow the advertisement of both occupants of the district. The proposed alteration of the exterior design regulations would allow the construction of a building with a modern design style featuring a glass vestibule.

Staff recommends approval of this application based on its compliance with the Comprehensive Plan and analysis of the PUD Master Plan.

Action is at the discretion of the Planning Commission.

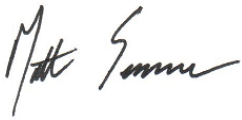
Action Required

Approve or reject an ordinance to amend the zoning map from C-3 to PUD (Planned Unit Development) governed by C-3 (Community Commercial District) for the property noted herein, subject to staff comments as found in the August 5, 2025, Planning Commission agenda packet and made part of the PC-2222 file.

Suggested Motion:

“To approve an ordinance to amend the zoning map to Planned Unit Development (“PUD”) for the subject property, subject to staff comments as found in the August 5, 2025, Planning Commission agenda packet and made part of the PC-2222 file.”

Please feel free to contact the Community Development Department at (405) 739-1228 with any questions.

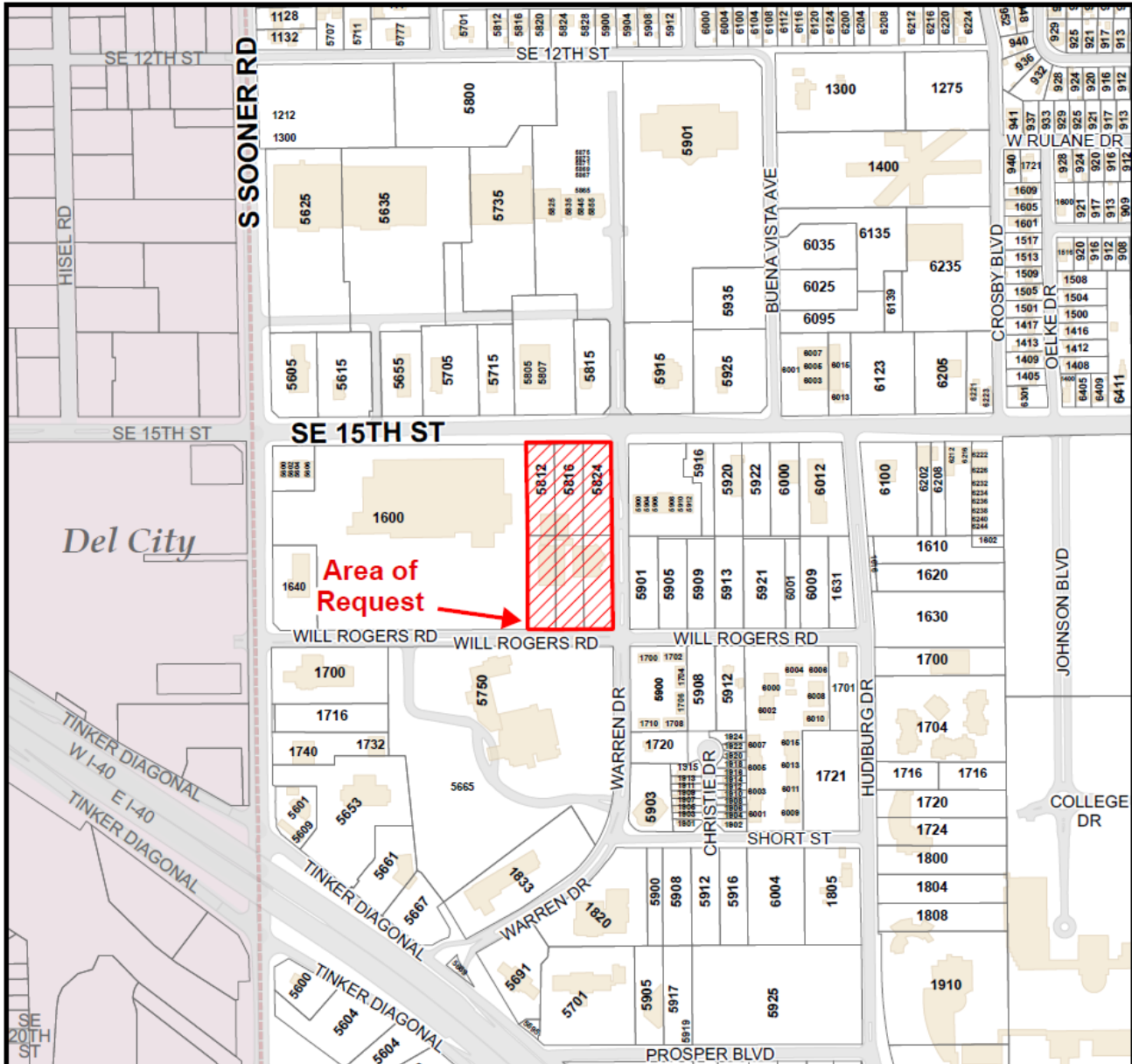
A handwritten signature in black ink, appearing to read "Matt Summers". The signature is stylized with a large "M" and a cursive "Summers".

Matt Summers, AICP

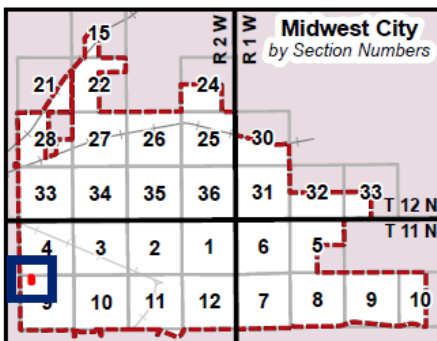
Community Development Director



GIS - Information Technology/ Planning & Zoning



Locator Map



General Map Legend

- Buildings
- Edge of Pavement
- MWC City Limits
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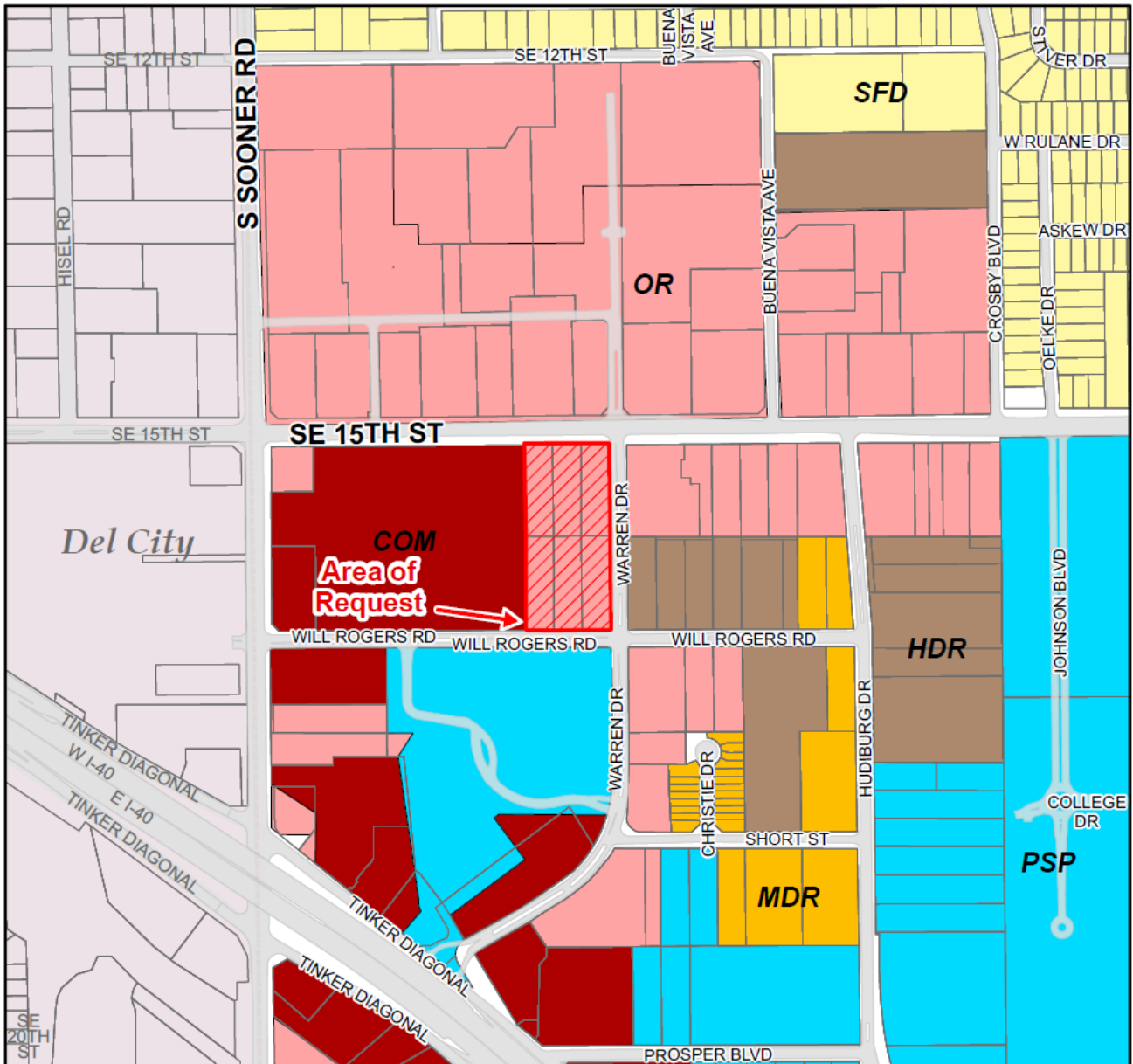
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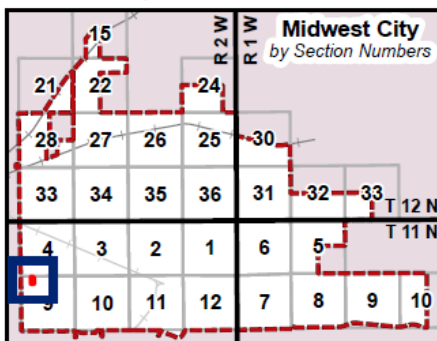
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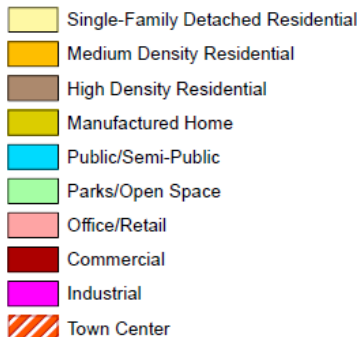
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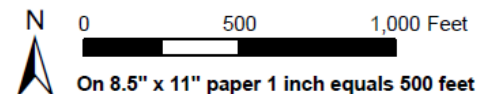
Locator Map



Future Land Use Legend



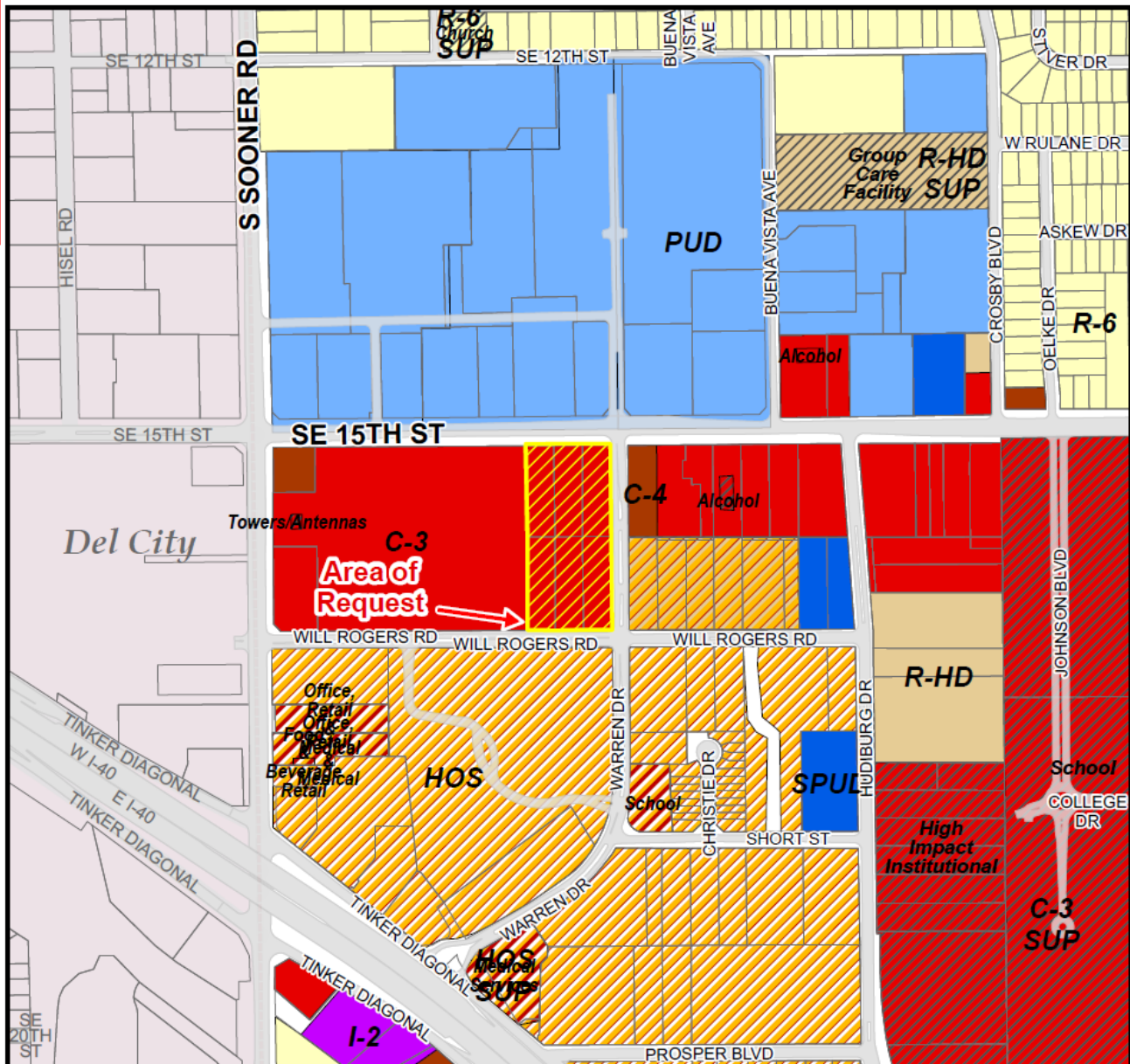
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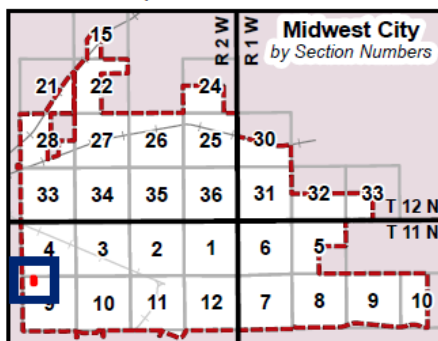
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GIS - Information Technology/ Planning & Zoning



Locator Map



Current Zoning Legend

| | | |
|---------|---------|----------|
| A-1 | I-3 | R-MD |
| A-1 SUP | O-1 | R-MD SUP |
| C-1 | O-1 SUP | R-HD |
| C-1 SUP | O-2 | R-HD SUP |
| C-2 | O-2 SUP | R-MH-1 |
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| C-4 | R-8 | SPUD |
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| I-1 | R-22 | HOS SUP |
| I-2 | R-35 | |
| I-2 SUP | R-2F | |

ZONING MAP FOR PC-2222 (NW/4, Sec. 9, T11N, R2W)



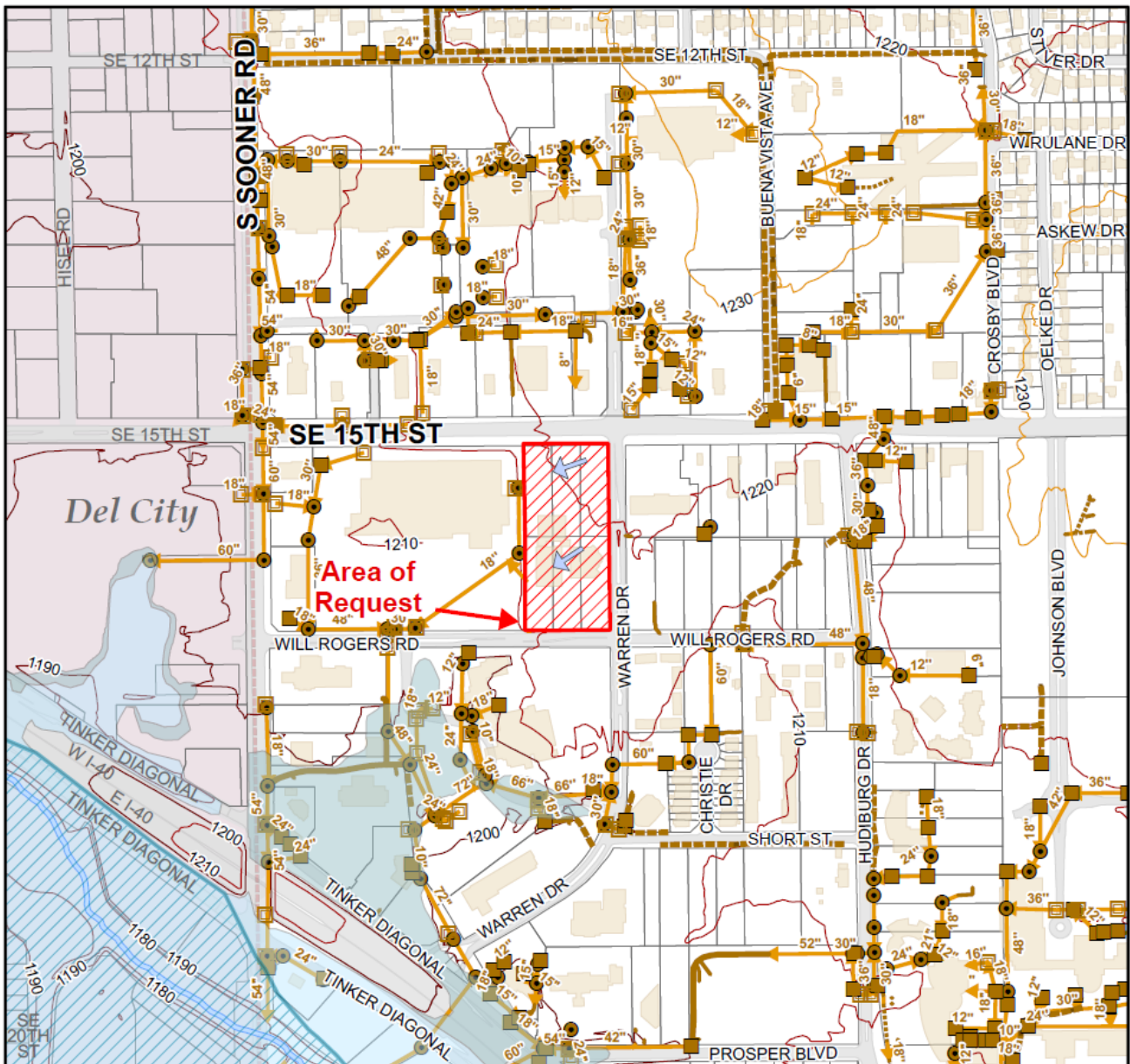
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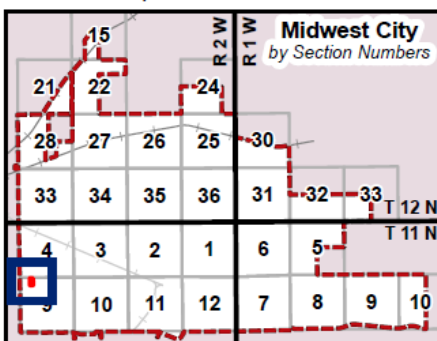
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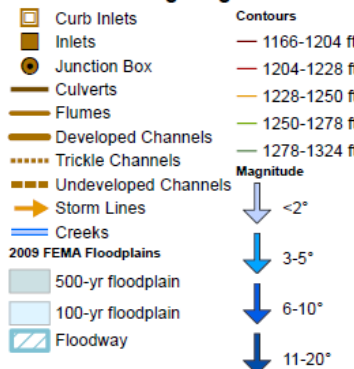
GIS - Information Technology/ Planning & Zoning



Locator Map



Drainage Legend



DRAINAGE MAP FOR PC-2222 (NW/4, Sec. 9, T11N, R2W)

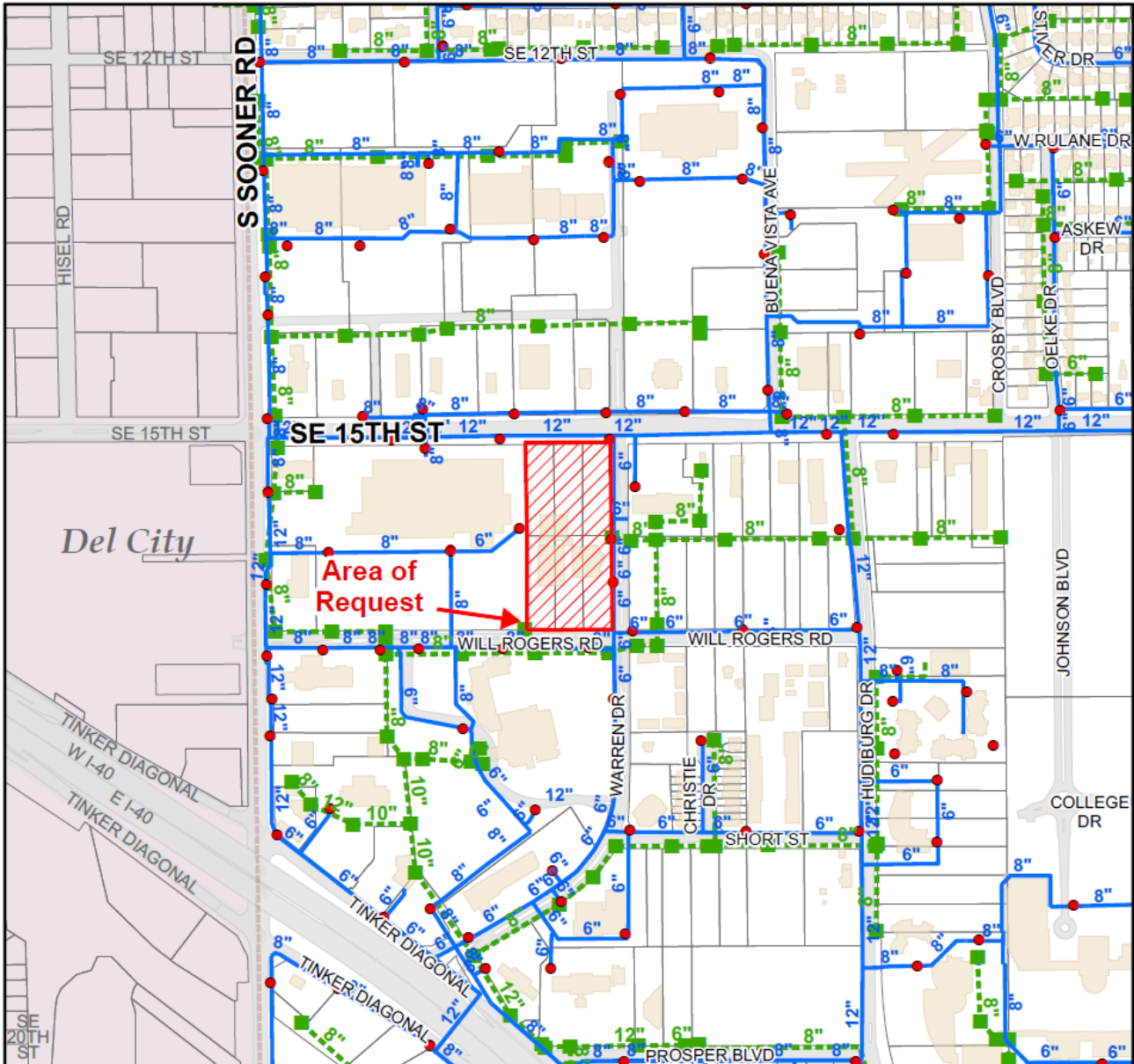
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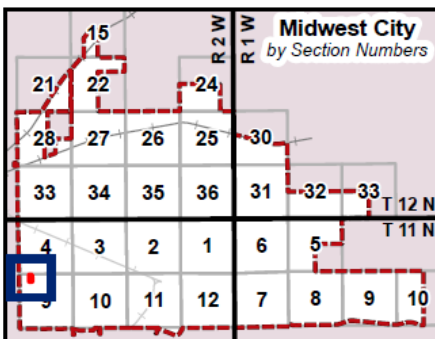
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Locator Map



Water/Sewer Legend

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WATER SEWER MAP FOR PC-2222 (NW/4, Sec. 9, T11N, R2W)



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**THE CITY OF MIDWEST CITY
PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT
For
LOTS 1-3, 24-26 BLOCK 3 OF AVIATION ACRES
(SOONER BAPTIST CHURCH)**

June 18, 2025

PREPARED FOR:

**Sooner Baptist Church
5824 SE 15th Street
Midwest City, OK 73110**

PREPARED BY:

**Quiddity Engineering
4500 Mercantile Plaza Drive
Suite 228
Fort Worth, TX 76137
(682) 268-2200
crogers@quiddity.com**



QUIDDITY

Page | 1

Texas Board of Professional Engineers Registration No. F-439 | Texas Board of Professional Land Surveying Registration No. 10046100

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| EXHIBIT A – Master Development Plan (attached hereto and made a part hereof) | |
| EXHIBIT B – Building Renderings (attached hereto and made a part hereof) | |
| EXHIBIT C – Sign Renderings (attached hereto and made a part hereof) | |

1.0 INTRODUCTION

This Planned Unit Development consists of 4.55 acres on six platted lots at the southwest corner of SE 15th Street and Warren Drive in Midwest City, Oklahoma. The addresses of the six lots are 5812, 5816, and 5824 SE 15th Street.

2.0 LEGAL DESCRIPTION

The legal description of the property is:

Lots One (1), Two (2), Three (3), Twenty-four (24), Twenty-five (25), and Twenty-six (26) in Block Three (3), of Aviation Acres, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 198,000 SF or 4.5454 acres, more or less.

3.0 OWNER/DEVELOPER

The owner of the property described in Section 2.0 is Sooner Baptist Church.

4.0 SITE AND SURROUNDING AREA

The property is currently the location of the Sooner Baptist Church buildings and parking lots. The northern portion of the site along the frontage of SE 15th Street, approximately 1.21 acres, is currently undeveloped. The property was rezoned to C-3 Community Commercial District in December 2024. Property to the north, across SE 15th Street, is zoned PUD governed by C-3. Property to the south, across Will Rogers Road, is zoned HOS. Property to the east, across Warren Drive, is zoned C-4 and HOS. Property to the west is zoned C-3.

5.0 PHYSICAL CHARACTERISTICS

The site is currently partially developed and includes the buildings and parking lots for Sooner Baptist Church. The property generally slopes from northeast to southwest.

6.0 CONCEPT

The concept for this planned unit development is to create a commercial or professional office building and associated parking lot on a lot to be platted in the future on the north portion of the property fronting SE 15th Street.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is located on the south side of SE 15th Street, a five-lane curb and gutter street, on the west side of Warren Drive, a two-lane divided curb and gutter street, and on the north side of Will Rogers Road, a two-lane divided curb and gutter street. Access to the property is currently from Warren Drive and Will Rogers Road. Access to the property from SE 15th Street will be proposed for the Development. The intersection of SE 15th Street and Warren Drive is currently signalized.

7.2 SANITARY SEWER

An eight-inch public sanitary sewer main is located on the west side Warren Drive that serves the church building. An extension of the public sanitary to the north will be required for proposed Development.



7.3 WATER

Public water mains border the property. A twelve-inch line exists along the south side of SE 15th Street and a six-inch line exists along the west side of Warren Drive.

7.4 FIRE PROTECTION

Police and fire protection are available from the City of Midwest City. The nearest fire station is Station 2 at 550 Adair Blvd.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICES

Gas, electrical, and telephone services exist at the property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public transportation is currently available adjacent to this site.

7.7 DRAINAGE

The property primarily drains via sheetflow undetained to the south into the Will Rogers Road right-of-way. Further development of this property will comply with the requirements of the Midwest City Municipal Code.

8.0 COMPREHENSIVE PLAN

The Midwest City Comprehensive Plan was amended in December 2024 for the future land use designation of the property to be Office/Retail Land Use.

9.0 SPECIAL DEVELOPMENT REGULATIONS

The following Zoning Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Zoning Regulations of this PUD. For purposes of interpretation of these Zoning Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Midwest City Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided, however, that in the event of a conflict between the Zoning Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Zoning Regulations of this PUD shall prevail and be controlling.

9.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the C-3 Community Commercial District shall govern the property, except as modified herein.



9.2 EXTERIOR CONSTRUCTION AND DESIGN REGULATIONS

The exterior of new buildings shall consist of seventy (70) percent masonry materials. Decorative glass on the building vestibule is considered and counted toward the approved masonry material requirement.

9.3 SIGN REGULATIONS

One (1) permanent off-premises advertising sign identifying the two users/entities within the development shall be allowed on the property near the south right-of-way line of SE 15th Street.

10.0 EXHIBITS

- Exhibit A: Master Development Plan – Conceptual
- Exhibit C: Building Renderings - Conceptual
- Exhibit B: Sign Rendering - Conceptual









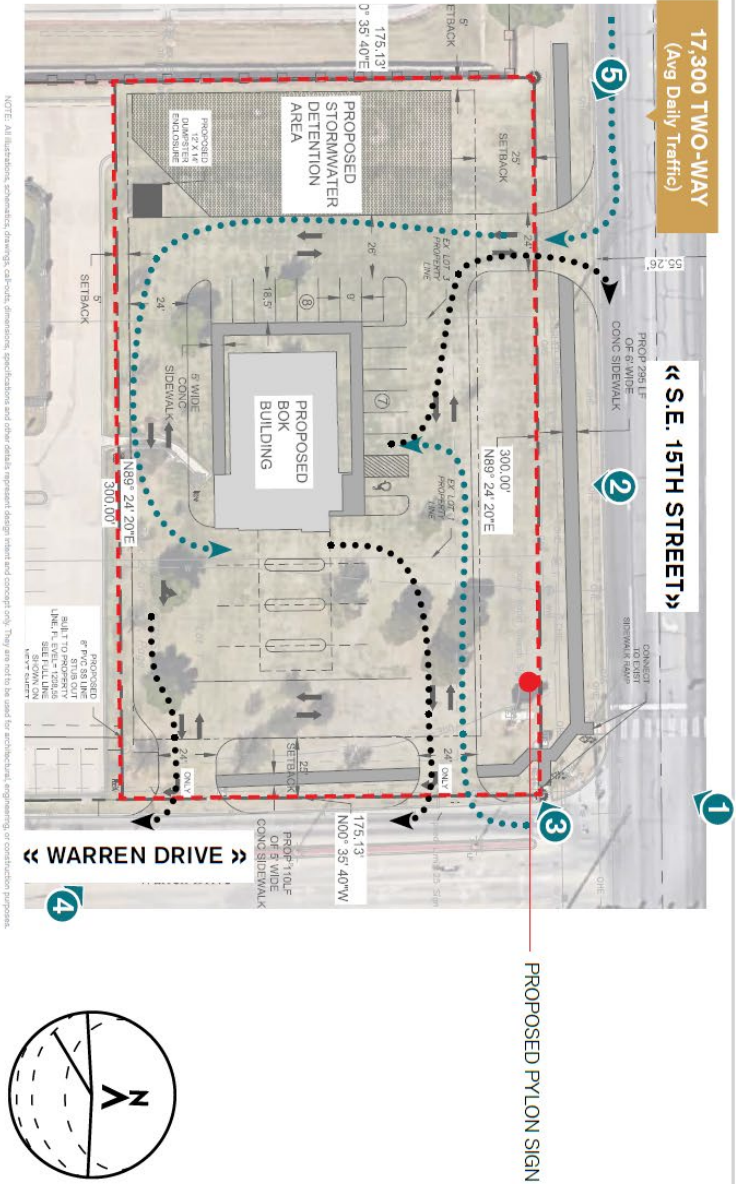


Midwest City

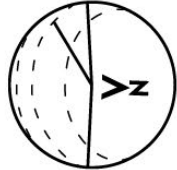
Site Planning: Proposed

GROSS LAND AREA: +/- 1.21 ACRES

BOK, Midwestern, Strategic, EP014683
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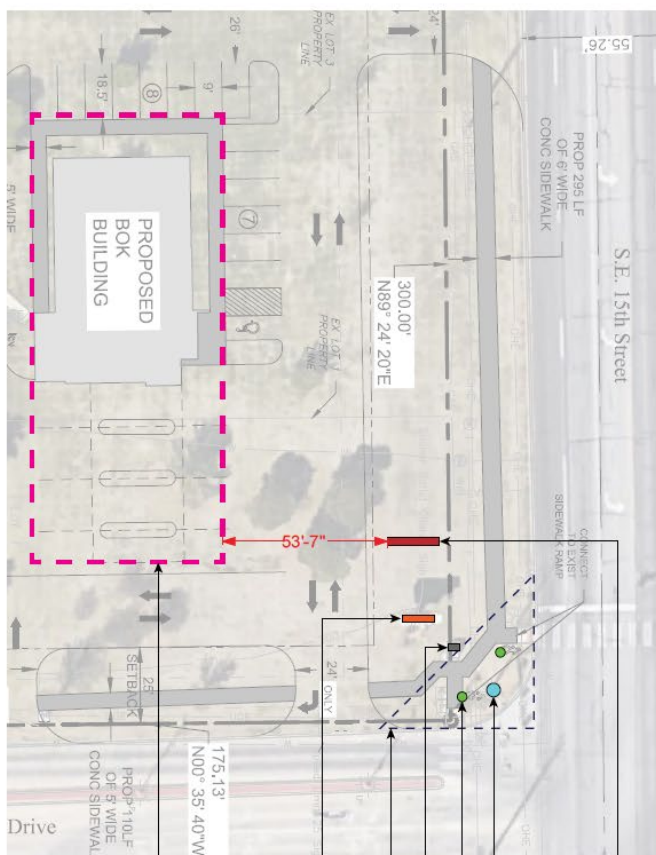


NOTE: All illustrations, schematics, drawings, calculations, specifications and other details represent design intent and concept only. They are not to be used for architectural, engineering, or construction purposes.



Midwest City

Site Planning: Proposed / Detail



Proposed new Bank of
Oklahoma sign
(approximate)

- Existing traffic signal
- Existing pedestrian signals

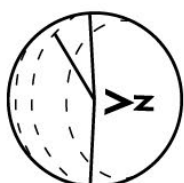
Existing utility box
50' sight triangle

Existing Sooner Baptist
Church sign
(to be removed)

Proposed new building (approximate)

BOK_MidwestCity_SignageStudy_EP01Add03
©2024 ADRENALINE, LLC.

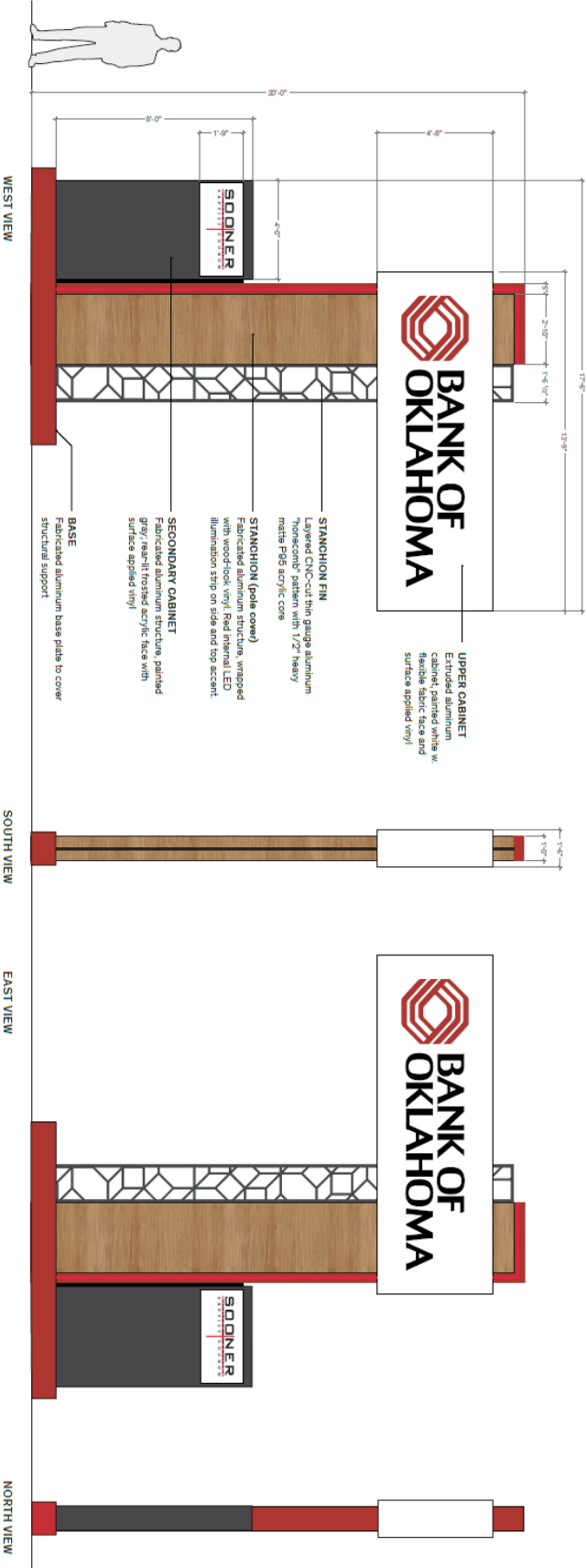
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Midwest City

Pylon Sign: Details

Total sign area (West View): 166.5 square feet



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Community Development Department
100 N. Midwest Blvd, Midwest City, OK

To: Chairman and Planning Commission
From: Matt Summers, Community Development Director
Date: August 5, 2025
Subject: (PC-2217) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail to Commercial; and an ordinance to redistrict from C-3 (Community Commercial District) to PUD (Planned Unit Development), for the property located at 2300 and 2350 S. Midwest Blvd., Midwest City, Oklahoma.

Staff and the Applicant have agreed to take no action on agenda item PC-2217 and move the item to the September Planning Commission agenda. The Applicant requested hearings on this item be postponed via email on July 28, 2025.

Taking no action on this agenda item does not require action by the Planning Commission. Staff will send notifications via mail to property owners within 300 feet and have the notification published in the newspaper.

Sincerely,

Matt Summers, AICP
Community Development Director