



PLANNING COMMISSION AGENDA

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

May 5, 2026 - 5:00 PM

Jess Huskey - Vice Chair
Rick Dawkins
Marcus Hayes

Jim Smith
Jay Dee Collins

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the April 7, 2026, Planning Commission meeting.
2. (PC-2245) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the C-3, Community Commercial District for the property located at 433 Planet Court, Midwest City, Oklahoma 73110.
3. (PC-2247) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for the property described as all of Lots 4, 5, and 6 of Soldier Creek Industrial Park, located in Midwest City, Oklahoma County, Oklahoma.
4. (MP-32) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 1213 N Pine St., Midwest City, Oklahoma County, Oklahoma 73130.
5. Discussion and consideration of New Urbanism design principles and how they might be applied in Midwest City.

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

E. ADJOURNMENT.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

DATE April 7, 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 April 7, 2026, at 5:00 p.m., with the following members present:

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

Commissioners absent: Rick Rice

Staff present: Matthew Summers, Community Development Director
 Zamyia Darthard, Planner II
 Brylee Hester, Planner I
 Don Maisch, City Attorney

A. CALL TO ORDER

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

B. DISCUSSION

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the March 3, 2026, Planning Commission Meeting.

A motion was made by Dawkins, seconded by Collins, to approve the minutes of the March 3, 2026, Planning Commission meeting as presented.

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

Nay: none.

Motion carried.

2. (MP-31) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 513 N. Westminster Road, City of Midwest City, Oklahoma County, Oklahoma.

Planner, Zamyia Darthard, presented the item. Jon Doyle, Cedar Creek Consulting, Inc.- 11912 N. Pennsylvania Ave, spoke on behalf of the applicant and property owner, Jafar Osman, and had no objections or questions regarding the staff report. The Commissioners had no further questions for staff or the applicant's representative.

Judith Latus, 440 N. Timber Rd., asked if there was a prospective buyer for the proposed lot created by the Minor Plat. There was no further discussion on this matter.

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

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

Nay: none.

Motion carried.

3. (PC-2245) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow (*Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*) in the C-3, Community Commercial District for the property located at 433 Planet Court, Midwest City, Oklahoma 73110.

Planner, Zamyia Darthard, presented the item. The applicant was not present. There was general discussion amongst the Commission.

A motion was made by Huskey, seconded by Dawkins, to table this item to the May 5, 2026, meeting.

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

Nay: none.

Motion carried.

C. NEW BUSINESS/PUBLIC DISCUSSION

None.

D. FURTHER INFORMATION

1. (PC-2238) Public hearing, discussion, consideration, and possible action on an ordinance to amend the zoning map from R-6 to PUD for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.
2. (PC-2239) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

E. ADJOURNMENT

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

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

Nay: none.

Motion carried.

The meeting adjourned at 5:10 p.m.

To: Chairman and Planning Commission

From: Zanya Darthard, Planner II

Date: May 5, 2026

Subject: (PC-2245) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the C-3, Community Commercial District for the property located at 433 Planet Court, Midwest City, Oklahoma 73110.

Executive Summary:

The Applicant is seeking approval of a Special Use Permit (SUP) pursuant to Section 4.4.28: *Eating Establishments, Sit-Down, Alcoholic Beverages Permitted*, to allow the sale of alcoholic beverages at the subject property.

The subject property is currently operating as a homestyle breakfast and lunch restaurant, and is requesting approval of a SUP to serve alcoholic beverages. The restaurant’s hours of operation are 6AM-2PM on weekdays and 6AM-3PM on weekends. If approved, the subject property would be allowed to sell and serve alcoholic beverages within the C-3 zoning district.

Both state and local notification requirements have been met. Staff have not received any public inquiries regarding this application.

Staff recommend approval of the requested Special Use Permit for the subject property. Any future tenant seeking to serve alcoholic beverages at this location will be required to obtain a separate Special Use Permit.

If approved, the applicant will be required to obtain a Letter of Compliance from the Community Development Department for submission to the ABLE Commission prior to the sale or service of alcoholic beverages.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- May 5, 2026

City Council- May 26, 2026

Date of Pre-Application Meeting: February 16, 2026

Date of Site Plan Review Team Meeting: March 3, 2026

Council Ward: Ward 1, Brian Triger



Owner: NADG NNN OTB OK LP

Applicant: David Ingalls

Size: Contains an area of 1.91 acres MOL

Zoning Districts:

Area of Request: C-3
North: C-3
South: Tinker Air Force Base
East: SPUD
West: C-3

Land Use:

Area of Request: Granny's Kitchen
North: Travelers Inn Motel
South: Tinker Air Force Base
East: Surf Bar
West: Best Western Plus Hotel

Municipal Code Citation:

2.20. – C-3, Community Commercial District

2.20.1. *General Description.* This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

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 be 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.

4.4.28. - *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*. Establishments or places of business where customers are seated and served, and are engaged in the sale, mixing or dispensing of beverages containing alcohol by weight, or wine capable of being consumed as a beverage or any kind of on-premises consumption as accessory to a restaurant operation.

History:

- 1. (PC-1433) In 2001, A Special Use Permit was approved by City Council to allow the use of *Drinking Establishment: sit-down, alcoholic beverages and low-point beer*.
- 2. (PC-1838) In 2015, City Council approved a Special Use Permit for the subject property, allowing *Eating Establishment: Sit-Down, Alcoholic Beverages and Low-Point Beer* in the C-3 zoning district.

Next Steps:

If approved by City Council, the Special Use Permit would allow Granny’s Kitchen to obtain their ABLE License and serve alcoholic beverages.

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:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the parcel, a twelve (12) inch line running along the north side of S.E. 29th Street and Tinker Diagonal. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

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

Streets and Sidewalks

Access to the parcel is available from S.E. 29th Street, Planet Court, and Tinker Diagonal, respectively. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

No comment from Fire at this time.

Planning Division:

Staff met with the applicant for a pre-application meeting on February 16, 2026. A Site Plan Review Team meeting was subsequently held on March 3, 2026, with representatives from the Community Development, Engineering, and Line Maintenance departments in attendance.

The subject property was originally constructed to operate as the Bamboo Room Bar, with a Special Use Permit approved in 2001 to allow a *Drinking Establishment: Sit-Down, Alcoholic Beverages and Low-Point Beer*. In 2016, the property was purchased by On The Border restaurant, and a Special Use Permit was approved to permit *Eating Establishments: Sit-Down, Alcoholic Beverages*. The subject property has since changed occupancy, and the current tenant, Granny's Kitchen, is seeking approval to serve alcoholic beverages at their restaurant. The restaurant is currently open and serves food. As the property is in the C-3 zoning district, the sale or service of alcohol is not permitted without an approved Special Use Permit.

Staff have determined that this application meets the criteria set forth in Section 7.6.3 (A) of the Zoning Regulations and is consistent with the general purpose and intent of the C-3 zoning district. The proposed is not expected to have an adverse impact on the surrounding properties and will not create pedestrian or vehicular traffic conditions that are hazardous to the area.

Approval of the Special Use Permit would authorize the current tenant to sell and serve alcohol at this restaurant. The permit is tied to the tenant rather than the property, so any future occupant would need to obtain a separate Special Use Permit.

If the Special Use Permit is approved, Granny's Kitchen may obtain a Letter of Compliance from the Community Development Department to submit to the ABLE Commission to serve alcohol.

Staff recommends approval of this application.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject a Special Use Permit to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*. For the property noted herein, subject to staff comments as found in May 5, 2026, agenda packet and made part of the PC-2245 file.

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

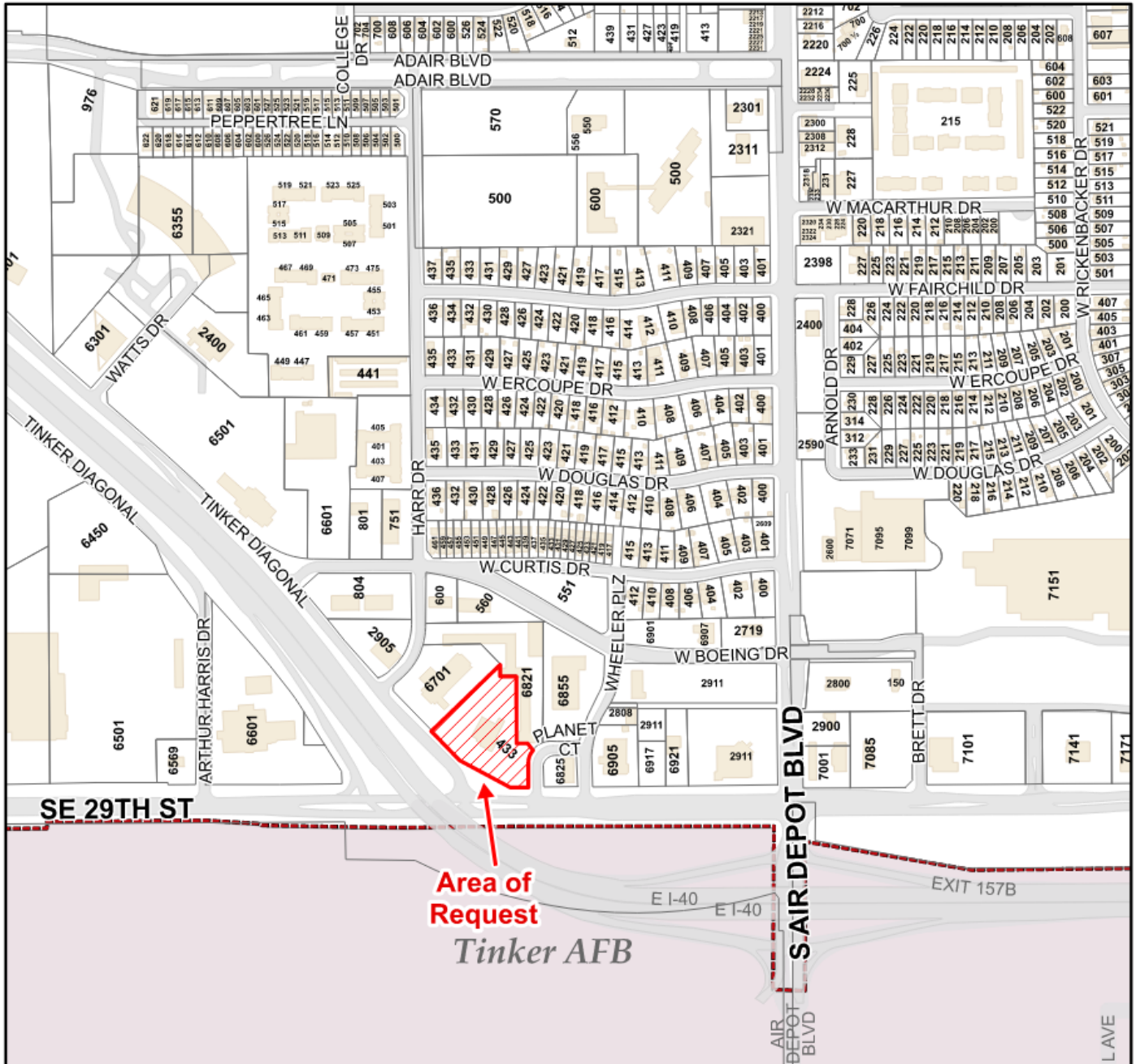


Zamy Darthard

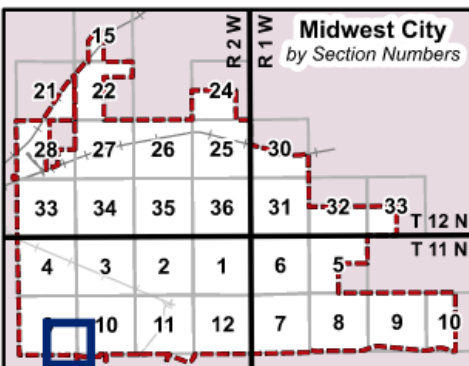
Planner II



GIS - Information Technology/ Planning & Zoning



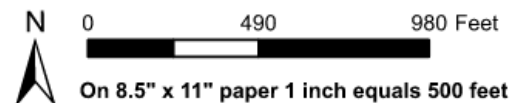
Locator Map



General Map Legend

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

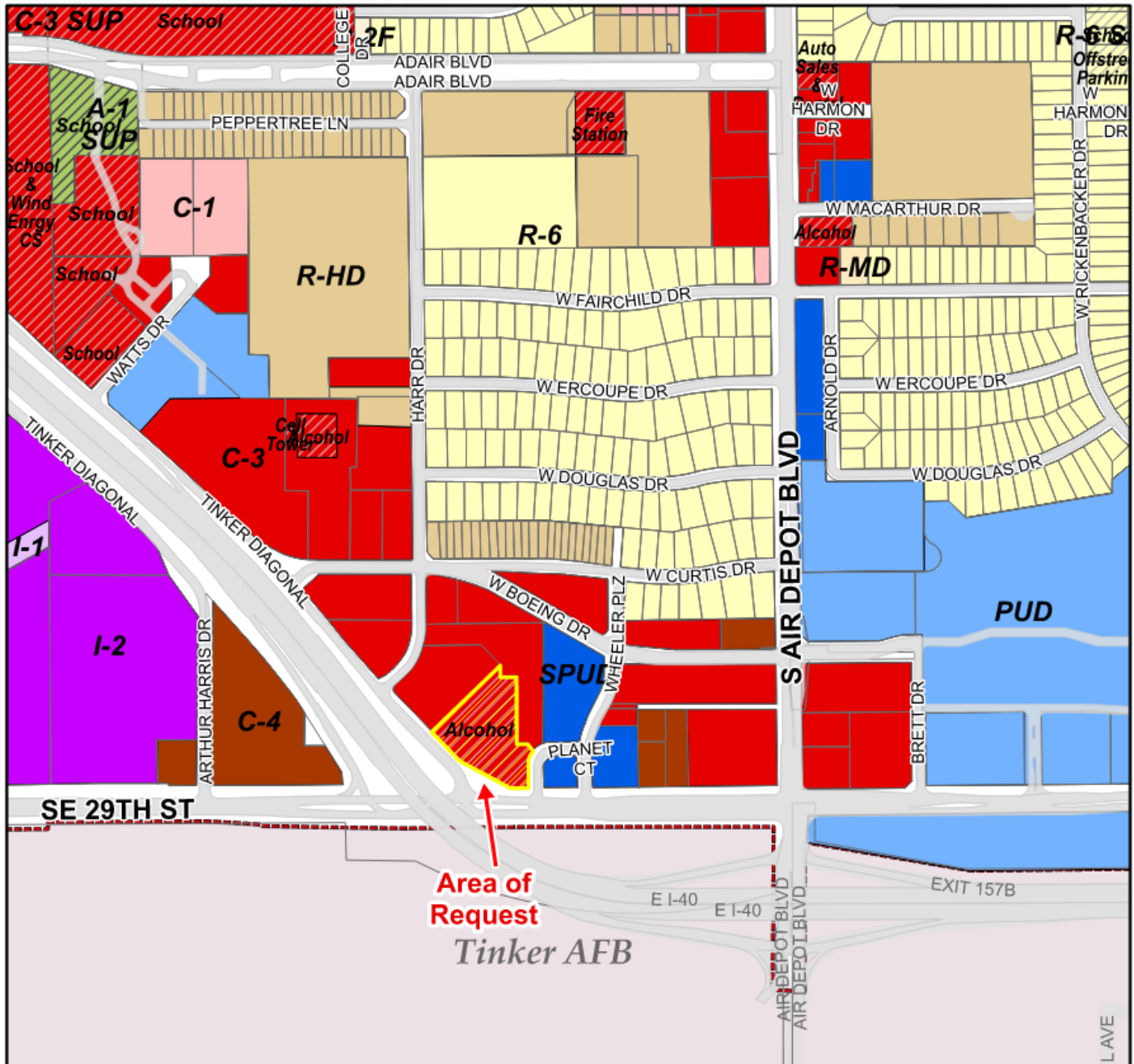
GENERAL MAP FOR PC-2245 (SE/4, Sec. 9, T11N, R2W)



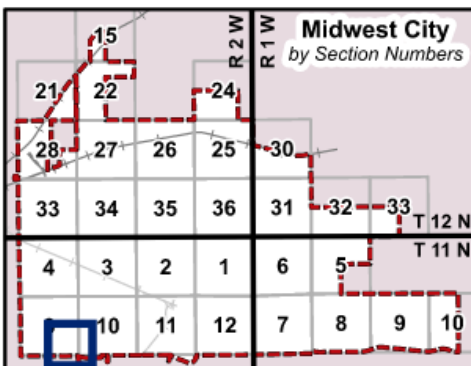
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.



GIS - Information Technology/ Planning & Zoning



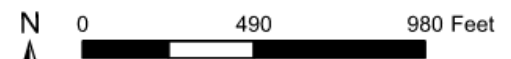
Locator Map



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-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-2245 (SE/4, Sec. 9, T11N, R2W)

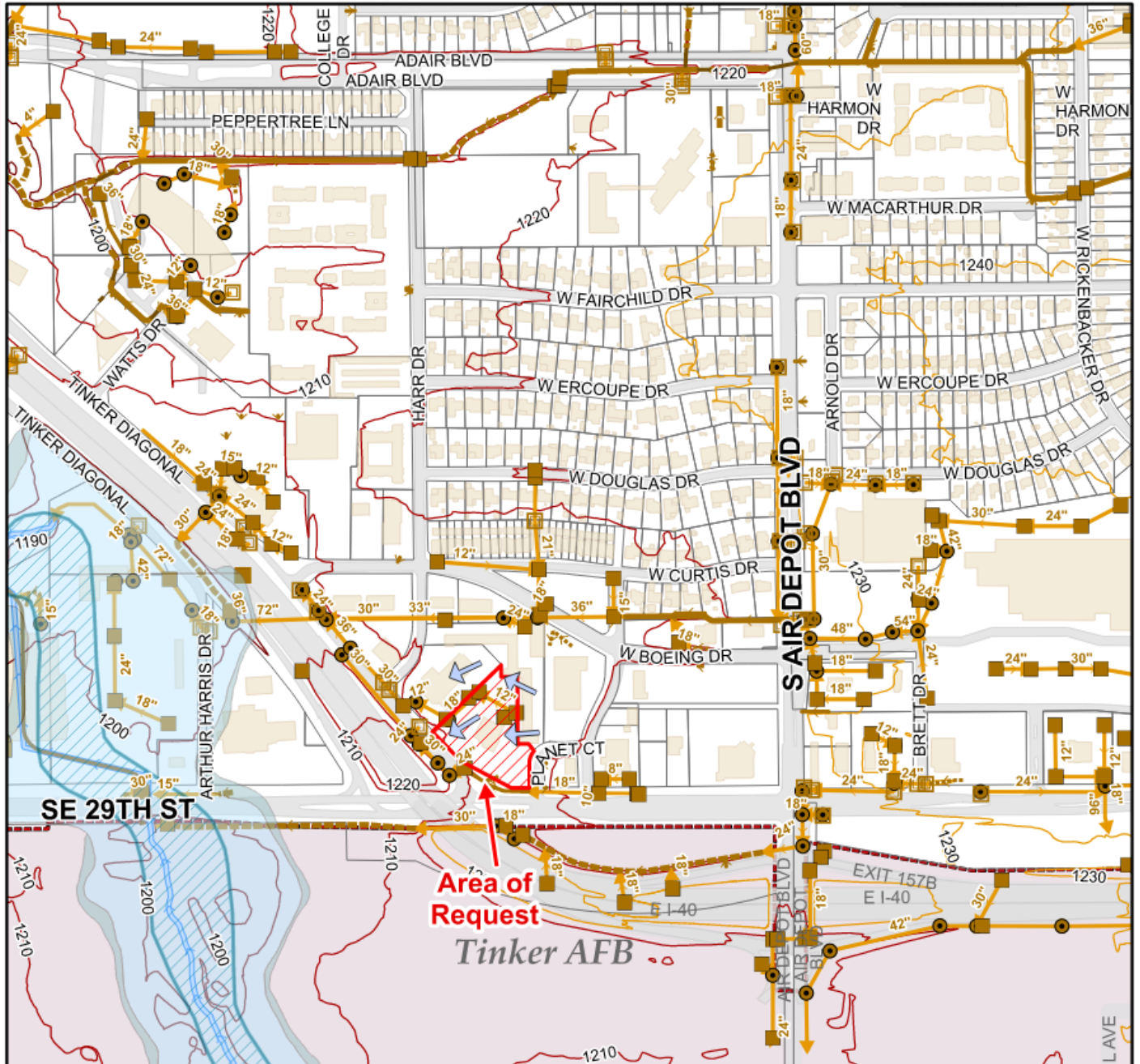


On 8.5" x 11" paper 1 inch equals 500 feet

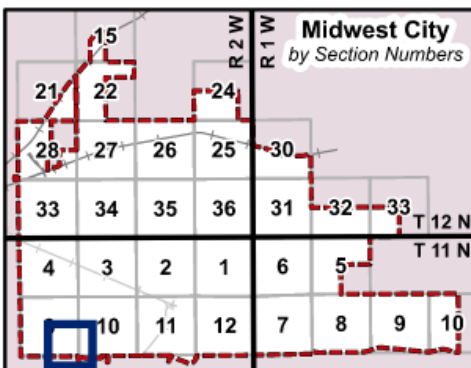
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



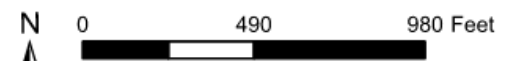
Locator Map



Drainage Legend

- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
 - 2009 FEMA Floodplains
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
-
- Contours**
 - 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft
-
- Magnitude**
 - <2°
 - 3-5°
 - 6-10°
 - 11-20°

**DRAINAGE MAP
FOR PC-2245
(SE/4, Sec 6, T11N, R1W)**

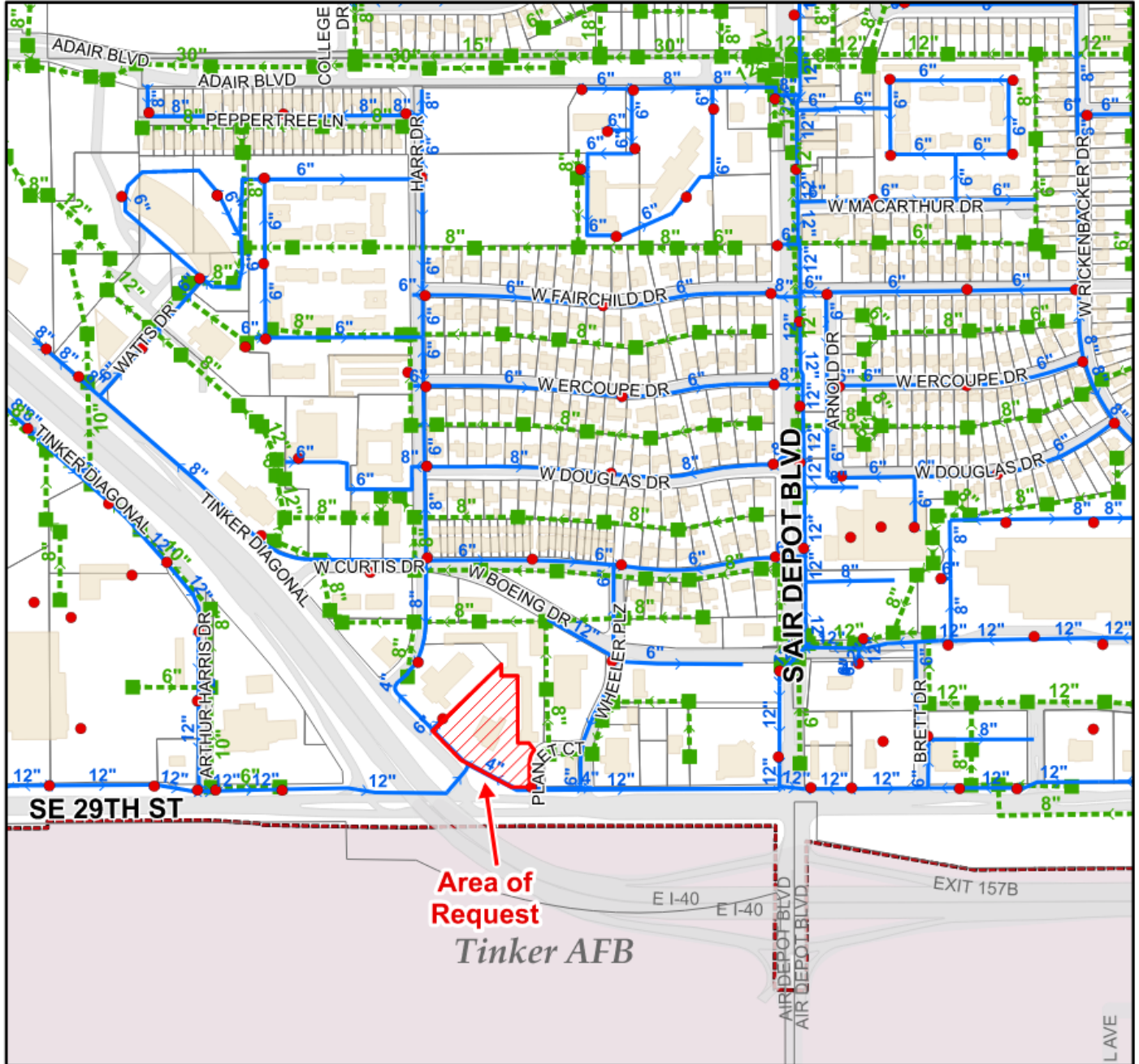


On 8.5" x 11" paper 1 inch equals 500 feet

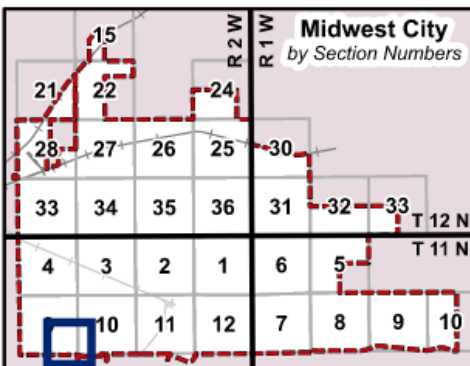
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



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-2245
(SE/4, Sec. 9, 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: Zamy Darthard, Planner II

Date: May 5, 2026

Subject: (PC-2247) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for the property described as all of Lots 4, 5, and 6 of Soldier Creek Industrial Park, located in Midwest City, Oklahoma County, Oklahoma.

Executive Summary: The Applicant is requesting an amendment to the existing Planned Unit Development (“PUD”) to allow alternative exterior building materials.

Specifically, the applicant proposes the following veneer materials as a substitute for the 80% percent masonry requirement established in the original PUD (PC-1766):

- Up to 65% aluminum metal panel wall with a brushed stainless appearance on the front, side(s), or rear of any commercial and industrial building.
- Up to 35% of 1-inch insulated, UV-treated glass glazing.

The applicant has provided exhibits showing the wall section and elevation drawings of the proposed alternative exterior veneer materials.

If approved, the amendment would allow future development on Lots 4, 5, and 6 to either replicate the façade of the existing American Glass Inc. building or comply with the original 80% masonry requirement.

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

Staff recommends approval of this application.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- May 5, 2026

City Council- May 26, 2026

Date of Pre-Application Meeting: December 30, 2025

Date of the Site Plan Review Meeting: April 14, 2026

Council Ward: Ward 5, Sara Bana



Owner: Tim Lyon, Midwest City Utilities Authority

Applicant: Robert Coleman, City of Midwest City

Proposed Use: Planned Unit Development (“PUD”)

Size: 21.465 acres more or less

Development Proposed by Comprehensive Plan:

Area of Request: Industrial
North: Public/Semi-Public
South: Neighborhood Low Density
East: Neighborhood Low Density
West: Public/Semi-Public; Industrial

Zoning Districts:

Area of Request: PUD, Planned Unit Development
North: A-1, Agriculture District
South: A-1, Agriculture District; R-6 Single-Family Detached Residential District
East: A-1, Agriculture District
West: I-1 Light Industrial District; A-1, Agriculture District

Land Use:

Area of Request: Soldier Creek Industrial Park
North: Oklahoma County Training Facility; Spencer City Limits
South: Vacant
East: Vacant
West: Vacant

Comprehensive Plan Citation:

The future land use designation for the subject property is Industrial.

Industrial areas are designated for higher-intensity commercial activities and clean industrial uses. They are most appropriately located away from residential neighborhoods to minimize potential conflicts from commercial traffic and freight movement. These uses are expected to have limited impact on nearby residents and the surrounding natural environment.

Municipal Code Citation:

2.25. – PUD, Planned Unit Development

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

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

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

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

- (A) *Innovative development.* Encourage innovative development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.
- (B) *Flexibility within developments.* Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
- (D) *Function, design, and diversity.* Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.
- (E) *Modifications to development requirements.* Provide a vehicle for negotiation modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

2.21. – C-4, General Commercial District

2.21.1. *General Description.* This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and the surrounding area.

Because the permitted uses may serve and employ large numbers of people, the activities conducted and traffic generated make this district very incompatible with residential development.

Therefore, this district should be utilized at points of direct access from freeways, expressways, and arterial intersections, or in areas identified for heavy commercial activity that will be well separated from nearby residential areas. Outdoor storage and display is permitted.

2.23. – I-2, Moderate Industrial District

2.23.1. *General Description.* This industrial district is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust, or intense light.

Industrial uses permitted may require proper accessibility to air, rail, or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients.

Provision is also made for outdoor operations and storage.

History:

1. The property was rezoned to a PUD, Planned Unit Development governed by the C-4 and I-2 districts and named SCIP, Soldier Creek Industrial Park on May 22, 2012. (PC-1766).
2. City Council approved a Preliminary Plat for this area on November 22, 2016. (PC-1888).
3. On June 26, 2018, City Council approved the Final Plat for the subject property. (PC-1954).
4. The first Amended PUD was approved by City Council on October 22, 2019. (PC-2022).
5. On January 14, 2020, City Council approved the revised Preliminary Plat for SCIP. (PC-2036).
6. The SCIP Final Plat was approved by City Council on October 6, 2020. (PC-2055).
7. The second Amended PUD was approved by City Council on May 25, 2021. (PC-2076).
8. The third Amended PUD was approved by City Council on October 26, 2021. (PC-2094).
9. The fourth Amended PUD was approved by City Council on April 25, 2023. (PC-2139).
10. City Council approved a Minor Plat of Lot 4 of SCIP on March 24, 2026. (MP-30).

Next Steps:

If Council approves the amended PUD, the applicant or any subsequent property owner may proceed with submitting applications for the required building permits, then Certificate of Occupancy.

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the parcel, a twelve (12) inch line running along the south side of N.E. 23rd Street and an eight (8) inch line running along the east side of America Avenue. 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 and extending into the south side of the area of request. An eight (8) inch line is under construction extending into America Avenue's right of way at the south end of the proposed parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off N.E. 23rd Street and America Avenue. 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 40109C0310H, dated December 18th, 2009. All building permits must meet the minimum design standards outlined in the floodplain development regulations.

Easements and Right-of-Way

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

Fire Marshal's Comments:

Scope: To allow for the exterior of the building to match the construction materials of previously constructed American Glass facility.

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

Planning Division:

Staff met with the applicant on December 30, 2025, for a pre-application meeting, and on April 14, 2026, for a site plan review meeting.

The applicant is requesting an amendment to the governing Planned Unit Development (PUD) for Soldier Creek Industrial Park (SCIP), Lots 4, 5, and 6, to allow an alternative exterior building material option.

PUD (PC-2139) was approved in 2023 to permit American Glass, Inc. to use up to 65% aluminum metal panel wall with a brushed stainless appearance and up to 35% 1-inch insulated, UV-treated glass, which was materials manufactured by the applicant, as the primary exterior façade for street facing elevations.

Approval of the proposed amendment would authorize an alternative to the 80% masonry requirement for the remaining lots. Specifically, development on Lots 4, 5, and 6 may use up to 65% aluminum metal panel walls with a brushed stainless appearance and up to 35% 1-inch insulated, UV-treated glass on the front, side(s), and rear elevations. These materials may be provided by American Glass, Inc., or an equivalent product approved by the City Manager or his/her designee.

Staff finds that the American Glass Inc., veneer design provides a sleek, modern, and attractive alternative to the existing masonry requirements and has the potential to establish a consistent architectural character throughout SCIP.

If approved, future development on Lots 4, 5, and 6 would have the option to mirror the façade of the existing American Glass, Inc. building or comply with the original 80% masonry standard.

Action Required:

Approve or reject the ordinance to redistrict from Planned Unit Development ("PUD") to Amended Planned Unit Development ("PUD") for the property noted herein, subject to staff comments as found in the May 5, 2026, Planning Commission agenda packet and made part of the PC-2247 file.

Suggested Motion:

"To approve the ordinance redistricting all of Lots 4,5, and 6 of the Soldier Creek Industrial Park to Amended Planned Unit Development subject to staff comments found in the May 5, 2026, Planning Commission agenda packet and made part of the PC-2247 file."

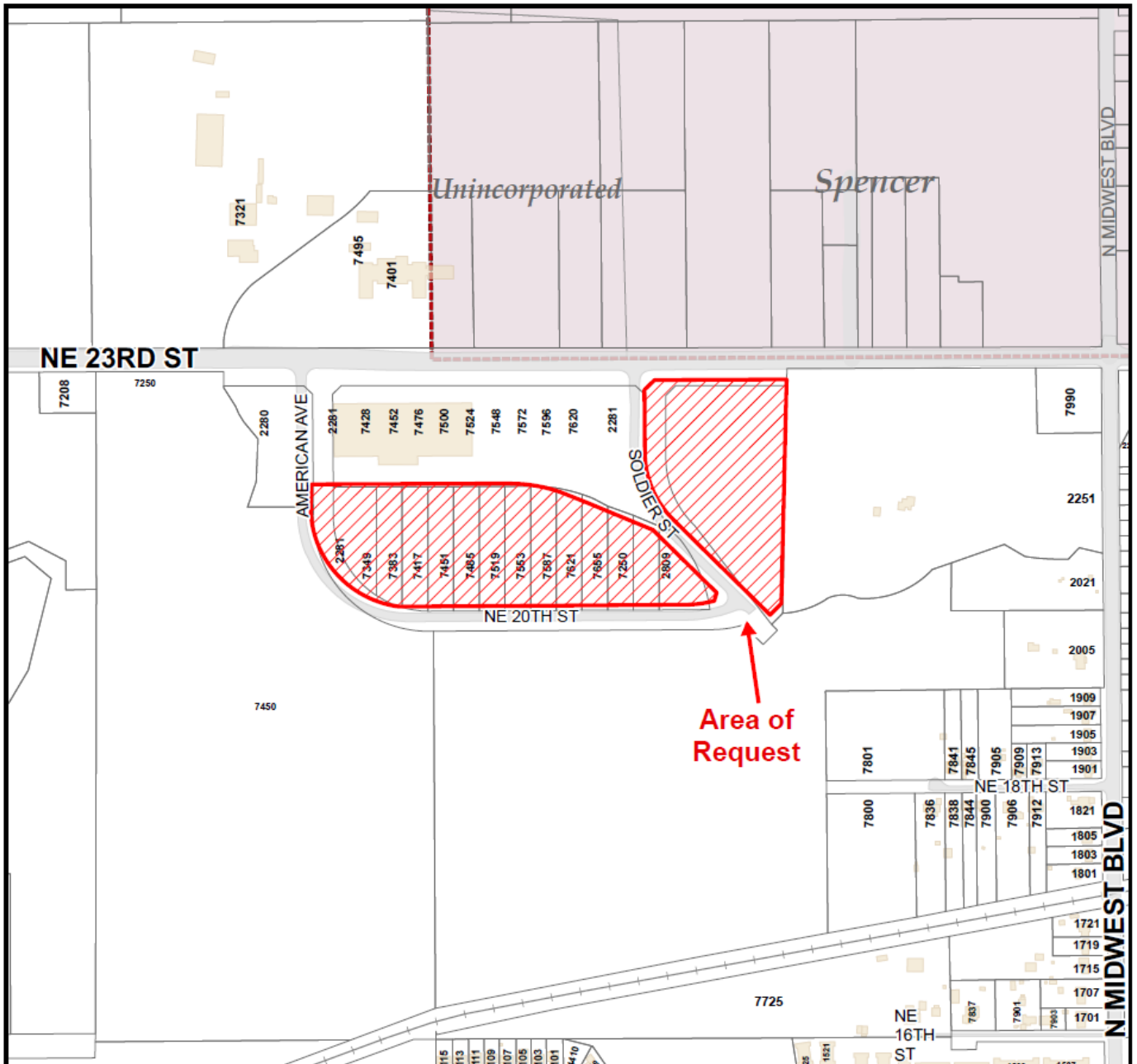
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.



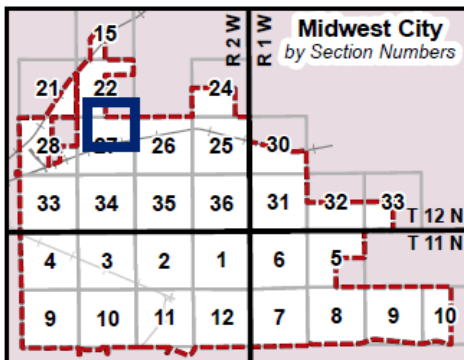
Zanya Darthard
Planner II



GIS - Information Technology/ Planning & Zoning



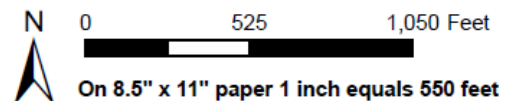
Locator Map



General Map Legend

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

GENERAL MAP FOR PC-2247 (NE/4, Sec. 27, T12N, R2W)

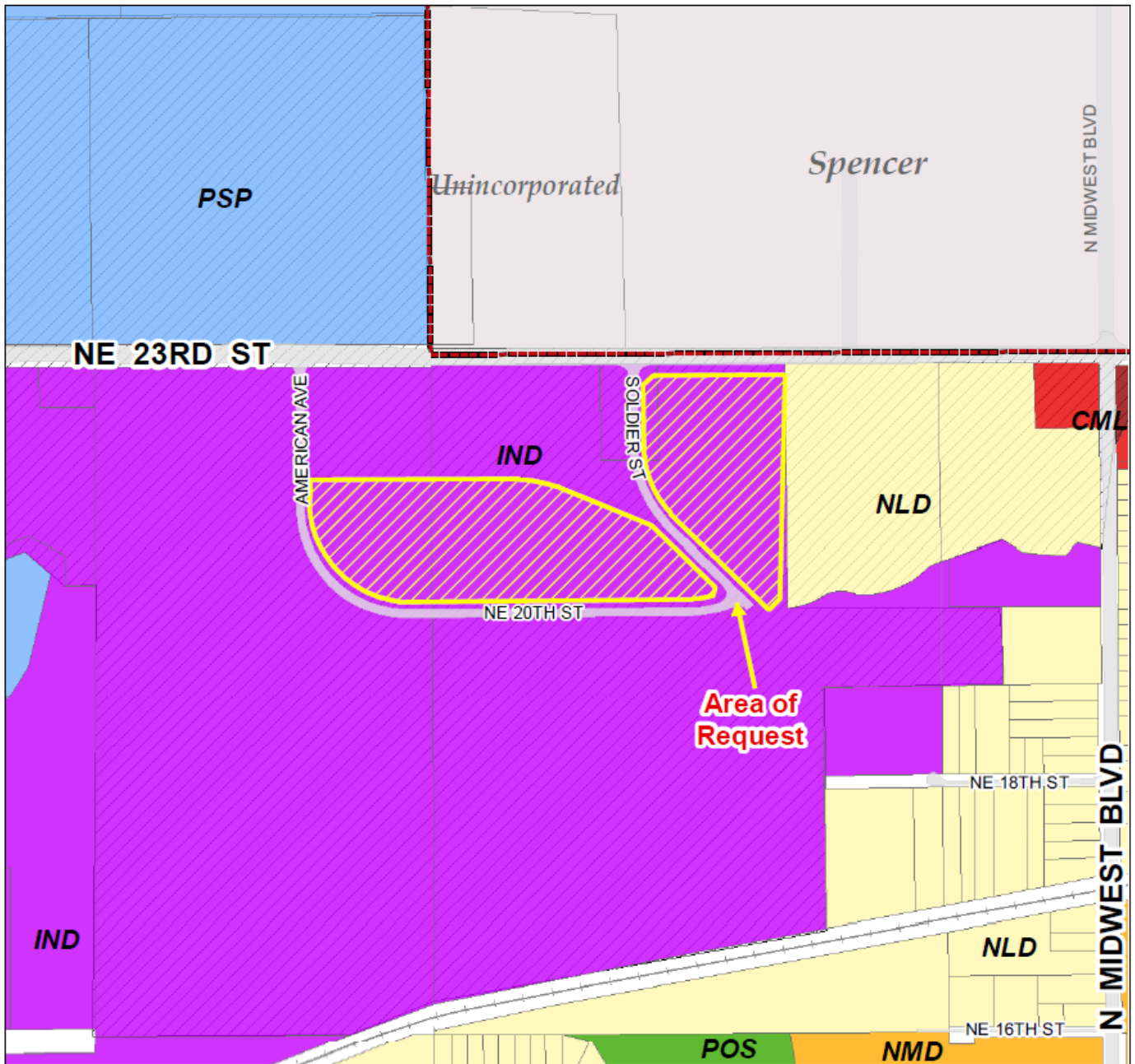


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.

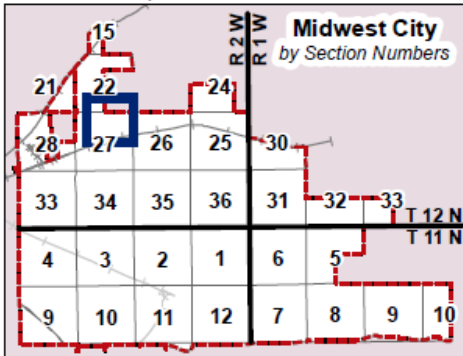
Created on April 21, 2026 using ArcPY script - PC-2247



GIS- Information Technology/ Planning & Zoning



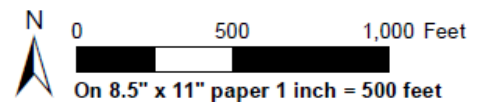
Locator Map



Future Land Use Legend

- Estate Residential
- Neighborhood Low Density
- Neighborhood Med to High Density
- Mixed Use
- Local Commercial
- Regional Commercial
- Industrial
- Public/Semi-Public
- Parks/Open Space
- SpecialPlanningAreas2026

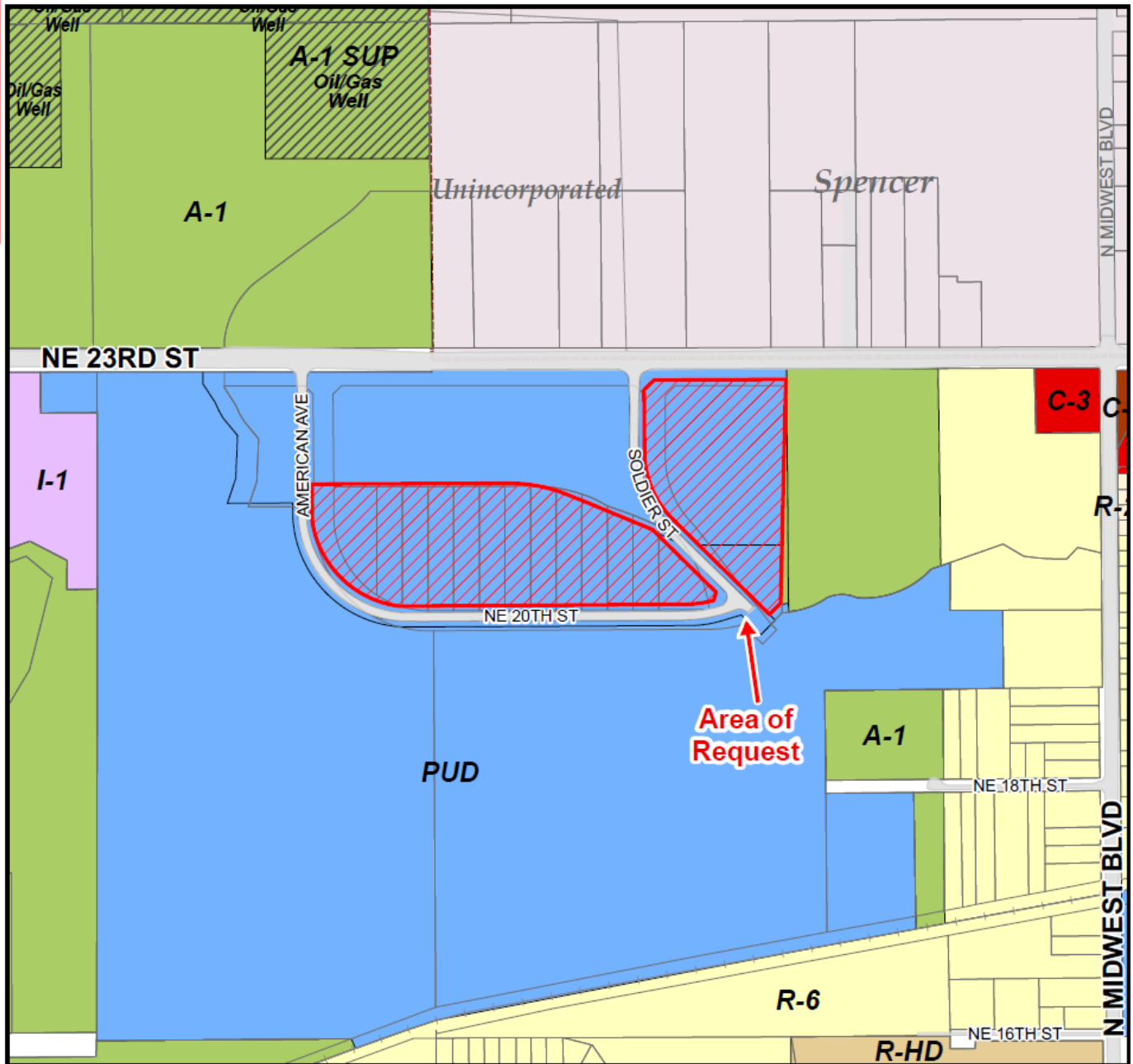
FUTURE LAND USE MAP FOR PC-2247 (NE/4, Sec 27, T12N, R2W)



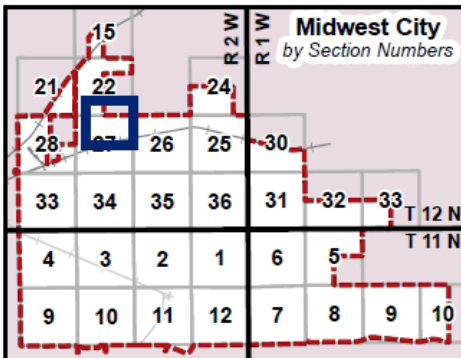
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.



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-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-2247 (NE/4, Sec. 27, T12N, R2W)

0 525 1,050 Feet

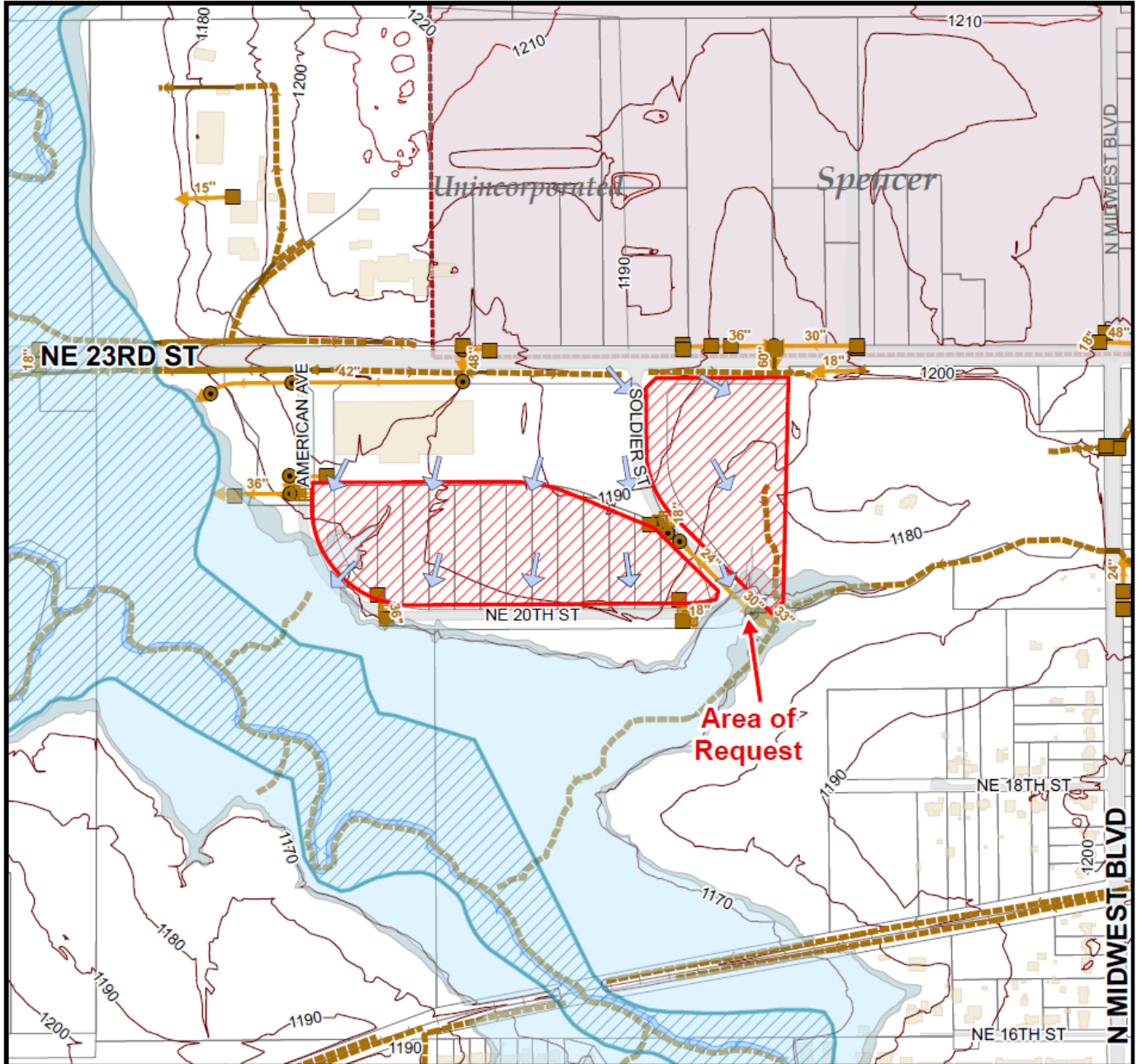


On 8.5" x 11" paper 1 inch equals 550 feet

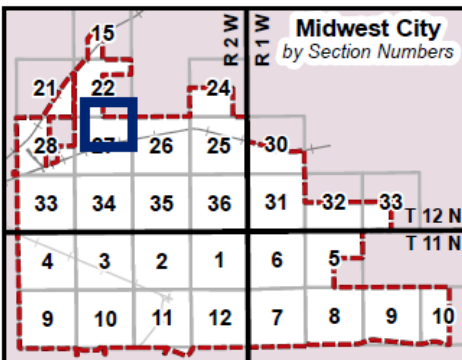
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



Drainage Legend

- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
 - 2009 FEMA Floodplains
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
- | | |
|------------------|--------------|
| Contours | 1166-1204 ft |
| | 1204-1228 ft |
| | 1228-1250 ft |
| | 1250-1278 ft |
| | 1278-1324 ft |
| Magnitude | <2° |
| | 3-5° |
| | 6-10° |
| | 11-20° |

DRAINAGE MAP FOR PC-2247 (SE/4, Sec 6, T11N, R1W)

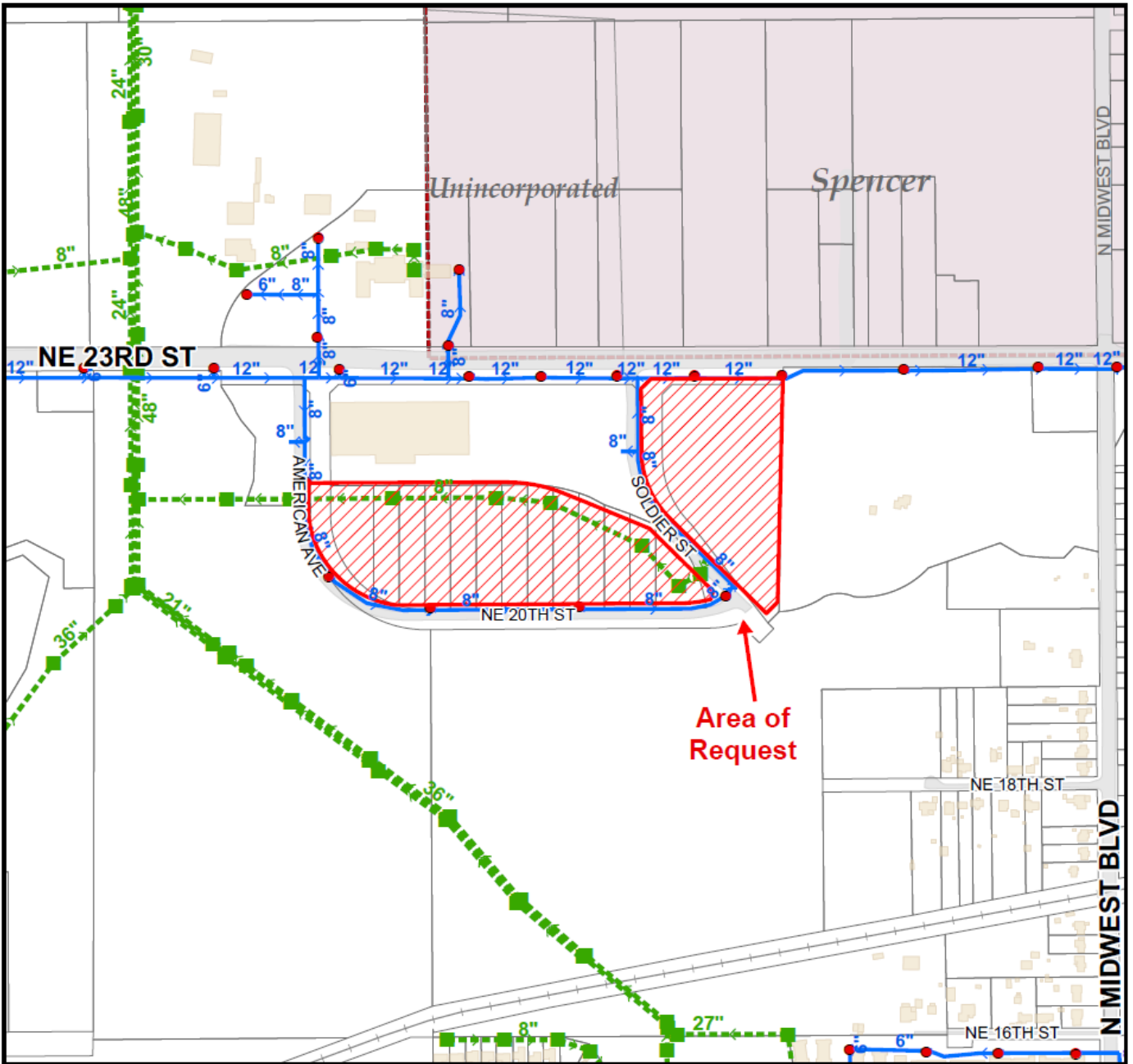


On 8.5" x 11" paper 1 inch equals 550 feet

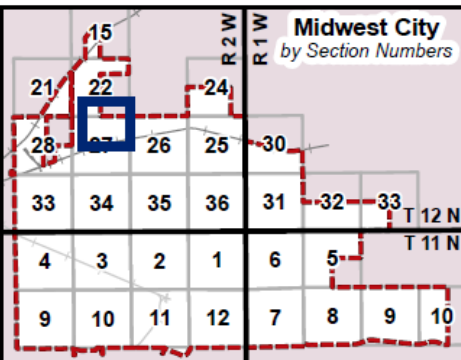
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



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-2247
(NE/4, Sec. 27, T12N, R2W)**

0 525 1,050 Feet



On 8.5" x 11" paper 1 inch equals 550 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.

EXHIBIT A

Typical Wall Sections Illustrating the Alternative Exterior Veneer as Described in Phase 1, Section 4 of the Design Statement of the 1st Phase of the Soldier Creek Industrial Park

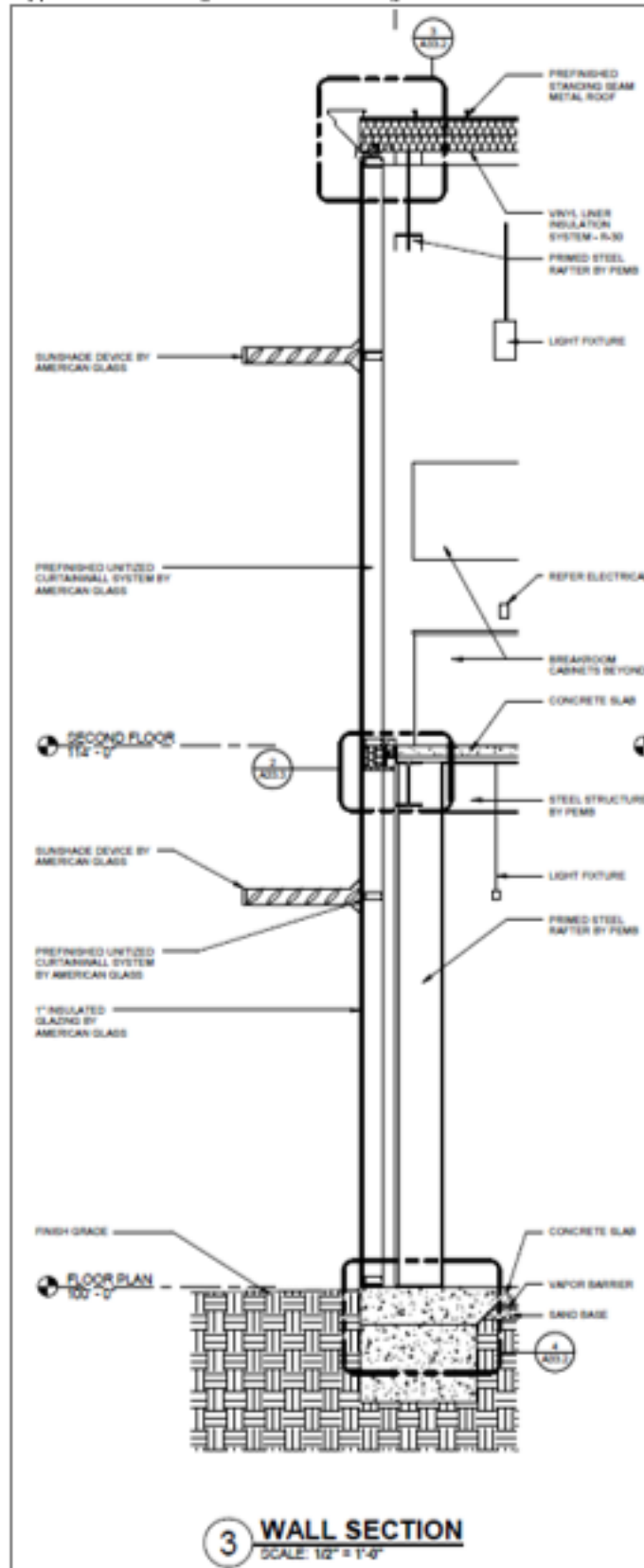


EXHIBIT B

Elevation Drawing Illustrating the Alternative Exterior Veneer Described in Phase 1, Section 4 of the Design Statement of the 1st Phase of the Soldier Creek Industrial Park



=/ > 65% aluminum metal panel wall with a brushed stainless steel appearance as supplied by American Glass, Inc. (or equivalent) as approved by the City Manager or his/her designee.

=/ < 35% insulated UV treated 1" glazing supplied by American Glass, Inc. (or equivalent) as approved by the City Manager or his/her designee.

To: Chairman and Planning Commission

From: Zanya Darthard, Planner II

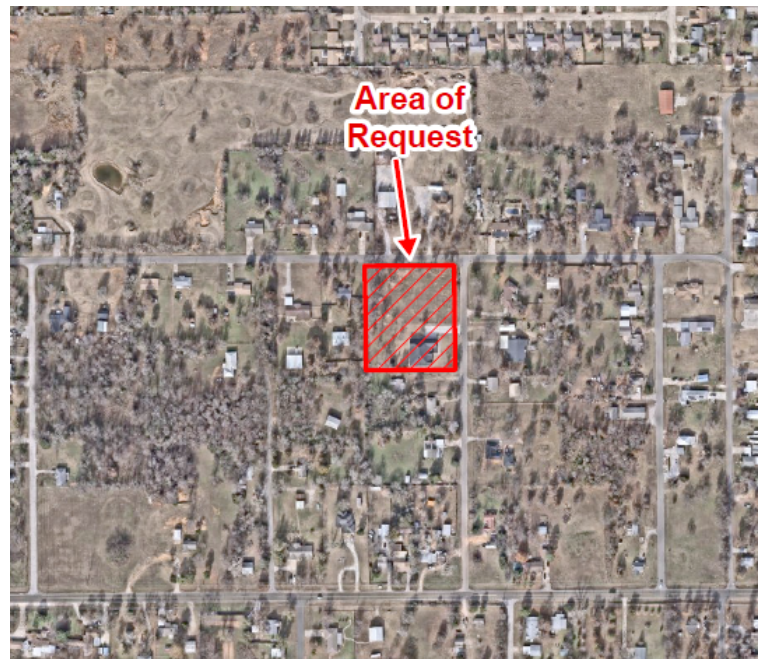
Date: May 5, 2026

Subject: (MP-32) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 1213 N Pine Street, Midwest City, Oklahoma.

Executive Summary: The Applicant is requesting approval of a minor plat for the subject property to subdivide one (1) residential lot into two (2) single-family residential lots.

The property is zoned R-6, Single-Family Detached Residential District. An existing residential structure is located on the property and will remain in compliance with applicable Zoning Regulations if the proposed minor plat is approved.

The applicant has requested a minor subdivision waiver pursuant to Section 38.59 of the Subdivision Ordinance to omit the required public utility extensions based on asserted undue hardship. The requested waiver is in harmony with the general purpose and intent of the Subdivision Regulations and is not anticipated to adversely affect public health, safety, or welfare. The minor waiver has been approved by the Community Development Director and City Engineer.



If approved, all applicable zoning and remaining subdivision regulations shall be observed. Development of Tract B will be subject to formal site plan review when building permits are pulled.

Both state and local notification requirements have been 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- May 5, 2026

City Council- May 26, 2026

Date of Pre-Application Meeting: February 5, 2026

Date of Site Plan Review Team Meeting: April 14, 2026

Council Ward: Ward 5, Sara Bana

Owner: Moiseis Pineda

Applicant: Moiseis Pineda

Size: Contains an area of 2.02 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 Residence
North:	Single-Family Residence
South:	Single-Family Residence
East:	Single-Family Residence
West:	Single-Family Residence

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 results 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.

Next Steps:

If Council approves this minor plat, the applicant must file the plat with all required signatures with Oklahoma County and provide the City with digital a copy of the filed plat. Once the City receives a filed copy of the minor plat, permits for new construction may be applied for.

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 no public water mains bordering the proposed parcel. Extending public water across the full frontage of the area of request and looping the system would require approximately 3000 linear feet of new water mains. An applicant may request an exemption from water main extension requirements when they cause an undue hardship as outlined in Municipal Code 38-43. If an individual well system is approved to serve the proposed parcel, it must be constructed by a licensed contractor and must follow Oklahoma Department of Environmental Quality's permitting and inspection process. All well systems must conform to Title 252 of Oklahoma Administrative Code Chapter 655.

Sanitary Sewerage Collection and Disposal

There are no public sewer mains bordering the proposed parcel. Extending public sewer to the area of request would require construction of a new public lift station and 900 linear feet of sewer force main. An applicant may request an exemption from sewer main extension requirements when they cause an undue hardship as

outlined in Municipal Code 38-43. If an individual septic system is approved to serve the proposed parcel, it must be constructed by a licensed contractor and must follow Oklahoma Department of Environmental Quality's permitting and inspection process. All septic systems must conform to Title 252 of Oklahoma Administrative Code Chapter 6552

Streets and Sidewalks

Access to the area of request exists off of N.E. 12th Street and North Pine Street. Public road and sidewalk improvements are required as part of this application and will be constructed or a fee in lieu of will be paid prior to filing the minor plat

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

A 25 foot right of way sight triangle at the intersection of N.E. 12th Street and North Pine Street is required with this application.

Fire Marshal's Comments:

Midwest City Ordinance Section 15-22 – (b) 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.

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 associated NFPA Standards as applicable.

Planning Division:

Staff met with the applicant on February 5, 2026, for a pre-application meeting. On April 14, 2026, Site Plan Review Team meeting was held, and representatives from the Community Development, Engineering, and Sanitation departments were present.

The proposed minor plat would subdivide the subject property into two (2) residential lots, with Tract A containing approximately 0.93 acres and Tract B containing approximately 1.007 acres, more or less.

The applicant is requesting a minor subdivision waiver from the required public water main extension to the subject property, as set forth in Section 38.43.5(b)(3) of the Municipal Code. The applicant is also requesting relief from Section 38.43.6(a)(2) regarding the required public wastewater/sewer main extension, both based on asserted undue hardship.

The applicant has submitted a written minor subdivision waiver in accordance with Section 38.59 of the Subdivision Regulations, which has been reviewed and approved by the City Engineer and the Community Development Director in accordance with Section 38-59.3 (a).

If approved, the subdivision would not require the extension of public water and wastewater systems. Thus, the applicant will be permitted, pending ODEQ review and approval, to construct a single-family residence served by an alternative water system and an on-site wastewater disposal system.

The minor plat is consistent with all Zoning Requirements.

Staff recommends approval of the minor plat based on the findings outlined in this report, as the proposal is not anticipated to adversely affect the intent of the Subdivision Ordinance or the public health, safety, and welfare.

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 May 5, 2026, Planning Commission agenda packet and made part of the MP-32 file.

Suggested Motion:

“To approve the Minor Plat for the property noted herein, subject to staff comments found in the May 5, 2026, Planning Commission agenda packet and made part of the MP-32 file.”

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

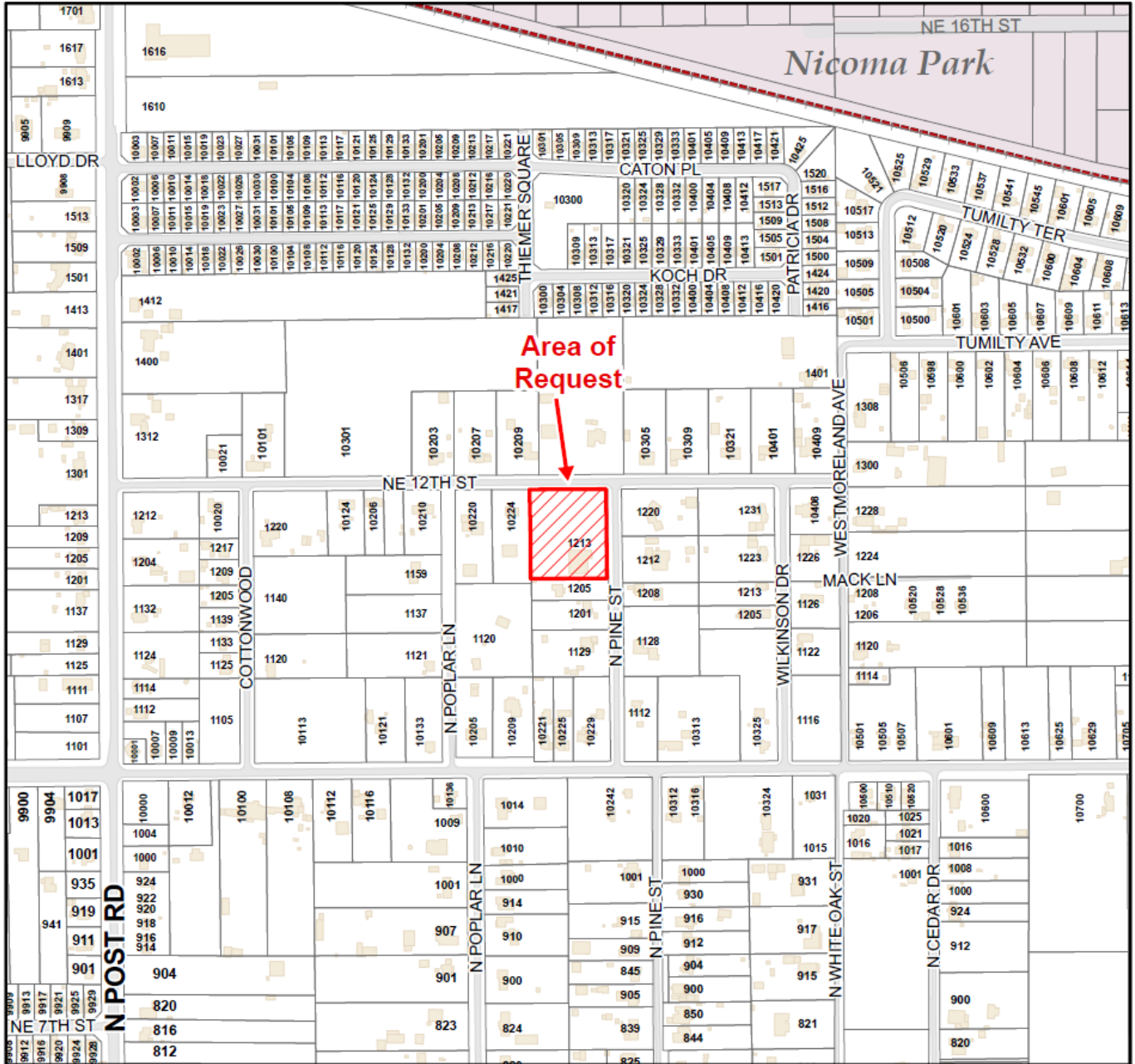


Zamy Darthard

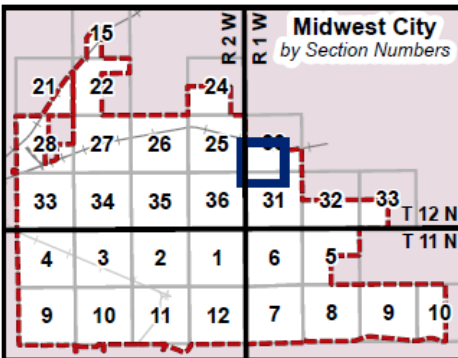
Planner II



GIS - Information Technology/ Planning & Zoning



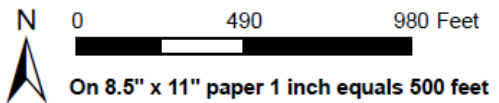
Locator Map



General Map Legend

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

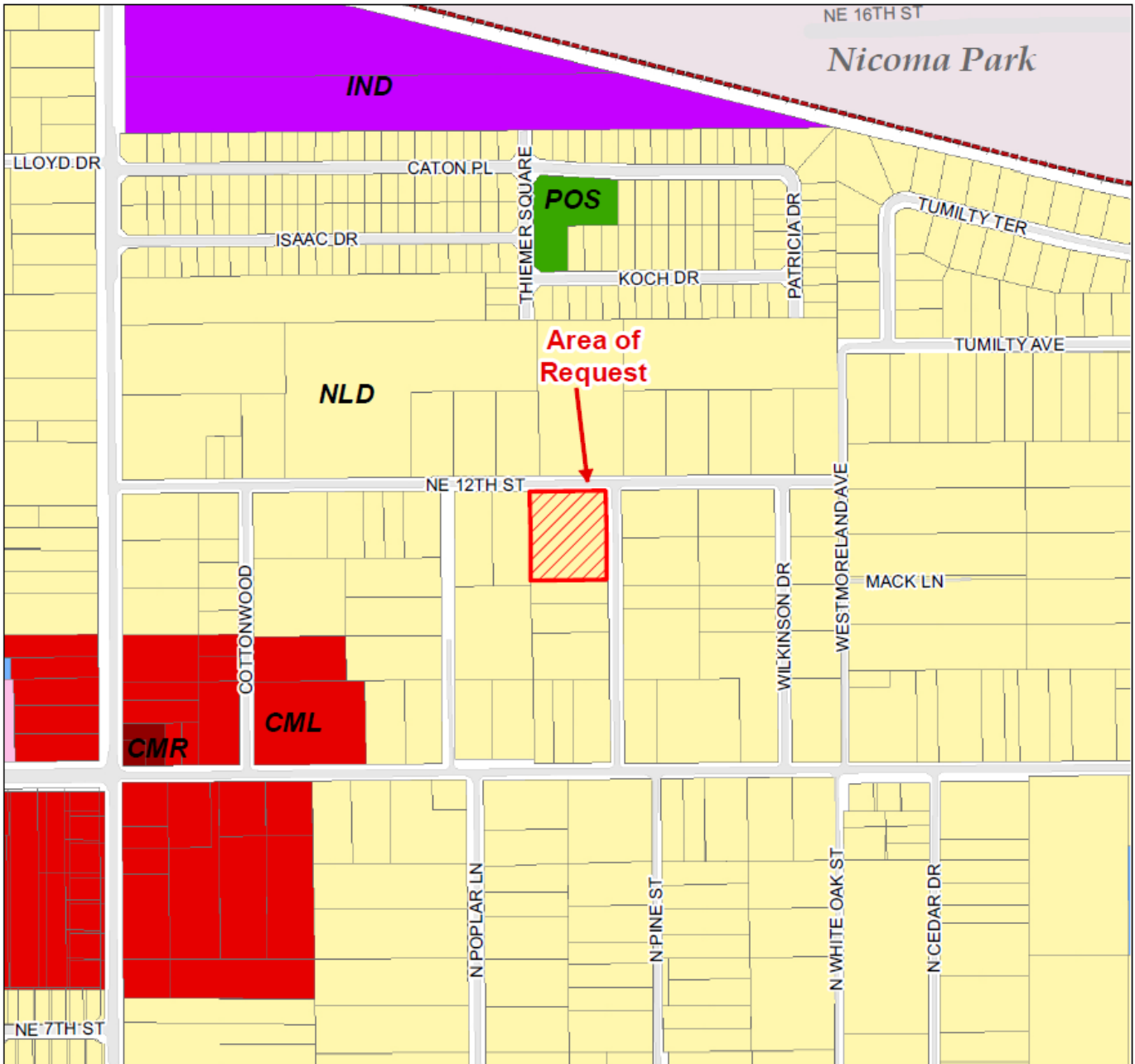
GENERAL MAP FOR MP-32 (SW/4, Sec. 30, T12N, R1W)



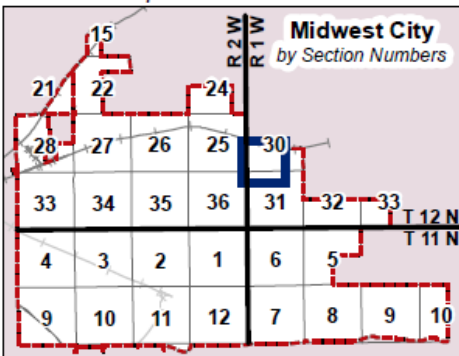
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



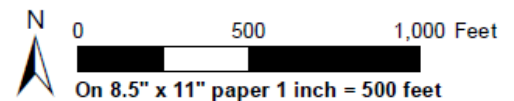
Locator Map



Future Land Use Legend

- Estate Residential
- Neighborhood Low Density
- Neighborhood Med to High Density
- Mixed Use
- Local Commercial
- Regional Commercial
- Industrial
- Public/Semi-Public
- Parks/Open Space
- Special Planning Areas 2026

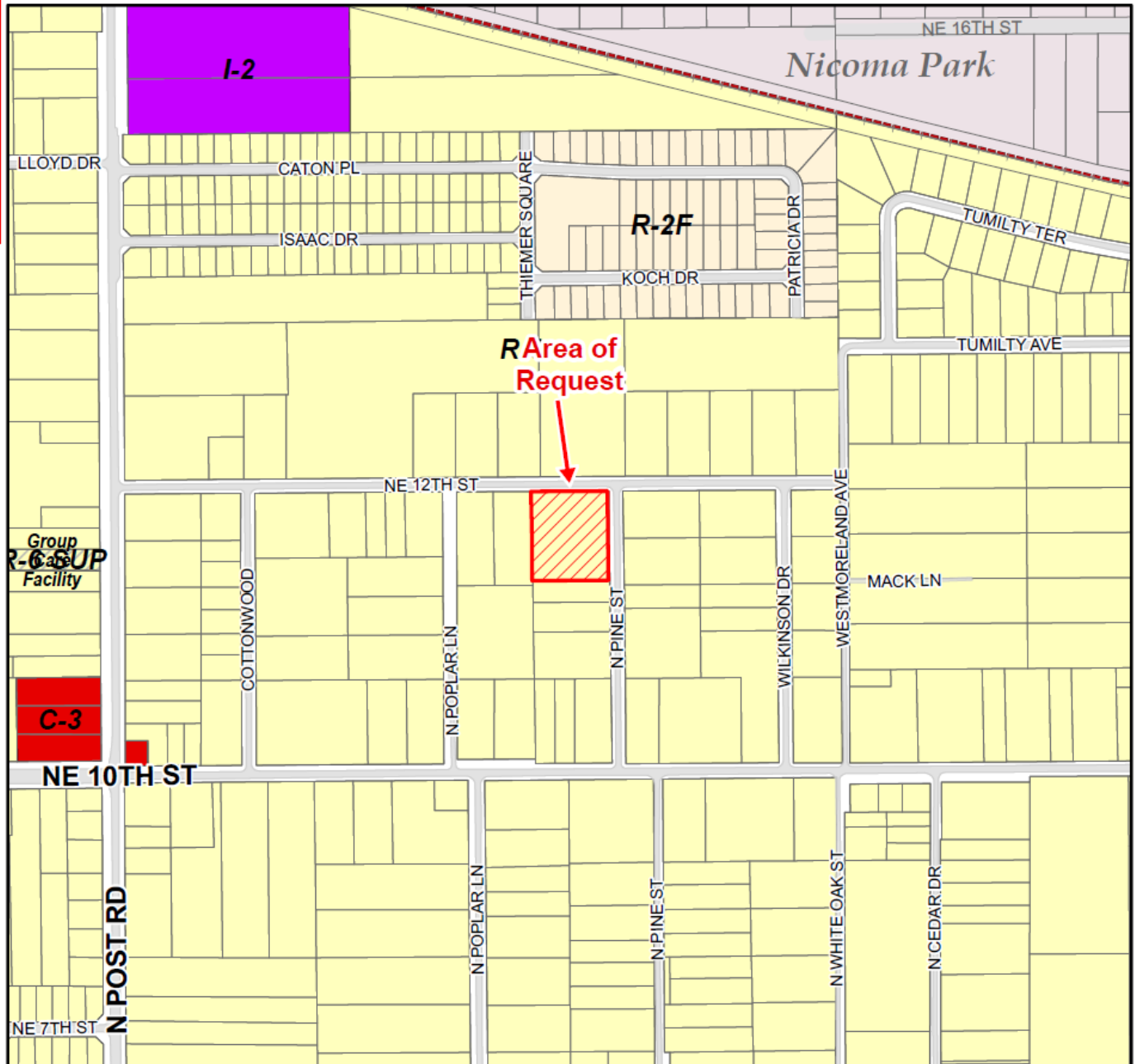
FUTURE LAND USE MAP FOR MP-32 (SW/4, Sec 30, T12N, R1W)



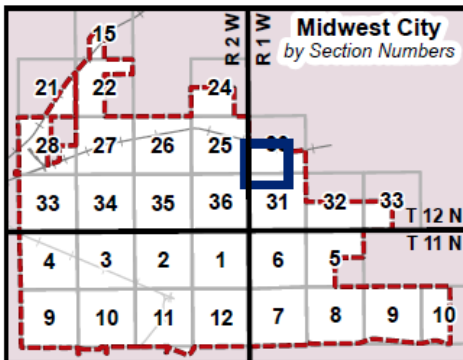
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



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

ZONING MAP FOR MP-32 (SW/4, Sec. 30, T12N, R1W)

0 490 980 Feet

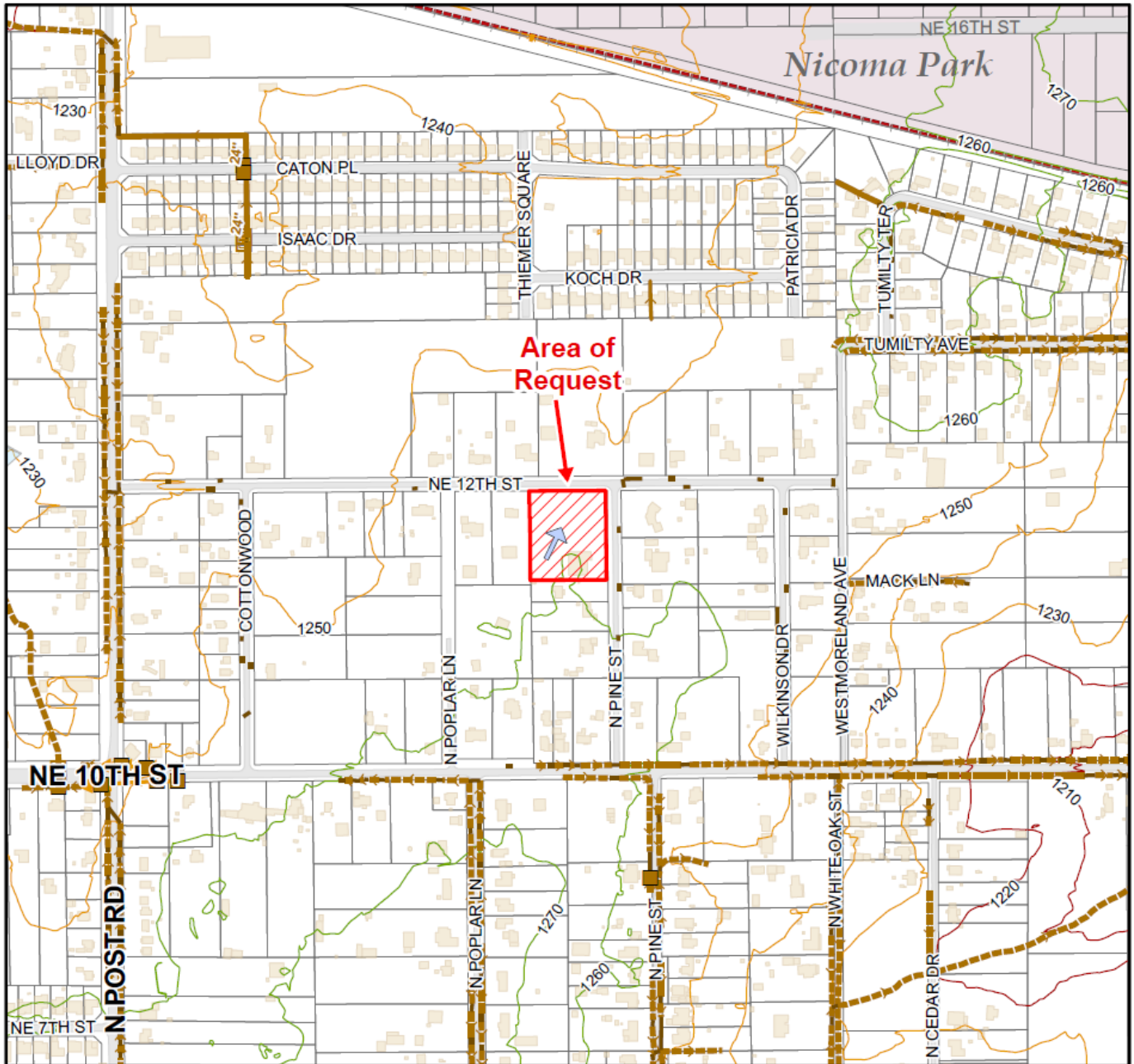


On 8.5" x 11" paper 1 inch equals 500 feet

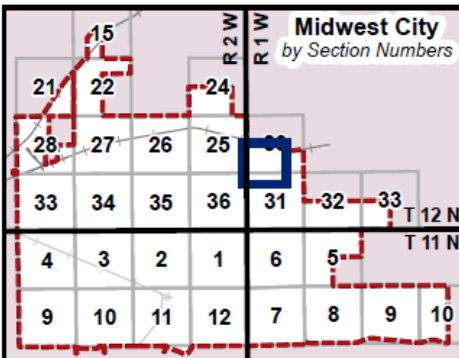
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



Drainage Legend

- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
- Contours**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft
- Slope**
- <2°
 - 3-5°
 - 6-10°
 - 11-20°

DRAINAGE MAP FOR MP-32 (SE/4, Sec 6, T11N, R1W)

0 490 980 Feet

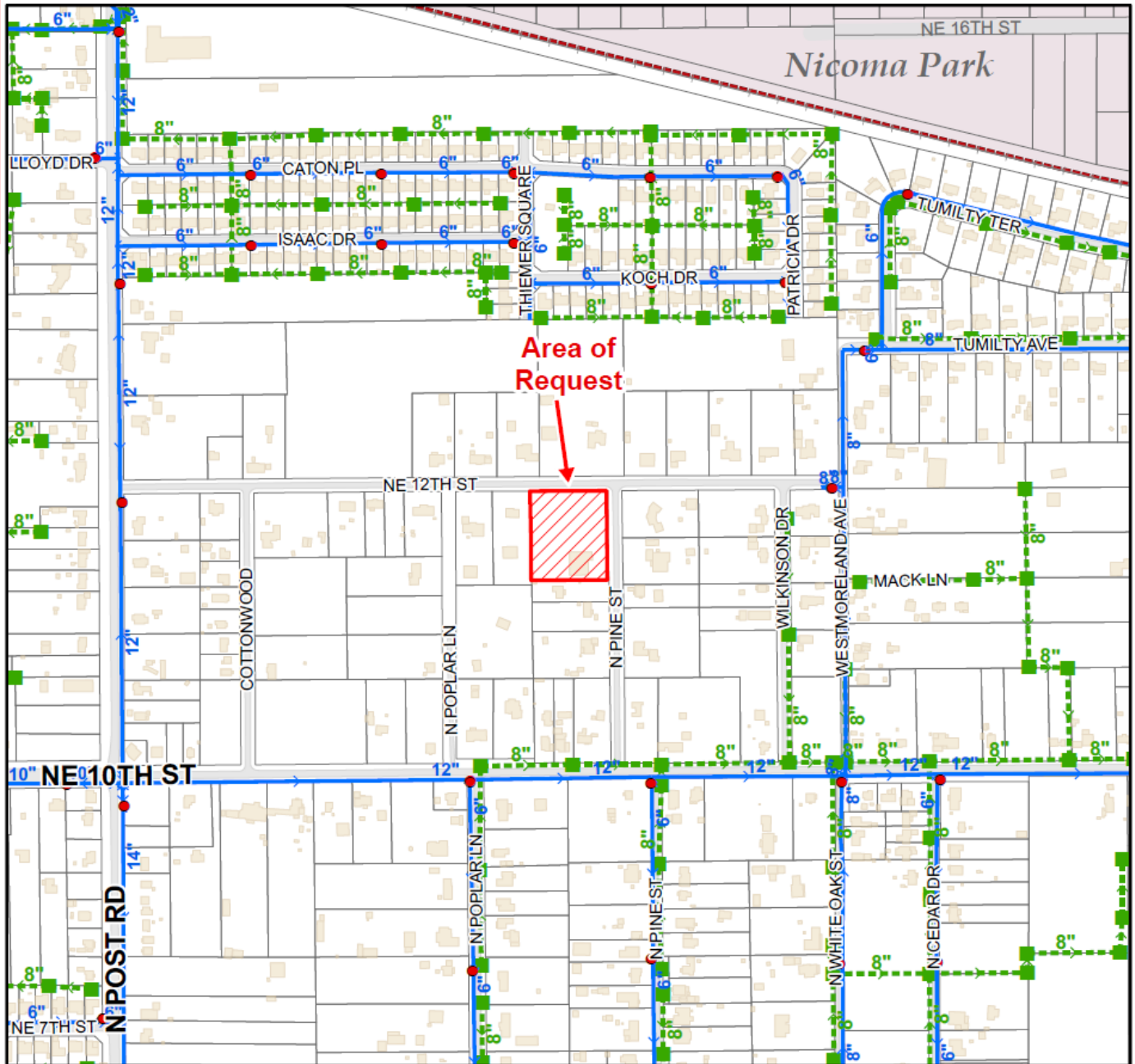
On 8.5" x 11" paper 1 inch equals 500 feet

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.

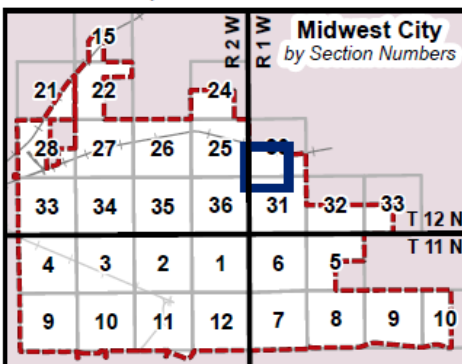
Created on April 20, 2026 using ArcPY script - MP-32



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 MP-32
(SW/4, Sec. 30, T12N, R1W)**



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.

