



CITY OF MIDWEST CITY MEETINGS

Special Assistance for a Meeting: Send request via email to dyoung@midwestcityok.org or call 405-739-1220 no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

Doors to the Council Chamber will be open to the public fifteen minutes prior to the start of a meeting.

For the purposes of all meetings of the MWC elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, postponements, and/or recommendation to the City Council and/or Authorities.

Pursuant to Midwest City Resolution 2022-50, the following rules of conduct and engagement are in effect for all meetings of the MWC elected and/or appointed officials:

1. Only residents of the City, and/or identifiable business doing business in or with the City, or where it is required by statute during public hearings may speak during a public meeting, unless by majority vote of the Planning Commission / Board of Adjustment, non-residents may be permitted to comment on agenda items that impact them. To verify this new requirement, speakers must state their name and City residential/business address or provide/present proof of residential/business address to the staff before addressing the elected/appointed officials.
2. There will be a 4 (four) minute time restriction on each speaker, which can be extended by a vote of the Planning Commission / Board of Adjustment, only if it benefits and/or clarifies the discussion at hand. The staff will be the timekeeper and will notify the chair when time has expired.
3. The Mayor/Chair reserves the right to remove individuals from the audience if they become disorderly. If the Mayor/Chair asks a disruptive individual to leave and the individual refuses to leave, the meeting will be recessed and appropriate law enforcement action will be taken.
4. Agenda items requesting action of the elected/appointed officials shall include:
 1. Presentation by City Staff and/or their invited guest speaker;
 2. If a public hearing is required, questions and discussion by and between the elected/appointed officials, City Staff, and the public;
 3. Questions and discussion by and between the elected/appointed officials and City Staff, invited guest speaker, and/or public during a public hearing; and
 4. Motion and second by the elected/appointed officials.
 5. If a motion is to be amended, the one who made the motion may agree and restate the motion with the amendment; however, if the maker of the motion does not agree to the amendment, the motion may be voted on as it stands.
 6. Final discussion and possible action/amended motion by the elected/appointed officials.



PLANNING COMMISSION AGENDA

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

August 4, 2026 - 5:00 PM

Jess Huskey - Vice Chair
Marcus Hayes
Jack Fry
Zach Watts

Jim Smith
Jay Dee Collins
Rick Dawkins

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Honoring Dean Hinton and Russell Smith for their years of dedicated service on the Planning Commission.
2. Discussion and consideration of adoption, including any possible amendments of the minutes of the July 7, 2026, Planning Commission meeting.
3. (MP-35) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 111 Richards Avenue, Midwest City, Oklahoma. (Ward 3)
4. (PC-2250) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Single-Family Detached Residential District ("R-6") to Planned Unit Development ("PUD") for the property described as part of the Northwest Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Ward 6).
5. (PC-2254) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density; and an ordinance to redistrict the subject property from Planned Unit Development ("PUD") to Planned Unit Development ("PUD") for the property described as part of the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Ward 6)

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

E. ADJOURNMENT.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

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

Commissioners present: Jim Smith
Rick Dawkins *Vice Chair*
Jess Huskey *Chair*
JD Collins
Marcus Hayes

Commissioners absent: Jack Fry
Zach Watts

Staff present: Matthew Summers, Community Development Director
Julie Shannon, Planner III
Zamya Darthard, Planner II
Brylee Hester, Planner I
Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Vice Chairperson, Jess Huskey, at 5:00 p.m.

Vice Chairperson, Jess Huskey, announced that the applicants for Discussion Items #5 and #8 have requested to postpone to a later date (PC-2250 and PC-2254).

B. DISCUSSION ITEMS

1. Discussion, consideration, and possible action to elect a Chair and Vice-Chair of the Planning Commission.

A motion was made by Dawkins, seconded by Smith, to nominate Jess Huskey for Chairperson of the Planning Commission.

Voting Aye: Dawkins, Smith, Collins, and Hayes.

Nay: none.

Motion carried.

A motion was made by Collins, seconded by Smith, to nominate Rick Dawkins for Vice Chair of the Planning Commission.

Voting Aye: Smith, Collins, Hayes, and Huskey.

Nay: none.

Motion carried.

2. Public Discussion and consideration of adoption, including any possible amendments of the minutes of the June 2, 2026, Planning Commission Meeting.

A motion was made by Dawkins, seconded by Smith, to approve the minutes of the June 2, 2026, Planning Commission meeting as presented.

Voting Aye: Dawkins, Smith, Collins, Hayes, and Huskey.

Nay: none.

Motion carried.

3. (MP-34) Public hearing, discussion, consideration, and possible action to consider approval of a Minor Plat for the property described as tracts of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1807 and 1915 S Anderson Rd., Midwest City, Oklahoma County, Oklahoma 73130 (Ward 6).

Planner, Brylee Hester, presented the item. The applicant, Jarrod Bartlett—1807 S. Anderson Rd., was present and addressed the Commission. The Commissioners had no further questions for staff or the applicant. 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: Dawkins, Smith, Collins, Hayes, and Huskey.

Nay: none.

Motion carried.

4. (PC-2249) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for Timber Ridge Pointe Addition, described as part of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma (Ward 6).

Planner, Zamy Darthard, presented the item. The applicant’s representative, Christian Hagen, of Crafton Tull, spoke on behalf of the applicant and had no objections or questions regarding the staff report.

Tiatia Cromar— 13209 Sawtooth Oak Rd. addressed the Commission and spoke in opposition of the PUD amendment. They stated that the previously proposed community pool was a selling point when their home was purchased in 2021.

Charles Leach— 13117 Austrian Pine Dr. has been a resident of the Timber Ridge Pointe Addition since 2007. They stated that the HOA has asked homeowners to vote on the previously proposed community swimming pool several times and that the pool has been publicized since 2007.

Commissioner Dawkins presented concerns regarding homeowners who purchased property in the Timber Ridge Pointe Addition under the presumption that a community pool would be constructed. There was general discussion amongst the Commission.

A motion was made by Dawkins to recommend denial of the item, seconded by Collins.

Voting Aye: Dawkins, Smith, Collins, Hayes, and Huskey.
Nay: none.
Motion carried.

5. (PC-2250) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) for the property described as part of the Northwest Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma (Ward 6).

The Chair announced the item would be postponed.

6. (PC-2252) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow Communication Services: Towers/Antennas in the C-3, Community Commercial District for the property located at 1117 Christine Dr., Midwest City, Oklahoma 73130 (Ward 5).

Planner, Brylee Hester, presented the item. The applicant’s representative, Kole Talbott, of Branch Communications, addressed the Commission with concerns regarding the staff recommendation. The applicant’s representative addressed their concerns before the Commission.

Property owner at 9508 McIntosh Ave., Charlotte Love, expressed opposition and presented concerns regarding interference with other frequencies, monetary incentives for the location, and insurance coverage for damage to neighboring residential homes.

Commissioner Collins requested further explanation of the zero-fall-radius design.

The applicant’s representative responded to these concerns. There was general discussion amongst the Commission.

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

Voting Aye: Smith, Collins, Hayes, and Huskey.
Nay: Dawkins.
Motion carried.

7. (PC-2253) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial District for the property located at 721 and 723 S Air Depot Boulevard Midwest City, Oklahoma 73110. (Ward 1)

Planner, Zamyia Darthard, presented the item. The applicant’s representative, Tasha Wynn—721 S. Air Depot Blvd., was present and addressed the Commission. The Commissioners had no further questions for staff or the applicant’s representative. 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 Smith.

Voting Aye: Dawkins, Smith, Collins, Hayes, and Huskey.
Nay: none.
Motion carried.

8. (PC-2254) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density; and an ordinance to redistrict the subject property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) for the property described as part of the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma (Ward 6)

The chair announced the item would be postponed.

C. NEW BUSINESS/PUBLIC DISCUSSION None.

D. FURTHER INFORMATION None.

E. ADJOURNMENT

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

Voting Aye: Dawkins, Smith, Collins, Hayes, and Huskey.

Nay: None.

Motion Carried.

The meeting adjourned at 5:43 p.m.

Chairperson Jess Huskey (*Chair*)
(bh)

To: Chairman and Planning Commission

From: Zamyia Darthard, Planner II

Date: August 4, 2026

Subject: (MP-35) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 111 Richards Avenue, Midwest City, Oklahoma. (Ward 3)

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

The subject property is zoned R-6, Single-Family Detached Residential District, and is located within Kanaly's East Reno Ave. Addition, which was originally platted in 1949.

The property consists of approximately 0.39 acres and is currently undeveloped. The proposed minor plat would create two (2) approximately 8,400 square-foot lots for the future development of single-family homes. As part of the application, the applicant has opted to pay the fee in lieu of constructing the required sidewalk and half-street improvements.



Staff have completed their review and determined that the proposed minor plat satisfies the requirements of Chapter 38 of the Midwest City Municipal Code. The proposal is consistent with the applicable zoning requirements and subdivision regulations.

If approved, all future development on the properties will be required to comply with the development standards of the R-6 zoning district.

Both state and local notification requirements were met. At the time of this writing, no public comments or inquiries have been received regarding this application.

Staff recommends approval of the minor plat.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 4, 2026

City Council- August 25, 2026

Date of Pre-Application Meeting: February 26, 2026

Date of Site Plan Review Team Meeting: July 8, 2026

Council Ward: Ward 3, Raymond Melton

Owner: Goicochea Olano Rentals LLC

Applicant: Silvia Goicochea Olano

Size: Contains an area of 0.39 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:	Vacant
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. 38-20.3 Minor plat requirements.

- (1) The proposed plat shall be for the subdivision of one (1) lot into five (5) or fewer lots.
- (2) No parcel of land shall have more than one (1) minor plat approved during any five-year period.
- (3) The proposed plat shall meet all zoning ordinance requirements.
- (4) The proposed plat shall meet all Subdivision Ordinance requirements (e.g., improvement of substandard streets, per subsection 38-42.3(b)(2)), or the applicant shall pay fee in-

lieu.

- (5) Private wells and private wastewater treatment facilities that meet the current city health standards shall be considered adequate when existing public water and sewer lines are not within the required area for utility extension and connection as specified in this Code, and at the discretion of the city engineer.

Sec. 38-20.4. Application requirements.

- (a) *Same as a final plat.* The requirements for the submittal of a minor plat shall be the same as the requirements for a final plat, as outlined in section 38-19, Final plat.
- (b) *Preliminary plat not needed.* As stated in subsection 38-16.6(a)(2), a preliminary plat is not required when a minor plat is submitted.
- (c) *Application preparation.* An application

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.

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 units per acre (DUA).

History:

1. The property was platted as part of Kanaly's East Reno Ave. Addition in 1949.
2. 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 obtain all required signatures and file with Oklahoma County, then provide the City with digital a copy of the filed plat.

Staff Comments-

There are construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements,

for examples. This is a minor plat application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Water Supply and Distribution

There is a public water main bordering the proposed parcels, a six (6) inch line runs along the east side of 111 North Richards 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 the proposed parcels, an eight (8) inch line runs along the east side of 111 North Richards Avenue. 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 North Richards Avenue. 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

Right of way is not 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 for a pre-application meeting on February 26, 2026. A Site Plan Review Team meeting was subsequently held on July 8, 2026, with representatives from the Community Development and Engineering Departments in attendance.

The subject property consists of approximately 0.39 acres and is currently vacant. The proposed minor plat would subdivide the property into two (2) equal residential lots, each containing approximately 0.193 acres (8,407 square feet), for the future development of single-family homes. Both proposed lots meet the minimum lot area, frontage, and other applicable dimensional requirements of the R-6 Single-Family Detached Residential District as established in Section 3.2 of the Zoning Regulations.

Sidewalks do not currently exist along the property's frontage on N. Richards Avenue. Pursuant to Section 38-47 of the Subdivision Regulations, sidewalks are required with development unless the applicant elects to pay a

fee in lieu of construction. The applicant has indicated their intent to pay the applicable fee in lieu of constructing sidewalks along the property's frontage. Any future development of the lots will be required to comply with all applicable zoning and development regulations.

Staff recommends approval of this application.

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 August 4, 2026, Planning Commission agenda packet and made part of the MP-35 file.

Suggested Motion:

"To approve the Minor Plat for the property noted herein, subject to staff comments found in the August 4, 2026, Planning Commission agenda packet and made part of the MP-35 file."

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

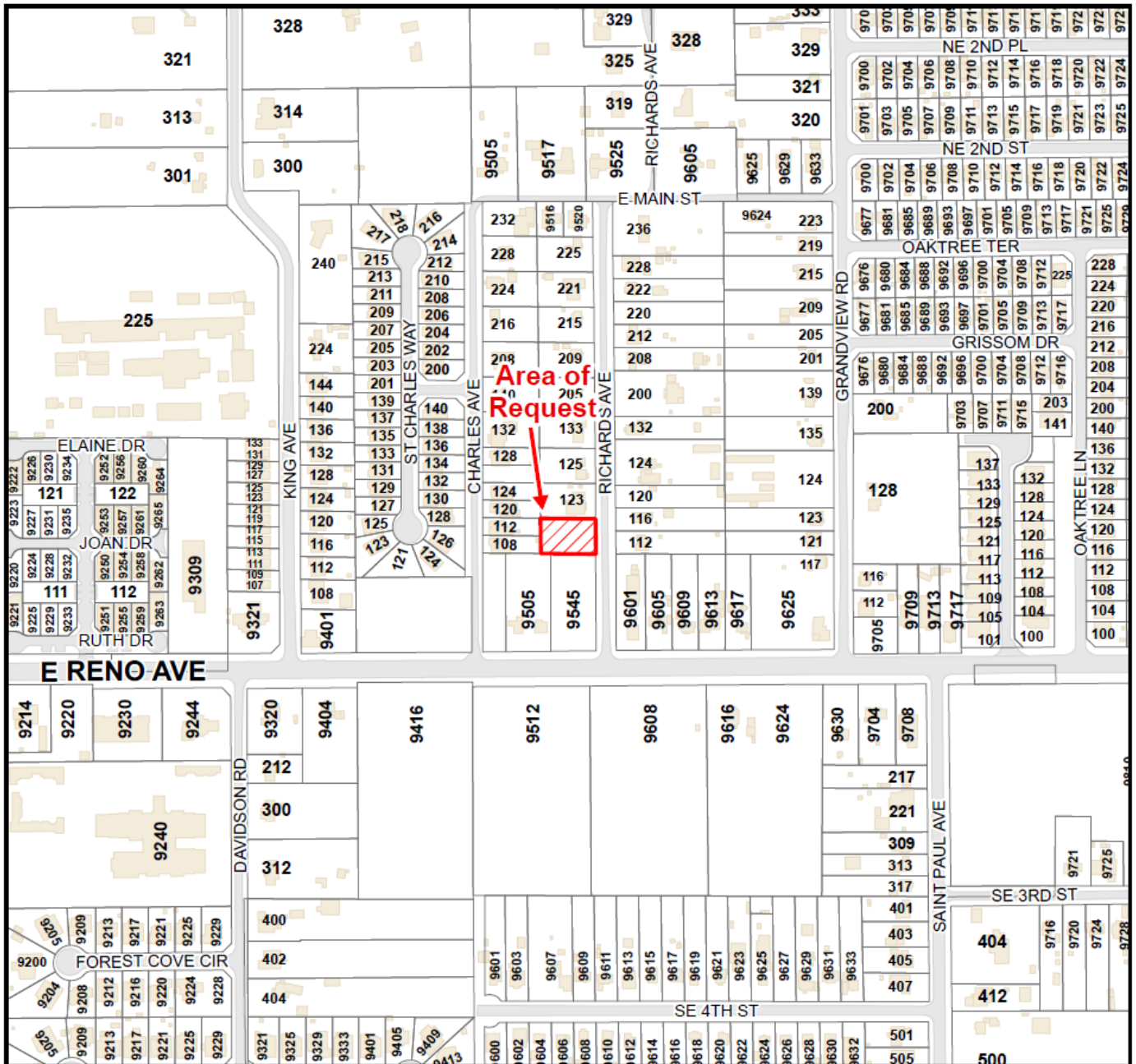


Zamy Darthard

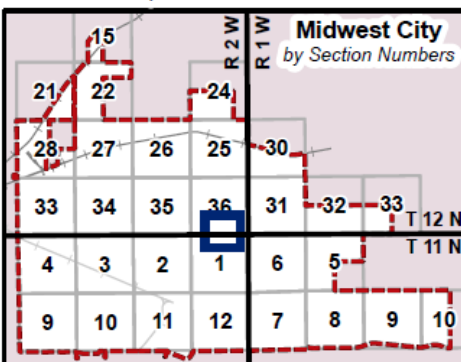
Planner II



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-35 (SE/4, Sec. 36, T12N, R2W)

N 0 390 780 Feet



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

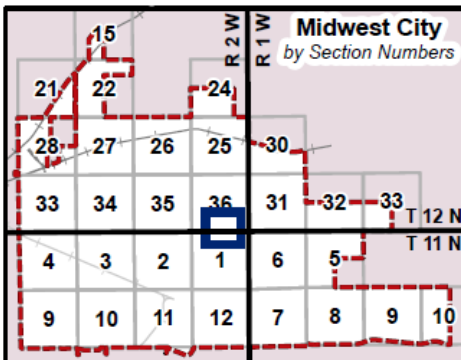
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GIS - Information Technology/ Planning & Zoning



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 MP-35 (SE/4, Sec. 36, T12N, R2W)

0 390 780 Feet

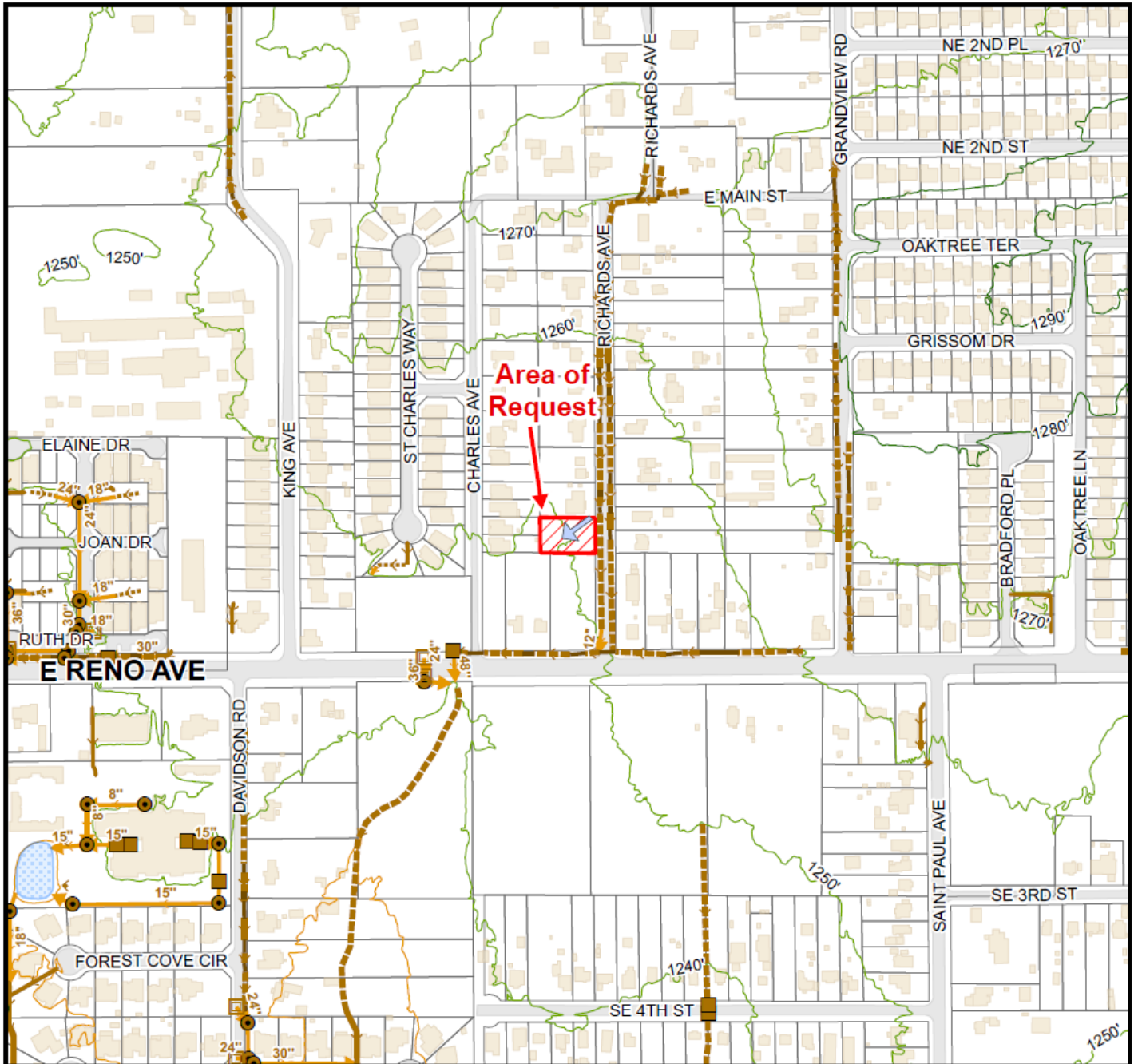


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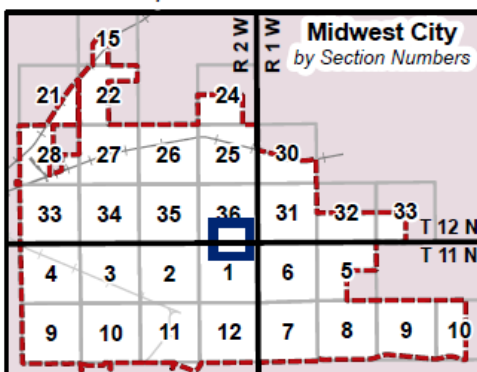
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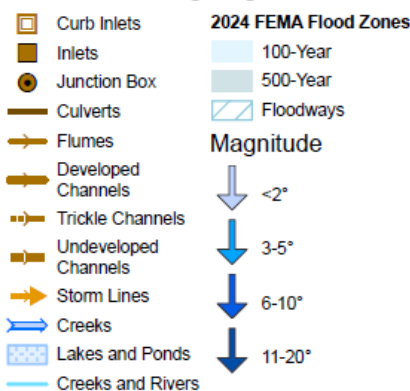
GIS - Information Technology/ Planning & Zoning



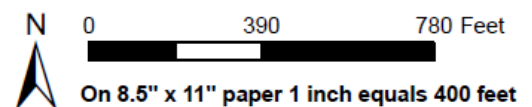
Locator Map



Drainage Legend



DRAINAGE MAP FOR MP-35 (SE/4, Sec. 36, T12N, R2W)



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[illegible]

To: Chairman and Planning Commission

From: Zamyia Darthard, Planner II

Date: August 4, 2026

Subject: (PC-2250) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) for the property described as part of the Northwest Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Ward 6)

Executive Summary: The Applicant is requesting to rezone the subject property to Planned Unit Development (“PUD”) with an underlying Medium Density Residential (“R-MD”) zoning designation.

The subject property consists of approximately 22.46 acres of vacant land that is currently zoned R-6.

The proposed PUD includes up to 165 single-family residences with primary access from S. Westminster Road. As part of the request, the applicant proposes modifications to development regulations while providing enhanced neighborhood amenities beyond those typically required for a residential subdivision.

The development standards requested include:

- Minimum Lot Size: 5,000 sq ft
- Masonry Requirements: 70% masonry / 30% EIFS
- Driveway Design: Removal of “J” driveway requirement
- Setbacks: 20 ft front / 5 ft side / 10 ft rear



Six common areas are proposed, including two areas designated for amenities. One area will include a neighborhood park with playground equipment, and the other will include either a basketball or pickleball court.

Any development standards not specifically modified within the PUD Master Design Statement shall comply with the requirements of the underlying R-MD zoning district.

Both state and local notification requirements have been met. At the time of this writing, staff received two (2) phones call inquiring about the nature of the application.

Staff recommends approval.

Action remains at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 4, 2026

City Council- August 25, 2026

Date of Pre-Application Meeting: April 8, 2026

Date of the Site Plan Review Meeting: May 28, 2026

Council Ward: Ward 6, Rick Favors

Owner: CJAL, LLC

Applicant: Chris Hopps (CJAL, LLC)

Proposed Use: Planned Unit Development (“PUD”)

Size: 22.46 acres more or less

Development Proposed by Comprehensive Plan:

Area of Request:	Neighborhood Low Density
North:	Local Commercial
South:	Neighborhood Low Density
East:	Neighborhood Medium to High Density
West:	Neighborhood Low Density and Public/Semi-Public

Zoning Districts:

Area of Request:	R-6
North:	PUD
South:	R-6
East:	PUD
West:	A-1 and R-6

Land Use:

Area of Request:	Vacant
North:	Vacant
South:	Single-Family Residences
East:	Vacant
West:	Water Plant and Windsong Residential Addition

Comprehensive Plan Citation:

The future land use designation for the subject property is Neighborhood Low Density.

This use refers to single-family detached residential structures. These areas are solely designated for residential purposes and do not include nonresidential uses, except for parks and recreation facilities supporting the area. Lot sizes in low density development will range from 6,000 to 12,000 square feet. While various lot sizes may be used, development density should fall between two to six dwelling units per acre.

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 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.

2.25.4. *Criteria for Planned Unit Development (PUD) Review and Approval.* Because the PUD provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability, the applicant should be prepared to provide amenities and services that might not be required or possible in a conventional development.

2.25.4(C)(2) *Amenities.* Amenities should be considered as an important justification for development and city approval of a PUD.

2.9. – R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

History:

1. The property was zoned R-6 with the adoption of the 2010 Zoning Map.

Next Steps:

If the City Council approves the rezoning request, the applicant or any subsequent property owner may proceed with scheduling a pre-application meeting for the preliminary plat.

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 proposed PUD, twenty-four (24) inch lines run along the west side of Westminster Road, the west side of the parcel, and the south side of the parcel. The applicant is proposing public water main extensions throughout the development serving all of the proposed lots within the PUD.

Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is an eight (8) inch public sanitary sewer main located along the east side of Westminster Road. The applicant is proposing public sewer main extensions throughout the development serving all of the proposed lots within the PUD.

Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from Westminster Road. Westminster Road is classified as a secondary arterial in the 2025 Comprehensive Plan.

Any new building permit will require sidewalk as outlined in Municipal Code 37-67.

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, all required improvements will be constructed as part of any new building permit or plat application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

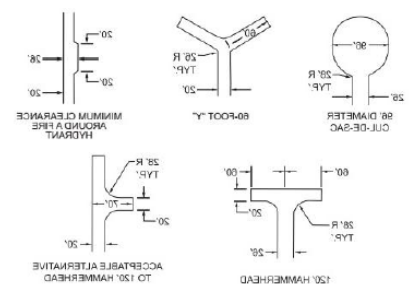
Fire Department / Emergency Access Roads

All new commercial construction, gated communities, and business in the city shall provide an approved emergency rapid access device or key box. Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26 (IFC 506)

Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with a minimum of two separate and approved fire apparatus access roads. IFC D106.

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. (2018 IFC Sec 503.2).

- Unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Turning radius is required to meet the parameters of the 95' Sidestacker platform apparatus (Turning radius document attached to the PC Case Files).
- Dead-Ends exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus.



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

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

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

Midwest City Ordinance Section 15-22 – Location of Hydrants

- (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.
- (c) In all areas except those containing only one- and two-family detached dwellings, fire hydrants shall be located in such a manner that no hose line will exceed four hundred (400) feet in length to reach any accessible portion of the exterior of any building and is dependent on the ability to place an apparatus in such a manner necessary to utilize said hydrant. Distance shall be measured by the lay of the hose, not by line of sight.
- (d) Within all other areas, including but not limited to, mercantile, business, educational, assembly, detention and correctional, health care, storage, industrial and multifamily dwellings, the maximum spacing shall be no more than four hundred (400) feet. Buildings of noncombustible or limited combustile construction, protected by a complete automatic sprinkler system and classified by NFPA 13 as "Light or Ordinary Hazard" may be protected by fire hydrants located with a maximum spacing of five hundred (500) feet. Distance shall be measured by the lay of the hose, not by line of sight.
- (e) In areas of commercial development, fire hydrants shall be located in a sufficient number and manner to supply the required flow, per the adopted edition of International Fire Code requirements, for a structure and its exposures or supply adequate water for the fire sprinkler system.

Planning Division:

Staff met with the applicant on April 8, 2026, for a pre-application meeting. A subsequent Site Plan Review Team meeting was held on May 28, 2026, with representatives from Engineering, Community Development, and Fire present.

The subject property consists of approximately 22.46 acres of undeveloped land currently zoned R-6. The proposed PUD will have an underlying zoning designation of R-MD; however, the Master Design Statement prohibits duplexes, townhomes, and multifamily residential uses.

The applicant requests approval of a phased single-family residential development through the PUD. The Master Design Statement establishes alternative development standards and proposes enhanced amenities in support of the request.

Specifically, the applicant is requesting relief from the following provisions of the Municipal Code:

- Appendix A Section 3 Table 3.2-1 – Minimum Lot Size
- Appendix A Section 5.12.1(A) — Masonry Requirements for Residential Uses.
- Appendix A Section 5.15.1(B)(1) — Driveway Design
- Chapter 38 Section 38-47.2(a) — Sidewalk Requirements
- Appendix A Section 3 Table 3.2-1 – Minimum Front, Side, and Rear Setbacks
- Appendix A Section 2.5.4.(C)(2) — Amenities

If approved, development of the property would be governed by the standards established within the PUD Master Design Statement. Any standards not specifically addressed would remain subject to the subdivision and zoning regulations of the Midwest City Municipal Code.

Special Conditions:

The applicant's Master Design Statement proposes the following special conditions as part of the PUD.

- Minimum Lot Width – 50 feet
- Minimum Lot Size – 5,000 square feet
- Maximum Lot Coverage – 50%

Façade:

The applicant's Master Design Statement requests deviations from the façade requirements of the Midwest City Municipal Code

- Minimum 70% Masonry (brick, rock, stucco, stone, cementitious fiberboard, or similar finish material)
- Up to 30% Exterior Insulations Finish System (EIFS), vinyl siding, or manufactured wood.

Landscaping:

The applicant's Master Design Statement does not request relief from Midwest City Municipal Code.

- There shall be two (2) trees planted in the front yard of each lot. (Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.)
- The applicant proposes a 50-foot landscape buffer along the north and west boundaries of the site.

Lighting:

The applicant's Master Design Statement affirms compliance with the Midwest City Municipal Code.

Screening:

The applicant's Master Design Statement does not request relief from the requirements of the Midwest City Municipal Code.

- There shall be a six (6) to eight (8) foot sight-proof masonry or wood fence where adjacent to residential uses.
- There shall be thoroughfare screening on all lots backing and siding an arterial street.

Access:

The applicant's Master Design Statement proposes compliance with the Midwest City Municipal Code.

- Access to the development will be provided by S Westminster Road.
- Public streets shall be constructed in accordance with the Municipal Code.

Parking:

The applicant's Master Design Statement requests relief from the driveway requirements in the Midwest City Municipal Code.

- Pursuant to Section 5.15.1(B), the applicant is requesting relief from the required "J" driveway standard.
- A minimum of two (2) spaces per dwelling unit shall be required.

Signage:

The applicant's Master Design Statement does not request deviations from the signage requirements of the Midwest City Municipal Code.

Roofing:

The applicant's Master Design Statement proposes a Class C roof covering or better.

- Covered porches are not proposed as part of this development.

Sidewalks:

The applicant proposes to comply with the regulations outlined in the Midwest City Municipal Code.

Height:

The applicant's Master Design Statement proposes compliance with the maximum building height requirements in the Midwest City Municipal Code.

Setbacks:

The applicant's Master Design Statement proposes the following setbacks standards:

- Front setback – 20 feet. Side setback – 5 feet. Rear setback – 10 feet

Common Areas:

The applicant's Master Design Statement provides that all common areas shall be maintained by the Property Owner's Association.

- A playground shall be required within the Common Area C as noted in the Master Design Plan
- A basketball or pickleball court shall be installed in Common Area B as noted in the Master Design Plan

Section 2.25.2. *Intent and Purpose*, states that Planned Unit Development zoning is intended to allow modifications to development requirements to encourage innovative land development, address unique physical site conditions, and create diversified living environments that may not be achievable through conventional zoning regulations. While the application includes multiple deviations from the Municipal Code, the proposed development incorporates enhanced amenities, including recreational areas that support the intent and purpose of the PUD regulations.

Staff finds the proposed playground, court facility, and additional improved open spaces provide adequate amenities for future residents.

If approved, development of the property would be governed by the standards established within the PUD Master Design Statement. Any standards not specifically addressed would remain subject to the subdivision and zoning regulations of the Midwest City Municipal Code.

Staff recommends approval.

Action is at the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Planned Unit Development ("PUD") for the property noted herein, subject to staff comments as found in the August 4, 2026, Planning Commission agenda packet and made part of the PC-2250 file.

Suggested Motion:

"To approve the ordinance redistricting the subject property to Planned Unit Development ("PUD") subject to staff comments found in the August 4, 2026, Planning Commission agenda packet and made part of the PC-2250 file."

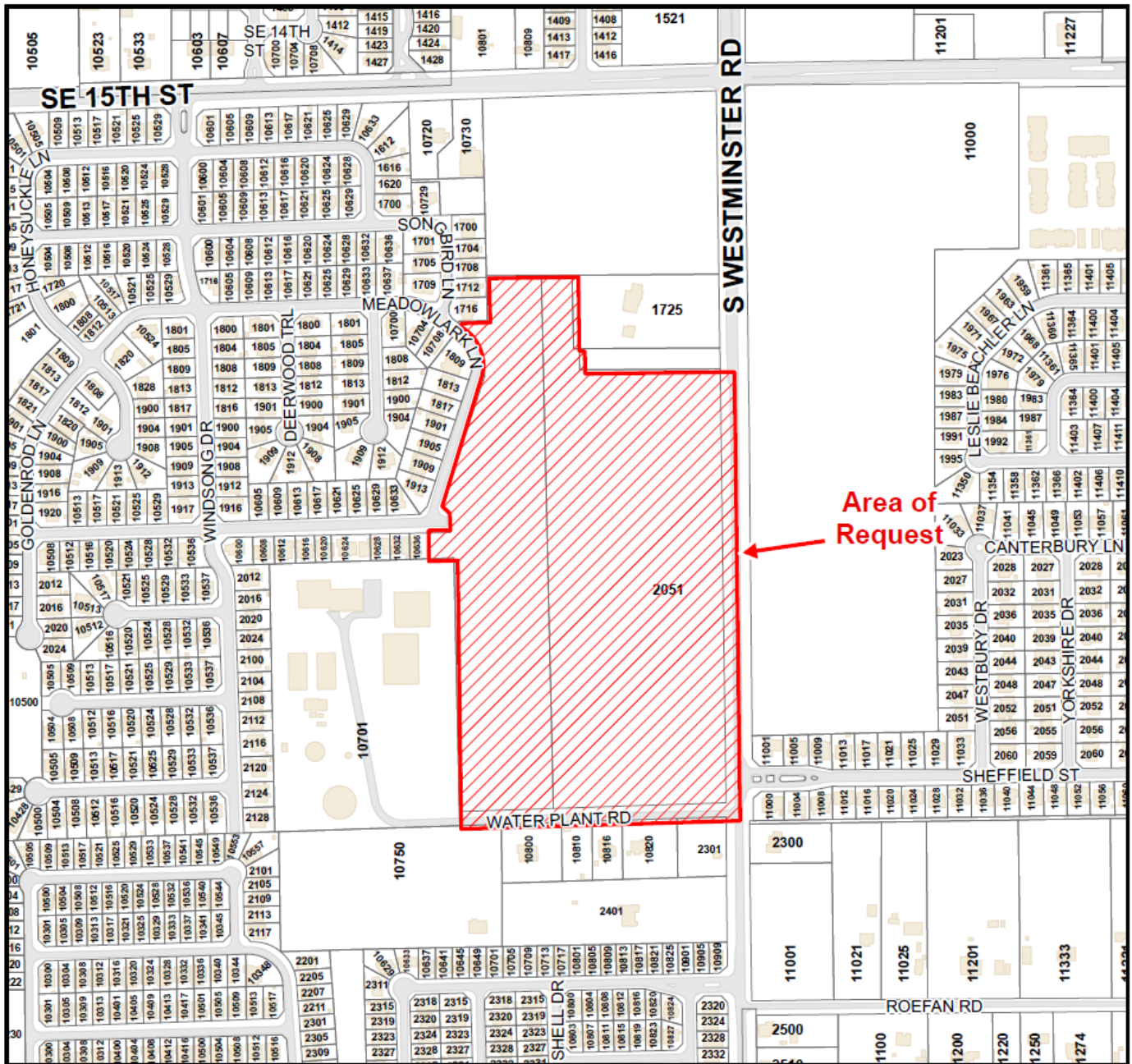
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.



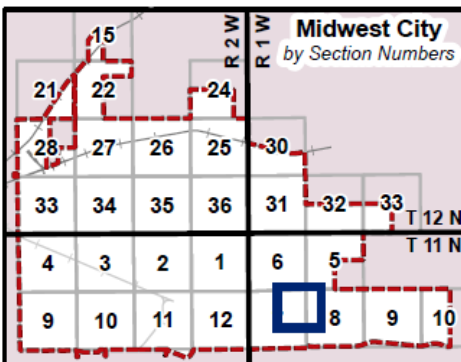
Zamy Darthard
Planner II



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Locator Map



General Map Legend

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

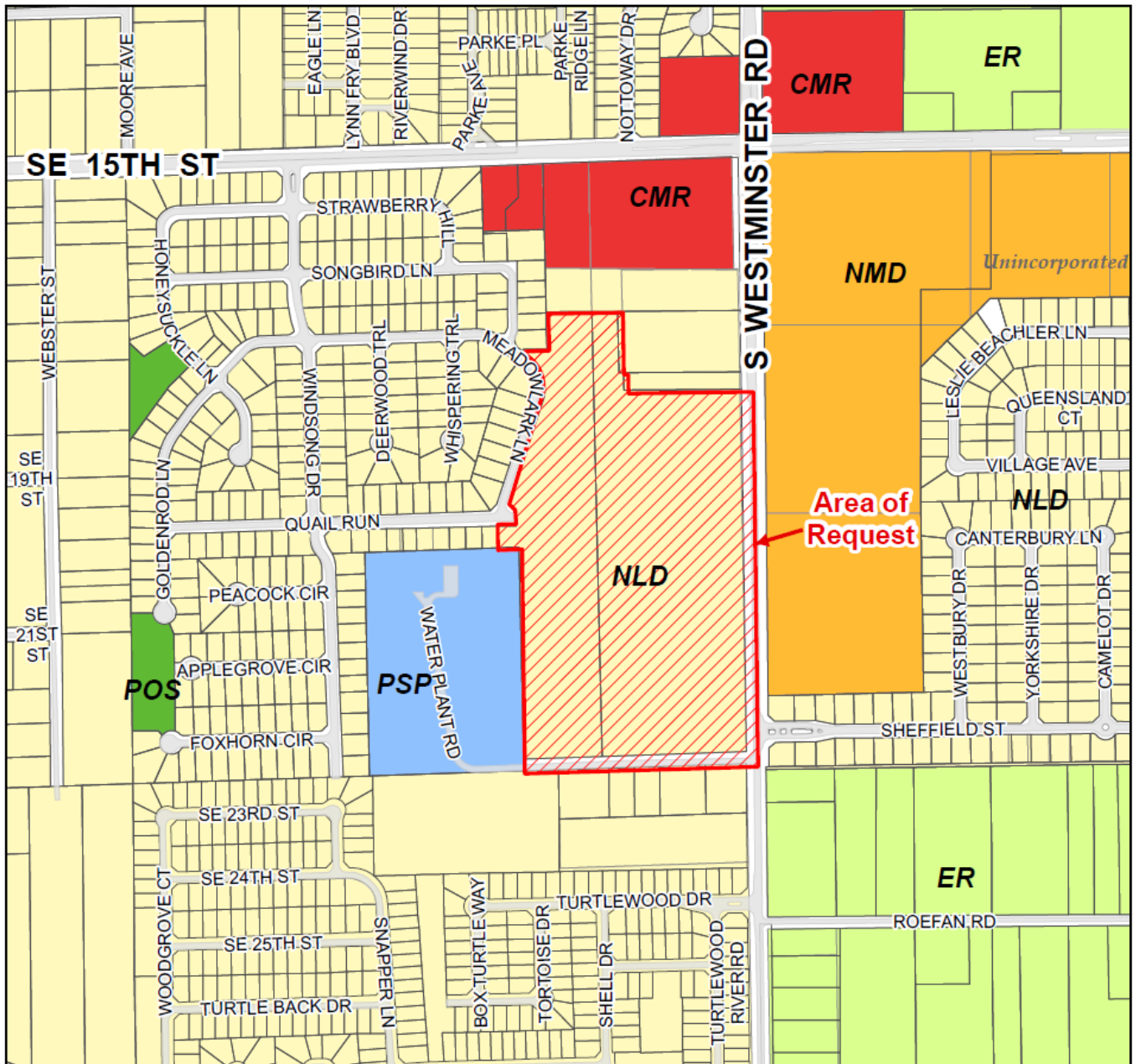
GENERAL MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)

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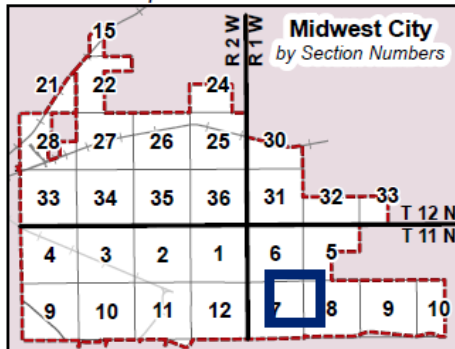
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Locator Map

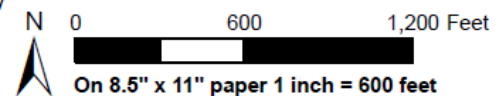


Created June 11, 2026

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

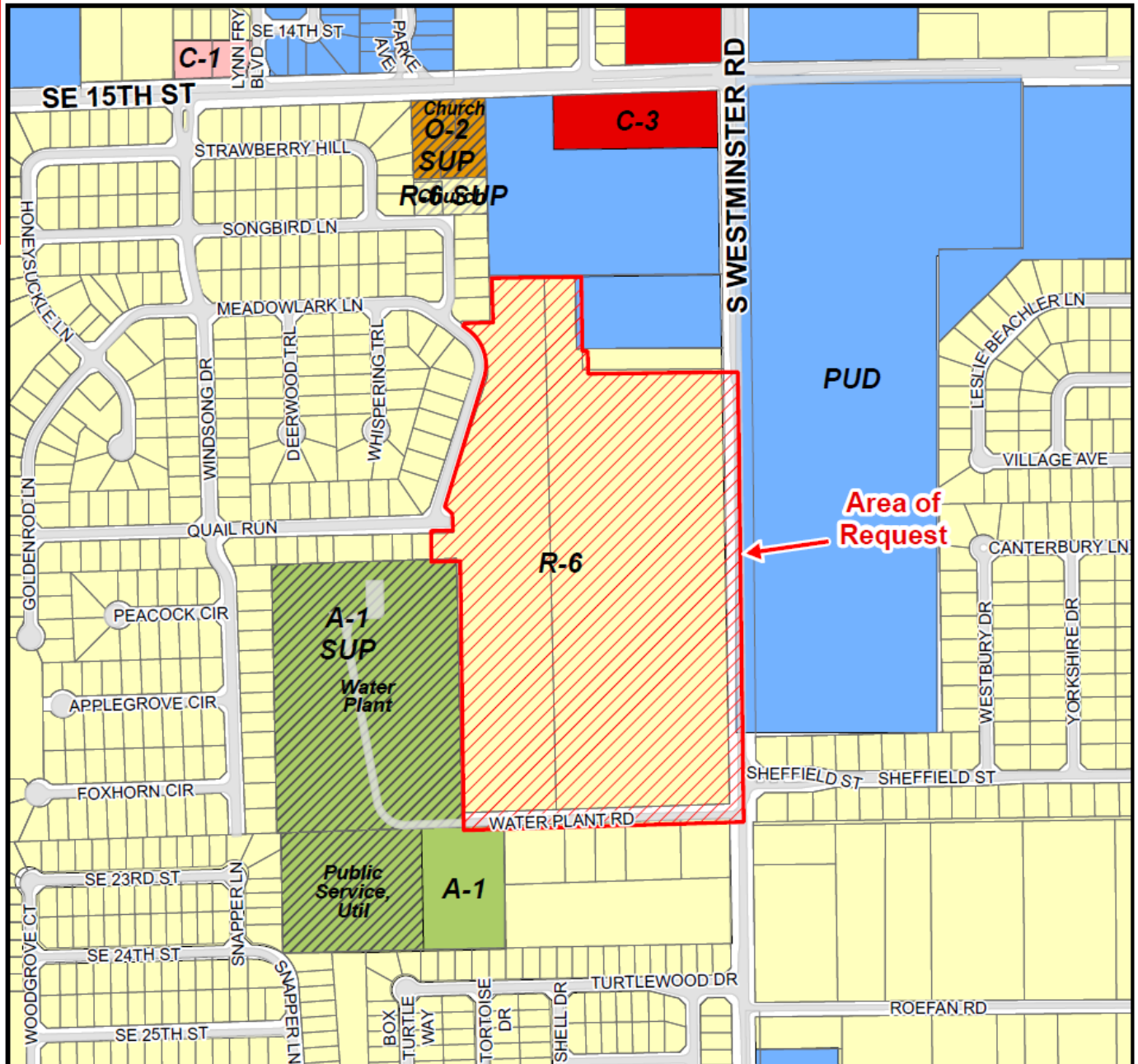
FUTURE LAND USE MAP FOR PC-2250 (SE/4, Sec 9, T11N, R1W)



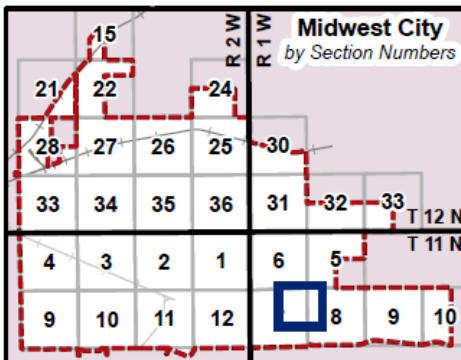
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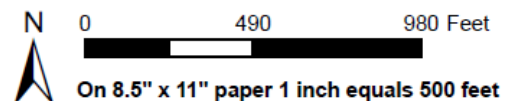


Created on June 11, 2026 using ArcPY script - PC-2250

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	

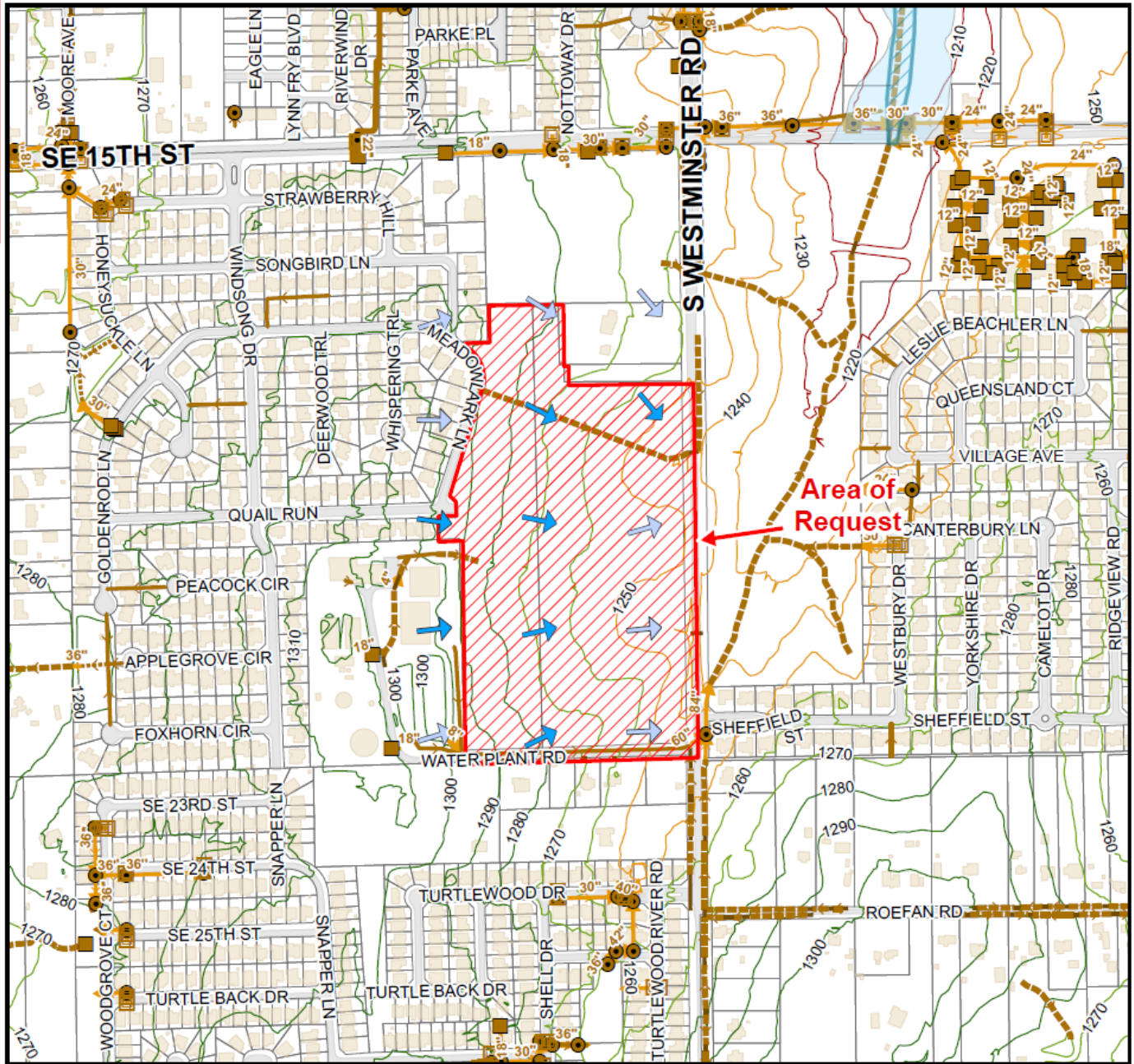
ZONING MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)



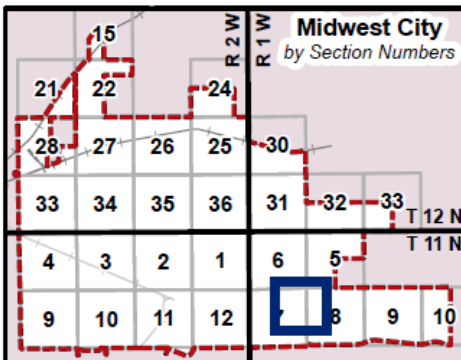
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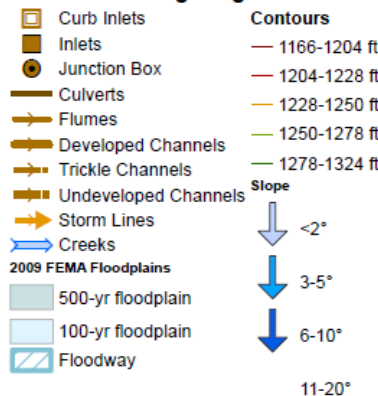
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Locator Map



Drainage Legend



DRAINAGE MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)

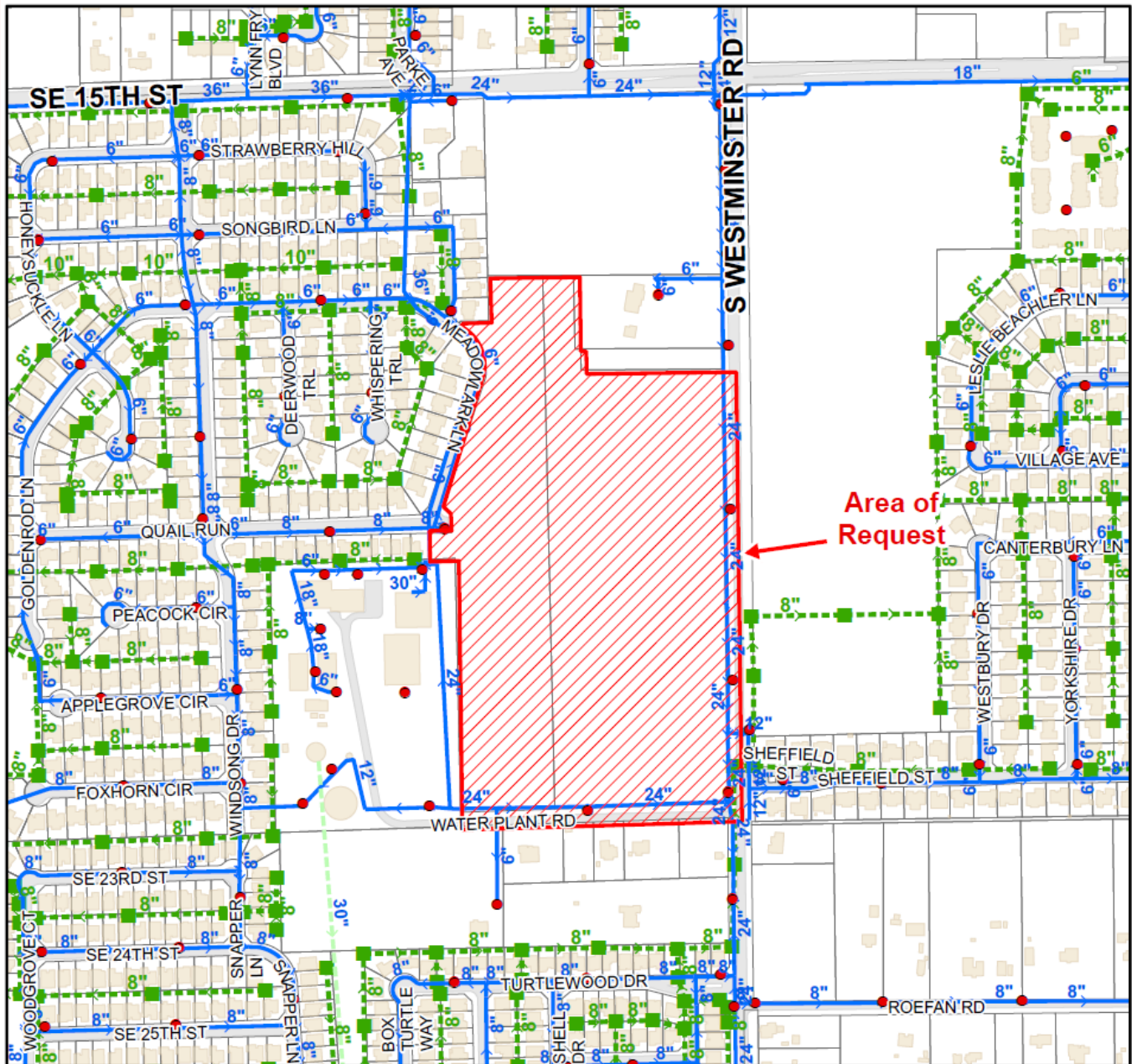
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On 8.5" x 11" paper 1 inch equals 600 feet

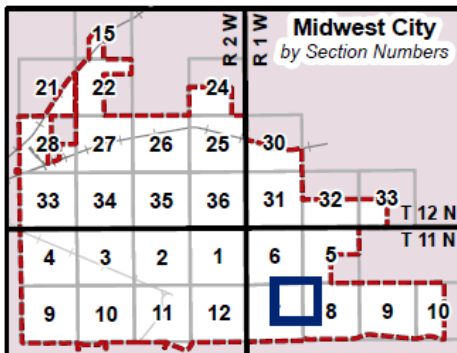
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Locator Map



Water/Sewer Legend

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

WATER SEWER MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)

N 0 490 980 Feet



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

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

To: Chairman and Planning Commission
From: Matt Summers, Community Development Director
Date: August 4, 2026
Subject: (PC-2254) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density; and an ordinance to redistrict the subject property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) for the property described as part of the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Ward 6)

In a letter dated July 29, 2026, the applicant requested this application be postponed. Community Development Staff will send new public notice indicating the time, date, and location for when this item will be heard. Please let me know if you have any questions.

Sincerely,

Matt Summers, AICP
Community Development Director