

City of Mustang

Planning Commission



Regular Meeting
8/11/2026 - 7:00pm
1501 N. Mustang Rd,
Mustang, OK 73064

Planning Commissioners:

Chairman -	Billy McDaniel
Vice-Chairman -	
Secretary -	Susan Dobbins
Member -	Jay Adams
Member -	Jerry Brown
Member -	Brant O'Daniel
Member -	Aaron Spiegel

Staff:

Comm. Dev. Director -	Ryan Conner
City Planner -	Logan Ford
City Attorney -	Chance Deaton
Office Coordinator -	Radika Moore
Building Official -	Justin Goodwin



CITY OF MUSTANG PLANNING COMMISSION

MEETING OF AUGUST 11, 2026

Time 7:00 p.m.

AGENDA

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF MINUTES:**
- V. INTRODUCTION OF GUESTS AND VISITORS/HEARING OF CITIZENS AND DELEGATES**
- VI. NOMINATION OF NEW PLANNING COMMISSION VICE-CHAIRPERSON**
- VII. PUBLIC HEARING, DISCUSSION, CONSIDERATION AND RECOMMENDATION ON:**

1. Rezoning – RZ -06-02-26-1-36

Applicant: Villanueva Properties LLC
Owner(s): Same as applicant
Location: 2300 Block of E. SW 89th St
Current Zoning: A-1, Agricultural District
Proposed Zoning: R-E, Residential Estate
Tract Info: 9.882 acres MOL

2. Lot Split – LS -06-02-26-1-36

Applicant: Villanueva Properties LLC
Owner(s): Same as applicant
Location: 2300 Block of E. SW 89th St
Current Zoning: A-1, Agricultural (Proposed R-E, Rural Estates District)
Original Tract: 9.882 MOL
Proposed Tracts: Tract A – 5.010 acres MOL
Tract B – 4.872 acres MOL

3. Rezoning – RZ -06-29-26-1-35

Applicant: Grubbs Consulting LLC
Owner(s): Sayo LLC
Location: Corner of S. Sara Rd & E. Jackrabbit Ln
Current Zoning: C-5, Commercial Intensive District
Proposed Zoning: R-2, Two Family District Planned Unit Development
Wild Horse Villas
Tract Info: 5.1 acres MOL

4. Rezoning – RZ -05-26-26-1-25

Applicant: Box Law Group, PLCC
Owner(s): Shaz Investment Group, LLC
Location: SE Corner of N. Morgan Rd & E. SW 59th St
Current Zoning: A-1, Agricultural District
Proposed Zoning: R-1, Single-Family District
Tract Info: 143.73 acres MOL

5. Rezoning – RZ -05-26-26-2-25

Applicant: Box Law Group, PLCC
Owner(s): Shaz Investment Group, LLC
Location: SE Corner of N. Morgan Rd & E. SW 59th St
Current Zoning: A-1, Agricultural District
Proposed Zoning: C-3, Commercial General District
Tract Info: 15.88 acres MOL

VIII. NEW BUSINESS

IX. COMMISSIONER, STAFF COMMENTS

X. ADJOURNMENT

“The City of Mustang encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodation. The City may waive the 48 hours rule if signing is not the necessary accommodation.”

**PLANNING COMMISSION
MINUTES June 9, 2026**

The Mustang Planning Commission met in a regular session on Tuesday, June 9, 2026 at 7:00 p.m. at the Mustang Municipal Building, City Council Chambers at 1501 N. Mustang Road.

I. CALL MEETING TO ORDER: Chairman Billy McDaniel called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

MEMBERS PRESENT: Jay Adams, Jerry Brown, Billy McDaniel, Brant O'Daniel

MEMBERS ABSENT: Aaron Spiegel, Jesse Bratton, Susan Dobbins

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Logan Ford, City Planner/Audio-Visual
Radika Moore, Secretary
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jay Adams made a motion to approve the minutes from the April 14th, 2026 meeting. Commissioner Jerry Brown seconded the motion. The motion was approved unanimously.

Commissioner Jay Adams made a motion to approve the minutes from the May 12th, 2026 meeting. Commissioner Jerry Brown seconded the motion. The motion was approved unanimously.

V. INTRODUCTION OF GUESTS AND VISITORS/HEARING OF CITIZENS AND DELEGATES

None.

VI. PUBLIC HEARING, DISCUSSION, CONSIDERATION AND RECOMMENDATION ON:

Chairman Billy McDaniel read the first item on the agenda.

1. Rezoning – RZ – 05-07-26-1-26

Applicant:	Mercy Investments
Owner:	Michael D. Burke – Burke Family Rev. Trust
Location:	200 Block on the West side of N. Carol Terr.
Current Zoning:	R-E, Residential Estate
Requested Use:	R-1, Single Family District
Tract Info:	3.23 acres MOL

Community Development Director Ryan Conner stated the property of topic is located in the 200 block of N. Carol Terr, behind the Hill Top Plaza commercial center. The property includes roughly 3.23 acres of vacant land and is currently zoned R-E trying to be rezoned to R-1. **Mr. Conner** stated there is a property directly north of the tract that is zoned R-2 with three duplexes. All other surrounding properties are R-E, which appear to reflect the history of the zoning in the neighborhood.

Mr. Conner said the duplexes look to have been installed in the 1980s. He went on to explain that some lots are less than half an acre in size and are on septic systems, which is technically not consistent with R-E Zoning requirements today, but further stating this is an older neighborhood. He went on to state public sewer would need to be brought to the neighborhood for R-1 zoning. **Mr. Conner** said that staff recommends approval of the R-1 zoning and it would be consistent with the character of the area.

Chairman Billy McDaniel asked how a future development would be set up on the property because R-1 would require streets to have curb and gutter, while the existing road of Carroll Terr is only set up with bar ditches.

Mr. Conner stated he discussed this with the applicant and the layout is not to that stage yet, but did state R-1 districts do require a curb and gutter on a new street. If a new street with a cul-de-sac would be installed, it would need to be set up as curb and gutter. If Carol Terrace will be the frontage road for the neighborhood, there would not be any need to build curb and gutter. As for the layout of the property, there could be possibly seven houses in the neighborhood with sixty-foot lot widths. If a new street is put in with a cul-de-sac, there could possibly be ten to twelve lots.

Chairman McDaniel said that is exactly the information he needed. He further iterated that with the few members present for the meeting (four), the vote would have to be unanimous.

Commissioner Jay Adams mentioned the R-1 standards require sidewalks. **Mr. Conner** agreed.

Chairman McDaniel brought back the point that R-E has septic systems and with the change to R-1, they will need to bring in city sewer. **Mr. Conner** concurred.

Chairman McDaniel asked the applicant, **Ostin Streeter** of 9701 SW 93rd St., Mustang, OK to come forward. **Mr. Streeter** provided a map of a proposed layout with twelve lots that could be a

rough idea of the design of the property once it's rezoned. **Chairman McDaniel** stated the layout looks like it would be able to hold at the most, twelve lots, even if slightly reconfigured. **Mr. Streeter** confirmed this and said it is just a rough drawing of what could be built, but twelve lots at the most.

Chairman McDaniel asked if anyone had any questions for the applicant, to which no one had any further questions.

Citizen **Jane Hankins** at 208 N. Hunker Terrace, Mustang, OK approached the stand. She stated that the reason herself and her husband are attending is because their property borders the property in question to be re-zoned. She stated they share a fence line with the property and they are just curious as to what is going to be placed on the property.

Chairman McDaniel stated the most the property could possibly hold would be twelve single family residential lots if rezoned to R-1. If there are issues with draining calculations, there might need to be retention ponds placed and the number of lots could go down. He asked if **Jane Hankins** had any concerns to which she said she did not. She stated "progress".

Pat Hankins, husband of **Jane Hankins**, 208 N. Hunker Terr approached the stand. He asked if the houses would possibly be for sale or rental homes. **Mr. Streeter** said the homes would be for sale. **Mr. Hankins** said he heard a rumor that there might be a retirement home at the location. **Chairman McDaniel** said that does not appear to be the case, especially for R-1 zoning.

Chairman McDaniel asked if there were any other questions and asked if there was a motion to close the public hearing. **Commissioner Adams** motioned and **Commissioner Jerry Brown** seconded the motion. All members voted "yay". The public hearing closed and discussions amongst commissioners commenced.

Commissioner Brown made a motion to recommend approval of the rezoning, **Commissioner Brant O'Daniel** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed 4-0. **Chairman McDaniel** announced the item will be heard at the July 7th City Council Meeting.

VII. NEW BUSINESS

None.

VIII. COMMISSIONER, STAFF COMMENTS

Chairman McDaniel mentioned this is the last Planning Commission meeting for

Mustang City Attorney Jonathan Miller. Mr. Miller stated the Bass Law Firm will be assisting the city on a contract basis and will be represented in-person by Chance Deaton.

- IX. ADJOURNMENT: Commissioner Adams** made a motion to adjourn.
Commissioner Brown seconded the motion, which was approved unanimously.
The meeting was adjourned at 7:21 pm.

CHAIRMAN

DATE

SECRETARY

DRAFT



Mustang Planning Commission Staff Report For Meeting of August 11, 2026

Rezoning Application – RZ-06-02-26-1-36

Applicant Information:

Applicant: Villanueva Properties LLC **Owner(s):** Villanueva Properties LLC
3505 S. Brock Dr. 3505 S. Brock Dr.
Oklahoma City, OK 73119 Oklahoma City, OK 73119

Location: 2300 Block of E. SW 89th St.

Acres: 9.882 acres MOL

Comp Plan: Residential Estate

Current Zoning: A-1, General Agriculture and
Oil and Gas District

Water: Private – not existing

Requested Zoning: R-E, Rural Estates District

Sewer: Private – not existing

Streets: Public

Development Staff Comments:

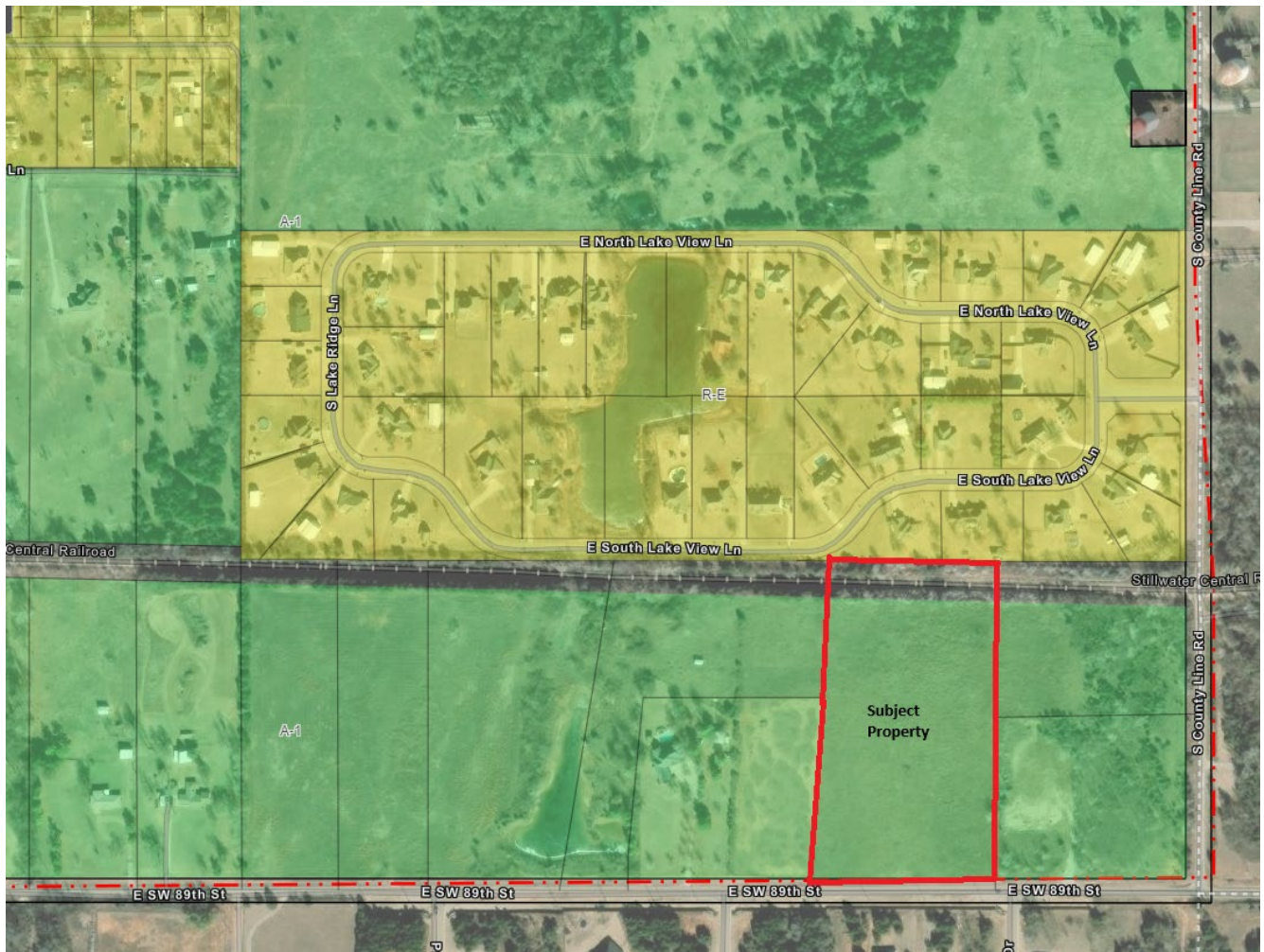
Project Description: The applicant and owner, Villanueva Properties LLC, has submitted an application to rezone a tract of land located along E. SW 89th St., in the 2300 Block on the North side of the road. This property contains approximately 9.882 acres of A-1 Agricultural land and is currently vacant. The applicant has submitted a subsequent request of a Lot Split along with this application to split this tract into two separate tracts. One tract from the Lot Split would be 5.010 acres and the other 4.872 acres in size. This potential Lot Split is the purpose of requesting the zoning change from A-1 to R-E, as one of the tracts (4.872 acres) would be less than the required 5.00 acres needed for the A-1 District

The subject property is accessed off of E. SW 89th St. near County Line Road. The Lake Pointe Estates addition is located just to the north of the property which contains R-E zoning. The surrounding tracts to the East and West are A-1 zoning. The property on the South side of SW 89th St in OKC city limits is built to more of an R-E style development and contiguous neighborhood.

There is no municipal sewer or water to serve the property and would require well and septic.

Character of Neighborhood & Future Land Use Plan: The future land use of the property is designated by the Comprehensive Plan as “Agriculture”, which is further defined as a lot area of not less than 5 acres. The character of the area includes a mix of agriculture to the west and R-E to the north.

Utilities and Services: The property in question does not have access to public sewer or water and would require well and septic. This follows the trend of similar tracts to the west of said property.



Professional Staff Recommendation: The Comprehensive Plan's Future Land Use designation for this property would support the existing A-1 Zoning and larger lot R-E Zoning. Staff believes the potential Lot Split into two smaller tracts following an R-E style of development could still be in character with the surrounding area.

**CITY OF MUSTANG, OKLAHOMA
REZONING APPLICATION
1501 N. Mustang Rd.
MUSTANG, OK 73064**

A SITE PLAN OR LOCATION MAP OUTLINING YOUR PROPOSAL MUST ACCOMPANY THIS APPLICATION.

TO THE MUSTANG PLANNING COMMISSION AND THE CITY COUNCIL OF MUSTANG, OKLAHOMA.

I, the undersigned, do hereby respectfully make application and petition to City Council to amend the zoning map and to change the zoning district of the Mustang area, from A1 District to R-E District, as hereinafter requested and in support of this application, the following facts are shown:

LEGAL DESCRIPTION (if metes and bounds please attach):

T11N R05W S36 SE4 A#5 PT SE4 - BEG 1564.11'E OF SW/C, TH N90' NE439.10' N376.41' E453.05' S427.14' S476.16' W506.18' TPB

WEST OF OKLAHOMA CITY, ON THE BORDER OF MUSTANG
Address or General Location: & OKC, SOUTH OF SW 74TH ST AND NORTH OF SW 104TH

1. The property is located in the N/A subdivision of the City of Mustang.
2. Current zoning Classification: AG
3. Requested Zoning Classification: R-E
4. Comprehensive Plan Designation: _____
5. Present Use of Property: _____
6. Property ownership list has been furnished: _____
7. If the requested zoning is approved, can the required off-street parking be provided on this property? _____
8. The property will be served by: ☒ Public, or () Private Water
9. The property will be served by: ☒ Public, or () Private Sanitary Sewer Facilities.
10. With the filing of this application, I acknowledge that I have been informed of all zoning requirements to in regards to the zoning I have requested as witnessed by my signature.

NAME OF APPLICANT: Villanueva Properties Llc
ADDRESS OF APPLICANT: 3505 S Brock Dr, Oklahoma City, OK 73119
PHONE # OF APPLICANT: 405-888-1259

NAME OF PROPERTY OWNER: _____
ADDRESS OF PROPERTY OWNER: _____
PHONE # OF PROPERTY OWNER: _____



Signature of Property Owner



Signature of Applicant

Date

Date

Ingress and egress to property will be via: _____ and located between _____
Street and _____ Street on the _____ side of the street.

Additional information may be attached which provides further detail concerning the requested action or manner of operations of the proposed use.



**Mustang Planning Commission
Staff Report
For Meeting of August 11th, 2026
Short Form Subdivision (Lot Split)
LS-06-02-26-1-36**

Applicant Information:

Applicant: Villanueva Properties LLC
3505 S. Brock Dr.
Oklahoma City, OK 73119

Owner(s): Villanueva Properties LLC
3505 S. Brock Dr.
Oklahoma City, OK 73119

Location: 2300 Block of E. SW 89th St.

Acres: 9.882 ac MOL

Zoning: Currently - A-1, Agricultural District
Proposed – R-E, Rural Estates District

Lots: Tract A – 5.010 ac
Tract B – 4.872 ac

Comp Plan: Medium Density Residential

Streets: Public

Sewer: Private

Water: Private

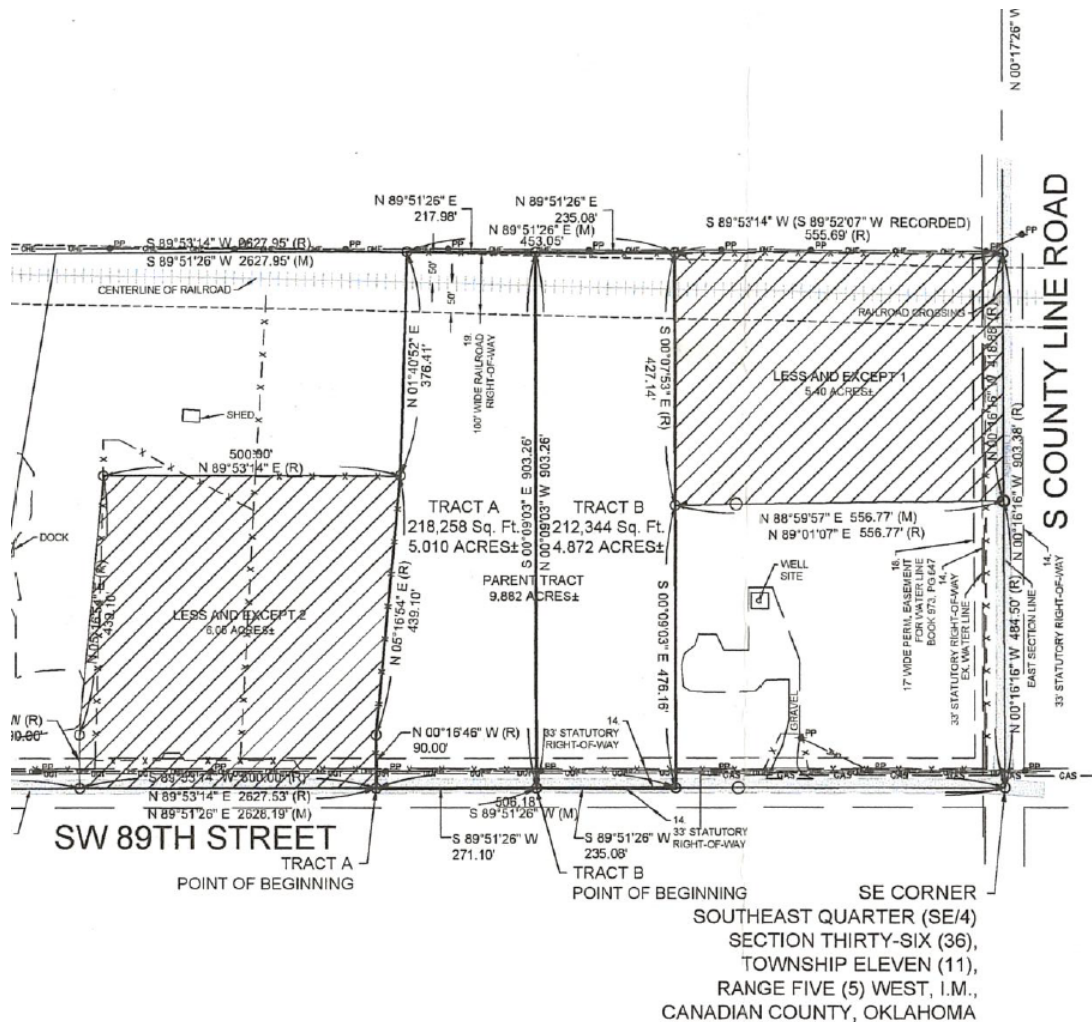
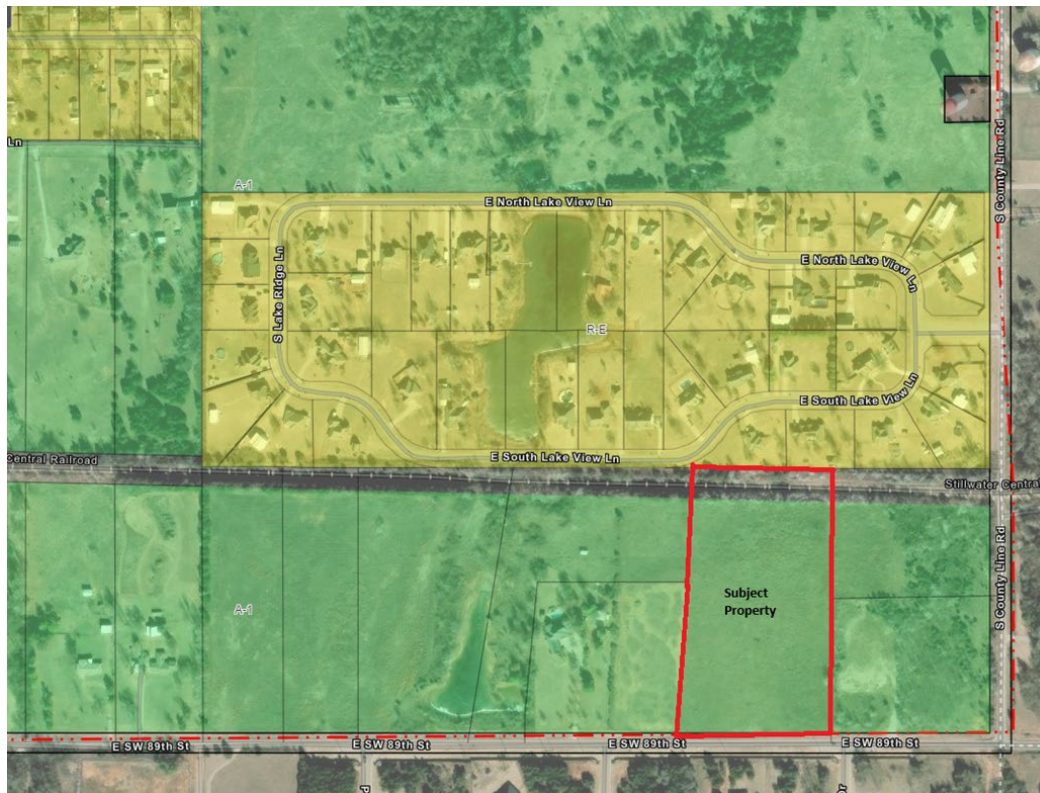
Project Description: The applicant, Villanueva Properties LLC, requests short form subdivision (Lot Split) approval for a 9.882 acre vacant tract of land on the 2300 Block of E. SW 89th St.. The 9.882 acre tract of land being requested for the Lot Split would have Tract A (West Half) at 5.010 acres and Tract B (East Half) at 4.872 acres. The applicant has submitted a subsequent request for a rezoning of the tracts from A-1, Agriculture District to R-E, Rural Estates District along with this application. The rezoning application to R-E will be a required contingency on any decision made on this Lot Split request as one of the tracts will become less than five (5) acres in size, which is less than the requirement for A-1.

Per Lot Split regulations and the proposed R-E zoning of the property (proposed application along with this application), the two (2) resulting Tracts from a Lot Split would meet underlying zoning requirements. R-E Zoning requires a minimum square foot lot size of $\frac{3}{4}$ acre (32,670 SqFt) and at least 55 ft of lot frontage. Both Tract A & Tract B of the proposed Lot Split meet the R-E Zoning criteria.

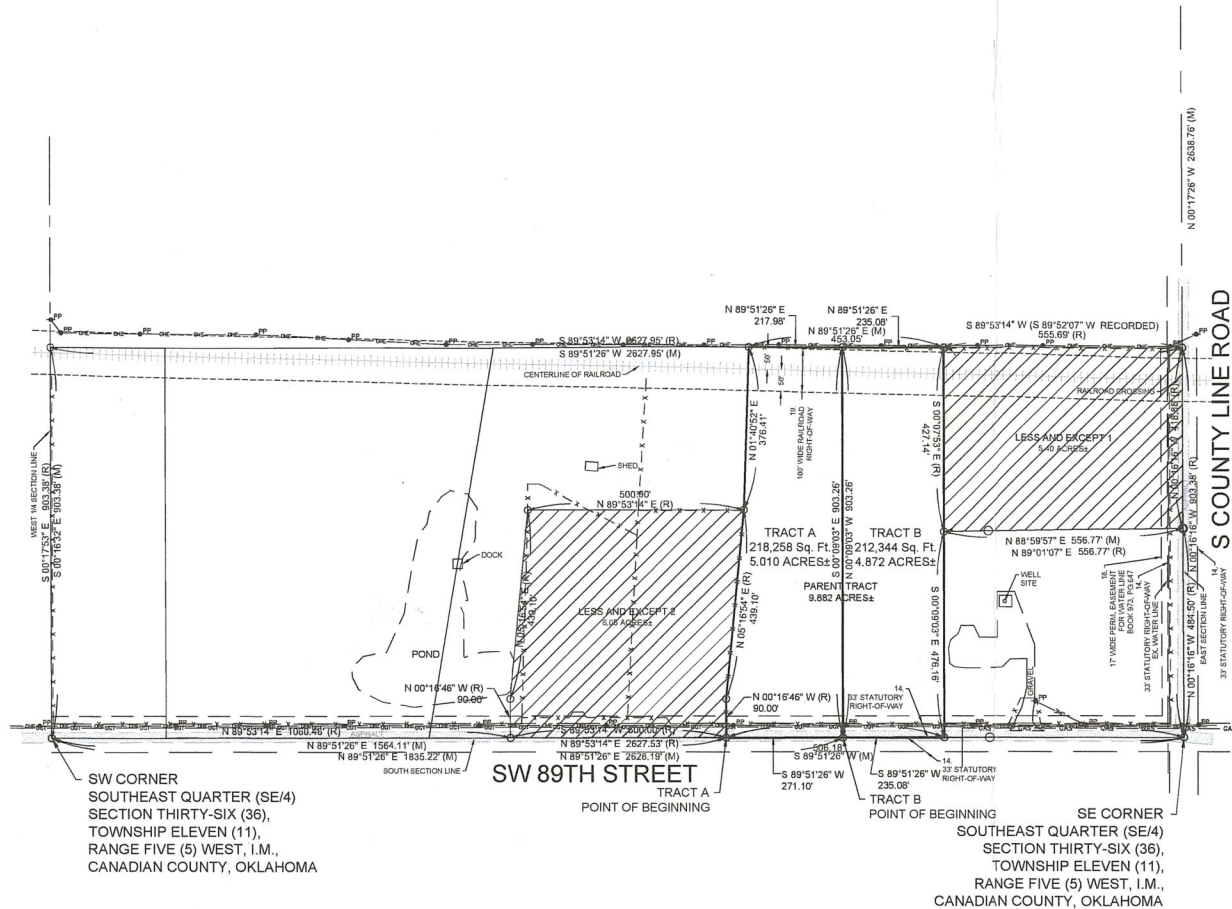
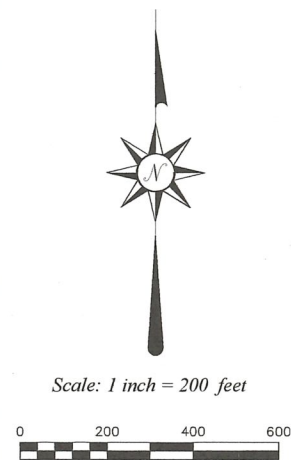
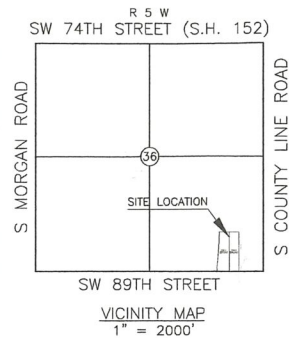
Character of Neighborhood: The general character of the area is medium density residential. The properties to the North are R-E (Lake Pointe Estates). Properties to the East and West are A-1. The properties to the south across 59th are within the jurisdiction of the City of OKC, which are built to a similar R-E style of development.

Conformance with Long-Range Plan: The long-range plan calls for this area to be residential medium density which would fit these tracts if they were split and rezoned R-E.

Professional Staff Recommendation: Staff recommends approval of the short form subdivision application contingent upon the rezoning of said tracts that the applicant also submitted for this meeting. The proposed use and land area requirements meet the zoning code.



PROPERTY EXHIBIT
A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36),
TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST, I.M.,
CANADIAN COUNTY, OKLAHOMA



- ✕ DENOTES POINT NOT SET DUE TO ACCESS
● DENOTES FOUND IRON ROD / MAG NAIL
○ DENOTES SET IRON ROD / MAG NAIL
(R) - RECORDED BEARINGS / DISTANCES
(M) - MEASURED BEARINGS / DISTANCES

This Plat Of Survey Meets The Oklahoma Minimum Standards For The Practice Of Land Surveying As Adopted By The Oklahoma State Board Of Registration For Professional Engineers And Land Surveyors.

UTILITY STATEMENT
The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

COPYRIGHT NOTICE
This drawing is an instrument of service and shall remain the property of Converse Surveying & Engineering Inc., whether the project for which is intended is constructed or not. This drawing and the concepts and ideas contained herein, shall not be used or copied without written approval of Converse Surveying & Engineering Inc.

Copyrighted © 2025 Converse Surveying & Engineering Inc.
Submissions or distribution of this drawing to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of Converse Surveying & Engineering Inc.
Any abridgment or violation of the rights of Converse Surveying & Engineering Inc. shall be prosecuted to the fullest extent possible under the law.

GENERAL SURVEY NOTES:

- Date of last site visit: 5/25/2025
- Address: SW 89th & County Line Rd, Mustang, OK 73064
- The Basis of Bearing for this survey is the East Section Line of the SE/4 being N 00°16'16" W.
- The parent tract contains an area of 9.882 Acres, more or less. The subject property TRACT A contains an area of 225,982 Sq. Ft., 5.185 Acres, more or less. TRACT B contains an area of 204,621 Sq. Ft., 4.697 Acres, more or less.
- No utility connections are shown.
- No monuments were set other than the monuments shown set.
- All locations shown hereon are those obtainable by surface evidence only unless otherwise shown.
- All utilities and structures shown on the drawing were obtained by use of aerial orthophoto images dated 2/9/2022.
- Projection : Lambert_Conformal_Conic_2SP-OK North
- Scale Factor: 1.000017897460
- Datum: NAD 83
- Ellipsoid: GRS 1980
- This survey was prepared for the exclusive use of the above mentioned client(s) and does not extend to any unnamed person(s) without express recertification by surveyor naming said person(s)

PROPERTY EXHIBIT

I, Delbert W. Converse, Licensed Professional Surveyor No. 1262 in the State of Oklahoma, do hereby certify to Villanueva Properties, LLC that I have made a survey under my direct supervision of the following described property to the best of my knowledge and belief and further certify that is an accurate Plat of Survey that meets the minimum standards for the practice of land surveying.

Delbert W. Converse, P.L.S. 1262

December 9, 2025
Date of Certification

PARENT LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Canadian, State of Oklahoma and is described as follows:
A part of the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Southwest corner of said Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Five (5) West;
Thence North 89°51'26" East along the South line of said SE/4 a distance of 1564.11 feet, to the Point of Beginning;
Thence North 00°16'46" West, a distance of 90.00 feet;
Thence North 05°16'54" East, a distance of 439.10 feet;
Thence North 01°40'52" East, a distance of 376.41 feet;
Thence North 89°51'26" East, a distance of 453.05 feet;
Thence South 00°07'53" East, a distance of 427.14 feet;
Thence S 00°09'03" East, a distance of 476.16 feet, to a point on the South line of the SE/4;
Thence South 89°51'26" West, a distance along the South line of said SE/4 a distance of 506.18 feet to the Point of Beginning.

TRACT A - LOT SPLIT LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Canadian, State of Oklahoma and is described as follows:
A part of the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Southwest corner of said Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Five (5) West;
Thence North 89°51'26" East along the South line of said SE/4 a distance of 1564.11 feet, to the Point of Beginning;
Thence North 00°16'46" West, a distance of 90.00 feet;
Thence North 05°16'54" East, a distance of 439.10 feet;
Thence North 01°40'52" East, a distance of 376.41 feet;
Thence North 89°51'26" East, a distance of 217.98 feet;
Thence S 00°09'03" East, a distance of 903.26 feet, to a point on the South line of the SE/4;
Thence South 89°51'26" West, a distance along the South line of said SE/4 a distance of 271.10 feet to the Point of Beginning.

TRACT B - LOT SPLIT LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Canadian, State of Oklahoma and is described as follows:
A part of the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Southwest corner of said Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Five (5) West;
Thence North 89°51'26" East along the South line of said SE/4 a distance of 1835.22 feet, to the Point of Beginning;
Thence North 00°09'03" West, a distance of 903.26 feet;
Thence North 89°51'26" East a distance of 235.08 feet;
Thence South 00°07'53" East a distance of 427.14 feet;
Thence South 00°09'03" East a distance of 476.16 feet, to a point on the South line of the SE/4;
Thence South 89°51'26" West, a distance along the South line of said SE/4 a distance of 235.08 feet to the Point of Beginning.

SCHEDULE B, PART II - EXCEPTIONS

- Statutory rights-of-way along all governmental section lines. (As shown on drawing.)
- Easements and/or Rights-of-Way, recorded in:
 - Book 407, Page 198, (Affects subject property as a blanket easement.)
 - Book 488, Page 167, (Affects subject property as a blanket easement.)
 - Book 952, Page 358, (Affects subject property as a blanket easement.)
 - Book 973, Page 647, (As shown on drawing.)
 - Book 1009, Page 217, (Affects subject property as a blanket easement.)
 - Book 1066, Page 409, (Affects subject property as a blanket easement.)
 - Book 1078, Page 839, (Affects subject property as a blanket easement.)
 - Book 1108, Page 821, (Affects subject property as a blanket easement.)
 - Book 2285, Page 423, (Document not provided.)
- subject to amendments, corrections, assignments and partial releases filed of record.
- Deed to the Oklahoma City & Western Railway Co. recorded in Book 22, Page 36. (Does not affect subject property, and as shown on drawing.)

Mission Statement: To provide prompt technical solutions for your surveying and engineering services.

IF THE SEAL IS NOT IN RED INK AND THE SIGNATURE IS NOT IN BLUE INK THEN THIS COPY IS IN VIOLATION OF COPYRIGHT LAWS.

SURVEY LEGEND			
✕	AIR VALVE(BLOW-OFF VALVE)	TOP OF RIM	TR
○	HANDICAP PARKING	TOP OF GRATE	TO
○	BUSH	UNDERGROUND WATER	— W —
○	STOCKADE FENCE	UNDERGROUND STORM SEWER	— ST —
○	CHAINLINK FENCE	UNDERGROUND TELEPHONE CABLE	— UGT —
○	BARBED WIRE FENCE	UNDERGROUND SANITARY SEWER	— SS —
○	EM (ELECTRIC METER)	UNDERGROUND GAS	— G —
○	ELECTRIC MANHOLE	OVERHEAD ELECTRIC CABLE	— OHE —
○	FIRE HYDRANT	UNDERGROUND ELECTRIC CABLE	— UGE —
○	CLEAN OUT	CORRESPONDING NOTES	①
○	GAS METER	REINFORCED CONCRETE PIPE	RCP
○	GAS VALVE	REINFORCED CONCRETE BOX	RCB
○	GUY WIRE	CORRUGATED GALVANIZED METAL PIPE	COMP
○	IRON ROD (SET)	RIGHT-OF-WAY	R/W
○	IRON ROD (FOUND)	PROPERTY LINE	P/L
○	LIGHT POLE	IRON ROD	IP
○	MAIL BOX	ACCESS EASEMENT	A/E
○	SANITARY SEWER MANHOLE	UTILITY EASEMENT	U/E
○	STORM SEWER MANHOLE	DRAINAGE EASEMENT	D/E
○	TELEPHONE MANHOLE	DRAINAGE & UTILITY EASEMENT	D & U/E
○	STORM SEWER INLET	BUILDING LIMIT LINE	B/L
○	POWER POLE	RISER	
○	GP (GUARD POST)	WATER METER	WM
○	SIGN	WATER VALVE	WV
○	TRAFFIC SIGNAL		
○	EXISTING CONCRETE	EXISTING GRAVEL	
○	EXISTING ASPHALT		

ONE CALL UTILITY LOCATION NUMBER	
840-5032	This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.
1-800-522-6543	

PROPERTY EXHIBIT	
A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST, I.M., CANADIAN COUNTY, OKLAHOMA	

CLIENT - Villanueva Properties LLC	
DRAWN BY	STC
CHECKED BY	DWC
DATE	12/9/2025
SURVEY NUMBER	S-10302025S

Revisions	
No.	Date
	Description

CSE	
Converse Surveying and Engineering Inc.	
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Mustang Planning Commission Staff Report For Meeting of August 11th, 2026

Rezoning Application – RZ-6-29-26-1-35

Applicant Information: Wild Horse Villas – R-2 Planned Unit Development (PUD)

Applicant: Grubbs Consulting LLC
1800 S. Sara Rd
Yukon, OK 73099

Owner(s): Sayo LLC
PO Box 720162
Norman, OK 73070

Acres: 5.1 Acres MOL
Lots: 2 – 28 Duplexes
(56 Units)

Zoning: C-5, Commercial Intensive
Requested Zoning: PUD- R-2 Two-Family
Comp Plan: Urban Residential

Streets: Public
Water: Public
Sewer: Public

Development Staff Comments:

Project Description: The applicant, Grubbs Consulting LLC, on behalf of the owner has submitted and application to rezone property that is currently zoned C-5, Commercial Intensive to a Planned Unit Development (PUD) with R-2, Two Family District zoning for duplexes called Wild Horse Villas. The property is located South of the Atwoods area along S. Old Sara Rd and E Jackrabbit Ln. There are some commercial flex units in between the Atwoods and the subject property. The original intention of the subject property was zoned C-5, Commercial for mini-storage units under the Wild Horse Canyon Commercial Plat, but the plan never materialized.

The subject property was requested for a PUD in January 2024 under the same duplex community concept and name, Wild Horse Villas. This submission is nearly identical to that previous submission and includes the recommended changes that Planning Commission had in their recommendation from that January 2024 meeting. Planning Commission recommended approval with those changes at that meeting, but the City Council ultimately denied the PUD request in February 2024 citing a few factors but most importantly the potential loss of future sales tax due to rezoning the already commercial property to residential.

The PUD titled “Wild Horse Villas” would feature 28 duplexes (56 units) on two tracts within the development. The North Tract (Tract 1), which is currently platted as Wild Horse Canyon Commercial 2nd Plat, would have to be vacated prior to any future platting. Tract 1 will feature a road (E Roadrunner Ct. Ln) with a cul-de-sac bisecting it with twenty (20) duplex lots fronting along it. The South Tract (Tract 2), would actually be on the South side of E Jackrabbit Ln. There would be eight (8) duplex lots on Tract 2.

The applicant provided the PUD Design Statement and PUD Master Plan with the submission that outlines aspects of their request. The applicant is requesting the following variances from the standard R-2 Two Family District standards:

- Requesting lot areas of not less than 3,000 SqFt per unit on Tract 1 and 2,500 SqFt per unit on Tract 2.
 - R-2 Standards require 4,200 SqFt per unit (Sec 122-323).

- Requesting minimum lot widths of 25 ft for each unit.
 - R-2 Standards require lot widths of 30 ft for each unit (Sec 122-324).
- Requesting Front Yard Setbacks of 25 ft for Tract 2 only (Tract 1 has standard setbacks).
 - R-2 Standards require 30 ft Front Yard Setbacks (Sec 122-325 1).
- Requesting Side Yard Setbacks on corner lots to be 15 ft.
 - R-2 requires 25 ft Side Yard Setbacks on corner lots when the lots are not back-to-back.
- Requesting a Maximum Lot Coverage of 50% for lots on Tract 1 & 60% on Tract 2.
 - R-2 allows for a Maximum Lot Coverage of 30%.

The above variances match the recommended for approval version that the Planning Commission had for the application in January 2024.

Other sections of the PUD Design Statement state that sight-proof fencing will be constructed along the perimeter of the North tract and along the South boundary of the South Tract. There is another section that discusses Common Area Amenities. It states that playground equipment and park benches will be provided within the common area shown on the Master Development Plan Map that is on the Southeast corner of Tract 2 and will be of standard materials used in residential neighborhood playgrounds. The developer states that the sidewalk connections will be made on both the North and South sides of E. Jackrabbit Ln.

As also mentioned previously in the January 2024 Planning Commission, Staff believes that careful consideration should be given to rezoning requests that ask for existing commercially zoned property to be rezoned to non-commercially zoned districts. The potential loss of future economic and retail-based businesses could have repercussions on the City's ability to maintain infrastructure and services that it provides to the community. As sales tax is the major providing fund to the City's budget, any loss of land for future commercial growth could have lasting impacts. The specific property in this request, being South of the flex space offices that are South of Atwoods, there is a question as to the viability of this property actually being developed into a sales tax producing property. Planning Commission understood this potential when making their recommendation of approval to rezone it to the PUD at that time.

Character of Neighborhood: This is an area with commercial uses that abut Old Sara Rd, with single-family residential uses behind to the East that comprise the Wild Horse Canyon neighborhood. If approved, duplex units along the frontage of Old Sara Rd would deviate from how this area has been developed.

Zoning and Uses of Property Nearby: The properties to the North are C-5, Commercial Intensive zoned properties with R-1 Single Family Zoning to the East.

Conformance with Long-Range Plan: The long-range plan calls for this area to be Urban Residential. The idea for this area prior to being developed with the Commercial frontage was for the urban village overlay that was discussed in other areas of the City as well.

Utilities and Services: Public utilities and streets would be used in this development.



Professional Staff Recommendation: As mentioned in the report above, this request is identical to the version of the PUD that Planning Commission recommended for approval in January 2024 but was denied by the City Council. Staff believes that caution should still be given to requests that change existing commercial property to residential uses. However, given the specific location of this property and the surrounding character of the adjoining uses, Staff believes that this PUD concept could be a harmonious development to the neighborhood, especially with the added playground amenity.

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

FOR

WILD HORSE VILLAS

May 21, 2026

June 24, 2026

PREPARED FOR:

**Sayo LLC & Best Choice Homes LLC
P. O. Box 720162
Norman, OK 73070**

PREPARED BY:

**Grubbs Consulting LLC
1800 South Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

TABLE OF CONTENTS

SECTION.....	PAGE
1.0 INTRODUCTION	3
2.0 LEGAL DESCRIPTION.....	3
3.0 OWNER/DEVELOPER.....	3
4.0 SITE AND SURROUNDING AREA	3
5.0 PHYSICAL CHARACTERISTICS.....	3
6.0 CONCEPT	3
7.0 SERVICE AVAILABILITY	3
8.0 SPECIAL USE AND DEVELOPMENT REGULATIONS.....	4
8.1 Use Regulations	4
8.2 Development Regulations.....	5
8.3 Architectural Regulations	5
8.4 Landscape and Screening Regulations.....	5
8.5 Drainage Regulations.....	6
8.6 Access and Parking Regulations.....	6
8.7 Sign Regulations.....	6
8.8 Common Area Amenities	6
8.9 Platting.....	6
9.0 EXHIBITS	6
EXHIBIT A – Legal Description (attached hereto and made a part hereof)	
EXHIBIT B – Master Development Plan & Topographic Map (attached hereto and made a part hereof)	

SECTION 1.0 INTRODUCTION

The Planned Unit Development of Wild Horse Villas consists of 5.15 acres and is proposed for duplex residential development. The property is located in the Southwest Quarter of Section 35, Township 11 North, Range 5 West, of the Indian Meridian in Canadian County, more particularly east of State Hwy 4 and north of SW 89th Street.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owners and developers of this property are Sayo LLC and Best Choice Homes, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned C-5, Commercial Intensive and is currently vacant. Surrounding properties are zoned and used for:

North: C-5/retail

East: R-1/residential

South: C-5/railroad right of way & vacant

West: State Highway 4

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property drains from the west to the east across the site, with an elevation of 1380 feet along the west boundary sloping to an elevation of 1375 feet along the east boundary. There is limited tree cover on the property.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for duplex residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is bordered by Sara Road along the west and is bisected by East Jackrabbit Lane right of way which connects to the existing local street located in the Wild Horse Canyon single family residential development to the east. State Highway 4 is the primary access for the Wild Horse Canyon commercial and residential development.

7.2 SANITARY SEWER

Sanitary sewer will be provided from the existing public sanitary sewer located along the east boundary and will be extended throughout the development.

7.3 WATER

Public water will be provided for the development from the adjacent existing water main along Jackrabbit Lane to the east and will be extended throughout the development.

7.4 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development. All gas, electric and telecommunication services will be privately owned and maintained by the various utility companies.

7.5 DRAINAGE

No portion of the property is located within the FEMA 100-year floodplain and therefore flood levels are not applicable to this property. Development of the property shall comply with Chapter 50 of the Municipal Code.

SECTION 8.0 SPECIAL USE AND DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of stated zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Mustang's Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Mustang Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE REGULATIONS

The PUD consists of two tracts, Tracts 1 and 2. Both tracts will be developed in accordance with the use regulations of the R-2 Two Family District, except as otherwise noted herein.

8.2 DEVELOPMENT REGULATIONS

The development regulations of the R-2 Two Family District shall apply to both tracts except as otherwise noted below.

- 1) For each two-family dwelling in Tract 1 there shall be a lot area of not less than 3000 square feet per unit. For each two-family dwelling in Tract 2 there shall be a lot area of not less than 2500 square feet per unit.
- 2) For two-family dwellings in both tracts there shall be a minimum lot width of 25 feet for each dwelling unit and the lot shall abut on a street for a distance of not less than 20 feet for each dwelling unit.
- 3) In Tract 2 the minimum depth of the front yard shall be 25 feet.
- 4) For dwellings located on corner lots, there shall be a side yard setback from the intersecting street of not less than 15 feet.
- 5) In Tract 1 main and accessory buildings shall not cover more than 50 percent of the lot area on interior and corner lots.
- 6) In Tract 2 main and accessory buildings shall not cover more than 60 percent of the lot area on interior and corner lots.

8.3 ARCHITECTURAL REGULATIONS

- 1) Building façade shall comply with ordinance requirements.

8.4 LANDSCAPE AND SCREENING REGULATIONS

- 1) Landscaping shall comply with Article IX of Chapter 122 of the Municipal Code.
- 2) In Tract 1, a sight proof fence, six feet in height, shall be provided along the perimeter of the tract, with masonry columns constructed a maximum of 60 feet apart within the fence along the west and south tract boundary.
- 3) In Tract 2, a sight proof fence, six feet in height, shall be provided along the south boundary of the tract.

8.5 DRAINAGE REGULATIONS

- 1) Drainage improvements, if required, will be in accordance with applicable sections of the Mustang Code of Ordinances.

8.6 ACCESS AND PARKING REGULATIONS

- 1) Access shall be provided from Old Sara Road and East Jackrabbit Lane.

8.7 SIGN REGULATIONS

- 1) Signs shall conform to current ordinance requirements.

8.8 COMMON AREA AMENITIES

- 1) Playground equipment and park benches will be provided within the common area shown on the Master Development Plan map. The playground equipment shall include a pre-fabricated plastic playground set commonly used in residential subdivision parks.
- 2) A sidewalk shall be provided along the north side of East Jackrabbit Lane, and along the south side of East Jackrabbit Lane outside the boundary of the PUD, extending east from the PUD boundary and connecting with the existing sidewalk, in order to provide pedestrian access to the common area amenities.

8.9 PLATTING

- 1) The underlying plat of Wild Horse Canyon Commercial shall be vacated prior to a filing of a preliminary plat on the subject PUD property.

SECTION 9.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION OF SUBJECT PROPERTY

EXHIBIT B: MASTER DEVELOPMENT PLAN & TOPOGRAPHIC MAP

Exhibit "A"

LEGAL DESCRIPTION

Wild Horse Canyon Duplexes
Mustang, OK

October 9, 2023

Tract 1

All of Lot 1, Block 2, WILD HORSE CANYON COMMERCIAL, 2ND PLAT, an addition to the City of Mustang, according to the plat recorded at Book 9 Plats, Page 936, filed in the offices of the County Clerk of Canadian County, Oklahoma, more particularly described as follows:

A tract of land in part of the Southwest Quarter of Section 35, Township 11 North, Range 5 West, Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter;

THENCE North 00°27'13" West, along the West line of said Southwest Quarter, a distance of 1145.89 feet;

THENCE South 88°44'55" East, a distance of 49.23 feet;

THENCE North 00°27'13" West, a distance of 144.61 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°27'13" West, a distance of 290.68 feet;

THENCE Northwesterly along a curve to the right with a chord bearing of North 00°13'02" West, a chord distance of 10.42, a radius of 1263.12 feet, and an arc length of 10.42 feet;

THENCE North 89°52'58" East, a distance of 586.88 feet;

THENCE South 00°07'02" East, a distance of 301.10 feet,

THENCE South 89°52'58" West, a distance of 585.16 feet to the **POINT OF BEGINNING**, containing 4.051 acres, more or less.

AND

Tract 2

A tract of land in part of the Southwest Quarter of Section 35, Township 11 North, Range 5 West, Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter;

THENCE North 00°27'13" West, along the West line of said Southwest Quarter, a distance of 1,145.89 feet;

THENCE South 88°44'55" East, a distance of 49.23 feet to the **POINT OF BEGINNING**;

THENCE North 00°27'13" West, parallel with said West line, a distance of 94.61 feet;

THENCE North 89°52'58" East, a distance of 479.28 feet to the Northwest corner of Common Area B, WILD HORSE CANYON, SECTION 1, an addition to the City of Mustang, according to the plat recorded at Book 9 Plats, Page 812, filed in the offices of the County Clerk of Canadian County, Oklahoma;

THENCE South 00°07'02" East, along the West line of said WILD HORSE CANYON, SECTION 1, a distance of 106.05 feet to the Southwest corner of said Common Area B;

THENCE North 88°44'53" West, a distance of 478.86 feet to the **POINT OF BEGINNING**.

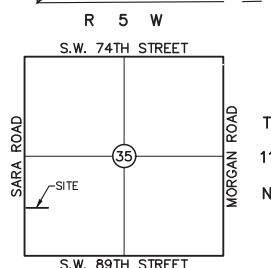
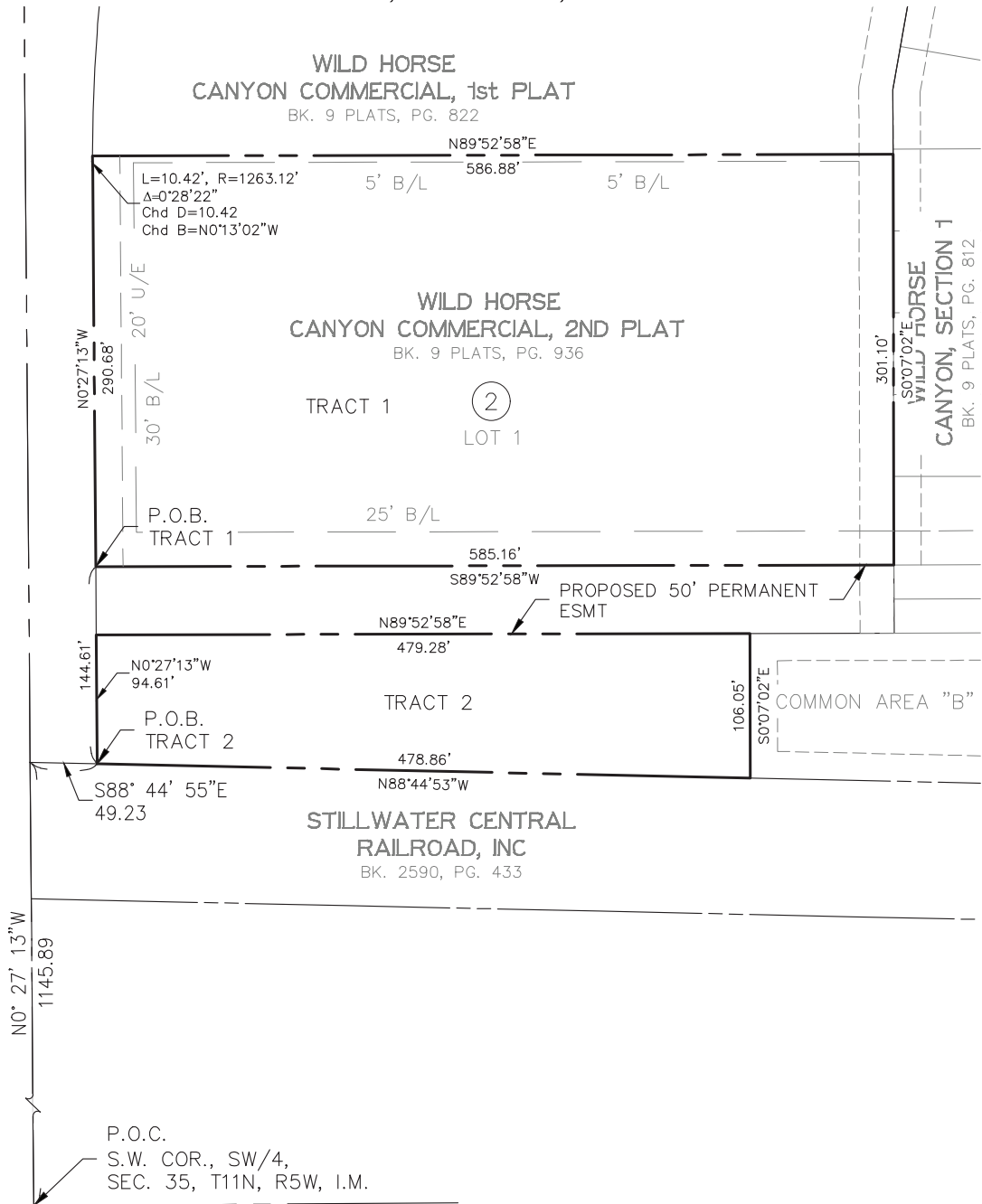
Prepared by Durham Surveying, Inc.
Jon Glazier, PLS No. 1720

Said tract of land containing 48,056 square feet or 1.1032 acres, more or less.

The basis of bearing for the above-described tracts of land is the recorded plat of said WILD HORSE CANYON, SECTION 1.

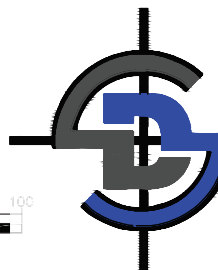
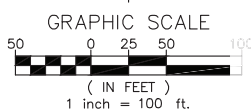
WILD HORSE CANYON DUPLEXES BOUNDARY EXHIBIT

PART OF THE SW/4, SECTION 35, T11N, R5W, I.M.
MUSTANG, CANADIAN CO., OKLAHOMA



Location Map
SCALE: 1"=400'

10/9/2023



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2024

Minutes from 1-16-2024 Planning Commission

PLANNING COMMISSION
MEETING MINUTES
JANUARY 16, 2024

CITY OF MUSTANG
1501 N MUSTANG RD
MUSTANG, OK 73064

went over a general overview of the project. She said that the four variances that staff identified generally are because of the same issue, the lack of frontage and their request to be able to use the 30 ft Common Access Drive. She said that a 26 ft wide paved road would be able to fit inside that Common Access Drive. **Ms. Bloye** said they cannot find a way to increase the size of the Common Access Drive because of the placement of the East building on the DSKS property. She next addressed the fourth variance about the garage parking and said they would still be providing enough off-street parking that is covered, just not enclosed. **Ms. Bloye** said that they have been working with staff for a least 6 months with different variations of this proposal and how they have greatly reduced the number of units and increased the amount of open space and amenities to the development. She mentioned they designed the space with fire trucks and emergency officials in mind with the emergency crash gate on the North side. She finished saying they believe this is an appropriate use for the land as the future land use of commercial does not seem feasible for this site and that there were no protests from the public.

Motion by **Commissioner Adams** and second by **Commissioner Brown** to close the Public Hearing. The motion was approved unanimously.

Commissioner Adams started the Commission's discussion. He said that even though the development is claiming duplexes, the density is still that of an R-4, Multi-Family development. He next mentioned the 30 ft access and how he remembered the Commission being okay with that while leading to just the single-family house at the time. **Mr. Adams** said if they would have known that the property with the house would be developed differently, they would have made a different decision than to allow just the 30 ft Common Access Drive. **Mr. Adams** said that after serving for more than 12 years on the Council and within this capacity, he has never heard someone ask for more apartments or anything within the realm of R-4 zoning. He finished stating that because of the access being wrong and this development being R-4, he would not be voting yes for this proposal.

Jonathan Miller, City Attorney, made a comment recommending the Planning Commission to strike a sentence in the PUD Design Statement at Section 7.9 stating that the 30 ft Common Access Drive was created prior to give access to the property. In his opinion he was not aware that the Planning Commission was given any indication this property was going to be developed further during the time of the DSKS plat a few years ago.

Chairman McDaniel spoke next and agreed with the staff report and applicant that this property would have a difficult time developing as traditional commercial with the lack of frontage.

A Motion was made by **Commissioner Adams** to recommend denial of the application. **Commissioner Dobbins** seconded the Motion. The motion was approved unanimously.

Item Begins ---

2. Rezoning – RZ-11-9-23-1-35

Applicant:	Grubbs Consulting LLC
Owner:	Sayo, LLC
Location:	S Old Sara Rd & E Jackrabbit Ln
Current Zoning:	C-5, Commercial Intensive District
Requested Zoning:	PUD, R-2 – Two Family District
Tract Info:	4.1 acres MOL

Mr. Conner addressed the Commission with the staff report. He explained the idea of the Wild Horse Villas PUD and its location, being along old Sara Rd to the South of the new Atwoods and to the West of the Wild Horse Canyon single family development with multiple phases. **Mr. Conner** said the PUD would allow for duplex units and a small park on the SE side of the development. E Jackrabbit Ln is currently under construction as part of a requirement for egress when the developer had the third phase of Wild Horse Canyon approved. E Jackrabbit Ln will dissect this proposed Wild Horse Villas into two tracts. Tract 1 has access off Old Sara Rd and will have a new road, E Roadrunner Ln, and will terminate with a cul-de-sac giving it approximately 21 lots. Tract 2 will have frontage of E Jackrabbit Ln and have 7 additional lots. **Mr. Conner** said the zoning of the property currently is C-5, Commercial Intensive District.

Mr. Conner next explained the variances that the developer was requesting:

- Requesting lot areas of not less than 3,000 SqFt per unit on Tract 1 and 2,500 SqFt per unit on Tract 2.
 - R-2 Standards require 4,200 SqFt per unit (Sec 122-323).
- Requesting minimum lot widths of 25 ft for each unit.
 - R-2 Standards require lot widths of 30 ft for each unit (Sec 122-324).
- Requesting Front Yard Setbacks of 20 ft for Tract 2 only (Tract 1 has standard setbacks).
 - R-2 Standards require 30 ft Front Yard Setbacks (Sec 122-325 1).
- Requesting Side Yard Setbacks on corner lots to be 15 ft.
 - R-2 requires 25 ft Side Yard Setbacks on corner lots when the lots are not back-to-back.
- Requesting a Maximum Lot Coverage of 65% for all lots.
 - R-2 allows for a Maximum Lot Coverage of 30%.

Mr. Conner said the developer was proposing for a playground as an amenity on the Southeast side of the development by Tract 2. He mentioned that the playground's equipment wasn't specifically mentioned and that Planning Commission might want to see some of the pieces of equipment specified. The next amenity proposed by the developer was a sidewalk being constructed along the North side of E. Jackrabbit Ln, as it technically would not be required as the duplexes on those lots would be oriented toward E Roadrunner Ln instead. This amenity would ensure sidewalk on both sides of E Jackrabbit. Ln.

Mr. Conner added additional comments on the future land use of this property being Urban Village, which has been deviated from recently with the Atwoods and other commercial flex spaces being added along Old Sara Rd. He then mentioned that staff is concerned with the Front Yard Setback variance to 20 ft on Tract 2. He said that other developments that have reduced their Front Yard Setback have had known parking congestion issues because there isn't enough space in the garages and driveways for all of the vehicles that residents have. Another concern that staff has is the high lot coverage that is being asked for as a variance.

Mr. Conner's next staff comment had to do with conversations that have generally revolved around the idea that taking away currently zoned commercial property and turning it into residential or other type uses could eventually lead to a point where the City is running out of commercially viable areas. He continued saying that the City will

need to think about protecting areas where sales tax producing revenue could be generated. He mentioned the Atwoods just to the North of this area. **Mr. Conner** finished with a couple minor comments on labeling for the Master Development Plan Map and how the Planning Commission may want to see more specific language for the playground equipment that is being proposed.

Commissioner Jesse Bratton asked about the size of the Tract 2 lots and how they would compare to the lot sizes in the Wild Horse Canyon area that is existing.

Mr. Conner said the lots in the single-family zoned area of Wild Horse Canyon are generally close to the 7,200 SqFt minimum size, so the duplexes would be on smaller lots. He also mentioned Tract 2 has the smaller lots because of the railroad tracks to the South of this area and the placement of E. Jackrabbit Ln. He said it squeezes this particular piece of property some in terms of how deep the lots could really get.

Commissioner John Gassen asked about the sidewalk placement on the back of Tract 1 and if there would be sidewalks on both sides of the road.

Mr. Conner said it wasn't identified on the map but a sidewalk would be constructed in front of any of the dwellings, so with the developer's added amenity of placing additional sidewalk on the North side of Jackrabbit Ln, it would ensure sidewalk on both sides of the road.

Mark Grubbs, Grubbs Consulting LLC, on behalf of the applicant spoke next to the Commission. He confirmed that there would be sidewalks on both sides of Jackrabbit Ln as an amenity for the proposal. He also added that the playground will be added and would consist of pre-fabricated plastic playground sets and that it wouldn't just be a couple of benches and a swing set. He said this playground set would be an amenity to the rest of the Wild Horse Canyon subdivision and that he originally thought it could be on the Northside of the first phase of Wild Horse Canyon Section 1 but that Staff believed it best to place the amenity within the boundary of the PUD that is being requested. He said that by placing the playground inside the boundaries of this PUD, it forced them to remove a lot and if Planning Commission thought the playground could best be served on inside the other neighborhood, they could reconfigure this design.

Mr. Grubbs said this proposal has changed from the original submission after conversations with staff. They changed the design to make the two tracts as Tract 1 could have slightly larger areas and could accommodate the standard setbacks while Tract 2 with Jackrabbit Ln made the lots a little more difficult to work with. He continued saying that he was just provided with the floorplan that the developers are planning to use for the duplex units and that he could amend the variances that they are requesting. He said that they could go to a 25 ft Front Yard Setback on Tract 2 instead of the 20 ft that they were asking for. They could also reduce the maximum lot coverages to 50% in Tract 1 and 60% in Tract 2. **Mr. Grubbs** said another amenity that wasn't mentioned earlier is that the development will be providing sight proof fencing. The fencing will have brick columns to make it look nicer as well.

Mr. Grubbs next spoke about the comment staff had on sales tax and commercial properties. He said as a former Councilman, he understood the topic very well and said that this property was originally zoned commercial for the intention of building mini-storage units, which wouldn't produce any sales tax. He said that rooftops with people would add more to sales tax revenue in the city than mini-storage units would. **Mr. Grubbs** further spoke to how the current commercial property to the North does not make this tract a very viable commercial location because of the transition from Atwoods stepping down to flex units and offices before reaching this property. He believes this duplex development would be a better transition into the residential neighborhood as well.

Chairman McDaniel asked if the new Jackrabbit Ln was going to connect to Old Sara Rd.

Mr. Grubbs answered by saying yes, this Jackrabbit Ln was required as another egress point for the 3rd phase of the Wildhorse Canyon neighborhood. He then showed the Planning Commission an elevation shot and floorplan of the duplex units that they are planning to construct.

Commissioner Jerry Brown asked about the corner side yard setbacks.

Mr. Grubbs answered saying there was an underlying plat on this area but that the 15 ft side yard setback would allow for them to have a couple extra lots. He said Tract 2 is such an odd shaped tract because of the railroad that this use would be the best for the land.

Mr. Brown asked if the Fire Department had reviewed the plans.

Mr. Conner answered saying that yes, the Fire Department reviewed the plans and didn't have anything comments that would disallow the project.

Commissioner Bratton made a Motion to close the Public Hearing at 7:40pm.

Commissioner Brown seconded the Motion. The Motion was approved unanimously.

Commissioner Jay Adams noted that quite a few changes were made during the discussion. He said he liked the change to the front yard setback in Tract 2 and the lot coverage that the applicant agreed to.

Commissioner Brown and **Commissioner Adams** next worked out each of the items that would need to be included as changes in a Motion.

Commissioner Brown said that he was okay with the project moving forward with the change to the Front Yard Setback on Tract 2.

City Attorney Jonathan Miller added what he saw as the items to be mentioned in a motion. He said that the playground equipment specifications, the Front Yard Setback increase to 25 ft on Tract 2, and the decrease of maximum lot coverages in Tract 1 to 50% and Tract 2 to 60% should be added. He also mentioned the language about adding the word "map" to Master Development Plan Map and taking away the conceptual language should be noted.

Commissioner Brown made a Motion to recommend approval of the Wild Horse Villas PUD as presented and with the following changes:

- The playground equipment shall include a pre-fabricated plastic playground set commonly used in residential parks.
- Tract 2 shall have a 25 ft Front Yard Setback
- Tract 1 shall have a Maximum Lot Coverage of 50%
- Tract 2 shall have a Maximum Lot Coverage of 60%
- The word "Map" shall be added to the exhibit label Master Development Plan Map
- The language stating the Master Development Plan Map is conceptual in nature shall be deleted.

Commissioner O'Daniel seconded the Motion. The motion was approved unanimously.

Minutes from February 6th, 2024 City Council

MUSTANG CITY COUNCIL
FEBRUARY 6, 2024
PAGE 3

Councilman Ray did not have anything to report at this time.

Mayor Grider thanked Vice Mayor Ray for filling in for him at the Legislative Breakfast as he was out of the country and thanked the City for their part of the breakfast. He stated he attended the Governor's address stating there was no discussion on grocery sales tax removal; however, there was still legislation on the matter. He encouraged everyone to read the OML weekly emails and *OML Insight* stating they provide information and updates on the various bills and to reach out to our State Senators and Representatives.

Item Begins ---

H. DISCUSSION ITEMS

- H.1 Public Hearing and Consideration of Ordinance No. 1296, an Ordinance of The City of Mustang, Oklahoma, Amending the Zoning Ordinance of The City of Mustang, Oklahoma, as Amended, to Change Certain Property Located in Canadian County, Oklahoma, from C-5, Commercial Intensive District to a Planned Unit Development with R-2, Two-Family District, Declaring Repealer, and Providing for Severability.

Senior City Planner Conner provided descriptive and background information of the property requesting to be rezoned including the variances requested by the applicant. He stated Staff recommends approval of the rezoning as well as Planning Commission who voted unanimously to recommend approval.

Discussion was held regarding fencing as well as discussion regarding the common area and structures.

Other discussion included giving up commercial space and the loss of sales tax money and if there was a possibility of Sara Road being extended to SW 89th Street which would provide more ways in and out of the property.

Mayor Grider Opened the Public Hearing.

Mark Grubbs, Grubbs Consulting, LLC, 1800 S. Sara Road, on behalf of the applicant, addressed the Council stating the applicant originally planned to put in mini-storage which would not generate sales tax. He stated bringing more people to Mustang would generate more sales tax than a mini-storage. Mr. Grubbs discussed the design of the duplexes and lot sizes stating they were modern and a good product. He also stated Planning Commission approved it and Staff recommends approval. Grubbs stated there is a big movement right now for duplex communities stating he is seeing half and half on duplex verses single family homes.

Mayor Grider stated there has been discussion of mini-storage businesses and sales tax stating that may be changing. He stated the big concern is giving up commercial sales tax stating he agrees with people generating sales tax, but so does commercial stating storage units aren't always permanent, but homes usually are.

Discussion was held regarding if the duplexes would be sold or managed with Grubbs stating he was not sure, but the entire package would most likely be sold and leased individually and not sold separately.

Mayor Grider closed the Public Hearing.

Further discussion was held regarding leaving the area zoned commercially in order to gain taxes for the City and if rezoned, would be at risk of losing that money. Safety was also a concern as well as the variances requested.

End of Item --

MOTION was made by **Councilman Sholund**, seconded by **Councilman McKenzie**, to Disapprove Ordinance No. 1296.

AYE: Ray, Leete, Wald, Waugh, McKenzie, Sholund, Grider

NAY: None

- H.2 Public Hearing and Consideration of Specific Use Permit Application SUP-12-11-23-1-30, SW Corner of N Clear Springs Rd & W Rendezvous Way – 7 acres MOL , DHD Corporation, C-3 Commercial General District, Requesting a Specific Use Permit for Mini Storage and RV Storage Units.

Senior City Planner Conner provided background information stating this property has come before Council and Planning Commission twice before. He stated the property is zoned C-3 stating the applicant is requesting to build a mini-storage and RV storage facility which, under City Code, requires a Special Use Permit (SUP). **Conner** stated Planning Commission approved the SUP with seven stipulations (stipulations are listed on the attached Permit).

Discussion was held regarding fencing, entrance to the storage units and possible signage.

Mayor Grider Opened the Public Hearing.



Mustang Planning Commission Staff Report For Meeting of August 11, 2026

Rezoning Application – RZ-05-26-26-1-25

Applicant Information:

Applicant:	Box Law Group, PLCC 525 NW 11 th St, Ste 205 OKC, OK 73103	Owner(s):	Shaz Investment Group, LLC 2252 N. Broadway St Moore, OK 73160
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Location: SE Corner of N. Morgan Rd & E. SW 59th St

Acres: 143.73 acres MOL

Current Zoning: A-1, Agricultural District

Requested Zoning: R-1, Single-Family District

Comp Plan: Residential Small

Water: Public

Sewer: Public

Streets: Public

Development Staff Comments:

Project Description: The applicant, Box Law Group, PLCC, on behalf of the owner has submitted and application to rezone a 143.73-acre tract of land located generally on the SE corner of E. SW 59th St & N. Morgan Rd. The land is currently vacant and zoned A-1, Agricultural District. The application before the Planning Commission is to rezone this property from A-1 to the R-1, Single-Family District through a straight rezoning request. R-1 zoning allows for single-family homes on tracts of land 7,200 SqFt in size or larger.

The 143.73 acres of this tract does not include the far NW corner of the property which contains approximately 15.88 acres, as that tract has been submitted on a separate rezoning application before the Commission for straight rezoning from A-1 to C-3, Commercial General District.

The entire quarter section of property that each rezoning application covers was previously zoned as a Planned Unit Development (PUD) with C-3, R-2, and R-1 zoning known as the “Vineyard” when it was approved in July 2022. This PUD was reverted to its original zoning district – A-1, Agricultural – by the City Council in October 2025 following the procedures of Section 122-804 of the municipal code for PUD reversions due to development inactivity.

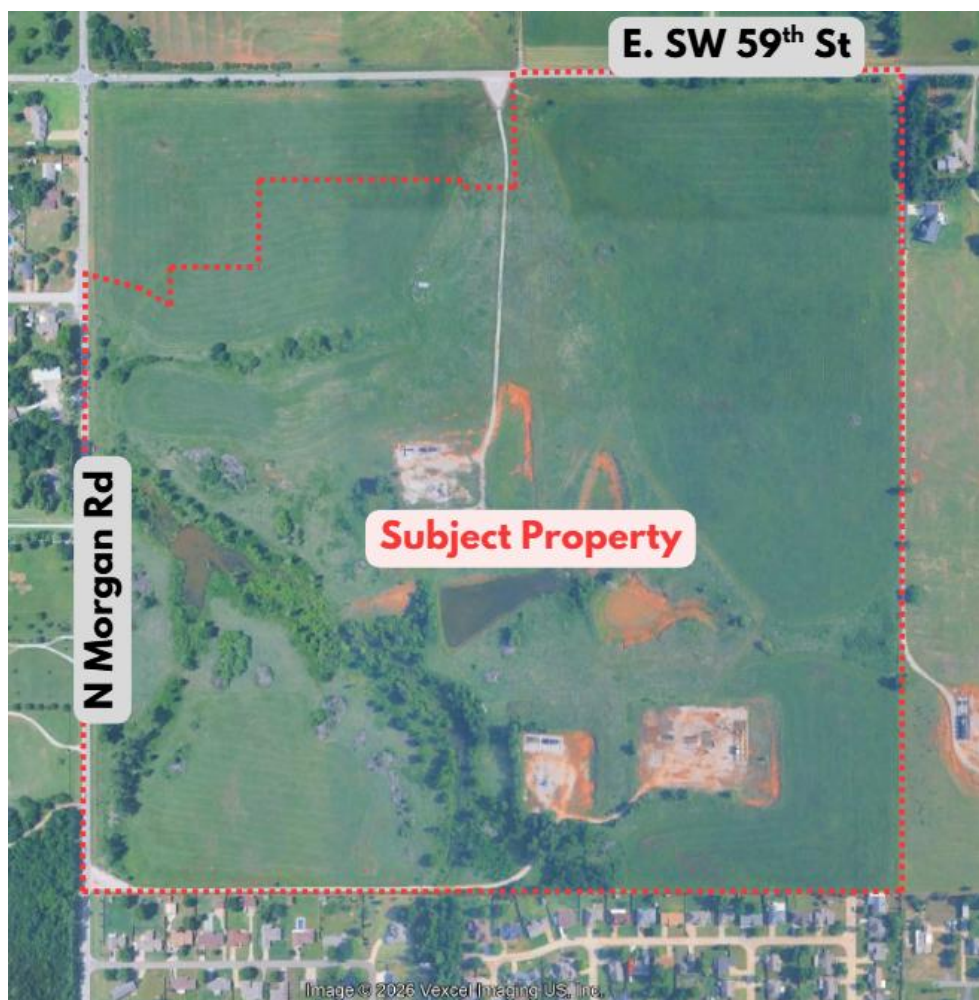
As a straight rezoning request, the 143.73 acres of the total 160-acre tract of land would be zoned R-1, Single-Family and be developed in a pattern consistent with current zoning and subdivision regulations with no variances, which could be 7,200 SqFt lots with single-family homes.

The property has frontage on both N. Morgan Rd and E. SW 59th St. The property to the South is zoned R-1, Single Family (Canadian Estates Neighborhood), the property to the East is zoned A-1, and the property to the West across Morgan Rd is zoned R-E, R-1, and A-1. The property to the North is located within OKC jurisdiction.

The property has access to both municipal water and sewer with a 12” water line running along SW 59th St that serves the Prairie Hills Addition to the East and a sanitary sewer line that runs directly through the subject property following the creek line that serves sewer to the Canadian Estates neighborhood. The property does have some Zone A floodplain designations along the creek. If the zoning is approved, engineering calculations would need to be extensively studied and approved before any development occurs. Staff received a letter from a citizen on 8/3/2026. Letter is attached.

Character of Neighborhood & Future Land Use Plan: The future land use of the property is designated by the Comprehensive Plan as “Residential Small”, which is further defined as Single-Family Residential on smaller lots. The character of the area generally is defined by similar R-1 style developments like Canadian Estates to the South and rural residential residences along Morgan Rd. The property to the SW on the West side of Morgan Rd was rezoned to an R-1 PUD called Arbor Creek in January of this year.

Utilities and Services: Municipal water and sewer is available to serve the property.



Professional Staff Recommendation: The Comprehensive Plan’s Future Land Use designation for this property would support the rezoning of the property to the R-1, Single-Family District. There are existing R-1 neighborhoods adjacent to the property and sanitary sewer is readily available. Staff recommends approval of the application.

**CITY OF MUSTANG, OKLAHOMA
REZONING APPLICATION
1501 N. Mustang Rd.
MUSTANG, OK 73064**

A SITE PLAN OR LOCATION MAP OUTLINING YOUR PROPOSAL MUST ACCOMPANY THIS APPLICATION.

TO THE MUSTANG PLANNING COMMISSION AND THE CITY COUNCIL OF MUSTANG, OKLAHOMA.

I, the undersigned, do hereby respectfully make application and petition to City Council to amend the zoning map and to change the zoning district of the Mustang area, from A-1 District to R-1 District, as hereinafter requested and in support of this application, the following facts are shown:

LEGAL DESCRIPTION (if metes and bounds please attach):

See attached

Address or General Location: SE/corner of N Morgan Rd. and SW 59th St.

1. The property is located in the NA subdivision of the City of Mustang.
2. Current zoning Classification: A-1
3. Requested Zoning Classification: R-1
4. Comprehensive Plan Designation: Multi-family
5. Present Use of Property: Undeveloped, vacant land
6. Property ownership list has been furnished: Yes
7. If the requested zoning is approved, can the required off-street parking be provided on this property?
Yes
8. The property will be served by: (X) Public, or () Private Water
9. The property will be served by: (X) Public, or () Private Sanitary Sewer Facilities.
10. With the filing of this application, I acknowledge that I have been informed of all zoning requirements to in regards to the zoning I have requested as witnessed by my signature.

NAME OF APPLICANT: Box Law Group, PLLC, on behalf of Applicant

ADDRESS OF APPLICANT: 525 NW 11th St., Suite 205

PHONE # OF APPLICANT: 405-652-1411

NAME OF PROPERTY OWNER: SHAZ INVESTMENT GROUP, LLC

ADDRESS OF PROPERTY OWNER: 2252 N Broadway St.

PHONE # OF PROPERTY OWNER: (405) 692-2222


Signature of Property Owner


Signature of Applicant

12-10-25
Date

1/5/2026
Date

Ingress and egress to property will be via: N Morgan Rd. & SW 59th St. and located between _____ Street and _____ Street on the _____ side of the street.

Additional information may be attached which provides further detail concerning the requested action or manner of operations of the proposed use.

Attention:

Mustang Planning Commission

August 3, 2026

Commission members, I am Jane R. Jones, a resident for over 12 years in the Twin Brook neighborhood, in Mustang.

As you know, Home Creations Company is in the process of developing the large land area on Morgan Rd, between 152 and S. W. 59th St. It is called the Vineyard.

At public meetings some months ago, Home Creation executives met with residents who will be directly affected by this enormous housing project. I attended two such public meetings.

What I want to address with you, members of this important City Commission, is a specific issue tied to the Vineyard project.

At the last public meeting where the Home Creations team met with about 30 residents, a project member outlined some basics of the Vineyard plan and presented two

illustrated charts. One detail presented that evening is what I wish to bring to your attention.

Home Creations, while building some 400 homes on that stretch of land on Morgan Rd, plans to have two, only two exits from those homes onto Morgan Rd. (I am not addressing any exits from Vineyard onto 59th St.) One exit onto Morgan is to the south of the Vineyard project, closer to Hwy 152. The other exit is on the northside of the project, very near S.W. 59th St. The chart they presented that evening showed this exit, very close to 59th St., leading vehicles exiting the Vineyard directly across and onto Twin Brook Terr. This exit sends the exiting vehicles directly into the Twin Brook and Bittercreek neighborhoods. Directly. On any given day, with this arrangement, Twin Brook Terr. becomes a straight shot through two neighborhoods. Twin Brook Terr. and Bittercreek Terr. become a racetrack through an area where hundreds of residents live, many of whom are children. I spoke about this issue that evening at the public gathering, expressing the dangers of this Vineyard exit plan. I must say, any Vineyard exit so very close to 59th St. is a disaster waiting to happen. Imagine the traffic congestion that will happen at the intersection of Morgan and 59th. A nightmare! In speaking that evening, I asked Home Creation executives

to consider making that northern (59th St.) exit a divergent diamond. Right now in Mustang, divergent diamonds work very well. Vineyard vehicles at that exit could only make right turn exits. The use of such a diamond would safeguard two neighborhoods from racing vehicles and the total disruption of peaceful, safe living.

After I spoke, the President of Home Creations stood and addressed my ideas, my suggestion. He said he understood the dilemma surrounding this Vineyard exit, near 59th St. and directly across from two established neighborhoods. He said Home Creations was entirely flexible in their planning. He said I should stay in touch with his team about this issue, that his Company would be open to considering solutions to what I called a dilemma.

Since that evening, I have stayed in touch with Ryan Conner, Mustang City Planner, regarding the Vineyard. Ryan knows my, in fact our concerns, as residents of Twin Brook and Bittercreek neighborhoods. Ryan suggested I put these concerns in writing to you, Commission members.

Bottom line: that Vineyard exit so very close to 59th St, as it is now proposed, is a dangerous and very problematic plan. I am writing to you as a resident primarily interested

in protecting the people of Twin Brook and Bittercreek neighborhoods. We want to remain safe. A flood of vehicles racing through our streets would destroy the peace and safety we now have. Come by Twin Brook Terr any lovely afternoon; you will see children in yards, on drive ways happily playing. I am bringing to your attention a dilemma that can and must be addressed by our City Commission and the builder.

Let me thank you for reading this letter, digesting the information, the deep concerns. Please continue to work to solve problems that appear in the planning stages. Please work very diligently to keep Mustang citizens safe.

Thank you,

A handwritten signature in cursive script that reads "Jane R. Jones". The signature is written in black ink and is positioned above the printed name.

Ms. Jane R. Jones

1315 N. Locust Terr. Mustang.



Mustang Planning Commission Staff Report For Meeting of August 11, 2026

Rezoning Application – RZ-05-26-26-2-25

Applicant Information:

Applicant:	Box Law Group, PLCC 525 NW 11 th St, Ste 205 OKC, OK 73103	Owner(s):	Shaz Investment Group, LLC 2252 N. Broadway St Moore, OK 73160
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Location: SE Corner of N. Morgan Rd & E. SW 59th St

Acres: 15.88 acres MOL

Current Zoning: A-1, Agricultural District

Requested Zoning: C-3, Commercial General

Comp Plan: Residential Small

Water: Public

Sewer: Public

Streets: Public

Development Staff Comments:

Project Description: The applicant, Box Law Group, PLCC, on behalf of the owner has submitted an application to rezone a 15.88-acre tract of land located generally on the SE corner of E. SW 59th St & N. Morgan Rd. The land is currently vacant and zoned A-1, Agricultural District. The application before the Planning Commission is to rezone this property from A-1 to the C-3, Commercial General District through a straight rezoning request. C-3 zoning allows commercial development according to the uses allowed in the permitted uses table of the zoning code. Typical C-3 development could be light to medium intensity commercial businesses like small retail and office complexes.

The 15.88 acres of this tract does not include the rest of the property within the quarter section of land which contains approximately 143.73 acres, as that tract has been submitted on a separate rezoning application before the Commission for straight rezoning from A-1 to R-1, Single Family District.

The entire quarter section of property that each rezoning application covers was previously zoned as a Planned Unit Development (PUD) with C-3, R-2, and R-1 zoning known as the “Vineyard” when it was approved in July 2022. This PUD was reverted to its original zoning district – A-1, Agricultural – by the City Council in October 2025 following the procedures of Section 122-804 of the municipal code for PUD reversions due to development inactivity.

The property has frontage on both N. Morgan Rd and E. SW 59th St. The property to the South & East is part of different request to the Commission asking for R-1 Zoning (currently A-1), the property to the West across Morgan Rd is zoned R-E, R-1, and A-1. The property to the North is located within OKC jurisdiction.

The property has access to both municipal water and sewer with a 12” water line running along SW 59th St that serves the Prairie Hills Addition to the East and a sanitary sewer line that runs directly through the subject property following the creek line that serves sewer to the Canadian Estates neighborhood. The property does have some Zone A floodplain designations along the creek. If the

zoning is approved, engineering calculations would need to be extensively studied and approved before any development occurs. Staff received a letter from a citizen on 8/3/2026. Letter is attached.

Character of Neighborhood & Future Land Use Plan: The future land use of the property is designated by the Comprehensive Plan as “Residential Small”, which is further defined as Single-Family Residential on smaller lots. The character of the area generally is defined by similar R-1 style developments like Canadian Estates to the South and rural residential residences along Morgan Rd. The property to the SW on the West side of Morgan Rd was rezoned to an R-1 PUD called Arbor Creek in January of this year.

Utilities and Services: Municipal water and sewer is available to serve the property.



Professional Staff Recommendation: The Comprehensive Plan’s Future Land Use designation for this property is Residential Small, defined as single-family homes. Commercial Zoning is often designated at intersections of major section line roads. There is commercial zoning designated at the SW corner of 59th St and County Line Rd in a similar fashion. The previous PUD on the property provided for a similar commercial designation of this area. The City of OKC will be widening 59th St in the future to a 4-lane road. Staff recommends approval of the application.

**CITY OF MUSTANG, OKLAHOMA
REZONING APPLICATION
1501 N. Mustang Rd.
MUSTANG, OK 73064**

A SITE PLAN OR LOCATION MAP OUTLINING YOUR PROPOSAL MUST ACCOMPANY THIS APPLICATION.

TO THE MUSTANG PLANNING COMMISSION AND THE CITY COUNCIL OF MUSTANG, OKLAHOMA.

I, the undersigned, do hereby respectfully make application and petition to City Council to amend the zoning map and to change the zoning district of the Mustang area, from A-1 District to C-3 District, as hereinafter requested and in support of this application, the following facts are shown:

LEGAL DESCRIPTION (if metes and bounds please attach):

Address or General Location: SE/corner of N Morgan Rd. and SW 59th St.

1. The property is located in the NA subdivision of the City of Mustang.
2. Current zoning Classification: A-1
3. Requested Zoning Classification: C-3
4. Comprehensive Plan Designation: Multi-family
5. Present Use of Property: Undeveloped, vacant land
6. Property ownership list has been furnished: Yes
7. If the requested zoning is approved, can the required off-street parking be provided on this property?
Yes
8. The property will be served by: ☒ Public, or () Private Water
9. The property will be served by: ☒ Public, or () Private Sanitary Sewer Facilities.
10. With the filing of this application, I acknowledge that I have been informed of all zoning requirements to in regards to the zoning I have requested as witnessed by my signature.

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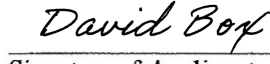
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ADDRESS OF PROPERTY OWNER: 2252 N Broadway St.

PHONE # OF PROPERTY OWNER: (405) 692-2222


Signature of Property Owner


Signature of Applicant

Date

12-10-25

04-21-2026
Date

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Ms. Jane R. Jones

1315 N. Locust Terr. Mustang.