



# The City of OKLAHOMA CITY

## PLANNING COMMISSION AGENDA

**1:30 PM/June 25, 2026**

**200 N. Walker Avenue, 3rd Floor, Council Chamber**

**Commission Members:**

**Nate Clair, Ward 1, Chair**

**Janis Powers, Ward 2**

**Jeremy Meek, Ward 3**

**Mike Privett, Ward 4**

**Bobby Newman, Ward 5**

**John Milner, Ward 6**

**Chris Harrison, Ward 7**

**Don Noble, Ward 8**

**Lindsey Pever, At-Large**

This Public Hearing is being broadcast live on City Channel 20 (Cox Cable) and on Youtube ([cityofokc](https://www.youtube.com/c/cityofokc)). Meetings are replayed on Cox Cable the same evening at 6:30 p.m. Parking validation for the Sheridan-Walker Parking Garage can be obtained from the Office of the Mayor (3rd floor, south end).

Citizens may address the Commission on certain items by signing up to speak and providing the agenda item number and reason for appearing, but all comments must be relevant to the item. The Chairman or presiding officer may in his or her discretion prohibit a person from addressing the Commission, or have any person removed from the Council Chamber, if that person commits any disorderly or disruptive behavior, which includes without limitation any of the following: speaking without being recognized by the Chairman or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chairman or presiding officer; engaging in other conduct, activity or speech that delays, disturbs, disrupts or interferes with the effective or timely conduct of the meeting or is otherwise violent, threatening, abusive, or obscene or jeopardizing the safety of self or others. A person may also be subject to arrest and removal from the Municipal Building for violation of Oklahoma City Municipal Code 2020, § 30-81 – Disorderly conduct and/or violation of Oklahoma Statute Title 21, § 280-Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees.

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the Planning Department at 405-297-2623 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please call the Planning Department number listed above 48 hours prior to the scheduled meeting.



## The City of OKLAHOMA CITY

### **PLANNING COMMISSION PUBLIC HEARING POLICY** *(YOU MUST SIGN IN TO ADDRESS THE PLANNING COMMISSION)*

Continuance requests will be considered at the beginning of the meeting and will be granted with a valid reason accepted by a majority of the Commission.

The applicant will be requested to present his/her case first. Following the applicant's case, the public will be called upon. Such individuals should present reasons why they support or oppose the application. The applicant will be entitled to one brief rebuttal after the opponent's case is concluded. All parties should make an effort to limit their remarks to five (5) minutes.

Lengthy written materials in support or opposition of a pending application should be submitted to the City staff by noon on Friday before the scheduled public hearing in order to be copied and delivered to the Commission members that afternoon. However, brief written materials, graphics, maps, pictures, etc. may be presented to the Commission to illustrate a point regarding a case.

It is recommended that lengthy written materials **not** be presented to the Commission applicants, protestants or other persons at the Commission hearing.

Large groups in attendance should choose one or two spokespersons to present the group's concerns. Individual speakers, for themselves and also group's spokespersons, should not present information previously given. The Chair of the Commission or any Commissioner shall reserve the right to discontinue repetitious or irrelevant discussion.

The Commission reserves the right to impose additional rules regarding the hearing of any particular item. Any additional rules shall be announced by the Chair in advance of hearing the item.

The Commission may ask questions of proponents and opponents. There should not be direct discussion between proponents and opponents. All questions and concerns should be directed to the Commission.

#### **GENERAL INFORMATION**

The Planning Commission meets on the second and fourth Thursday of each month at 1:30 p.m. in the Council Chambers on the third floor of City Hall. A schedule of meetings is available in the Planning Department.

The Planning Commission serves as a recommending body to the City Council for all zoning applications and is the final authority on all subdivision issues. A vote of five members is required to approve or deny an item. The Planning Commission may adopt, approve, deny, defer, recommend, amend, strike, or continue any agenda item. Action can only be taken on items which appear on the agenda.

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**AGENDA**  
**OKLAHOMA CITY PLANNING COMMISSION**  
**JUNE 25, 2026**  
**COUNCIL CHAMBER (1:30 PM)**  
**200 N. WALKER AVENUE, 3RD FLOOR**

- I. **CALL TO ORDER AND PROCESS EXPLANATION**
- II. **RECEIPT OF MINUTES**
  - A. **Receive the minutes of the June 11, 2026 meeting.**
- III. **CONTINUANCE REQUESTS**
  - A. **Uncontested Requests**  
(Items listed as uncontested continuances have been agreed to between the applicant and staff).
    - IV.B.17 C-7761                      Defer to July 23, 2026
    - IV.B.18 C-7813                      Defer to July 23, 2026
    - IV.B.19 SPUD-1834                  Defer to July 23, 2026
    - IV.B.20 CPA-25-06                  Defer to August 13, 2026
    - IV.B.21 CE-1156                      Defer to August 13, 2026
    - IV.B.22 PUD-2110                  Defer to August 13, 2026
    - IV.B.23 SPUD-1827                  Defer to August 27, 2026
    - IV.B.24 SPUD-1830                  Defer to August 27, 2026
    - IV.B.25 PC-10977                  Withdrawn
  - B. **New Requests**  
(Items listed as New continuances will be decided by the Planning Commission at the hearing).
- IV. **PUBLIC HEARINGS**
  - A. **Consent Docket**  
(Items on the consent docket are recommended for approval by the staff and will be voted on as a group, unless members of the Commission or the audience requests individual action on an item. If item(s) are pulled from the consent docket they will be heard as the first item(s) under Items Requiring Separate Vote.)
    - 1. (C-7814) Final Plat of Sooner Gateway Section 1, being a part of the Northwest Quarter of Section 33, Township 11 North, Range 2 West of the Indian Meridian, located South of E-I-240 Highway and east of South Sooner Road. Ward 4.
    - 2.

(C-7815) Final Plat of Wheeler District Phase 5, being a part of the Southeast Quarter of Section 5 and the Northeast Quarter of Section 8, Township 11 North, Range 3 West of the Indian Meridian, located south of the Oklahoma River and west of South Western Avenue. Ward 6.

**B. Items Requiring Separate Vote**

3. (C-7812) Preliminary Plat of Ten West Center Addition, being a part of the North Half of Section 33, Township 12 North, Range 5 West of the Indian Meridian, located south of NW 10th Street and east of North Czech Hall Road; and variances to Sections 5.3.1.D.5 and 5.4.2.E.5 of the Subdivision Regulations. Ward 3.

4. (C-7819) Preliminary Plat of Residences at Quail, being a part of the Northwest Quarter of Section 7, Township 13 North, Range 3 West of the Indian Meridian, located east of North May Avenue and south of NW 150th Street; and Variances to Sections 5.2.8.B and 5.4.2.E.5 of the Subdivision Regulations. Ward 8.

5. Recommendation on proposed ordinance relating to the Zoning and Planning Code, 2020, amending Article II, Article VI, Article VII, Article XII, and Article XIII, establishing definitions for Solar Energy Systems, and establishing development regulations for accessory Solar Energy Systems in all zoning districts. All Wards.

6. (CPA-26-00006) Consideration of a proposed map amendment to the Comprehensive Plan, removing the Employment Land layer over the Urban-Low Intensity base Land Use Typology Area designation on approximately 19-acres, north of West Britton Road and east of North John Kilpatrick Turnpike. Ward 1.

7. (SPUD-1843) Application by Slate Expectations, LLC to rezone 1933 NW 39th Street from R-1 Single-Family Residential and SPUD-1800 Simplified Planned Unit Development Districts to SPUD-1843 Simplified Planned Unit Development District. Ward 2.

8. (SPUD-1845) Application by Gary Owens Development Inc to rezone 801 North Cemetery Road from SPUD-807 Simplified Planned Unit Development District to SPUD-1845 Simplified Planned Unit Development District. Ward 3.

9. (SP-615) Application by Mac's Investment, LLC, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development

Overlay Districts at 918 South Agnew Avenue. Ward 6.

10. (SPUD-1838) Application by Brown & Meeker Properties and Rentals, LLC to rezone 8121 North Eastern Avenue from AA Agricultural, and SPUD-360 Simplified Planned Unit Development Districts to SPUD-1838 Simplified Planned Unit Development District. Ward 7.
11. (SPUD-1839) Application by Gayatri, Inc. to rezone 5200 Classen Circle from C-4 General Commercial District to SPUD-1839 Simplified Planned Unit Development District. Ward 2.
12. (PUD-2131) Application by The Builders Collective LLC, to rezone 3103 SE 104th Street from AA Agricultural and PUD-1864 Planned Unit Development Districts to PUD-2131 Planned Unit Development District. Ward 4.
13. (PUD-2141) Application by Premium Land, LLC, to rezone 13701 North Mustang Road from AA Agricultural District to PUD-2141 Planned Unit Development District. Ward 1.
14. (PUD-2144) Application by Orr Family Farm & RR LLC, to rezone 549 SW 149th Street from AA Agricultural District to PUD-2144 Planned Unit Development District. Ward 5.
15. (PUD-2145) Application by WP Land, LLC, to rezone 10524 SW 29th Street from PUD-1735 Planned Unit Development District to PUD-2145 Planned Unit Development District. Ward 3.
16. (PUD-2142) Application by DJC Property Corporation, to rezone 3430 Oakcliff Drive from R-1 Single-Family Residential District to PUD-2142 Planned Unit Development District. Ward 4.
17. **DEFER TO 07-23-2026 (C-7761) Final Plat of Woody Creek at Westbury, being a part of the West Half of Section 11, Township 11 North, Range 5 West of the Indian Meridian, located East of South Sara Road and south of SW 15th Street; and a Variance to Section 5.1.8.A of the Subdivision Regulations. Ward 3.**
18. **DEFER TO 07-23-2026 (C-7813) Final Plat of Hidden Creek at Surrey Hills Phase 3, being a part of the Northwest Quarter of Section 21, Township 13 North, Range 5 West of the Indian Meridian, located east of North Piedmont Road and south of NW 122nd Street. Ward 1.**
- 19.

**DEFER TO 07-23-2026** (SPUD-1834) Application by Orlando Ortega Sandoval and Bianca Ortega to rezone 1425 SW 95th Court from AA Agricultural District to SPUD-1834 Simplified Planned Unit Development District. Ward 5.

20. **DEFER TO 08-13-2026** (CPA-2025-06) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area by removing the Agricultural Preserve layer and changing the base Land Use Typology Area designation from Rural Low Intensity to Urban Low Intensity on an approximately 211-acre tract located north of West Wilshire Boulevard and west of North Frisco Road. Ward 1.

21. **DEFER TO 08-13-2026** (CE-1156) Application by 6100 S Sooner, LLC, to close a portion of the east-west right-of-way of SE 61st Street, and a portion of east-west platted utility easement in Block Three (3), both being part of Voorhees Acres Addition, east of South Sooner Road, and south of Southeast 59th Street. Ward 4.

22. **DEFER TO 08-13-2026** (PUD-2110) Application by Benjamin Birdwell to rezone 2209 NE 100th Street from R-1 Single-Family Residential District to PUD-2110 Planned Unit Development District. Ward 7.

23. **DEFER TO 08-27-2026** (SPUD-1827) Application by David Stupka and Sherry Stupka to rezone 624 NW 25th Street from NC Neighborhood Conservation, and HL Historic Landmark Overlay Districts to SPUD-1827 Simplified Planned Unit Development, and HL Historic Landmark Overlay Districts. Ward 2.

24. **DEFER TO 08-27-2026** (SPUD-1830) Application by Turrentine Properties, LLC to rezone 1109 NW 49th Street from R-1 Single-Family Residential District to SPUD-1830 Simplified Planned Unit Development District. Ward 2.

25. **WITHDRAWN** (PC-10977) Application by Venard Family Farm, LLC to rezone 14101 West Wilshire Boulevard from AA Agricultural District to RA Single-Family One-Acre Rural Residential District. Ward 1.

V. ADDITIONAL ITEMS

VI. COMMUNICATIONS AND REPORTS

- A. Planning Commission Committees
- B. Planning Commission Members
- C. Planning Department
- D. Municipal Counselor's Office

**VII. CITIZENS TO BE HEARD**

**VIII. OTHER BUSINESS**

- A. Election of Planning Commission Officers.

**IX. ADJOURNMENT**