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**AGENDA FOR THE REGULAR MEETING OF THE  
MIDWEST CITY PLANNING COMMISSION  
October 7, 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 September 2, 2025, Planning Commission Meeting.

**C. ANNOUNCEMENTS**

1. None

**D. DISCUSSION**

1. (MP-00026) Public hearing, discussion, consideration, and possible action to approve a Minor Plat of MWC U-Haul for the property located at 7515 & 7525 SE 29<sup>th</sup> Street, Midwest City, Oklahoma.

**E. COMMISSION DISCUSSION**

**F. PUBLIC DISCUSSION**

**G. FURTHER INFORMATION**

1. Comprehensive Plan Update

**H. ADJOURN**

# MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

**DATE September 2, 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 September 2, 2025 at 5:00 p.m., with the following members present:

Commissioners present:      Jess Huskey  
   Russell Smith *Chairman*  
   Rick Rice  
   JD Collins  
   Rick Dawkins  
   Jim Smith

Commissioners absent:      Dean Hinton

Staff present:                      Matthew Summers, Community Development Director  
   Julie Shannon, Planner III  
   Zanya Darthard, Planner II  
   Brylee Hester, Planner I  
   Patrick Menefee, City Engineer

## **A. CALL TO ORDER**

The meeting was called to order by Chairperson Russell Smith at 5:00 p.m.

## **B. MINUTES**

A motion was made by Dawkins seconded by Collins, to approve the minutes of the August 5, 2025 Planning Commission meeting as presented.

Voting Aye: Huskey, R. Smith, Dawkins, J. Smith, Collins and Rice

Nay: none.

Motion carried.

## **C. ANNOUNCEMENTS None.**

## **D. DISCUSSION**

1. (MP-25) Public hearing, discussion, consideration, and possible action to approve a Minor Plat of Lots 14 & 15 of Block 1 of Pointons Glendale Addition, for the property located at 10624 & 10628 E. Reno Avenue, Midwest City, Oklahoma.

Planner Zanya Darthard presented the item. The applicant, Anthony Lipscom was present and had no objects to the Staff Report.

A motion was made by Huskey to approve item subject to all staff comments, seconded by Collins.

Voting aye: Huskey, R. Smith, Collins, J. Smith, Dawkins and Rice.

Nay: None.

Motion Carried.

2. (PC-2228) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Single-Family Detached to Medium Density Residential; and an ordinance to redistrict from R-6 to SPUD, for the property located at 1116 Wilkinson Drive, Midwest City, Oklahoma.

Director Matt Summers presented the item. Applicant Brandon Leniger spoke. This will be all rental duplexes under one owners.

A motion was made by Rice to approve item subject to all staff comments, seconded by Collins.

Voting aye: Huskey, R. Smith, Collins, J. Smith, Dawkins and Rice.

Nay: None.

Motion Carried.

3. (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.

Director Summers introduced the item. He recommended excluding the water meter part of the request from the PUD design statement.

Developer Jeff Johnson spoke about the project. He wants to be able to do something innovative that looks modern and with architectural metal and glass that is not totally covered with brick. He would like some flexibility in design standards. He was frustrated with the change in the water meter ordinance that will add costs to the project. He would like to address the water meters in the design statement.

A motion was made by Rice to approve item with removal of water meter part and allowing 80% masonry contingent or suitable renderings for City Council to understand request, seconded by Huskey.

Voting aye: Huskey, R. Smith, Collins, J. Smith, Dawkins and Rice.

Nay: None.

Motion Carried.

**E. COMMISSION DISCUSSION**

Jess Huskey asked what the situation on Crumbles. Rick Rice was concerned about an existing sign that was left behind by an attorney who sold the property and moved their office but never removed the sign.

**F. PUBLIC DISCUSSION**

There was some discussion about community traffic problems.

**G. FURTHER INFORMATION**

Director Summers gave an update on the Comprehensive Plan. He said there would be another Community Open House to present the plan later in the year and then it would go to City Council for approval.

Items will go to City Council on Sept. 23.

**H. ADJOURNMENT**

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

Voting aye: Huskey, Hinton, R. Smith, Collins, J. Smith, Dawkins and Rice

Nay: None.

Motion Carried.

The meeting adjourned at 5:36 p.m.

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Chairman Russell Smith (*Chair*)  
(js)

**To:** Chairman and Planning Commission

**From:** Zamyia Darthard, Planner II

**Date:** October 7, 2025

**Subject:** (MP-00026) Public hearing, discussion, consideration, and possible action to approve a Minor Plat of MWC U-Haul for the property located at 7515 & 7525 SE 29<sup>th</sup> Street, Midwest City, Oklahoma.

**Executive Summary:**

The Applicant is requesting approval for this property to be platted into one (1) lot.

The subject property currently is two (2) un-platted lots with buildings that are currently used by U-Haul.

The proposed plat eliminates the two (2) existing lots and consolidates them into one (1) lot. Consolidating the plot into one (1) lot allows U-Haul to build a larger facility.

Staff performed their standard review of the minor plat, and it is consistent with all applicable zoning requirements for the property and all other applicable requirements of the Subdivision Ordinance.

If approved, the one (1) lot shall observe the development regulations outlined in the C-4, General Commercial District.

Both state and local notification requirements were met. At the time of this writing, staff received one phone call regarding the nature of the application. They did not express whether they were in favor or opposition to this application.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- October 7, 2025

City Council- October 28, 2025

**Date of Pre-Application Meeting:** August 28, 2025

**Date of Site Plan Review Team Meeting:** September 4, 2025

**Council Ward:** Ward 2, Pat Byrne

**Owner:** Brett Hogan (Americo Real Estate Company)

**Applicant:** Purvi Patel (Wallace Design Company)



**Size:** Contains an area of 4.82 acres MOL

**Zoning Districts:**

Area of Request: C-4  
North: R-6  
South: Tinker Air Force Base  
East: PUD  
West: C-4

**Land Use:**

Area of Request: General Commercial  
North: Single-Family Residential  
South: Tinker AFB  
East: Planned Unit Development  
West: General Commercial

**Municipal Code Citation:**

Sec. 38-20 – Minor Plat

*Sec. 38-20.1. Purpose.*

The purpose of a minor plat is to provide a limited means for simple land division under certain circumstances, which result in minimal lot creation.

In circumstances where no new interior public or private roads are created to serve the subdivision, then a minor plat may be suitable as an instrument to subdivide one (1) lot into five (5) or fewer lots.

Minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighboring and nearby properties.

*Sec. 38-20.2. Applicability.*

An application for approval of a minor plat may be filed when all of the following circumstances apply. Minor plat circumstances.

- (1) The proposed division results in five (5) or fewer lots;
- (2) All lots in the proposed subdivision front onto an existing public or approved private street and the construction or extension of a street or alley is not required to meet these Subdivision Ordinance requirements;
- (3) All lots meet the zoning ordinance area regulations and standards (minimum frontage, etc.); and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

*Sec. 38-20.5. Review and approval process.*

- (a) Review action and approval action—Same as final plat. The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per section 38-19.
- (b) Minor plat review criteria. The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied:

- (1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;
- (2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;
- (3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

**History:**

1. U-Haul was granted a Special Warranty Deed for this property on July 16, 1982.

**Next Steps:**

If Council approves this rezone, 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 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 minor 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:**

Water Supply and Distribution

There's a public water main bordering the proposed area of request. A twelve (12) inch line extends along the north side of S.E. 29th Street across the frontage of the south side of the proposed plat. 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's a public sewer main bordering the proposed area of request. An eight (8) inch line extends along the north side of the proposed plat. 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 area of request exists off of S.E. 29th Street. 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

A ten (10) foot utility easement is required along the east boundary of the area of request.

Fire Marshal's Comments:

No comments at this time.

Planning Division:

Staff met with the applicant on August 28, 2025, for a pre-application meeting. On September 4, 2025, a Site Plan Review Team meeting was held, and representatives from the following departments were present: Community Development, and Engineering,

The proposed minor plat seeks to consolidate the subject property from two (2) existing lots into one (1) single lot.

*If approved, the one (1) lot shall observe the development regulations outlined in the C-4, General Commercial District, including, but not limited to:*

Sec. 38-20.5. Review and approval process.

- (a) Review action and approval action—Same as final plat. The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per section 38-19.
- (b) Minor plat review criteria. The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied (staff comments in bold):
  - (1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;  
**- The minor plat is consistent with all applicable zoning and subdivision requirements.**
  - (2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;  
**- The created lots will be adequately served by utilities after the water line and sewer line is extended. Refer to the Engineering staff comments.**
  - (3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and  
**- The minor plat states all applicable of the above-mentioned.**
  - (4) The plat does not require new interior public or private roads to serve the subdivision.  
**- The plat does not require new interior public or private roads to serve the subdivision.**

Staff recommends approval of this item based on its compliance with the Subdivision and Zoning Regulations.

Action is at the discretion of the Planning Commission.



**Action Required:**

Approve or reject the Minor Plat of MWC U-Haul for the property noted herein, subject to staff comments as found in the October 7, 2025, Planning Commission agenda packet and made part of the MP-26 file.

**Suggested Motion:**

*“To approve the Minor Plat of MWC U-Haul for the property noted herein, subject to staff as found in the October 7, 2025, Planning Commission agenda packet and made part of the MP-26 file.”*

Please feel free to contact my office at (405) 739-1223 with any questions.

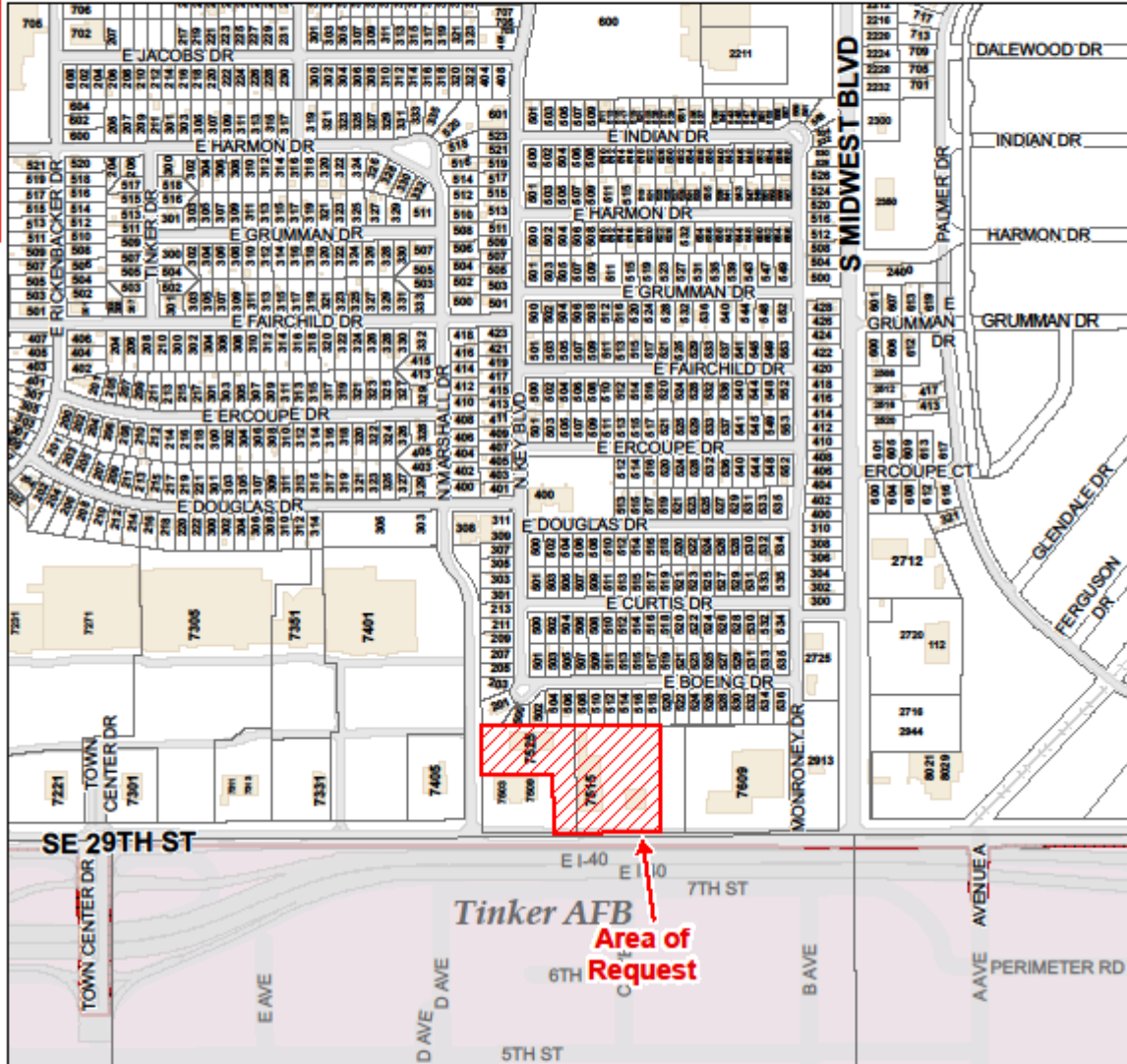
A handwritten signature in black ink, appearing to read 'Zamy Darthard', with a stylized, cursive script.

Zamy Darthard

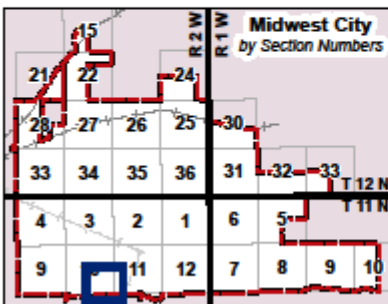
Planner II



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Locator Map



Created on September 15, 2025 using ArcPY script -

General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

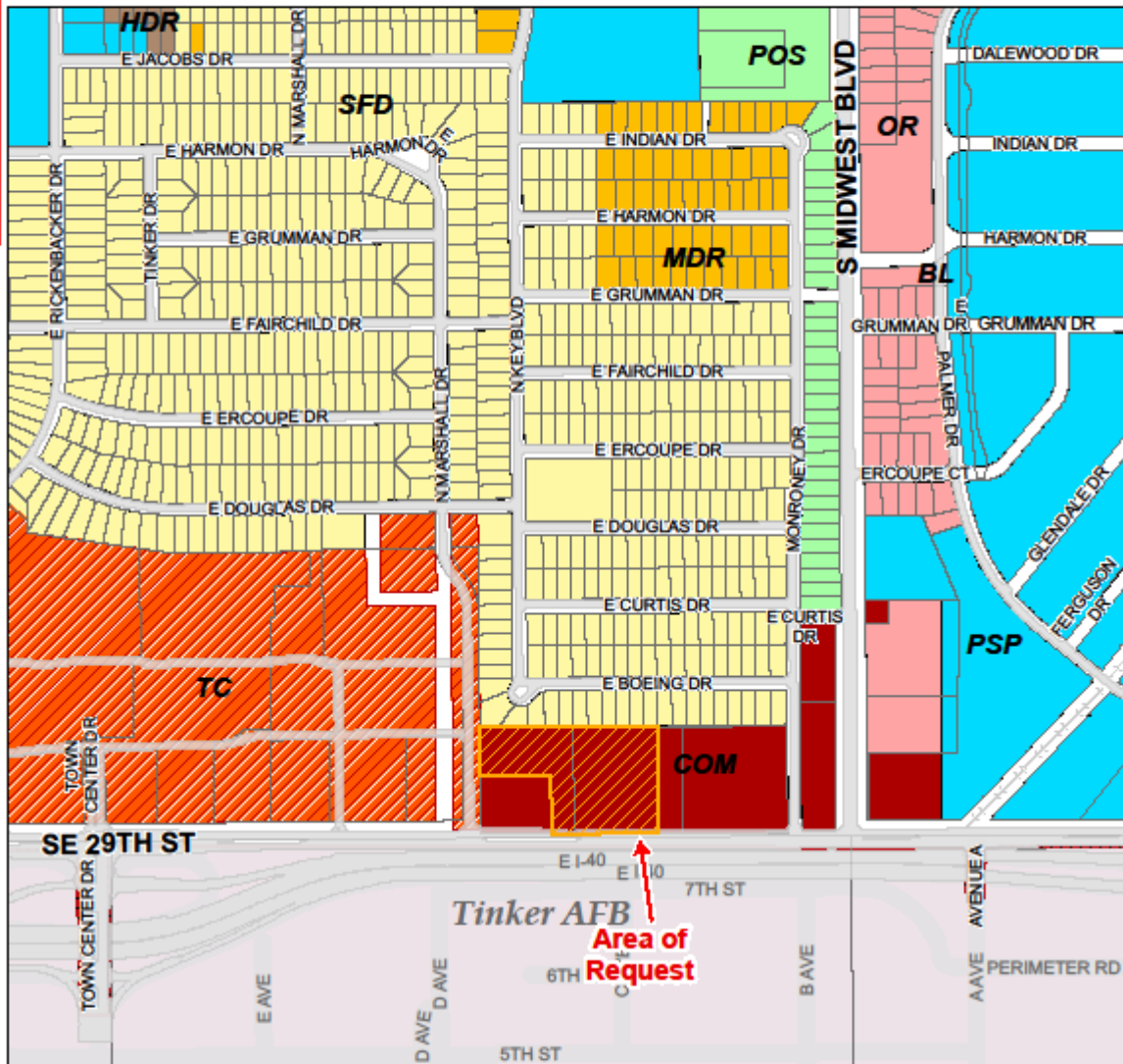
**GENERAL MAP  
FOR MP-26  
(SE/4, Sec. 10, T11N, R2W)**

N 0 480 960 Feet  
On 8.5" x 11" paper 1 inch equals 500 feet

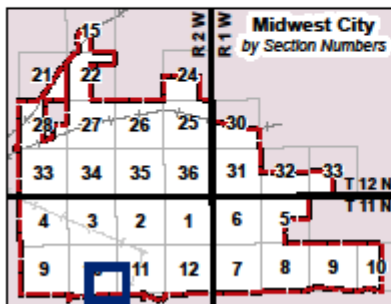
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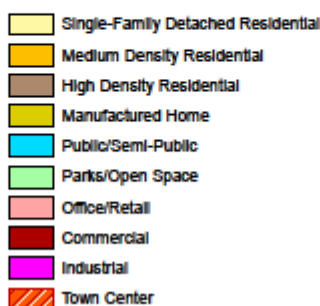


Locator Map

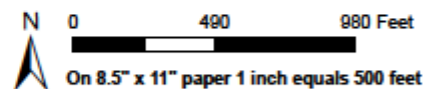


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Future Land Use Legend



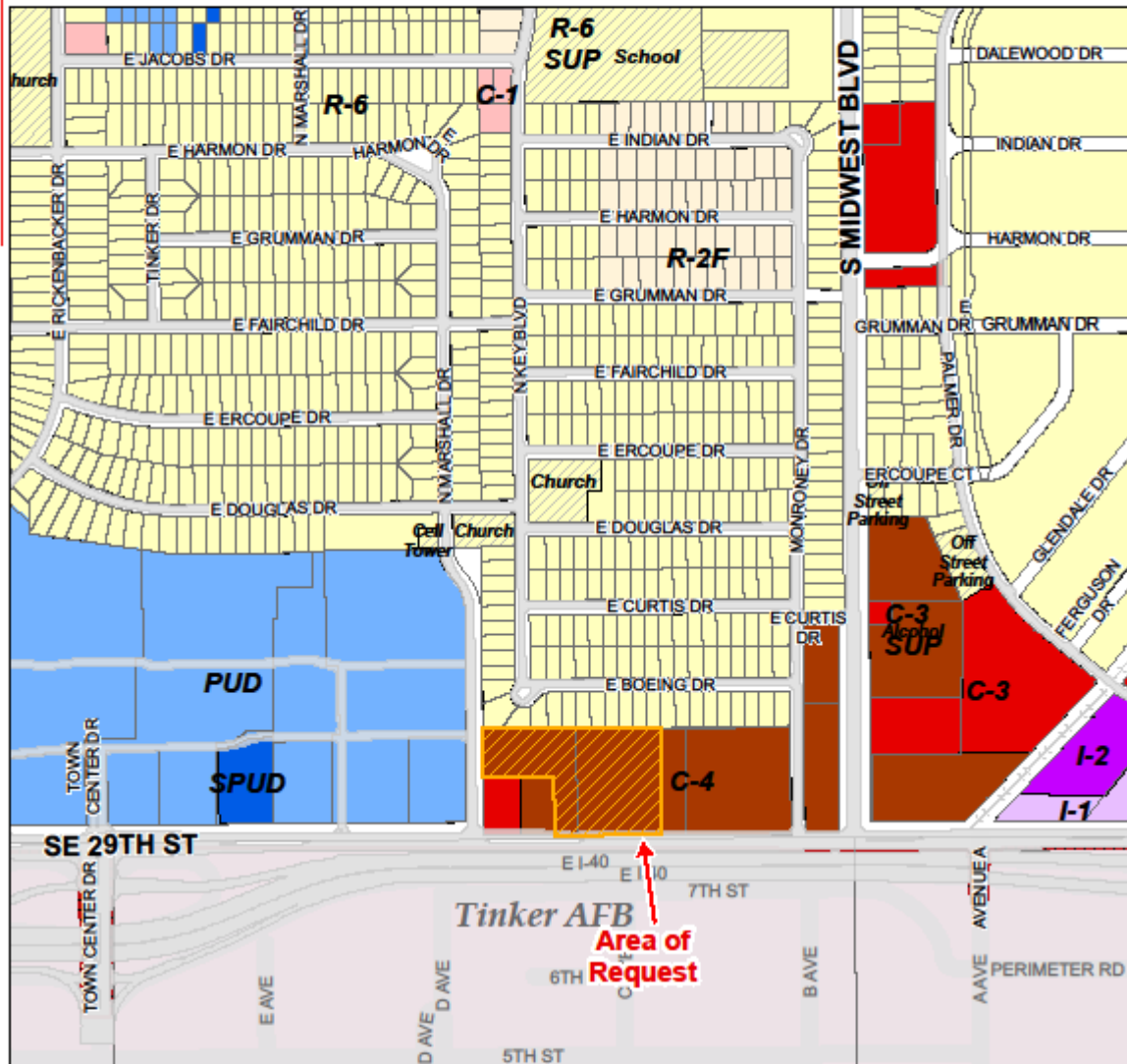
**FUTURE LAND USE MAP  
FOR MP-26  
(SE/4, Sec. 10, T11N, R2W)**



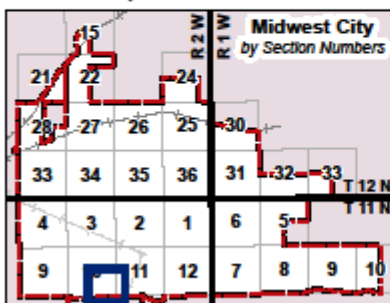
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Locator Map



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Current Zoning Legend

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

## ZONING MAP FOR MP-26 (SE/4, Sec. 10, T11N, R2W)

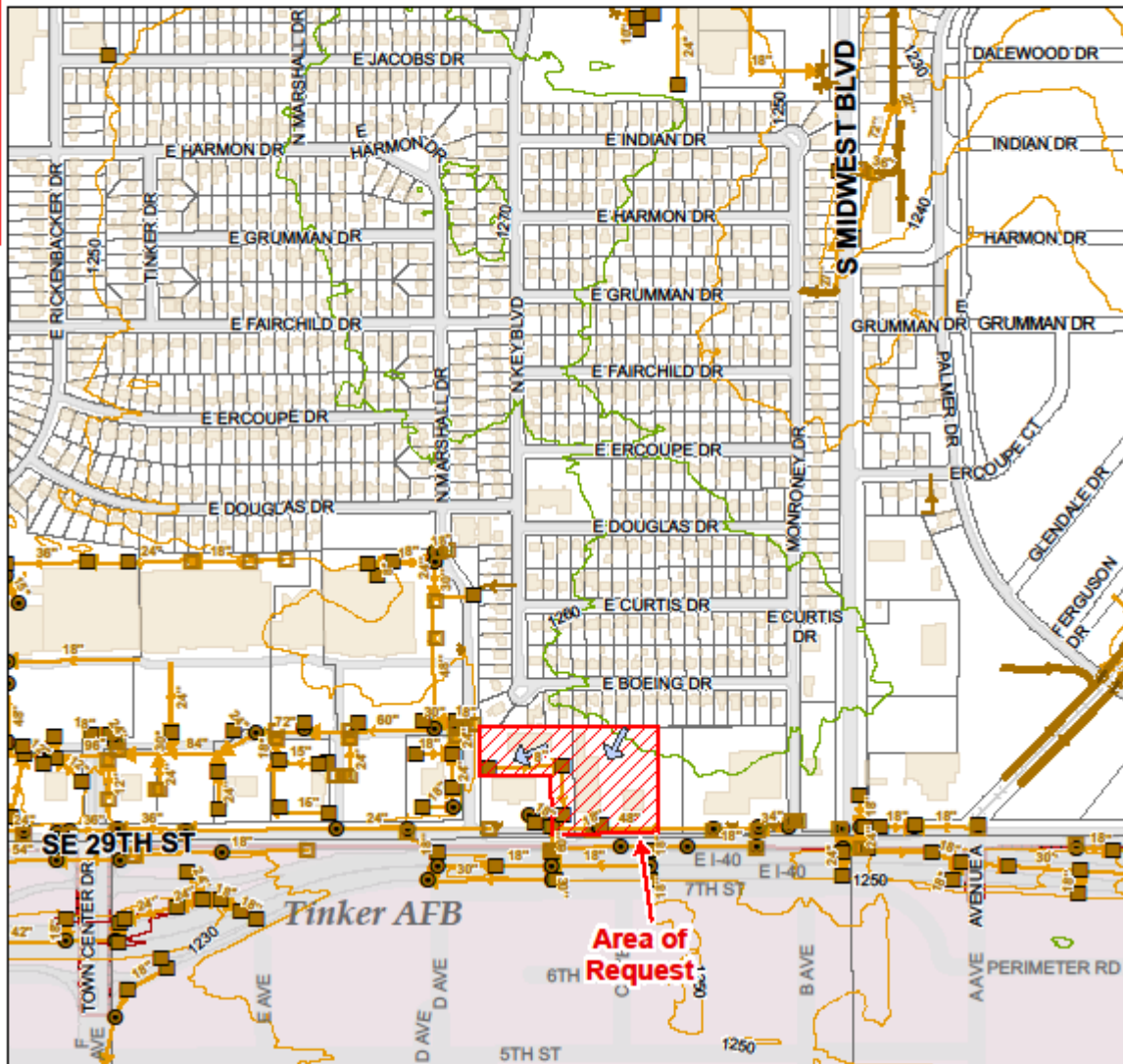
N 0 490 980 Feet  
On 8.5" x 11" paper 1 inch equals 500 feet

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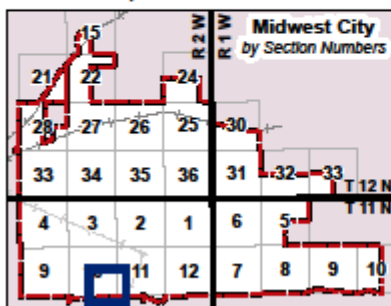




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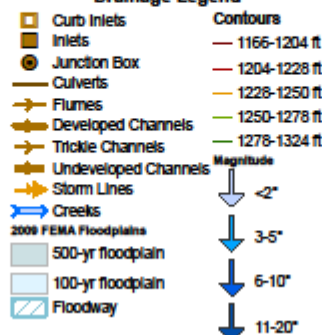


Locator Map

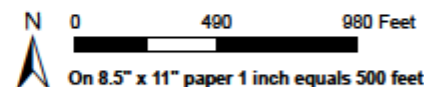


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Drainage Legend



## DRAINAGE MAP FOR MP-26 (SE/4, Sec 6, T11N, R1W)



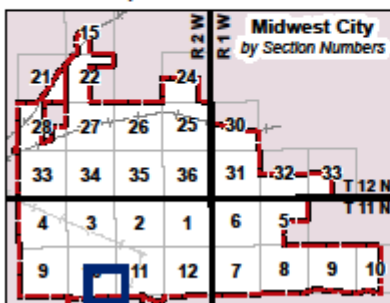
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### Locator Map

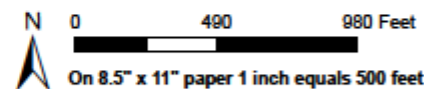


Created on September 15, 2025 using ArcPY script -

### Water/Sewer Legend

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

**WATER SEWER MAP  
FOR MP-26  
(SE/4, Sec. 10, T11N, R2W)**



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# Community Open House

## YOU'RE INVITED

Midwest City is completing its  
**Comprehensive Plan** update.

This plan provides a framework to guide  
the City's growth and development over the  
next 10–20 years.

Join us for the **Final Community Open House** to  
review the draft Comprehensive Plan and explore the  
goals and recommendations that implement the  
community's shared vision.



**Tuesday, Nov. 18, 2025**  
**6:00-7:30 p.m.**



**Nick Harroz Community Center**  
**200 N Midwest Blvd.**



*Learn more here*