

City of Mustang

Planning Commission



Regular Meeting
9/8/2026 - 7:00pm
1501 N. Mustang Rd,
Mustang, OK 73064

Planning Commissioners:

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

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 SEPTEMBER 8, 2026

Time 7:00 p.m.

AGENDA

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**

IV. APPROVAL OF MINUTES:

- 1. August 11th, 2026 Regular Meeting

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 -07-21-26-1-27

Applicant:	Box Law Group PLLC
Owner(s):	Royal Homes LLC
Location:	East of Mustang Rd, accessed from E. Plantation Terr. – East of Curtis Park
Current Zoning:	A-1, Agricultural District
Proposed Zoning:	R-E, Rural Estates Planned Unit Development (PUD)
Tract Info:	19.4817 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 August 11, 2026**

The Mustang Planning Commission met in a regular session on Tuesday, August 11, 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, Aaron Spiegel, Stefan Weihermueller, Susan Dobbins

MEMBERS ABSENT: Brant O'Daniel

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

IV. APPROVAL OF MINUTES: Commissioner Jay Adams made a motion to approve the minutes from the June 9th, 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. NOMINATION OF NEW PLANNING COMMISSION VICE-CHAIRPERSON: Commissioner Jerry Brown made a motion to nominate Commissioner Jay Adams for Planning Commission Vice Chairperson. Commissioner Susan Dobbins seconded the motion. The motion was approved unanimously.

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

Chairman Billy McDaniel read the first item on the agenda.

1. Rezoning – RZ – 06-02-26-1-36

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

City Planner Logan Ford stated the first item to present is a rezoning application from the owner, Villanueva Properties, LLC. The land is located along E SW 89th Street in the 2300 block near the north west corner of 89th and County Line Road. The property consists of 9.882 acres of vacant land and is currently zoned A-1. The applicant is requesting the rezoning for R-E. One of the reasons for the request is the applicant has also submitted a subsequent request for a lot split of said property. The lot split would divide the property into two tracts. One would be 5.01 acres and the other would be 4.872 acres.

If granted, the lot split would have one of the tracts less than the 5-acre minimum requirement for it to be classified as A-1 zoning. The subject property is accessed off of E SW 89th street. Directly to the north of the property is the Lake Point Estates addition which is zoned R-E. The property directly to the south is in Oklahoma City limits and is built to a more R-E style zoning in a contiguous neighborhood.

The future land use of the property is designated by the Comprehensive Plan as “Residential Medium” which fits the same characteristics as R-E zoning. The character of the area includes a mix of agriculture to the west and R-E to the north. The property does not have access to water or sewer and would require well and septic. It is the staff’s opinion that the potential lot split into two smaller tracts following an R-E style development would still be in character with the surrounding area.

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 Adams made a motion to recommend approval of the rezoning and **Commissioner Brown** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Yay
Mr. Weihermueller	Yay

Motion passed 6-0. **Chairman McDaniel** announced the item passed and will be presented at the next City Council Meeting on September 1st.

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 – 5.101 acres MOL
Tract B – 4.872 acres MOL

City Planner Logan Ford gave the staff report stating the second item presented is the lot split request as previously mentioned by the owner Villanueva Properties LLC. The property is located on the 2300 Block of E SW 89th Street. The 9.882 acre tract would have Tract A as the west half at 5.010 acres and Tract B, the East tract, would be 4.872 acres. The applicant, as previously described, has requested the rezoning of this tract from A-1 to R-E. The rezoning application to R-E would be required contingent on any decision made on this Lot Split request as one of the tracts will become less than the 5 acres in size, which is less than the requirement for the A-1 minimum.

Per the Lot Split regulations and the proposed R-E zoning of the property, the two resulting tracts from a Lot Split would meet the underlying zoning requirements. R-E zoning requires a minimum square foot lot size of $\frac{3}{4}$ acre and at least 55 ft of lot frontage. Both tracts A and B of the proposed Lot Split meet these criteria.

The general character of the area is medium density residential. The properties to the North are R-E in the Lake Pointe Estates addition. Properties to the East and West are A-1. The properties to the south across 89th are within the jurisdiction of the City of Oklahoma City and are built to a similar R-E style of development. Staff recommends approval of the short for 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.

Chairman McDaniel opened the floor for public hearing. No one stood to speak. **Commissioner Adams** motioned to close the Public Hearing; **Chairman Brown** seconded. The Motion was approved unanimously.

Chairman McDaniel opened the discussion amongst commissioners. **Chairman Brown** stated he would like **Ryan Conner** to approach the podium for questions. **Chairman Brown** stated a short time back on lot splits, he thought single lot splits would be eliminated and that notices needed to be given. **Conner** said the lot split process doesn't a public notice. He said it's a procedure done for rezoning, which have a public notice process. **Brown** asked if there was in fact a notice sent out. **Conner** said yes there was. **Brown** asked if going forward, tracts 5 acres or less won't have to have a public notice on a lot split. **Conner** said that Lot Splits do not have a Public Hearing notice procedure, only when they are tied to a rezoning request, and the notice is then given for the rezoning item. **Brown** said he disagreed but would take his word for it.

Chairman McDaniel asked if there were any other questions. **Commissioner Dobbins** said she had a question for the applicant. The applicant approached the podium.

Maribel Orquiz – 1624 Greenbriar Pl #600 – representing the applicant, approached the podium.

Dobbins asked what the purpose of the lot split would be.

Orquiz stated that the purpose is to build two family homes on the property.

Chairman McDaniel asked if there was a motion to approve. **Commissioner Spiegel** made a motion to approve, **Commissioner Adams** seconded.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Yay
Mr. Weihermueller	Yay

Motion passed 6-0. **Chairman McDaniel** announced the item passed and will not be presented at the next City Council Meeting but noted the item is contingent on the rezoning being approved.

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

Community Development Director Ryan Conner presented the information for item 3. **Conner** stated the applicant, Grubbs Consulting LLC, on behalf of the owner has submitted an 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 on Old South Sara Road and E. Jackrabbit Ln. south of Atwoods. The property was requested for a PUD in January 2024 under the same duplex community concept and name, Wild Horse Villas. There would be two tracts. The North Tract (Tract 1) which is 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 20 duplex Lots fronting alongside. The South Tract (Tract 2), would be on the South side of E. Jackrabbit Ln. There would be 8 duplex lots on tract 2.

Conner stated there are 5 variances for this PUD: Requesting lot areas of not less than 3,000 sq ft per unit on Tract 1 and 2,500 sq ft per unit on Tract 2. Requesting minimum lot widths of 25 ft for each unit. Requesting front yard setbacks of 25 ft for Tract 2 only. Requesting side yard setbacks on corner lots to be 15 ft. Requesting a maximum lot coverage of 50% for lots on Tract 1 and 60% on Tract 2.

Conner stated there would be amenities added to the development including sidewalk connections Along the north side of Jackrabbit Ln, perimeter fencing, and a playground.

Conner went in to the history of this project and stated that it was passed by the Planning Commission in January 2024 but was denied by the City Council. The denial ultimately came from losing Commercial zoning for Residential and losing out on potential sales tax. **Conner**

stated the residential two-family homes would be harmonious to the area between R-1 and the commercial on the other side.

Chairman McDaniel asked if there were any questions for staff and opened the floor for public hearing.

Mark Grubbs of Grubbs Consulting stood to discuss the reason for the application. He stated the reason it failed originally was the loss of potential tax revenue by losing the Commercial zoning. He went on to state there have been no commercial interests in the area since. He stated there might have been a storage company interested originally which would not generate any sales tax for the city and it did not go through. He stated it would be better to change the zoning to residential. **Chairman McDaniel** asked for verification that there wasn't any commercial interest. **Grubbs** said there wasn't. **McDaniel** said there is frontage to the property but there really isn't great frontage since it's on a cul-de-sac and not actual Sara Road but Old Sara Road. He asked the commission if they had any questions and asked for a motion to close the public hearing. Motion by **Adams**, seconded by **Brown** and the public hearing was closed.

Commissioner Brown said the initial denial was the losing on potential commercial sales tax revenue. He said it shouldn't have been up to the commission or council. He said he believes the commercial or housing potential should be up to the owner. **Chairman McDaniel** asked for a motion. **Brown** motioned to recommend approval of the application; **Adams** seconded.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Yay
Mr. Weihermueller	Yay

Motion passed 6-0. **Chairman McDaniel** announced the item passed and will be presented at the next City Council Meeting on September 1, 2026.

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 59 th St.
Current Zoning:	A-1, Agricultural District
Proposed Zoning:	R-1, Single-Family District
Tract Info:	143.73 acres MOL

Community Development Director Ryan Conner presented the information for item 4. This is a straight zoning request from A-1 to R-1 for 143.73 acres at the SE corner of Morgan and 59th St. The property was at one point an approved PUD project called the Vineyard when it was approved in 2022. If given the R-1 zoning request it would be straight R-1 single family zoning with no variances. The property to the south is R-1 Canadian Estates, to the west is R-E and R-1, to the east is A-1, and to the north is Oklahoma City limits. There is water and sewer available to the property. There was one letter received from a citizen that is included in the packet with concerns of the traffic and street entrances.

Chairman McDaniel said to be clear, this is strictly a rezoning request with no plat maps or any showings of possible structures and streets. **Conner** stated that is correct. **Conner** said the comprehensive plan does call for “Residential Small” which reflects this rezoning request of R-1. **McDaniel** asked if there were any questions and wanted to re-iterate this was strictly a rezoning request and any questions about streets and the number of units can be talked about by the applicant but this will just be rezoning.

Chairman McDaniel opened the discussion to public hearing at 7:54 PM.

David Box approached the podium representing the applicant and said they do not have plat maps, stating this is just a rezoning request. He wanted to point out that this proposal follows the comprehensive plan of “Residential Small”. He said the reason there is no need for a PUD since they aren’t wanting to ask for any variances, just strictly R-1. He went on to say, A-1 is not reflective of the comprehensive plan. **Box** further stated there are plans to widen 59th street as the staff has stated in the packet.

Chairman McDaniel mentioned the previous request was a PUD with multi-family and this one is just single-family. **Box** said that is accurate and it will be limited to single-family residential per the rules of Mustang.

Commissioner Adams said he’s familiar with OKC’s road plans and hasn’t seen anything on their 20-year plan that extends the widening of 59th street to four lanes from SH 152 to Morgan Road. He has seen plans to get it widened but not that far. **Box** said he was just recounting what he saw in the staff report.

Commissioner Brown asked if this was hypothetical rezoning if the land in question gets purchased. **Box** said the client is the owner, that the sale has already closed.

Chairman McDaniel opened the floor to the public.

Jane Jones – 1515 N. Locust Terr. introduced herself and said she is the one that wrote the letter included in the packet. She comes from an established neighborhood and they want to be safe. She wants to come back when there’s discussion of streets. She came to both of the last meetings that showed streets and exits. She thanks **Conner** and the members of the committee for listening. She said 59th street is a raceway in the mornings and afternoons. **McDaniel** said to keep an eye on when the next meeting is. **Conner** said the website is the best way to keep track of agendas and there are no notices that get sent out for these meetings. **Jane Jones** said she wanted to extend a thanks again to **Conner** for listening to her.

Bryan Wolf 506 N Morgan Rd. approached the podium. He thanked the staff and committee members. He asked that they vote “No”. He said the surrounding neighbors do not want a bunch of smaller homes next to them. He said despite what the comprehensive plan says, they don’t want them. He said the citizens had no say in the comprehensive plans. He said half acre lots are to the south and west. He said to the north is agriculture and a big open space. He said there have been many meetings with the neighborhoods and in all of them, the neighbors have said they don’t want a lot of small homes in every meeting. He said since the applicant and owners don’t have anything to show for plans, that they might try and get the R-1 passed and then sell it and change the zoning to something different to trick the committee. He said the previous developer suggested 750 homes. He said based on the current request, there could be up to 800 homes. He said water is an issue. Adding 800 homes would make the rationing problem worse. He said another issue is the sewer as the lines in Canadian Estates are old and can’t handle new homes, especially 800. **Wolf**

said the traffic will be very bad adding these new homes especially on 59th. He said please do the right thing and vote “no” and ask for no less than half acre lots.

Sara Montes 1919 E Ensey Terr. approached the podium. She said she is a concerned property owner. She said this will not comply with the comprehensive plan. She brought up concerns on traffic on 59th that is already too busy and in rough shape. Commercial use will bring loud noises to the neighbors. She said there have been ongoing maintenance issues with the current owner. She asked the committee to carefully think about this decision and the costs that will be affected and recommended the denial of the request.

Arlene Randall 1631 E Twin Brook Terr. approached the podium. She said she has voiced her concerns on the infrastructure numerous times. She said she is concerned with the number of kids in the schools. She said her granddaughter’s class has over 900 kids. She said we can’t control what OKC does but the Planning Commission can control what Mustang does. She said an R-E zoning would mean less houses and less students. She is also concerned with the number of houses and there being flooding in that neighborhood and the neighbors.

Twana Ellis 1733 E Ensey Terr. approached the podium. She said she did the research on the 59th widening. She said the 25-year plan doesn’t show the widening of 59th street. She said it takes her 30 minutes to get from Highway 152 to 59th. She suggested bigger lots with less houses would be better. She said everyone knows it will get developed no matter what but that doesn’t mean it has to be so many smaller lots. She said the sewer can’t handle that many more new homes.

Jennifer Bengar 1919 E. Ensey Terr. approached the podium. She said she’s lived in Canadian Estates for 8 years. She said the previous owner of the property was 80 years old and took care of the land all the time by mowing with a tractor himself. She said the current owners are not taking care of it. She said they went to be zoned agriculture so they didn’t have to take care of it. She said to keep that in mind.

Randy McCarthy 921 N. Bitter Creek Terr. approached the podium. He suggested the Commission vote no. He said the original PUD was the correct way to go. He said he knows now is not the time to talk about C-3. He said we shouldn’t allow the R-1. He said it needs a PUD. He said this does not align with the comprehensive plan. He said by zoning R-1 it doesn’t allow control over the long-term plan and the gateways to the City. He said the Commission needs to think of the amenities.

David Box (applicant) approached the podium to address questions from the audience. He said the streets and other infrastructure take up a lot of space for the amount of homes that can be in the neighborhood. He said the engineers will make sure the sewer is in place to accommodate the homes. He said the comprehensive plan matches this application and requests the Commissioners to rely on the staff’s opinion.

Chairman McDaniel said this is the last chance to approach the podium to discuss.

Mary Miller 1100 N. Bitter Creek Terr. approached the podium. She said she opposes the plan. She said her neighbors did the research and it will create a disaster. She said there are many that couldn’t be here but they feel the same way.

Brad Kincaid 1301 N. Bitter Creek Terr. approached the podium. He said he hopes the Commission votes “no”. He said that’s too many houses in a small space. He said his sister just retired as a school teacher and there will be too many kids in an already crowded school. He also said the traffic is terrible as it is. He said it will be worse by adding this many houses. He also

talked about the infrastructure. He said there hasn't been any building in that property for 30 years that he's lived nearby.

Chris Brierly 1358 N. Eagle Nest Terr. approached the podium. He said there has been a lot of testimony. He said there are a lot of people that didn't show up but that doesn't mean they don't feel the same way as the people that did show up to oppose.

Chairman McDaniel asked if anyone else would like to speak. He asked for a motion to close the public hearing. **Commissioner Adams** motioned to close. **Commissioner Brown** seconded the motion to close. The Public Hearing closed at 7:54 PM.

Chairman McDaniel opened the discussion amongst Commissioners. **Commissioner Brown** said he would like to hear what **Commissioner Adams** has to say. **Commissioner Adams** said he lives close to this property. He said they've talked about the property many times. He said the comprehensive plan does call for R-1 style because Canadian Estates was also zoned R-1 but ended up being built in a more R-E style. He said there were two different comprehensive plans. One in 2002 and one in late teens and both called for this property to be small residential. He said since Canadian Estates was zoned R-1, it made sense for this property to be R-1. He said he understands the concern but twice, the plans call for R-1 style. He said he's seen plans for the north side of 89th street and it's all R-1 on the Oklahoma City side which is compatible. He said it's easy to assume there will be 800 homes but once you look at the streets, drainage, and everything you're looking at around 400 homes. But this isn't about how many homes and streets, it's about rezoning to R-1. He said unfortunately we have two comprehensive plans that say yes.

Commissioner Dobbins said yes, we do have comprehensive plans that say R-1. But that's not binding on us and we've heard from Mustang residents and they're not opposed to homes just, R-1. She said we need to listen to the citizens now and not the comprehensive plan.

Commissioner Spiegel asked for some clarification on R-1.

David Box said state law title 11 says zoning shall be in conformance with the comprehensive plan. According to state statute, it does. **Chairman McDaniel** told **Commissioner Spiegel** that to answer his question, the smallest lot size for R-1 is 7,200 square feet.

Commissioner Adams brought up Canadian Estates was zoned R-1, but the lots are much bigger. **Chairman McDaniel** said Bitter Creek is the same way, it's zoned R-1 but the developer decided to do much bigger. It just depends on what the developer wants to do.

Commissioner Dobbins asked if we can just do a PUD that called for larger lots. **Chairman McDaniel** referred to **Ryan Conner** and asked about R-1 and if the next step up is R-E at $\frac{3}{4}$ acre. **Conner** confirmed. **Chairman McDaniel** said there were several different lot sizes on the last PUD.

Commissioner Brown said he had a comment as a developer himself. He said he always had to consider the cost to develop this to be the long-range comprehensive plan. And as a commission the public has a concern. But we have to look from the other perspective that the attorneys can appeal this. They are abiding by the rules and are asking for no variances. They are playing by the game we are asking them to play. We know as a neighbor or community member that we don't like change.

Commissioner Spiegel said he lives in the area and very much understands the wants and concerns. He said he doesn't agree with the comprehensive plan and he didn't make it. He doesn't think it reflects what's in the area but we're here to determine R-1 or not. Not the lot size.

Chairman McDaniel asked if there were any more questions then asked if there was a motion. **Commissioner Brown** motioned to approve. **Commissioner Adams** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Nay
Mr. Weihermueller	Yay

Motion passed 5-1. **Chairman McDaniel** announced the item passed and will be presented at the next City Council Meeting on September 1, 2026.

Commissioner Spiegel asked for a recess at 8:07 PM and resumed at 8:15 PM.

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 59 th St.
Current Zoning:	A-1, Agricultural District
Proposed Zoning:	C-3, Commercial General District
Tract Info:	15.88 acres MOL

Community Development Director Ryan Conner gave the staff report. **Conner** stated this is the same property but about 16 acres in the northwest corner. This was an approved PUD previously but followed the same PUD reversion process as previously stated. Now the applicant is asking for straight zoning for this portion to C-3 Commercial. The property to the south was previously recommended for approval for R-1. The property to the north is Oklahoma City. The property to the West is R-1 & R-E. There is existing water and sewer. Staff received a letter from a citizen with concerns for street alignments. The comprehensive plan calls for small residential. Staff does believe commercial could be an appropriate use to serve the residential around. C-3 is small shopping centers compatible to serve the surrounding area.

Chairman McDaniel asked if C-3 could have a service station (gas station). **Conner** stated that is appropriate. There could also be small strip centers. The range of commercial zoning goes from C-1 to C-6. C-6 being the most intense. C-3 is in the middle with service-oriented businesses mostly. **Commissioner Brown** reiterated that C-1 is the less of the evils. **Brown** said C-1 wouldn't allow a service station correct? **Conner** said service stations are C-3 and higher.

Commissioner Adams asked if a storage facility is allowed in C-3. **Conner** said he would check. **Adams** said when the Vineyard came in with the PUD, along with duplexes, they also had mentioned a storage facility and we already have enough of them. **Conner** said mini storages are a specific use permit in C-3 after sifting through the Zoning Code. **Adams** thanked him for the info.

Commissioner Dobbins asked if a service station would be permitted in C-3. **Conner** said yes. Fuel service is permitted by right. **McDaniel** asked if there were any more questions.

Commissioner Jerry Brown asked when they get ready to close the public hearing, would they be able to ask for a C-2 as opposed to C-3. **Conner** said down zoning for Commercial Zoning requests can be taken if the applicant agreed. Discussions can occur with the developer. There can be some retail in C-2. C-3 is called commercial general where retail generally is permitted by right. C-1 and C-2 are usually seen nearer to neighborhoods.

Commissioner Adams said C-2 is usually offices. Medical and attorneys and not selling but more providing a service. He said he has not seen much C-1 and asked what that covered. **Conner** said there's not much but C-1 is architect, attorneys and smaller offices. C-2 has some uses that are more intensive and that C-3 opens to yet more intensive but not to the degree of C-4 and C-5.

Chairman McDaniel asked if there were any more questions and opened the discussion to public hearing and to hear from the applicant. **David Box** approached the podium and stated he knows he will have a question about the outline of the property from **Commissioner Brown**. He said that was the shape as in the previous request and application. In terms of their desire, they want meaningful commercial where Mustang can benefit from sales tax. He said they're willing to go down to C-2. He stated C-3 would be more meaningful sales tax revenue.

Bryan Wolf 506 N. Morgan Rd. approached the podium. He said he would try not to repeat himself from the previous discussion but would like the Commission to vote no and not have C-3 zoning. He said the comprehensive plan does not call for this and asks for R-1. He said if any commercial were permitted the water and sewer usage would be greater. He said the roads can't support commercial in that area. Commercial would cause a lot of noise in the area. He said we already have plenty of gas stations and don't need another one. He said thank you for listening, please vote no.

Jane Jones 1515 N. Locust Terr. approached the podium. She said the last speaker was excellent. She said no one has mentioned there is a school down the road. If commercial is granted, there will be large trucks making deliveries and driving by the school. If a service station is installed, you will be bringing trucks full of gasoline by the school. If there's a 7-11, people will be loitering around the gas station. She said she doesn't know if that's compatible. She said she thinks Home Creations will be building the homes. She said we have a lot of schools. She is concerned what goes in on the corner of said property being in close proximity of the school. She said there are plenty of gas stations around in the area. She asked the commission; you're giving them the development but make home creations homes and not commercial. It would be overwhelming for the people in the area.

Randy McCarthy 921 N. Bitter Creek Terr. approached the podium. He thanked the commission for listening to him again. He said he wanted to reiterate that the whole development should be a PUD. Commercial would not follow the comprehensive plan. The long-range plan has commercial along 152 and other major thoroughfares. This is not near those locations. It would make sense in a PUD. This does not make any sense. He said he once again wants the vote to be no. Don't feel like you have to vote yes since you did on the last one.

Brian Kincade 1301 N. Bitter Creek Terr. approached the podium. He said he agrees we don't need another gas station on the corner. It should be residential. He said there's an expense and a lot of taxes coming out for the city. He said there will be so many more houses and kids and schools. He said we can't build schools fast enough now to keep up with what we have. A gas station would create more traffic and he hopes the commission votes "no".

Chairman McDaniel asked if there was anyone else who wanted to speak for the public hearing. He asked for a motion to close the public hearing. **Brown** motioned to close. **Spiegel** seconded the motion. The public hearing closed at 8:28 PM.

McDaniel opened the discussion amongst the commissioners. **Brown** asked **Conner** to come back up to the podium. He said he knows in the past we've asked former City Attorney Jonathan Miller about things and now need to ask **Chance Deaton** (new attorney). He asked if the applicant is denied, does he have to wait a year from this planning commission meeting. **Conner** said if it's denied, it doesn't move forward to City Council, unless the applicant were to appeal. That is a process that can happen. If it's not appealed, the applicant does have to wait a year to apply again. **Brown** said his second question is C-2 and a service station comes into question later, can someone get a special permit for a service station. **Conner** said C-3 is permitted by right, C-2 will have to have a special use permit. They will have to go before council for request. **Brown** asked if that's annually or forever. **Conner** said a special use permit does not have to come back unless there is disregard for any of the special conditions granted under the special use permit.

Brown said he would like to ask if the applicant would entertain C-2 instead of C-3. **Box** said he's happy to go to C-2.

Chairman McDaniel wanted to point out that on the exact same corner, across the street is Oklahoma City. Wouldn't it be terrible if we said we didn't want commercial and didn't want a service station and next year Oklahoma City puts one in across the street and gets all the tax dollars. He said whatever goes there will be used by people all over. We are the Planning Commission who makes the recommendations and the Council makes the decision. He said he understands the circumstances and he lives nearby the property, but if the same thing we deny is built across the street, we lose all the tax dollars.

Brown said he wanted **McDaniel** to clarify, does he want C-2 or C-3. **McDaniel** said the applicant already said C-2. **Brown** said he wanted to clarify what he wants. **McDaniel** said a service station brings in a lot of revenue. Attorney offices won't bring in anything. He said, do I want one right there, on two streets that are two-lane. Most service stations are along 4 lanes. **Brown** said C-2 doesn't cut out a service station. **McDaniel** said that's correct. **Brown** said he knows a service station isn't going to just pop up. Maybe not even in 5 years. He said hopefully it won't be 25 years before 59th Street is widened. He said this is what the long-range plans help with. The investor set aside this acreage for development around it. **McDaniel** said C-2 with the 2 roads a gas station won't be a good idea. But when the roads are widened, maybe it does make sense.

Adams said a quick note about the property on the southwest corner of the intersection. Years ago, that was zoned commercial for a long time. The people that built the house that's there now asked for it to be zoned residential so they could build a home because they couldn't get any commercial to go there. He said you're not going to draw big business with 2 lane roads now but they are primary roads. And you plan for commercial along primary roads. 59th and Morgan is a primary route. The reason the corner was commercial to begin with is because the same way we're thinking now is there was talk of Oklahoma City adding a gas station on their side and it hasn't happened.

Chairman McDaniel asked if there were any more questions. **Spiegel** said his comment is the future plans call for R-1. We can argue that this is a major corridor. He doesn't see it as one. He said he doesn't feel like commercial belongs in that area. He said it's farmland right now. It's hard to vote for commercial when there will be people living next door and see a commercial property.

Especially when the future land use doesn't call for it. **Spiegel** said he is personally going to vote no and if he's outnumbered, he would ask that it go to C-2.

Chairman McDaniel asked if there were any more questions then asked if there was a motion to approve. **Commissioner Brown** motioned to approve as C-2. He mentioned to **City Attorney Deaton** that in the past, former **City Attorney John Miller** would change the language to reflect what needs to change from C-3 to C-2 on the vote. Chairman McDaniel asked if there was a second motion from C-3 to C-2. **Commissioner Adams** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Nay
Mr. McDaniel	Nay
Ms. Dobbins	Nay
Mr. Weihermueller	Nay

The motion did not pass with a 4-2 vote in opposition. **Chairman McDaniel** announced the item failed. He then asked if there needed to be a vote for C-3 since they technically voted for C-2. **Commissioner Adams** brought up that if the majority voted "NO" on C-2 that they most likely would not vote for C-3. **McDaniel** said he did agree and this would not go to City Council. He did say the applicant could appeal and take to City Council. He suggested everyone in the audience attend that City Council meeting.

VIII. NEW BUSINESS

Chairman McDaniel mentioned he would like to once again welcome our new **City Attorney Chance Deaton**, new **Vice Chairman Adams**, and new **Commissioner Wiehermuller**.

IX. COMMISSIONER, STAFF COMMENTS

Chairman McDaniel mentioned he was glad to see a safe Fourth of July which is a success for the City of Mustang. **Commissioner Adams** said it was famous on TikTok. **Commissioner Brown** said he was out of town and people couldn't believe he was from Mustang and was somewhere else watching fireworks. **Chairman McDaniel** thanked the staff for presenting.

X. ADJOURNMENT: **Commissioner Adams** made a motion to adjourn. **Commissioner Spiegel** seconded the motion, which was approved unanimously. The meeting was adjourned at 8:43 pm.

CHAIRMAN

DATE

SECRETARY



Mustang Planning Commission Staff Report For Meeting of September 8, 2026

Rezoning Application – RZ-07-21-26-1-27

Applicant Information:

Applicant:	Box Law Group, PLCC 525 NW 11 th St, Ste 205 OKC, OK 73103	Owner(s):	Royal Homes, LLC 11801 Glenhurst Blvd. Oklahoma City, OK 73162
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Location: East of Mustang Rd, accessed from E. Plantation Terr – West of Curtis Park.

Acres:	19.4818 acres MOL	Comp Plan:	Residential Estate
Current Zoning:	A-1, Agricultural District	Water:	Public
Requested Zoning:	PUD-R-E, Rural Estates District	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 19.4818 acre tract of land located generally to the East of Curtis Park and the rodeo grounds. 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 a Planned Unit Development (PUD) with underlying R-E, Rural Estates District zoning. The PUD proposal is for a neighborhood titled “Royal Park” and would feature 28 single-family lots not less than 0.50 acres in size. Access to this property would be from a new roadway extension from E. Plantation Terr through a portion of Curtis Park. There would be a permanent Crash-Gate only access point to E. Lea Terr on the East portion of the property.

This property had previously attempted to be rezoned in 2021-2022 with 2 separate applications. The original request was for straight R-E Zoning with access from E. Lea Terr only. That rezoning attempt was denied by the City Council due to foreseen access issues with E. Lea Terr, an older and less narrow public street. The property then attempted to be rezoned a few months later to the R-1, Single-Family District with a planned access road from E. Plantation Terr, like proposed in the current PUD, but that attempt was also ultimately denied by the City Council. The second attempt would have allowed single-family homes at R-1 sized lot standards (7,200 SqFt each).

The applicant and the City were then engaged in litigation where a settlement agreement was reached. This PUD proposal follows the agreed upon terms from the settlement, which include:

- A public road built to R-1 standards from E. Plantation Terr (a land swap of property from Curtis Park and the subject property has been agreed to) for access.
- No more than 30 lots at R-E underlying standards (with the ability for a variance in lot size to still allow no more than 30 lots).
- A crash-gate only access point to E. Lea Terr on the East side of the property (no regular or construction traffic allowed).

- Public water & sewer connections.
- Ability for private and gated streets within the subject property itself.
- Fencing and landscaping additions along the roadway.

As mentioned, the City has approved the ability for a land swap that will allow an access road to be constructed from E. Plantation Terrace to the property through what was previously a portion of Curtis Park. The access road shall be constructed in accordance with the R-1 standards with curb, gutter, and sidewalk. The road will be dedicated to the City upon completion.

The street inside the development shall be built to R-E standards and be gated privately without the requirement of curb, gutter, and sidewalks. The street will have a cul-de-sac installed at the East end of the development. A 20-foot-wide paved drive with a crash gate will be installed at the east boundary of the property to allow for emergency access from E. Lea Terrace. No regular or construction traffic will be allowed the use of E. Lea Terr.

The property will have access to both municipal water and sewer. The property does have one Zone AE floodplain designation along a creek in the far Southwest corner. This particular area affects the Southwest corner of the far Southwest lot.

Character of Neighborhood & Future Land Use Plan: The future land use of the property is designated by the Comprehensive Plan as “Residential Estate”, which is further defined as Single-Family Residential with rural amenities. The character of the area generally is defined by similar R-E properties to the East on Lea Terrace and R-1 to the North in the Savannah Lakes addition. The property to the South is A-1 property. The area to the West is City owned property that is Curtis Park and the rodeo grounds.

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 an R-E, Residential Estate PUD. There is an existing R-E neighborhood adjacent to the property and water and sanitary sewer is readily available, which allows lots closer to the 0.50-acre size viable. Staff recommends approval of the application.

See an overview map on next page:



**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 PUD 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: East of Mustang Rd. and north of SW 74th St.

1. The property is located in the Royal Park subdivision of the City of Mustang.
2. Current zoning Classification: A-1 District
3. Requested Zoning Classification: PUD
4. Comprehensive Plan Designation: Residential Estate
5. Present Use of Property: Undeveloped and vacant
6. Property ownership list has been furnished: See attached
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

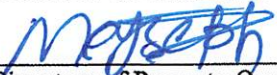
ADDRESS OF APPLICANT: 525 NW 11th St., Suite 205, Oklahoma City, OK 73103

PHONE # OF APPLICANT: 405-652-0099

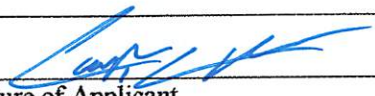
NAME OF PROPERTY OWNER: Royal Homes, LLC

ADDRESS OF PROPERTY OWNER: 11801 Glenhurst Blvd., Oklahoma City, OK 73162

PHONE # OF PROPERTY OWNER: _____


Signature of Property Owner

7-16-26
Date


Signature of Applicant

7/17/26
Date

Ingress and egress to property will be via: E. Plantation Terrace

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

EXHIBIT A
Royal Park
Master Development Plan
Part of the SW/4, Sec. 27, T11N, R5W, I.M.
City of Mustang, Canadian County, Oklahoma
May 14, 2026

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the Northeast corner of said Southwest Quarter (SW/4);

THENCE South 00°09'07" East, along the East line of said Southwest Quarter (SW/4), a distance of 660.00 feet;

THENCE North 89°53'20" West, parallel with the North line of said Southwest Quarter (SW/4), a distance of 1,320.00 feet;

THENCE North 00°09'07" West, parallel with said East line, a distance of 226.73 feet;

THENCE South 44°15'06" East, a distance of 155.26 feet;

THENCE North 00°09'30" West, a distance of 191.65 feet;

THENCE Northwesterly on a curve to the right, having a radius of 130.00 feet, central angle of 69°42'01", chord bearing of North 35°00'07" West, chord distance of 148.57 feet, for an arc length of 158.14 feet;

THENCE North 00°09'07" West, a distance of 70.85 feet;

THENCE Northerly on a curve to the left, having a radius of 70.00 feet, central angle of 10°02'20", chord bearing of North 05°10'17" West, chord distance of 12.25 feet, for an arc length of 12.26 feet;

THENCE Northwesterly on a curve to the right, having a radius of 38.50 feet, central angle of 62°30'59", chord bearing of North 26°46'23" West, chord distance of 39.95 feet, for an arc length of 42.01 feet;

THENCE Northwesterly on a curve to the left, having a radius of 70.00 feet; central angle of 04°45'21", chord bearing of North 45°44'00" West, chord distance of 5.81 feet, for an arc length of 5.81 feet;

THENCE North 00°09'07" West, a distance of 108.35 feet to the North line of said Southwest Quarter (SW/4);

THENCE South 89°53'20" East, along said North line, a distance of 1,320.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 848,626 square feet or 19.4818 acres, more or less.

The basis of bearing for the above-described tract of land is the North line of said Southwest Quarter (SW/4) having a measured bearing of North 89°53'20" West.

THE CITY OF MUSTANG
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT FOR

Royal Park

July 17, 2026

PREPARED FOR:

Royal Homes, LLC
11801 Glenhurst Blvd.
Oklahoma City, OK 73162

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Cooper Hahn
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
cooper@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Royal Park, consisting of 19.99 acres, is located within the Southwest Quarter of Section 27, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located east of Mustang Rd. and north of SW 74th St.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Royal Homes, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned A-1 District. Surrounding properties are zoned and used for:

North: R-1 District and used for residential.
East: R-E District and used for residential.
South: A-1 District and used for residential.
West: A-1 District and used for a City park.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped and vacant.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing A-1 base zoning to R-E base zoning that will permit a residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E Twelve Oaks Terrace. The nearest street to the east is N Montebella Terrace. The nearest street to the south is E Suera Terrace. The nearest street to the west is N Mustang Rd.

7.2 SANITARY SEWER

Sanitary sewer will be provided to the site from public mains.

7.3 WATER

Public water will be provided from public mains.

7.4 FIRE PROTECTION

Fire protection will be provided through the City of Mustang Fire Department.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

SECTION 8.0.....SPECIAL 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, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such 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 City of Mustang Municipal 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 AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-E Rural Estates District shall govern this PUD, except as herein modified.

All R-E uses shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Façade regulations shall conform to current Ordinance requirements.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all Ordinance requirements in place at the time of development. A landscape buffer shall be required along the east boundary of the Access Road between the fence required in Section 9.3 and the Access Road surface. Existing trees may be incorporated into the landscape buffer to the extent practical.

9.3 SCREENING REGULATIONS

Sight-proof screening shall conform to all Ordinance requirements. A fence shall be constructed along the east boundary of the Access Road if there is no existing fence at the time of development.

9.4 PLATTING/LOT SIZE REGULATIONS

Platting shall be required within this PUD. The minimum lot size within this PUD shall be .5 acres to permit a maximum of 30 residential lots.

9.5 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 50 of the Mustang Code of Ordinances.

9.6 STREETS AND ACCESS REGULATIONS

As a companion item and in consideration of this PUD, the City has approved a land swap that will allow an access road to be constructed from E. Plantation Terrace to the Property through what was previously a portion of Curtis Park (the “Access Road”). The Access Road shall be constructed in accordance with the R-1 standards with curb, gutter, and sidewalk, and will be dedicated to the City upon completion. The Access Road shall be a maximum of 70 feet wide with a maximum of 20 feet to serve as a utility easement.

Roads within the Development shall be built to R-E standards (e.g. without requirement for curb, gutter, or sidewalks). The road within the Development shall be looped or a cul-de-sac installed at the east end of the Development to allow vehicular traffic to route back to the entrance of the Development through the Access Road. The cul-de-sac shall meet or exceed Code requirements. The Development may be gated, with roads within the Development to remain private.

A 20’ wide paved drive with crash gate shall be installed at the east boundary of the Property to allow for emergency access from E. Lea Terrace and shall be installed at the time of completion of the Development’s infrastructure. A temporary crash gate shall be installed prior to installation of the Development’s infrastructure. All construction traffic shall use the Access Road.

9.7 SIGNAGE REGULATIONS

Signage shall conform to current Ordinance requirements.

9.8 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

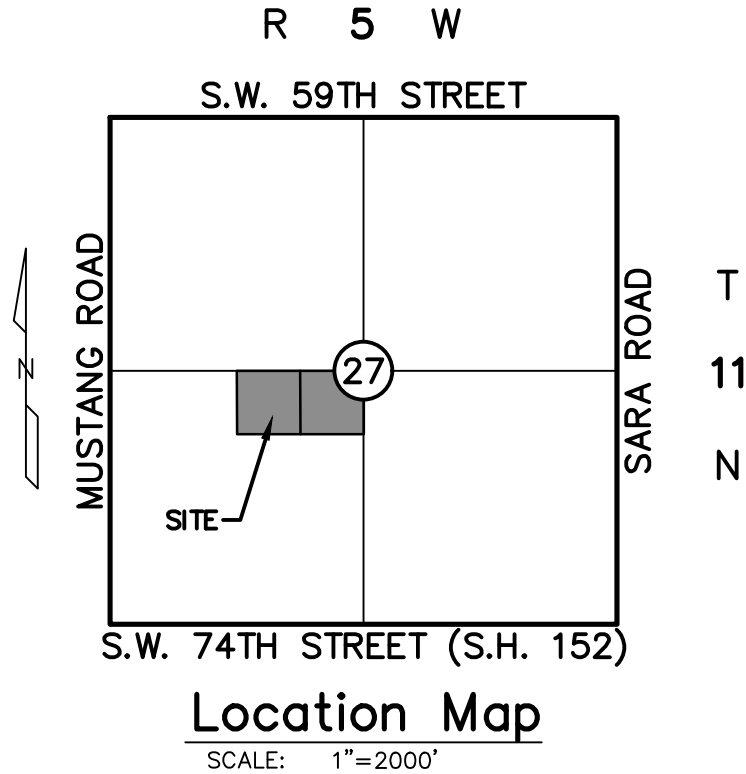
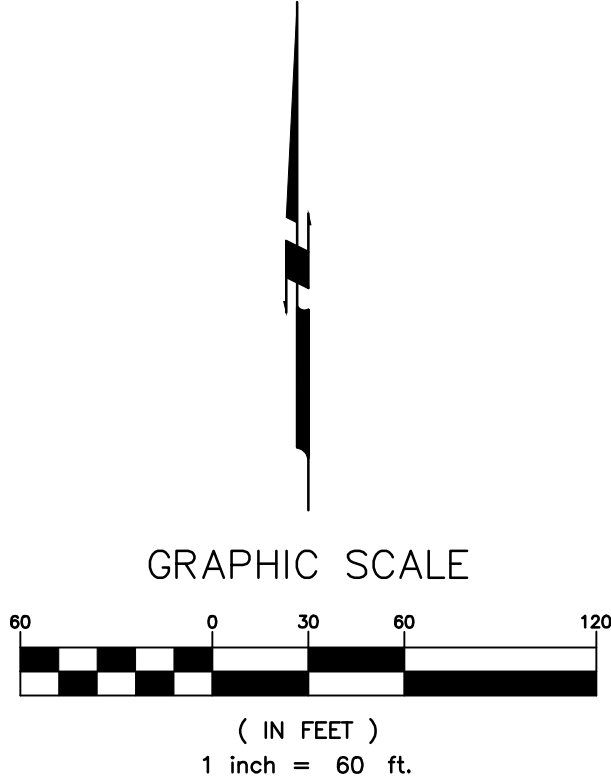
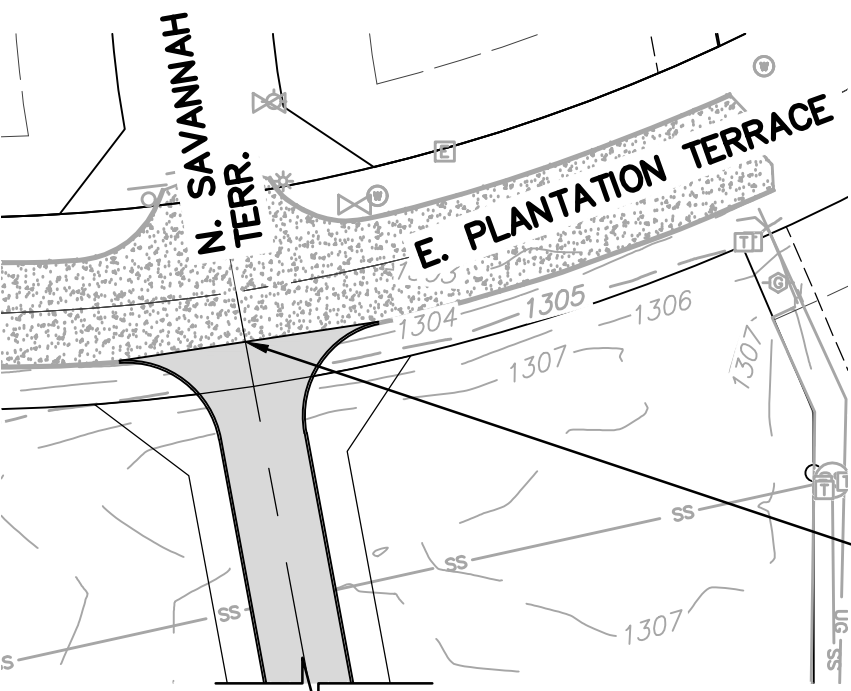
- Exhibit A - Legal Description
- Exhibit B – Conceptual Master Development Plan Map
- Exhibit C - Topography Map

NOTICE: THIS PLANNED UNIT DEVELOPMENT (PUD) IS SUBJECT TO REVERSION TO ITS FORMER ZONING CLASSIFICATION IF DEVELOPMENT HAS NOT BEGUN WITHIN THREE YEARS FROM THE APPROVAL DATE OF THIS PUD. THE OWNER MAY REQUEST AN EXTENSION OF TIME FOR DEVELOPMENT BY SUBMITTING A WRITTEN REQUEST TO THE CITY COUNCIL NOT LESS THAN 60 DAYS BEFORE THE EXPIRATION OF THE THREE-YEAR PERIOD. FOR FURTHER INFORMATION, SEE MUSTANG CODE OF ORDINANCES, SEC. 122-804. THE CITY WILL, NOT LESS THAN SIX MONTHS PRIOR TO EXPIRY OF THE DEVELOPMENT PERIOD, MAIL NOTICE TO THE PROPERTY OWNER AT THE ADDRESS SHOWN ON THE COUNTY ASSESSOR'S TAX ROLL ADVISING OF THE DEVELOPMENT DEADLINE AND THE OWNER'S RIGHT TO SEEK AN EXTENSION. IN THE EVENT NOTICE IS NOT TIMELY MAILED BY THE CITY, THE DEVELOPMENT PERIOD WILL BE DEEMED EXTENDED TO A DATE SIX MONTHS AFTER THE DATE NOTICE IS MAILED BY THE CITY.

EXHIBIT C MASTER DEVELOPMENT PLAN MAP

ROYAL PARK

BEING A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION TWENTY-SEVEN (27), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, MUSTANG, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4);

THENCE SOUTH 00°09'07" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 660.00 FEET;

THENCE NORTH 89°53'20" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1,320.00 FEET;

THENCE NORTH 00°09'07" WEST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 226.73 FEET;

THENCE SOUTH 44°15'06" EAST, A DISTANCE OF 155.26 FEET;

THENCE NORTH 00°09'30" WEST, A DISTANCE OF 191.65 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET, CENTRAL ANGLE OF 69°42'01", CHORD BEARING OF NORTH 35°00'07" WEST, CHORD DISTANCE OF 148.57 FEET, FOR AN ARC LENGTH OF 158.14 FEET;

THENCE NORTH 00°09'07" WEST, A DISTANCE OF 70.85 FEET;

THENCE NORTHERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 10°02'20", CHORD BEARING OF NORTH 05°10'17" WEST, CHORD DISTANCE OF 12.25 FEET, FOR AN ARC LENGTH OF 12.26 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.50 FEET, CENTRAL ANGLE OF 62°30'59", CHORD BEARING OF NORTH 26°46'23" WEST, CHORD DISTANCE OF 39.95 FEET, FOR AN ARC LENGTH OF 42.01 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET; CENTRAL ANGLE OF 04°45'21", CHORD BEARING OF NORTH 45°44'00" WEST, CHORD DISTANCE OF 5.81 FEET, FOR AN ARC LENGTH OF 5.81 FEET;

THENCE NORTH 00°09'07" WEST, A DISTANCE OF 108.35 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4);

THENCE SOUTH 89°53'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 848,626 SQUARE FEET OR 19.4818 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) HAVING A MEASURED BEARING OF NORTH 89°53'20" WEST.

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/28

EXHIBIT C MASTER DEVELOPMENT PLAN

DATE OF PREPARATION: 06/25/2026