



PLANNING COMMISSION AGENDA

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

February 3, 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 January 6, 2026, Planning Commission Meeting
2. (MP-00029) Public hearing, discussion, consideration, and possible action of approval of a Minor Plat for a tract of land described as BLK 001 LOT 003 of the 29th and Douglas Apartments, located in Midwest City, Oklahoma.
3. (PC-2237) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow the use of a church (*Low Impact Institutional: Neighborhood Related*) in the R-6, Single-Family Detached Residential district for the property located at 9201 SE 15th Street, Midwest City, Oklahoma 73110.

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

E. ADJOURNMENT.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

DATE January 6, 2026 - 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 January 6, 2026, 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
Zamya Darthard, Planner II
Brylee Hester, Planner I
Patrick Menefee, City Engineer
Don Maisch, City Attorney
Robert Coleman, Economic Development Director

A. CALL TO ORDER

The meeting was called to order by Chairperson Russell Smith at 5:01 p.m.

B. DISCUSSION

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the December 2, 2025, Planning Commission Meeting.

A motion was made by Huskey, seconded by Dawkins, to approve the minutes of the December 2, 2025, Planning Commission meeting as presented.

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

Nay: none.

Motion carried.

2. Public hearing, discussion, consideration, and possible action to recommend a Planning Commissioner to participate on the Local Development Act Review Committee.

Economic Development Director, Robert Coleman, presented the item.

A motion was made by Huskey to nominate R. Smith to serve on the Committee, seconded by Dawkins.

Voting aye: R. Smith, Dawkins, J. Smith, Hinton, Rice, Huskey, and Collins.
Nay: None.
Motion carried.

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.

Community Development Director, Matt Summers, presented the item. Collins recused due to being in the public notification radius. There was no public discussion on this item.

A motion was made by Dawkins to recommend approval of the item subject to all staff comments, seconded by Rice.

Voting aye: R. Smith, Dawkins, J. Smith, Hinton, Rice, and Huskey.
Nay: None.
Motion carried.

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.

Planner, Brylee Hester, presented the item. There was no discussion and no public comments.

A motion was made by Rice to recommend approval of the item, seconded by Collins.

Voting aye: R. Smith, Dawkins, J. Smith, Hinton, Rice, Huskey, and Collins.
Nay: None.
Motion carried.

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.

Planner, Zamyia Darthard, presented the item. The applicant, Race McDoulett, was available to answer questions and had no objections to the staff report. Huskey asked about design and size of sign, and the applicant stated the sign would be 3'x 8'. There was no public discussion on this item.

A motion was made by Rice to recommend approval of the item subject to all staff comments, seconded by Collins.

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

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.

Planner, Brylee Hester, presented the item. The applicant, Kimbler Gaston, was available to answer questions and had no objections to the staff report. R. Smith inquired on the sewer extension and clarified if a manhole is also required. The applicant expressed that they understand this requirement. No public comments were received.

A motion was made by Huskey to recommend approval of the item subject to all staff comments, seconded by Hinton.

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

Nay: None.

Motion carried.

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, Midwest City, Oklahoma.

Planner, Zamyia Darthard, presented the item. The applicant and property owner, Gary Davis, was available to answer questions and had no objections to the staff report. The applicant's engineer, Abbas Tajmir, spoke on behalf of the applicant to further explain the intent of the proposed development. There were no public comments on this item.

A motion was made by Dawkins to recommend approval of the item subject to all staff comments, seconded by Collins.

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

Nay: None.

Motion carried.

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.

Community Development Director, Matt Summers, presented the item. Robert Coleman, Economic Development Director, spoke on behalf of the applicant, the Midwest City Memorial Hospital Authority, and had no objections to the staff report. R. Smith inquired about the public right-of-way on Engle Rd. No public comments were received.

A motion was made by Huskey to recommend approval of the item subject to all staff comments, seconded by Hinton.

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

Nay: None.

Motion carried.

C. **NEW BUSINESS/PUBLIC DISCUSSION** None.

D. **FURTHER INFORMATION** None.

E. **ADJOURNMENT**

A motion to adjourn was made by Dawkins, seconded by Huskey.

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

Nay: None.

Motion Carried.

The meeting adjourned at 5:28 p.m.

Chairman Russell Smith (*Chair*)
(bh)

To: Chairman and Planning Commission

From: Zamyia Darthard, Planner II

Date: February 3, 2026

Subject: (MP-00029) Public hearing, discussion, consideration, and possible action of approval of a Minor Plat for a tract of land described as BLK 001 LOT 003 of the 29th and Douglas Apartments, located in Midwest City, Oklahoma.

Executive Summary: The Applicant is requesting approval of a minor plat to divide the 14.56-acre parcel into two (2) lots. The subject property spans both sides of Soldier Creek and part of the subject property is located within the 2009 Federal Emergency Management Agency Floodway and 1% Annual Chance Flood Area.

As approved in the PUD (PC-2113), the eastern portion of the property is planned as part of the 29th & Douglas Apartments, providing high-density residential units with access from SE 29th Street. The western portion of the subject property, fronting the SE 25th Street cul-de-sac, is proposed for commercial development.

Approval of this application and the corresponding minor plat will enable development on both sides of Soldier Creek and allow future development to occur without interruption from the creek.

Staff conducted their standard review of the minor plat and found it to be consistent with all applicable zoning regulations and other applicable requirements of the Subdivision Ordinance.

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

Staff recommends approval of this item.

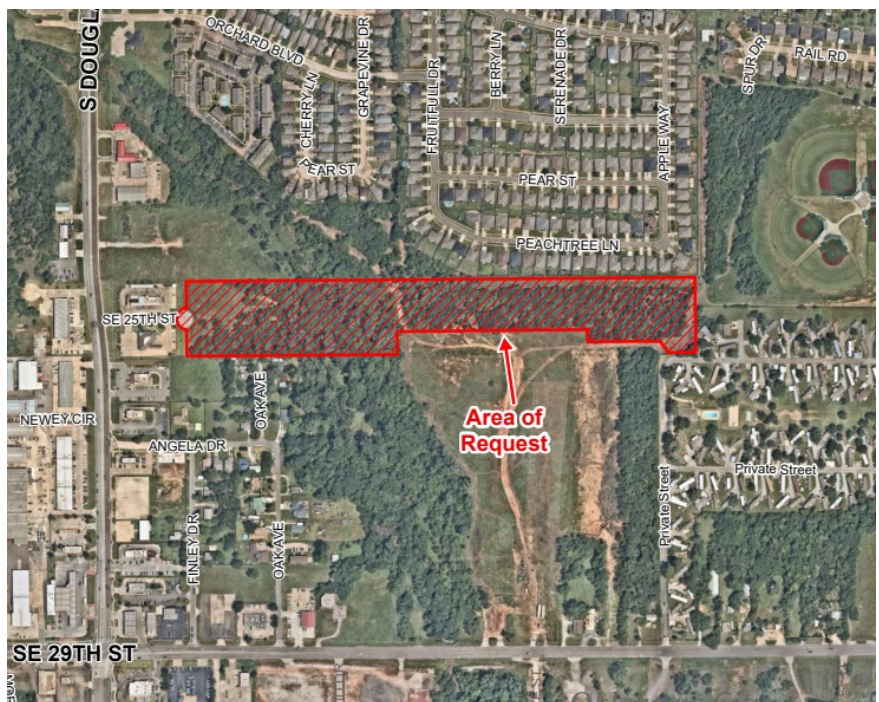
Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- February 3, 2026

City Council- February 24, 2026

Date of Pre-Application Meeting: October 29, 2025



Date of Site Plan Review Team Meeting: December 30, 2025

Council Ward: Ward 2, Pat Byrne

Owner: JLou Properties, LLC & RAMWC, LLC

Applicant: Mark Zitzow

Size: Contains an area of 14.56 acres MOL

Zoning Districts:

Area of Request:	PUD
North:	C-3, R-HD, & R-6
South:	R-6 & PUD
East:	R-MH-2
West:	PUD

Land Use:

Area of Request:	Vacant
North:	Vacant & Residential Subdivision
South:	Single-Family Residential & Vacant
East:	Manufactured Homes
West:	Sonic Drive-In & Sovereign Bank

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. The property was zoned R-6 with the adoption of the 2010 Zoning Map.
2. On May 24, 2022, City Council approved the Planned Unit Development (PUD) for the subject property, which is governed by the High Density Residential (R-HD) and Community Commercial (C-3) zoning districts (PC-2113).
3. The Preliminary Plat for the subject property was approved by City Council on February 28, 2023 (PC-2134).
4. City Council approved the Final Plat for the subject property on July 5, 2023, contingent upon meeting DEQ requirements (PC-2148).
5. In 2025, the Community Development Director administratively approved the Amended Plat for the subject property (PC-2115).
6. The Board of Adjustment approved a variance on November 18, 2025, to reduce the front building setback on the western portion of the property from 30 feet to 15 feet (BOA-422).

Next Steps:

If Council approves this rezone, the applicant will need to file the plat with all required signatures with Oklahoma County, then provide the City a copy of the filed plat (digital).

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 are public water mains bordering and bisecting the proposed area of request. A twelve (12) inch line extends along the north side of S.E. 29th Street Avenue across the frontage of the south side of the proposed plat. An eight (8) inch line extends along the south side of S.E. 25th Street Avenue adjacent to the west side of the proposed plat. A new public water main extension bisects the proposed plat from the south to the north looping it to the existing water system. 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 are public sewer mains bordering and bisecting the proposed area of request. A ten (10) inch line bisects the proposed plat from the south to the north side of the proposed plat. An eight (8) inch line extends from S.E. 25th Street Avenue adjacent to the west side of the proposed plat extends east. 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 S.E. 29th Street and S.E. 25th Street. Public road and sidewalk improvements are not required as part of this application. Sidewalk is being constructed as part of all new building permits.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in a Special Flood Hazard Area impacted by the 100 year floodplain and floodway on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. All building permits must meet the minimum design standards outlined in the floodplain development regulations.

Soldier Creek crosses the site. Currently, the applicant is constructing a common detention pond to collect most of the on site runoff. The design engineer has factored in both the Soldier Creek watershed and all of the adjacent watershed into the drainage plans and the detention pond design.

The detention pond outlet will discharge on site into Soldier Creek. The detention pond discharge combined with the existing Soldier Creek runoff creates a decrease in the flow rate of the water leaving the site.

Easements and Right-of-Way

No easement or right of way is required with this application.

Fire Marshal's Comments:

No further comments at this time.

Planning Division:

Staff met with the applicant on October 29, 2025, for a pre-application meeting. On December 30, 2025, a Site Plan Review Team meeting was held, and representatives from the following departments were present: Community Development, Engineering, Sanitation, and Fire Marshal's Office.

This request meets the criteria to qualify as a minor plat as outlined in the Midwest City Municipal Code.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Minor Plat of 29th & Douglas Apartments for the property noted herein, subject to staff comments as found in the February 3, 2026, Planning Commission agenda packet and made part of the MP-29 file.

Suggested Motion:

“To approve the Minor Plat of 29th & Douglas Apartments subject to staff comments found in the September 9, 2025, Planning Commission agenda packet and made part of the MP-29 file.”

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

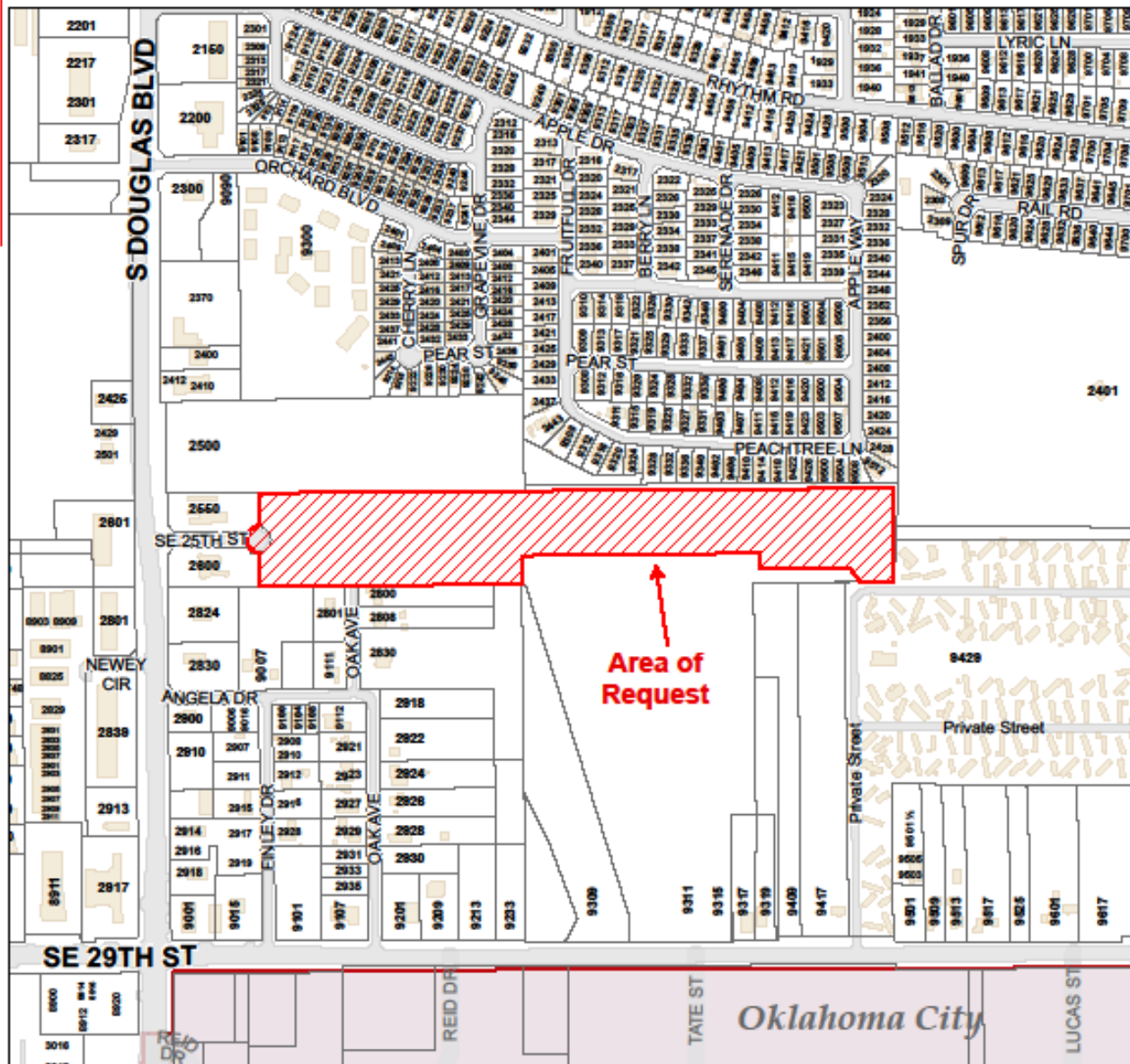


Zamy Darthard

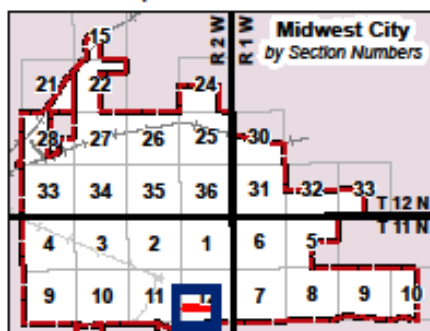
Planner II



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on January 20, 2026 using ArcPY script - MP-29

General Map Legend

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

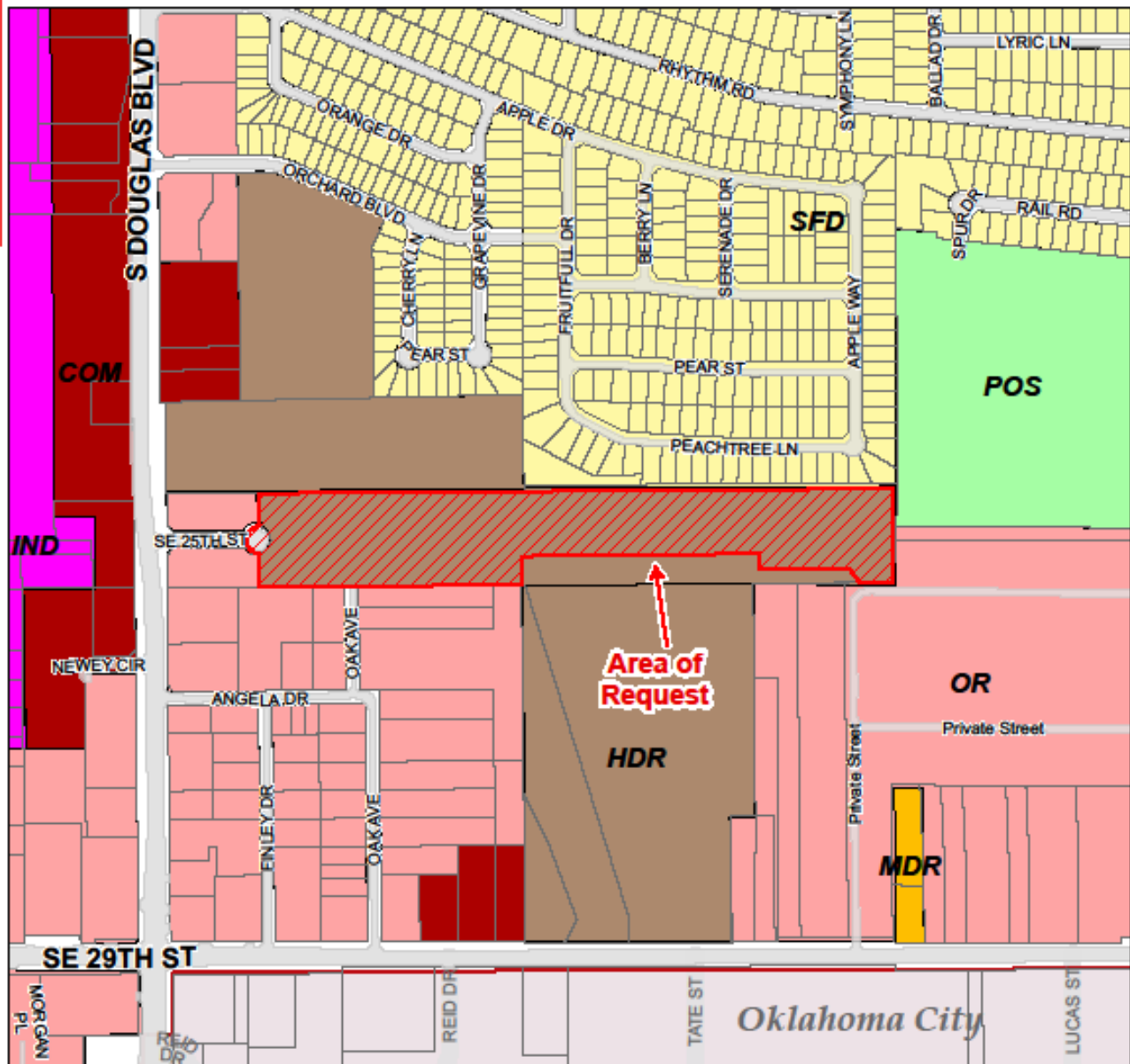
GENERAL MAP FOR MP-29 (SW/4, Sec. 12, T11N, R2W)

N 0 480 980 Feet
On 8.5" x 11" paper 1 inch equals 500 feet

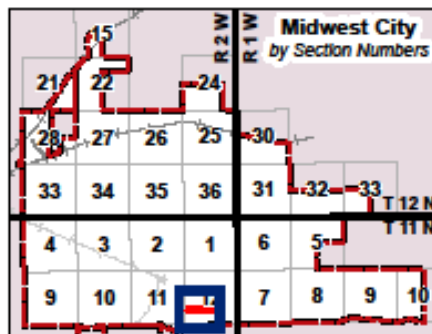
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning

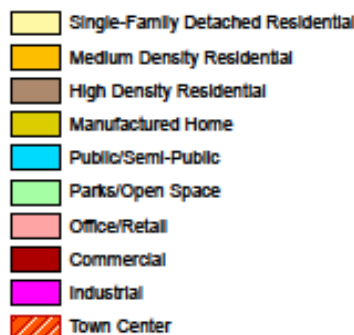


Locator Map



Created on January 20, 2026 using ArcPy script - MP-29

Future Land Use Legend



**FUTURE LAND USE MAP
FOR MP-29
(SW/4, Sec. 12, T11N, R2W)**



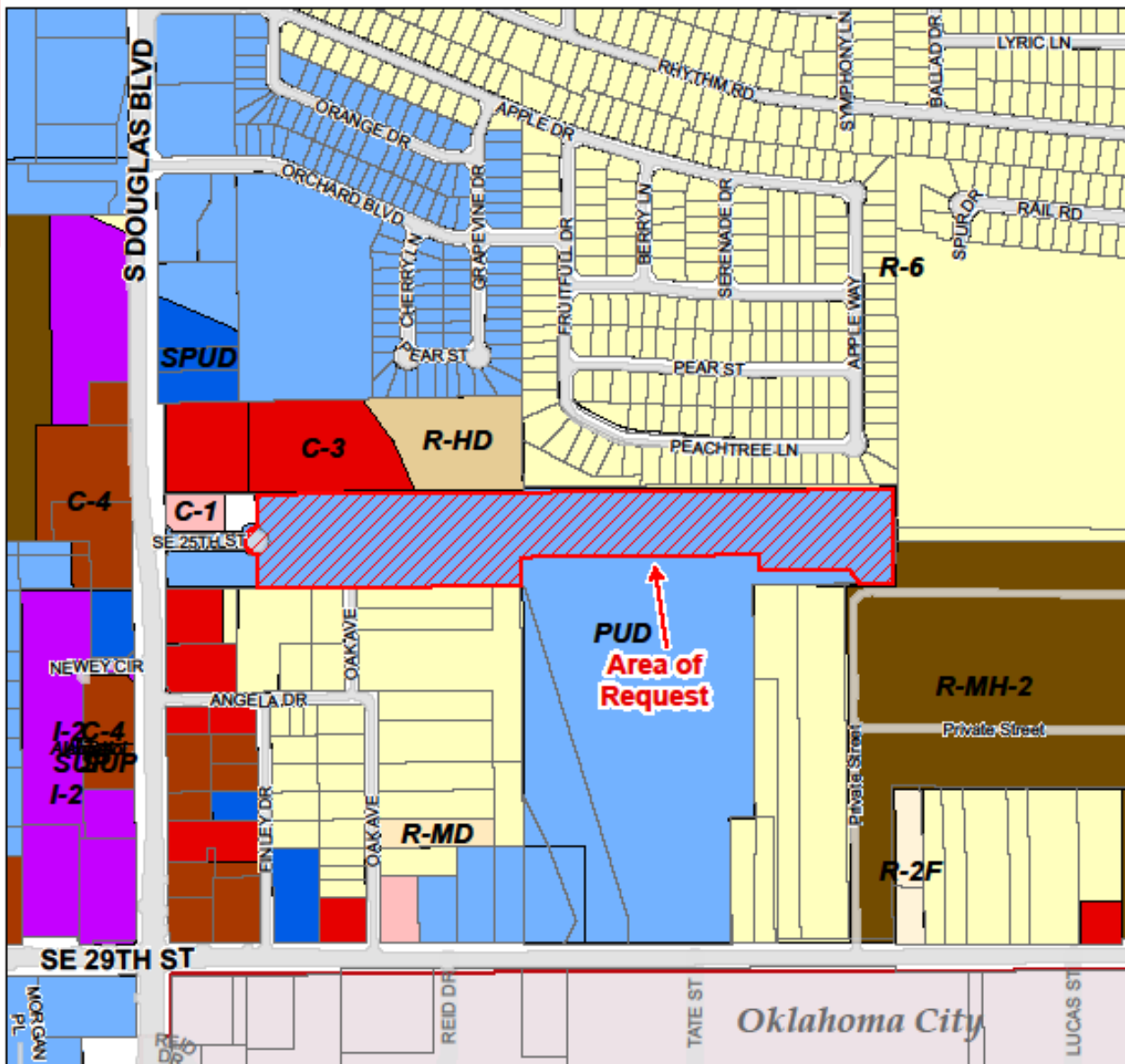
0 490 980 Feet

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

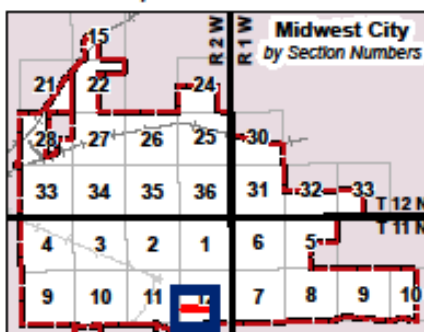
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



Locator Map



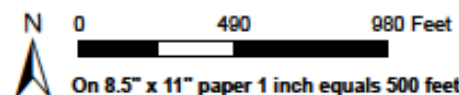
Current Zoning Legend

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-2 SUP	R-6 SUP	SPUD
C-3	R-8	HOS
C-3 SUP	R-8 SUP	HOS SUP
C-4	R-10	
C-4 SUP	R-10 SUP	
I-1	R-22	
I-2	R-35	
I-2 SUP	R-2F	
I-3	R-MD	
	R-MD SUP	

ZONING MAP

FOR MP-29

(SW/4, Sec. 12, T11N, R2W)

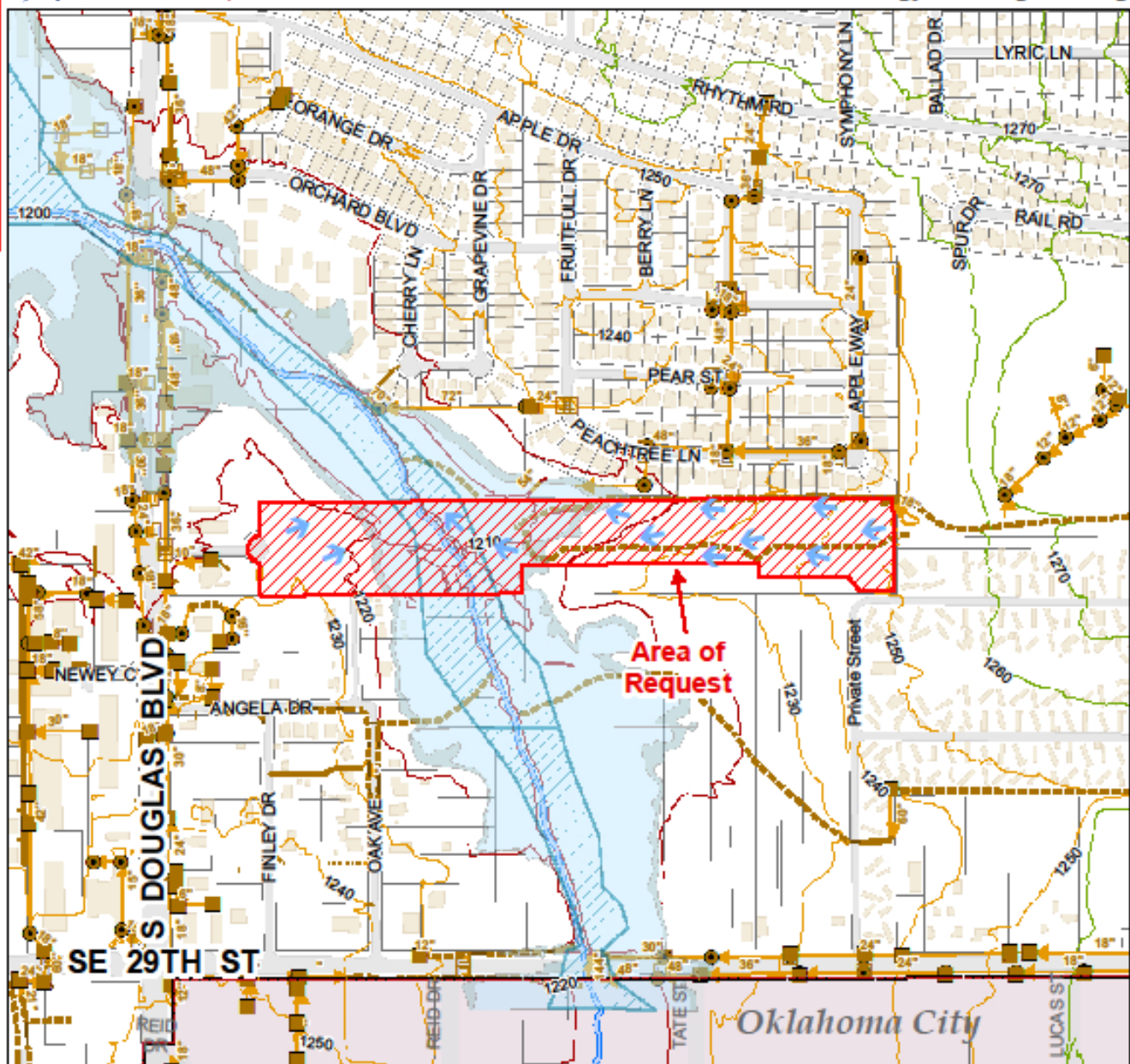


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

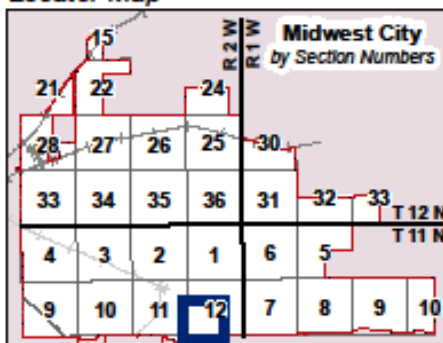
Created on January 20, 2026 using ArcPY script - MP-29



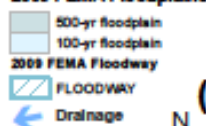
GIS- Information Technology/ Planning & Zoning



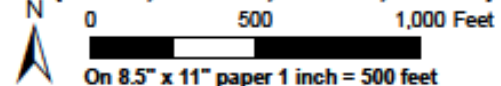
Locator Map



2009 FEMA Floodplains



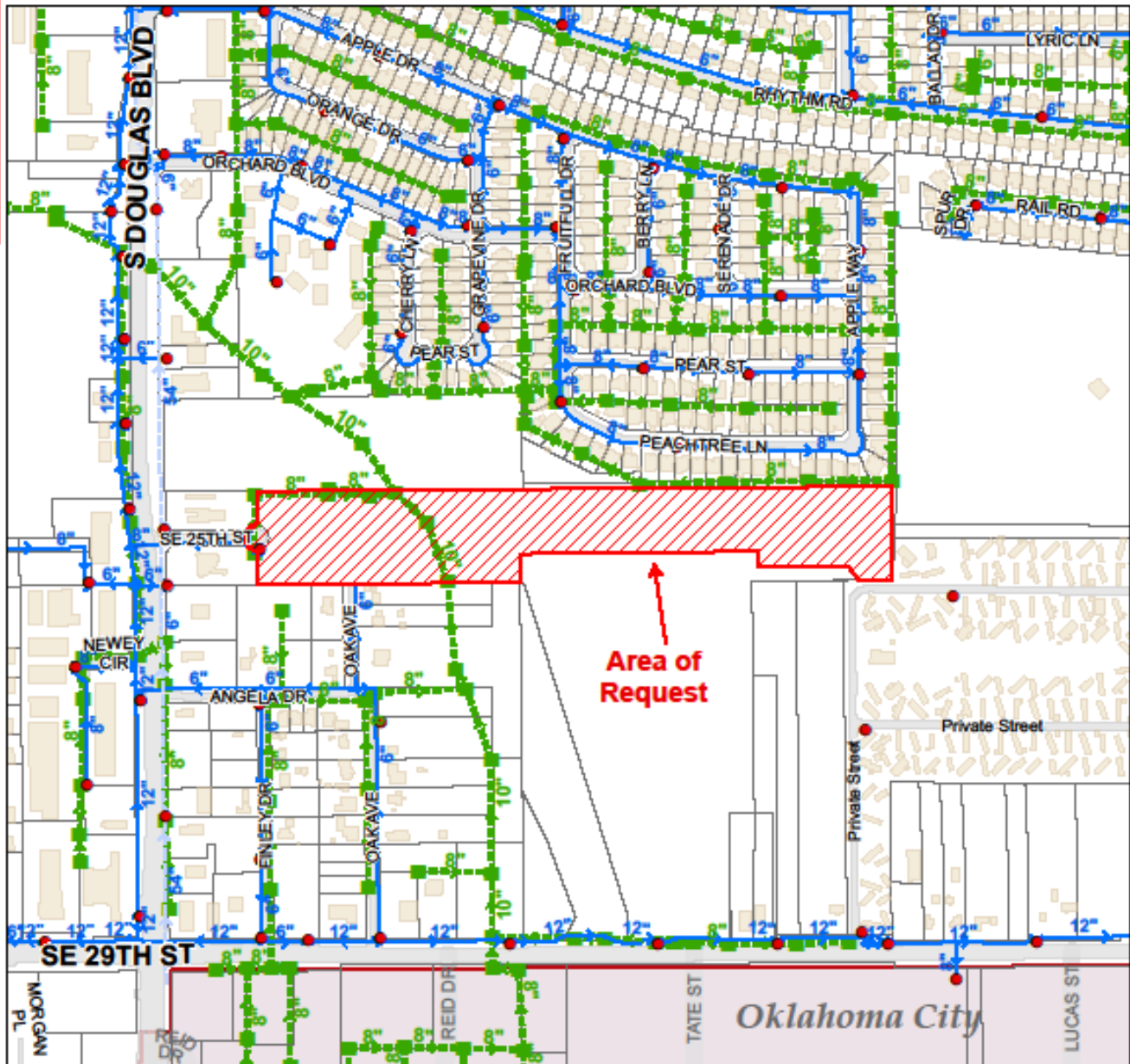
DRAINAGE LOCATION MAP FOR MP-29 (SE/4, Sec 6, T11N, R1W)



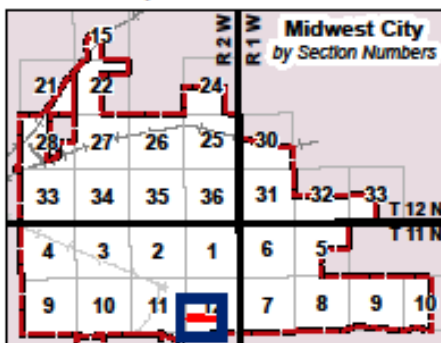
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on January 20, 2026 using ArcPY script - MP-29

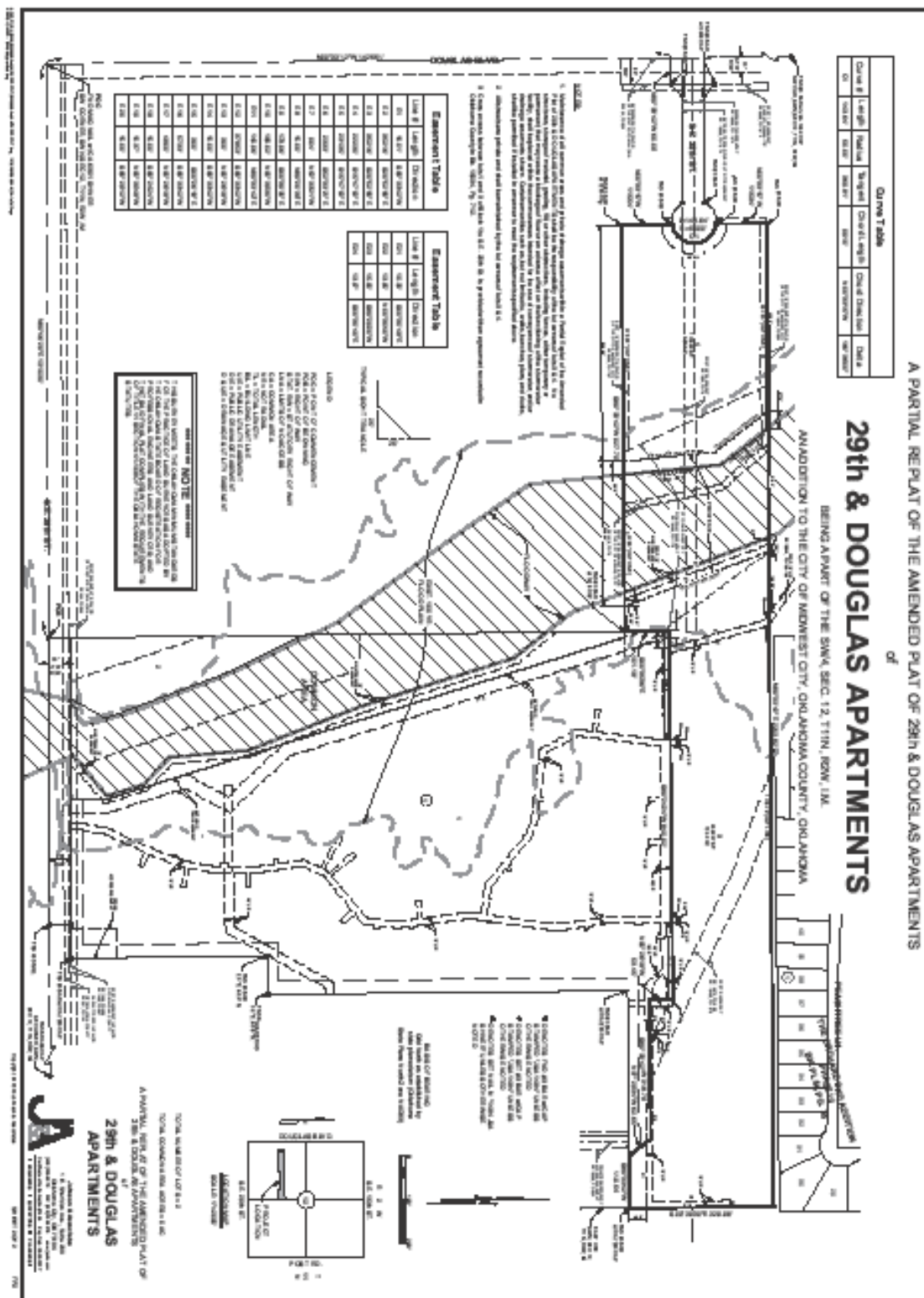
Water/Sewer Legend

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

WATER SEWER MAP FOR MP-29 (SW/4, Sec. 12, T11N, R2W)

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

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



To: Chairman and Planning Commission

From: Zanya Darthard, Planner II

Date: February 3, 2026

Subject: (PC-2237) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow the use of a church (*Low Impact Institutional: Neighborhood Related*) in the R-6, Single-Family Detached Residential district for the property located at 9201 SE 15th Street, Midwest City, Oklahoma 73110.

Executive Summary:

The Applicant is requesting approval of a Special Use Permit (SUP) for the subject property to allow uses permitted under Section 4.3.6. *Low Impact Institutional: Neighborhood Related*.

The subject property was previously occupied by a church until 2024 when a Special Use Permit was approved allowing operation of a school. Approval of this Special Use Permit would allow the operation of a church at the subject property.

Staff and the applicant have engaged in discussions regarding parking mitigation measures; however, the number of parking spaces currently provided on site is substantially less than what is required to accommodate the maximum occupancy load.

As of the date of this report, no public comments have been received concerning the application.

All applicable state and local notification requirements were met.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- February 3, 2026

City Council- February 24, 2026

Date of Pre-Application Meeting: December 9, 2025

Date of Site Plan Review Team Meeting: December 30, 2025

Council Ward: Ward 2, Pat Byrne

Owner: Tracy Williams

Applicant: Cory Fahrenkamp



Size: Contains an area of 1.93 acres MOL

Zoning Districts:

Area of Request: R-6 with a SUP for School Occupancy
North: R-6
South: PUD
East: PUD
West: R-6

Land Use:

Area of Request: Single-Family District and Existing Structure for Proposed Church
North: Single-Family Detached Residential
South: Planned Unit Development Governed by Medium Density Residential
East: Planned Unit Development Governed by General Office District Regulations
West: Single-Family District and Existing Structure for Proposed Church

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).

7.6. – Special Use Permit

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

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

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

7.6.3. *Criteria for Special Permit Approval.*

- (A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:

- (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
 - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
 - (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
 - (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
- (1) the duration of the permit,
 - (2) the location, design, operation, and screening to assure safety,
 - (3) to prevent a nuisance, and
 - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit. Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

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

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

History:

1. At the time of the 1985 zoning map, the subject property was zoned R-1-D with a Special Use Permit.
2. July 2024, City Council approved a Special Use Permit (PC-2180) for the subject property, allowing the operation of a school.

Next Steps:

If approved by City Council, the Special Use Permit would authorize the applicant to operate Frontline Church, contingent upon connection to the public sewer system and construction of 107 paved parking spaces on the north side of the property.

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 special use permit application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Water Supply and Distribution

There is a public water main bordering the proposed parcels, an eighteen (18) inch line runs along the north side of 9125 and 9201 S.E. 15th Street. 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 9125 S.E. 15th Street. An extension of the system will be completed to provide service to the east lot, 9201 S.E. 15th Street, 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 S.E. 15th Street. 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:

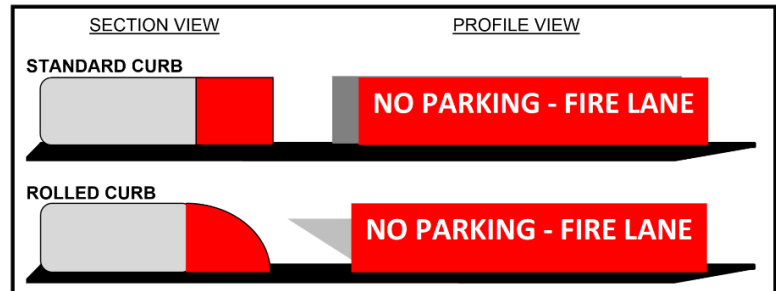
New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

Fire extinguishers are required to be installed in accordance with Section 906 of the International Fire Code, as well as NFPA 10.

Address shall be identified on the front side of the facility in contrasting colors and shall be legible from the public access road. IFC Section 505.

Fire / panic hardware is required on all egress doors that are not main entrance doors.

A fire lane is required in accordance with IFC Section 503 and the Midwest City Ordinances Section 15-15. Fire lane to be a 6" continuous red stripe with "Fire Lane – No Parking" in 4" white lettering spaced every 60'-0" O.C. Face of curbs shall be painted when applicable and the fire lane shall begin at the street access / egress point of the road and wrap around into the parking lot.



Fire Alarm and Fire Suppression plans (including but not limited to hood suppression systems if cooking equipment is to be installed/utilized in this facility). These plans shall be submitted to the Midwest City Fire Marshal's Office for review as applicable by the appropriate licensed sub-contractor. NOTE: Fire Suppression and Fire Alarm System(s) are currently installed on-site; these systems are required to be current on all required inspection, testing, and maintenance (and in normal operating condition) prior to the issuance/approval of a Certificate of Occupancy.

Paint striping is required on the floors in front of all electrical panels indicating "No Storage" areas. (IFC 605.3)

Planning Division:

Staff met with the applicant on December 9, 2025, for a pre-application meeting. On December 30, 2025, a Site Plan Review Team meeting was held, and representatives from the following departments were present: Community Development, and Engineering, Fire, and Sanitation.

The subject property currently provides a total of ten (10) parking spaces, eight (8) standard spaces and two (2) handicap accessible spaces. The major assembly space contains roughly 6,089 square feet of usable floor area, and the use of non-fixed seating results in a maximum occupancy load of 870 occupants. Based on the applicable parking standard of one (1) parking space per three (3) seats for *4.3.6 Low Impact Institutional: Neighborhood Related* uses, as outlined in Table 5.3-2, a total of 290 parking spaces is required. In addition, Table 5.3-1 requires a minimum of seven (7) handicap accessible parking spaces.

The applicant has indicated an intent to enter into written shared parking agreements with the adjacent property owner and Soldier Creek Elementary School to allow use of 134 parking spaces. These agreements have been presented to both parties and are currently under review. The applicant has engaged an engineer to design a parking lot just north of the existing structure and the current design indicates that it can only accommodate up to 107 spaces. Even with the shared parking agreements and construction of the proposed parking lot, the site would be short of the required total by forty-nine (49) spaces.

If the Special Use Permit is approved, the parking lot shall be paved prior to operation of the site as a church.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject a Special Use Permit as noted herein, subject to staff comments as found in the February 3, 2026, agenda packet and made part of the PC-2237 file.

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

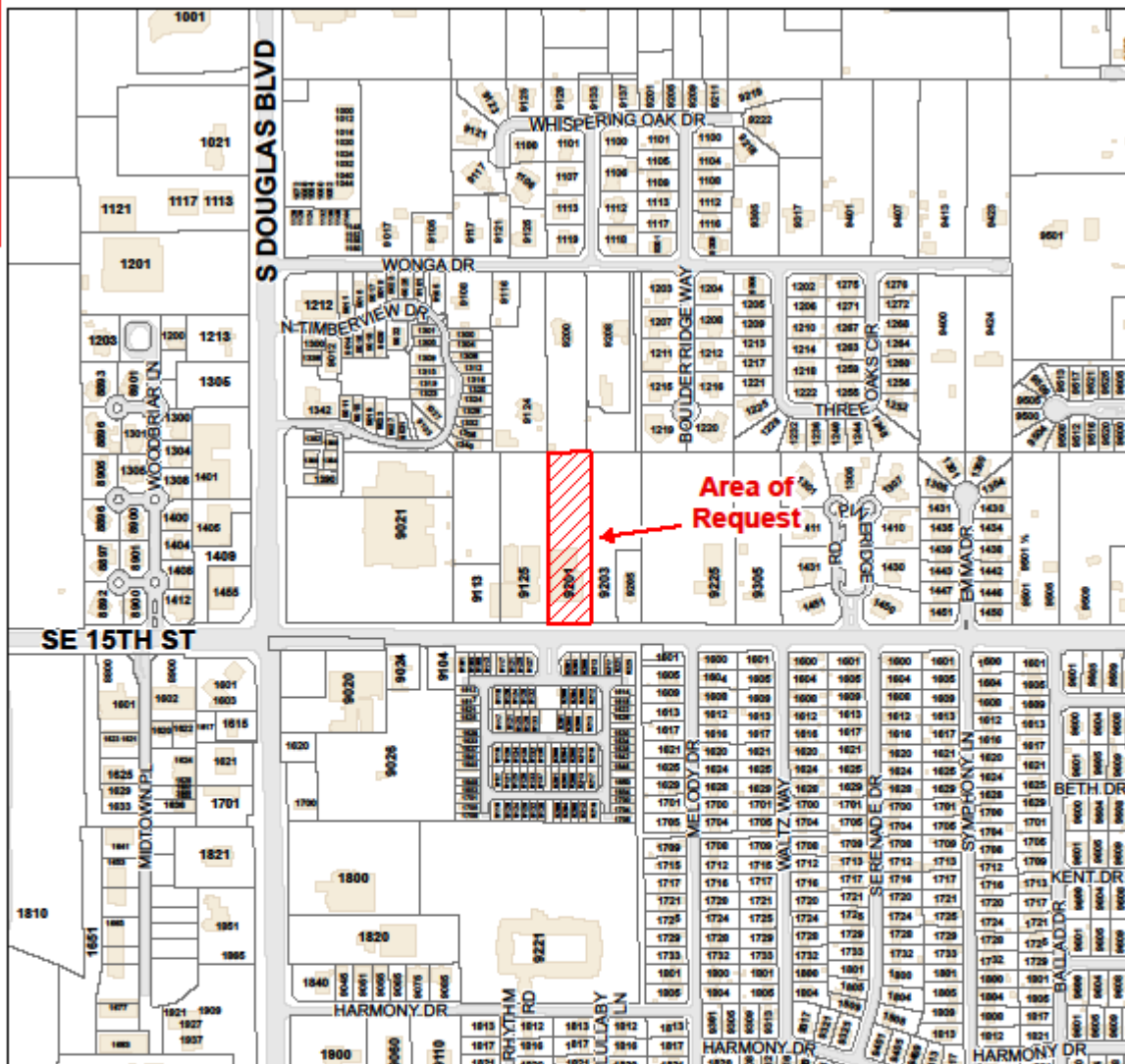
A handwritten signature in cursive script, appearing to read "Zanya Darthard".

Zanya Darthard

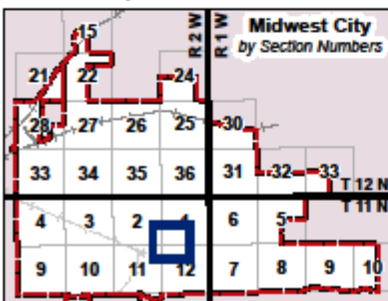
Planner II



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on January 02, 2026 using ArcPY script - PC-2237

General Map Legend

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

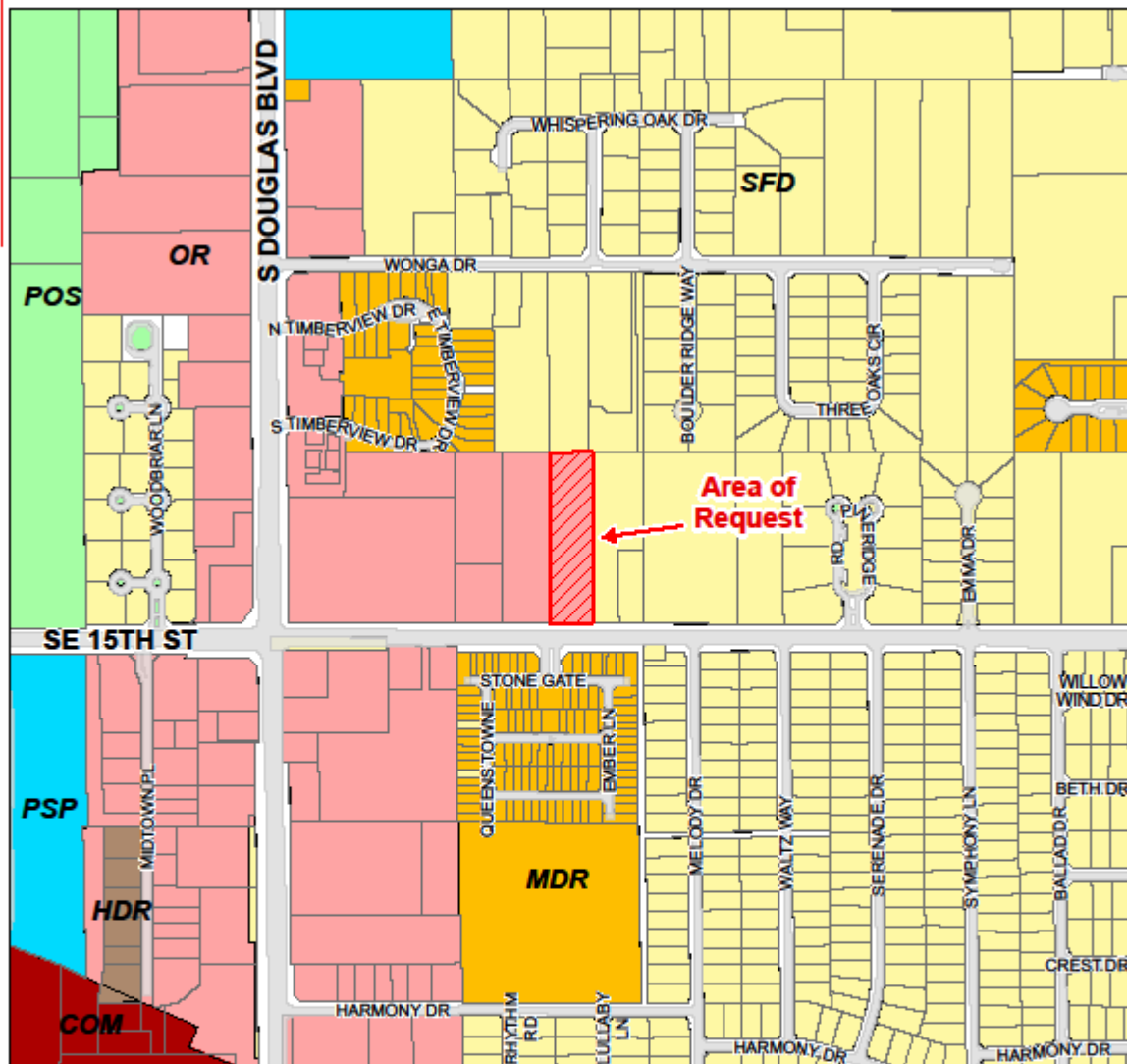
**GENERAL MAP
FOR PC-2237
(SW/4, Sec. 1, T11N, R2W)**

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

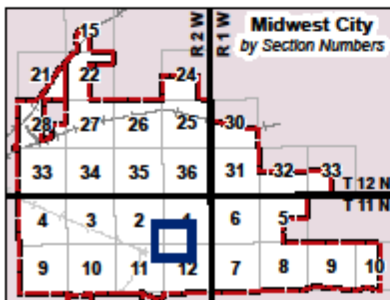
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning

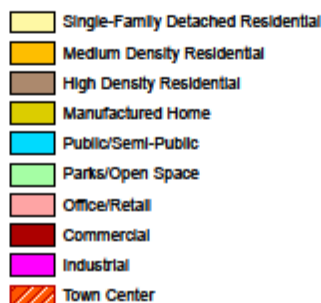


Locator Map



Created on January 02, 2026 using ArcPY script - PC-2237

Future Land Use Legend



**FUTURE LAND USE MAP
FOR PC-2237
(SW/4, Sec. 1, T11N, R2W)**

N 0 490 980 Feet

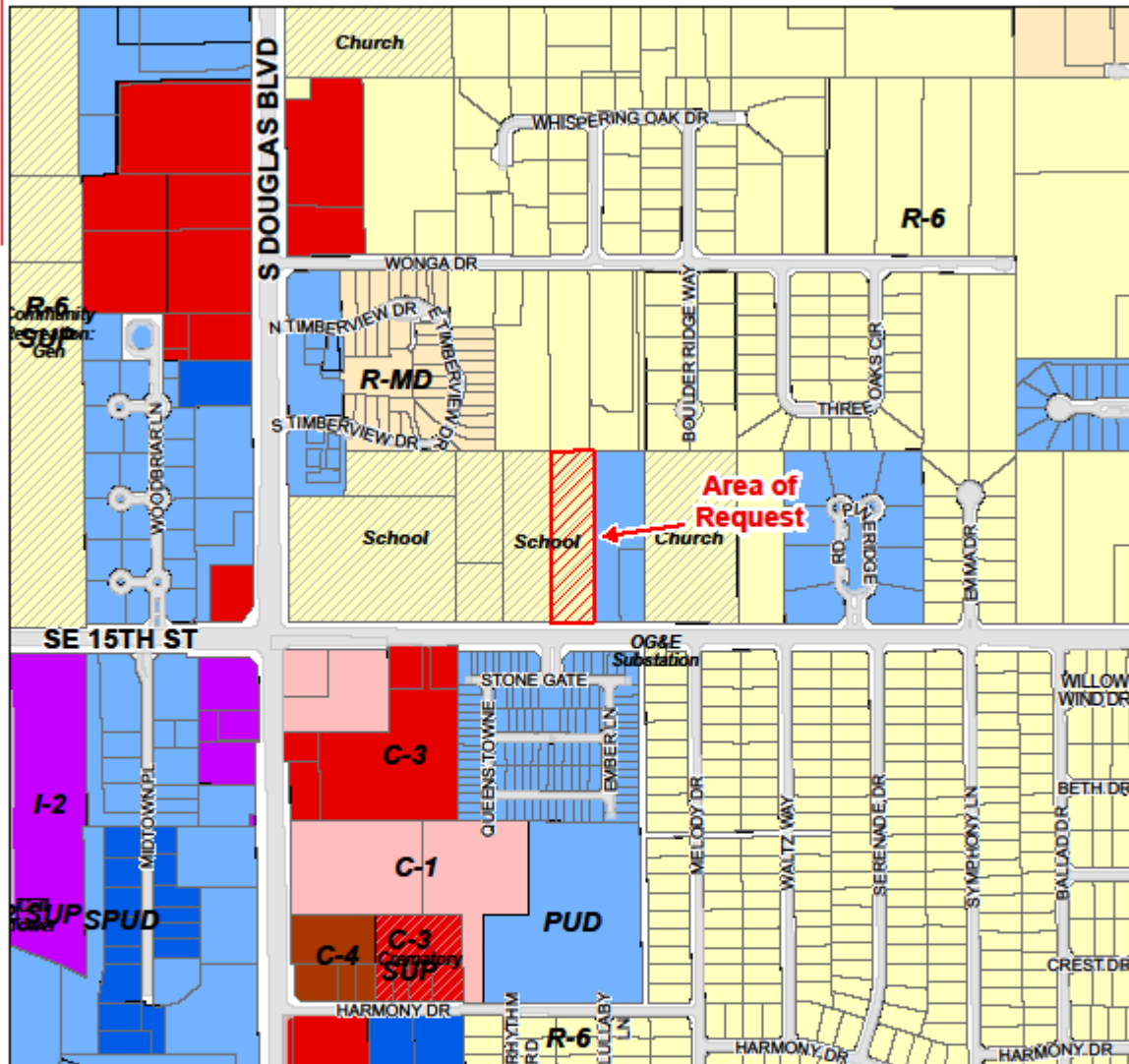


On 8.5" x 11" paper 1 inch equals 500 feet

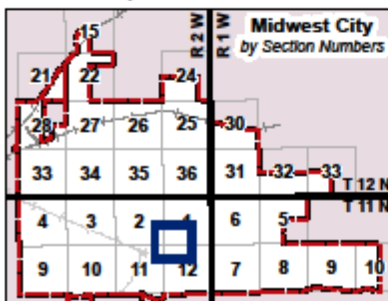
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on January 02, 2026 using ArcPY script - PC-2237

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	

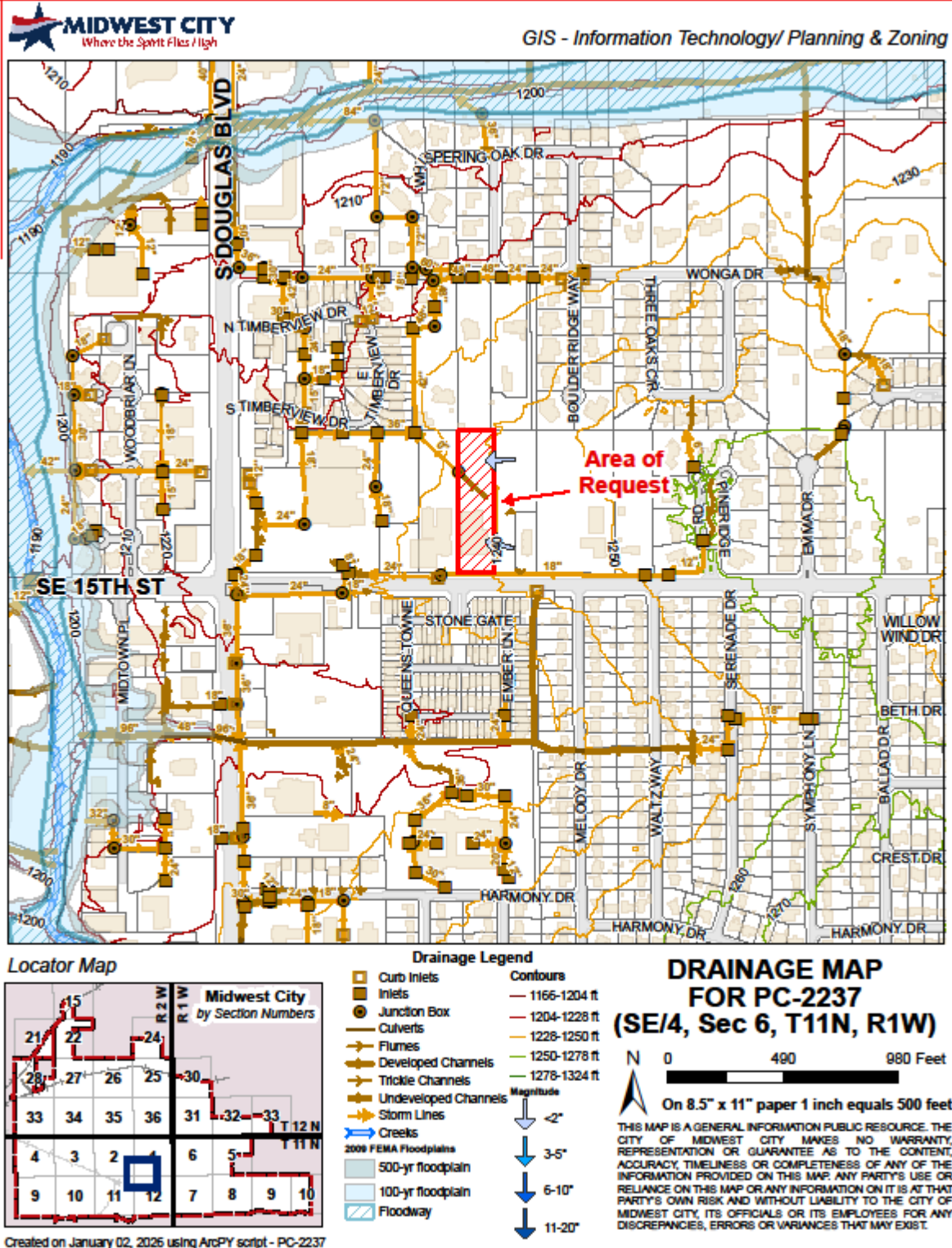
ZONING MAP FOR PC-2237 (SW/4, Sec. 1, T11N, R2W)

0 480 960 Feet



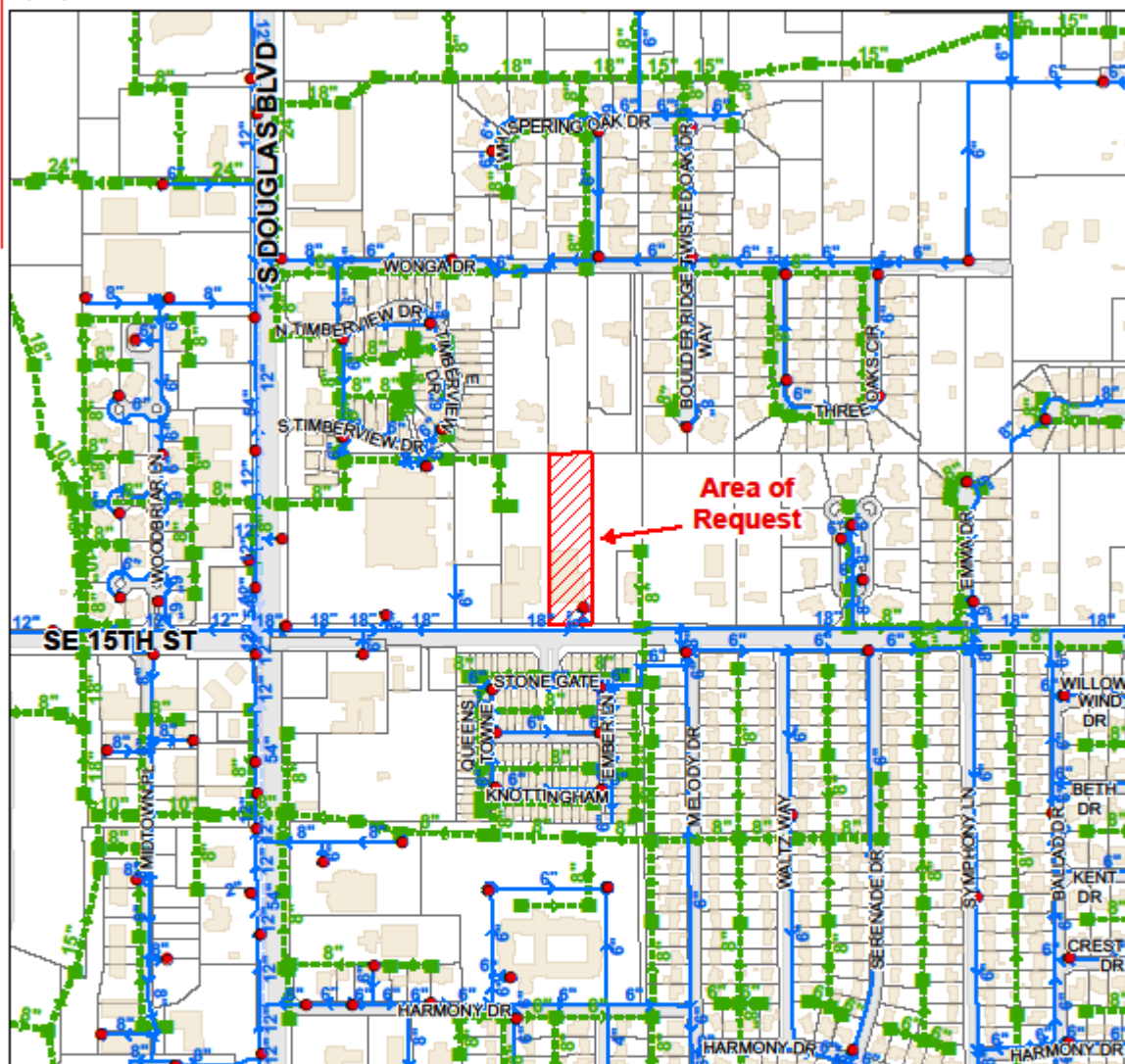
On 8.5" x 11" paper 1 inch equals 500 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

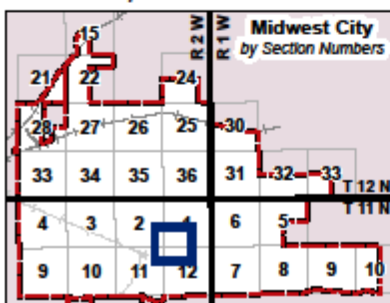




GIS - Information Technology/ Planning & Zoning



Locator Map



Created on January 02, 2026 using ArcPY script - PC-2237

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-2237 (SW/4, Sec. 1, T11N, R2W)

N 0 400 980 Feet

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

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.