



## PLANNING COMMISSION AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 6, 2026 - 5:00 PM

Russell Smith - Chair

Jess Huskey - Vice Chair

Dean Hinton

Rick Rice

Jim Smith

Jay Dee Collins

Rick Dawkins

### A. CALL TO ORDER.

### B. DISCUSSION ITEMS.

1. Discussion and consideration of adoption, including any possible amendments of the minutes of December 2, 2025, Planning Commission Meeting
2. Public hearing, discussion, consideration, and possible action to recommend a Planning Commissioner to participate on the Local Development Act Review Committee
3. (PC-2234) Public hearing, discussion, consideration, and possible action to approve an ordinance to rezone from Planned Unit Development (PUD) to Single-Family Detached Residential (R-6) for the property located at 9017 Nawassa Dr., Midwest City, Oklahoma.
4. (PC-2233) Public hearing, discussion, consideration, and possible action to approve the renaming of the following street from Glendale Ave. to S. Glendale Rd.
5. (PC-2230) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Community Commercial District (C-3) to Simplified Planned Unit Development (SPUD) with Community Commercial District (C-3) as the underlying zoning under Section 7.4.4. (a) of Appendix A of the Midwest City Municipal Code, for the property located at 2001 S. Air Depot Blvd., Midwest City, Oklahoma.
6. (MP-28) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat for the property described as a subdivision of Lot Seventeen (17), in Block Ten (10) of the Pointon City Addition, City of Midwest City, Oklahoma County, Oklahoma.
7. (PC-2235) Public hearing, discussion, consideration, and possible action to redistrict from a Simplified Planned Unit Development (SPUD) to Single-Family Detached Residential District ("R-6"), for the property located at 2606 & 2608 S. Post Road,

Planning Commission

Midwest City, Oklahoma.

8. (PC-2236) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land lying the in the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County Oklahoma.

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

E. ADJOURNMENT.

# MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

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

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

Commissioners absent: None

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

## **A. CALL TO ORDER**

The meeting was called to order by Chairperson Russell Smith at 5:02 p.m.

## **B. MINUTES**

A motion was made by Huskey seconded by Dawkins, to approve the minutes of the November 4, 2025 Planning Commission meeting as presented.

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

Nay: none.

Motion carried.

## **C. ANNOUNCEMENTS**

None

## **D. DISCUSSION**

1. Public hearing, discussion, consideration, and possible action to adopt the Midwest City Comprehensive Plan 2045.

Director Matt Summers introduced the item, thanked consultant, staff and members of the community who participated in the 14 month long process. Consultant Dawn Thomas of Freese and Nichols presented the draft 2045 Comprehensive Plan outlining the process and notable findings.

Commissioner Huskey had a question about public transportation which spurred discussion about light rail and regional transportation. Director Summers informed the Planning Commission that Community Development had made application for a grant to do a Public Transportation Study.

A motion was made by Rice to send the Comprehensive Plan to City Council for approval, seconded by Collins.

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

Nay: None.

Motion Carried.

#### **E. COMMISSION DISCUSSION**

There was discussion among the commissioners about the status of lawsuits with the City.

#### **F. PUBLIC DISCUSSION**

Ed Miller inquired why the lights in the parking lot were out. He also wanted to know when the Comp Plan would go to City Council. Director Summers informed that it was scheduled to be on the February City Council agenda.

#### **G. FURTHER INFORMATION**

#### **H. ADJOURNMENT**

A motion to adjourn was made by Collins, Seconded by J. Smith.

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

Nay: None.

Motion Carried.

The meeting adjourned at 6:15 p.m.

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Chairman Russell Smith (*Chair*)  
(js)



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

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To: Chairman Russell Smith and Planning Commissioners  
From: Robert Coleman, Director of Economic Development  
Date: January 6, 2025  
Subject: To Recommend of a Planning Commissioner to Participate on the Local Development Act Review Committee.

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The Midwest City Memorial Hospital Authority (the “Authority”) is considering the possibility of creating a tax increment finance district (“TIF”) to reimburse its investment in the proposed Sentinel Square commercial development planned for the 15-acres situated at the SW corner of SE 29<sup>th</sup> Street and S Douglas Boulevard (a Part of the N/2, NE/4, NE/4 Sec. 14, T11N R02W, I.M.)

Over an 11-year span, the Authority spent an estimated \$7.3 million in acquiring these properties, which were originally assembled as the site for the movie theater. We have over \$2 million in other costs related to these acquisitions including legal fees, surveying, testing, demolition, and environmental work, etc.

Oklahoma State Statutes (O.S. § 62-855) require the governing body to appoint a committee to review and make recommendations concerning any proposed TIF District, project plan or project. One member shall be a representative of the planning commission having jurisdiction over the proposed district. The late Stan Griel served in this role when the Sooner Rose District (TIF#2) was created and, most recently, Chairman Russell Smith served during the creation of the North Side District (TIF#3) from 2022 – 2023.

If approved, this will become only the City’s fourth TIF district. The Downtown Revitalization District (TIF#1) that paved the way for the Town Center Plaza redevelopment was wrapped up a decade ago. Sooner Rose and the North Side Districts are all that remain active.

The LDARC will likely meet on Thursday afternoons from now until late February.

Staff recommends selecting a commissioner for this position as soon as possible, as it must be confirmed by the Midwest City Council prior to LDARC’s first meeting.

Sincerely,

Director of Economic Development

**To:** Chairman and Planning Commission  
**From:** Matt Summers, Community Development Director  
**Date:** January 6, 2026

**Subject:** (PC-2234) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Single-Family Detached Residential (“R-6”) for the property located at 9017 Nawassa Drive, Midwest City, OK.

**Executive Summary:** This zone change is proposed to correct an issue with the Zoning Map stemming from 1987. This application proposes to rezone the subject property from Planned Unit Development to Single-Family Detached Residential.

The adjoining property to the west was rezoned to PUD in 1987. However, when the Zoning Map was updated to reflect these changes, it erroneously included the subject property. The updates to the Zoning Regulations in 2010 make it necessary to adopt a new ordinance changing the zoning of the subject property to correct this issue.

The proposed zoning district for the site (R-6) is supported by the Comprehensive Plan and would allow continued single-family detached residential uses that has been on the subject property for decades.



Both state and local public notice requirements were fulfilled, and staff has not received any comment on this application.

Staff recommends approval of this request.

**Dates of Hearings:**

Planning Commission- January 6, 2026

City Council- January 27, 2026

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

**Current Use:** Residential

**Zoning Districts:**

Area of Request: PUD with an underlying O-1

North: R-6

South: R-6

East: R-6

West: PUD with an underlying O-1

**Future Land Use:**

Area of Request: Single-Family Detached  
North: Office / Retail & Single-Family Detached  
South: Public / Semi-Public  
East: Single-Family Detached  
West: Office / Retail

**Comprehensive Plan Citation:**

The future land use for the subject lot is Single-Family Detached. The current use and proposed zoning for the subject property are supported by the Comprehensive Plan.

Single-Family Detached Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

**Municipal Code Citation:**

2.7. R-6, Single-Family Detached Residential District

2.7.1. *General Description.* The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

7.2. - Zoning Amendments

7.2.1. *Amendments.* The City Council may from time to time, on its own motion, or on petition from the property owner, or on petition from the property owner's designated representative either by written authority from the property owner, or by order of a court, or on recommendation of the Planning Commission, amend the regulations and districts herein established in accordance with the procedures set forth in this section.

Applications shall only be submitted for contiguous lots or parcels and said lots or parcels shall not be separated by a dedicated street or right-of-way.

A separate application as described in 7.2.1.(A) Applications (below) of this Ordinance is required for each lot or parcel which is not contiguous to any other lot or parcel being considered or said lots or parcels are separated by a dedicated street or right-of-way as set in the legal description of the lot or parcel proposed to be rezoned.

(A) *Applications.* The following is a list of necessary requirements to be complied with in order to submit an application to amend the regulations and districts:

(1) Application form completed.

- (2) Warranty deed establishing current ownership of area of request.
- (3) Site plan when required by 7.5.1. Site Plan Requirements (Page 183) of this Ordinance.
  - a. Exceptions: See 7.2.1. (C) Exceptions to site plan requirements (below).
  - b. Elimination of site plans: See 7.5.7. Applicant Initiated Elimination of Existing Site Plans (Page 186) and 7.5.8. Expiration of Site Plans (Page 186).
- (4) Signature of applicant.
- (B) Minimum area and frontage. The minimum area and frontage requirements for rezoning as required in the applicable zoning districts will be met by taking the total contiguous area and frontage of the property being developed as the area and frontage to be listed in the application.
- (C) Exceptions to site plan requirements.
  - (1) Properties zoned in conjunction with a site plan as defined in 7.5 Site Plan (Page 183) of this Ordinance shall not require a site plan for rezoning applications where existing structures and improvements are proposed to remain in their present location and no new structures or improvements are proposed.
  - (2) A plan showing only the existing structures, parking, curb cuts and drainage will be submitted with the application.
  - (3) This will be considered a final site plan as defined in 7.5 Site Plan (Page 183) of this Ordinance.

#### **History:**

- 1. The adjoining property to the west was rezoned to PUD in 1987 by Ordinance 2235. Due to staff error, the official zoning map was updated to include the subject property in this PUD.
- 2. In 2010, new Zoning Regulations, including new districts and a new zoning map, were adopted. The error from 1987 was made official with the adoption of Ordinance 3131, and established the subject property as being zoned PUD.

#### **Next Steps:**

- 1. If Council approves this rezoning application, the zoning map error will be corrected, and the subject property will be in compliance with the Zoning Regulations.

#### **Staff Comments-**

#### **Engineering:**

##### Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line along the south side of Nawassa 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 along the south side of Nawassa Drive. 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 from Nawassa Drive. Nawassa 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.

**Planning Division:**

Staff spoke with the owner of the subject property in October and November 2025 regarding the zoning of the site. This discussion revealed an error in the City's Zoning Map regarding the subject property.

The proposed zoning district is supported by the Comprehensive Plan and allows the primary use on the subject property by right. The proposed R-6 zoning district fits in well with the surrounding properties, and should not have any adverse impacts on the area.

Staff recommends approval of the proposed rezoning.

Action is at the discretion of the Planning Commission.

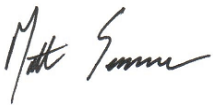
**Action Required:**

- 1) Approve or reject an ordinance to redistrict from Planned Unit Development (PUD) to Single-Family Detached Residential (R-6) the property herein noted, subject to staff comments found in the January 6, 2026 Planning Commission agenda packet and made a part of the PC-2234 file."

**Suggested Motion:**

***"To approve the ordinance redistricting 9017 Nawassa Drive from Planned Unit Development (PUD) to Single-Family Detached Residential (R-6), subject to staff comments found in the January 6, 2026 Planning Commission agenda packet and made a part of the PC-2234 file."***

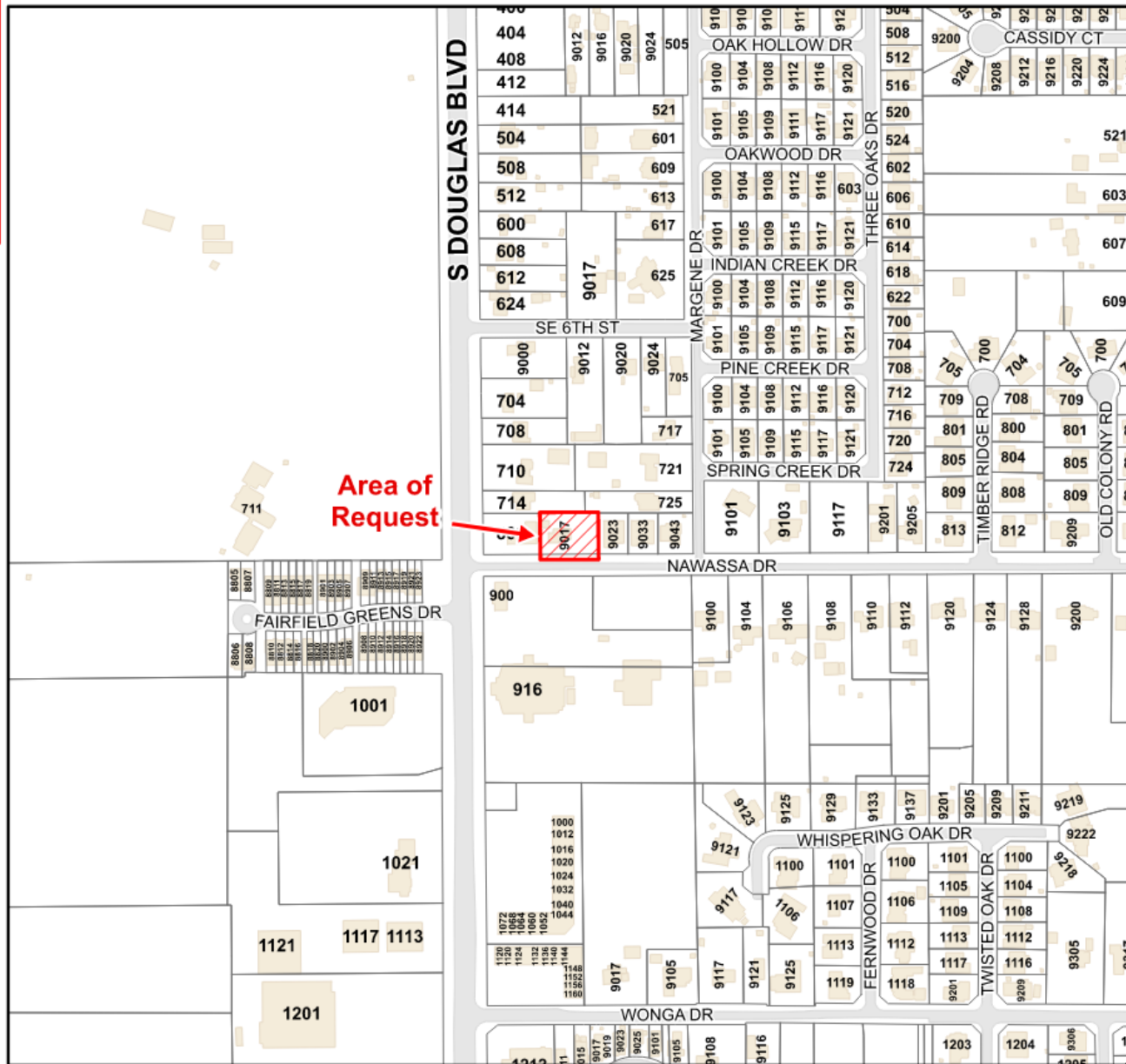
Please feel free to contact my office at (405) 739-1228 with any questions.



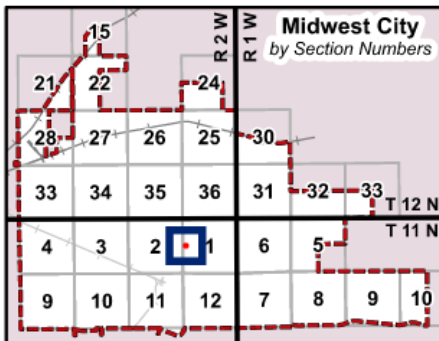
Matt Summers, AICP  
Community Development Director



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on November 26, 2025 using ArcPY script - PC-2234

General Map Legend

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

**GENERAL MAP  
FOR PC-2234  
(NW/4, Sec. 1, T11N, R2W)**

N 0 390 780 Feet

On 8.5" x 11" paper 1 inch equals 400 feet

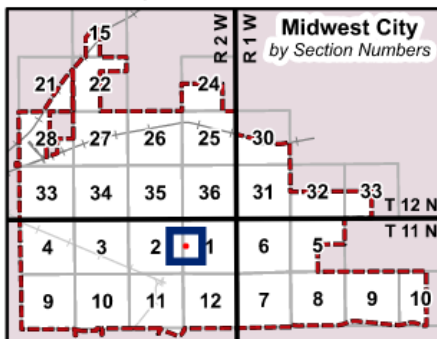
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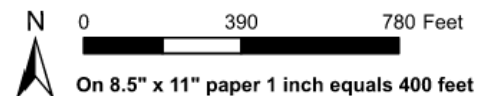


Locator Map



Created on November 26, 2025 using ArcPY script - PC-2234

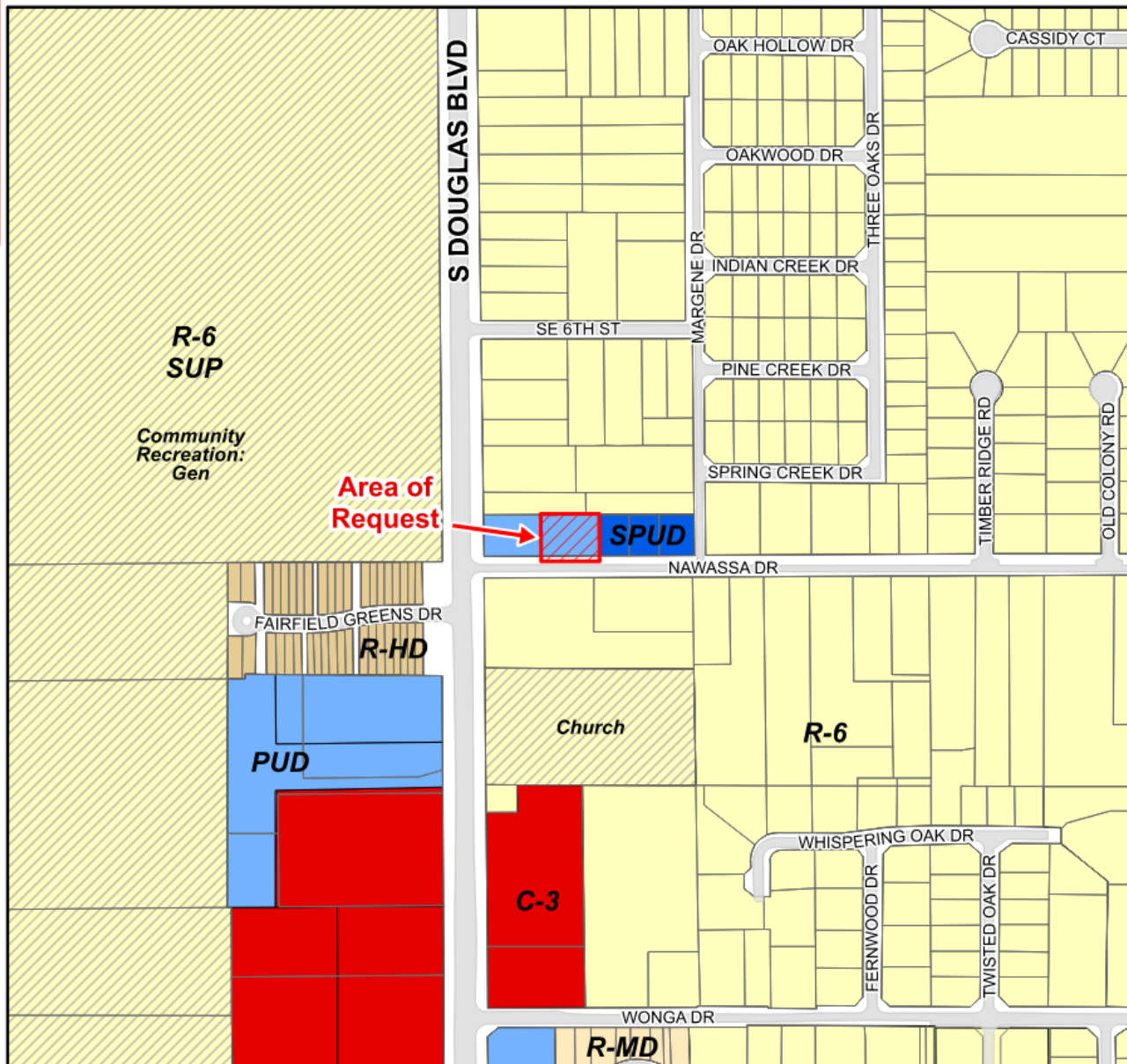
## 6/2025 NEARMAP AERIAL VIEW FOR PC-2234 (NW/4, Sec. 1, T11N, R2W)



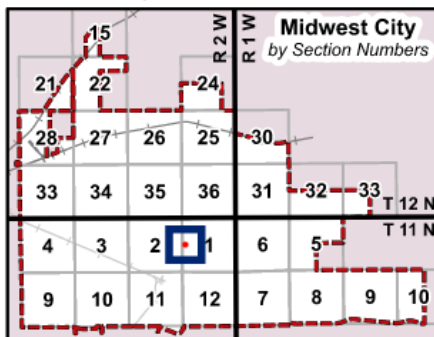
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Locator Map



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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 PC-2234 (NW/4, Sec. 1, T11N, R2W)



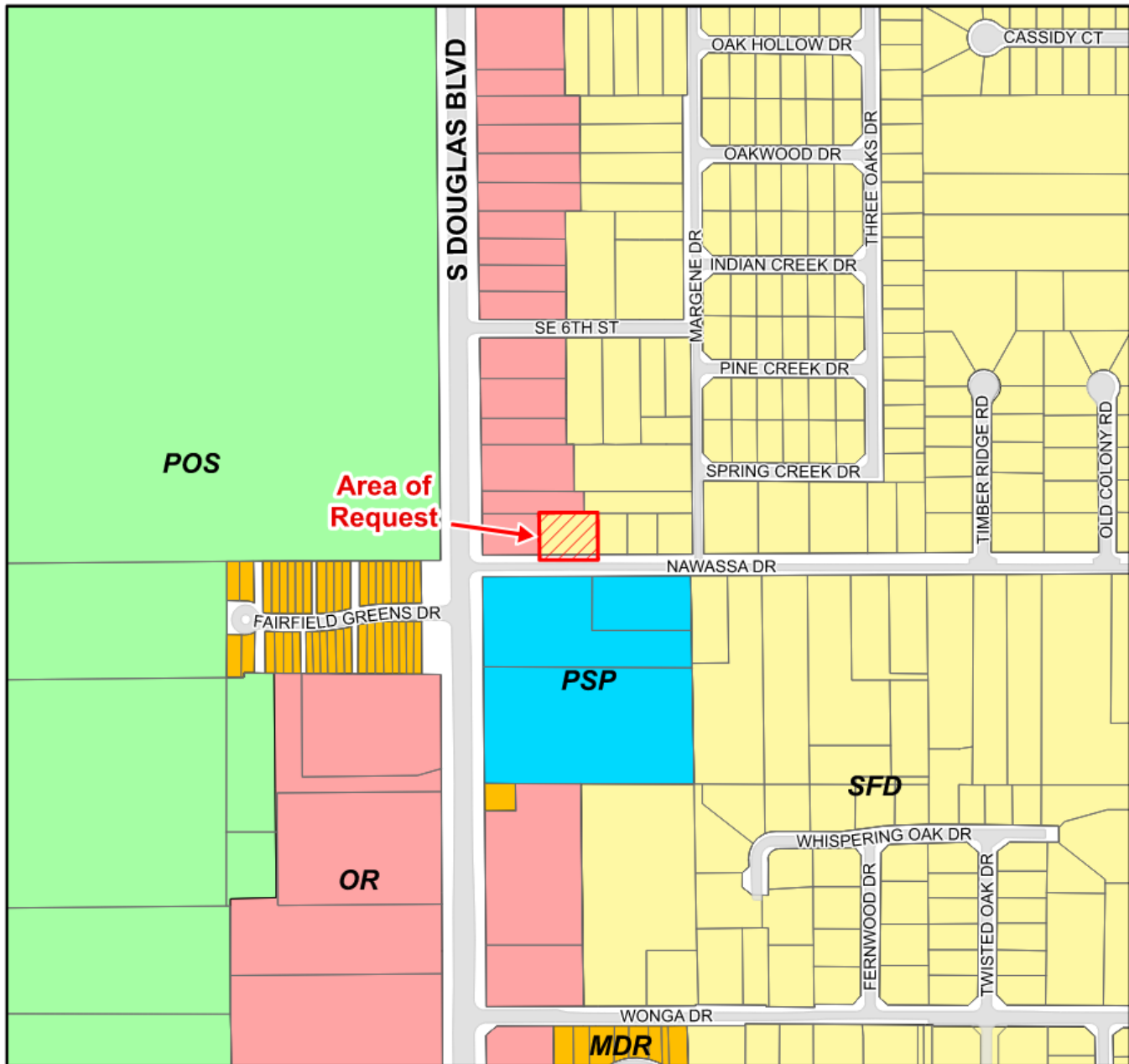
0 390 780 Feet

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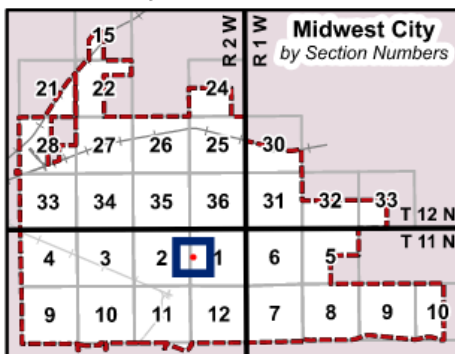
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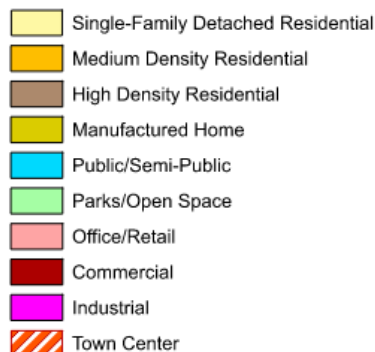
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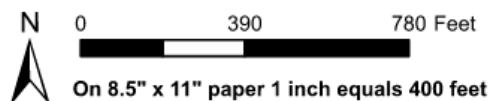
Locator Map



Future Land Use Legend



## FUTURE LAND USE MAP FOR PC-2234 (NW/4, Sec. 1, T11N, R2W)



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**To:** Chairman and Planning Commission

**From:** Brylee Hester, Planner I

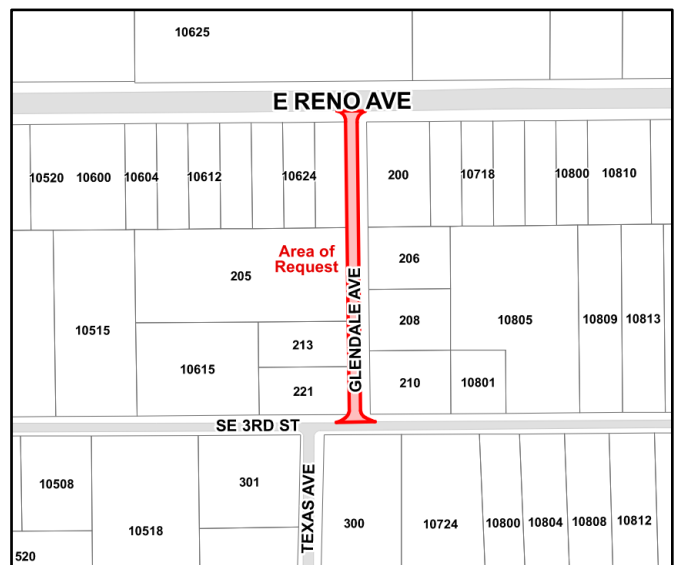
**Date:** January 6, 2026

**Subject:** (PC-2233) Public hearing, discussion, consideration, and possible action of a request to rename Glendale Ave to S Glendale Rd, described as a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

### Executive Summary:

The Community Development Department, in coordination with the GIS Division, is requesting to rename “Glendale Ave” to “S. Glendale Road” to resolve a discrepancy between Midwest City’s records and Oklahoma County’s records. The Pointon’s Glendale plat, approved by Oklahoma County Planning Commission in 1951, established the street as “Glendale Avenue.”

However, Oklahoma County currently recognizes the street as “S. Glendale Road,” and this version is already in use by the residents. A recent survey of the seven (7) households along the street yielded six (6) responses, with all participants confirming their preference for and current use of “S. Glendale Road.”



Furthermore, adding the directional prefix “S” brings the name into compliance with Oklahoma County’s street naming standards, which designate streets south of E Reno Avenue with the “S” prefix. Aligning the name across jurisdictions will reconcile inconsistencies in records, improve accuracy in mapping systems, and reduce the risk of mis-delivery or delays for emergency services, postal carriers, and other public agencies.

Formal adoption of “S. Glendale Road” will ensure consistency across city and county records, reflect resident usage, and ensure clarity for both the community and service providers.

Staff complied with all state and local notification requirements. At the time the staff report was written, staff received no phone calls or emails regarding this application.

Action is at the discretion of the Planning Commission.

### **Dates of Hearings:**

Planning Commission: January 6, 2026

City Council: January 27, 2026

**Action Required:**

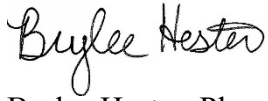
To approve or reject street name change as proposed.

**Suggested Motion:**

***“To approve the renaming of Glendale Avenue to South Glendale Road.”***

Please feel free to contact my office at (405) 739-1265 with any questions.

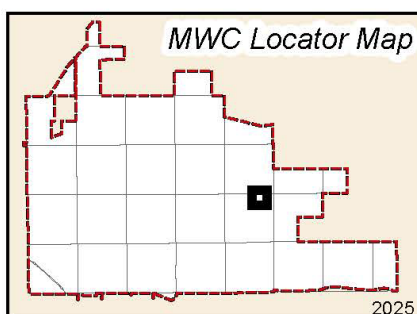
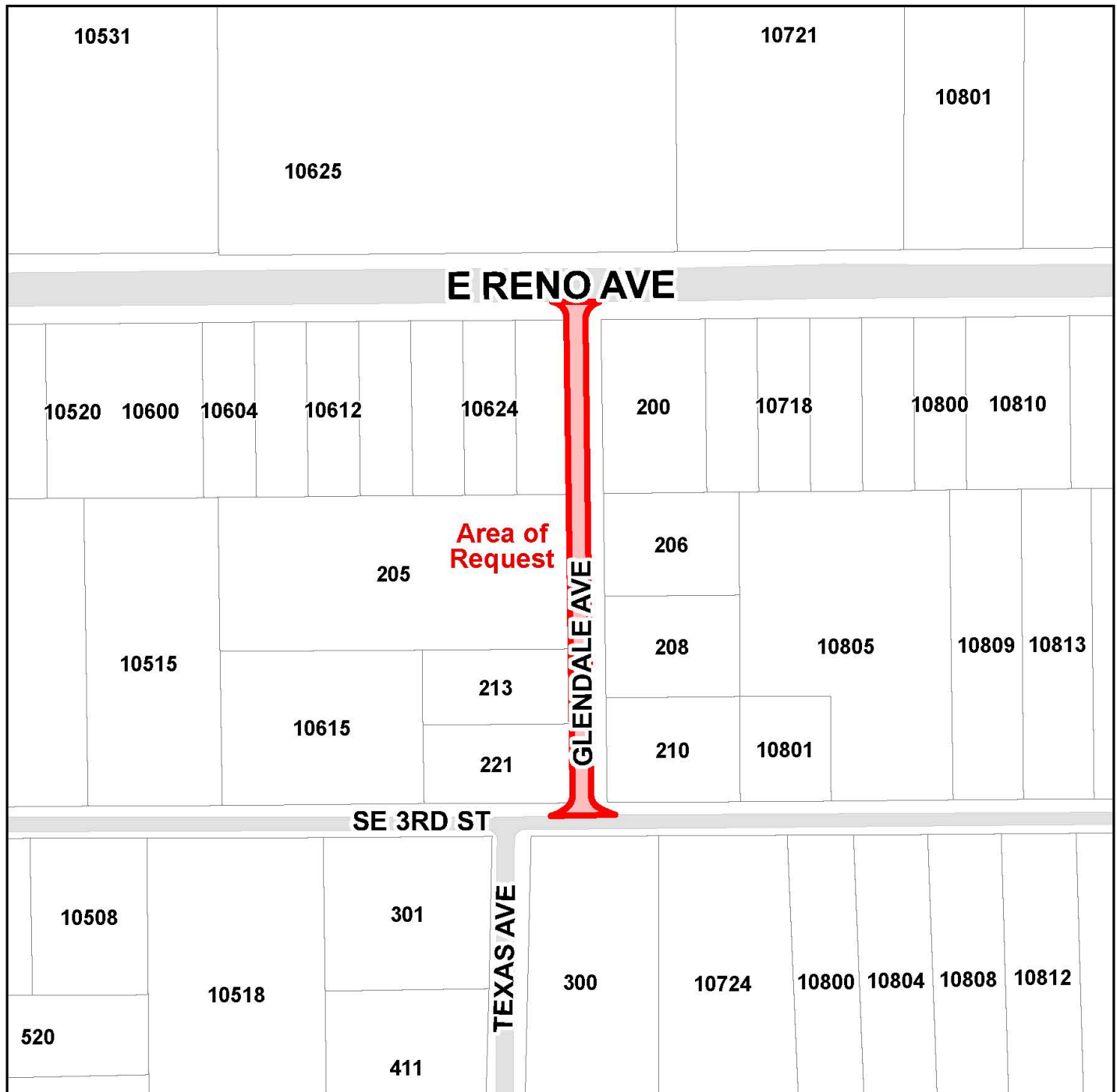
Best,

A handwritten signature in black ink that reads "Brylee Hester". The signature is written in a cursive, flowing style.

Brylee Hester, Planner I

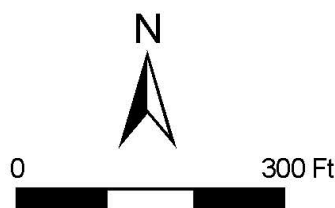


GIS - Information Technology  
& Planning and Zoning  
Departments



## NOTIFICATION MAP FOR PC-2233

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COMPLETENESS OF ANY OF THE  
INFORMATION PROVIDED ON THIS MAP.



**To:** Chairman and Planning Commission

**From:** Zamyia Darthard, Planner II

**Date:** January 6, 2026

**Subject:** (PC-2230) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Community Commercial District (“C-3”) to Simplified Planned Unit Development (“SPUD”) with Community Commercial District (“C-3”) as the underlying zoning under Section 7.4.4. (a) of Appendix A of the Midwest City Municipal Code, for the property located at 2001 S. Air Depot Blvd., Midwest City, Oklahoma.

**Executive Summary:** The Applicant is requesting to rezone the subject property from Community Commercial District to a Simplified Planned Unit Development with an underlying C-3 zoning.

The lot is currently occupied by Rapid Service Center and will remain so. The applicant is the owner of the commercial shopping center located at 805 Jet Drive, just southwest of the Rapid Service Center. The owner of the subject property has authorized the applicant to file this application.

Approval of the rezoning to Simplified Planned Unit Development would allow the applicant to install an off-premise sign at the Rapid Service Center located at 2001 S. Air Depot. The application does not propose making any other adjustments to the underlying zoning of the subject property.

Both state and local notification requirements have been met. At the time of this writing, staff received one phone call inquiring about the nature of the application.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- January 6, 2026

City Council- January 27, 2026

**Date of Pre-Application Meeting:** October 8, 2025

**Council Ward:** Ward 1, Vacant

**Owner:** Stephen Tyler (Rapid Service Center)



**Applicant:** Race McDoulett (Good Guys Guns & Ammo)

**Proposed Use:** Simplified Planned Unit Development (“SPUD”)

**Size:** 0.42 acres more or less

**Development Proposed by Comprehensive Plan:**

|                  |               |
|------------------|---------------|
| Area of Request: | Office/Retail |
| North:           | Office/Retail |
| South:           | Office/Retail |
| East:            | Office/Retail |
| West:            | Office/Retail |

**Zoning Districts:**

|                  |                        |
|------------------|------------------------|
| Area of Request: | C-3                    |
| North:           | SPUD (PC-1409) and R-6 |
| South:           | C-3                    |
| East:            | SPUD (PC-1520)         |
| West:            | C-1                    |

**Land Use:**

|                  |   |
|------------------|---|
| Area of Request: | Rapid Service Center                                      |
| North:           | Shroom and Hemp Co and Single-Family Detached Residential |
| South:           | Office Building   |
| East:            | Shopping Center   |
| West:            | Vacant  |

**Municipal Code Citation:**

2.26. – SPUD, Simplified Planned Unit Development

2.25.1. General Provisions. Simplified Planned Unit Development, herein referred to as SPUD, is a special zoning district that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed as one unit according to a master development plan map.

The SPUD is subject to special review procedures within 7.4 SPUD Application and Review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2. Intent and Purpose. The intent and purpose of the simplified planned unit development provisions are to ensure:

- (A) Innovative land development. Encourage innovative development and protect the health, safety and welfare of the community;
- (B) Efficient use of land. Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;

- (C) Appropriate limitations and compatibility. Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

**History:**

1. The parcel was depicted as zoned C-3, Community Commercial District, on the 1985 Zoning Map.
2. A warranty deed was granted for Lots Three (3), Four (4), and Five (5) in Block Ten (10) of the Traub Addition on June 11, 1986.
3. The entirety of the property was sold to New Rapid of Kansas, LLC, on November 15, 2006.
4. A sign permit was issued on May 10, 2011, to replace the former sign with a two-sided brick sign.
5. Rapid of Midwest City, LLC, received a warranty deed from New Rapid of Kansas, LLC to have and to hold the subject property on February 12, 2013.

**Next Steps:**

If Council approves the rezoning, the applicant or a subsequent property owner may proceed with the installation of a 3' × 8' off-premise sign on the existing freestanding sign at 2001 S Air Dept Blvd.

**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.

**Fire Marshal's Comments:**

Fire: No comments; signage modifications only.

**Public Works' Comments:**

The Public Works Department has no comments regarding the SPUD, as the proposal includes signage modifications only.

**Planning Division:**

The Applicant is requesting a SPUD zoning district on behalf of a neighboring property owner to allow an off-premise freestanding sign. Good Guys Guns and Ammo, located at 805 Jet Dr, is a retail business that does not have frontage on Air Depot Blvd. Approval of this application would allow the applicant to have signage on an existing freestanding sign at 2001 S. Air Depot Blvd.

While the C-3 zoning district does not permit off-premise freestanding signs, the SPUD would allow the applicant to attach such a sign to the existing freestanding sign on the subject property.

If this SPUD application is approved, the applicant would be able to attach their 3' × 8' off-premise sign to the existing freestanding sign at Rapid Service Center.

Staff received one phone call pertaining to this application.

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or reject the ordinance to redistrict from Community Commercial District (“C-3”) to Simplified Planned Unit Development (“SPUD”) for the property noted herein, subject to staff comments as found in the January 6, 2026, Planning Commission agenda packet and made part of the PC-2230 file.

**Suggested Motion:**

*“To reject the ordinance to redistrict from Community Commercial District (“C-3”) to Simplified Planned Unit Development (“SPUD”) for the property noted herein, subject to staff comments as found in the January 6, 2026, Planning Commission agenda packet and made part of the PC-2230 file.”*

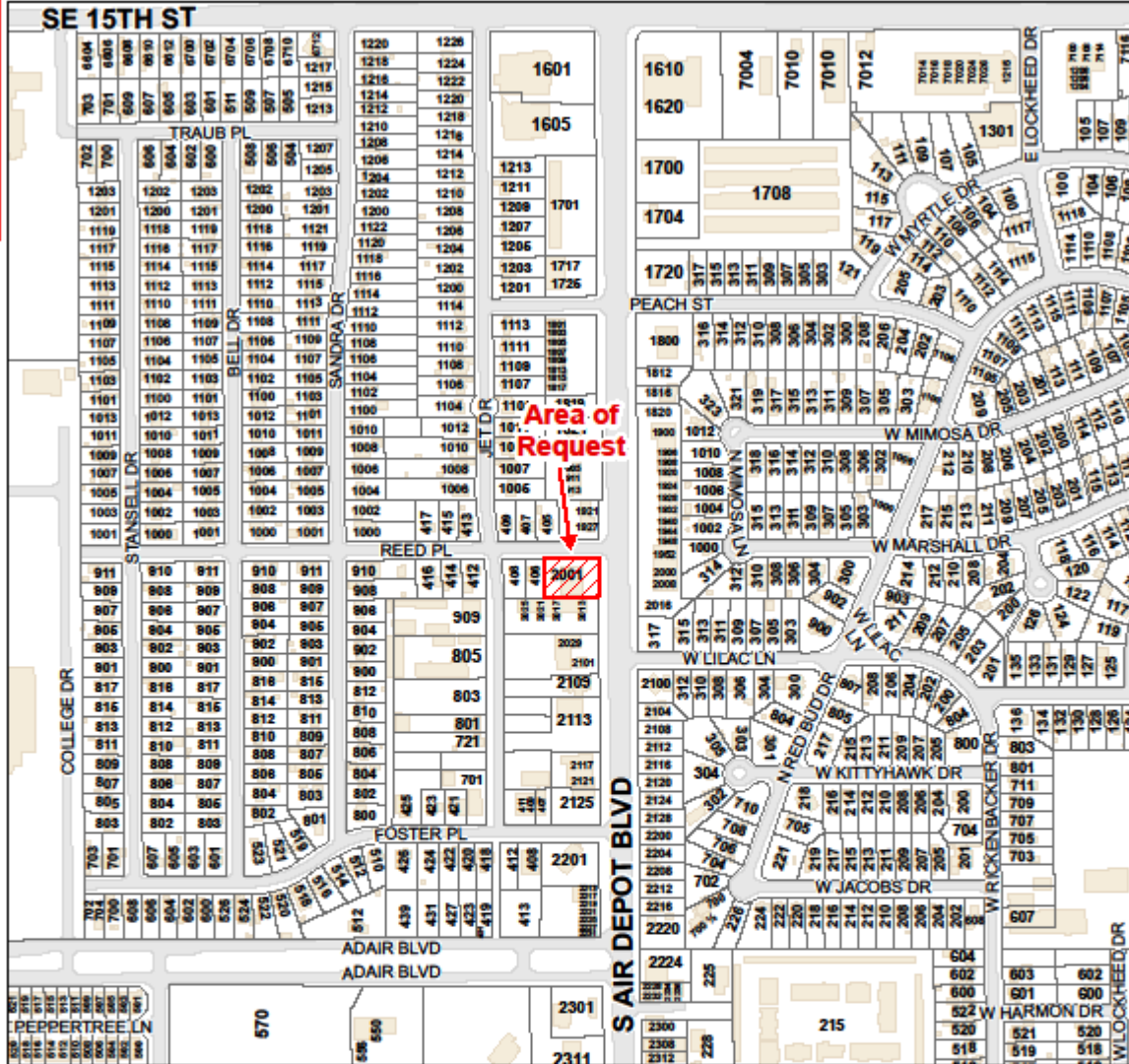
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.

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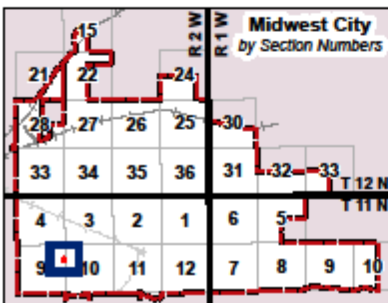
Zamy Darthard  
Planner II



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on November 26, 2025 using ArcPY script - PC-2230

General Map Legend

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

### GENERAL MAP FOR PC-2230 (NE/4, Sec. 9, T11N, R2W)

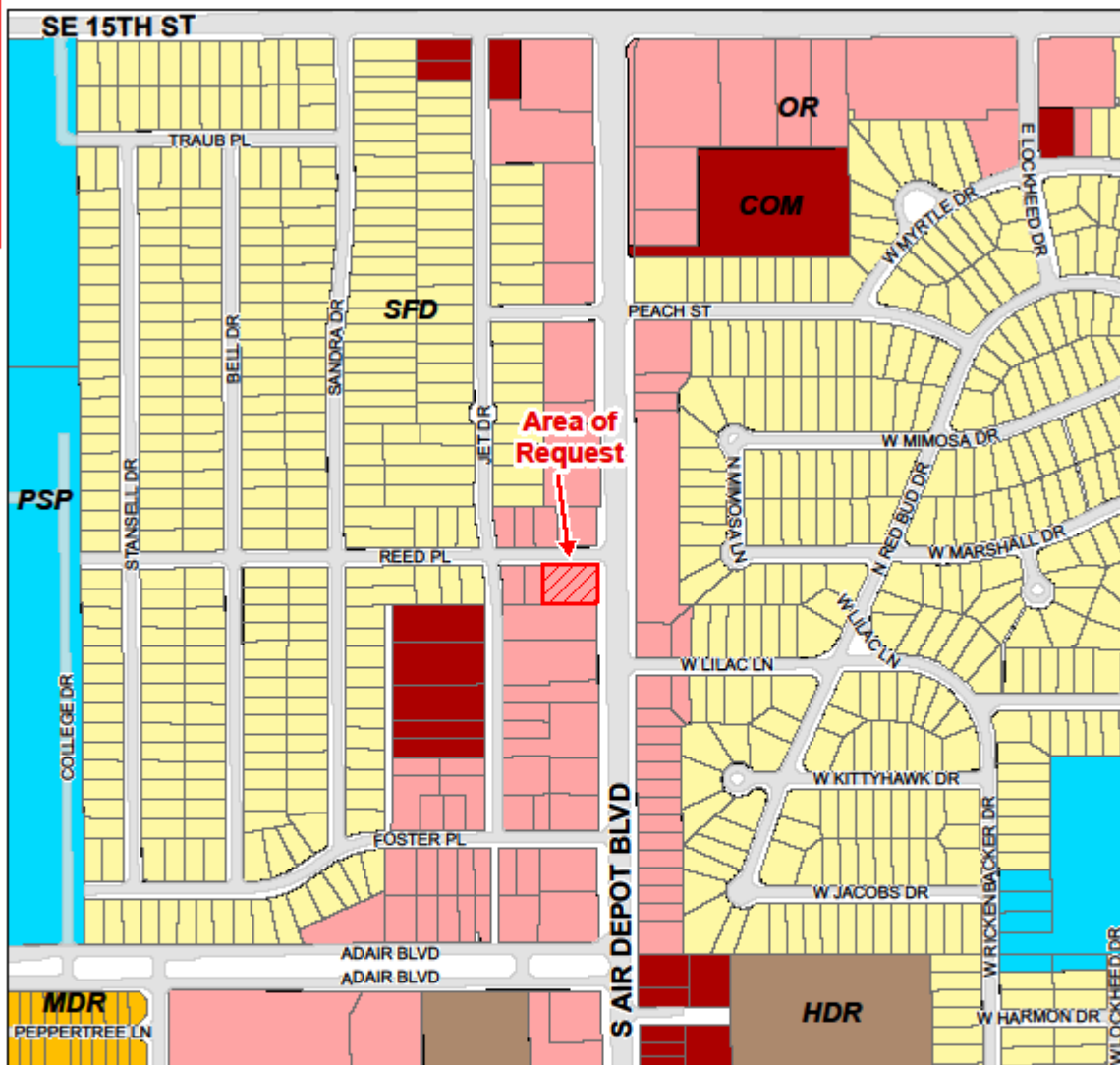
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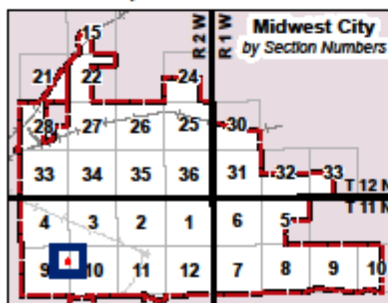
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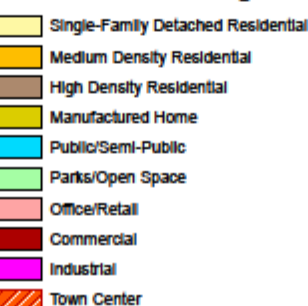


Locator Map



Created on November 26, 2025 using ArcPy script - PC-2230

Future Land Use Legend



**FUTURE LAND USE MAP  
FOR PC-2230  
(NE/4, Sec. 9, T11N, R2W)**

N 0 300 780 Feet

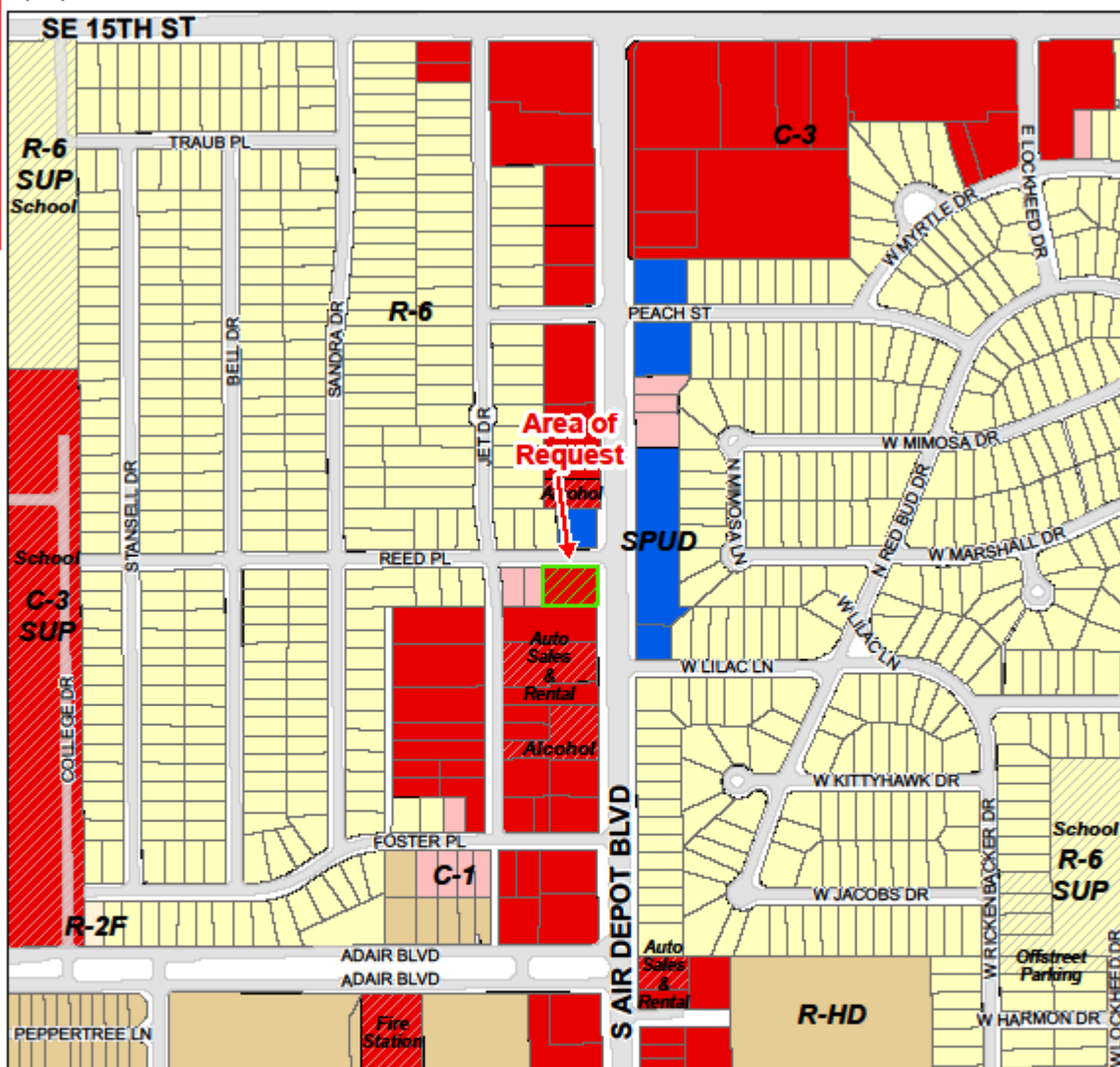


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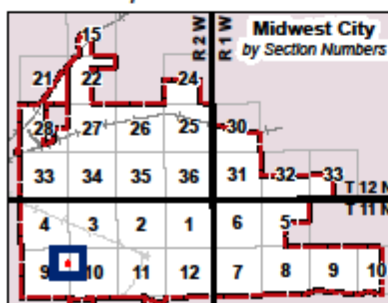
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Locator Map



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 PC-2230 (NE/4, Sec. 9, T11N, R2W)

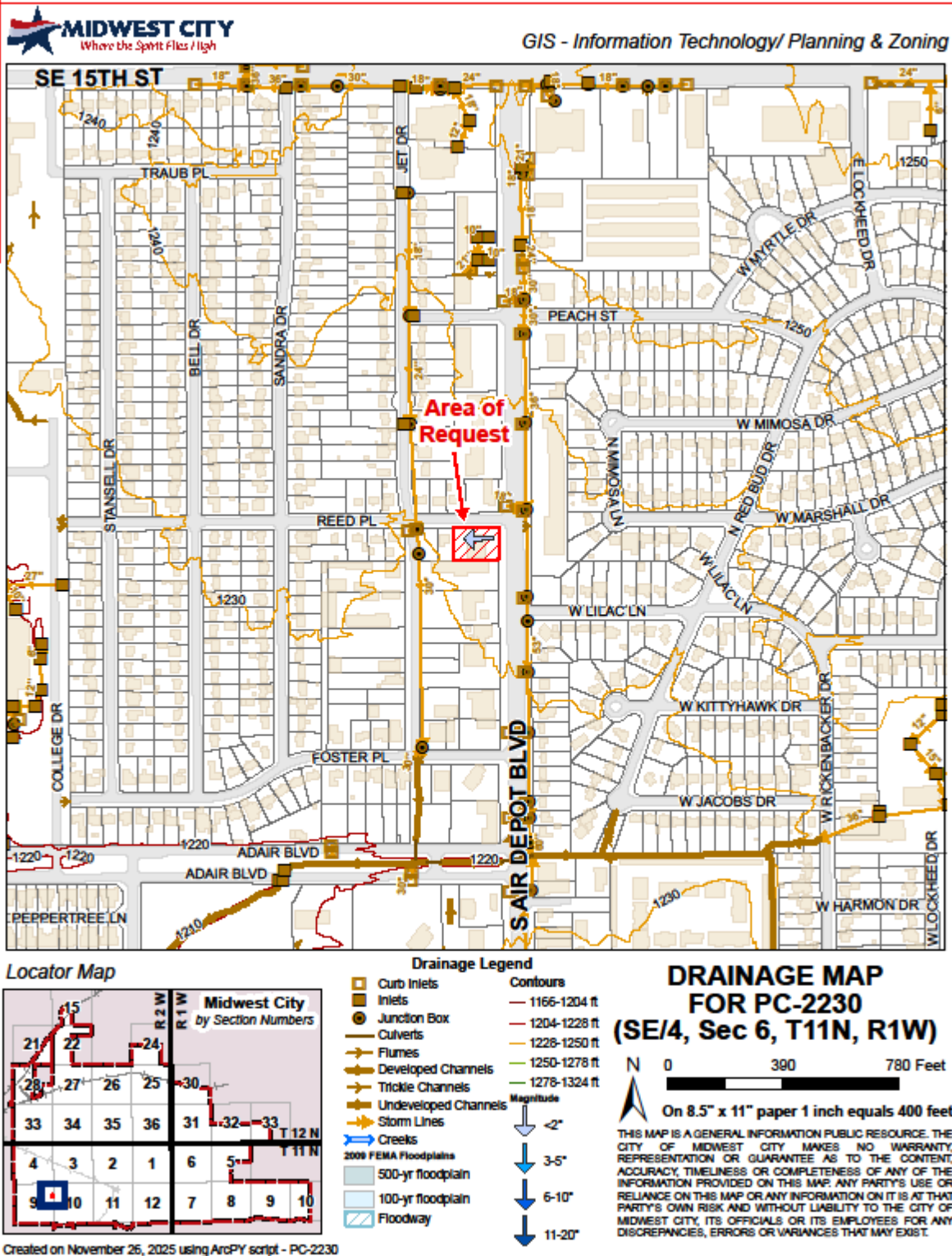
0 300 780 Feet



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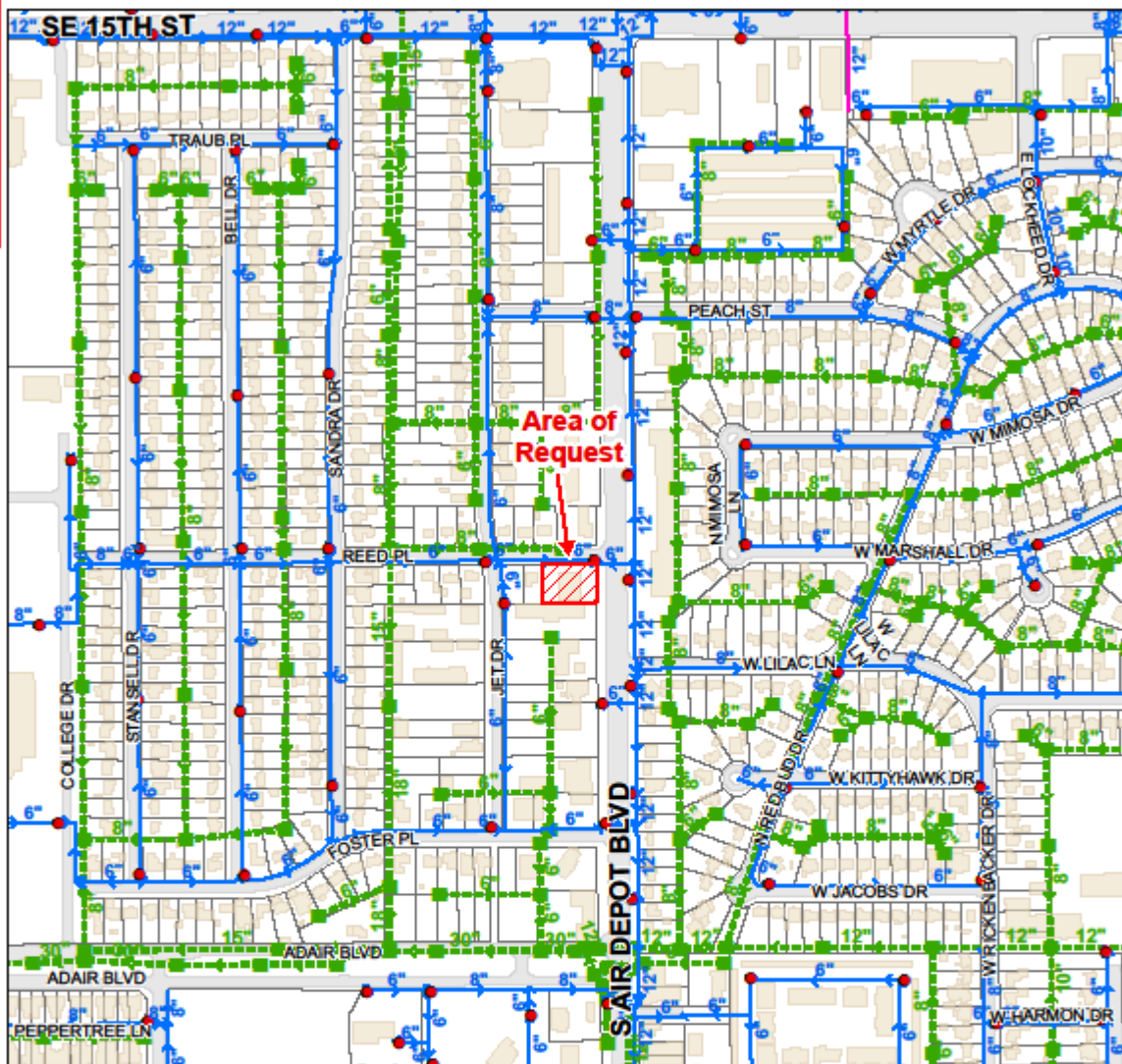
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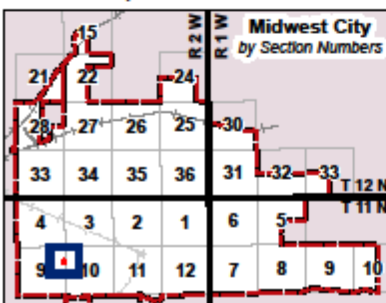




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Locator Map



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-2230 (NE/4, Sec. 9, T11N, R2W)

N 0 300 780 Feet



On 8.5" x 11" paper 1 inch equals 400 feet

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Exhibit A.



**To:** Chairman and Planning Commission

**From:** Brylee Hester, Planner I

**Date:** January 6, 2026

**Subject:** (MP-00028) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property described as a Subdivision of Lot Seventeen (17), in Block Ten (10), of the Pointon City Addition, City of Midwest City, Oklahoma County, Oklahoma.

**Executive Summary:**

The Applicant is requesting approval of their minor plat that proposes the splitting of the subject property into two (2) lots.

The proposed minor plat splits one (1) residential lot into two (2) residential lots, with a total size of approximately 0.32 acres.

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, both lots shall observe the development regulations outlined in the R-6, Single-Family Detached Residential District.

Furthermore, the assignment of street addresses to the proposed lots is contingent on approval.

Development will be subject to formal site plan review when building permits are pulled.

Both state and local notification requirements were met. At the time of this writing, staff have not received any public inquiries regarding the application.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- January 6, 2026

City Council- January 27, 2026

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

**Date of Site Plan Review Team Meeting:** November 25, 2025

**Council Ward:** Ward 6, Rick Favors



**Owner:** Utesch Properties East LLC

**Applicant:** Kimbler Gaston (Unlimited Vision LLC)

**Size:** Contains an area of .32 acres MOL

**Zoning Districts:**

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

**Land Use:**

|                  |                                    |
|------------------|------------------------------------|
| Area of Request: | Single-Family Detached Residential |
| North:           | Single-Family Detached Residential |
| South:           | Single-Family Detached Residential |
| East:            | Single-Family Detached Residential |
| West:            | Single-Family Detached Residential |

**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. This property was platted as part of the Pointon City Addition in 1948.

**Next Steps:**

If Council approves this minor plat, street addresses will be assigned to the lot(s). Then, the applicant will need to file the plat with all required signatures with Oklahoma County and 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 is a public water main bordering the proposed parcels, a six (6) inch line runs along the south side of 10359 Le Jean 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 a public sewer main bordering the proposed west parcel, but not the east, an eight (8) inch line runs to and ends at 10351 Le Jean Drive. An extension of the system will be completed to provide service to the east lot prior to the filing of the minor 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 Le Jean Drive. Public road and sidewalk improvements are not required as part of this application. Sidewalk will be required as part of any new building permit.

**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 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

Right of way is not required with this application.

**Fire Marshal's Comments:**

No comments at this time.

**Planning Division:**

Staff met with the applicant on October 28, 2025, for a pre-application meeting. On November 25, 2025, a Site Plan Review Team meeting was held, and representatives from the following departments were present: Planning & Zoning, Engineering, Sanitation, and Fire Marshal's Office.

This minor plat includes two (2) residential lots with a total of 0.32 acres.

*If approved, both lots shall observe the development regulations outlined in the R-6, Single-Family Detached Residential District, including, but not limited to:*

- **Exterior Construction and Design Requirements-**
  1. All single and two-family homes shall have one hundred (100) percent masonry materials on the sides of ground floors (facades) facing a public street.
    - a. Exceptions: Masonry requirements do not apply above the plate line or trim work, such as gables and soffits. The masonry coverage calculation does not include doors, windows, window box-outs, eaves, or bay windows that do not extend to the foundation.
  2. All single, two-family, and multifamily developments shall consist of eighty-five (85) percent masonry materials.
  3. Prohibited: Concrete masonry units, concrete panel construction, vinyl siding, wood engineered or manufactured wood, medium density fiberboard, particle board, or Masonite shall be prohibited in the construction of residential units.
  4. Approved masonry materials for residential construction include: brick, rock, stone, stucco, cementitious fiberboard and other materials as approved by staff.
- **Landscaping-**
  1. *Tree by lot requirements.* Each single-family lot shall have two (2) large shade trees placed in front of the front building line with a minimum two and one-half (2½) caliper, measured at twelve (12) inches above ground, and a minimum six (6) feet in height at the time of planting.
    - a. The caliper of trees with multiple trunks, such as Crape Myrtle, shall be calculated by measuring all trunks. The combined measurement of the largest trunk plus half the total of all other trunks shall be the caliper of a multiple trunk tree.
  2. *Tree selection.* Trees shall be selected from the approved list in [Section 42-5](#) of the Municipal Code of Midwest City.

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 is tied into the public water system and the sewer line is extended to service the east lot and tied into the public sewer system. 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 proposed 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 for the property noted herein, subject to staff comments as found in the January 6, 2026, Planning Commission agenda packet and made part of the MP-28 file.

**Suggested Motion:**

*“To approve the Minor Plat for the property noted herein, subject to staff as found in the January 6, 2026, Planning Commission agenda packet and made part of the MP-28 file.”*

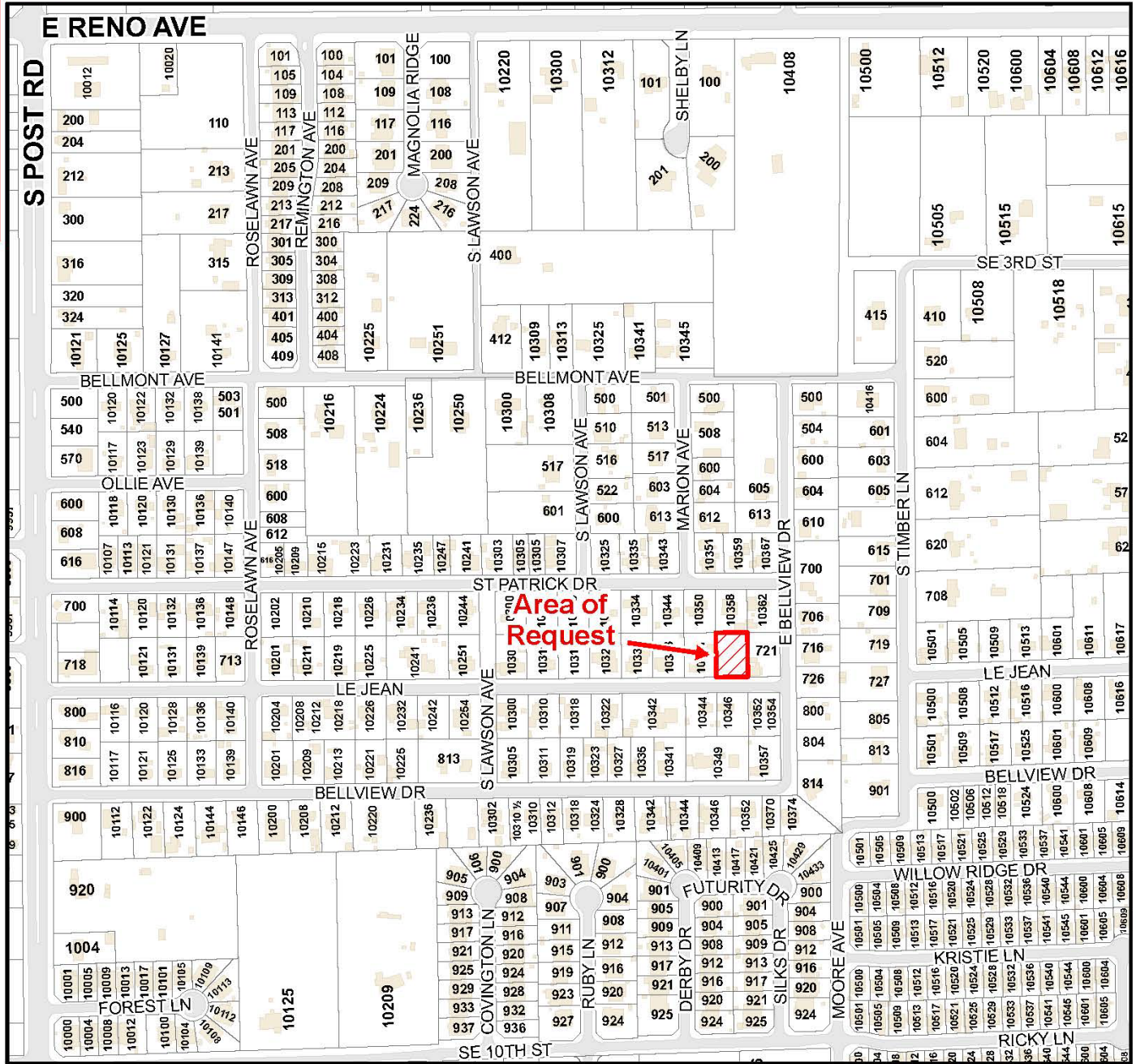
Please feel free to contact my office at (405) 739-1265 with any questions.



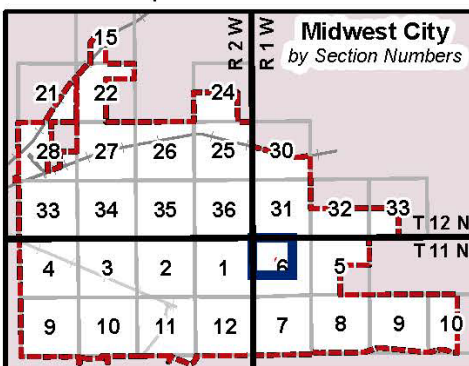
Brylee Hester  
Planner I



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Locator Map



General Map Legend

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

## GENERAL MAP FOR MP-28 (NW/4, Sec. 6, T11N, R1W)



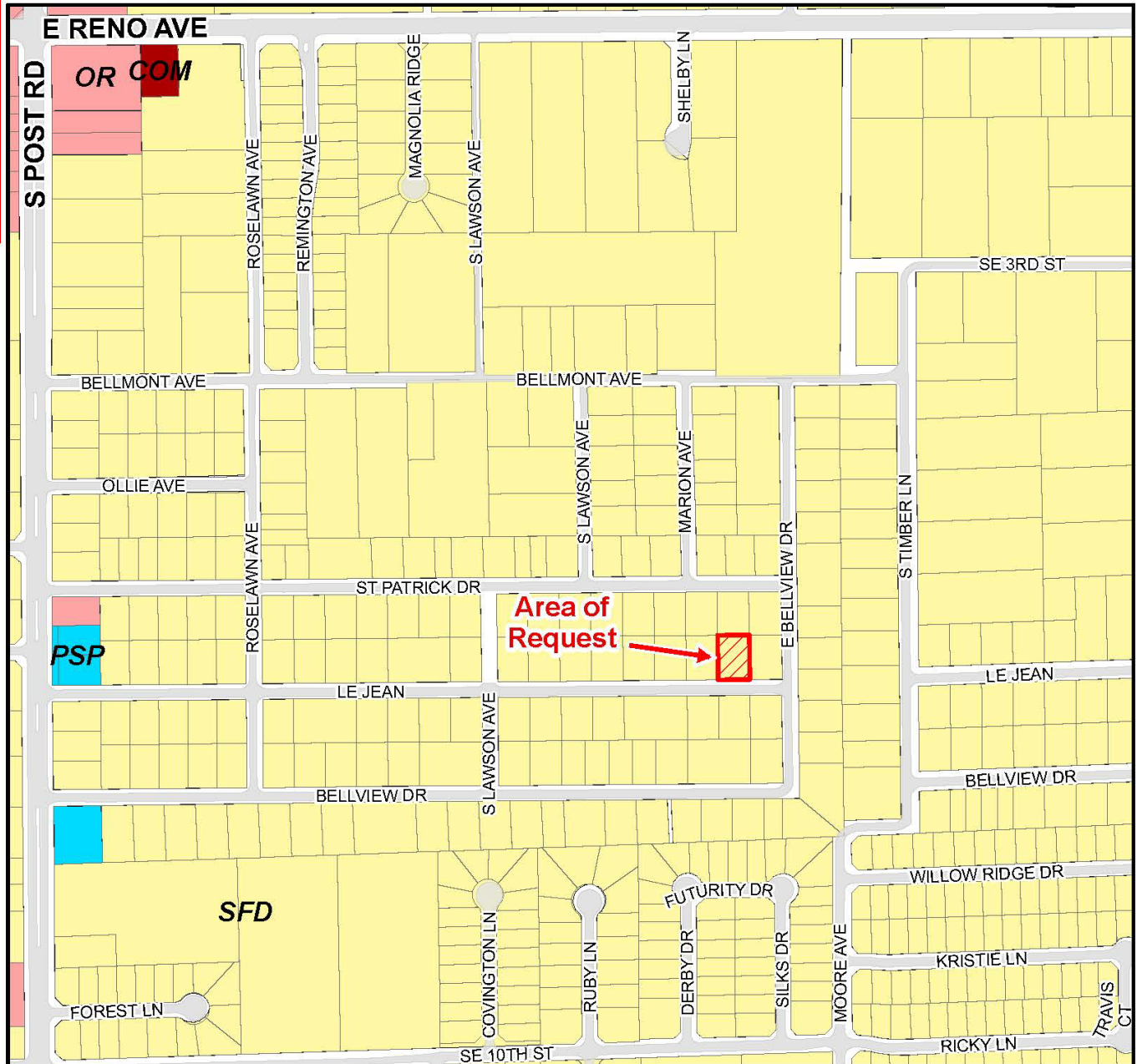
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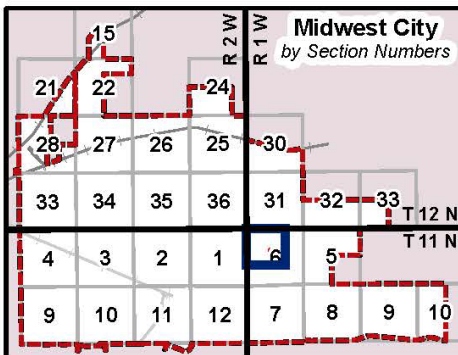
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Locator Map



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Future Land Use Legend

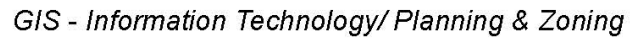




































## FUTURE LAND USE MAP FOR MP-28 (NW/4, Sec. 6, T11N, R1W)

N 0 440 880 Feet

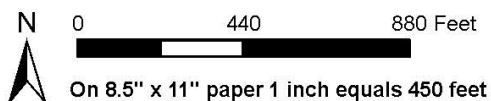
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|   |  |  |
|---|--|--|
|  A-1     |  O-1      |  R-HD     |
|  A-1 SUP |  O-1 SUP  |  R-HD SUP |
|  C-1     |  O-2      |  R-MH-1   |
|  C-1 SUP |  O-2 SUP  |  R-MH-2   |
|  C-2     |  R-6      |  PUD      |
|  C-3     |  R-6 SUP  |  SPUD     |
|  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 |  |

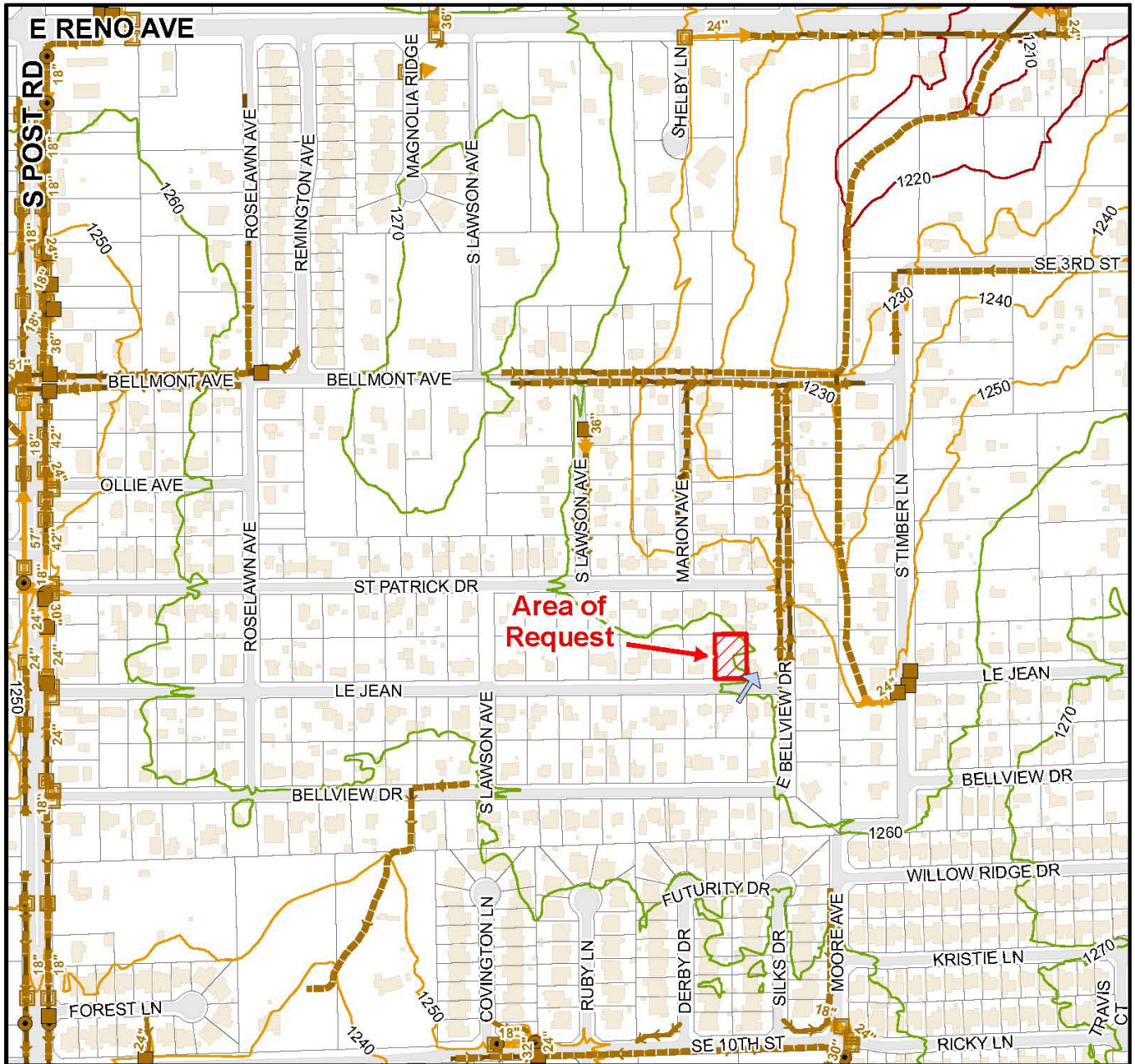
**ZONING MAP  
FOR MP-28  
(NW/4, Sec. 6, T11N, R1W)**



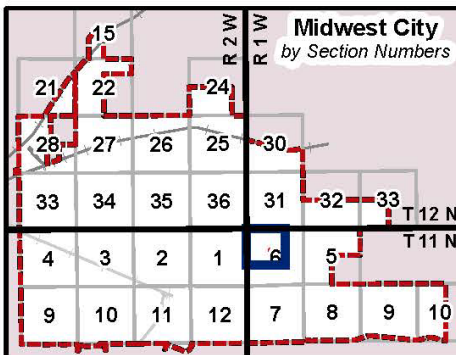
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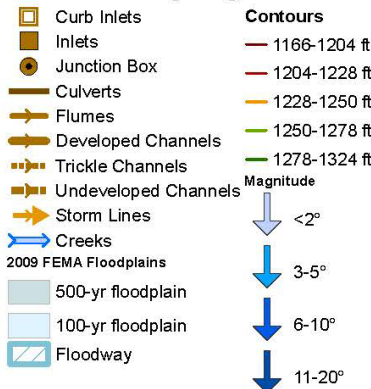
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Locator Map



Drainage Legend



## DRAINAGE MAP FOR MP-28 (SE/4, Sec 6, T11N, R1W)

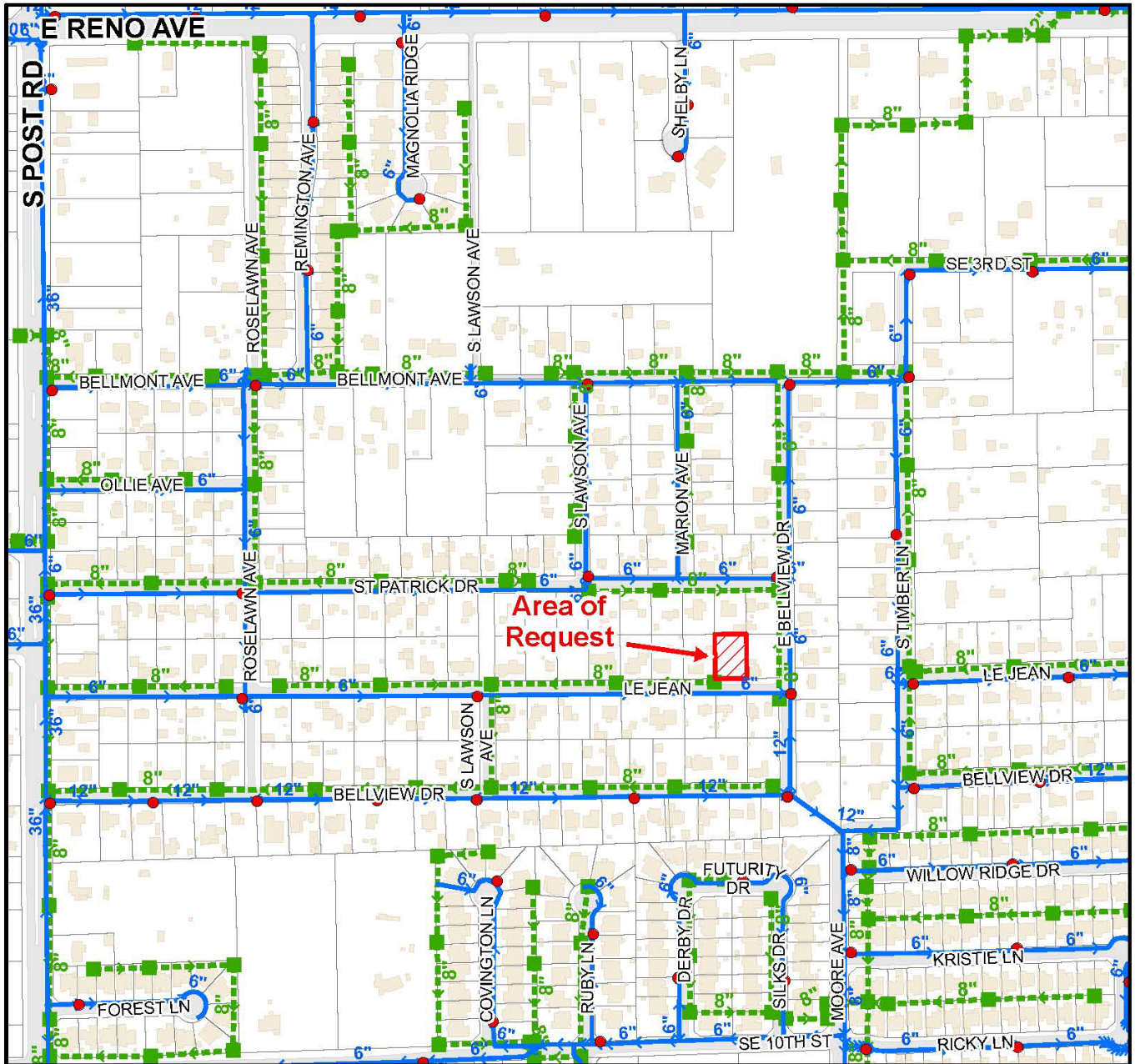
0 440 880 Feet

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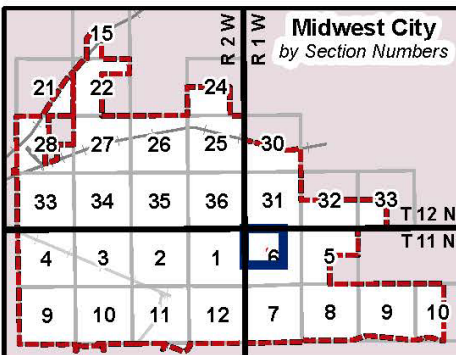
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Locator Map



Water/Sewer Legend

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

## WATER SEWER MAP FOR MP-28 (NW/4, Sec. 6, T11N, R1W)

N 0 440 880 Feet

On 8.5" x 11" paper 1 inch equals 450 feet

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**MORTGAGE INSPECTION REPORT**  
J & J SURVEY, INC. (CA # 1390) Expires 6/30/2027  
JJSURVEY@COXINET.NET  
Telephone: (405) 376-4445  
Cell Phone: (405) 826-1355

Ordered By: JOBETH  
Company: CHICAGO TITLE  
Branch: MWC

**SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON PANEL # 40109C 0330H, DATED 12/18/2009.**

PLEASE SEE EXHIBIT "A" FOR SKETCH

ALL MATTERS AFFECTING THE SUBJECT PROPERTY SHOWN ON THE PLAT OF POINTON CITY, OKLAHOMA COUNTY, OKLAHOMA, ARE SHOWN ON THIS SKETCH.

**CERTIFICATE**

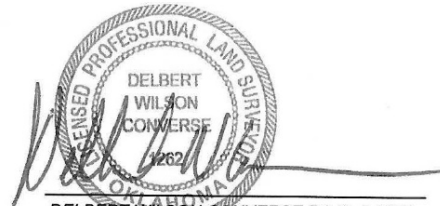
THIS MORTGAGE INSPECTION REPORT IS MADE FOR THE AND AT THE REQUEST OF: **CHICAGO TITLE OKLAHOMA**  
FOR MORTGAGE LOAN PURPOSES ONLY COVERING THE PROPERTY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

Lot Seventeen (17) in Block Ten (10) in POINTON CITY, Oklahoma County, Oklahoma, according to the recorded plat thereof.

I DELBERT W. CONVERSE, A LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED MORTGAGE INSPECTION REPORT AND SKETCH SHOWS THE IMPROVEMENTS AS LOCATED ON THE PREMISES DESCRIBED AT THE TIME OF THIS INSPECTION. THAT THEY ARE ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THAT THERE ARE NO ENCROACHMENTS THEREON EXCEPT AS INDICATED. THE ATTACHED SKETCH SHOWS ALL RECORDED PLAT EASEMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED TO THIS MAKER PER LENDER BY THE TITLE COMPANY. THAT SAID SKETCH WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGER AND IS NOT A LAND OR PROPERTY LINE PLAT. THAT NO PROPERTY CORNERS WERE SET AND IT IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE BUILDING OR OTHER IMPROVEMENT LINES. ANY LINEAR OR ANGULAR VALUES SHOWN ON THIS REPORT ARE BASED UPON RECORD OR DEED INFORMATION OR LEGAL DESCRIPTIONS FURNISHED TO THIS MAKER AND HAVE NOT BEEN VERIFIED UNLESS NOTED. FOR THE PURPOSES OF THIS INSPECTION, FENCE LINES AND RETAINING WALLS ARE NOT CONSIDERED IMPROVEMENTS. THIS INSPECTION IS MADE FOR THE ABOVE NAMED COMPANY/INDIVIDUAL AND THE BELOW NAMED FILE ONLY. (GOOD ONE TIME ONLY.)

WITNESS MY HAND AND SEAL THIS DATE: October 6, 2025 (3:42 P.M.)



DELBERT WILSON CONVERSE P.L.S. # 1262  
LICENSED PROFESSIONAL LAND SURVEYOR

Buyer: Utesch Properties North, LLC  
File #: 710402500795

Property Address: 10359 Le Jean Dr,  
Midwest City, OK 73130

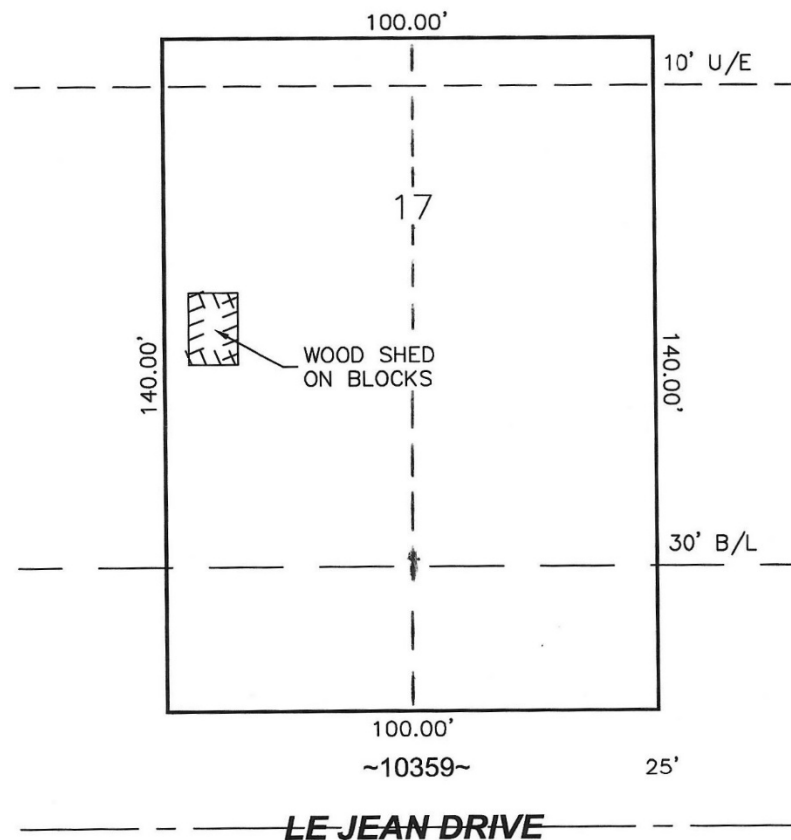
Inspection # 158753

## EXHIBIT "A"

**MORTGAGE INSPECTION REPORT**  
J & J SURVEY, INC. (CA # 1390) Expires 6/30/2027  
JJSURVEY@COXINET.NET  
Telephone: (405) 376-4445  
Cell Phone: (405) 826-1355

### POINTON CITY ADDITION

10



PAGE 2 OF 2

### J&J SURVEY, INC.

INSPECTION # 158753  
STR: 6-T11N-R1W  
COUNTY: OKLAHOMA  
BUYER'S NAME: UTESCH PROPERTIES  
NORTH LLC  
DATE OF FIELD VISIT: 09/16/2025  
DATE: 09/17/2025  
REVISION DATE:  
DRAWN BY: JBL

### LEGEND

B/L = BUILDING LINE

U/E = UTILITY EASEMENT

D/E = DRAINAGE EASEMENT

BRICK

ASPHALT

CONCRETE

WOOD DECK

GRAVEL

SCALE: 1" = 30'

**To:** Chairman and Planning Commission

**From:** Zanya Darthard, Planner II

**Date:** January 6, 2026

**Subject:** (PC-02235) Public hearing, discussion, consideration, and possible action to redistrict from a Simplified Planned Unit Development (“SPUD”) to Single-Family Detached Residential District (“R-6”), for the property located at 2606 & 2608 S. Post Road, Midwest City, Oklahoma.

**Executive Summary:**

The applicant is requesting approval to rezone the subject property from Simplified Planned Unit Development (“SPUD”) to the Single-Family Detached Residential District (“R-6”).

The property was zoned R-6 until 2018 when a SPUD master plan was approved to create an office district. However, because no substantial development occurred within the first three (3) years, the master plan expired in accordance with *Sec. 7.4.2(B)(3)*. The land has since been purchased, and the applicant is now requesting a rezoning back to R-6 to allow for the future development of single-family homes.



The subject property is currently undeveloped, and the applicant’s site plan proposes the development of five (5) lots for single-family detached homes accessed by a private road with a cul-de-sac. Rezoning the property to R-6 would accommodate the proposed development, which is permitted by right in this zoning district.

At the time of purchase, the property was heavily wooded. Since then, the applicant has cleared the site, leaving only three (3) trees along S. Post Road. Because the clearing occurred prior to the approval of the preliminary plat, which includes the tree canopy management plan, a tree mitigation plan will be required to address this violation. *Sec. 38-53.7. (2)*

All state and local notification requirements have been met. As of the date of this report, staff have not received any public inquiries regarding the application.

Staff recommend approval of this application, contingent upon the satisfactory resolution of all engineering, fire, and planning comments identified in this report.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- January 6, 2026

City Council- January 27, 2026

**Date of Pre-Application Meeting:** October 17, 2025

**Date of Site Plan Review Team Meeting:** November 25, 2025

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

**Owner:** Gary Davis

**Applicant:** Gary Davis

**Size:** Contains an area of 1.53 acres MOL

**Zoning Districts:**

|                  |                |
|------------------|----------------|
| Area of Request: | SPUD           |
| North:           | R-6            |
| South:           | R-6 with a SUP |
| East:            | R-6            |
| West:            | R-6 and O-2    |

**Land Use:**

|                  |   |
|------------------|---|
| Area of Request: | Simplified Planned Unit Development                 |
| North:           | Single-Family Residential                           |
| South:           | Single-Family Residential with a Special Use Permit |
| East:            | Single-Family Residential                           |
| West:            | Single-Family Residential and General Office        |

**Municipal Code Citation:**

**2.7. - R-6, Single-Family Detached Residential District**

- 2.7.1. *General Description.* The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA). Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.
- 2.7.2. *District Use Regulations.* Property and buildings in the R-6, Single-Family Detached Residential District shall be used only for the purposes listed within Table 4.9-1: Use Chart (Page 75).
- 2.7.3. *Development Regulations.* Property and buildings shall conform to the related standards listed within Table 3.2-1: Residential Area Regulations and Standards Chart (Page 47) and Section 5 Supplemental Regulations (Page 81).
- (A) *Off-street parking, loading and access.* All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in [5.3](#) Parking and Loading (Page 91) of which Table 5.3-2: Specific Parking Requirements (Page 98) is included.

**Sec. 38-53.7. Tree mitigation plan required for violations.**

- (a) *Purpose.* If trees are removed prior to the approval of a tree canopy management plan, then the applicant shall be required to have an approved tree mitigation plan (instead of a tree canopy

management plan) as a part of a preliminary plat application. The tree mitigation plan is designed to restore a site to the level of tree canopy as required by Option A (standard compliance) or Option B (alternative compliance).

(b) *Tree mitigation plan.*

(1) *Process.* A tree mitigation plan shall be processed in the same manner as a tree canopy management plan, see section 38-53.5. Process: Tree canopy management plan.

(2) *Tree mitigation requirements.*

- a. The applicant shall calculate the area of tree canopy that should have been preserved under Option A (standard compliance) or Option B (alternative compliance).
  - b. The resulting area calculation shall be the amount of tree canopy that shall be restored (referred to as the "calculated restoration area").
  - c. Replacement trees shall be required to cover an area equal to the calculated restoration area.
  - d. The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.
  - e. In calculating the area for the replacement trees, the mature size of replacement trees shall be used.
  - f. In calculating the area for the replacement trees, only large trees identified in [chapter 42](#) of the Midwest City Code shall be used.
  - g. Tree canopy coverage at maturity is to be obtained through the planting of two and one-half (2.5) inch caliper trees at spacing that will meet the calculated restoration area.
  - h. Replacement trees shall be a minimum two and one-half (2.5) inch caliper trees.
  - i. Replacement trees shall be planted at spacing that will meet the calculated restoration area.
  - j. The tree canopy management plan shall show graphically the location of each replacement tree.
  - k. The number of replacement trees shall be shown in a tabular format and indicate the tree species and area coverage assumptions for each tree species at maturity (e.g., red oak at maturity covers one thousand two hundred fifty (1,250) square feet, etc.).
  - l. Replacement trees shall be planted prior to the approval of a final plat and shall be installed using best management practices (BMP).
- (3) *Alternative tree mitigation requirements.*
- a. The planning commission and city council may approve a fee in lieu of replacement trees.
  - b. The fee shall be equal to the cost of the required replacement trees and shall include the installation or planting cost.
  - c. The applicant shall submit a written estimate from a nursery as verification of the cost.

**History:**

1. The property had been zoned Single-Family Detached Residential at the time of the adoption of the 1985 zoning code.
2. The property was rezoned to SPUD with O-2 as the base zoning in 2018 (PC-1951).

3. A warranty deed transferring the property to the current owner was recorded after the property was purchased in August 2025.

**Next Steps:**

If Council approves this rezone, the applicant or property owner can proceed with the applicable preliminary platting process.

**Sec. 38-18. - Preliminary plat.**

*Sec. 38-18.1. Purpose.*

The purpose of a preliminary plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.

*Sec. 38-18.2. Accompanying materials.*

- (a) *Preliminary and other types of plans.* An application for a preliminary plat shall be accompanied by the following:
  - (1) Preliminary stormwater management plan (section 38-44.3.);
  - (2) Preliminary drainage plan (section 38-44.4.);
  - (3) Preliminary utility plan (section 38-43.3.);
  - (4) Approved dedication of parks/open space or fees ([section 38-51](#)), if necessary;
  - (5) Preliminary site development plan;
  - (6) Street layout plan;
  - (7) Street signage and striping plan;
  - (8) Tree canopy management plan or tree mitigation plan; and
  - (9) Other plans if deemed necessary for thorough review by the director of community development or the city engineer.
- (b) *Multiple plans.* Multiple plans may be shown on one (1) sheet per the director of community development's approval.
- (c) *Current title commitment.* The applicant shall furnish with the application to the city a current title commitment issued by a title insurance company authorized to do business in Oklahoma, a title opinion letter from an attorney licensed to practice in Oklahoma, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the preliminary plat.

**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 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 is a public water main bordering the proposed parcel, a twelve (12) inch line along the west side of Post Road. A water main extension is proposed to be extended during the platting process. 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 along the east side of Post Road. A sewer main extension is proposed to be extended during the platting process. 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 from Post Road. Post Road is classified as a secondary arterial 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 40109C0330H, 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:**

All newly gated communities shall install an emergency rapid access device prior to the operation of any controlled access device. Such emergency rapid access device and location thereof must be approved by the appropriate fire official prior to installation or use. - Midwest City Ord. Sec 15-26 (IFC 506).

Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one- and two-family detached dwellings. Such dwellings located in areas not served by city water may qualify for the following exceptions:

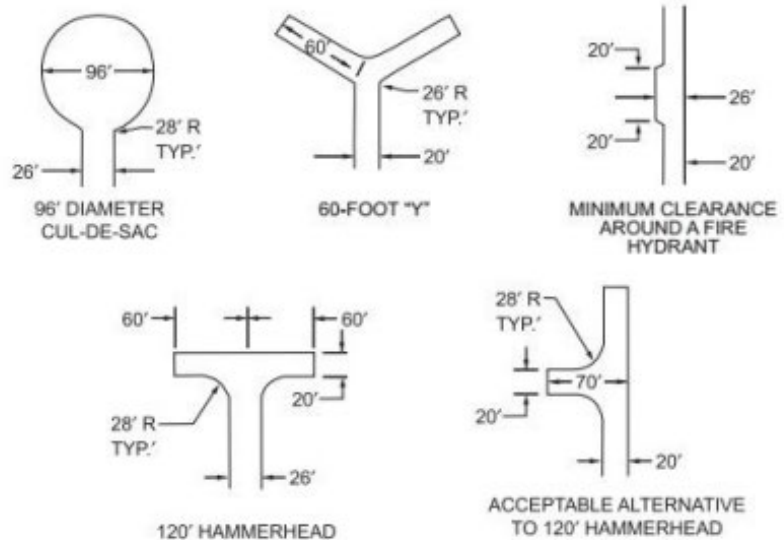
- (1) Those having installed an approved residential sprinkler system per NFPA 13D;
- (2) Those having installed an approved fire detection and alarm system per NFPA 72 that is continuously monitored by a central station.

Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26.

All new commercial construction and gated communities and businesses in the city shall provide an approved emergency rapid access device or key box.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.**



Fire apparatus access roads shall not exceed 10 percent in grade.

This code analysis has been provided with the current information provided by the applicant. This list is not an all-inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

For any questions or concerns pertaining to this project or the contents of this report, please contact the Midwest City Fire Marshal's Office via e-mail at [FMO@MidwestCityOK.Org](mailto:FMO@MidwestCityOK.Org).

#### **Planning Division:**

Staff met with the applicant on October 17, 2025, for a pre-application meeting.

Site Plan Review Team meeting was held on November 25, 2025, and representatives from the following departments were present: Community Development, Fire Marshal's Office, Sanitation, and Engineering,

The property has been zoned for single-family detached residential in the past. In 2018, the former owner rezoned the subject property to SPUD with office use as the base zoning; however, no development occurred on the site.

The subject property is currently undeveloped. The site plan depicts five (5) lots for single-family detached homes, accessed via a private road terminating in a cul-de-sac. Staff notes that the site plan is conceptual and represents a potential layout. The proposed development is a use permitted by right in the R-6 zoning district.

The subject property abuts an arterial roadway and is located within walking distance of Carl Albert High School, which makes it a natural fit for a residential district. The proposed R-6 zoning reflects the property's designation prior to the 2018 rezoning. Additionally, the site's proximity to the school, nearby businesses, and surrounding retail employment opportunities supports its suitability for residential use.

The applicant removed trees on the subject property prior to approval of the preliminary plat. Consequently, the tree canopy management plan no longer applies, and the applicant must submit a tree mitigation plan as a part of any future preliminary plat applications.

If the rezoning is approved, all development regulations for the R-6 district shall be observed, including all applicable masonry, parking, tree mitigation, and landscaping requirements. If the subject property is to be subdivided, it must be platted prior to the issuance of any building permits.

Staff have not received any correspondence from neighboring property owners concerning the rezoning application.

Staff recommend approval of this application, contingent upon the satisfactory resolution of all engineering, fire, and planning comments identified in this report.

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or deny the rezoning of the subject property to R-6, Single-Family Detached, subject to staff comments included in January 6, 2026, Planning Commission agenda packet, which are incorporated into the PC-2235 file.

**Suggested Motion:**

*"To approve the rezone to R-6, Single-Family Detached Residential subject to staff comments found in the January 6, 2026, Planning Commission agenda packet and made part of the PC-2235 file."*

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

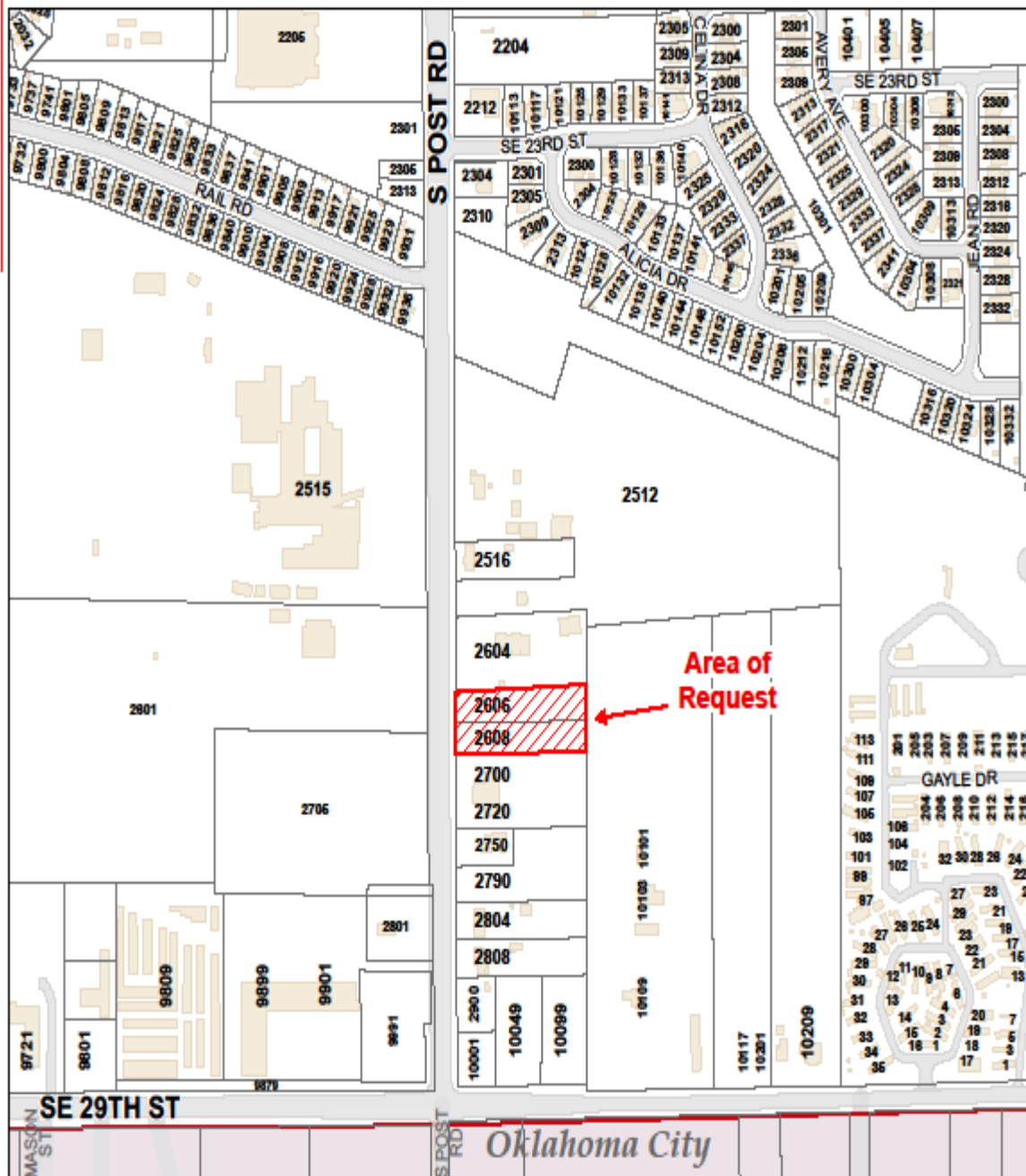


Zanya Darthard

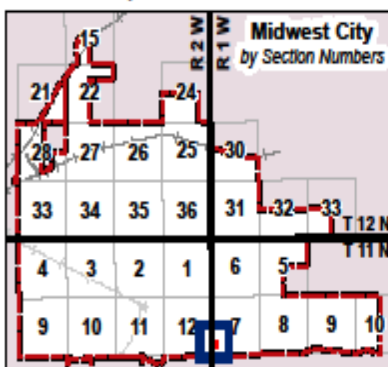
Planner II



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on November 26, 2025 using ArcPY script - PC-2235

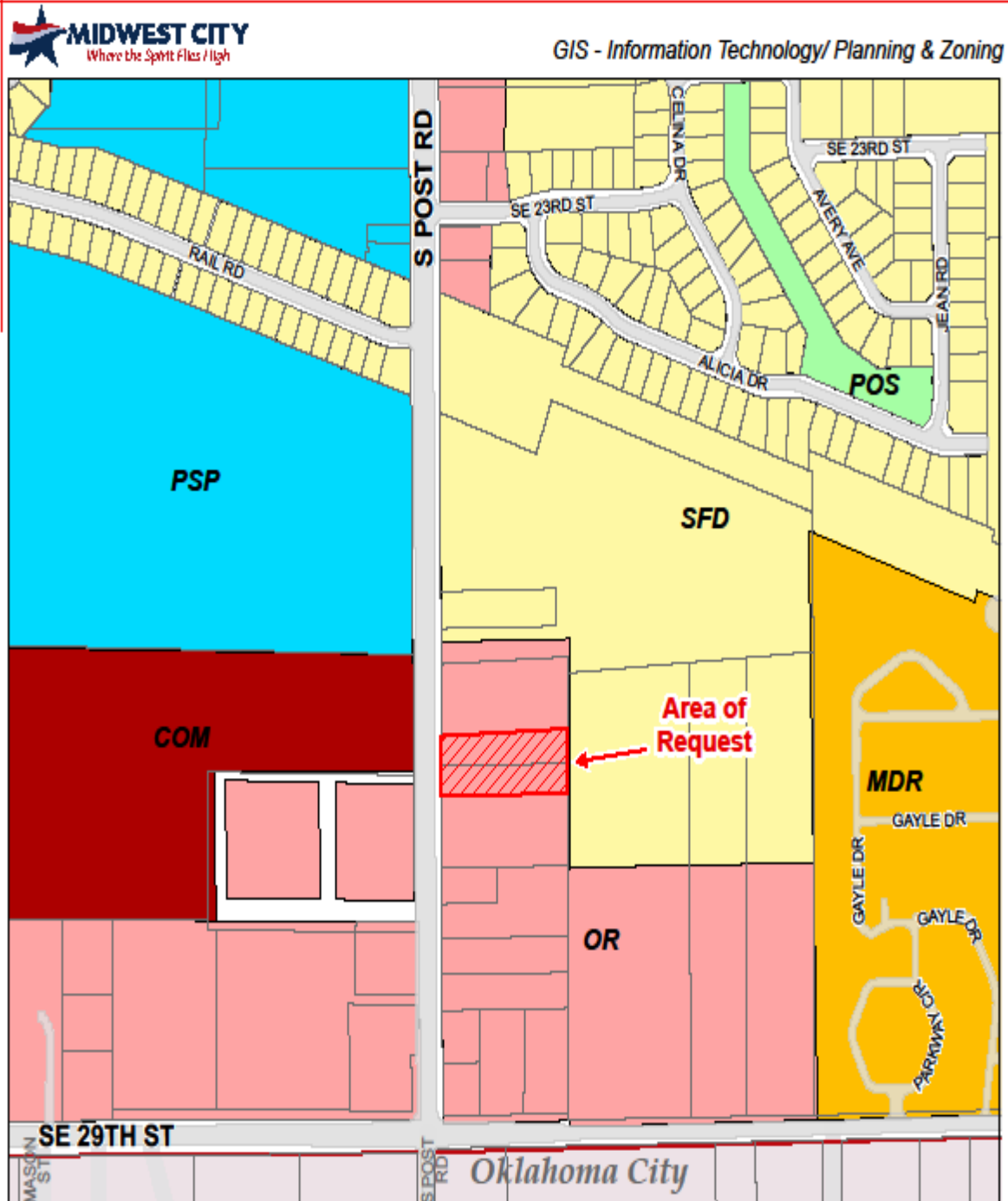
General Map Legend

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

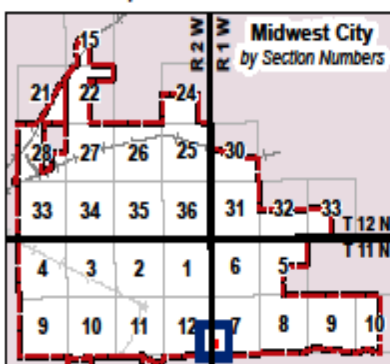
## GENERAL MAP FOR PC-2235 (SW/4, Sec. 7, T11N, R1W)

N 0 390 780 Feet  
On 8.5" x 11" paper 1 inch equals 400 feet

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Locator Map

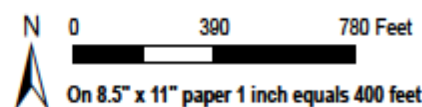


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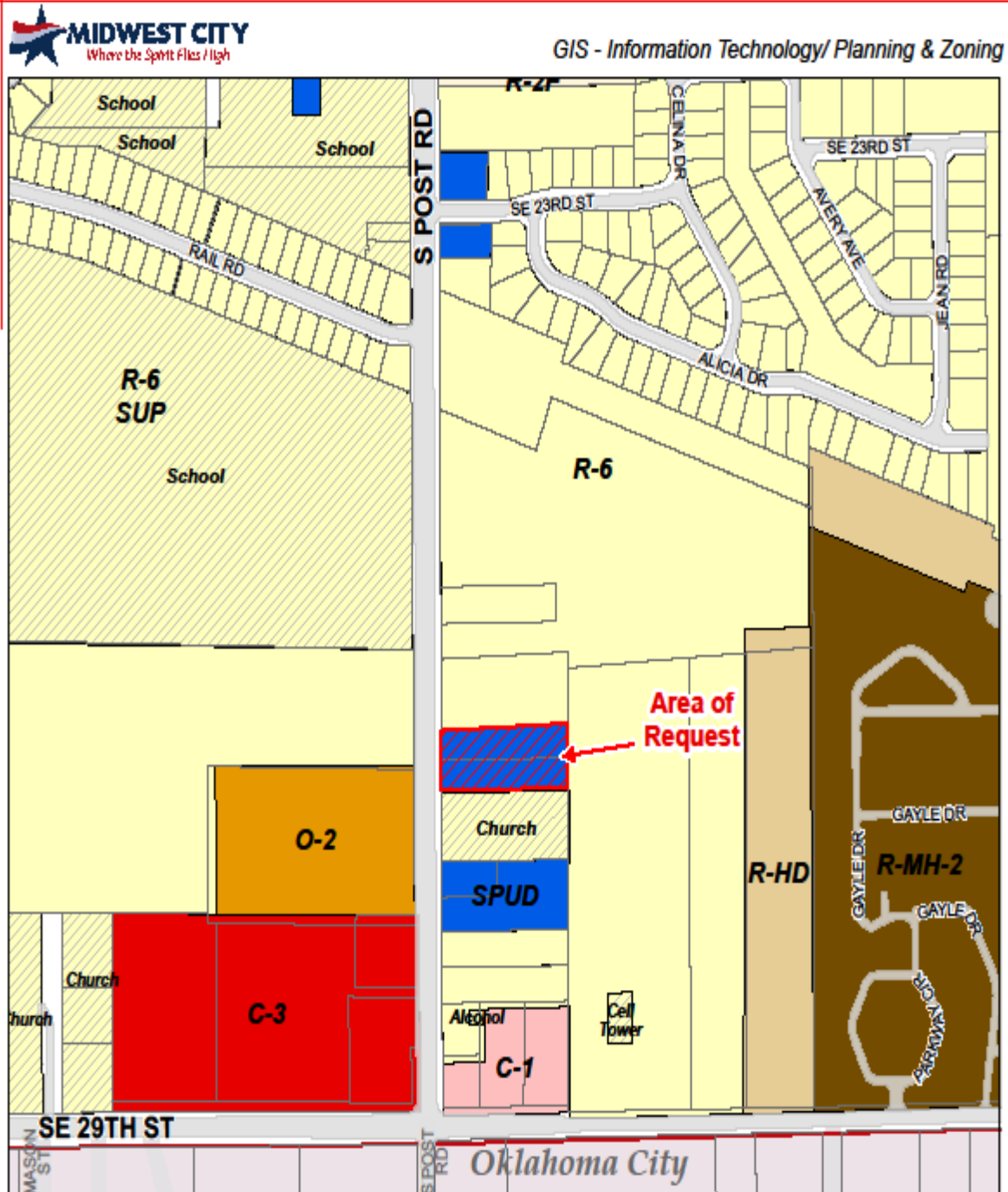
Future Land Use Legend



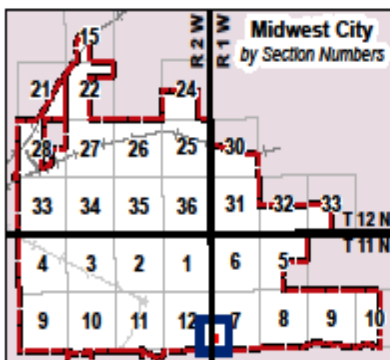
**FUTURE LAND USE MAP  
FOR PC-2235  
(SW/4, Sec. 7, T11N, R1W)**



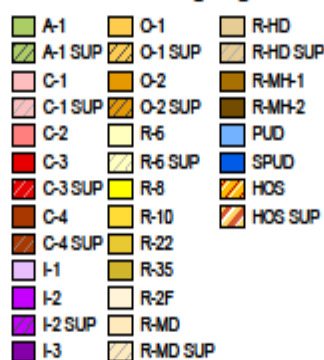
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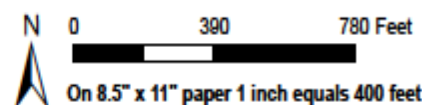
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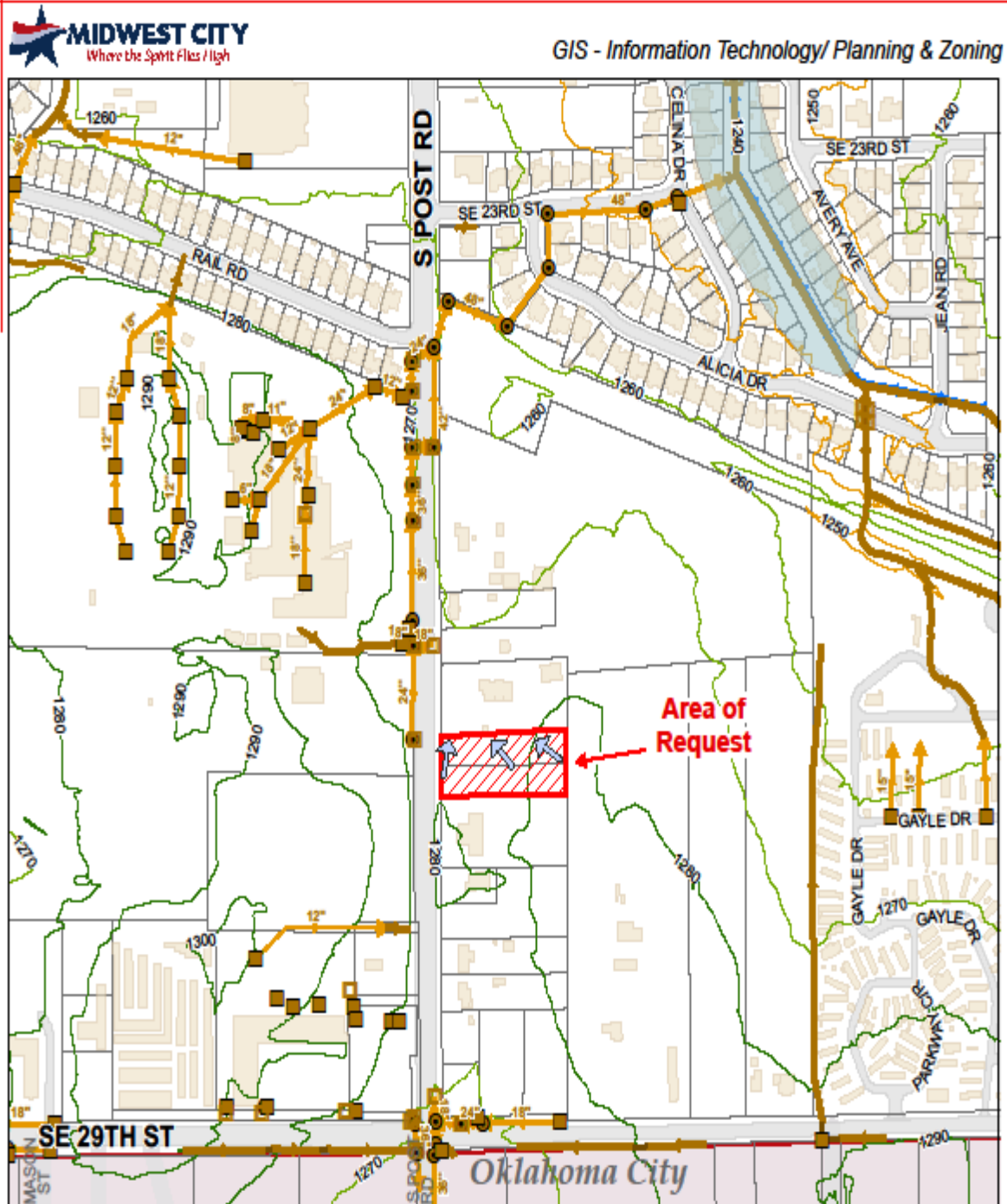
Current Zoning Legend



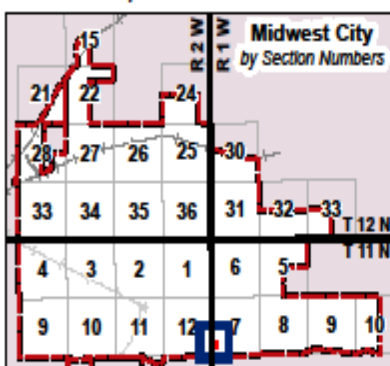
**ZONING MAP  
FOR PC-2235  
(SW/4, Sec. 7, T11N, R1W)**



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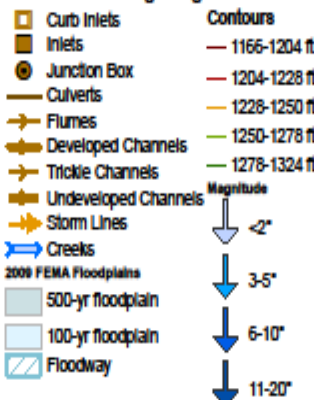


Locator Map

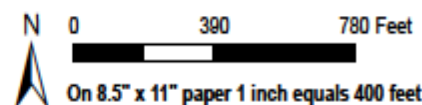


Created on November 26, 2025 using ArcPY script - PC-2235

Drainage Legend

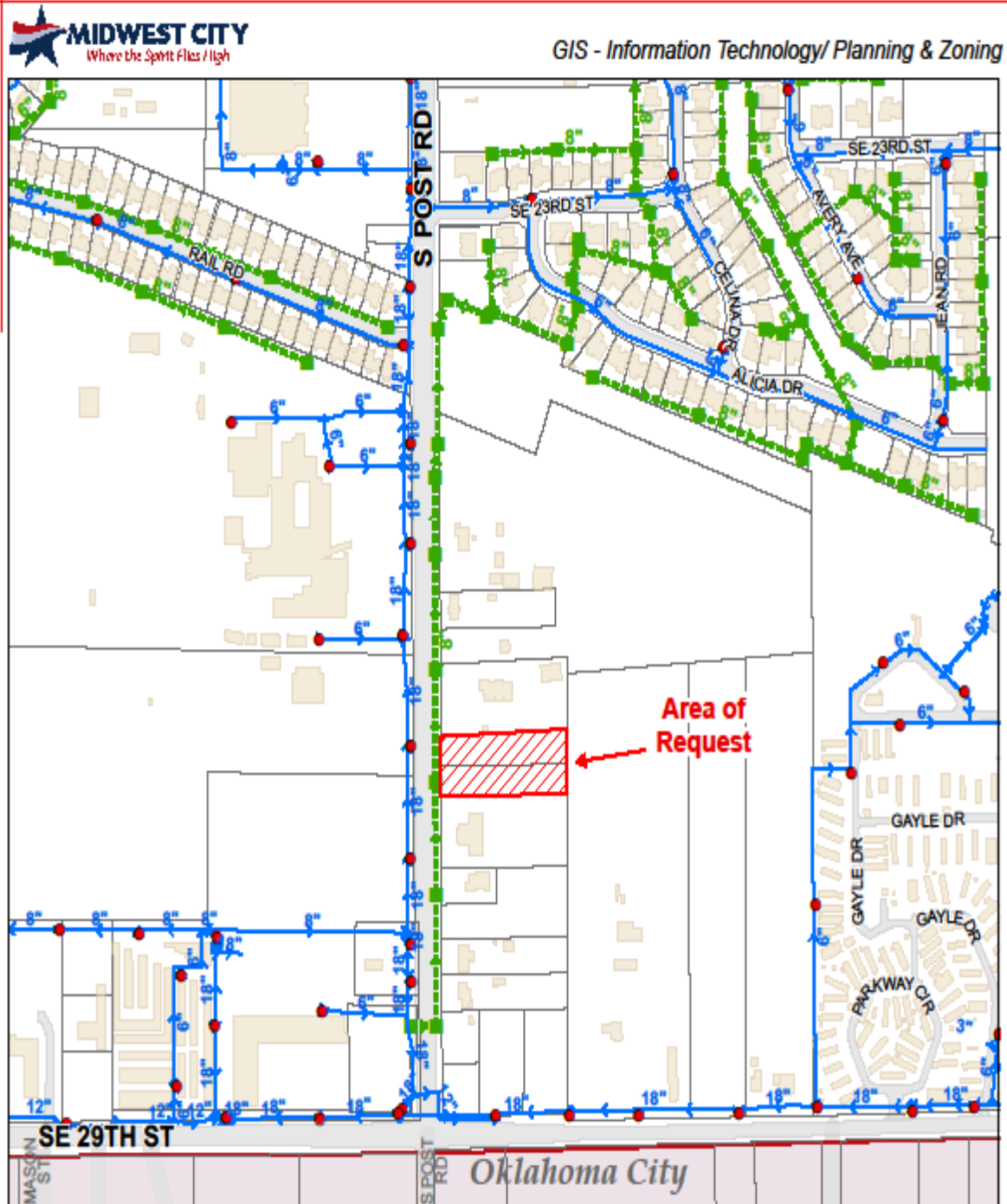


## DRAINAGE MAP FOR PC-2235 (SE/4, Sec 6, T11N, R1W)

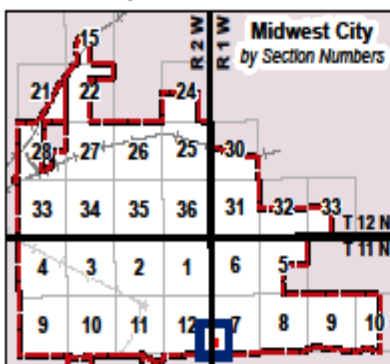


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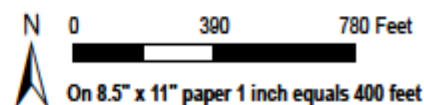
Locator Map



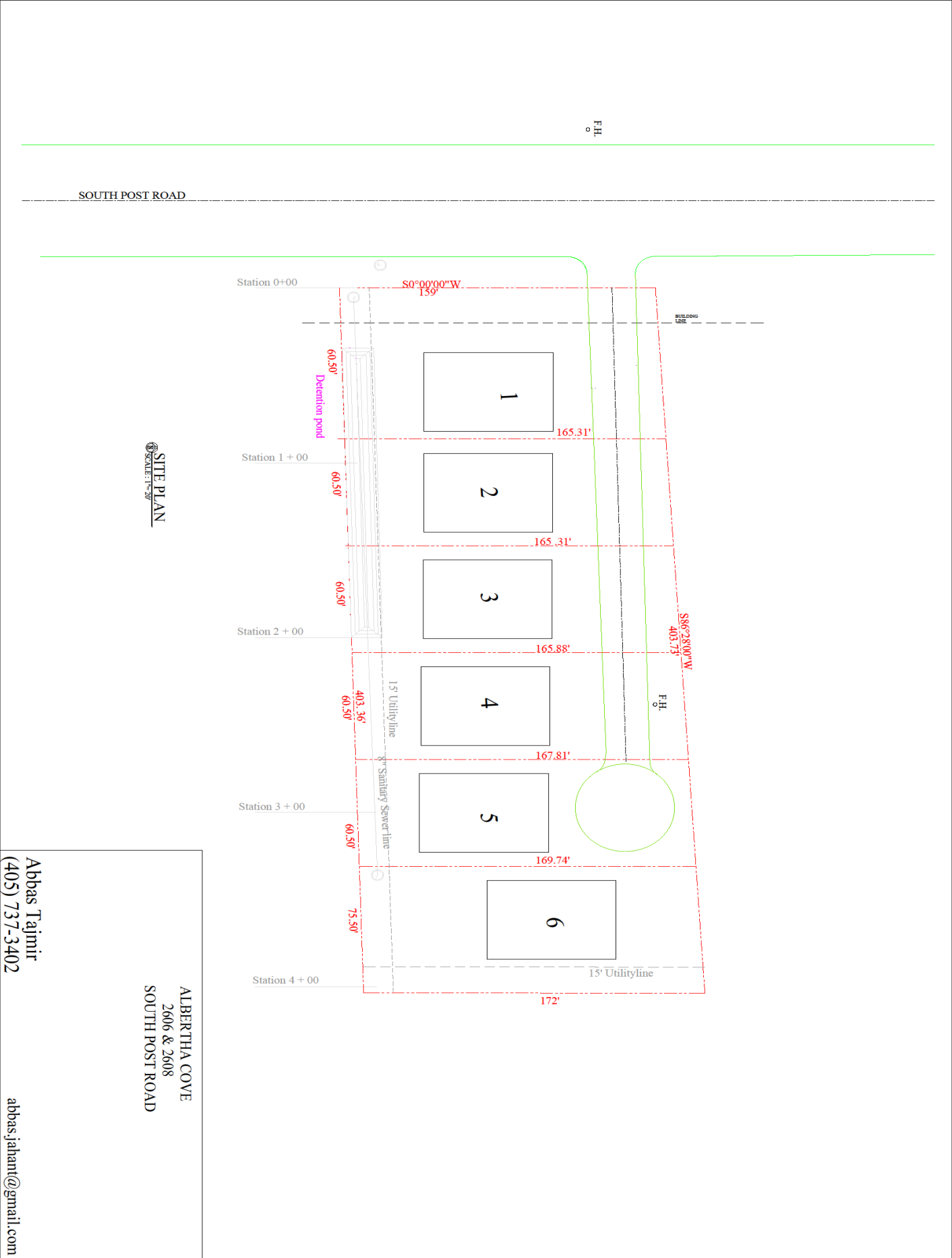
Water/Sewer Legend

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

**WATER SEWER MAP  
FOR PC-2235  
(SW/4, Sec. 7, T11N, R1W)**



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**To:** Chairman and Planning Commission  
**From:** Matt Summers, Community Development Director  
**Date:** January 6, 2026

**Subject:** (PC-2236) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land lying the in the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County Oklahoma.

**Executive Summary:** The applicant is requesting approval of a preliminary plat to subdivide the subject property into four (4) buildable lots and three (3) common area lots.

The site is approximately 14.5 acres in size and is located at the southwest corner of the intersection of SE 29<sup>th</sup> Street and S. Douglas Boulevard.

If approved, the applicant may submit construction documents to Engineering. The proposed layout includes an internal private road network connecting to S. Douglas Blvd, SE 29<sup>th</sup> St., and Engle Rd. The preliminary plat complies with the PUD approved in 2025 as well as the Subdivision Regulations and Zoning Regulations.

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 item.

Action is at the discretion of the Commission.

**Dates of Hearing:**

Planning Commission- January 6, 2026

City Council- June 27, 2026

**Pre-Application Meeting Date:**

October 31, 2025

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

**Owner:** Midwest City Memorial Hospital Authority

**Applicant:** Midwest City Memorial Hospital Authority



**Proposed Use:** Office/Retail

**Size:** The subject property has a frontage of 1223 off SE 29<sup>th</sup> St., a depth of 664 feet, and contains an area of 14.48 Acres, more or less.

**Development Proposed by Comprehensive Plan:**

Area of Request: Office / Retail  
North: Office / Retail  
South: I-40  
East: City of OKC  
West: Office / Retail

**Zoning Districts:**

Area of Request: PUD  
North: SPUD, C-4, & I-2  
South: I-40  
East: City of OKC  
West: PUD

**Land Use:**

Area of Request: Vacant  
North: Retail  
South: I-40  
East: City of OKC  
West: Self Storage

**Municipal Code Citation:**

Sec. 38-18 – Preliminary plat.

*Sec. 38-18.1. Purpose*

The purpose of a preliminary plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.

*Sec. 38-18.6. Criteria for preliminary plat approval.*

The following criteria shall be used to determine whether the preliminary plat application shall be approved, approved with conditions, or denied:

(a) *Approval criteria.*

- (1) The preliminary plat is consistent with all zoning requirements for the property, including any applicable planned unit development (PUD) zoning standards;
- (2) The proposed provision and configuration of public improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and right-of-way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the city's adopted master plans for those facilities;
- (3) The preliminary plat has been duly reviewed by applicable city staff;

- (4) The preliminary plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual and construction details;
- (5) The preliminary plat is consistent with the adopted comprehensive plan; and
- (6) The proposed development represented on the preliminary plat does not endanger public health, safety or welfare.

*Sec. 38-18.7. Effect of preliminary plat approval.*

- (a) *Continuation of the development process.* The approval of a preliminary plat by the city council shall allow the applicant to proceed with the development and platting process by submitting construction plans and a final plat.
- (b) *General approval of layout only.* Approval of the preliminary plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of construction plans or a final plat.

**History:**

- 1. Parts of the subject property had been previously platted as Gilkison Addition and Douglas Heights in 1954 and 1946 respectively.
- 2. June 2025, the subject property was rezoned to PUD (PC-2216) by City Council.

**Next Steps:**

If Council approves this preliminary plat, the Applicant can proceed with the seeking construction plan approval.

**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 preliminary 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 preliminary plat of the Sentinel Square Addition located at the 8800 block of S.E. 29th Street.**

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

**Water Supply and Distribution**

There are public water mains bordering the proposed parcel, a twelve (12) inch line running along the north side of S.E. 29th Street and a six (6) inch line running along the west side of Engle Road.

There are also public water main extensions currently under construction along the south side of S.E. 29th Street across the frontage of the development. The proposed lines will be within dedicated right of way and

utility easements reflected on the final plat. Further extensions of the system will be completed to provide service to every lot prior to the filing of the final plat.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

#### Sanitary Sewerage Collection and Disposal

There's no public sewer mains bordering the proposed parcel. An eight (8) inch line runs off site approximately 1500 feet north of the site.

There is a public sewer main extension project currently under construction extending service to the northwest corner of the development. Further extensions of the system will be completed to provide service to every lot prior to the filing of the final plat

Connection to the public sewer system for domestic service is a building permit requirement per Municipal Code 43-109 for all new buildings.

#### Streets and Sidewalks

Access to the parcel is from S.E. 29th Street and Engle Drive.

There is currently no sidewalk along S.E. 29th Street and Engle Drive. Sidewalks will be constructed along the existing frontage. Engle Drive in unimproved and half street improvement will be required prior to filing the final plat.

Improvement plans for the streets and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

#### Drainage and Flood Control, Wetlands, and Sediment Control

The parcel currently generally sheet flows both to the north and south boundaries of the area of request. The north outflow drains into unimproved bar ditches and through a culvert located under S.E. 29th Street. The south outflow drains out to the I-40 right of way corridor.

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.

The applicant has proposed to construct a common detention pond to collect most of the onsite runoff. The proposed private paving and storm inlets will collect the surface runoff and carry it to the detention facility. The detention pond outlet will discharge runoff through a restrictive weir structure that will eventually convey the water to the I-40 right of way watershed. The proposed detention pond will create a net decrease in the flow rate of the water flowing to the City's existing infrastructure.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control." Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The

developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

#### Easements and Right-of-Way

The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

#### Fire Marshal's Comments:

Provisions of the 2018 International Fire Code Appendix D apply for fire apparatus access roads.

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.

#### MWC Ord. Sec. 15-22 – Location of Fire Hydrants

(d) Within all other areas, including but not limited to, mercantile, business, educational, assembly, detention and correctional, health care, storage, industrial and multifamily dwellings, the maximum spacing shall be no more than four hundred (400) feet. Buildings of noncombustible or limited combustible construction, protected by a complete automatic sprinkler system and classified by NFPA 13 as "Light or Ordinary Hazard" may be protected by fire hydrants located with a maximum spacing of five hundred (500) feet. Distance shall be measured by the lay of the hose, not by line of sight.

(e) In areas of commercial development, fire hydrants shall be located in a sufficient number and manner to supply the required flow, per the adopted edition of International Fire Code requirements, for a structure and its exposures or supply adequate water for the fire sprinkler system.

(g) A fire hydrant shall be located within fifty (50) feet of all fire department standpipe or sprinkler connections.

The distance from S. Douglas Blvd. to Engle Rd. is approximately 1,236 feet. The site plan currently identifies (2) proposed hydrants along the southern portion of the new road extension, as well as (1) existing hydrant on 29<sup>th</sup> Street at the midway point. ***Depending on the final layout and depth of the property, it is reasonable to anticipate that additional hydrants will be required to comply with future commercial development needs.***

#### Planning Division:

Staff met with the Applicant on October 31, 2025, for a pre-application meeting and December 2, 2025, for a Site Plan Review Team meeting. The preliminary plat proposes to subdivide the subject property into four (4) buildable lots and three (3) common area lots. The layout of streets and lots conforms to the Master Development Plan approved by City Council in June 2025 (PC-2216).

#### Long Range Plans:

This application is supported by the Comprehensive Plan and the Trails Master Plan.

#### Zoning and Subdivision Regulations:

The preliminary plat complies with both the Subdivision Regulations and the Zoning Regulations.

If this item is approved by City Council, the applicant may proceed with submitting construction plans for review by the Engineering Department.

Action is at the discretion of the Planning Commission.

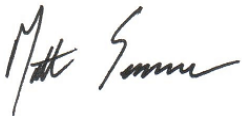
**Action Required**

Approve or reject the preliminary plat for the property noted herein, subject to staff comments as found in the January 6, 2026, Planning Commission agenda packet and made part of the PC-2236 file.

**Suggested Motion:**

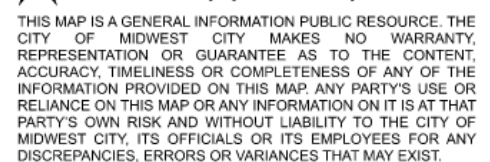
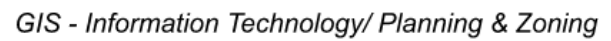
***“To approve the preliminary plat for the subject property, subject to staff comments as found in the January 6, 2026, Planning Commission agenda packet and made part of the PC-2236 file.”***

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 initial "M" and a cursive "Summers".

Matt Summers, AICP

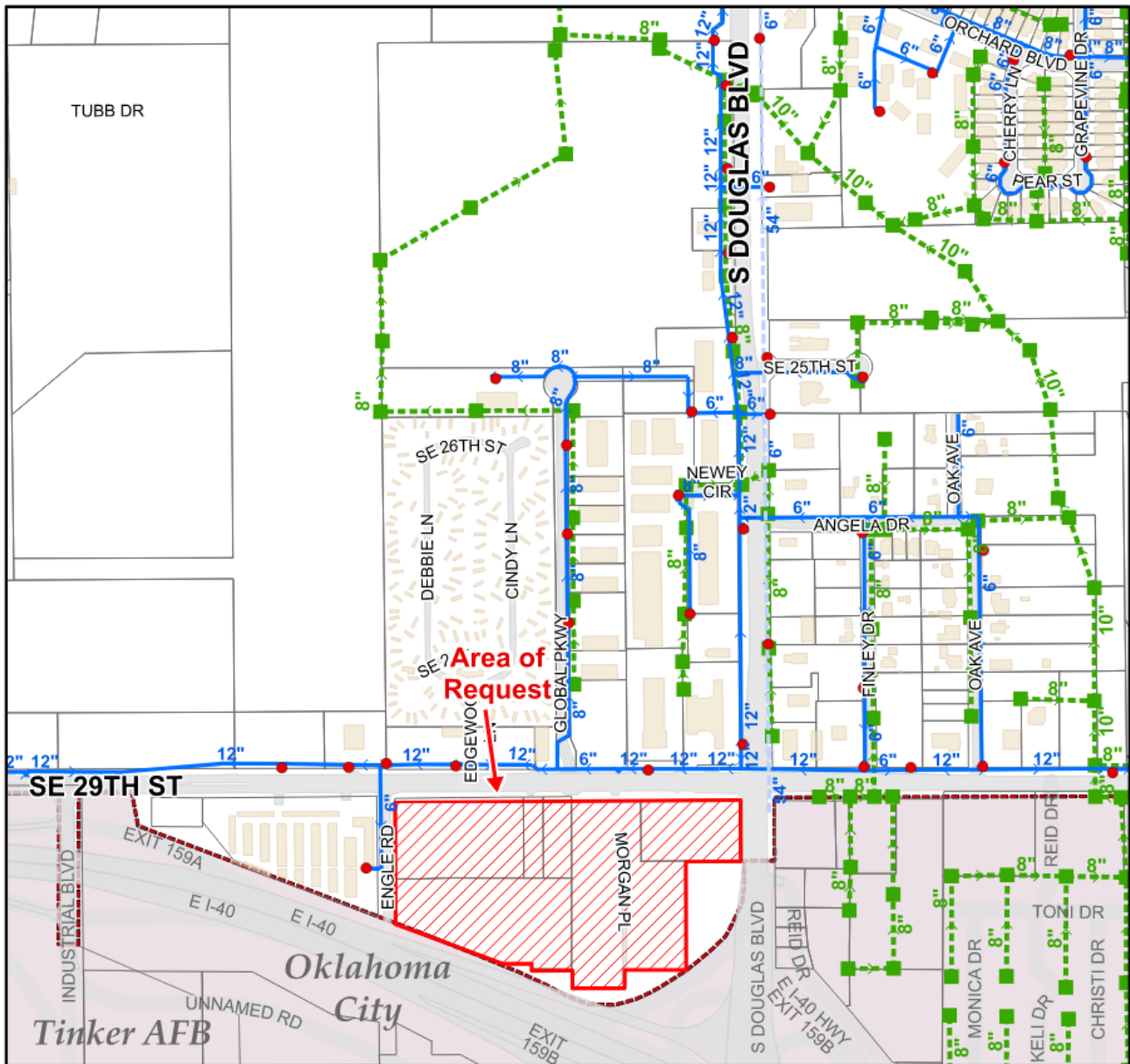
Community Development Director



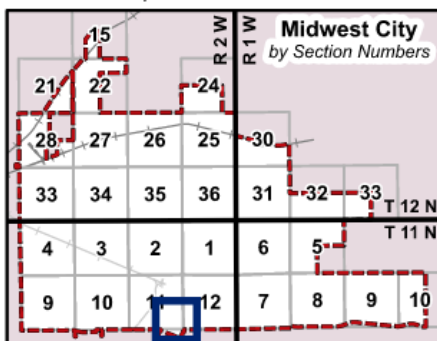
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GIS - Information Technology/ Planning & Zoning



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-2236 (NE/4, Sec. 14, T11N, R2W)



0 490 980 Feet

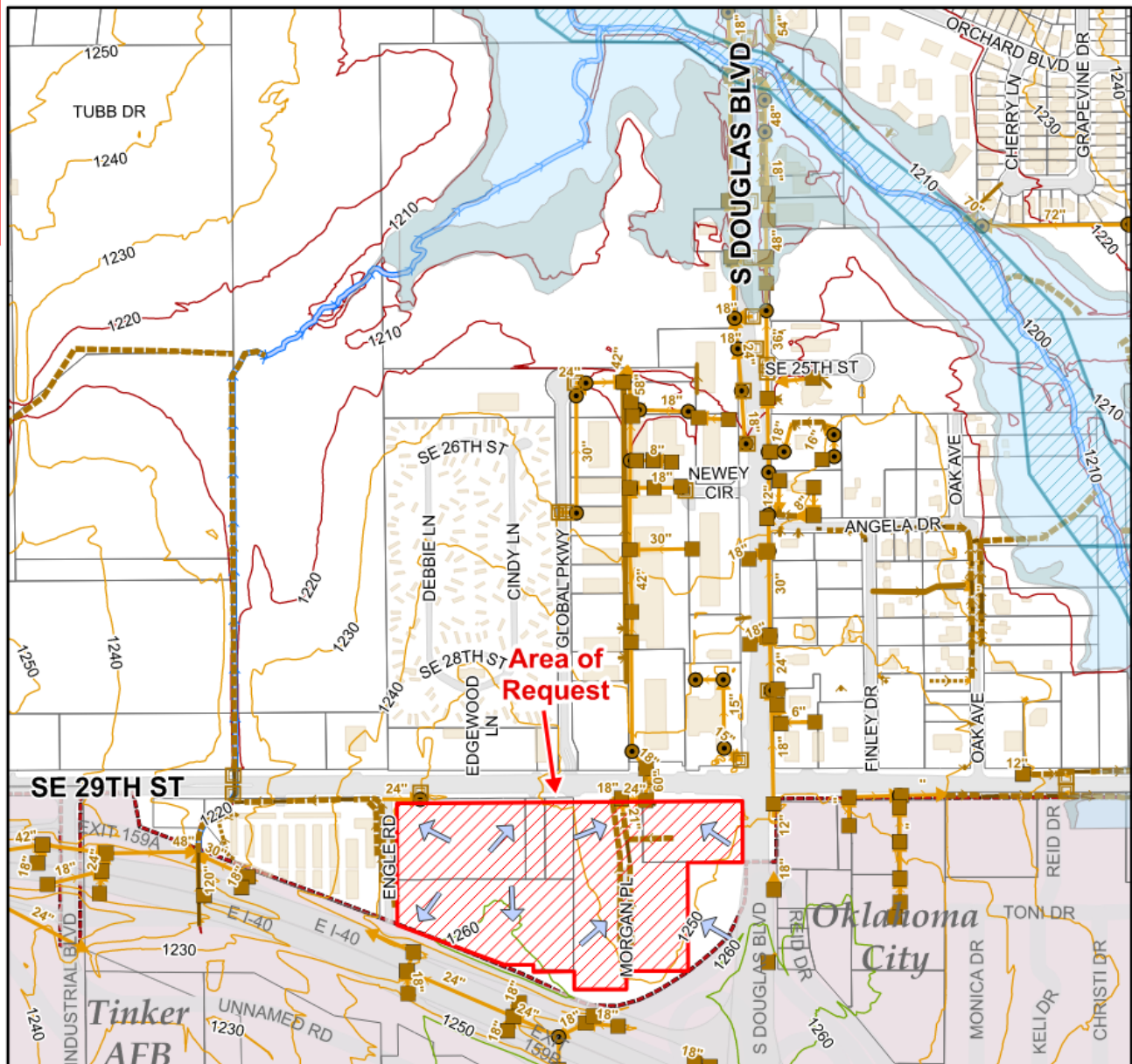
On 8.5" x 11" paper 1 inch equals 500 feet

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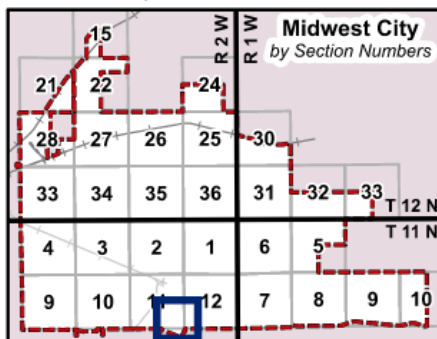
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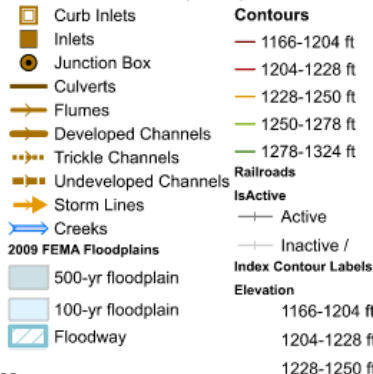
GIS - Information Technology/ Planning & Zoning



Locator Map



Drainage Legend



## DRAINAGE MAP FOR PC-2236 (SE/4, Sec 6, T11N, R1W)

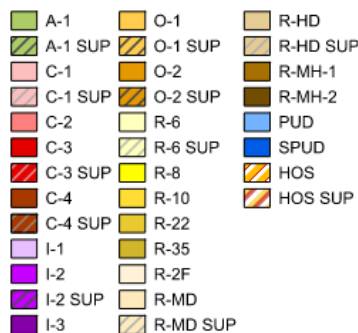
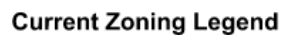
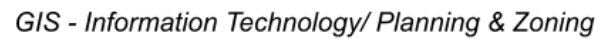


0 490 980 Feet

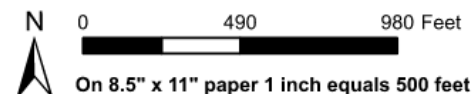
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**ZONING MAP  
FOR PC-2236  
(NE/4, Sec. 14, T11N, R2W)**



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