



Mustang City Council

**MUSTANG MUNICIPAL BUILDING
1501 N. MUSTANG ROAD
MUSTANG, OKLAHOMA 73064**

Mustang City Council

MUSTANG CITY COUNCIL

Tuesday, March 3, 2026 – 7:00 PM
MUSTANG MUNICIPAL BUILDING
1501 N. MUSTANG ROAD
MUSTANG, OKLAHOMA 73064

A. **CALL TO ORDER**

B. **PLEDGE OF ALLEGIANCE/INVOCATION**

Pastor Russ Brown, Mustang Christian Church

C. **ROLL CALL**

D. **INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES**

E. **NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA**

Official action can be taken on items that appear on the agenda or are brought up as new business. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, Council may refer the matter to the City Manager, to the Municipal Counselor, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely.

F. **CONSENT AGENDA**

These items are considered on the Consent Agenda so that members of the City Council by unanimous consent can designate routine agenda items to be approved by one motion. If any item proposed on the Consent Agenda does not meet with approval of all Councilmembers, that item will be removed and heard in regular order. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

F.1 Approval of 2/3/2026 City Council Minutes.

F.2 Claims List for FY26

F.3 Approval to Turn Past Due Library Accounts over to Collection Agency.

F.4 2026 Notice of Trustees Election for OMAG and Nomination process.

G. INFORMATION/REPORTS

G.1 OWRB loan closing visit and check presentation for the AMI Meter Project approved by Council.

G.2 City of Mustang Proclamation acknowledging Autism Awareness.

G.3 City Manager Report

G.4 City Council Report

H. DISCUSSION ITEMS

The following numbered items listed for consideration are included for discussion and action by the City Council. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

H.1 Consideration of Acceptance of Bids for the W. Elder Drive Culvert Replacement Project.

- H.2** Consideration of Award for the W. Elder Drive Culvert Replacement Project
- H.3** *Consideration of Ordinance No. 1339, an Ordinance of the City of Mustang, Oklahoma, Amending the Code of Ordinances by Amending Chapter 42, Section 42-98 to increase the charge for replacement of solid waste cart after termination of service; Declaring repealer; and Providing for severability
- H.4** Consideration of Ordinance No. 1340, an Ordinance of the City of Mustang, Oklahoma, amending Chapter 2 of the Mustang Code of Ordinances by (1) amending Section 2-194 to establish requirements for Competitive bidding and authority of city manager regarding surplus materials and equipment, and (2) adding new Section 2-200 to establish requirements and process for best value competitive awards; Declaring Repealer; and, Providing for Severability.
- H.5** Public Hearing and Consideration of Ordinance No. 1341, 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-3, Commercial General District and C-4, Planning Shopping Center District to a C-3, Commercial General District and R-4, Multiple Family District Planned Unit Development, Declaring Repealer, and Providing for Severability.
- H.6** Public Hearing and Consideration of Ordinance No. 1342, 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 a Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, and C-5 Zoned Districts to a revised Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, and C-5 Zoned Districts, Declaring Repealer, and Providing for Severability.

I. MATTERS FOR EXECUTIVE SESSION

I.1 Consideration of Resolution No. 26-022, a Resolution of the City Council of the City of Mustang, Oklahoma, declaring that certain property described herein is not needed or necessary for park or other public purposes and abandoning such property for any park or other public purposes

I.2 Consideration of Royal Homes, LLC v. City of Mustang and the City Council for the City of Mustang, Case No. CV-2022-13, District Court, Canadian County, Oklahoma; and, Proposed executive session as authorized by 25 Okla. Stat. §307(B)(4)

J. ADJOURNMENT

Note:

***Items considered concurrently on the MIA Agenda.**



Agenda Item No: F.1

Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Tammi Noblitt

Submitting Department: City Clerk

Item Type: Minutes

Agenda Section: CONSENT AGENDA

Subject Title:

Approval of 2/3/2026 City Council Minutes.

Recommendation:

Initiator:

Tammi Noblitt

Background:

Approval of February 3, 2026 City Council Minutes.

Financial Impact:

Staff Comments:

Attachments:

[2-3-2026 City Council Minutes.pdf](#)

**MUSTANG CITY COUNCIL
FEBRUARY 3, 2026**

The Mustang City Council met in regular session on Tuesday, February 3, 2026 as required on Friday, January 30, 2026 at 7:02 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Mayor Ray called the meeting to order at **7:00 p.m.**

B. PLEDGE OF ALLEGIANCE/INVOCATION - Pastor Todd Wisdom, The Vine.

C. ROLL CALL

Councilmembers Present:	Reddick
	Leete
	Wald
	Waugh
	Balliew
	Sholund
	Ray

Councilmembers Absent: **None**

D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

None.

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

Agenda F.5 was added resulting in the Amended Agenda..

F. CONSENT AGENDA

F.1 Approval of 1/6/2026 City Council Minutes.

F.2 Approval of 1/20/2026 Special City Council Minutes.

F.3 Claims List for FY26

F.4 Approval to Turn Past Due Library Accounts over to Collection Agency.

MUSTANG CITY COUNCIL
FEBRUARY 3, 2026
PAGE 2

F.5 Approval of 3D printer donation for the Mustang Library from Jeff Landrith.

MOTION was made by **Vice Mayor Sholund**, seconded by **Councilman Waugh** to Approve the Consent Agenda Items F.1 thru F.9.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray
NAY: None

G. INFORMATION/REPORTS

G.1 Oath of Office for Firefighters Alex Ayala and Mason Piatt.

G.2 City Manager Report
Nothing to Report

G.4 Council Reports

Councilman Reddick nothing to report.

Councilman Leete Ward is quiet.

Councilman Wald stated he was impressed on how the roads were maintained during the recent snow event. Thankful to staff.

Councilman Waugh all good in his ward, work has started up again on the 152 construction.

Councilwoman Balliew Ward is quiet.

Vice-Mayor Sholund stated he received one call but no message was left.

Mayor Ray expressed thanks to Silver Star for their street work during the snow event. Understands that the City did not have many reports regarding accidents during the storm. Encouraged everyone to read the City Manager report and indicated there was a Succession Plan presented by Mr. Rooney that was full of great information. Mr. Rooney and Mr. Battles represented the City very well at the CMAO meeting recently. "Coffee with the Mayor" kicked off yesterday, February 2. The first meeting had approximately 6 people who showed up to discuss upcoming projects. Very positive gathering.

H. DISCUSSION ITEMS

H.1 *Consideration of Contract Amendment with Wright Water.

City Manager, Tim Rooney stated that staff had been working with OWRB and Wright Water to amend the existing contract to accommodate the upcoming AMI process.

MOTION was made by **Councilman Waugh**, seconded by **Vice Mayor Sholund** to Approve the Amendment to the Wright Water Contract.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

H.2 Appointment of One(1) Member and One(1) Alternate to the ACOG Board of Directors and its Committees, the OEMA Board of Directors, and the Traffic Commission.

Mayor Ray noted that after reading the ACOG handbook, requirements prohibit staff from holding either position. It must be an elected official.

MOTION was made by **Councilwoman Balliew**, seconded by **Councilman Waugh** to Appoint **Vice Mayor Sholund** as Member and **Councilman Wald** as Alternate to the ACOG Board of Directors and its Committees.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

MOTION was made by **Mayor Ray**, seconded by **Vice Mayor Sholund** to Appoint **City Manager, Tim Rooney** to the OEMA Board of Directors.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

MOTION was made by **Councilman Wald**, seconded by **Councilwoman Balliew** to Appoint **Councilman Waugh** to the Traffic Commission.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

- H.3 Consideration of Preliminary Plat Application, PP-11-4-25-1-31, Spitler Lake Estates Section 4, Johnson & Associates, 26.26 Acres, 54 Lots.

Community Development Director, Ryan Conner informed Council that this was Phase 4 of Spitler Lake. The Plat would provide 54 single-family lots with a number of various sizes. The application has met all requirements and Staff recommends approval.

Councilman Waugh noted his appreciation of how the entire development has exceeded expectations.

Councilman Wald asked if the street layout will be available? **Conner** stated, Yes.

MOTION was made by Councilman Waugh, seconded by Councilman Leete to Approve the Preliminary Plat Application, PP-11-4-25-1-31, Spitler Lake Estates Section 4, Johnson & Associates, 26.26 Acres, 54 Lots.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

- H.4 Public Hearing and Consideration of Ordinance No. 1339, 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 a Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, and C-5 Zoned Districts to a revised Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, and C-5 Zoned Districts, Declaring Repealer, and Providing for Severability.

Community Development Director Ryan Conner stated that the above stems back to an approved project which has already been amended on more than one occasion. The applicants have returned wanting to make additional changes. Developer is asking to be sent back to the Planning Commission on the February 10, 2026 meeting to present.

Developer, Grant Humphries stated that it is Financially & Economically not feasible as approved.

Mayor Ray with a Motion, opened the meeting for a Public Hearing, seconded by **Vice Mayor Sholund**.

No movement. **Mayor Ray** declares Public Hearing closed.

MOTION was made by **Mayor Ray**, seconded by **Vice Mayor Sholund** to return the discussed Planned Unit Development back to the Planning Commission for additional amendments.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

H.5 Consideration of Cable Franchise Extension Agreement between the City of Mustang and CoxComm, LLC.

City Attorney, Jon Miller informed Council that this was an additional extension of the Agreement. It was originally extended in the December, 2025 Council Meeting with a deadline date of February 3, 2026. Asking for an additional extension.

MOTION was made by Councilman Leete seconded by **Councilwoman Balliew** to Approve the Cable Franchise Extension Agreement between the City of Mustang and CoxComm, LLC.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

H.6 Consideration of Professional Services Agreement between the City of Mustang and The Childs Law Firm, PLLC.

City Attorney, Jon Miller informed Council that the time is here for him to retire as City Attorney as of June 30, 2026 to be set tentatively at May 31, 2026. Mr. Miller has recommended that Ms. Beth Anne Childs of The Childs Law Firm be retained for recruiting purposes to fill the upcoming vacancy. She works primarily out of the Tulsa area and is currently the City Attorney for Bristow and Luther. Reasonable rate to perform task.

Councilman Wald congratulated Mr. Miller and expressed his incredible work was well appreciated. Understands that it's time.

Mayor Ray said it is bittersweet.

Councilman Leete echoed **Councilman Wald** and congratulated Mr. Miller as well.

Councilman Waugh thanked Mr. Miller and told him that he would be praying for his wife.

MOTION was made by Councilman Wald, seconded by **Vice Mayor Sholund** to Approve the Agreement between the City of Mustang and The Childs Law Firm, PLLC.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

H.7 Consideration of process for selecting a successor City Attorney for the City of Mustang.

City Attorney, Jon Miller introduced Beth Anne Childs, of The Childs Law Firm and turned a brief presentation over to her.

Ms. Childs stated that she has worked with Mr. Miller for a longtime. Recruitment and Retainment of City Attorneys is a passion of hers. It's hard to find a good attorney when Law Debt is \$187,000. Her firm will "get the word out" by using publications and locations for the advertisement in venues such as Oklahoma Bar Journal, OAMAListServ and the City of Mustang's website.

The proposed timeline will be as follows:

- 1) Applications submitted by March 14, 2026
- 2) Target completion date of March 21, 2026 to rank applicants
- 3) Target completion date of March 31, 2026 to interview applicants
- 4) Target completion date of April 3, 2026 to Negotiate with successful Candidate
- 5) Anticipated start date of May 1, 2026.

Vice Mayor Sholund asked if they would breakdown the experience and salary needs of the candidates and break down the area of expertise?

Ms. Childs indicated that she would probably just make a recommendation.

MOTION was made by **Councilman Leete**, seconded by **Vice Mayor Sholund** to Approve the process for selecting a successor City Attorney for the City of Mustang.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: none

I. **MATTERS FOR EXECUTIVE SESSION**

- I.1 Consideration of possible purchase of real property; and, possible executive session as authorized by 25 Okla. State. 307(b)(3).

MOTION to Adjourn to Executive Session made by **Councilman Wald** seconded by **Councilman Leete** at 7:55 pm.

AYE: Reddick, Wald, Waugh, Balliew, Sholund, Ray
NAY: None

Returned from Executive Session at 8:11pm.

MOTION was made by **Councilman Reddick** seconded by **Councilman Leete** to approve the Agreement between the City of Mustang and the Robert L. Crout, III Trust.

AYE: Reddick, Wald, Waugh, Balliew, Sholund, Ray
NAY: None

- I.2 Consideration of City Attorney's Employment Agreement; and, Proposed Executive Session as authorized by 25 Okla. State 307(B)(1).

MOTION was made by **Vice Mayor Sholund** seconded by **Councilwoman Balliew** to approve the First Amendment to Employment Agreement of the City Attorney.

AYE: Reddick, Wald, Waugh, Balliew, Sholund, Ray
NAY: None

J. ADJOURNMENT

MOTION was made by **Mayor Ray** seconded by **Councilman Wald**, to adjourn.

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: none

The meeting was adjourned at **8:12 p.m.**

Mayor, Michael Ray

Attest:

Tammi Noblitt, City Clerk



Agenda Item No: F.2

Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Ashley Neely

Submitting Department: Finance

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

Claims List for FY26

Recommendation:

Approve.

Initiator:

Lea Willrath

Background:

Claims List for FY26

Financial Impact:

\$473,257.57

Staff Comments:

Attachments:

[GF Claims List - FY26.pdf](#)

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00 MAYOR AND COUNCIL						
26-0222	01-C0108	COWAN GROUP ENGINEERING, L	ENGINEERING FEES	2/2026	10582	948.00
DEPARTMENT TOTAL:						948.00
DEPARTMENT: 11 CITY MANAGER						
26-0025	01-B0274	HEALTH CARE SERVICE CORPOR	RETIREE HEALTH INSURANCE	2/2026	202602135093	5,233.56
26-0324	01-C0020	CANADIAN COUNTY CLERK	FILING FEES - EASEMENTS	2/2026	R919594	24.00
26-0024	01-D1082	DELTA DENTAL PLAN OF OKLAHO	RETIREE DENTAL INSURANCE	2/2026	202602135095	614.64
26-0275	01-J1071	CRUSH ENTERPRISES LLC	CLEANING SERVICES	2/2026	INV285961	880.00
26-0288	01-M0200	MUSTANG FLOWERS & GIFTS, IN	FLORAL ARRANGEMENTS	1/2026	1000066741	155.00
26-0023	01-S0137	STANDARD INSURANCE COMPANY	RETIREE VISION INSURANCE	2/2026	202602135105	111.80
DEPARTMENT TOTAL:						7,019.00
DEPARTMENT: 12 LIBRARY						
26-0958	01-A0170	AMAZON CAPITAL SERVICES	ADULT BOOKS	2/2026	11GP-99DP-N737	738.22
26-1066	01-H0193	HAMPTON FIRE & SECURITY	PROKEY CARD ENTRANCE	12/2025	1245777416dh	2,504.10
26-1190	01-H0193	HAMPTON FIRE & SECURITY	PROKEY CARD ENTRANCE	1/2026	12457928	320.00
26-0096	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO	1/2026	508339578	205.76
DEPARTMENT TOTAL:						3,768.08
DEPARTMENT: 13 PARKS AND RECREATION						
26-1181	01-B1026	B&C APPAREL	STAFF SHIRTS	1/2026	4637	601.35
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	1/2026	4257230928	56.88
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	2/2026	4258707785	28.44
26-0192	01-C0286	CIVICPLUS, LLC	CIVIC REC SOFTWARE FEES	1/2026	363064	716.82
26-0191	01-F0078	DAIOHS USA, INC	MEETING SUPPLIES	2/2026	OK-1020470	100.30
26-1246	01-RF0184	HANNAH LAMPSON	ROOM RENTAL REFUND	1/2026	202602135104	180.00
26-1273	01-RF0185	KEITH BAILEY	ROOM RENTAL REFUND	2/2026	202602135112	250.00
26-0193	01-T0185	TRAF-SYS INC.	PEOPLE COUNTER SOFTWARE	2/2026	0038260	240.00
DEPARTMENT TOTAL:						2,173.79

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15 GENERAL GOVERNMENT						
26-0245	01-D0088	STATE OF OKLAHOMA - DEPARTMINMATE LABOR		2/2026	UNCCC-306 0126	540.00
26-0534	01-I1119	STEPHENSON WHOLESALE CO., IDRINKS FOR RESALE		2/2026	8081564A	173.46
26-0035	01-S0085	SILVER STAR CONSTRUCTION COSTREETS & MOWING CONTRACT		1/2026	36091	80,671.89
26-0356	01-S0173	STANDLEY SYSTEMS, LLC COPIER LEASE/USAGE		1/2026	INV1913305	2,186.32
26-0354	01-S0306	SETH BRANDON SHAY PEST CONTROL SERVICES		1/2026	12826-1	760.00
DEPARTMENT TOTAL:						84,331.67
DEPARTMENT: 18 TOWN CENTER						
26-0732	01-A0110	ALL SEASON BUILDING SUPPLY EQUIPMENT		1/2026	429283	39.97
26-0205	01-A0227	ALLIED ELEVATOR SERVICES, IMONTHLY MAINTENANCE		1/2026	2151299	1,175.98
26-0201	01-C0106	CINTAS CORPORATION NO. 2 JANITORIAL SUPPLIES		1/2026	4257230928	1,274.48
26-0201	01-C0106	CINTAS CORPORATION NO. 2 JANITORIAL SUPPLIES		2/2026	4258707785	499.45
26-1038	01-D0134	DON'S PLUMBING INC PLUMBING REPAIRS		1/2026	WO-10045	1,167.50
26-0203	01-H0165	HD SUPPLY, INC JANITORIAL SUPPLIES		1/2026	9245224227	715.29
26-0199	01-J1071	CRUSH ENTERPRISES LLC TOWN CENTER CLEANING		2/2026	INV285963	3,595.00
26-0212	01-L0052	LOCKE SUPPLY CO LIGHT BULBS		1/2026	57472174-00	140.50
26-0200	01-R0129	RED EARTH ENVIRONMENTAL DISPOSAL OF BBP		1/2026	605993	125.00
DEPARTMENT TOTAL:						8,733.17
DEPARTMENT: 19 BALL COMPLEX						
26-0732	01-A0110	ALL SEASON BUILDING SUPPLY EQUIPMENT		1/2026	429180	207.64
26-0805	01-B1019	BEN E. KEITH COMPANY CONCESSIONS SUPPLIES		2/2026	55944546	804.12
26-0806	01-I1119	STEPHENSON WHOLESALE CO., ICONCESSIONS SUPPLIES		2/2026	8081564	865.34
26-1237	01-P0185	PERRY WEATHER PERRY WEATHER		2/2026	12653A	154.50
26-0994	01-S0258	TRAVIS E GROOMS IRRIGATION REPAIRS		2/2026	19912A	633.66
26-1115	01-S0258	TRAVIS E GROOMS IRRIGATION CONTROLLER		1/2026	19880	2,560.00
26-1201	01-S0258	TRAVIS E GROOMS SPRINKLER SYSTEM CONTROLS		2/2026	19912	1,700.00
DEPARTMENT TOTAL:						6,925.26
DEPARTMENT: 31 COMMUNITY DEVELOPMENT						
26-1222	01-M1040	JESS MURRELL OCEA SPRING CONFERENCE		1/2026	202602135102	118.00
DEPARTMENT TOTAL:						118.00

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41 POLICE						
26-0405	01-B0006	KARBS TOWING LLC	MISC. TOWING NEEDS	1/2026	26-85961	125.00
26-0405	01-B0006	KARBS TOWING LLC	MISC. TOWING NEEDS	2/2026	26-86102	50.00
26-0403	01-B0090	LEEDS WEST INVESTMENT GROUP	OIL CHANGES	1/2026	036052-76219	90.04
26-0403	01-B0090	LEEDS WEST INVESTMENT GROUP	OIL CHANGES	2/2026	036052-76518	95.04
26-0411	01-C0232	COPS PRODUCTS, LLC	BALLISTIC VESTS	2/2026	202507141	1,031.70
26-0462	01-C0232	COPS PRODUCTS, LLC	OUTER CARRIER	2/2026	202507141A	373.00
26-0465	01-C0232	COPS PRODUCTS, LLC	ACADEMY UNIFORMS	1/2026	202507405A	72.30
26-1015	01-C0232	COPS PRODUCTS, LLC	UNIFORMS FOR NEW HIRES	2/2026	202507202	1,426.74
26-1016	01-C0232	COPS PRODUCTS, LLC	ACADEMY UNIFORMS	1/2026	202507405	587.40
26-0418	01-F0078	DAIOHS USA, INC	ICE MACHINE RENTAL & SERV	2/2026	OK-1056921	141.75
26-1262	01-J0145	JOHNSON AUTO GLASS, INC.	WINDSHIELD - UNIT 255	2/2026	786849	445.00
26-0422	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	2/2026	INV285962	1,585.00
26-0423	01-M0170	DAVID L. MORRIS	MISC VEHICLE MAINTENANCE	1/2026	206-01212026	198.00
26-0428	01-S0330	STREETS, LLC	HVAC MAINT & REPAIRS	1/2026	S43-0126	5,438.00
26-0430	01-T0029	WEST PUBLISHING CORPORATION	CLEAR INVESTIGATIVE TOOL	2/2026	853158905	277.67
26-0495	01-U0055	UNIFIRST HOLDINGS INC.	ENTRY MATS CLEANING	1/2026	2770308221	40.56
26-0435	01-V0028	DIGITALMARKETS INC	AUDIO LOGGER SUPPORT	2/2026	8049	4,568.00
26-0466	01-W1164	WELCO ELECTRIC INC	ELECTRICAL REPAIRS	1/2026	60217	251.30
DEPARTMENT TOTAL:						16,796.50
DEPARTMENT: 42 ANIMAL WELFARE						
26-0444	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	2/2026	INV285960	395.00
26-1044	01-O0273	OKLAHOMA HUMANE SOCIETY	VETERINARY SERVICES	1/2026	2380904	350.00
26-1044	01-O0273	OKLAHOMA HUMANE SOCIETY	VETERINARY SERVICES	2/2026	2384510	230.00
26-0046	01-P0181	PLAN-IT FIRE, LLC	MONTHLY ALARM MONITORING	2/2026	20260496	41.00
DEPARTMENT TOTAL:						1,016.00
DEPARTMENT: 51 FIRE						
26-0392	01-A0110	ALL SEASON BUILDING SUPPLY	BUILDING REPAIR & MAINT	1/2026	431651	31.36
26-1239	01-B0137	BOUND TREE MEDICAL LLC	EMS SUPPLIES	1/2026	86075805	825.00
26-1207	01-B0154	ICE MAKER SALES & SERVICE	ICE MAKER MAINTENANCE	1/2026	1114986-IN	949.49
26-1278	01-C2239	CLAYTON HARLAND	MAKITA TRAINING-PER DIEM	2/2026	202602135094	118.00
26-1298	01-J2238	JUSTIN MARSCHALL	TUITION REIMBURSEMENT	12/2025	202602135097	563.85
26-0391	01-O0025	O'REILLY AUTOMOTIVE STORES,	VEHICLE REPAIR & MAINT	2/2026	0309-426275	204.31
26-1277	01-S0230	ALLEN SYLVESTER	MAKITA TRAINING-PER DIEM	2/2026	202602135106	118.00
26-0379	01-S1318	STRYKER INTEGRATED SOLUTION	FIRE ALARM MONITORING	2/2026	26-84	330.00
DEPARTMENT TOTAL:						3,140.01
FUND TOTAL:						134,969.48

2/17/2026 8:56 AM

PURCHASE ORDER CLAIM REGISTER

PAGE: 4

FUND: 05 - PARK IMPROVEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-1052	01-D0177	DUTTON RENT ALL, INC.	PORT-A-POTTY RENTALS	1/2026	112335C-3	213.15
DEPARTMENT TOTAL:						213.15
FUND TOTAL:						213.15

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PURCHASE ORDER CLAIM REGISTER

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FUND: 07 - LIBRARY

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07		ADMINISTRATION				
26-1243	01-G0151	ANGELA PEÑA	2026 SRP KICKOFF	1/2026	JAN272026	100.00
DEPARTMENT TOTAL:						100.00
FUND TOTAL:						100.00

FUND: 11 - PARK'S DONATION

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-1181	01-B1026	B&C APPAREL	STAFF SHIRTS	1/2026	4637A	600.00
26-1186	01-B1026	B&C APPAREL	STAFF SHIRTS	1/2026	4633	3,955.66
26-1282	01-D0081	DALLAS RICHARDSON	DJ - DAD & DAUGHTER DANCE	2/2026	5789	2,675.00
DEPARTMENT TOTAL:						7,230.66
FUND TOTAL:						7,230.66

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PURCHASE ORDER CLAIM REGISTER

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FUND: 14 - STREET/DRAINAGE IMP

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
26-0484	01-C0108	COWAN GROUP ENGINEERING, LLE ELDER DR CULVERT			2/2026 10583	1,730.50
DEPARTMENT TOTAL:						1,730.50
FUND TOTAL:						1,730.50

FUND: 39 - LIMITED PURPOSE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 05 INFORMATION TECHNOLOGY						
26-1249	01-C1068	CDW LLC	SOPHOS MDR SECURITY	1/2026	AH8IV6L	24,810.67
DEPARTMENT TOTAL:						24,810.67
DEPARTMENT: 13 PARK AND RECREATION						
26-1197	01-C1068	CDW LLC	SERVER RACK & KVM	1/2026	AH7BT5B	2,903.69
DEPARTMENT TOTAL:						2,903.69
DEPARTMENT: 19 BALL COMPLEX						
26-1236	01-P0185	PERRY WEATHER	PERRY WEATHER	2/2026	12653	3,090.00
DEPARTMENT TOTAL:						3,090.00
DEPARTMENT: 20 AQUATICS						
26-0508	01-S0398	WATERLOO TENT & TARP CO	INCOCTAGON PICNIC TABLES	1/2026	202602135092	8,577.50
DEPARTMENT TOTAL:						8,577.50
DEPARTMENT: 44 SUPPORT SERVICES						
26-1263	01-S0330	STREETS, LLC	DISPATCH BACKUP AC	2/2026	43935425	9,131.00
DEPARTMENT TOTAL:						9,131.00
DEPARTMENT: 51 FIRE						
26-1196	01-C1068	CDW LLC	MOUNTING HARDWARE- IPADS	1/2026	AH7PX3F	3,276.61
26-0363	01-T0232	TRUIST BANK	2019 AERIAL LADDER TRUCK	2/2026	202602135107	61,664.70
DEPARTMENT TOTAL:						64,941.31
DEPARTMENT: 72 WATER						
26-0281	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	1/2026	57479063-00	109.05
DEPARTMENT TOTAL:						109.05
FUND TOTAL:						113,563.22

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00 ADMINISTRATION						
26-0933	01-C0338	TWO OAKS INVESTMENTS LLC	WORKERS COMPENSATION TPA	1/2026	5775	833.33
26-1304	01-E0007	EMERGENCY PHYSICIANS OF MIDWC	CLAIMS	1/2026	202602135096	211.63
26-1306	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC	CLAIMS	1/2026	202602135101	99.55
26-1307	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC	CLAIMS	1/2026	202602135100	102.34
26-1308	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC	CLAIMS	2/2026	202602135098	54.14
26-1305	01-M1237	MCBRIDE CLINIC ORTHOPEDIC HWC	CLAIMS	1/2026	202602135103	116.20
26-1311	01-V0063	VALERE MEDICAL PLLC	WC CLAIMS	1/2026	202602135110	295.57
26-1309	01-V0106	VALIR OUTPATIENT CLINICS,	LWC CLAIMS	1/2026	202602135108	1,049.38
26-1310	01-V0106	VALIR OUTPATIENT CLINICS,	LWC CLAIMS	1/2026	202602135109	1,326.96
DEPARTMENT TOTAL:						4,089.10
FUND TOTAL:						4,089.10

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01 CITY ATTORNEY						
26-0021	01-H0045	RALPH STEVEN HUDDLESTON	JUDGE	3/2026	202602255212	1,900.00
26-0020	01-O0042	MICHEAL S. OGLESBY	CITY PROSECUTOR	3/2026	202602255213	864.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	34.00
DEPARTMENT TOTAL:						2,798.00
DEPARTMENT: 05 INFORMATION TECHNOLOGY						
26-0327	01-C1068	CDW LLC	TONER CARTRIDGES	2/2026	AH9UJ4Y	109.38
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	25.00
DEPARTMENT TOTAL:						134.38
DEPARTMENT: 11 CITY MANAGER						
26-0324	01-C0020	CANADIAN COUNTY CLERK	FILING FEES - EASEMENTS	2/2026	R919913	44.00
26-1363	01-M0234	MUSTANG TIMES, LLC	LEGAL PUBLICATIONS	2/2026	MT620324	125.40
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	83.00
DEPARTMENT TOTAL:						252.40
DEPARTMENT: 12 LIBRARY						
26-1192	01-F0076	MICHELLE FERGUSON	2026 OLA CONFERENCE	1/2026	202602255211	118.00
26-0088	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - JUVENILE	2/2026	94621160	798.66
26-0089	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - YA	2/2026	94621161	222.11
26-1320	01-M0332	ANNE CONAWAY-CAMPBELL MORALPAINT PROGRAMS - FEBRUARY		2/2026	FEB26	120.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	4.00
26-1193	01-S2021	JULIE SLUPE	2026 OLA CONFERENCE	1/2026	202602255216	113.00
DEPARTMENT TOTAL:						1,375.77
DEPARTMENT: 13 PARKS AND RECREATION						
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	2/2026	4259439723	155.15
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	133.00
26-1336	01-RF0186	JAMIE TERRY	4 & 5 BASKETBALL- REFUND	2/2026	96385215CR	45.00
26-1342	01-RF0188	NARESH PATEL	MEMBERSHIP REFUND	2/2026	10122628CR	30.00
DEPARTMENT TOTAL:						363.15

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15 GENERAL GOVERNMENT						
26-0037	01-A1000	ATWOOD DISTRIBUTING L.P.	ATWOODS SALES TAX	3/2026	202602255217	20,217.89
26-0537	01-K0127	KG SC HOLDINGS, LLC	HOMELAND TAX REBATE	3/2026	202602255219	5,000.00
26-0002	01-00014	OKLAHOMA MUNICIPAL ASSURANC	GEN LIAB/AUTO INSURANCE	2/2026	FEB152026GL	48,836.75
26-0003	01-00014	OKLAHOMA MUNICIPAL ASSURANC	PROPERTY INSURANCE	2/2026	FEB152026PROP	15,342.25
26-1354	01-00014	OKLAHOMA MUNICIPAL ASSURANC	PROPERTY INSURANCE	2/2026	FEB152026APROP	40,438.00
26-1353	01-00027	OMECORP LLC	MAIL MACHINE SUPPLIES	2/2026	309653	128.50
DEPARTMENT TOTAL:						129,963.39
DEPARTMENT: 18 TOWN CENTER						
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	2/2026	4259439723	1,215.51
26-1266	01-C1192	CENTRAL OKLAHOMA WINNELSON	WATER FOUNTAIN-REC CNTR	2/2026	33570901	1,822.00
26-1286	01-C1192	CENTRAL OKLAHOMA WINNELSON	WATER FOUNTAIN	2/2026	33570901A	558.22
26-1267	01-D0144	DON-CO SEWER & DRAIN LLC	INSTALL WATER FOUNTAIN	2/2026	10430	775.00
26-0202	01-E0115	THE TRANZONIC COMPANIES	GYM WIPES	12/2025	IN05652297	199.80
26-0203	01-H0165	HD SUPPLY, INC	JANITORIAL SUPPLIES	1/2026	9245136634	29.85
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	17.00
26-1142	01-W0132	WIPES LLC	GYM WIPES	2/2026	23132	189.94
26-0216	01-W0139	WEATHERMAN MECHANICAL, INC	FALL PM	12/2025	S-A26351	1,366.44
26-0216	01-W0139	WEATHERMAN MECHANICAL, INC	FALL PM	1/2026	S-A26606	833.56
26-1161	01-W0139	WEATHERMAN MECHANICAL, INC	HVAC REPAIRS	1/2026	S-A26606A	243.12
26-1161	01-W0139	WEATHERMAN MECHANICAL, INC	HVAC REPAIRS	2/2026	S-A26625	1,375.00
DEPARTMENT TOTAL:						8,625.44
DEPARTMENT: 19 BALL COMPLEX						
26-1086	01-C1068	CDW LLC	WIRELESS BRIDGE	2/2026	AH91F5V	2,832.00
26-0842	01-L0052	LOCKE SUPPLY CO	SUPPLIES	2/2026	57590894-00	266.00
26-0804	01-P0144	PEPSICO BEVERAGE SALES, LLC	CONCESSIONS SUPPLIES	2/2026	58078610	2,290.35
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	58.00
DEPARTMENT TOTAL:						5,446.35
DEPARTMENT: 20 AQUATICS						
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	17.00
DEPARTMENT TOTAL:						17.00

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 21		FINANCE				
26-1271	01-M0115	MTM RECOGNITION CORPORATION	NAME PLATES & BRACKETS	2/2026	6273408	46.00
26-0362	01-M1030	THE MEADOWS CENTER FOR OPP	DOCUMENT SHREDDING	2/2026	10391662	570.08
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	42.00
26-1355	01-T1040	TYLER TECHNOLOGIES, INC.	PCI SERVICE FEE	2/2026	CI100-00259428	225.00
DEPARTMENT TOTAL:						883.08
DEPARTMENT: 31		COMMUNITY DEVELOPMENT				
26-0173	01-M0234	MUSTANG TIMES, LLC	LEGAL PUBLICATION	2/2026	MT620325	63.10
26-1128	01-M0234	MUSTANG TIMES, LLC	BLANKET FOR LEGALS	2/2026	MT620325A	12.80
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	58.00
26-1337	01-RF0187	405 PLUMBING & SEPTIC	PERMIT FEES - REFUND	2/2026	RECEIPT11CR	91.98
DEPARTMENT TOTAL:						225.88
DEPARTMENT: 41		POLICE				
26-0400	01-A0039	ASC INCORPORATED	MISC. VEHICLE PARTS	1/2026	218814	57.61
26-0835	01-H0180	HUGHES IMAGING & PHOTOGRAPH	DEPARTMENT PHOTOS	2/2026	2169	52.00
26-1074	01-M0115	MTM RECOGNITION CORPORATION	SERVICE AWARDS	2/2026	6272699	1,120.00
26-1075	01-M0115	MTM RECOGNITION CORPORATION	BADGES	2/2026	6272700	1,020.00
26-0423	01-M0170	DAVID L. MORRIS	MISC VEHICLE MAINTENANCE	2/2026	274-02182026	245.00
26-0414	01-O0179	STATE OF OKLAHOMA	BOILER INSPECTIONS	2/2026	B995348	50.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	808.00
DEPARTMENT TOTAL:						3,352.61
DEPARTMENT: 42		ANIMAL WELFARE				
26-0443	01-D0090	STATE OF OK - DEPT OF PUBLI	OLETS USER FEES	2/2026	LET-021790A	18.00
26-0450	01-H0182	HALO ANIMAL HOSPITAL	VETERINARY SERVICES	2/2026	453671	80.00
26-1084	01-M0115	MTM RECOGNITION CORPORATION	BADGE ORDER	2/2026	6272716A	85.00
26-1147	01-M0115	MTM RECOGNITION CORPORATION	BADGE ORDER	2/2026	6272716	85.00
26-1044	01-O0273	OKLAHOMA HUMANE SOCIETY	VETERINARY SERVICES	2/2026	2386440	410.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	25.00
26-0445	01-S0330	STREETS, LLC	HVAC MAINT AGREEMENT	2/2026	S184-0226	1,822.00
DEPARTMENT TOTAL:						2,525.00

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 44						
SUPPORT SERVICES						
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	81.00
DEPARTMENT TOTAL:						81.00
DEPARTMENT: 51						
FIRE						
26-0392	01-A0110	ALL SEASON BUILDING SUPPLY	BUILDING REPAIR & MAINT	2/2026	433531	84.56
26-1199	01-C0306	CANTRELL EXTERIOR FINISHES,	REPAIRS FOR BC SHOWER	2/2026	9052023-70	575.00
26-1303	01-C0306	CANTRELL EXTERIOR FINISHES,	ROOF REPAIR - SHINGLES	2/2026	3342	285.00
26-1225	01-N0003	NORTH AMERICA FIRE EQUIPMEN	BUNKER PANT REPAIR	2/2026	1398540	304.85
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	3/2026	202602255215	750.00
26-0371	01-U0055	UNIFIRST CORPORATION	SHOP TOWEL SERVICE	2/2026	2770311776	89.41
DEPARTMENT TOTAL:						2,088.82
FUND TOTAL:						158,132.27

FUND: 05 - PARK IMPROVEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-1274	01-D0167	ZW USA INC	DOG WASTE DISPOSAL BAGS	2/2026	801445	478.62
26-1052	01-D0177	DUTTON RENT ALL, INC.	PORT-A-POTTY RENTALS	2/2026	112335D-3	213.15
DEPARTMENT TOTAL:						691.77
FUND TOTAL:						691.77

FUND: 07 - LIBRARY

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07		ADMINISTRATION				
26-1191	01-B1115	SHEILA BARNARD	OK LIB ASSOC ANNUAL CONF	3/2026	202602255210	170.00
26-0991	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS	2/2026	94621162	450.53
DEPARTMENT TOTAL:						620.53
FUND TOTAL:						620.53

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PURCHASE ORDER CLAIM REGISTER

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FUND: 08 - PD TRAFFIC ENFORCEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE ENFORCEMENT				
26-0415	01-D0090	STATE OF OK - DEPT OF PUBLIOLETS ACCESS FEES			2/2026 LET-021790	737.00
DEPARTMENT TOTAL:						737.00
FUND TOTAL:						737.00

FUND: 14 - STREET/DRAINAGE IMP

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
26-0007	01-S0085	SILVER STAR CONSTRUCTION COMAINTENANCE CAPS		1/2026	36092	27,793.55
DEPARTMENT TOTAL:						27,793.55
FUND TOTAL:						27,793.55

FUND: 39 - LIMITED PURPOSE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13 PARK AND RECREATION						
26-1315	01-G0086	W.W. GRAINGER, INC.	REPLACEMENT FOR FUNDING	2/2026	9810058454	361.04
DEPARTMENT TOTAL:						361.04
DEPARTMENT: 15 GENERAL GOVERNMENT						
26-1302	01-G0040	GENTRY SERVICE & REPAIR, INHEAT UNIT REPAIR		2/2026	260112	635.00
DEPARTMENT TOTAL:						635.00
DEPARTMENT: 20 AQUATICS						
26-1295	01-A1120	AMUSEMENT RESTORATION COMPAPAIN SLIDE		2/2026	2219	7,112.50
DEPARTMENT TOTAL:						7,112.50
DEPARTMENT: 51 FIRE						
26-1196	01-C1068	CDW LLC	MOUNTING HARDWARE- IPADS	2/2026	AI1PP6Y	3,282.29
DEPARTMENT TOTAL:						3,282.29
DEPARTMENT: 72 WATER						
26-0164	01-C1197	CORE & MAIN LP	PARTS FOR WATER LINES	2/2026	CNV1000024118	669.15
26-1209	01-C1197	CORE & MAIN LP	PARTS FOR WATER LINES	2/2026	CNV1000024118A	849.37
26-0281	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	2/2026	57586584-00	24.60
26-1025	01-P0049	PIONEER SUPPLY LLC	METERS & WATERLINE PARTS	2/2026	INV94374	7,738.80
DEPARTMENT TOTAL:						9,281.92
DEPARTMENT: 75 SEWER						
26-0281	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	2/2026	57586584-00CR	1.23-
DEPARTMENT TOTAL:						1.23-
FUND TOTAL:						20,671.52

FUND: 69 - RISK MANAGEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-1358	01-I1030	INTEGRIS CANADIAN VALLEY HOWC CLAIMS		2/2026	202602255218	906.73
26-1356	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC CLAIMS		2/2026	202602255220	376.86
26-1357	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC CLAIMS		2/2026	202602255221	48.30
26-1360	01-V0063	VALERE MEDICAL PLLC	WC CLAIMS	2/2026	202602255222	811.57
26-1359	01-V0106	VALIR OUTPATIENT CLINICS, LWC CLAIMS		2/2026	202602255223	571.36
DEPARTMENT TOTAL:						2,714.82
FUND TOTAL:						2,714.82

MAR 2026 VISA

<u>DEPT</u>		
<u>501</u>	ATTORNEY	\$ 3,000.00
511	CITY MANAGER	\$ 2,100.00
512	LIBRARY	\$ 6,000.00
513	PARKS & RECREATION	\$ 14,000.00
515	GENERAL GOVERNMENT	\$ 3,100.00
518	TOWN CENTER	\$ 3,000.00
520	AQUATICS	\$ 1,000.00
521	FINANCE	\$ 500.00
531	COMM. DEV.	\$ 1,600.00
541	POLICE	\$ 8,500.00
551	FIRE	\$ 7,000.00
TOTAL		\$ 49,800.00

The City Manager has the authority to approve all claim's up to \$50,000 per Ordinance #1153.



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Julie Slupe

Submitting Department: Library

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

Approval to Turn Past Due Library Accounts over to Collection Agency.

Recommendation:

Approve.

Initiator:

Julie Slupe

Background:

Past Due Accounts for February 2026.

Financial Impact:

2,280.37

Staff Comments:

Attachments:

[Februray 2026 Collections City Council Copy.pdf](#)

NAME/RESPONSIBLE PARTY	CITY, STATE, ZIP	BOOK BALANCE
KATELYNN "KAYTON" DUVALL	OKLAHOMA CITY, OK. 73128	\$96.90
RACHEL M ARNEY	YUKON, OK. 73099	\$57.90
CINDY MATHIS	TUTTLE, OK. 73089	\$53.95
BRAIDEN NICOLE HAUGAN-STUBBS	MUSTANG, OK. 73064	\$94.14
KAYLEE TYLER NACOAL BENNETT	YUKON, OK. 73099	\$146.11
SHAMARI N RAMIREZ	MUSTANG, OK. 73064	\$54.98
AMANDA STORME FREEMAN	OKLAHOMA CITY, OK. 73128	\$82.95
KAYLA NICOLE MARQUEZ	MUSTANG, OK. 73064	\$140.86
CHAD ELLIOTT LETSON	YUKON, OK. 73099	\$61.97
JOSE E RODRIGUEZ	YUKON, OK. 73099	\$55.98
JOSE E RODRIGUEZ	YUKON, OK. 73099	\$53.85
KIRSTEN ANNISE SWINDELL	YUKON, OK. 73099	\$172.67
KYLEE MADISON MILBOURN	YUKON, OK. 73099	\$136.87
SAGE JOY ANGELOV	YUKON, OK. 73099	\$73.86
JASON WILLIAM RALEY	MUSTANG, OK. 73064	\$341.82
CHRISTENIA S HOOD	MUSTANG, OK. 73064	\$340.68
CHRISTENIA S HOOD	MUSTANG, OK. 73064	\$124.93
CHRISTENIA S HOOD	MUSTANG, OK. 73064	\$25.98
JAYME DAWN EIDSON	OKLAHOMA CITY, OK. 73099	\$81.03
JAYME DAWN EIDSON	OKLAHOMA CITY, OK. 73099	\$82.94
	TOTAL FOR INDIVIDUALS	\$1,453.01
	TOTAL FOR FAMILY GROUP	\$827.36
	OVERALL TOTAL	\$2,280.37



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Justin Battles

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

2026 Notice of Trustees Election for OMAG and Nomination process.

Recommendation:

Motion to Nominate Justin Battles for the OMAG Board of Trustees.

Initiator:

Background:

Three (3) positions on the Board of Trustees for OMAG are to be filled by election to a three-year term commencing July 1, 2026. Each municipality that has adopted the "Agreement Establishing the Oklahoma Municipal Assurance Group" may nominate up to two candidates using the attached nomination form. Nominations must be received by OMAG no later than March 15, 2026. Currently, Mr. Battles is up for reelection and would like to be nominated again. He has served for the last three years, and currently serves as the Chairman.

Financial Impact:

Staff Comments:

Attachments:

[OMAG Nominations 2026.pdf](#)



3650 S. Boulevard • Edmond, OK 73013 • omag.org
405.657.1400 • 800.234.9461 • FAX 405.657.1401

TO: Clerk of Member Cities and Towns of the
Oklahoma Municipal Assurance Group (OMAG)

FROM: Suzie Paulson, OMAG Executive Director

DATE: January 2026

SUBJECT: 2026 Notice of Trustees Election

Notice is hereby given that three (3) positions on the Board of Trustees of the Oklahoma Municipal Assurance Group are to be filled by election to three-year terms commencing on July 1, 2026. The present office holders whose positions will expire are:

Mr. Justin Battles, Assistant City Manager of the City of Mustang
Mr. Tim Lyon, City Manager of the City of Midwest City
Ms. Pam Polk, City Manager of the City of Durant

The remaining members on the Board of Trustees are:

Mr. Michael Bailey, City Manager of the City of Bartlesville
Mr. Craig Stephenson, City Manager of the City of Ponca City
Ms. Lindsey Grigg-Moak, City Clerk of the City of El Reno
Ms. Vickie Patterson, City Manager of the City of Broken Bow

Each municipality that has adopted the *Agreement Establishing the Oklahoma Municipal Assurance Group* may nominate up to two candidates using the attached nomination form. **Nominations must be received by OMAG no later than March 15, 2026.**

Each nominee must be an elected or appointed official of an OMAG-member municipality.

The election will be conducted by mail ballot in May. Only those candidates nominated by this process will appear on the election ballot.

Your nomination must be:

1. *Submitted on the attached form; and*
2. *Signed by the Mayor; and*
3. *Attested to by the City Clerk; and*
4. *Returned to OMAG no later than March 15, 2026, by: (a) faxing to OMAG at (405) 657-1401; (b) emailing to elections@omag.org or (c) sending the form by mail.*

If you have any questions about this election process, please contact Brian Holland at bholland@omag.org or visit www.omag.org/election-nominations

2026 NOMINATION TO THE OMAG BOARD OF TRUSTEES

Nominee's Name: _____

Check One: ☐ Nominee is an Official of This Municipality

☐ Nominee is an Official of the City/Town of: _____

Nominee's Office: **Position Title:** _____

Position Type: ☐ Elected Official ☐ Employee ☐ Other

Rules Regarding the Biographical Sketch:

- Maximum of 50 words. If longer, only the first 50 words will be published on the ballot.
- Biography will be published as written and without corrections.

Nominee's Biographical Sketch: _____

The City/Town of _____ hereby nominates the above-named person as a Candidate for a three-year term on the OMAG (Oklahoma Municipal Assurance Group) Board of Trustees for the term commencing on July 1, 2026.

Signed: _____

Mayor

Attest: _____

Clerk

Date: _____

The City of Mustang

Proclamation

WHEREAS, autism affects an estimated 1 in 44 children and 1 om 45 adults affecting each person differently, resulting in unique strengths and challenges; and

WHEREAS, autism can cause challenges with verbal and nonverbal communication, social interaction, and repetitive behaviors, and can affect anyone, regardless of age, race, ethnicity, gender, or socioeconomic background; and

WHEREAS, autism is often accompanied by medical conditions that impact quality of life; and

WHEREAS, a comprehensive, collaborative approach will help to advance research, providing a better understanding of autism spectrum disorder, while strengthening advocacy efforts and ensuring access to services and resources throughout the life span; and

WHEREAS, early diagnosis and intervention tailored to individual needs can have lifelong benefits, easing the transition to adulthood and fostering greater independence; and

WHEREAS, each person and family affected by autism should have access to reliable information, supports and opportunities to live up to their greatest potential; and

WHEREAS, the City of Mustang is honored to take part in the annual observance of **Autism Awareness & Acceptance Month** to address the diverse needs of individuals and families affected by autism;

WHEREAS, the City of Mustang Fire Department will be hosting an Autism Community Risk Reduction Day from 10 AM to Noon on March 28, 2026, where several community organizations and churches will have booths and families will be able to voluntarily register anyone with a disability thus providing information to responders regarding sensory needs of the patient before making contact.

NOW, THEREFORE, I, Michael Ray, Mayor of the City of Mustang, do hereby proclaim April, 2026 as

“Autism Awareness & Acceptance Month”

in the City of Mustang, Oklahoma, to increase understanding and acceptance of people with autism spectrum disorder.

GIVEN under my hand and seal of the City of Mustang, Oklahoma, this 3rd day of March, 2026.

Michael S. Ray, Mayor

ATTEST:

Tammi Noblitt, City Clerk



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

Consideration of Acceptance of Bids for the W. Elder Drive Culvert Replacement Project

Recommendation:

Recommend rejection of H&H Construction and Acceptance of remaining Bids.

Initiator:

David Russell

Background:

This project will replace a failure drainage structure in the 500 block of W. Elder Drive. The project was advertised for bids and 5 bids were submitted for the project.

Financial Impact:

0.0

Staff Comments:

Staff recommends that the bid from H&H Construction be rejected on grounds that the base bid included alternative materials not included in the bid documents. The process of formally requesting alternative materials was not followed by H&H Construction. Staff recommends that all remaining bids be accepted for this project. The bid tabulation is attached.

Attachments:

[14-216 042 Bid Tabulation.pdf](#)



COWAN GROUP ENGINEERING, LLC
7100 N. CLASSEN BLVD., SUITE 500
OKLAHOMA CITY, OK 73116
405.463.3369 O
405.463.3381 F



Client City of Mustang

Project Name Elder Drive Culvert Replacement

BID NO. MUS-DR26-001

DATE February 12, 2026

I do solemnly swear that the below amount is correct, reasonable and just.



Brian Schwegal, P.E.

BASE BID

ITEM NUMBER	DESCRIPTION	QTY	UNIT	H & H CONSTRUCTION		SAC SERVICES INC		MTZ CONSTRUCTION		WYATT CONTRACTING		BREWER CONSTRUCTION OKLAHOMA LLC	
1	CLEARING AND GRUBBING	1	LSUM	\$ 2,000.00	\$ 2,000.00	\$ 5,500	\$ 5,500.00	\$ 3,500.00	\$ 3,500.00	\$ 1,000.00	\$ 1,000.00	\$ 6,366.00	\$ 6,366.00
2	UNCLASSIFIED EXCAVATION	95	CY	\$ 35.00	\$ 3,325.00	\$ 15	\$ 1,425.00	\$ 25.00	\$ 2,375.00	\$ 25.00	\$ 2,375.00	\$ 37.00	\$ 3,515.00
3	TYPE-A SALVAGED TOPSOIL	1	LSUM	\$ 1,500.00	\$ 1,500.00	\$ 1,500	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,125.00	\$ 3,125.00
4	(SP) SWPPP DOCUMENTATION AND MANAGEMENT	1	LSUM	\$ 1,500.00	\$ 1,500.00	\$ 1,250	\$ 1,250.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,875.00	\$ 1,875.00
5	TEMPORARY SILT FENCE	20	LF	\$ 8.00	\$ 160.00	\$ 5	\$ 100.00	\$ 5.00	\$ 100.00	\$ 10.00	\$ 200.00	\$ 13.00	\$ 260.00
6	TEMPORARY SILT DIKE	16	LF	\$ 12.00	\$ 192.00	\$ 15	\$ 240.00	\$ 2.50	\$ 40.00	\$ 40.00	\$ 640.00	\$ 25.00	\$ 400.00
7	SOLID SLAB SODDING	119	SY	\$ 8.00	\$ 952.00	\$ 7	\$ 773.50	\$ 6.50	\$ 773.50	\$ 10.00	\$ 1,190.00	\$ 8.00	\$ 952.00
8	STABILIZED SUBGRADE	307	SY	\$ 18.00	\$ 5,526.00	\$ 25	\$ 7,675.00	\$ 14.95	\$ 4,589.65	\$ 32.25	\$ 9,900.75	\$ -	\$ -
9	DOWEL JOINTED P.C.C.PAVT. (PLACEMENT)	263	SY	\$ 45.00	\$ 11,835.00	\$ 45	\$ 11,835.00	\$ 31.50	\$ 8,284.50	\$ 75.00	\$ 19,725.00	\$ 94.00	\$ 24,722.00
10	P.C. CONCRETE FOR PAVEMENT	59	CY	\$ 175.00	\$ 10,325.00	\$ 235	\$ 13,865.00	\$ 200.00	\$ 11,800.00	\$ 235.00	\$ 13,865.00	\$ 270.00	\$ 15,930.00
11	CLASS AA CONCRETE	52	CY	\$ 180.00	\$ 9,360.00	\$ 580	\$ 30,160.00	\$ 1,335.00	\$ 69,420.00	\$ 895.00	\$ 46,540.00	\$ 1,108.00	\$ 57,616.00
12	REINFORCING STEEL	2910	LB	\$ 1.00	\$ 2,910.00	\$ 2	\$ 5,820.00	\$ 3.00	\$ 8,730.00	\$ 1.50	\$ 4,365.00	\$ 2.50	\$ 7,275.00
13	CONC. CURB (6" BARRIER-INTEGRAL)	166	LF	\$ 45.00	\$ 7,470.00	\$ 10	\$ 1,660.00	\$ 19.50	\$ 3,237.00	\$ 45.00	\$ 7,470.00	\$ 50.00	\$ 8,300.00
14	4" CONCRETE SIDEWALK	69	SY	\$ 55.00	\$ 3,795.00	\$ 72	\$ 4,968.00	\$ 70.00	\$ 4,830.00	\$ 90.00	\$ 6,210.00	\$ 64.00	\$ 4,416.00
15	6" CONCRETE DRIVEWAY (H.E.S.)	23	SY	\$ 70.00	\$ 1,610.00	\$ 86	\$ 1,978.00	\$ 75.00	\$ 1,725.00	\$ 125.00	\$ 2,875.00	\$ 144.00	\$ 3,312.00
16	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LSUM	\$ 3,000.00	\$ 3,000.00	\$ 5,000	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 12,650.00	\$ 12,650.00	\$ 8,716.00	\$ 8,716.00
17	REMOVAL OF CURB AND GUTTER	203	LF	\$ 15.00	\$ 3,045.00	\$ 10	\$ 2,030.00	\$ 7.00	\$ 1,421.00	\$ 15.00	\$ 3,045.00	\$ 25.00	\$ 5,075.00
18	REMOVAL OF CONCRETE PAVEMENT	251	SY	\$ 12.00	\$ 3,012.00	\$ 14	\$ 3,514.00	\$ 12.00	\$ 3,012.00	\$ 24.00	\$ 6,024.00	\$ 70.00	\$ 17,570.00
19	REMOVAL OF SIDEWALK	58	SY	\$ 10.00	\$ 580.00	\$ 10	\$ 580.00	\$ 12.00	\$ 696.00	\$ 10.00	\$ 580.00	\$ 29.00	\$ 1,682.00
20	REMOVAL OF CONCRETE DRIVEWAY	11	SY	\$ 12.00	\$ 132.00	\$ 14	\$ 154.00	\$ 12.00	\$ 132.00	\$ 15.00	\$ 165.00	\$ 70.00	\$ 770.00
21	REMOVAL OF CONCRETE CHANNEL	79	SY	\$ 20.00	\$ 1,580.00	\$ 25	\$ 1,975.00	\$ 12.00	\$ 948.00	\$ 15.00	\$ 1,185.00	\$ 85.00	\$ 6,715.00
22	REMOVAL OF EXISTING PIPE	120	LF	\$ 45.00	\$ 5,400.00	\$ 18	\$ 2,100.00	\$ 12.50	\$ 1,500.00	\$ 25.00	\$ 3,000.00	\$ 36.00	\$ 4,320.00
23	SAWING PAVEMENT	79	LF	\$ 5.00	\$ 395.00	\$ 6	\$ 434.50	\$ 2.00	\$ 158.00	\$ 5.00	\$ 395.00	\$ 10.00	\$ 790.00
24	PIPE RAILING	78	LF	\$ 85.00	\$ 6,630.00	\$ 155	\$ 12,090.00	\$ 125.00	\$ 9,750.00	\$ 280.00	\$ 21,840.00	\$ 156.00	\$ 12,168.00
25	REMOVE AND REPLACE CHAIN LINK FENCE	50	LF	\$ 50.00	\$ 2,500.00	\$ 67	\$ 3,340.00	\$ 25.00	\$ 1,250.00	\$ 100.00	\$ 5,000.00	\$ 50.00	\$ 2,500.00
26	13' X 3' ALUMINUM ARCH CULVERT	1	LSUM	\$ 21,338.00	\$ 21,338.00	\$ 52,950	\$ 52,950.00	\$ 58,275.00	\$ 58,275.00	\$ 79,999.00	\$ 79,999.00	\$ 109,167.00	\$ 109,167.00
27	EROSION CONTROL MAT	19	SY	\$ 12.00	\$ 228.00	\$ 95	\$ 1,805.00	\$ 85.00	\$ 1,615.00	\$ 100.00	\$ 1,900.00	\$ 110.00	\$ 2,090.00
28	MOBILIZATION	1	LSUM	\$ 4,500.00	\$ 4,500.00	\$ 20,000	\$ 20,000.00	\$ 7,500.00	\$ 7,500.00	\$ 26,111.24	\$ 26,111.24	\$ 16,400.00	\$ 16,400.00
29	CONSTRUCTION STAKING	1	LSUM	\$ 2,000.00	\$ 2,000.00	\$ 5,100	\$ 5,100.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 7,500.00	\$ 7,500.00
30	CONSTRUCTION TRAFFIC CONTROL	1	LSUM	\$ 4,000.00	\$ 4,000.00	\$ 6,250	\$ 6,250.00	\$ 5,000.00	\$ 5,000.00	\$ 3,750.00	\$ 3,750.00	\$ 6,250.00	\$ 6,250.00
BASE BID TOTAL				\$ 120,800.00		\$ 206,072.00		\$ 221,161.65		\$ 290,999.99		\$ 339,777.00	

Low Bidder
Calculation Error



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

Consideration of Award for the W. Elder Drive Culvert Replacement Project

Recommendation:

Recommend Approval

Initiator:

David Russell

Background:

Staff solicited competitive bids for this project and received a total of five (4) qualified submissions.

Staff recommends awarding the project to the lowest bidder, SAC Services, in the amount of \$206,072.00. A recommendation letter from the engineer is attached.

Financial Impact:

206,072.00

Staff Comments:

Staff recommends the project be awarded to SAC Services

Attachments:

[Mustang 14-216 042 Elder Dr Culvert Replacement - Bid Recommendation.pdf](#)

[14-216 042 Bid Tabulation.pdf](#)

[SAC Services Bid](#)



February 18, 2026

Tim Rooney, City Manager
City of Mustang
1501 N Mustang Road
Mustang, Oklahoma 73064

Reference: Elder Drive Culvert Replacement
Engineer's Recommendation for Award
Bid Number MUS-DR26-001

Dear Mr. Rooney:

Pursuant to the bid opening held on February 12, 2026, attached please find the bid tabulation for the subject project. The bid opening consisted of five (5) responsive bidders.

The apparent lowest base bidder for the subject project is Elevate Roofing Solutions, LLC dba H&H Construction Group (H&H Construction). In communications with H&H Construction, Cowan Group Engineering discovered that the base bid included alternative materials not included in the bid documents. Should H&H Construction wished to have bid those materials, a formal request during the bidding process should have been submitted. This process was not followed. In addition, a review of the project list submitted in the bid packet from H&H Construction did not show the amount of municipal experience required for this job.

The apparent second lowest base bidder of \$206,072.00 for the subject project is SAC Services, LLC. Pursuant to the review of the bid package, bonds, and bid tabulation, the second lowest bid is accurate and complete.

After careful review and consideration, Cowan Group Engineering recommends the City of Mustang award the subject contract to the second lowest base bidder, SAC Services, Inc. at \$206,072.00.

Should you have any questions, please contact the undersigned at 405.463.3369.

Sincerely,

COWAN GROUP ENGINEERING, LLC

A handwritten signature in blue ink that reads 'B. S. Schwegal'.

Brian Schwegal, P.E.
Project Manager

Enclosures (1)



COWAN GROUP ENGINEERING, LLC
7100 N. CLASSEN BLVD., SUITE 500
OKLAHOMA CITY, OK 73116
405.463.3369 O
405.463.3381 F



Client City of Mustang

Project Name Elder Drive Culvert Replacement

BID NO. MUS-DR26-001

DATE February 12, 2026

I do solemnly swear that the below amount is correct, reasonable and just.



Brian Schwegal, P.E.

BASE BID

ITEM NUMBER	DESCRIPTION	QTY	UNIT	H & H CONSTRUCTION		SAC SERVICES INC		MTZ CONSTRUCTION		WYATT CONTRACTING		BREWER CONSTRUCTION OKLAHOMA LLC	
1	CLEARING AND GRUBBING	1	LSUM	\$ 2,000.00	\$ 2,000.00	\$ 5,500	\$ 5,500.00	\$ 3,500.00	\$ 3,500.00	\$ 1,000.00	\$ 1,000.00	\$ 6,366.00	\$ 6,366.00
2	UNCLASSIFIED EXCAVATION	95	CY	\$ 35.00	\$ 3,325.00	\$ 15	\$ 1,425.00	\$ 25.00	\$ 2,375.00	\$ 25.00	\$ 2,375.00	\$ 37.00	\$ 3,515.00
3	TYPE-A SALVAGED TOPSOIL	1	LSUM	\$ 1,500.00	\$ 1,500.00	\$ 1,500	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,125.00	\$ 3,125.00
4	(SP) SWPPP DOCUMENTATION AND MANAGEMENT	1	LSUM	\$ 1,500.00	\$ 1,500.00	\$ 1,250	\$ 1,250.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,875.00	\$ 1,875.00
5	TEMPORARY SILT FENCE	20	LF	\$ 8.00	\$ 160.00	\$ 5	\$ 100.00	\$ 5.00	\$ 100.00	\$ 10.00	\$ 200.00	\$ 13.00	\$ 260.00
6	TEMPORARY SILT DIKE	16	LF	\$ 12.00	\$ 192.00	\$ 15	\$ 240.00	\$ 2.50	\$ 40.00	\$ 40.00	\$ 640.00	\$ 25.00	\$ 400.00
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16	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LSUM	\$ 3,000.00	\$ 3,000.00	\$ 5,000	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 12,650.00	\$ 12,650.00	\$ 8,716.00	\$ 8,716.00
17	REMOVAL OF CURB AND GUTTER	203	LF	\$ 15.00	\$ 3,045.00	\$ 10	\$ 2,030.00	\$ 7.00	\$ 1,421.00	\$ 15.00	\$ 3,045.00	\$ 25.00	\$ 5,075.00
18	REMOVAL OF CONCRETE PAVEMENT	251	SY	\$ 12.00	\$ 3,012.00	\$ 14	\$ 3,514.00	\$ 12.00	\$ 3,012.00	\$ 24.00	\$ 6,024.00	\$ 70.00	\$ 17,570.00
19	REMOVAL OF SIDEWALK	58	SY	\$ 10.00	\$ 580.00	\$ 10	\$ 580.00	\$ 12.00	\$ 696.00	\$ 10.00	\$ 580.00	\$ 29.00	\$ 1,682.00
20	REMOVAL OF CONCRETE DRIVEWAY	11	SY	\$ 12.00	\$ 132.00	\$ 14	\$ 154.00	\$ 12.00	\$ 132.00	\$ 15.00	\$ 165.00	\$ 70.00	\$ 770.00
21	REMOVAL OF CONCRETE CHANNEL	79	SY	\$ 20.00	\$ 1,580.00	\$ 25	\$ 1,975.00	\$ 12.00	\$ 948.00	\$ 15.00	\$ 1,185.00	\$ 85.00	\$ 6,715.00
22	REMOVAL OF EXISTING PIPE	120	LF	\$ 45.00	\$ 5,400.00	\$ 18	\$ 2,100.00	\$ 12.50	\$ 1,500.00	\$ 25.00	\$ 3,000.00	\$ 36.00	\$ 4,320.00
23	SAWING PAVEMENT	79	LF	\$ 5.00	\$ 395.00	\$ 6	\$ 434.50	\$ 2.00	\$ 158.00	\$ 5.00	\$ 395.00	\$ 10.00	\$ 790.00
24	PIPE RAILING	78	LF	\$ 85.00	\$ 6,630.00	\$ 155	\$ 12,090.00	\$ 125.00	\$ 9,750.00	\$ 280.00	\$ 21,840.00	\$ 156.00	\$ 12,168.00
25	REMOVE AND REPLACE CHAIN LINK FENCE	50	LF	\$ 50.00	\$ 2,500.00	\$ 67	\$ 3,340.00	\$ 25.00	\$ 1,250.00	\$ 100.00	\$ 5,000.00	\$ 50.00	\$ 2,500.00
26	13' X 3' ALUMINUM ARCH CULVERT	1	LSUM	\$ 21,338.00	\$ 21,338.00	\$ 52,950	\$ 52,950.00	\$ 58,275.00	\$ 58,275.00	\$ 79,999.00	\$ 79,999.00	\$ 109,167.00	\$ 109,167.00
27	EROSION CONTROL MAT	19	SY	\$ 12.00	\$ 228.00	\$ 95	\$ 1,805.00	\$ 85.00	\$ 1,615.00	\$ 100.00	\$ 1,900.00	\$ 110.00	\$ 2,090.00
28	MOBILIZATION	1	LSUM	\$ 4,500.00	\$ 4,500.00	\$ 20,000	\$ 20,000.00	\$ 7,500.00	\$ 7,500.00	\$ 26,111.24	\$ 26,111.24	\$ 16,400.00	\$ 16,400.00
29	CONSTRUCTION STAKING	1	LSUM	\$ 2,000.00	\$ 2,000.00	\$ 5,100	\$ 5,100.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 7,500.00	\$ 7,500.00
30	CONSTRUCTION TRAFFIC CONTROL	1	LSUM	\$ 4,000.00	\$ 4,000.00	\$ 6,250	\$ 6,250.00	\$ 5,000.00	\$ 5,000.00	\$ 3,750.00	\$ 3,750.00	\$ 6,250.00	\$ 6,250.00
BASE BID TOTAL				\$ 120,800.00		\$ 206,072.00		\$ 221,161.65		\$ 290,999.99		\$ 339,777.00	

Low Bidder
Calculation Error

BID PROPOSAL FORM

**CITY OF MUSTANG
BID NOTICE: MUS-DR26-001**

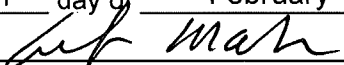
THE UNDERSIGNED BIDDER, having examined the plans, specifications, the locations, arrangements, and conditions of roads, street, utilities and other facilities or appurtenances which affect or may be affected by the proposed work, the actual sites of the proposed improvements and being acquainted with and fully understanding: (1) the extent and character of the work covered by this proposal; (2) the locations and specified requirements of and for the proposed improvements and other items of work appurtenant thereto; and (3) the normal existing and probable construction difficulties, hazards or all other factors or conditions which may or may not be apparent, which may affect or be affected by the specified work.

HEREBY PROPOSES to furnish all required materials, supplies, equipment, tools, and plant; to perform all necessary labor; and to construct, erect, equip, and complete all work stipulated in, required by, and in accordance with the contract documents hereto attached and the specifications referred to therein (as altered, changed, or modified by any and all addenda thereto), for and in connection with the Contract for which this proposal is herein submitted for and in consideration of the prices set out herein.

The undersigned bidder hereby agrees to furnish the required Performance Bond, Statutory Bond, Maintenance Bond, and evidence of insurance and to enter into a contract within fifteen (15) days after the acceptance of this proposal, and further agrees to complete the work in 90 days (stipulated in the Contract Agreement) from the date of the issuance by the City Engineer of a Work Order authorizing commencement of work.

Attached hereto is a Certified Check, Cashier's Check or Bidder's Surety Bond in the amount of: _____ DOLLARS \$ _____ which _____ the undersigned agrees is to be forfeited to and become the property of the City of Mustang, as liquidated damages, should this proposal be accepted and the Contract be awarded to him, he fails to enter into a Contract in the form prescribed and to furnish the required bonds and evidence of insurance within fifteen (15) days as above stipulated, but otherwise the proposal guarantee shall be returned to the undersigned upon the signing of the Contract and delivery of the approved bonds and evidence of insurance to the City of Mustang.

DATED this 12th day of February 20 26.

Signature: 

Name and Title: Arturo Martinez / President

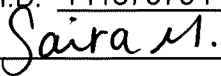
Company: SAC Services Inc Circle One: Corporation Partnership Individual

Address: 3600 S Ross Ave Oklahoma City, OK 73119

Phone: (405) 682-4948 Fax: _____

E-mail Address: saira@sacservicesinc.com

Federal Tax I.D. 141879794

Attest: 

Secretary

Corporate Seal
(if applicable)

ELDER DRIVE CULVERT REPLACEMENT

BID SCHEDULE: MUS-DR26-001

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	CLEARING AND GRUBBING	1	LSUM	5,500.00	5,500.00
2	UNCLASSIFIED EXCAVATION	95	CY	15.00	1,425.00
3	TYPE-A SALVAGED TOPSOIL	1	LSUM	1,500.00	1,500.00
4	(SP) SWPPP DOCUMENTATION AND MANAGEMENT	1	LSUM	1,250.00	1,250.00
5	TEMPORARY SILT FENCE	20	LF	5.00	100.00
6	TEMPORARY SILT DIKE	16	LF	15.00	240.00
7	SOLID SLAB SODDING	119	SY	6.50	773.50
8	STABILIZED SUBGRADE	307	SY	25.00	7,675.00
9	DOWEL JOINTED P.C.C.PAVT. (PLACEMENT)	263	SY	45.00	11,835.00
10	P.C. CONCRETE FOR PAVEMENT	59	CY	235.00	13,865.00
11	CLASS AA CONCRETE	52	CY	580.00	30,160.00
12	REINFORCING STEEL	2,910	LB	2.00	5,820.00
13	CONC. CURB (6" BARRIER-INTEGRAL)	166	LF	10.00	1,660.00
14	4" CONCRETE SIDEWALK	69	SY	72.00	4,968.00
15	6" CONCRETE DRIVEWAY (H.E.S.)	23	SY	86.00	1,978.00
16	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LSUM	5,000.00	5,000.00
17	REMOVAL OF CURB AND GUTTER	203	LF	10.00	2,030.00
18	REMOVAL OF CONCRETE PAVEMENT	251	SY	14.00	3,514.00
19	REMOVAL OF SIDEWALK	58	SY	10.00	580.00
20	REMOVAL OF CONCRETE DRIVEWAY	11	SY	14.00	154.00
21	REMOVAL OF CONCRETE CHANNEL	79	SY	25.00	1,975.00
22	REMOVAL OF EXISTING PIPE	120	LF	17.50	2,100.00
23	SAWING PAVEMENT	79	LF	5.50	434.50
24	PIPE RAILING	78	LF	155.00	12,090.00
25	REMOVE AND REPLACE CHAIN LINK FENCE	50	LF	66.80	3,340.00
26	13' X 3' ALUMINUM ARCH CULVERT	1	LSUM	52,950.00	52,950.00
27	EROSION CONTROL MAT	19	SY	95.00	1,805.00
28	MOBILIZATION	1	LSUM	20,000.00	20,000.00
29	CONSTRUCTION STAKING	1	LSUM	5,100.00	5,100.00
30	CONSTRUCTION TRAFFIC CONTROL	1	LSUM	6,250.00	6,250.00
				TOTAL	

ALL ITEMS TO INCLUDE ALL APPURTENANCES NECESSARY TO PROVIDE A COMPLETE AND OPERABLE SYSTEM AS DESCRIBED IN THE PLANS AND SPECIFICATIONS.

TOTAL BASE BID \$ 206,072.00

TOTAL BASE BID IN WORDS Two Hundred Six Thousand Seventy-Two and 00/100

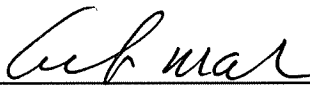
NON-COLLUSION AFFIDAVIT

STATE OF Oklahoma)
) SS.
COUNTY OF Oklahoma)

Arturo Martinez, of lawful age, being first duly sworn on oath that (s)he is the agent authorized by the firm of SAC Services Inc to submit the above Contract to the City of Mustang.

Affiant further states that such firm has not paid, given, or donated or agreed to pay, give, or donate to any officer or employee of the City of Mustang, any money or other thing of value, either directly or indirectly, in the procuring of the Contract.

Affiant further states that the bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any city official or employee as to quantity, quality or price in the prospective contract, or any other terms of said prospective contract; or in any discussions between bidders and any state officials concerning exchange of money or other thing of value for special consideration in the letting of a contract.

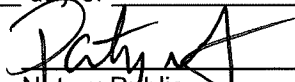


Contractor Signature

Arturo Martinez / President

Printed Name/Title

Subscribed and sworn before me this 12th day of February, 2026

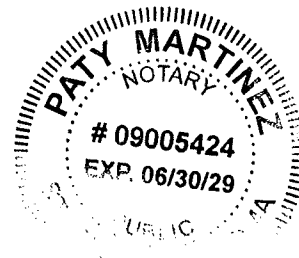


Notary Public

My Commission Expires:

06/30/29

(Seal)



NOTE: This form is to be submitted with the bid.

BUSINESS RELATIONSHIP AFFIDAVIT

STATE OF Oklahoma)
) SS.
COUNTY OF Oklahoma)

Arturo Martinez, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the nature of any partnership, joint venture, or other business relationship presently in effect or which existed within one (1) year prior to the date of this statement with the architect, engineer, or other party to the project is as follows:

N/A

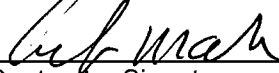
Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company and any officer or director of the architectural or engineering firm or other party to the project is as follows:

N/A

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

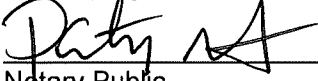
N/A

(If none of the business relationships hereinabove mentioned exists, affiant should so state.)


Contractor Signature

Arturo Martinez / President
Printed Name/Title

SUBSCRIBED AND SWORN TO before me this 12th day of February, 20 26


Notary Public
(Seal)

My commission expires:

06/30/29



BID BOND

We, the undersigned, SAC Services, Inc., as Principal,
and Great American Insurance Company, as Surety, are hereby held and firmly
bound unto **City of Mustang**, as Owner, in the penal sum of
Five (5%) Percent of Amount Bid for the payment of which, well and truly to be made,
hereby jointly and severally bind ourselves, our successors and our assigns.

Signed this 12th day of February, 2026.

The condition of the above obligation is such that, whereas the Principal has submitted to **City of Mustang**, a certain bid, attached hereto and hereby made a part hereof, to enter into a contract, in writing, for the **Elder Drive Culvert Replacement**;

NOW, THEREFORE, if said bid shall be rejected or if said bid shall be accepted and the Principal shall execute and deliver a contract in the form of the contract attached hereto (properly completed in accordance with said bid) and shall furnish a bond for faithful performance of said contract and for the payment of all persons performing labor or furnishing materials in connection therewith and shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bonds shall in no way be impaired or affected by any extension of the time within which the Owner may accept such bid and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers the day and year first set forth above.

SAC Services, Inc.

By: _____
Principal

W. A. Mah

Great American Insurance Company

Surety

By: _____

Lisa Sherman, Attorney-in-Fact

Lisa Sherman

ATTEST: (if by corporation)

Regina Mormino

Regina Mormino, Witness

Type Name & Title

Corporate Seal

NOTE: This form is to be submitted with the bid.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than EIGHT

No. 0 22566

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
Susanne Cusimano	John Rogers	All of
Wendy Hollen	Mike Shannon	Oklahoma City,
Cody Michael McNeill	Lisa Sherman	Oklahoma
W.M. McNeill	Kyle D. Reser	

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 23rd day of July, 2025
GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

John K. Webster

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

JOHN K. WEBSTER (877-377-2405)

On this 23rd day of July, 2025, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

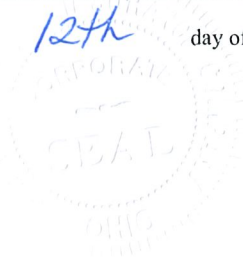
RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this

12th day of February, 2026



Atty L C. B.

Assistant Secretary

STATEMENT OF QUALIFICATIONS: SAC Services Inc

Bidder

3600 S Ross Ave OKC, OK 73119

Address

Similar Projects Completed by Bidder:

1. NAME OF PROJECT: Healthy Living and Active Community Project
OWNER: City of Bethany CONTACT: Robbie Williams
DATE STARTED: 05/01/25 DATE COMPLETED: _____
APPROX. QUANTITIES OF MAJOR ITEMS: Remove & Replace Driveway 177.00 SY
5ft Sidewalk 196.00 SY
VALUE OF CONTRACT: \$78,111.00
2. NAME OF PROJECT: Augusta Ave & Kickingbird Golf Course Stormwater Improvements
OWNER: City of Edmond CONTACT: Rendi Wehr
DATE STARTED: 03/17/25 DATE COMPLETED: _____
APPROX. QUANTITIES OF MAJOR ITEMS: Concrete Retaining Wall 61.00 SY
Unclassified Excavation 335.00 CY
VALUE OF CONTRACT: \$126,196.75
3. NAME OF PROJECT: Boyd Street Storm Sewer Replacement
OWNER: City of Norman CONTACT: Brandon Brooks
DATE STARTED: 05/19/25 DATE COMPLETED: 09/16/25
APPROX. QUANTITIES OF MAJOR ITEMS: P.C. Concrete 6" Driveway (HES) 43.00 SY
6" Barrier Curb and Gutter 175.00 LF
VALUE OF CONTRACT: \$1,406,744.80
4. OTHER PROJECT REFERENCES: _____

NOTE: This form is to be submitted with the bid.

Acknowledgement Page

Addendum #1
February 9, 2026

Project: City of Mustang
Elder Drive Culvert Replacement
Bid No.: MUS-DR26-001
Bid Closing Date: February 12, 2026
Mustang, Oklahoma

Company: SAC Services Inc

Name: Arturo Martinez

Signature: 

Title: President

Date: 02/11/26



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Jon Miller

Submitting Department: Law

Item Type: Ordinance

Agenda Section: DISCUSSION ITEMS

Subject Title:

*Consideration of Ordinance No. 1339, an Ordinance of the City of Mustang, Oklahoma, Amending the Code of Ordinances by Amending Chapter 42, Section 42-98 to increase the charge for replacement of solid waste cart after termination of service; Declaring repealer; and Providing for severability

Recommendation:

Approve Ordinance

Initiator:

Jon Miller, City Attorney

Background:

The City of Mustang imposes a fee for replacing a poly trash cart that had been removed after termination of utility services. The fee for replacing a poly trash cart was not increased during the revision of utility charges in 2023. The City proposes to increase the fee from \$15.00 to \$25.00 to cover the city's costs.

Financial Impact:

\$10.00 increase

Staff Comments:

City attorney recommends approval.

Attachments:

[Ord 1339 Rate for Replacing WasteCart after Interruption.pdf](#)

ORDINANCE NO. 1339

AN ORDINANCE OF THE CITY OF MUSTANG, OKLAHOMA, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 42, SECTION 42-98 TO INCREASE THE CHARGE FOR REPLACEMENT OF SOLID WASTE CART AFTER INTERRUPTION OF SERVICE; DECLARING REPEALER; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG,
OKLAHOMA;

SECTION 1. ENACTMENT.

Section 42-98 of Chapter 42 of the Code of Ordinances of the City of Mustang, Oklahoma is hereby amended to read as follows:

Sec. 42-98. - Chapter 98: Solid waste.

- (a) The state user fee for users of the municipal solid waste service referred to in section 98-67 shall be \$0.25 per month.
- (b) The charge referred to in section 98-69, for replacement of the solid waste cart after interruption of service for nonpayment of the utility bill, shall be \$25.00.

SECTION 2. REPEALER.

All former ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 3rd day of March, 2026.

Michael S. Ray, Mayor

ATTEST:

Tammi Noblitt, City Clerk

APPROVED as to form this 6th day of February, 2024.

Jonathan E. Miller, City Attorney



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Jon Miller

Submitting Department: Law

Item Type: Ordinance

Agenda Section: DISCUSSION ITEMS

Subject Title:

Consideration of Ordinance No. 1340, an Ordinance of the City of Mustang, Oklahoma, amending Chapter 2 of the Mustang Code of Ordinances by (1) amending Section 2-194 to establish requirements for Competitive bidding and authority of city manager regarding surplus materials and equipment, and (2) adding new Section 2-200 to establish requirements and process for best value competitive awards; Declaring Repealer; and, Providing for Severability.

Recommendation:

Approve Ordinance

Initiator:

Jon Miller, City Attorney

Background:

The world is becoming increasingly reliant upon electronic interfaces for what had routinely been mechanical operations. And, as consumers often learn, not all electronic devices that are intended to perform the same basic function are created equal. There can be great differences between the cost of devices depending upon their construction, reliability, support features, warranties and other qualities. These differences can make huge differences in the ultimate cost for purchases of products that are intended to remain in service for many years.

Just as equipment requiring electronic interfacing has become more complex, so, too, obtaining such equipment through a competitive purchasing process has also become more complex. One process that has been adopted by the State of Oklahoma that considers this increasing complexity is the concept of "best value" competitive purchasing. Under a historical competitive bidding process, a bid would be awarded to the lowest responsible bidder. Under a best value bidding process, the bid would be awarded to the bidder whose proposal provides the best value to the city taking into consideration a host of items that would be spelled out in the bid notice and could include matters that go beyond simply the price for

the product. While one bidder may submit a price for an electrical component that is the lowest price, the city's cost could be higher over time if the electrical component repeatedly fails or has a warranty from a manufacturer with a record of dishonoring that warranty. The best value to the city may be to purchase the electrical component with a slightly higher price but one with a proven track record of lasting for many years and having a warranty from a manufacturer with a demonstrated history of honoring the warranty.

The attached ordinance would implement best value competitive bidding process for the City. The City of Mustang may be the first city to implement this process in the State. The best value process is not intended to be used for all competitive purchases. Most purchases by the City will continue to use historical competitive bidding, awarding contracts based to the lowest responsible bidder. Use of the best value purchasing alternative will be for those projects - such as the recent AMI purchase - that are more complex, high-value, and mission-critical products or where quality, performance, and long-term costs are significant.

Financial Impact:

None

Staff Comments:

Staff recommends approval

Attachments:

[Ord 1340 - Best Value Competitive Awards.pdf](#)

ORDINANCE NO. 1340

AN ORDINANCE OF THE CITY OF MUSTANG, OKLAHOMA, AMENDING CHAPTER 2 OF THE MUSTANG CODE OF ORDINANCES BY (1) AMENDING SECTION 2-194 TO ESTABLISH REQUIREMENTS FOR COMPETITIVE BIDDING AND AUTHORITY OF CITY MANAGER REGARDING SURPLUS MATERIALS AND EQUIPMENT, AND (2) ADDING NEW SECTION 2-200 TO ESTABLISH REQUIREMENTS AND PROCESS FOR BEST VALUE COMPETITIVE AWARDS; DECLARING REPEALER; AND, PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA THAT:

SECTION 1. ENACTMENT.

Chapter 2, Section 2-194 of the Code of Ordinances of the City of Mustang, Oklahoma, be and hereby is amended to read as follows:

Sec. 2-194. - Competitive bidding generally; authority of city manager regarding surplus materials and equipment.

(a) Authority of city manager regarding surplus materials and equipment. The city manager may transfer to or between offices, departments and agencies, or sell, surplus or obsolete supplies, materials and equipment.

(b) Competitive bidding required for certain purchases and sales; procedure. Before any purchase of or contract for supplies, materials, equipment or contractual services is made involving the expenditure of more than \$50,000.00, or any sale made of property the value of which is more than \$1,000.00, it shall:

(1) Be approved by the council.

(2) Be submitted for competitive bidding, except in the case of an emergency, and except as otherwise provided in this division.

(3) Have written notice given by the city manager for sealed bids for the furnishing or sale of such supplies, materials or equipment, such notice to be published in a newspaper of general circulation in the city at least 20 days prior to the date bids are to be opened. The city manager may provide such additional notice as may be deemed necessary to provide prospective bidders with an opportunity to bid.

(4) Be awarded to the lowest and best bidder, or best value bidder, as appropriate. Awards to the best value bidder shall only be allowed as provided in Sec. 2-200.

(c) Bid notice; opening of bids. The notice required in this section shall state the time and place for filing the bids, and shall contain an ample description of the supplies, materials and equipment to be purchased or sold and the time and place the bids will be opened, and state that all bids may be rejected. The bids shall be in writing and sealed, and filed with the city clerk prior to the time they are to be opened. The bids may be rejected or the city manager may readvertise for bids, or, after due consideration thereof, may award a contract to, purchase from or sell such supplies, material or equipment to the lowest and best responsible bidder. However, the city manager may at his option purchase any such materials, supplies and equipment through central purchasing of the state.

SECTION 2. ENACTMENT.

Chapter 106, Article IV, Section 106-261 of the Code of Ordinances of the City of Mustang, Oklahoma, be and hereby is amended to read as follows:

Sec. 2-200. – Best value competitive awards.

- (a) As used in this subsection, “best value” means a contract award system that evaluates and ranks submitted competitive procurement proposals to identify the proposal with the greatest value to the City. Using a “best value” award system is appropriate only for complex, high-value, and mission-critical products or where quality, performance, and long-term costs are significant. This can include, but is not limited to, purchases of specialized equipment and technology systems where a higher price is justified by superior quality, performance, or other non-cost benefits.
- (b) When using a best value award system, the City shall establish a selection committee to establish the bidding and selection schedule, identify clearly defined quantifiable evaluation criteria, and release the solicitation. The selection committee shall consist of not less than three individuals selected by the city manager.
- (c) The best value solicitation shall clearly define quantifiable evaluation criteria and identify the evaluation method and applicable evaluation criteria in the solicitation instructions, which criteria may include, but are not limited to, the following:
 - (1) Responsiveness – Adherence to all solicitation requirements;
 - (2) Total Cost of Ownership - Evaluation of acquisition cost and projected operational, maintenance, and support expenses;
 - (3) Technical Quality - Quality, functionality, and technical competency of the acquisition;
 - (4) System Integration and Data Compatibility - Ability to integrate with existing City data systems, support data transfer, and align with required technology standards;
 - (5) Project Schedule and Delivery Reliability - Reliability of proposed implementation timelines, installation plans, and delivery schedules;

- (6) Contractor Qualifications and Experience - Demonstrated experience and successful performance on similar projects in scope and complexity, including industry credentials and proven methodologies;
 - (7) Key Personnel Expertise - Qualifications, certifications, and relevant experience of proposed project team members;
 - (8) Performance History - Past performance on previous projects, including quality of work, timeliness, budget adherence, change order history, customer satisfaction, and risk management capability;
 - (9) Innovation & Technical Capability - Use of proven methodologies, modern technologies, and innovative approaches that enhance performance, reliability, or value;
 - (10) Financial Strength and Stability - Demonstrated financial ability to support project completion and long-term obligations;
 - (11) Warranty, Support, and Risk Mitigation - Quality of warranties and guarantees, support program, return policy, and demonstrated ability to identify, manage, and minimize project risks.
- (d) The selection committee may conduct interviews, review reference checks, and take other steps to rank the bidders and choose the submitted bid whose qualifications, in combination with its price proposal, represents the best value to the City. Evaluation of bids shall be documented and filed and maintained in the procurement file.
- (e) The best value award system shall not be used for awarding construction contracts as defined in the Public Competitive Bidding Act of 1974, 61 Okla. Stat. § 101, *et seq.*

Secs. 2-201—2-220. - Reserved.

SECTION 3. REPEALER.

All former ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND APPROVED this 3rd day of March, 2026.

Michael S. Ray, Mayor

ATTEST:

Tammi Noblitt, City Clerk

APPROVED as to form this 3rd day of March, 2026.

Jonathan E. Miller, City Attorney



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Ryan Connor

Submitting Department: Community Development

Item Type: Ordinance

Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1341, 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-3, Commercial General District and C-4, Planning Shopping Center District to a C-3, Commercial General District and R-4, Multiple Family District Planned Unit Development, Declaring Repealer, and Providing for Severability.

Recommendation:

Approve or Deny Ordinance

Initiator:

Ryan Conner, Community Development Director

Background:

Planning Commission met at the February 10th regular meeting and recommended unanimous approval of the rezoning request for the State Highway 152 & Czech Hall Rd PUD as submitted.

Location: 200-400 Block of the West side of N. Czech Hall Rd (North of the Domino's™ Pizza & American Cannabis Company building).

Project Description: The applicant, Grubbs Consulting LLC, has submitted an application on behalf of the owner of property along N. Czech Hall Rd in the 200-400 Block for a PUD rezoning. This property is approximately 6.64 acres and is currently zoned C-3 & C-4 Commercial with the North half of the property being C-3 and the South half being C-4. The property is the vacant field directly behind the Domino's™ Pizza and American Cannabis Dispensary retail building along the frontage of SH 152 & Czech Hall Rd. The rezoning request is for a Planned Unit Development titled "State Highway 152 & Czech Hall Rd PUD" which would allow for both C-3 & R-4 Zoning Districts.

This PUD has two development options presented in the document:

1. C-3 Zoned Tract on the South end of the property (less than 2 acres) with the North end of the property Zoned R-4 with 55+ age restricted Senior Independent Living units (40 units).
2. All Zoned R-4 with 55+ age restricted Senior Independent Living units (48 units).

The PUD has the option of both a development with the commercial tract with the senior housing and an option of just the senior housing because of potential market conditions the developer is anticipating to face. Their hope is to potentially have the commercial development but want the option to build all senior housing in case they can't find clients or the right market for the commercial retail.

Finer details on the submitted PUD request show that the senior housing units will be limited to 1-story in height and will follow standard ordinances for fencing/screening on the East side of the property with additional fencing/screening on the North and West facing sides of the property abutting W Dorchester Way & N. Czech Hall Rd, with that fencing having masonry columns at 100 ft intervals.

The Planning Commission did field questions from Citizens at the meeting in relation to concerns on drainage. The Commission also discusses the aspect of dual development options and how that process could work. Ultimately, the dual option of all Senior Housing or a mix of Senior Housing and Commercial would have to be decided upon at the platting stage. The question of allowing the two options is allowed if the PUD is approved as such.

Access into the development would be strictly from two (2) entrances onto N Czech Hall Rd. The parking spaces for each of the housing units would be along a private internal drive between the units. The units would have access to public water & sewer for infrastructure connections. The Master Development Plan Maps show the existing drainage on site and even show where a future detention pond on the NE corner would be placed in order to account for the natural flow of stormwater as it flows currently. If approved, future engineering plans would need to show more detail on the runoff calculations.

In addition to the extra fencing being added to the North & West sides of the property as an amenity to the PUD, the applicant is presenting an amenity to add a pickleball court for the development " shown on the Master Development Plan maps.

There are not any variances requested from the C-3 or R-4 Zoning Districts within the PUD application. There are just modifications/restrictions from the underlying zoning districts like the 1-story height requirements and age restrictions. A dual option request for development is also something only a PUD would allow.

The existing area around this parcel consists of:

- R-1 Single Family Housing to the East & North (the Chisolm Trail neighborhood)
- R-1 to the West across Czech Hall Rd (Westchester neighborhood)
- R-1/Church property to the West across Czech Hall Rd (Mustang Church of God)
- R-2 Two-Family Zoning to the West across Czech Hall Rd along W. Tesio Way
- R-4/PUD Zoning to the East/Southeast with The Bradford 55+ Senior Housing addition (formerly Paradise Square)

The Comprehensive Plan's future land use designation of this property is Retail Neighborhood (commercial).

A Planned Unit Development is a process of negotiation as stated in Section 122-795 of the municipal code:

“Because the planned unit development provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability, the applicant should be prepared to provide amenities and services that might not be required or possible in a conventional development. Review and approval of a planned unit development is, therefore, a process of negotiation between the city government and the applicant to achieve the intents and purposes of this chapter and the comprehensive plan.”

Character of Neighborhood: The character of the neighborhood is best described as residential with commercial uses nearby.

Zoning and Uses of Property Nearby: There is a mix of R-1 Zoning, R-2 Zoning, R-4/PUD Zoning, and C-4 Zoning adjacent to the subject property.

Conformance with Long-Range Plan: The Comprehensive Plan calls for this area to be Retail Neighborhood (commercial). This request does present an option with a small commercial area, but deviates from this with the R-4 Senior Housing.

Utilities and Services: Water & Sewer is available to serve the property.

Financial Impact:

0

Staff Comments:

Staff believes the submitted PUD with the potential commercial area along with the senior housing could fit in with the character of the area with minimal nuisance impacts. Staff does recommend approval of the application.

Attachments:

(1) RZ Notice - SH 152 & Czech Hall Rd PUD - C-3 & C-4 to C-3 & R-4 PUD - 2-10-2026 Meeting with MAP.pdf

(2) PUD Design Statement for PC_SH 152 and Czech Hall Rd_Updated 1-8-2026.pdf

(3) DRAFT Item 1 PC Minutes 2-10-2026.pdf

Ord 1341 State Highway 152 Czech Hall Rd PUD.pdf

**PUBLIC HEARING NOTICE OF THE
MUSTANG PLANNING COMMISSION**

On Tuesday, February 10, 2026, beginning at 7:00 p.m. in the Council Chambers at Mustang City Hall located at 1501 N Mustang Road, Mustang, OK 73064, a Public Hearing will be conducted on the following:

NOTICE OF REDISTRICTING

CURRENTLY ZONED: C-3, Commercial General District & C-4, Shopping Center District
REQUESTED ZONING: C-3, Commercial General District & R-4, Multiple-Family District Planned Unit Development (PUD)
APPLICATION BY: Gary & Justin Owens Construction LLC
PROPERTY OWNER: Gary & Justin Owens Construction LLC

GENERAL VICINITY OF PROPERTY: 200-400 Block of East side of N. Czech Hall Rd

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

Part of the Southwest Quarter (SW/4) of Section 28, Township 11 North, Range 5 West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING 258 feet North of the Southwest Corner of said SW/4; Thence North 1017 feet; Thence East 50 feet; Thence Northeasterly 35.36 feet; Thence East 255 feet; Thence South 638.38 feet; Thence South 598.13 feet; Thence West 72 feet; Thence North 193 feet; Thence West 258 feet to the point or place of beginning; containing 6.64 acres, more or less.

As an interested property owner your comments are invited at the public hearing for or against the request. You may file a written petition and offer oral argument and evidence for or against granting the request.

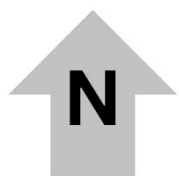
Please feel free to call the Community Development Department at 405-376-9873 between 8:00 a.m. and 5:30 p.m. Monday-Thursday and between 8:00 a.m. and 11:30 a.m. on Friday to make inquiries about the application.

Respectfully,

Ryan Conner
Community Development Director

NOTICE OF REDISTRICTING - C-3 & C-4 to C-3 & R-4 PUD

+/- 6.64 acres in the 200-400 Block of East Side of N Czech Hall Rd



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Mustang does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.



PLANNED UNIT DEVELOPMENT

PUD – _____

DESIGN STATEMENT

FOR

STATE HIGHWAY 152 AND CZECH HALL ROAD

~~December 4, 2025~~

January 8, 2026

PREPARED FOR:

**Gary and Justin Owens Construction, LLC
P. O. Box 283
Mustang, OK 73064**

PREPARED BY:

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

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EXHIBIT A – Legal Description (attached hereto and made a part hereof)

EXHIBIT B1: Master Development Plan Map for Commercial/Senior Independent Living (attached hereto and made a part hereof)

EXHIBIT B2: Master Development Plan Map for Single Use Senior Independent Living (attached hereto and made a part hereof)

EXHIBIT C – Topographic Map (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

The Planned Unit Development of State Highway 152 and Czech Hall Road contains 6.64 acres and is proposed for commercial and/or independent living for seniors. The property is located in the Southwest Quarter of Section 28, Township 11 North, Range 5 West, of the Indian Meridian in Canadian County; more particularly north of State Highway 152 along the east side of Czech Hall Road.

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 owner/developer of this property is Gary and Justin Owens Construction, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned C-3 and C-4 is currently vacant. Surrounding properties are zoned and used for:

North: R-1/residences

East: R-1/residences & PUD/single and attached residences

South: C-4/eating establishment

West: R-1 & R-2/residences

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property drains easterly across the site, with an elevation of 1326 feet along the west boundary sloping to an elevation of 1322 along the east boundary to a natural drainageway. There is limited tree cover on the subject property. Property soils consist of Kingfisher Silt Loam.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for the option of a mixed commercial development with a senior independent living community or a senior independent living community only, depending on market conditions.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

Property is bordered by Czech Hall Road along the west and State Highway 152 along the south. Czech Hall Road is an arterial street having a paving width of 24 feet with no curb

and gutter, and a right-of-way width of 33 feet from centerline. State Highway 152 is a five lane highway constructed with curb and gutter and containing a center left turn lane.

Access into the development will be from Czech Hall Road.

7.2 SANITARY SEWER

Sanitary sewer will be provided to the site from the adjacent gravity sanitary sewer mains. Sanitary sewer within the development will consist of private service lines.

7.3 WATER

Public water will be provided for the development from the adjacent existing water mains. Domestic water for all development will be provided via private service lines.

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 within this Planned Unit Development is located within the FEMA 100-year floodplain and therefore flood levels are not applicable to this property.

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

For commercial development the use regulations of the C-3 Commercial General District shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

For Senior Independent Living the use regulations of the R-4 Multiple Family District shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

- 1) Permitted uses for Senior Adult Living shall be limited to Senior Independent Living and occupation of the units shall be limited to persons aged 55 or older. There shall be no more than 48 units permitted if the tract is devoted to single R-4 use, and no more than 40 units for mixed C-3 and R-4 use. Boarding house, rooming house, convalescent rest home, nursing home, day care center and group homes are prohibited.

8.2 DEVELOPMENT REGULATIONS

- 1) Building setback requirements for commercial and senior independent living uses shall conform to their respective underlying zoning district.
- 2) Maximum building height for Senior Independent Living use shall be one story.

8.3 ARCHITECTURAL REGULATIONS

Architectural regulations for commercial and senior independent living uses shall conform to their respective underlying zoning district, except Senior Independent Living use is limited to one story.

8.4 LANDSCAPE AND SCREENING REGULATIONS

- 1) Landscaping shall conform to current ordinance requirements.
- 2) Sight proof screening shall conform to current ordinance requirements. For Senior Independent Living six-foot stockade fencing with masonry columns at a maximum spacing of 100 feet will be required along the north and west exterior boundary perimeter of the senior independent living development site. The owner or owners of the PUD property shall maintain all fences in good condition, as determined by the Community Development Director. Fencing shall comply with, and fencing plans shall be submitted pursuant to, Code Sec. 122-388.

8.5 DRAINAGE REGULATIONS

- 1) Drainage improvements, if required, will be in accordance with applicable sections of the Mustang Code of Ordinances. Private drainage-ways are allowed within this PUD, if compatible with Chapter 50 and approved by the Development Director.

8.6 ACCESS AND PARKING REGULATIONS

- 1) Access shall be permitted from Czech Hall Road.
- 2) Parking for Senior Independent Living units shall comply with Section 122-927, Table 2. Garages shall count towards the required parking spaces for each unit.
- 3) Parking within the drive aisles of common access driveways is prohibited.

8.7 SIGN REGULATIONS

- 1) Free-standing signs shall conform to current ordinance requirements.

8.8 COMMON AREA, AMENITIES & PLATTING REGULATIONS

- 1) For Senior Independent Living, all units shall be contained on a single lot. The property owner is responsible for maintenance of all common areas, including, but not limited to, all common access driveways and fencing. This maintenance requirement shall benefit and may be enforced by the City of Mustang.
- 2) For Senior Independent Living, common area improvements/amenities shall consist of a pickleball court.

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 B1: MASTER DEVELOPMENT PLAN MAP FOR COMMERCIAL/SENIOR INDEPENDENT LIVING

EXHIBIT B2: MASTER DEVELOPMENT PLAN MAP FOR SINGLE USE SENIOR INDEPENDENT LIVING

EXHIBIT C: TOPOGRAPHIC MAP

EXHIBIT A
LEGAL DESCRIPTION
200 THRU 424 N CZECH HALL ROAD

Part of the Southwest Quarter (SW/4) of Section 28, Township 11 North, Range 5 West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING 258 feet North of the Southwest Corner of said SW/4;
Thence North 1017 feet;
Thence East 50 feet;
Thence Northeasterly 35.36 feet;
Thence East 255 feet;
Thence South 638.38 feet;
Thence South 598.13 feet;
Thence West 72 feet;
Thence North 193 feet;
Thence West 258 feet to the point or place of beginning; containing 6.64 acres, more or less.

EXH-B2

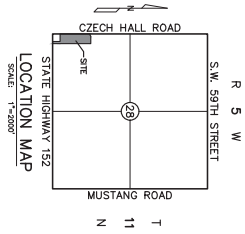
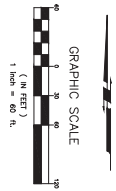
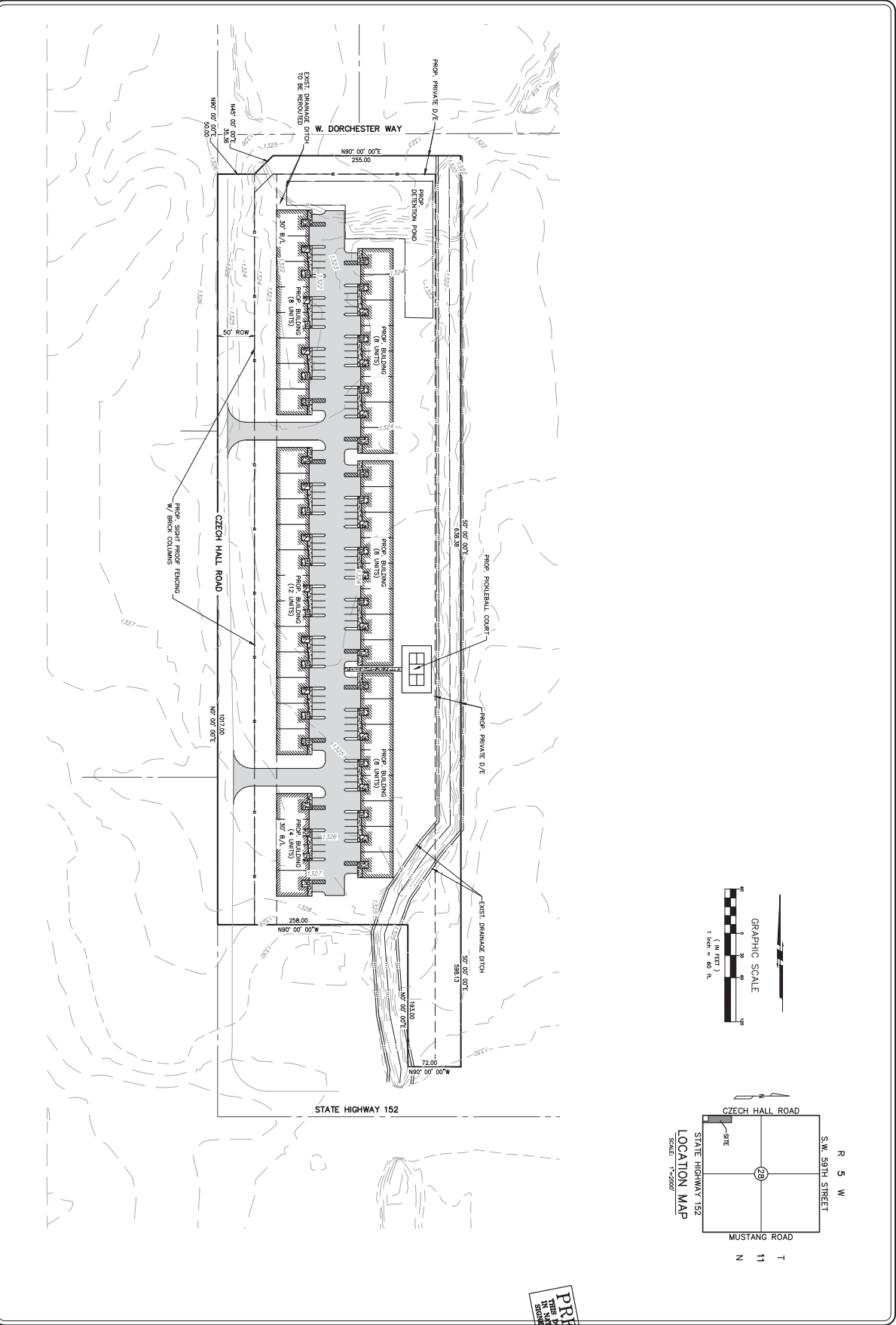
REVISIONS		
NO.	DESCRIPTION	DATE

Proj. No.: 25-066
Date: 12/2/2025
Scale: (Horizontal) 1"=60'
Drawn By: HWP
Checked By: CSJ
Approved By: MCG

CZECH HALL CONCEPT
SH 152 & CZECH HALL ROAD
MUSTANG, OKLAHOMA 73064
MASTER DEVELOPMENT PLAN
SENIOR INDEPENDENT LIVING

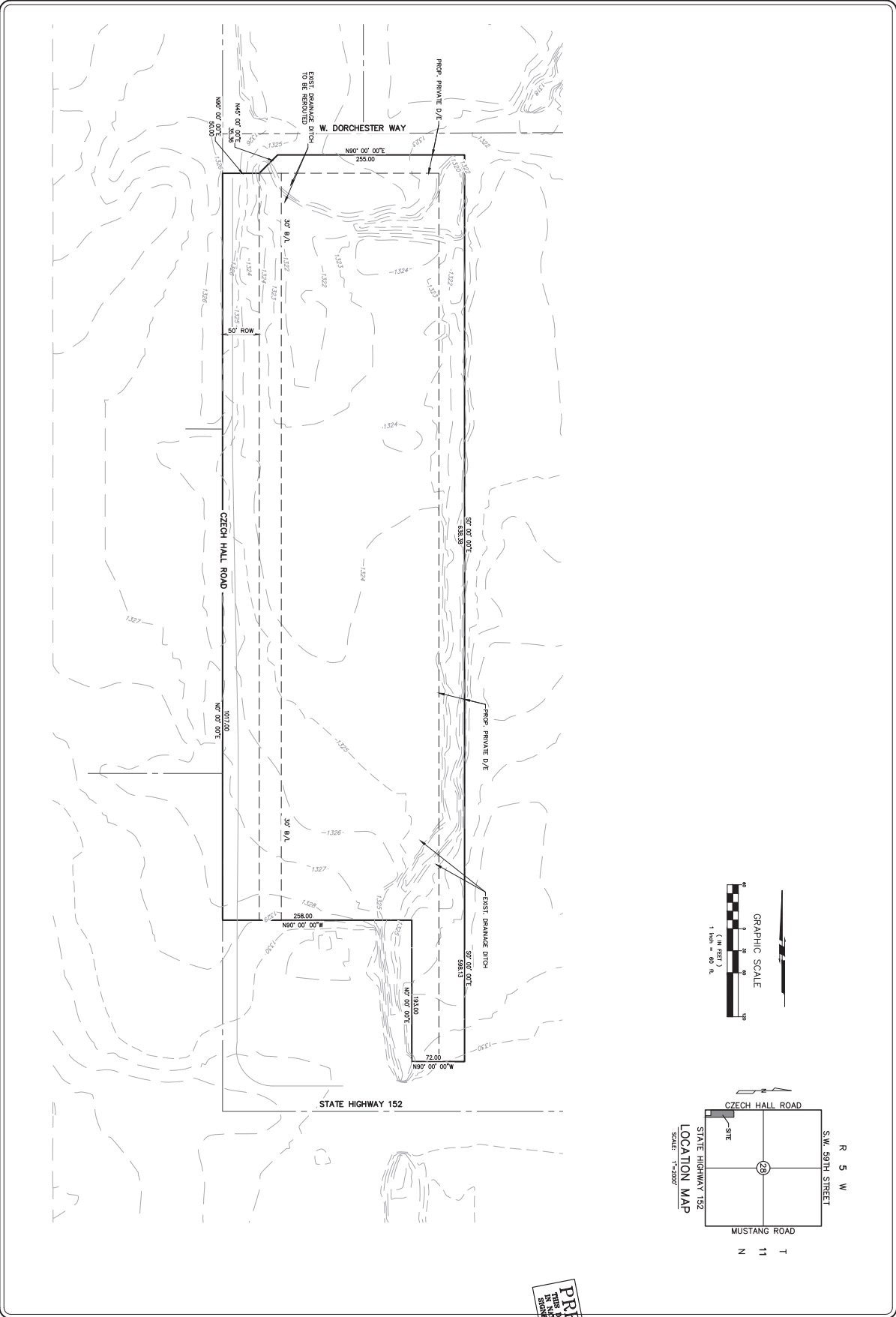


RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0641
Fax: (405) 285-0649
GRIFFIN CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26



CZECH HALL CONCEPT

25-066



EX-H-C
SHEET NUMBER

REVISIONS		
NO.	DESCRIPTION	DATE

Proj. No.: 25-066
Date: 12/2/2025
Scale: (Horizontal) 1"=60'
(Vertical) N/A
Drawn By: HWP
Checked By: CSJ
Approved By: MCS

CZECH HALL CONCEPT
SH 152 & CZECH HALL ROAD
MUSTANG, OKLAHOMA 73064
TOPOGRAPHIC MAP



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0641
Fax: (405) 285-0649
RUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

**PLANNING COMMISSION
MINUTES FEBRUARY 10, 2026**

The Mustang Planning Commission met in a regular session on Tuesday, February 10, 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, Jesse Bratton, Jerry Brown, Susan Dobbins, Billy McDaniel, Brant O'Daniel, Aaron Spiegel

MEMBERS ABSENT: NONE

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Jacob Coleman, City Planner
Radika Moore, Secretary
Justin Goodwin, Audio-Visual/Bldg. Inspector
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jesse Bratton made a motion to approve the minutes from the January 13, 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 – 12-8-25-1-28 – “State Highway 152 & Czech Hall Road PUD”

Applicant:	Grubbs Consulting LLC
Owner:	Gary & Justin Owens Construction, LLC
Location:	200-400 Block of East Side of Czech Hall Rd

Current Zoning: C3 & C4
Tract Info: 6.64 Acres MOL – 1 or 2 Lots

City Planner Jacob Coleman gave the staff report, where he presented a rezoning request for approximately 6.64 acres located in the 200–400 block on the east side of North Czech Hall Road, behind the Domino’s Pizza and American Cannabis Dispensary. The property is currently zoned C-3 and C-4 Commercial and is vacant. The request is to rezone to a Planned Unit Development (PUD) allowing a mix of C-3 Commercial and R-4 Residential. The PUD includes two development options. Option 1 consists of a small C-3 tract on the southern end with the remainder developed as approximately forty (40) one-story, age-restricted (55+) senior independent living units. Option 2 contains solely an R-4 development consisting of approximately 48 one-story, age-restricted (55+) senior independent living units. The applicant requested two options due to uncertainty in future commercial market conditions. **Mr. Coleman** said that proposed standards include one-story construction, additional fencing with masonry columns along the north and west boundaries, required fencing along the east adjacent to residential property, two access points on North Czech Hall Road, internal parking, and the inclusion of a pickleball court. No variances are requested. Surrounding zoning includes R-1 to the north, east, and west; R-2 to the west; and R-4/PUD to the east and southeast, including an existing 55+ community. Although this area is designated as a Retail Neighborhood in the Comprehensive Plan, staff stated the proposal could be compatible with surrounding uses and recommended approval.

Commissioner Aaron Spiegel asked if the city keeps a log of senior independent living facilities in Mustang as they are developed.

Mr. Coleman said that the city does not keep a running tally, but this proposed facility would be the fourth such development in Mustang.

Commissioner Brown asked if the adjacent dispensary had been required to obtain a Special Use Permit.

Community Development Director Ryan Conner said that in the past, dispensaries were not required to obtain a Special Use Permit, and that American Cannabis Dispensary had been established before the Special Use Permit requirement became mandatory.

Commissioner Jay Adams asked for clarification regarding the multiple options with the PUD.

Mr. Coleman explained that the applicant included two (2) options in anticipation of adverse market conditions that may not allow them to develop the commercial portion. He said that the Planning Commission has the ability to discuss amongst themselves and to determine whether or not it would be appropriate to approve all, some, or none of the listed options.

Chairman McDaniel opened the Public Hearing at 7:08pm.

David Box – 525 NW 11th St, on behalf of the applicant – said that the inclusion of two development options within the PUD is intended to provide flexibility due to market uncertainty. The proposal is limited to either: (1) 40 senior independent living units with a small C-3

commercial component, or (2) 48 senior independent living units with no commercial component. Both options restrict development to one story and specify unit counts and amenities. The applicant stated that in this way, the proposal is not open-ended.

Commissioner Brown asked if a decision would have to be made on the two (2) options within a specific timeframe.

Mr. Conner said that the PUD reversion clause gives a three (3) year limit.

Commissioner Susan Dobbins asked if access to the development would be given off of SH-152.

Mr. Box said that due to drainage constraints and the narrow width of the tract (approximately 72 feet), extending development or access in that area would be cost prohibitive.

Daniel Light – 413 Sam Houston Way - spoke in support of the single-story senior housing concept but expressed concern about the potential C-3 commercial component, specifically whether another dispensary or other undesirable use could be established.

Chairman McDaniel clarified that C-3 zoning limits permitted uses and that certain uses, such as dispensaries, would require additional approval.

Mr. Light also raised concerns about existing drainage conditions and maintenance of the drainage ditch.

Chairman McDaniel noted that at the time of development, drainage improvements and detention would be required to ensure no additional runoff impacts adjacent properties.

Motion to close the Public Hearing was called by **Commissioner Bratton** and seconded by **Commissioner Brant O'Daniel** at 7:14pm. The motion was approved unanimously.

Commissioner Adams stated no objection to either development layout but expressed concern about approving a PUD structured as an “either/or” proposal, noting this format had not been previously encountered and raising concern about setting precedent.

Mark Grubbs – 1800 S Sara Rd - addressed the Commission and acknowledged concerns regarding the “either/or” PUD structure. He explained that Mustang’s ordinance requires an approved site plan rather than a conceptual plan, limiting flexibility once approved. The inclusion of two detailed site plans within the PUD was presented as the only practical method to preserve flexibility while remaining compliant with the City’s requirement that development adhere strictly to an approved plan.

Commissioner Adams reiterated concern about setting precedent by approving a PUD structured with alternative development options, emphasizing that PUDs are intended to clearly define permitted uses and development standards.

Discussion followed regarding whether modifications could instead be addressed through a future amendment if market conditions changed.

Mr. Grubbs responded that, while a downzoning should not be problematic, past experiences with retaining commercial zoning prompted submission of both options upfront.

Commissioners clarified that its recommendation would be for approval or denial of the PUD as submitted, inclusive of both options.

City Attorney Jon Miller noted that at the time of preliminary platting, the applicant would be required to proceed with a single development layout for the entire tract prior to development.

A motion was made by **Commissioner Brown** to recommend approval of the application.
Commissioner Bratton seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Yay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed 7-0. **Chairman McDaniel** announced the item will be heard at the March 3rd City Council Meeting.

ORDINANCE NO. 1341

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-3, COMMERCIAL GENERAL DISTRICT AND C-4, PLANNED SHOPPING CENTER DISTRICT TO A C-3, COMMERCIAL GENERAL DISTRICT AND R-4, MULTIPLE FAMILY DISTRICT PLANNED UNIT DEVELOPMENT; DECLARING REPEALER, AND PROVIDING FOR SEVERABILITY. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA:

Section 1. That the Zoning Ordinance of the City of Mustang, Oklahoma, as amended, is hereby amended to change the Official Zoning Map, to include therein the following described property in the City of Mustang, Canadian County, State of Oklahoma from C-3 and C-4 Districts to a Planned Unit Development with C-3 and R-4 Districts.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

Part of the Southwest Quarter (SW/4) of Section 28, Township 11 North, Range 5 West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING 258 feet North of the Southwest Corner of said SW/4; Thence North 1017 feet; Thence East 50 feet; Thence Northeasterly 35.36 feet; Thence East 255 feet; Thence South 638.38 feet; Thence South 598.13 feet; Thence West 72 feet; Thence North 193 feet; Thence West 258 feet to the point or place of beginning; containing 6.64 acres, more or less.

Section 2. REPEALER

All former ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND APPROVED this ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

APPROVED as to form this ____ day of _____, 2026.

City Attorney



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Ryan Connor

Submitting Department: Community Development

Item Type: Ordinance

Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1342, 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 a Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, and C-5 Zoned Districts to a revised Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, and C-5 Zoned Districts, Declaring Repealer, and Providing for Severability.

Recommendation:

Approve or Deny Ordinance

Initiator:

Ryan Conner, Community Development Director

Background:

This item came before the City Council at the February 3rd regular meeting where it was given a motion and approval to be sent back to the Planning Commission on February 10th to be revisited because of applicant requested changes to the item after it was first heard at the Planning Commission meeting on January 13th. At January 13th Planning Commission meeting, the applicant had agreed to the conditions that Planning Commission made on their recommendation.

Planning Commission met at the February 10th regular Planning Commission meeting and voted 5-2 to recommend Approval of the revision to the Borneman Addition PUD (reference to changes made to Tracts 5 & 6) with the following added conditions:

- (1) February 6th dated version of the PUD Design Statement;
- (2) Establishing a maximum of 300 dwelling units;
- (3) Limiting the maximum height of the Vista Point architectural tower to 55 feet;
- (4) Prohibiting tower homes within Tract 6D

Planning Commission heard the requested changes by the applicant and approved some of them by recommending the February 6th dated version of the PUD (included square footage changes to dwelling types). However, the Planning Commission did notably keep their original recommendation of 300 total dwelling units for the project, which was their recommendation from the January 13th meeting when they first heard this item. The applicant had requested a change to 400 total dwelling units. The Planning Commission did also add 2 additional conditions to this recommendation which include the tower height restriction to 55 feet and the exclusion of tower homes within Tract 6D.

Location: NE of the intersection of SH 152 & Sara Rd “ excluding the Walmart Area.

Project Description: The applicant, Box Law Group PLLC, on behalf of the owners of property within the existing Borneman Addition PUD, have submitted an application to amend the existing PUD, still titled Borneman Addition. This PUD is located NE of the Walmart area, but excludes Walmart itself & the Mustang Mall Terr shopping areas. The total acreage of the PUD is roughly 128 acres in size and contains frontage on both State Highway 152 & Sara Rd. The existing PUD comprises of 6 different identified tracts. Some tracts have multiple property owners based on filed subdivision plats within the tracts. The reason for the PUD amendment application in this case is to amend the zoning and development plan for Tracts 5 & 6, which will be designed and incorporated into a combined effort if successfully amended.

This property was originally zoned as The Borneman Addition PUD in 2003. It went largely undeveloped until Locke Supply was built in 2021. The PUD was amended in a similar public hearing/rezoning process in 2022 when development plans came in for the Mustang Marketplace commercial development and Mustang Highlands duplex subdivision, which have since been constructed minus one commercial lot.

Tracts 5 & 6 have been under the same ownership and at one point in early 2023 had a Preliminary Plat filed for an R-1, Single Family style residential development, but it never continued with a Final Plat. It was planned with over 200 lots. Tract 6 is still Zoned R-1 presently in the PUD, and Tract 5 was left as R-1 Zoning for the portion East of the electric transmission easement and potentially R-1 or C-5 for the portion West of the electric transmission easement if it made more sense to be sold to the adjacent commercial property owner because of the overheard electrical line dissection.

The attached Borneman Addition PUD has kept virtually the same governing regulations for Tracts 1-4 of the PUD, with minor changes to the overall ownership of the tracts and ownership & responsibilities section of the Common Areas to reflect the new owners. The bulk of the requested amendments to the PUD cover the development plans for Tracts 5 & 6.

As it stands now, the PUD is governed by these zoning districts:

Tract 1 “ C-2 Commercial, 14.23 acres, located along Sara Rd.

Tract 2 “ C-3 Commercial, 3.64 acres, located along Sara Rd “ Locke Supply.

Tract 3 “ R-2, Two Family, 9.13 acres, Mustang Highlands duplex subdivision.

Tract 4 “ C-5, Commercial, 23.89 acres, Mustang Marketplace (Chick-fil-a, Panda Express, Chilis, other retail.

Tract 5 “ R-1 or C-5, 5.30 acres “ undeveloped “ part of the requested changes.

Tract 6 “ R-1, 72.93 acres “ undeveloped “ part of the requested changes.

The requested changes to the PUD would make the following changes:

Tract 5 - R-3 and C-3 " Single-Family District with accessory commercial, approx. 5.30 acres.

Tract 6 - R-3 and C-3 " Single-Family District with accessory commercial, approx. 72.93 acres

The requested changes to Tracts 5 & 6 would change the Zoning base to the R-3, Low-Density Multi-Family District & C-3, Commercial General District for accessory uses. With this base zoning, the roughly 78-acre portion of land would be developed into a multifaceted residential development with different housing types, all identified within exhibits within the PUD document. Access would still come from E. Borneman Terr (access to Sara Rd), N Hunker Terr (access to State Highway 152), and planned access to the East to the undeveloped property (pending Arbor Creek PUD residential). The different housing types are identified with their allowed locations based on Exhibit D "Master Development Plan Map " Tract 5 & 6. Exhibit E describes the different housing types further with several variances:

1. Cottage: Compact single-family dwellings (600"1,800 sq. ft.) on small lots (under 3,000 sq. ft.), typically 1 to 2.5 stories tall. These emphasize affordability and feature porches for neighborly interaction. Garages are accessed from rear lanes when possible.
2. Duplex " Side-by-Side: Detached homes with two units placed side-by-side, each with its own street entry. Typically, 1 to 2.5 stories, these resemble medium single-family homes.
3. House: Medium-sized single-family residences (1,200"2,500 sq. ft.) on moderate lots (3,600"6,000 sq. ft.), typically 2.5 stories tall with 3 to 4 bedrooms. Rear garages are preferred.
4. Multi-Flex: Detached mixed-use buildings (2 to 3 stories) with the option of commercial space with residences above or behind, containing 4 to 6 units, designed to appear as medium-to-large single-family homes, with shared entries and limited or no rear yard. Parking is provided at the rear or in shared areas.
5. Townhouse: Attached homes (2 to 6 units) placed side-by-side, with narrow street-facing facades and no street-facing garages with the option of commercial space.
6. Tower Home: Vertical single-family dwellings (up to 3.5 stories or 4.5 stories for small footprints) designed for minimal landscape impact, ideal for steep slopes.

The different housing types each have a detailed page description within Exhibit E that define their lot standards for construction " i.e. setbacks, frontages, access, parking, etc. There are several variances from the Zoning Code (identified in an attached page after this report).

Exhibit F of the PUD explains the requested development's street typology, showing where 60'™ public collector streets, 50'™ public local streets, and 24'™ private alleys would exist for access/traffic flow.

Exhibit G reflects the street standard graphical depiction of how the different streetscapes plus walking trails would be constructed.

Exhibit H reflects the identification and placement of different amenities within the two tracts " with a Vista Point outlined on the NE side of the lake/pond on the property.

Exhibit I reflects where shared parking areas are identified, in conjunction where mixed use zoning areas can occur (Multi-Flex buildings with commercial spaces attached to the residential spaces).

The applicant has described the characteristic of this development as a relatively new way of community development, with the term "New Urbanism" as the most coined phrase. It involves creating a community with focus on housing types around walkable infrastructure and green-spaces, often times with rear parking, with less of a focus on primary frontages along stereotypical streets with standard

setbacks. This development would be constructed by the same or adjacent development group as the Wheeler District in Oklahoma City and Carlton Landing in the Lake Eufaula area.

With this development type, there are many variances requested from the base R-3 Zoning District. As with all Planned Unit Developments, the City should look into its best interests in terms of allowing variances while also balancing them with added amenities that make the development a net positive in return. The planned amenities that would come with the development of Tracts 5 & 6 include:

- Multiple walking trails & conservation areas around the development, creating a walkable community.

- 2 different playgrounds

- A dog park

- 6 Pickleball courts

- A 50-person indoor capacity community center & adjacent park.

- A wellness/fitness center.

In relation to the surrounding properties, Exhibit D, as mentioned previously, shows the development types and their allowed locations. For instance, Tract 6D “ located along the North side of the development “ only allows for Cottage Homes and houses. All single-family housing types. The development has intended to allow for more of the Multi-Flex structures in more of the centrally located parts of the development.

As described before the project narrative, the Planning Commission did speak at length about the proposal before their ultimate recommendation of approval with conditions. Minutes from both Planning Commission meetings “ the January 13th and February 10th (where it was sent back to be discussed further) will be attached. Many of the discussions centered on the multi-family components of the development and the notion of rental units or individually owned units on the same multi-family components. The applicant went on record to say that they do not plan to rent any of the units but by placing such constraints within the PUD/Zoning document itself, the City could have issues with fair-housing laws and other federal constraints that limit a city’s ability to control housing types of that nature.

There were three (2) different property owners within the 300ft notification distance that spoke on the project. One property owner opposed the development with concerns on density and traffic. Another property owner, while not opposed, did have concerns of the same issues and drainage.

Character of Neighborhood: This is an area adjacent to other medium or low-density residential areas, with the Rollin Acres neighborhood to the North (R-E), land currently planned for residential development to the East (Arbor Creek), other R-E areas to the West across Sara Rd, and heavy commercial areas to the SW (Walmart).

Conformance with the Future Land Use Plan: The long-range plan calls for Medium Density Residential Development in this area, so the zoning request does conform to the plan.

Utilities and Services: There is municipal water and sewer available to serve the property. The City Engineer has looked at sewer & water capacities for this area with the intended buildout. A sewer lift station and potential added capacities to existing stations could be a requirement. The proposed roads in the development will be a combination of Public Streets & Private Alleys for access.

Financial Impact:

0

Staff Comments:

Staff recommends approval of the PUD Revision with the same conditions as outlined by the Planning Commission's 5-2 vote from the February 10th Planning Commission meeting, which includes:

1. February 6th Dated Version of the PUD Design Statement;
2. Establishing a maximum of 300 dwelling units;
3. Limiting the maximum height of the Vista Point architectural tower to 55 feet;
4. Prohibiting tower homes within Tract 6D

Attachments:

(1) Notice & Map.pdf

(2) UPDATED - 2026-02-06 MDS - Exhibits - BORNEMAN PUD_reduced.pdf

(3) List of Variances from R-3 Zoning.pdf

(4) Item 3 DRAFT PC Minutes 1-13-2026.pdf

(5) Item 2 DRAFT PC Minutes 2-10-2026.pdf

Ord 1342 - Borneman Addition PUD - Revision to PUD.pdf

**PUBLIC HEARING NOTICE OF THE
MUSTANG PLANNING COMMISSION**

On Tuesday, January 13, 2026, beginning at 7:00 p.m. in the Council Chambers at Mustang City Hall located at 1501 N Mustang Road, Mustang, OK 73064, a Public Hearing will be conducted on the following:

NOTICE OF REDISTRICTING

CURRENTLY ZONED: Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, C-5 Tracts – Titled “Borneman Addition”.

REQUESTED ZONING: Revision of the Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, C-5 Tracts – Titled “Borneman Addition”.

APPLICATION BY: Box Law Group, PLLC

PROPERTY OWNER(S): AG Mustang RE Holdings LLC, Barajas & Wilson Developments LLC, Borneman-Mustang LLC, CFT NV Developments LLC, Chick-Fil-A INC, Locke Supply Co., Mustang Highlands Duplexes LLC, Mustang Marketplace LLC, University Falls II LLC.

GENERAL VICINITY OF PROPERTY: NE corner of E. SH 152 & N. Sara Rd, excluding the Walmart area.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-six (26), 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 Southwest Quarter; THENCE North 00°10'37" West, along the west line of said Southwest Quarter, a distance of 972.00 feet to a point; THENCE North 89°54'57" East, a distance of 60.00 feet to the POINT OF BEGINNING; THENCE North 00°10'37" West, a distance of 1668.11 feet to a point; THENCE North 89°54'57" East, along the north line of said Southwest Quarter, a distance of 2589.77 feet to a point; THENCE South 00°10'21" East, along the east line of said Southwest Quarter, a distance of 2580.11 feet to a point; THENCE South 89°54'57" West, along the north right-of-way line of Highway 152, a distance of 1004.30 feet to a point; THENCE North 00°10'37" West, a distance of 40.00 feet to a point; THENCE South 89°54'57" West, along the north right-of-way line of Highway 152, a distance of 196.51 feet to a point on the east line of a tract of land described in Warranty Deed recorded in Book 2805, Page 268 (Shopping Center Tract); THENCE along and with the east line of said Shopping Center Tract the following three (3) courses:

1. North 15°41'03" West, a distance of 236.28 feet;
2. North 24°17'43" West, a distance of 409.55 feet;
3. South 89°45'45" West, a distance of 258.19 feet;

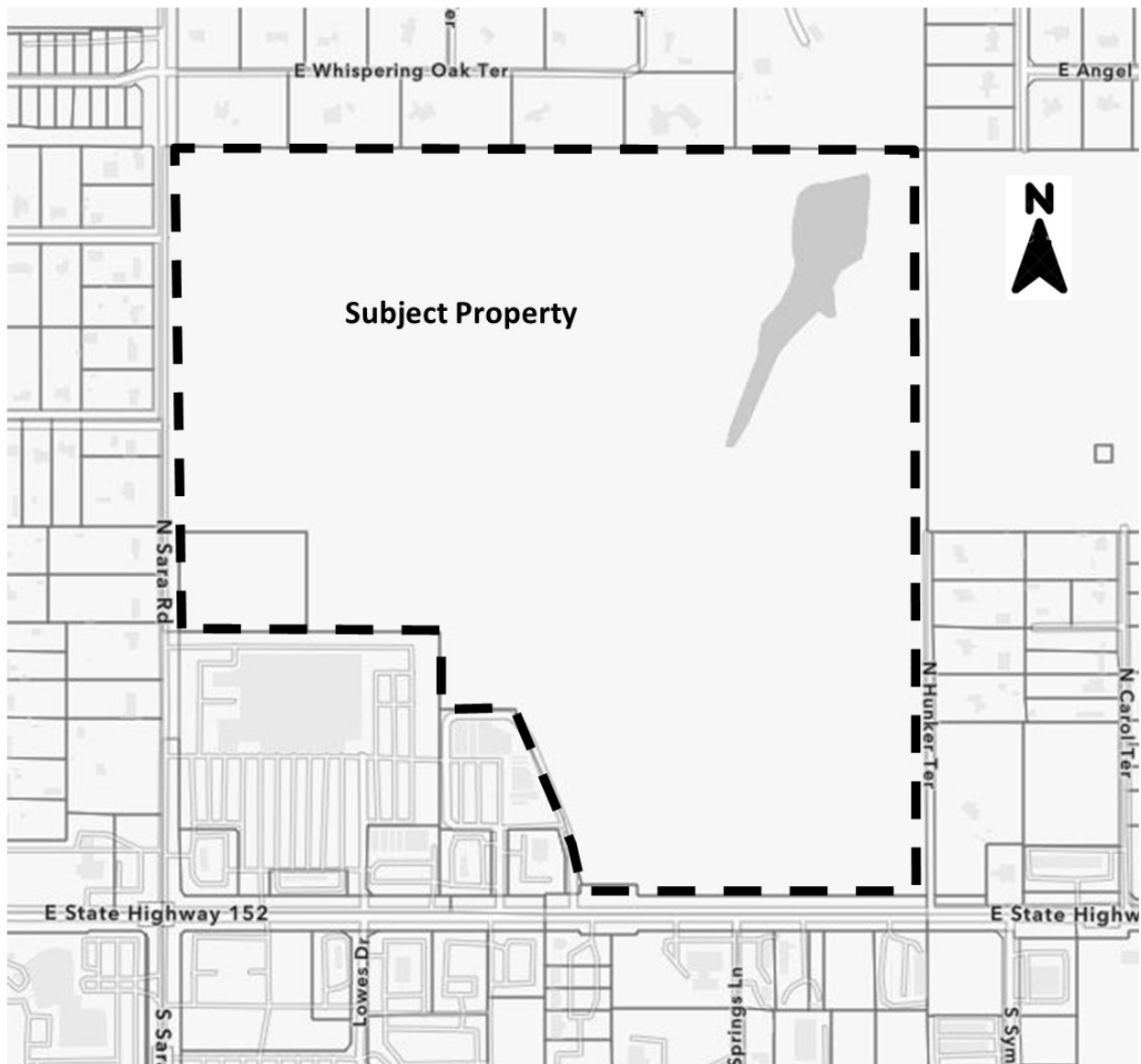
THENCE North 00°10'37" West, a distance of 271.59 feet to a point; THENCE South 89°54'57" West, a distance of 900.00 feet and back to the POINT OF BEGINNING; Containing 5,601,735 square feet or 128.60 acres, more or less.

As an interested property owner your comments are invited at the public hearing for or against the request. You may file a written petition and offer oral argument and evidence for or against granting the request.

Please feel free to call the Community Development Department at 405-376-9873 between 8:00 a.m. and 5:30 p.m. to make inquiries about the application.

Respectfully,

Ryan Conner, Community Development Director



BORNEMAN ADDITION

Mustang, Oklahoma

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I. INTRODUCTION

The Borneman project is proposed as a Planned Unit Development.

The applicant is requesting a rezoning of the property to Planned Unit Development (PUD) and is submitting a Rezoning Application and Master Development Plan. This application supersedes the current Zoning.

A PUD District will allow the necessary flexibility to create a distinctive diverse community with a variety of supporting residential, commercial areas and building types, enhanced open space areas, and creative circulation patterns not normally possible through the current zoning, allowing use of an odd shaped piece of land. Water features will be used and open space will support the area.

II. PROPERTY DESCRIPTION/EXISTING SITE CONDITIONS

A. Location

The tract is located at the NE corner of Sara Road and State Highway 152. The site is bordered on the south and west by the Wal-Mart supercenter.

B. Owner/Developer Information

1. Tract 1- Borneman-Mustang, LLC, 3235 Majestic Cir. Conway, AR 72034
2. Tract 2- LOCKE Supply, 1300 SE 82nd Street, OKC, OK 73143
3. Tract 3- Mustang Highlands Duplexes, LLC, 11200 S Countyline Rd., OKC, OK 73173
4. Tract 4- Mustang Marketplace, Tim Cline, 975 E. Riggs Rd #12-140, Chandler, AZ 85249; Chick Fil A, Inc., 5200 Buffington Rd., Atlanta Rd., Atlanta, GA 30349; CFT NV Development, LLC, 1683 Walnut Grove Ave., Rosemead, CA 91770; AG Mustang RE Holdings, LLC, 12360 Market Dr., Oklahoma City, OK 73114; and University Falls II, LLC, 13305 E. Stoney Vista Dr., Chandler, AZ 85249
5. Tract 5- Barajas and Wilson Development, LLC, 11200 S Countyline Rd., OKC, OK 73173
6. Tract 6- Barajas and Wilson Development, LLC, 11200 S Countyline Rd., OKC, OK 73173

C. Land Use and Zoning

The project consists of multi-use zoning purposes stated below. The tracts are illustrated in Exhibit A and described in Exhibits B and C, attached hereto and incorporated herein.

Tract 1: C-2 – Commercial Neighborhood District, approx. 12.40 acres

Tract 2: C-3 – General Commercial, approx. 4.44 acres

Tract 3: R-2 or C-2 – Two-Family District, or Commercial Neighborhood but not intermixed, approx. 9.13 acres.

Tract 4: C-5 – Commercial Intensive District, approx. 24.11 acres

Tract 5: R-3 and C-3 – Single-Family District with accessory commercial, approx. 5.30 acres

Tract 6: R-3 and C-3 – Single-Family District with accessory commercial, approx. 72.93 acres

The commercial along State Highway 152 will supplement the Wal-Mart development (C-4) that has successfully occurred on the east side of Sara Road.

The Development will be served with multiple access points from Sara Road and Highway 152.

D. Elevation and Topography

The site slopes from the south to the north. The elevation of the property is 1,340' above sea level along the south property line and 1,320' above sea level along the north property line. A creek exists in the approximate center of the property.

E. Drainage

The site has an existing pond. This pond will be improved to become an amenity to the project. The pond will be revised to provide detention and become a common open space for the residential development. The pond retains water at all times and will be a reflecting pond at the rear of several single-family areas.

The pond will be the major source of receiving the surface runoff from the site. Tract 4 will have an additional detention pond.

A Drainage Impact Analysis will be prepared at the time of preliminary platting of Tract 6 to illustrate the detention requirements that are required and the solution planned.

F. Utility Services

The required utility services for the property including water, sewer, gas, telephone and electricity are currently located adjacent to the boundaries of the site. Easements will be identified on the Preliminary Plat that will be the next step for platting as per Section 122-799 of the code.

A 27' easement on the east side of Sara Road will be granted to the City of Mustang for a total of 60' from the west line of the Southwest Quarter.

G. Fire Protection Services

The City of Mustang Fire Department will provide fire protection services.

III. MASTER DEVELOPMENT PLAN AND DESIGN STATEMENT

A. PUD

The Planned Unit Development plan was selected for the addition with the intent to compliment future home sites with mixed residential and commercial areas. This type of development has successfully occurred in other cities. Mustang is growing and these uses are a good fit right now. The commercial development adjacent (Wal-Mart) and the recent acquisitions of land have created a need for housing and other related commercial support facilities.

This PUD is designed to accomplish the following:

Tract One (1) – Allow all uses permitted in C-2 except convenience stores.

Tract Two (2) - Allow uses permitted in C-3 and allow a non-alcoholic drive-in restaurant south of Suera Terrace. Ensure adequate curb cuts will be allowed to meet demand of restaurants and other retail services.

Tract Three (3) - Allow uses permitted in R-2 or C-2.

All residential structures will have 75% brick, stone or other masonry product on front elevations. No vinyl siding will be allowed. Each unit will be landscaped according to the City of Mustang's landscaping ordinance. Tract will be all residential or all commercial and will require Preliminary and Final Platting. R-2 or C-2 zoning will be decided by the developer at the time of said Preliminary and Final Platting.

Tract Four (4) - Allow uses permitted in C-5 but exclude the following:

- Ambulance service, office or garage
- Armored car service
- Auto body repair shop
- Auto painting and bodywork
- Bait shop
- Billiards or pool hall
- Bus terminal
- Boat repair, service, rental or sales
- Contractor's plant or storage yard
- Drinking establishment, alcoholic
- Drive- in theater
- Electric regulating substation
- Equipment sales, service, rental, repair
- Exterminator service
- Feed and fertilizer sales
- Fencing company
- Firewood sales
- Fuel service
- Ice plant
- Impoundment yard
- Machinery sales and service
- Mobile, manufactured homes, trailer sales and service
- Motorcycle sales and repair
- Pawn shop
- Rental center
- Truck sales and service
- Vending, sales and service
- Veterinarian hospital (with outside pens or runs)

There shall be a twenty (20) ft landscaping buffer added to the East side of this tract along N. Hunker Terr north of the platted shared access drive.

Tract Five (5) –

Shall be designated as an area of limits of no access and shall comply with the regulations of Tract Six (6), below; provided, that portion of Tract 5 lying west of the east boundary of the electrical easement shall be used as a common area for Tract 5 and/or Tract 6.

Tract Six (6) – Tract Six (6) shall be developed in accordance with the Exhibit D, attached hereto and incorporated herein, and the R-3 District standards. In addition to all uses permitted within the R-3 District, the following uses shall also be permitted as defined in Exhibit E, attached hereto and incorporated herein:

- Dwelling, multiple-family
- Dwelling, townhouse
- Dwelling, single-family
- Dwelling, two-family

There shall be no more than 400 dwelling units within this PUD. Multi-flex structures (as defined in Exhibit D) shall be limited to a maximum of 60 units, excluding townhomes.

Commercial uses shall be permitted accessory to residential development only as identified as “Multi-Flex” or “Townhouse” on Exhibit D and “Mixed Use” on Exhibit I and shall comply with the C-3 base zoning district regulations. On-street parking adjacent to commercial development and/or off-street Common Parking Areas within walking distance of Commercial Areas shall satisfy parking regulations for said commercial development. ADA spaces will be accounted for according to Code requirements.

A 20' x 20' monument tower shall be permitted within this PUD with a maximum height of no more than 10 feet taller than the tallest structure within Tracts 5 and 6. The tower may be up-lit provided that no lighting can be stalled on the north side of the tower. This is an architectural element labeled as “Vista Point” on Exhibits D, F, H, and I and is not signage for the development

There shall be a 50' landscape buffer along the north PUD boundary line and street trees planted on 30' centers.

The following variances shall be permitted within Tract Six (6):

1. Single-family dwellings - Cottage:
 - a. Minimum lot area: 2,400 sf
 - b. Minimum lot width: 30 feet at the front building line and the lot shall abut a street or common area on the front lot line for a distance of not less than 20 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
 - c. Front yard setback: 6 feet
 - d. Maximum building coverage: 80%
2. Single-family dwellings - Tower Home:
 - a. Minimum lot area: 2,500 sf

- b. Minimum lot width: 50 feet at the front building line and lot shall abut a street, private alley, or common area. Vehicular access shall be provided via street and/or private alley.
 - c. Front yard setback: 12 feet
 - d. Maximum building coverage: 70%
 - e. Maximum building height: 55 feet
- 3. Single-family dwelling - House:
 - a. Minimum lot area: 3,600 sf
 - b. Minimum lot width: 45 feet at the front building line and the lot shall abut a street or common area on the front lot line for a distance of not less than 32 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
 - c. Front yard setback: 12 feet
 - d. Maximum building coverage: 70%
- 4. Townhouse:
 - a. Minimum lot area: 1,600 square feet per unit
 - b. Minimum lot width: 20 feet at the front building line, and the front lot line shall abut a street or common area on the front lot line for a distance of not less than 20 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
 - c. Front yard setback: 0 feet
 - d. Maximum building coverage: 90%
 - e. Maximum building height 42 feet
- 5. Single-family dwellings with a garage apartment:
 - a. Minimum lot area: 3,600 sf
 - b. Minimum lot width: 45 feet at the front building line and the lot shall abut a street or common area on the front lot line for a distance of not less than 32 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
 - c. Front yard setback: 12 feet
 - d. Rear yard setback: For main buildings, other than garage apartments, there shall be a rear yard of not less than 20 feet or 20 percent of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling, but shall not be located closer than three feet to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of the main building and shall not encroach on any easement.

6. Two-family dwelling (duplex):
 - a. Minimum lot area: 2,400 sf per unit
 - b. Front of lot shall abut street or common area. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
 - c. Front yard setback: 0 feet
 - d. Sec. 122-360: This section shall not apply.
 - e. Maximum building coverage: 80%
7. Multiple-family dwellings – Multi-Flex:
 - a. Minimum lot width: 60 feet at the front building line, and the width shall be increased by five feet for each additional dwelling unit exceeding three which is located in the structure; however, the lot width at the front building line shall not be required to exceed 120 feet. The front lot line shall abut a street or common area on the front lot line for a distance of not less than 50 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
 - b. Front yard setback: 0 feet
 - c. Maximum building coverage: 90%
 - d. Maximum building height 42 feet
8. The following shall apply to all lot typologies:
 - a. Variance to Sec. 122-355(2): For main buildings, other than garage apartments, there shall be a rear yard of not less than 20 feet or 20 percent of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling but shall not be located closer than three feet to the rear lot line.
 - b. Variance to Section 122-355(1)(a): Front setbacks shall be measured from the primary façade of the dwelling unit to the property line. The uncovered and covered front porch or stoop of a dwelling unit shall be allowed to encroach into the front setback limit. No useable interior, climate-controlled space shall extend beyond the front setback limit.
 - c. Variance to Sec. 122-355(3)(a): For detached dwellings and for unattached sides of attached dwellings located on an interior lot, a side yard of not less than five feet shall be provided on the unattached sides of the main dwelling. For detached buildings of accessory use, there shall be a side yard of not less than three feet. There shall be a minimum of 10 feet between detached dwellings and unattached sides of attached dwellings on an interior lot.

- d. Variance to Sec. 122-355(3)(b): For main buildings and dwellings and accessory buildings located on corner lots, there shall be a side yard setback from the intersecting street of not less than eight feet. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.
- e. Section 122-355(1)(b) shall not apply.
- f. Section 122-355(3)(c) shall not apply.

9. Fencing and lighting (variance to Sec. 122-358(a):

Whenever any new R-3 low-density multi-family residential land use is established so as to abut the side or rear line of a lot or tract in any existing residential district or any subcategory thereof, including a residential planned unit development (PUD), such residential use including, but not limited to, a parking lot or parking area, a fence or wall that is sight-proof from single-story residential areas or streets, not more than six feet high, as measured from the finished grade shall be constructed between the R-3 low-density multi-family residential land use and residential lots. Such fence shall be maintained by the property owner in good condition, as determined by the community development director. This fence may be placed along and within five feet of the rear lot lines or five feet from any rear surface parking spaces when appropriate, and along and within five feet of the side lot line to the point of the front yard setback of the residential tract or lot, except where the front yard of the R-3 lot is used for off-street parking, then the provisions of article X of this chapter pertaining to off-street parking lots shall apply. In addition, the lighting shall be arranged so that there will be no annoying glare directed or reflected toward residential buildings in a residential district. Such sight-proof screening shall consist of a sturdy opaque fence or, if appropriate, decorative planting, which complies with the aesthetic standards of the adjoining residential district, and adequate so that the R-3 low-density multi-family residential use is not visible from any residential street or pedestrian way, except as to those portions of the operation of use which exceed the height limitations of the fencing or screening. This provision shall supersede all other fencing and lighting requirements for R-3 low-density multi-family residential districts which may be contrary to this provision.

10. Landscaping (variance to Sec. 122-359):

- a. Variance to Sec. 122-873(g)(2): Multi-family units greater than a duplex shall be required to plant a minimum of one tree per unit up to two

bedrooms and two trees per unit for three bedrooms and greater. Trees shall be located within 25 feet of the main structure(s). Up to 100 percent of the required trees may be located in common areas and along perimeter landscaped areas. Trees shall be a minimum two-inch caliper and be located within 100 feet of a water source.

11. Brick or Masonry Façade (variance to Sec. 122-360):

- a. Variance to Sec. 122-360.: Townhouses and multiple-family units in the R-3 district shall have a brick or masonry facade covering 100 percent of all sides of the building, excluding gabled ends.

12. Streets and Amenities:

- a. Both 60' & 50' wide public streets shall be permitted, along with the 24' private alleys as illustrated in Exhibit F, attached hereto and incorporated herein.
- b. Amenities shall be required in Tracts 5 and 6 as illustrated and defined in the attached Exhibit H, attached hereto and incorporated herein, and as described below:
 - i. The Community Center will be sized to hold up to 50 people indoors and will be located adjacent to a community park that can serve for larger outdoor gatherings.
 - ii. The Wellness/Fitness Center will be modeled after an upscale hotel fitness center and will feature a well-equipped space designed for everyday health and convenience.
 - iii. There will be a minimum of six regulation pickleball courts arranged in a shared pod, fenced and lighted, for daytime or evening play and social interaction.
 - iv. The Walking Trails will be a signature of the community which will wind through native landscapes and lead residents toward the protected wetlands area. Gentle curves, shaded segments, and strategic overlooks encourage people to slow down and enjoy the natural rhythms of the environment. The Walking Trails and pond will be an amenity open to the public and available to the entire Mustang community.
 - v. Abide Mustang will feature a dedicated dog park where residents can let their dogs run, play, and socialize in a safe, fenced environment. Shaded seating, waste stations, and durable turf will create a clean, comfortable space for both pets and owners.
 - vi. Two Community Playgrounds will offer a vibrant, family-friendly space with modern play structures designed for a variety of

ages. Soft-surface flooring, shaded zones, and nearby seating will make it an easy, comfortable place for parents and kids to gather.

B. Open Space, Green Space, and Signage

This project will offer an open space. The location will be at the northeast portion of the tract.

Open space of +/- 9 acres or over 7% (net area) of the total site area with particular emphasis on used greenways that will also serve as drainage ways.

Open space for Tracts 5 and 6 is proposed to be 33 acres including a Conservation Easement as shown in Exhibits D, F, H and I.

The Common Areas for Tracts 1 through 4 shown on the Master Development Plan Map shall be the responsibility of the property owner and the then current property owners of Tracts 1 through 4 within the Borneman Planned Unit Development, either jointly or through a Property Owners Association. Any Property Owners Association shall, at a minimum, include as members the then current owners of Tracts 1 through 4 within the Borneman Planned Unit Development and shall exist in perpetuity. The obligation to maintain the common areas is intended to benefit and may be enforced by the City of Mustang. The Common Areas within Tracts 5 and 6 shall be owned and maintained through a separate Homeowners Association (HOA) that shall comply with the Unit Ownership Estates Act. The Homeowners Association (HOA) will own and manage all common areas within Tracts 5 and 6 to ensure the community remains safe, attractive, and well cared for. These common areas include parks, trails, open spaces, landscaped corridors, and community amenities, along with any shared infrastructure not dedicated to the City of Mustang. The HOA's authority and responsibilities will be formally established in the Declaration of Covenants, Conditions, and Restrictions (CCRs). The Declaration will specify the HOA's ownership of common areas, outline maintenance standards, and define how costs are shared among homeowners.

There shall be walking trails installed within the common areas of the development. The design and locations of said walking trails shall be shown during the platting stages of the project. All walking trails shall be the responsibility of the property owner or through a Property Owners/Homeowners Association.

Three (3) off premise project signs will be allowed. Project signs #1 and #3 shall be 2-sided monument signs not exceeding 12' in height with a maximum 150 sf per side. Project sign #2 shall be a shared multitenant pylon sign reserved for the

tenants of Tract 4. In addition to these off-premise signs, each lot within the PUD shall be allowed signage in accordance with the City of Mustang sign ordinances. All proposed signage shall meet the setback requirements of the City of Mustang. The signs will be constructed to match the Project architecture and blend with the projects overall design.

C. Traffic access/circulation/parking and sidewalks

Public roads and/or common access driveways as per normal subdivision regulations will provide the access to the project. The curb cuts will be sized to accommodate 2way traffic. Landscape buffers will accommodate all City of Mustang traffic department sight triangle requirements. All roadways will be constructed per normal city standards and public roads will be dedicated to the City for maintenance.

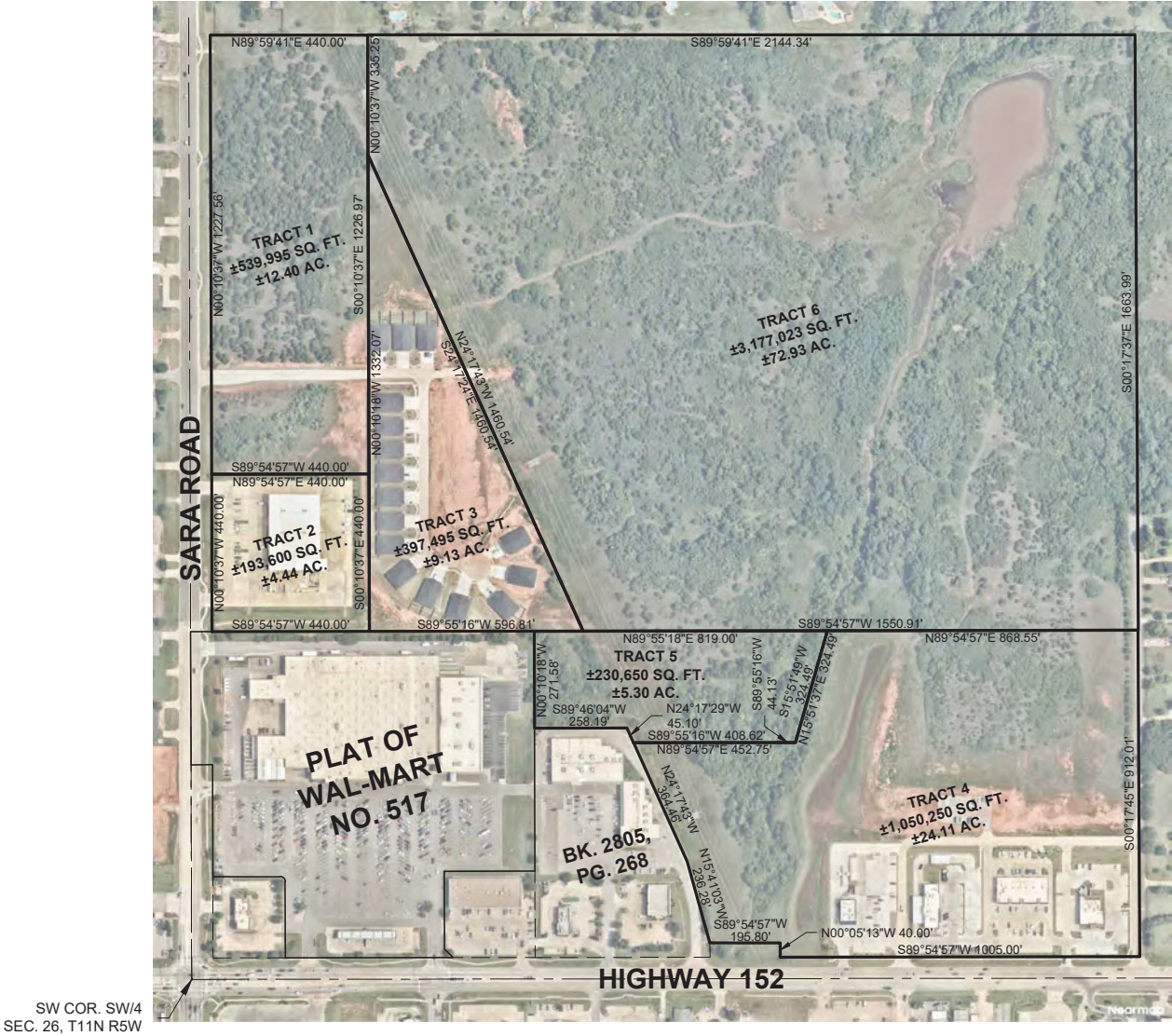
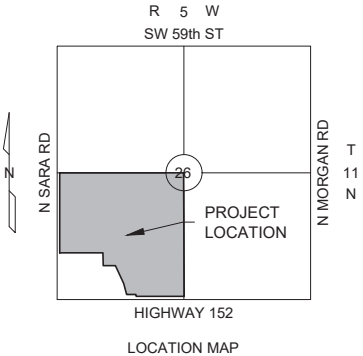
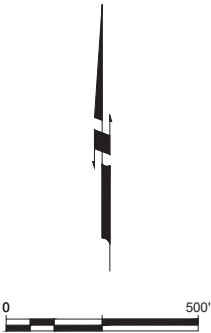
The common access driveways platted within the Mustang Marketplace Final Plat (Tract 4) will be maintained privately by the adjoining property owners.

Street standards for tracts 5 and 6 shall comply with Exhibit F and Exhibit G, attached hereto and incorporated herein.

D. Development Phasing

The parcel will be developed in several phases. The ultimate build out will be responsive to the demands of real estate investments and opportunities.

Exhibit A - Master Development Plan Map



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XREFS LOADED:

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Proj. No.: 5999
Date: 12-10-2025
Scale: 1" = 500'

BORNEMAN ADDITION
CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA
PUD AMENDMENT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •

EXHIBIT B - LEGAL DESCRIPTION OF ENTIRE TRACT

Borneman Addition
PUD Amendment

Dec. 10, 2025

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-six (26), 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 Southwest Quarter;

THENCE North 00°10'37" West, along the west line of said Southwest Quarter, a distance of 972.00 feet to a point;

THENCE North 89°54'57" East, a distance of 60.00 feet to the POINT OF BEGINNING;

THENCE North 00°10'37" West, a distance of 1668.11 feet to a point;

THENCE North 89°54'57" East, along the north line of said Southwest Quarter, a distance of 2589.77 feet to a point;

THENCE South 00°10'21" East, along the east line of said Southwest Quarter, a distance of 2580.11 feet to a point;

THENCE South 89°54'57" West, along the north right-of-way line of Highway 152, a distance of 1004.30 feet to a point;

THENCE North 00°10'37" West, a distance of 40.00 feet to a point;

THENCE South 89°54'57" West, along the north right-of-way line of Highway 152, a distance of 196.51 feet to a point on the east line of a tract of land described in Warranty Deed recorded in Book 2805, Page 268 (Shopping Center Tract);

THENCE along and with the east line of said Shopping Center Tract the following three (3) courses:

1. North 15°41'03" West, a distance of 236.28 feet;
2. North 24°17'43" West, a distance of 409.55 feet;
3. South 89°45'45" West, a distance of 258.19 feet;

THENCE North 00°10'37" West, a distance of 271.59 feet to a point;

THENCE South 89°54'57" West, a distance of 900.00 feet and back to the POINT OF BEGINNING;

Containing 5,601,735 square feet or 128.60 acres, more or less.

These legal descriptions were prepared from documents of record and are not the result of an on-the-ground survey.

EXHIBIT C

LEGAL DESCRIPTION OF INDIVIDUAL TRACTS

Borneman Addition
PUD Amendment

Nov. 12, 2025

Tract 1

A tract of land that is part of the Southwest Quarter (SW/4) of Section 26, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Southwest corner of said SW/4; Thence North 00°10'37" West, along the West line of said SW/4, for 972.00 feet; Thence North 89°54'57" East, for 60.00 feet to a point that is the northwest corner of Lot 1, Block 1, Wal-Mart No. 517, a subdivision in Canadian County, State of Oklahoma, according to the recorded plat thereof; Thence North 00°10'37" West, parallel with the West line of said SW/4, for 440.00 feet to the POINT OF BEGINNING; Thence continuing North 00°10'37" West, parallel with said West line, for 1227.56 feet to a point on the North line of said SW/4; Thence North 89°59'41" East, along said North line, for 440.00 feet; Thence South 00°10'37" East, parallel with the West line of said SW/4, for 1226.97 feet; Thence South 89°54'57" West, parallel with the North line of Lot 1, Block 1, Wal-Mart No. 517, for 440.00 feet to the POINT OF BEGINNING.

Containing 539,995 square feet or 12.40 acres, more or less.
As described in Book 5267, Page 457.

Tract 2

A tract of land that is part of the Southwest Quarter (SW/4) of Section 26, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, State of Oklahoma, according to the U.S. government survey thereof, said tract of land being described as follows:

COMMENCING at the Southwest corner of said SW/4; Thence North 00°10'37" West, along the West line of said SW/4, for 972.00 feet; Thence North 89°54'57" East, for 60.00 feet to a point that is the northwest corner of Lot 1, Block 1, Wal-Mart No. 517, a subdivision in Canadian County, State of Oklahoma, according to the recorded plat thereof, said point being the POINT OF BEGINNING; Thence North 00°10'37" West, parallel with the West line of said SW/4, for 440.00 feet; Thence North 89°54'57" East, parallel with the North line of said Lot 1, Block 1, Wal-Mart No. 517, for 440.00 feet; Thence South 00°10'37" East, parallel with the West line of said SW/4, for 440.00 feet to a point on the North line of said Lot 1, Block 1, Wal-Mart No. 517; Thence South 89°54'57" West, along said North line, for 440.00 feet to the POINT OF BEGINNING.

Containing 193,600 square feet or 4.44 acres, more or less.
As described in Book 4707, Page 480 and Book 5267, Page 460.

Tract 3

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; Thence North 00°10'04" West, along the West line of said SW/4, a distance of 972.00 feet; Thence North 89°55'16" East, a distance of 499.79 feet to the POINT OF BEGINNING; Thence North 00°10'18" West, a distance of 1332.07 feet; Thence South 24°17'24" East, a distance of 1460.54 feet; Thence South 89°55'16" West, a distance of 596.81 feet to the POINT OF BEGINNING.

Containing 397,497 square feet or 9.13 acres, more or less.

As described on the final plat of MUSTANG HIGHLANDS, recorded in Book 10 of Plats, Page 72.

Tract 4

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4); Thence North 00°10'37" West, along the West line of said Southwest Quarter (SW/4), a distance of 60.00 feet; Thence North 89°54'57" East, parallel with and 60.00 feet North of the South line of said Southwest Quarter (SW/4), a distance of 1448.70 feet; Thence North 00°10'37" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 40.00 feet to the POINT OF BEGINNING; Thence North 15°41'03" West, a distance of 236.28 feet; Thence North 24°17'43" West, a distance of 364.46 feet; Thence North 89°54'57" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 452.75 feet; Thence North 15°51'37" East, a distance of 324.49 feet; Thence North 89°54'57" East, a distance of 868.55 feet to a point on the East line of said Southwest Quarter (SW/4); Thence South 00°17'45" East, a distance of 912.01 feet to a point on the North right of way line of State Highway No. 152 as established in Report of Commissioners in Case No. CJ-87-1042 recorded in Book 1500, Page 704 and in Agreed Journal Entry recorded in Book 1544, Page 574 and being 60.00 feet North 00°17'45" West from the Southeast corner of said Southwest Quarter (SW/4); Thence along said North right of way line the following three (3) courses:

- 1) South 89°54'57" West and parallel with the South line of said Southwest Quarter (SW/4), a distance of 1005.00 feet;
- 2) North 00°05'13" West, a distance of 40.00 feet;
- 3) South 89°54'57" West, a distance of 195.80 feet to the POINT OF BEGINNING.

Containing 1,050,250 square feet or 24.11 acres, more or less.

As described in Book 5538, Page 200.

Tract 5

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma, being more particularly described as follows:

Prepared by Jeffrey L. Murphy, PLS 2025

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-27)

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COMMENCING at the Southeast corner of said SW/4; Thence North 00°17'21" West, along the East line of said SW/4, a distance of 60.00 feet; Thence South 89°55'16" West, parallel with and 60.00 feet North of the South line of said SW/4, a distance of 1005.00 feet; Thence North 00°04'54" West, a distance of 40.00 feet; Thence North 00°05'55" West, a distance of 560.00 feet to the POINT OF BEGINNING; Thence South 89°55'16" West and parallel to the South line of said SW/4, a distance of 408.62 feet; Thence North 24°17'29" West, a distance of 45.10 feet; Thence South 89°46'04" West, a distance of 258.19 feet; Thence North 00°10'18" West, a distance of 271.58 feet; Thence North 89°55'18" East, a distance of 819.00 feet; Thence South 15°51'49" West, a distance of 324.49 feet; Thence South 89°55'16" West, a distance of 44.13 feet to the POINT OF BEGINNING.

Containing 230,650 square feet or 5.30 acres, more or less.
As described in Book 5597, Page 686.

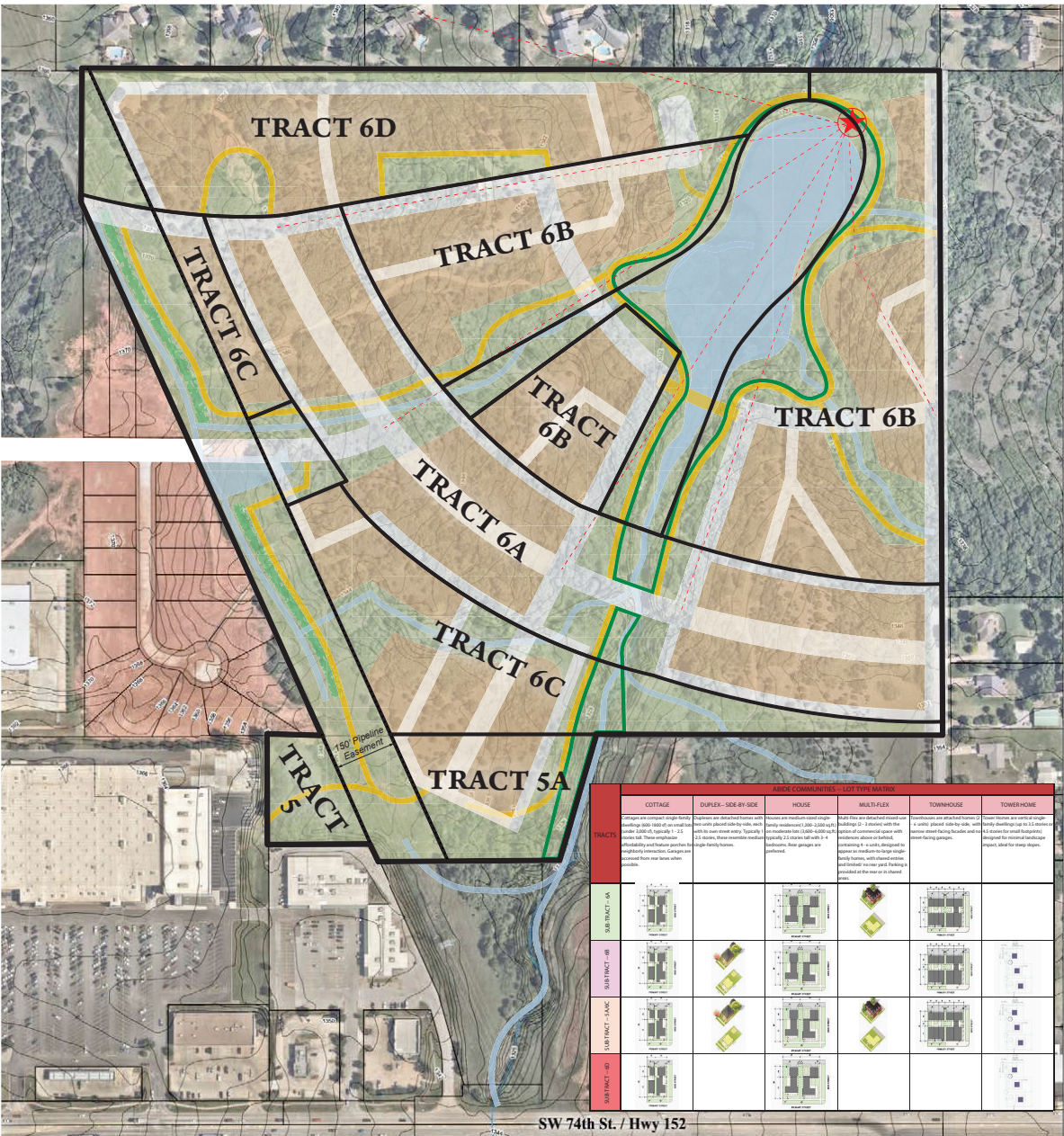
Tract 6

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), 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 Southwest Quarter (SW/4); Thence North 00°10'37" West, along the West line of said Southwest Quarter (SW/4), a distance of 972.00 feet; Thence North 89°54'57" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 1096.81 feet to the POINT OF BEGINNING; Thence North 24°17'43" West, a distance of 1460.54 feet to a point 500.00 feet East of an perpendicular to the West line of said Southwest Quarter (SW/4); Thence North 00°10'37" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 335.25 feet to a point on the North line of said Southwest Quarter (SW/4); Thence South 89°59'41" East, along the North line of said Southwest Quarter (SW/4), a distance of 2144.34 feet to the Northeast corner of said Southwest Quarter (SW/4); Thence South 00°17'37" East, along the East line of said Southwest Quarter (SW/4), a distance of 1663.99 feet to a point 972.00 feet North of the Southeast Corner of said Southwest Quarter (SW/4); Thence South 89°54'57" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 1550.91 feet to the POINT OF BEGINNING.

Containing 3,177,023 square feet or 72.93 acres, more or less.
As described in Book 5597, Page 686.

These legal descriptions were prepared from documents of record and are not the result of an on-the-ground survey.



- LEGEND**
- BLOCKS
 - STREETS & ALLEYS
 - TRAILS
 - CONSERVATION EASEMENT
 - COMMON AREAS
 - WATER & DRAINAGE
 - VISTA POINT

Exhibit D
Master Development
Plan Map- Tract 5 & 6

This information is conceptual and subject to change. All information was compiled from unverified sources at various times and as such is intended to be used only as a guide. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

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ONCE KEY DESIGN
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1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
PHONE 202.875.1175 FAX 405.233.8175

SKETCHES CONCEPTS PLANNING
01/15/26

EXHIBIT E – LOT TYPOLOGY

This Exhibit D provides the framework for a diverse range of housing typologies which will ensure the Community offers a balanced and vibrant built environment that accommodates various lifestyles, income levels, and needs. An abbreviated description is provided below with more specific information on each lot type in the following pages.

1. **Cottage:** Compact single-family dwellings (600–1,800 sq. ft.) on small lots (under 3,000 sq. ft.), typically 1 to 2.5 stories tall. These emphasize affordability and feature porches for neighborly interaction. Garages are accessed from rear lanes when possible.
2. **Duplex – Side-by-Side:** Detached homes with two units placed side-by-side, each with its own street entry. Typically 1 to 2.5 stories, these resemble medium single-family homes.
3. **House:** Medium-sized single-family residences (1,200–2,500 sq. ft.) on moderate lots (3,600–6,000 sq. ft.), typically 2.5 stories tall with 3 to 4 bedrooms. Rear garages are preferred.
4. **Multi-Flex:** Detached mixed-use buildings (2 to 3 stories) with the option of commercial space with residences above or behind, containing 4 to 6 units, designed to appear as medium-to-large single-family homes, with shared entries and limited or no rear yard. Parking is provided at the rear or in shared areas.
5. **Townhouse:** Attached homes (2 to 6 units) placed side-by-side, with narrow street-facing facades and no street-facing garages with the option of commercial space.
6. **Tower Home:** Vertical single-family dwellings (up to 3.5 stories or 4.5 stories for small footprints) designed for minimal landscape impact, ideal for steep slopes.

Section 4.1. COTTAGE

Intent: A Cottage is a single-family dwelling on a small lot that is potentially shared by one or more outbuildings. The garage and/or parking shall be provided in the rear yard and accessed from a lane.

Lot Standards:

Transect District(s)	6B, 6C, 6D
Min. Lot Frontage (A)	30 ft.
Max. Lot Frontage (A)	45 ft.
Min. Lot Depth (B)	80 ft.

Building Size:

Building Coverage	80%
Building Height	2.5 stories / 35 ft.
Min. First Floor Above Grade	2.5 ft.
Max. First Floor Above Grade	4.5 ft.

Setbacks:

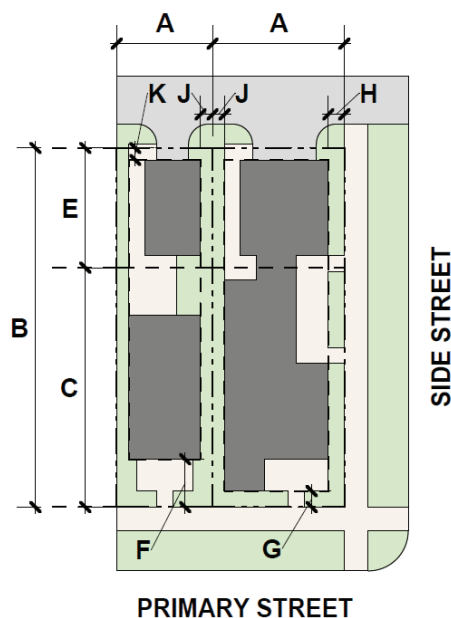
Min. Principal Street (F)	6 ft.
Max. Principal Street (F)	12 ft.
Min. Principal Street Corner (G)	n/a
Max. Principal Street Corner (G)	18 ft.
Min. Side Street (H)	8 ft.
Max. Side Street (H)	12 ft.
Min. Interior Side Setback (J)	5 ft.
Min. Rear Setback (K)	3 ft.

Parking:

Min. Off-Street Spaces	2 per Unit
Max. Off-Street Spaces	3 per Unit
Additional ADU Parking	1 per ADU

Special Characteristics:

- Building forms may not exceed 48ft in any horizontal direction.
- Outbuildings may not exceed 30ft in any horizontal direction.
- Min. side street and rear setbacks are 3 ft. for outbuildings.
- Rear setbacks adjacent to an alley must be treated as max. at side street lot line.



Section 4.2. DUPLEX – SIDE-BY-SIDE

Intent: A Duplex Side-by-Side is a small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.

Lot Standards:

Transect District(s)	6B, 6C
Min. Lot Frontage (rear loaded)	30 ft. / Unit
Min. Lot Frontage (front loaded)	45 ft. / Unit
Max. Lot Frontage	75 ft.
Min. Lot Depth	80 ft.

Building Size:

Building Coverage	80%
Building Height	2.5 stories / 35 ft.
Min. First Floor Above Grade	1.5 ft.
Max. First Floor Above Grade	4.5 ft.

Setbacks:

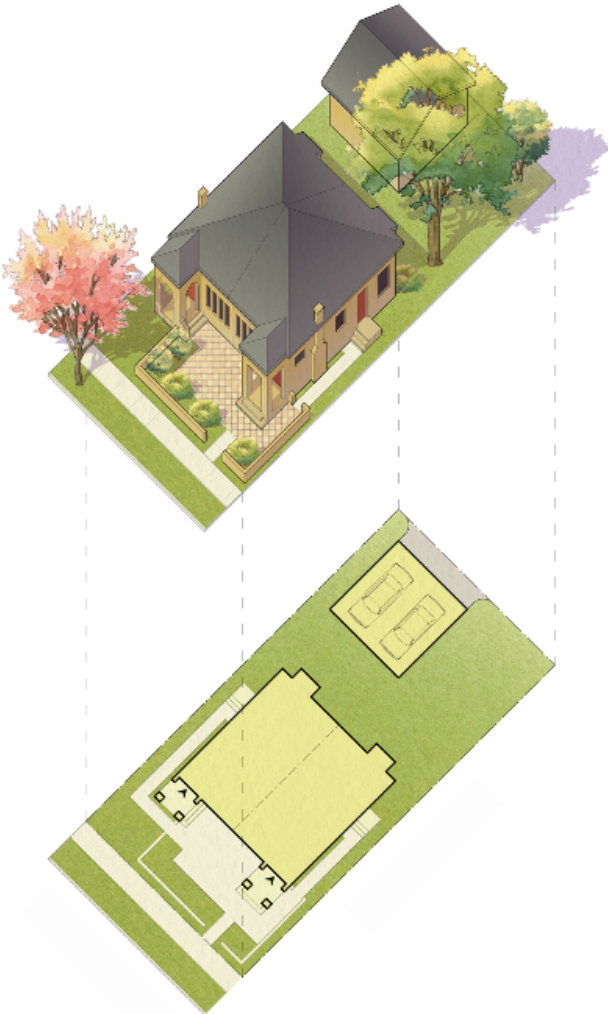
Min. Principal Street (F)	0 ft.
Max. Principal Street (F)	12 ft.
Min. Principal Street Corner (G)	n/a
Max. Principal Street Corner (G)	18 ft.
Min. Side Street (H)	8 ft.
Max. Side Street (H)	12 ft.
Min. Interior Side Setback (J)	5 ft.
Min. Rear Setback (K)	3 ft.

Parking:

Min. Off-Street Spaces	1 per Unit
Max. Off-Street Spaces	2 per Unit
Additional ADU Parking	1 per ADU

Special Characteristics:

- Building forms may not exceed 48ft in any horizontal direction.
- Outbuildings may not exceed 30ft in any horizontal direction.
- Min. side street and min. interior side setbacks are 3ft.
- Rear setbacks adjacent to an alley must be treated as max. at side street lot line.



Section 4.3. HOUSE

Intent: A House is a single-family residence on its own lot. The garage and/or surface parking is generally provided in the rear yard and accessed from a lane. If a rear lane is not present, front access is appropriate following the building.

Lot Standards:

Transect District(s)	6A, 6B, 6C, 6D
Min. Lot Frontage (A)	45 ft.
Max. Lot Frontage (A)	n/a
Min. Lot Depth (B)	80 ft.

Building Size:

Building Coverage	70%
Building Height	2.5 stories / 35 ft.
Min. First Floor Above Grade	2.5 ft.
Max. First Floor Above Grade	4.5 ft.

Setbacks:

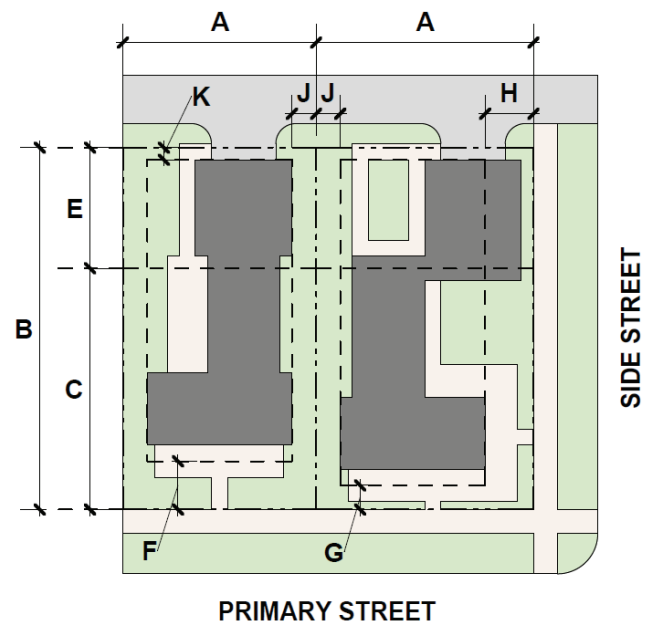
Min. Principal Street (F)	12 ft.
Max. Principal Street (F)	24 ft.
Min. Principal Street Corner (G)	6 ft.
Max. Principal Street Corner (G)	30 ft.
Min. Side Street (H)	8 ft.
Max. Side Street (H)	12 ft.
Min. Interior Side Setback (J)	5 ft.
Min. Rear Setback (K)	3 ft.

Parking:

Min. Off-Street Spaces	2 per Unit
Max. Off-Street Spaces	4 per Unit
Additional ADU Parking	1 per ADU

Special Characteristics:

- Building forms may not exceed 48ft in any horizontal direction.
- Outbuildings may not exceed 30ft in any horizontal direction.
- Min. side street and min. interior side setbacks are 5ft.
- Rear setbacks adjacent to an alley must be treated as max. at side street lot line.



Section 4.4. MULTI-FLEX

Intent: A Multi-Flex is a 2 to 3-story structure that consists of 4 to 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street, and with the optionality of commercial space on the ground floor. This type has the appearance of a medium-to-large single-unit house and typically does not include a rear yard. Parking is provided at the rear.

Lot Standards:

Transect District(s)	6A, 6C
Min. Lot Frontage (A)	60 ft.
Max. Lot Frontage (A).....	120 ft.
Min. Lot Depth (B)	80 ft.

Special Characteristics:

- Building forms may not exceed 48ft in any horizontal direction

Building Size:

Max. Lot Coverage.....	90%
Max. Height.....	3 stories / 42 ft.
Min. First Floor Above Grade	1.5 ft.
Max. First Floor Above Grade	4.5 ft.

Setbacks:

Min. Principal Street (F)	0 ft.
Max. Principal Street (F).....	12 ft.
Min. Principal Street Corner (G).....	12 ft.
Max. Principal Street Corner (G)	18 ft.
Min. Side Street (H)	8 ft.
Max. Side Street (H).....	12 ft.
Min. Interior Side Setback (J).....	5 ft.
Min. Rear Setback (K)	3 ft.

Parking:

Min. Off-Street Spaces	1 per Unit
Max. Off-Street Spaces.....	2 per Unit



Section 4.5. TOWNHOUSE

Intent: A Townhouse is a single-family dwelling that shares a party wall with another of the same type, occupies the full frontage line, and with the optionality of commercial space on the ground floor. It is a rear-yard building type to be used in more urban locations with parking generally accessed by a mid-block lane or alley. Parking will be located in the rear. Garages will NOT be required but adequate off-street parking (located in the alley behind the structure) will be provided at a basis of 2 parking spaces per unit.

Lot Standards:

Transect District(s)6A, 6B, 6C
 Min. Lot Frontage (A)20 ft.
 Min. Lot Depth (B)80 ft.

Building Size:

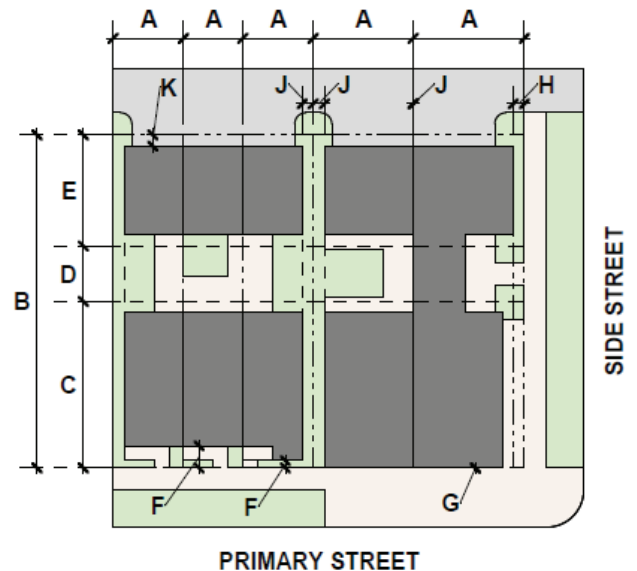
Building Coverage90%
 Building Height 3 stories / 42 ft.
 Min. First Floor Above Grade 0 ft.
 Max. First Floor Above Grade4.5 ft.

Setbacks:

Min. Principal Street (F) 0 ft.
 Max. Principal Street (F).....12 ft.
 Min. Principal Street Corner (G)..... n/a
 Max. Principal Street Corner (G)18 ft.
 Min. Side Street (H) 0 ft.
 Max. Side Street (H).....12 ft.
 Min. Interior Side Setback (J) 0 ft.
 Min. Rear Setback (K) 3 ft.

Special Characteristics:

- Building forms may not exceed 48ft in any horizontal direction
- Outbuildings may not exceed 30ft in any horizontal direction
- Rear Setbacks adjacent to an alley must be treated as maximum at side street lot line



Section 4.6. TOWER HOME

Intent: A Tower Home is a vertical single-family dwellings (up to 3.5 stories or 4.5 stories for small footprints) designed for minimal landscape impact, ideal for steep slopes and interior corners with alley access.

Lot Standards:

Transect District(s)	6B, 6C, 6D
Min. Lot Frontage (A)	50 ft.
Min. Lot Depth (B)	50 ft.

Building Size:

Max. Lot Coverage	70%
Height (surface parked)	3.5 stories / 45 ft.
Height (tuck-under parking)	4.5 stories / 55 ft.
Min. First Floor Above Grade	2.5 ft.
Max. First Floor Above Grade	4.5 ft.

Setbacks:

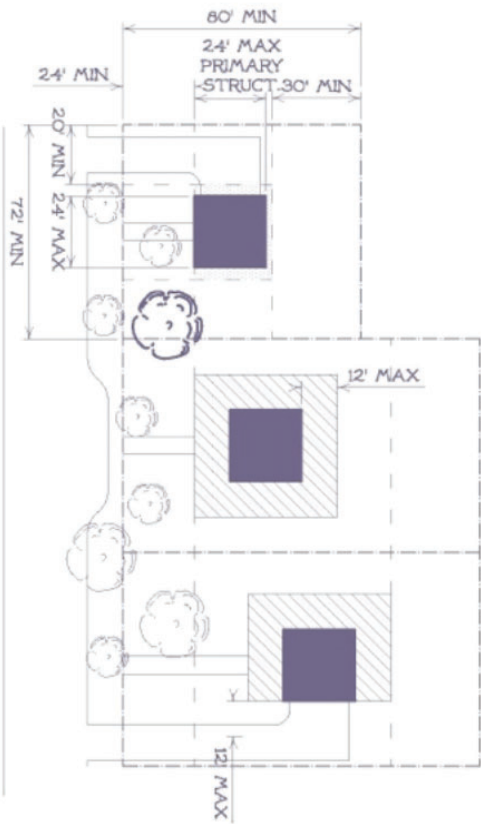
Min. Principal Street (F)	12 ft.
Min. Principal Street Corner (G).....	20 ft.
Min. Side Street (H)	12 ft.
Min. Interior Side Setback (J)	20 ft.
Min. Rear Setback (K)	20 ft.

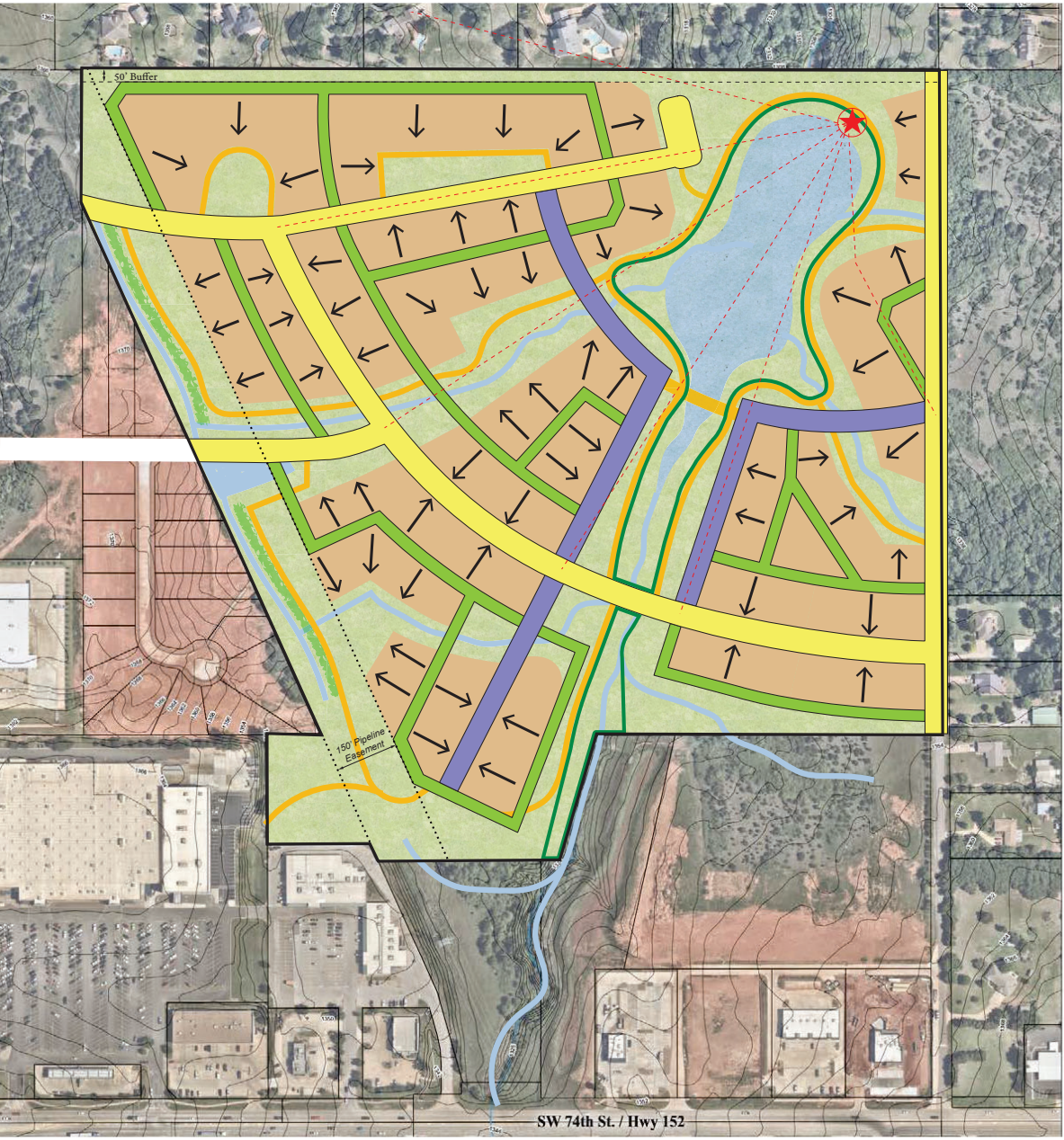
Parking:

Min. Off-Street Spaces	2 per Unit
Max. Off-Street Spaces.....	3 per Unit

Special Characteristics:

- Building forms may not exceed 30ft in any horizontal direction.
- Image below for illustration purposes only. Dimensions shown to the left and above shall govern.





- LEGEND**
- BLOCKS
 - STREETS R/W
 - 60' ROW- COLLECTORS (PUBLIC)
 - 50' ROW- LOCAL STREETS (PUBLIC)
 - 24' LANE- ALLEYS (PRIVATE)
 - CONSERVATION EASEMENT
 - TRAILS
 - COMMON AREAS
 - WATER & DRAINAGE
 - VISTA POINT

Exhibit F
Street Typology-
Tract 5 & 6

This information is conceptual and subject to change. All information was compiled from unverified sources at various times and as such is intended to be used only as a guide. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

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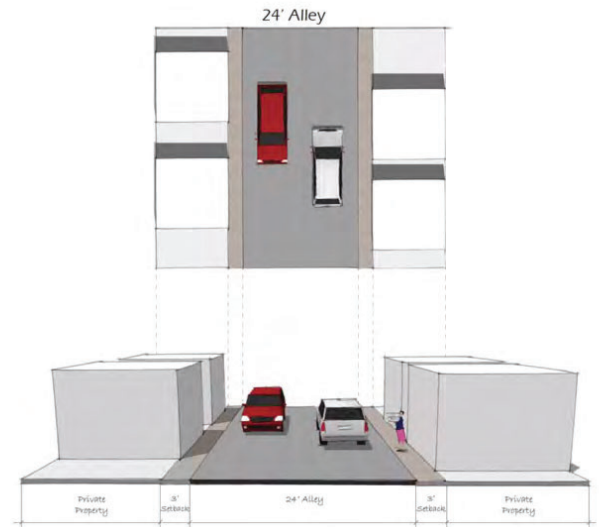
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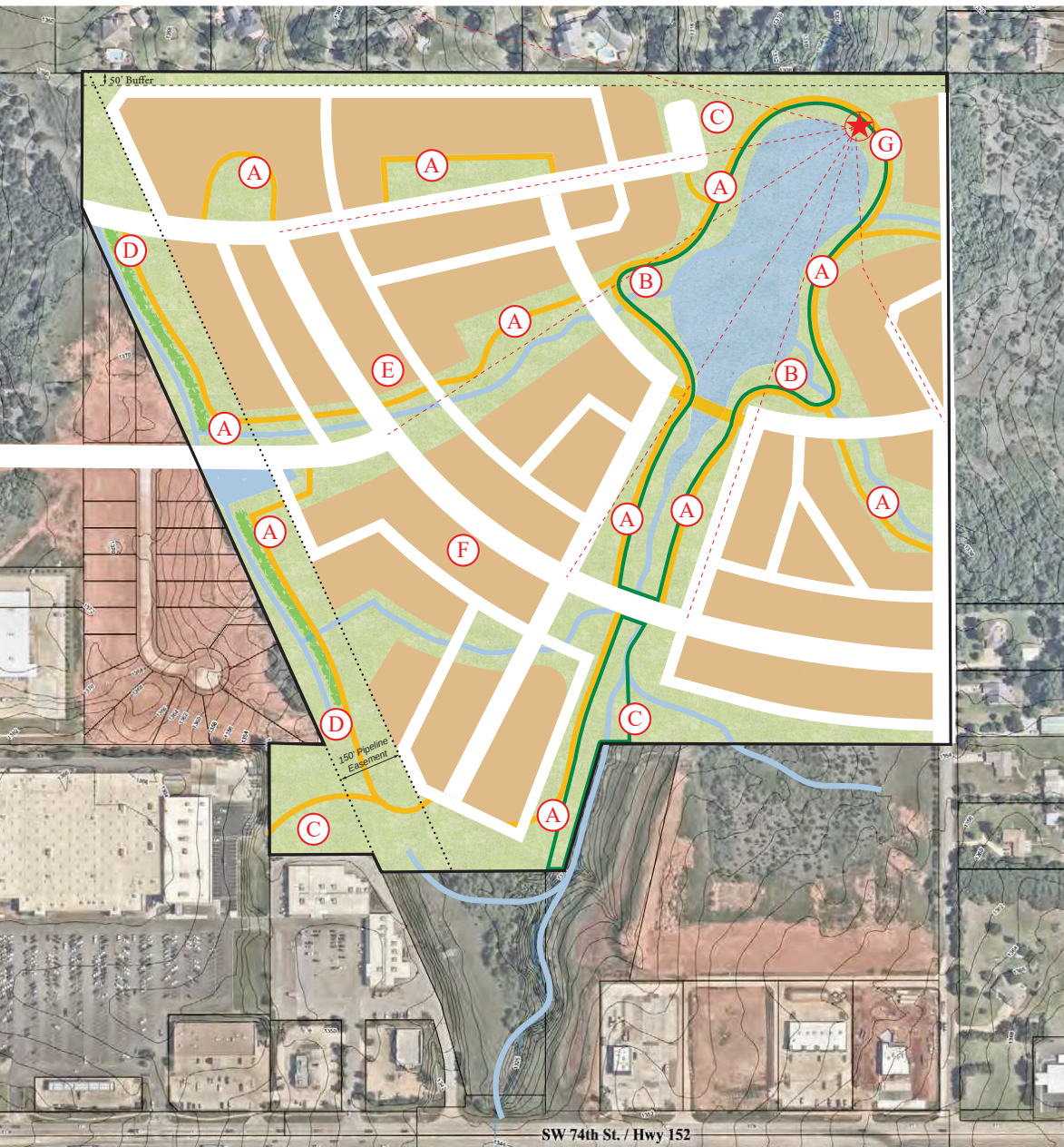
JA
JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
PH: 405.476.1111 FAX: 405.476.1112

DESIGNED: 01/15/25 PLANNED:

Exhibit G - Street Standards - Tract 5 & 6





LEGEND

- BLOCKS
- STREETS & ALLEYS
- CONSERVATION EASEMENT
- TRAILS
- COMMON AREAS
- WATER & DRAINAGE
- VISTA POINT
- A TRAILS
- B PLAYGROUND
- C DOG PARK
- D PICKLEBALL COURTS
- E COMMUNITY CENTER
- F WELLNESS/ FITNESS CENTER
- G TOWER & PAVILLIONS

Exhibit H Amenities Map- Tract 5 & 6

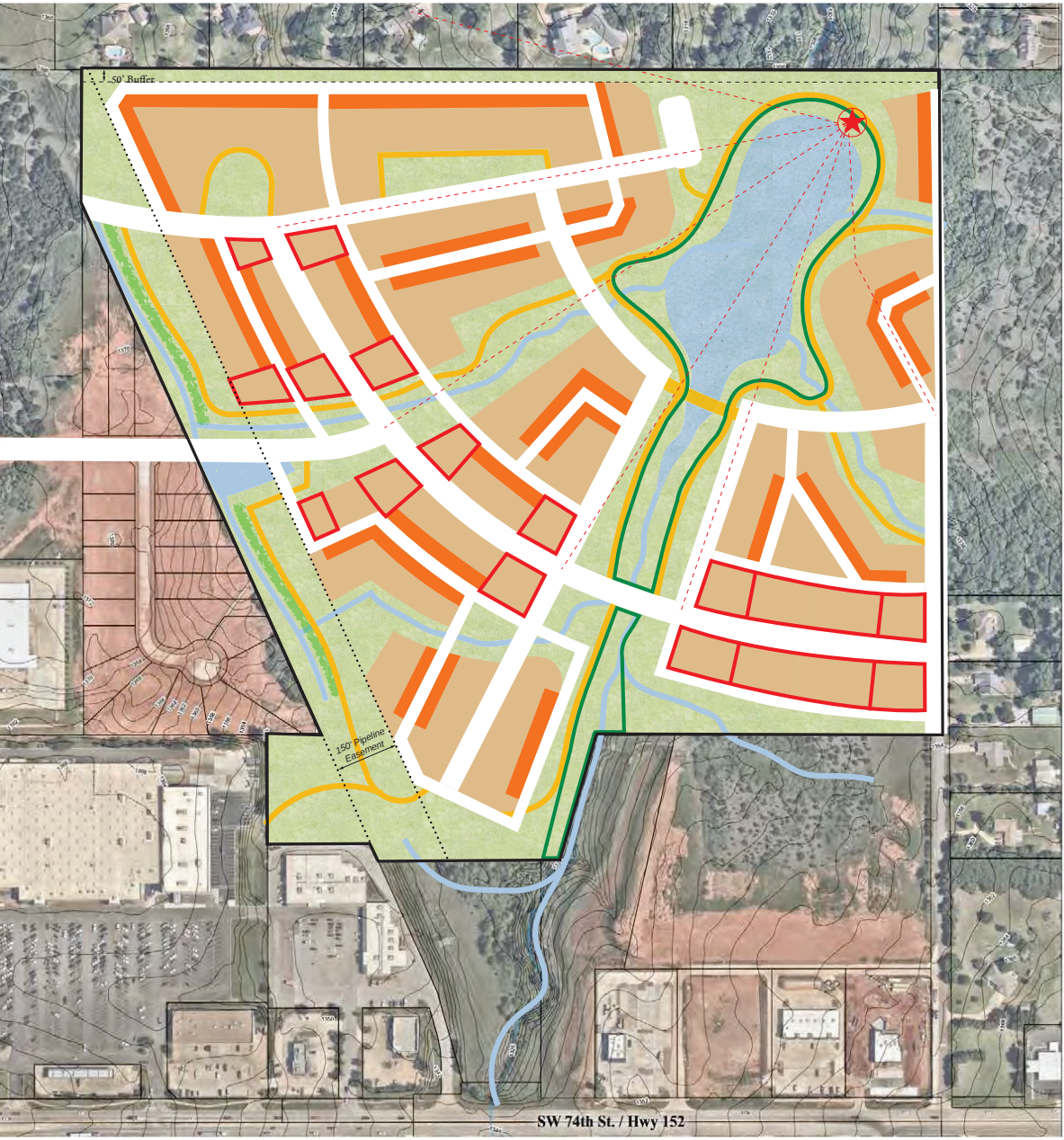
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SHERIDAN PLANNERS
11/11/25



- LEGEND**
- BLOCKS
 - STREETS & ALLEYS
 - CONSERVATION EASEMENT
 - TRAILS
 - COMMON AREAS
 - WATER & DRAINAGE
 - VISTA POINT
 - MIXED USE ZONING
 - 20' SHARED PARKING EASEMENT

Exhibit I
Mixed use Zoning & Shared Parking Map-
Tract 5 & 6

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Listed Variances from the R-3 Zoning District – Tracts 5&6 of the Borneman Addition PUD.

DIVISION 5. - R-3 LOW DENSITY MULTIPLE-FAMILY DISTRICT

Sec. 122-351. - Purpose.

The R-3 district is intended to provide for multiple-family development which has a concentration of dwelling units served by open spaces, including common areas and facilities. The principal use of land is for townhouses and multiple-family dwellings and recreational, religious and educational uses normally located to service the basic elements of convenient, balanced and attractive living areas.

(Code 1977, § 17.16.010)

Requested Variance to Sec. 122-351: No Variance Requested

Sec. 122-352. - Permitted uses.

See [section 122-241](#). Property and buildings in an R-3 district shall be used only for those uses which have a "P" or an "R" in the R-3 category listed in [section 122-241](#). The letter "P" indicates a use that is permitted by right. The letter "R" signifies a specific use that may be permitted subject to acquiring a specific use permit in accordance with [section 122-57](#), et seq.

(Code 1977, § 17.16.020; Ord. No. 1023, § 9, 6-16-2009; Ord. No. 1218, § 15, 2-2-2021)

Requested Variance to Sec. 122-352: We request to define the following housing types:

1. **Dwelling, multiple-family** means a dwelling designed for occupancy by four or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels or resort type hotels. This shall include the **Multi-Flex** as described in the attached lot typology Exhibit E.
2. **Dwelling, Townhouse** means two or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance, is located on a separate lot, and is designed to be occupied and may be owned by one family. This shall include the **Townhouse** as described in the attached lot typology Exhibit E.
3. **Dwelling, single-family** means a detached dwelling designed to be occupied by one family. This shall include the **House, Tower Home, and Cottage** as described in the attached lot typology Exhibit E.

4. **Dwelling, two-family** means a dwelling designed to be occupied by two families living independently of each other. This shall include the **Duplex** as described in the attached lot typology Exhibit E.

Sec. 122-353. - Area requirements.

- (a) *Single-family dwellings*. For a single-family dwelling in the R-3 district there shall be a lot area of not less than 6,600 square feet.

Requested Variance to Sec. 122-353(a): We request minimum lot areas:

- Single-family dwelling – Cottage – 2,400 square feet
- Single-family dwelling – Tower Home – 2,500 square feet
- Single-family dwelling – House – 3,600 square feet

- (b) *Single-family dwellings with garage apartment*. Where a garage apartment is located on the same lot with a single-family dwelling, there shall be a lot area of not less than 8,400 square feet.

Requested Variance to Sec. 122-353(b): We request minimum lot areas:

- Single-family dwellings with garage apartment – 3,600 square feet

- (c) *Two-family dwellings*. For a two-family dwelling, there shall be a lot area of not less than 4,200 square feet per unit.

Requested Variance to Sec. 122-353(c): We request minimum lot areas:

- Two-family dwelling – Duplex – 2,400 square feet per side

- (d) *Townhouses and multiple-family units*. For townhouses and multiple-family units, there shall be a lot area of not less than 5,445 square feet per unit.

Requested Variance to Sec. 122-353(d): We request minimum lot areas:

- Townhouse – 1,600 square feet per side
- Multi-Family Units – 4,800 square feet

- (e) *Other uses*. For main and accessory buildings other than dwellings and buildings accessory to dwellings, the lot area shall not be less than that required in an R-3 district, and shall be adequate to provide the yard areas required by this division and the off-street parking areas required in article X of this chapter.

Requested Variance to Sec. 122-353(e): No Variance Requested

(Code 1977, § 17.16.030; Ord. No. 845, § 1, 7-15-2003)

Sec. 122-354. - Lot width.

- (a) *Single-family dwellings*. For single-family dwellings in the R-3 district, and for single-family dwellings and garage apartments located on the same lot, there shall be a

minimum lot width of 55 feet at the front building line, and the lot shall abut on a street for a distance of not less than 40 feet.

Requested Variance to Sec. 122-354(a): We request minimum lot widths:

- Single-family dwelling – Cottage – 30 feet at the front building line and the lot shall abut on a street or common area on the front lot line for a distance of not less than 20 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.
- Single-family dwelling – Tower Home – 50 feet at the front building line and lot shall abut a street, private alley, or common area. Vehicular access shall be provided via street and/or private alley.
- Single-family dwelling – House – 45 feet at the front building line and the lot shall abut on a street or common area on the front lot line for a distance of not less than 32 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.

- (b) *Two-family dwellings.* For two-family dwellings, there shall be a minimum lot width of 30 feet for each dwelling unit, and the lot shall abut a street for a distance of not less than 20 feet for each dwelling unit.

Requested Variance to Sec. 122-354(b): For two-family dwellings, there shall be a minimum lot width of 30 feet for each dwelling unit, and the lot shall abut a street or common area. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.

- (c) *Townhouses.* For townhouse dwellings, there shall be a minimum lot width of 22 feet at the front building line, and the front lot line shall abut a street for a distance of not less than 22 feet.

Requested Variance to Sec. 122-354(c): For townhouse dwellings, there shall be a minimum lot width of 20 feet at the front building line, and the front lot line shall abut a street or common area on the front lot line for a distance of not less than 20 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.

- (d) *Multiple-family dwellings.* For multiple-family dwellings, there shall be a minimum lot width of 60 feet at the front building line, and the width shall be increased by ten feet for each additional dwelling unit exceeding three which is located in the structure; however, the lot width at the front building line shall not be required to exceed 150 feet. The front lot line shall abut a street for a distance of not less than 55 feet.

Requested Variance to Sec. 122-354(d): We request a minimum lot width of 60 feet at the front building line, and the width shall be increased by five feet for each additional dwelling unit exceeding three which is located in the structure; however, the lot width at the front building line shall not be required to exceed 120 feet. The front lot line shall

abut a street or common area on the front lot line for a distance of not less than 50 feet. Where lots abut common areas, vehicular access shall be provided in the back of the lots via private alleys.

(Code 1977, § 17.16.040)

Sec. 122-355. - Yards.

All buildings in the R-3 district shall be set back from street right-of-way or property lines to comply with the following yard requirements, except as set forth in article IX of this chapter:

1. *Front yard.*

- a. The minimum depth of the front yard shall be 30 feet.
- b. If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings, all of which have observed an average setback line of greater than 30 feet, and no building varies more than five feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings, but this regulation shall not require a front yard of greater depth than 40 feet.

Requested Variance to Sec. 122-355(1)(a): We request the following front yard depths:

- Front setbacks shall be measured from the primary façade of the dwelling unit to the property line. The front porch or stoop of a dwelling unit shall be allowed to encroach into the front setback limit.
- Single-family dwelling – Cottage – 6 feet
- Single-family dwelling – Tower Home – 12 feet
- Single-family dwelling – House – 12 feet at the front building line and the lot shall abut on a street or common area for a distance of not less than 32 feet.
- Single-family dwelling – Townhouse – 0 feet
- Multiple-family dwelling – Duplex – 0 feet
- Multiple-family dwelling – MultiFlex – 0 feet

Requested Variance to Sec. 122-355(1)(b): Omit this section.

2. ***Rear yard.*** For main buildings, other than garage apartments, there shall be a rear yard of not less than 20 feet or 20 percent of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling, but shall not be located closer than ten feet to the rear lot line. Unattached buildings of accessory

use may be located in the rear yard of the main building, and shall not encroach on any easement. No private improvement shall be situated on or across an easement in the rear yard unless a revocable permit is first obtained from the city manager.

Requested Variance to Sec. 122-355(2): For main buildings, other than garage apartments, there shall be a rear yard of not less than 20 feet or 20 percent of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling, but shall not be located closer than three feet to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of the main building, and shall not encroach on any easement. No private improvement shall be situated on or across an easement in the rear yard unless a revocable permit is first obtained from the city manager.

3. *Side yard.*

- a. For detached dwellings and for unattached sides of attached dwellings located on an interior lot, a side yard of not less than five feet shall be provided on the unattached sides of the main dwelling for the first story, and an additional three feet of side yard shall be provided for each additional story or part thereof. For detached buildings of accessory use, there shall be a side yard of not less than five feet; provided, however, that detached one-story buildings of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not less than 90 feet from the front property line.

Requested Variance to Sec. 122-355(3)(a): For main buildings and detached dwellings and for unattached sides of attached dwellings located on an interior lot, a side yard of not less than five feet shall be provided on the unattached sides of the main dwelling. For detached buildings of accessory use, there shall be a side yard of not less than three feet.

- b. For dwellings and accessory buildings located on corner lots, there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back-to-back with another corner lot, and 25 feet in every other case. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.

Requested Variance to Sec. 122-355(3)(b): For main buildings and dwellings and accessory buildings located on corner lots, there shall be a side yard setback from the intersecting street of not less than eight feet. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.

- c. Main and accessory buildings other than dwellings and buildings accessory to dwellings shall be set back from all exterior and interior side lot lines a distance of not less than 35 feet.

Requested Variance to Sec. 122-355(3)(c): This section shall not apply.

(Code 1977, § 17.16.050; Ord. No. 1138, § 5, 5-3-2016)

Sec. 122-356. - Building coverage.

Main and accessory buildings in the R-3 district shall not cover more than 30 percent of the lot area. Accessory buildings shall not cover more than 30 percent of the rear yard.

Requested Variance to Sec. 122-356:

Single-family dwelling – Cottage – 80%

Single-family dwelling – Tower Home and House – 70%

Single-Family dwelling – Townhouse (attached) – 90%

Duplex – 80%

Multiple-Family dwelling – 90%

(Code 1977, § 17.16.060)

- **Sec. 122-357. - Building height.**

No building in the R-3 district shall exceed 2½ stories or 35 feet in height.

Requested Variance to Sec. 122-357:

Townhouse, Multiple-Family – 42 feet

Tower Home – 55 feet

(Code 1977, § 17.16.070)

- **Sec. 122-358. - Fencing and lighting.**

Requested Variance to Sec. 122-358: below in red

(a)

Requirements. Whenever any new R-3 low-density multi-family residential land use is established so as to abut the side or rear line of a lot or tract in any existing residential district or any subcategory thereof, including a residential planned unit development (PUD), such residential use including, but not limited to, a parking lot or parking area, a

fence or wall that is sight-proof from single-story residential areas or streets, not **more** than six feet high, as measured from the finished grade shall be constructed between the R-3 low-density multi-family residential land use and residential lots. Such fence shall be maintained by the property owner in good condition, as determined by the community development director. This fence **may** be placed along and within **five** feet of the rear lot lines **or five feet from any rear surface parking spaces when appropriate**, and along and within **five** feet of the side lot line to the point of the front yard setback of the residential tract or lot, except where the front yard of the R-3 lot is used for off-street parking, then the provisions of article X of this chapter pertaining to off-street parking lots shall apply. In addition, the lighting shall be arranged so that there will be no annoying glare directed or reflected toward residential buildings in a residential district. Such sight-proof screening shall consist of a sturdy opaque fence or, if appropriate, decorative planting, which complies with the aesthetic standards of the adjoining residential district, and adequate so that the R-3 low-density multi-family residential use is not visible from any residential street or pedestrian way, except as to those portions of the operation of use which exceed the height limitations of the fencing or screening. This provision shall supersede all other fencing and lighting requirements for R-3 low-density multi-family residential districts which may be contrary to this provision.

(b)

Fencing plan to be part of preliminary and final plats.

(1)

At the time of submission of an application for building permit for any R-3 low-density multi-family residential district adjoining the side or rear line of a residential district, a fencing plan shall be submitted which shows all screening, fencing, or, where appropriate, decorative planting, and the materials and type of screening and fencing. This fencing plan will be considered a supplemental part of the building permit application and no building permit will be issued without an approved fencing plan.

(2)

At the time of consideration of the building permit application, the community development department will review the fencing plan to determine the adequacy of the proposed screening, fencing, and/or planting to meet the purposes set forth herein. The director of community development shall submit a recommendation which shall include any information provided by the city engineer regarding the application. If the community development department determines that the proposed plan for screening, fencing, and/or planting is not adequate to obstruct visibility or is inharmonious with the aesthetic standards of the adjoining residential

district, or is not of sufficient materials, construction, or strength to reasonably withstand factors of nature and weather, then the community development department may make such requirements as are necessary and reasonable to meet the criteria set forth herein.

(c)

Fencing plan in R-3 low-density multi-family residential districts. In those R-3 low-density multi-family residential districts which adjoin the side or rear lot line of residential districts, a fencing plan shall be submitted and approval must be granted prior to the issuance of any building permit, or, if no building permit is required, prior to the issuance of any occupancy permit within the R-3 low-density multi-family residential district.

(d)

Fencing approval required for occupancy. An occupancy permit will not be issued until the fencing, screening, and planting, as required, is complete in accordance with the approved fencing plan.

(e)

Fencing/screening definitions. As used in this section, fencing or screening shall mean a structure of wood, stone, ornamental iron, or metal, brick, tile, or concrete, and vinyl, landscaping or other opaque construction materials, connected together and designed for use in a fixed position, erected upon the ground for aesthetic and functional purposes.

(Code 1977, § 17.16.080; Ord. No. 817, § 1, 10-1-2002)

- **Sec. 122-359. - Landscaping.**

Requested variance to Sec. 122-873(g)(2): Multi-family units greater than a duplex shall be required to plant a minimum of one tree per unit up to two bedrooms and two trees per unit for three bedrooms and greater. Trees shall be located within 25 feet of the main structure(s). Up to 100 percent of the required trees may be located in common areas and along perimeter landscaped areas. Trees shall be a minimum two-inch caliper and be located within 100 feet of a water source.

(Code 1977, § 17.16.090)

- **Sec. 122-360. - Brick or masonry facade.**

All two-family dwellings, townhouses and multiple-family units in the R-3 district shall have a brick or masonry facade covering 100 percent of all sides of the building, excluding gabled ends.

Requested variance to Sec. 122-360.: Townhouses and multiple-family units in the R-3 district shall have a brick or masonry facade covering 100 percent of all sides of the building, excluding gabled ends.

(Ord. No. 846, § 1, 7-15-2003)

- **Secs. 122-361—122-380. - Reserved.**

**PLANNING COMMISSION
MINUTES JANUARY 13, 2026**

The Mustang Planning Commission met in a regular session on Tuesday, January 13, 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, Jesse Bratton, Jerry Brown, Susan Dobbins, Billy McDaniel, Brant O'Daniel, Aaron Spiegel

MEMBERS ABSENT: NONE

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Jacob Coleman, City Planner
Radika Moore, Secretary
Justin Goodwin, Audio-Visual/Bldg. Inspector
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jesse Bratton made a motion to approve the minutes from the December 9, 2025 meeting. Commissioner Susan Dobbins 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:

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3. Rezoning – RZ-12-12-25-2-26

Applicant:	Box Law Group, PLLC
Owner(s):	AG Mustang RE Holdings LLC, Barajas & Wilson Developments LLC, Borneman-Mustang LLC, CFT NV Developments LLC, Chick-Fil-A INC, Locke

Location:	Supply Co., Mustang Highlands Duplexes LLC, Mustang Marketplace LLC, University Falls II LLC Generally, the NE intersection of SH 152 & Sara Rd (excluding Walmart & Mustang Mall Terr Shopping Center)
Current Zoning:	Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, C-5 Tracts – Titled “Borneman Addition”
Requested Zoning:	Revision of the Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, C-5 Tracts – Titled “Borneman Addition”
Tract Info:	128 acres MOL

Mr. Conner gave the staff report, where he explained that this item is a request to amend the existing Planned Unit Development (PUD) known as the Borneman Addition, last amended in late 2022 to allow commercial development on the southeast portion of the site, which has since been constructed (including Chick-fil-A, Chili’s, etc.). The current application involves Tracts 5 and 6 within the PUD, totaling approximately 78 acres. All property owners within the PUD were required to sign off on the application. The overall PUD encompasses approximately 188 acres at the northeast corner of SH-152 and Sara Road, excluding Walmart. **Mr. Conner** explained that Tracts 5 and 6 were originally designated for R-1 single-family residential development and were previously proposed as “Hidden Lake Estates,” a subdivision that never advanced. The applicant is proposing a new residential concept for the area, referred to as “Abide Mustang,” while retaining the Borneman Addition name. The proposed development follows a “new urbanism” model emphasizing walkability, pedestrian- and bicycle-oriented design, use of natural open space, and a mix of housing types. Proposed housing includes cottage homes, duplexes, single-family houses, townhomes, and smaller multi-family buildings (four- to eighteen-unit clusters), rather than large apartment complexes. The development generally aligns with R-3 and C-3 zoning standards, with identified variances detailed in the staff report. **Mr. Conner** said that staff has reviewed how the proposal compares to existing zoning standards and noted that the PUD framework is being used to accommodate the requested variances while maintaining consistency with the City’s zoning code. The PUD includes exhibits illustrating the layout, housing types, and design features. Proposed amenities include open space and conservation areas, walking trails, two playgrounds, a dog park, six pickleball courts, a community center with approximately 50-person indoor capacity, and a wellness/fitness center. **Mr. Conner** noted that the developers have experience with similar communities, including Carlton Landing. He also discussed surrounding land uses, including residential development to the north and east and commercial development along SH-152 and Sara Road. The Comprehensive Plan designates the area for medium-density residential. Utilities are available, though future infrastructure improvements, including sewer capacity upgrades, would be addressed at later development stages. **Mr. Conner** stated that the proposal differs from the original R-1 intent of the PUD but noted that the added amenities and design could result in a unique, high-quality, walkable residential development. He indicated this location may be one of the more suitable areas in the city for this type of development and concluded by offering to answer questions and noted that the applicant was present to provide further presentation.

Commissioner Adams asked whether the Fire Department had reviewed the proposed building heights.

Mr. Conner responded that the Fire Department had reviewed the proposal and had previously supported up to approximately 50 feet in certain cases, due to available ladder truck capabilities. The Fire Marshal provided a list of criteria that would need to be met during the development stage.

Commissioner Brown requested clarification regarding “no variance requested.”

Mr. Conner explained that staff reviewed the entire R-3 zoning chapter and identified which standards required variances and which did not. Where “no variance requested” was noted, the applicant was proposing to comply with the existing R-3 standard.

Commissioner Brown raised a concern regarding the number of requested variances and whether staff and the applicant had reviewed each variance in detail.

Mr. Conner confirmed that extensive discussions had occurred with the applicant throughout the review process. He explained that many of the variances result from the proposed “new urbanism” development model, which emphasizes reduced private yard space and increased common and conservation areas, differing from conventional residential development patterns.

Commissioner Brown expressed concern about precedent-setting and protecting adjacent property owners, asking how the variances would be approved and whether each variance required individual approval.

Mr. Conner clarified that the PUD process is designed to evaluate the development as a whole rather than approving variances individually, as would occur through the Board of Adjustment. He explained that a PUD allows deviations from standard zoning in exchange for amenities and design features, with the Planning Commission and governing body reviewing and approving the overall development plan. **Mr. Conner** also confirmed that the proposed amenities related to the requested variances had been addressed by the applicant and incorporated into the PUD document. The Planning Commission would approve the PUD as presented, and individual variances do not need separate approval, as they are contained within the PUD framework.

Chairman McDaniel opened the Public Hearing at 7:28pm, and said that the applicant would speak first.

Kaitlyn Turner – Box Law Group, representing the applicant, 525 NW 11th St - provided an overview of the proposed development. The development is primarily residential with a mix of housing types, including single-family homes, duplexes, and multi-family units, with an accessory commercial component. The site’s natural features, including an on-site creek, will be preserved and incorporated as amenities. Two neighborhood meetings were held to inform nearby residents and address questions and concerns. A 25-foot landscape buffer and the least dense housing are located along the northern boundary to provide a transition to existing residential areas. The development transitions from low-density residential near the north to higher-density duplexes and commercial uses toward the south and southwest. Proposed amenities include walking trails, conservation areas, playgrounds, and dog parks, emphasizing a walkable and pedestrian-friendly community. **Ms. Turner** said that the development aligns with the City’s Comprehensive Plan, and as staff noted, the site is suited for higher-density development given its location and surrounding land uses. Approximately 33 acres of open space will be preserved for conservation and recreation purposes. **Ms. Turner** emphasized that the PUD process allows for modifications to the zoning code in exchange for community benefits and that the project represents a unique development for Mustang. The presentation concluded with a handoff to additional team members for a more detailed review of the development plan.

Commissioner Spiegel asked whether the proposed multi-family structures conformed to the Comprehensive Plan’s medium-density designation.

Ms. Turner clarified that the multi-family units are not large apartment complexes but for-sale structures, sometimes with commercial on the first floor and residential above. She reiterated that

staff confirmed that, based on professional analysis, the development is consistent with the Comprehensive Plan.

Grant Humphreys – applicant, 800 W Sheridan Ave - provided a detailed overview of the development concept and background. **Mr. Humphreys** discussed prior experience developing Carlton Landing at Lake Eufaula, a lake community emphasizing conservation, aesthetic design, and mixed housing types. Lessons from Carlton Landing informed the Mustang proposal. He discussed the proposed development, which covers 78 acres with approximately 400 homes (roughly five units per acre). The plan preserves a 33-acre conservation area including a creek and pond, and incorporates natural topography without major grading. The development includes a mix of single-family homes, cottages, duplexes, triplexes, and small multi-family structures (four- to eighteen-unit clusters). All units will have private on-site parking. There will be no large apartment complexes. Homes are arranged around shared green spaces, front porches, and pedestrian-friendly streets, with alleys in the rear for utilities and vehicle access. A 45–55-foot tower-structure will serve as a visual landmark and focal point for the community. Walking trails, parks, conservation areas, and open spaces are incorporated. The development will connect to existing city trail systems and be open to the public. A 25-foot landscape buffer and lower-density housing are planned along the northern boundary to provide transition to existing neighborhoods. Density increases gradually toward the south and southwest near commercial uses. **Mr. Humphreys** explained that the development is intended for owner-occupants rather than rental or investment properties. Brandon Lodge and Calera will assist with development and construction. **Mr. Humphreys** emphasized that the project aims to create a unique, walkable, and community-oriented neighborhood consistent with the city’s character and Comprehensive Plan. The applicant expressed appreciation for staff’s review and emphasized willingness to work with the Planning Commission throughout the approval process.

Chairman McDaniel asked how to HOA would function.

Mr. Humphreys confirmed that a single HOA will govern the entire development. The developer will retain one seat on the board but will not hold a majority or serve as chairman.

Commissioner Susan Dobbins asked about the maintenance of the walking trails.

Mr. Humphreys replied that walking trails and open spaces will be maintained by the HOA, with public access easements allowing the general public to use the trails. He noted that the trails could also be dedicated to the city with a management agreement to mitigate liability, but the preference is for HOA-managed maintenance while remaining publicly accessible.

Commissioner Adams questioned the size and type of the proposed multi-family structures, which range from four to eighteen units with shared entries.

Mr. Humphreys acknowledged these are multi-family units but emphasized they differ from traditional apartment complexes, with smaller footprints, private parking, and design intended to blend with the neighborhood and promote walkable urbanism.

Concerns by commissioners were raised regarding community sentiment against apartments or dense multi-family units.

Mr. Humphreys responded that the proposed units differ from conventional apartments, are integrated into a mixed housing pattern, and support the creation of a town center and pedestrian-friendly environment. He noted that reducing the size or number of these structures could limit the development's sense of place and overall design vision, but expressed willingness to adjust the scale if necessary.

Commissioner Adams expressed concern about balancing long-standing citizen opposition to multi-family units with the proposed "new urbanism" concept.

Commissioner Spiegel expressed concerned about the specific numbers included in the proposed multi-family units.

Mr. Humphreys clarified that multi-family units would range from four to eighteen units per structure and emphasized that these are designed to integrate with the neighborhood, maintain a sense of place, and support a walkable, mixed-use environment. He provided examples from prior developments, including Carlton Landing, demonstrating that a mix of housing types and price points on the same block can create economically viable communities. He noted that limiting multi-family units could reduce the development's overall effectiveness in creating a town center and pedestrian-friendly environment.

Commissioner Brown touched on issues surrounding traffic and connectivity.

Mr. Humphreys explained that while Mustang is largely car-centric, the development's layout encourages walking to nearby commercial areas and trails, reducing the need for vehicle trips.

Jay Ainsworth – 416 N Hunker Terr - expressed concern about traffic on Highway 152, noting that 400 homes could create a significant number of vehicles, especially turning left onto the highway. He emphasized safety issues due to limited visibility at nearby hills. And he requested traffic control measures, such as a traffic light, if the development proceeds. He is opposed to the development.

Greg and Vicki Bailey – 1000 N Mae Terr / 1205 N Savannah Lakes Terr - noted they were unaware of previous meetings or notifications regarding rezoning. They raised concerns about proximity of development to their property, particularly potential light and noise pollution, and impact on agricultural setting. They also asked about water drainage and pond outlet affecting their property. Staff clarified that engineering review during preliminary and final design would address water flow and overflow regulations. **The Baileys** expressed need for protection of property value and enjoyment.

Commissioner Adams said that the meeting today is to decide on the proper use of the land in question. If the item is approved, engineers would address drainage and other concerns throughout the preliminary and final platting stages.

Danielle Ainsworth – 416 N Hunker Terr - highlighted density concerns, noting current surrounding zoning is R-E, while proposed development is a PUD. She emphasized Mustang residents' opposition to further apartment/multi-family complexes and the impact of dense development on the town's character.

Ms. Turner noted that the Planning Commission's recommendation to City Council may include conditions or requested amendments to the master design statement, such as reducing tower height or limiting the number of units in multiplex buildings. She indicated the applicant is open to revisions, including lowering height limits and reducing maximum units per multiplex, and requested guidance from the Commission on acceptable parameters. She also referenced planned landscape buffers, setbacks, open space, and walkability features intended to mitigate density and neighborhood impacts.

Chairman McDaniel raised a question regarding stormwater drainage and pond outflow, particularly about impacts to downstream properties.

Mr. Humphreys explained that the affected stream is a regulated blue-line stream under U.S. Army Corps of Engineers jurisdiction, limiting allowable impacts. The proposal includes only a vehicular bridge and pedestrian crossing, with no alteration to the stream itself. He stated potential adjustments to the pond spillway could be explored during engineering review while maintaining existing downstream flow patterns. **Mr. Humphreys** further described the project's stormwater management approach, citing low-impact development principles. He stated the development layout follows existing topography and drainage patterns and that similar methods have been successfully implemented in prior projects. He reiterated that detailed drainage, runoff, and environmental concerns would be formally addressed during the engineering and design review phases if the land use is deemed appropriate and forwarded to City Council.

Commissioner Spiegel asked the applicant to clarify the proposed distribution of housing types within the development.

Mr. Humphreys stated that approximately 35–50% of units would be single-family detached homes (including cottages and limited tower homes), 25–35% would be single-family attached units (duplexes, row homes, townhomes), and the remaining units would be multi-family. He estimated roughly 100–130 multifamily units within the overall plan, noting flexibility to reduce building size or total multi-family count if requested by the Planning Commission.

Commissioners discussed the comparison between the existing R-1 zoning, which would allow approximately 200–215 conventional single-family homes, and the proposed plan, which increases total units but incorporates open space, stormwater-sensitive design, and walkability. Several Commissioners expressed concern about traffic impacts, particularly commuter traffic to Oklahoma City, while acknowledging the design's benefits.

Mr. Humphreys noted the project was previously reduced from a higher unit count and reiterated a willingness to further adjust total units or building types to reach a consensus. He requested guidance from the Planning Commission on acceptable thresholds to avoid further hurdles and proceed to City Council.

At **Commissioner Brown's** request, **Mr. Conner** clarified that although the proposal appears denser than a typical R-1 subdivision, the density increase may be less significant than assumed due to environmental constraints, drainage constraints, and open space. He noted that an R-1

subdivision could potentially yield more units than initially assumed, and he emphasized that the proposed compact development preserves natural features while concentrating infrastructure.

Commissioners discussed the limitations of negotiating specific terms during a public hearing, noting that complex proposals often require discussion to identify acceptable conditions or amendments prior to recommendation.

Commissioner Dobbins raised a concern that notification was limited to adjacent properties and suggested the proposal's potential traffic impacts on Highway 152 warranted broader community input.

Mr. Conner responded that public notice requirements follow state statute, which mandates notification within 300 feet, and that broader notice is not currently authorized beyond those requirements. He noted that traffic impacts would occur under either the proposed development or a conventional single-family subdivision and that roadway improvements typically follow growth over time.

City Attorney Jonathan Miller recommended closing the public hearing to allow Commissioner discussion to continue without further public testimony.

Chairman McDaniel asked if any other members of the public wanted to speak.

Ms. Bailey stated that she did not receive notice despite recently purchasing adjacent property.

Mr. Conner explained that notice lists are generated by a certified abstractor or title company, and the City of Mustang sends notices based on that certified list without making independent assumptions about recent ownership changes.

Mr. Ainsworth expressed support for the proposed open space and park concepts, suggesting park dedication could benefit the City of Mustang and community. He also reiterated traffic safety concerns, with a request for formal traffic studies to occur.

Sergio Chacon – 10724 Hames Blvd - expressed general support for development improvements in Mustang while identifying traffic congestion as the primary concern.

Motion to close the Public Hearing was called by **Commissioner Bratton** and seconded by **Commissioner Brant O'Daniel** at 8:43pm. The motion was approved unanimously.

Commissioners requested clarification from staff regarding zoning classifications and housing types proposed in the PUD.

Mr. Conner explained that cottages and tower homes are considered single-family dwellings with smaller lot sizes, duplexes align with R-2, and townhomes and multiplex buildings generally fall under R-3, which is based on units per acre rather than the number of units per building. He noted that base R-3 zoning does not limit the number of attached units per structure, whereas the PUD establishes defined limits for townhomes and multiplex buildings.

The Commissioners discussed the definition of apartments versus smaller-scale multi-family buildings, noting that public perception often associates apartments with large rental complexes, while smaller multiplex or townhome-style developments may function differently despite still being classified as multi-family. Commissioners acknowledged that community feedback historically reflected opposition to apartments or multifamily housing, though interpretations vary.

Commissioners then discussed the ability to approve the application with amendments.

Mr. Miller advised that proposed amendments should be reviewed with the applicant prior to a vote, and that the applicant could request a continuance or withdrawal if amendments were not acceptable.

Commissioner Adams expressed strong support for the overall design, including walkability, drainage, open space, and amenities, but stated opposition to multiplex buildings, citing concerns about rental properties and community preferences. He indicated support for other housing types, including townhomes, cottages, and tower homes, but would not support multiplex units as proposed.

Mr. Humphreys responded that the development would include a full rental restriction, requiring all units to be owner-occupied primary residences, enforced through HOA covenants and declarations.

Mr. Conner and **Mr. Miller** noted that rental restrictions are typically enforced through HOAs and recorded covenants, rather than zoning regulations, and that such covenants could be required for submission at the plat stage.

Mr. Humphreys further explained that multiplex buildings would be governed under a condominium regime, similar to other developments, to provide legal clarity and ownership structure.

Public access to walking trails was discussed.

Mr. Miller explained that the city generally does not accept park or trail dedications due to maintenance and liability concerns, and that such issues would typically be addressed during later planning stages unless specifically required as part of the PUD.

The Commissioners discussed procedural options, including tabling the item to allow revisions.

Mr. Miller explained that tabling pauses the discussion without restarting the application process or requiring new public notice, and is commonly used for PUD negotiations involving substantial changes.

Several commissioners expressed reluctance to deny the application outright without clearly communicating desired revisions. Commissioners emphasized the importance of providing specific guidance to the applicant if the item were tabled. There was also sporadic discussion among commissioners concerning reducing the total number of dwelling units (with several

commissioners suggesting a target closer to 300 units rather than 400), limiting the size and number of multiplex buildings (with some commissioners expressing opposition to multiplexes altogether), addressing rental restrictions, particularly for multifamily units, traffic impacts, and ensuring the development aligns with community expectations while preserving design quality and amenities. The Commission also acknowledged that implementing rental restrictions or condominium regulations would likely require tabling the item to allow for legal review and substantial revisions to the PUD.

Commissioners stated that limiting multiplex buildings to six units each, capping the total number of such buildings (approximately ten), and reducing the overall number of dwelling units would make the proposal more acceptable. Concern was also expressed regarding the proposed 80-foot tower height, which some commissioners felt was excessive.

Commissioner Brown identified key issues for potential revision, including prohibiting rental units, reducing the total number of dwelling units (with figures discussed ranging from 200 to 300), and evaluating height limits for the tower structure.

Commissioner Bratton raised concerns about the adequacy of the 25-foot buffer along the northern boundary adjacent to existing residential properties, suggesting consideration of a wider buffer (approximately 75–100 feet) to better protect neighboring homeowners.

Commissioner Dobbins stated she could not support increasing density beyond levels approximating 200–215 units due to traffic and walkability concerns.

Mr. Conner clarified that the previous PUD did not impose a hard cap on total units, and explained that lot size reductions from approximately 9,000 square feet, which is what was proposed under the “Hidden Lake Estates” plat that was abandoned, to 7,200 square feet, minimum R-1 lot size, could significantly increase density. Based on preliminary calculations, staff estimated potential unit counts in the range of approximately 250-275 units under the proposed configuration if this tract within the PUD were to stay zoned R-1.

Commissioners expressed tentative support for a cap of approximately 300 units and for exploring rental restrictions through HOA agreements, but several commissioners and **Mr. Miller** cautioned that prohibiting rentals through a PUD ordinance may raise legal issues under federal fair housing laws.

Mr. Miller recommended that if rental restrictions were considered essential to approval, the item should be tabled to allow for legal review and revision before further action.

Commissioners agreed that any consideration of rental restrictions would require the item to be tabled for further legal review. The possibility of addressing rental limitations through HOA restrictive covenants was discussed.

Mr. Miller explained that the city has previously required submission of restrictive covenants during the platting process, but noted unresolved legal questions regarding enforceability, potential amendments by HOA vote, and interaction with federal fair housing laws.

Commissioner Bratton asked about roadway design, specifically whether Hunker Terrace could remain a 60-foot right-of-way rather than narrowing to 24 feet.

Mr. Humphreys stated that extending Hunker Terrace northward is necessary to accommodate traffic from the subject property and future development to the east.

Mr. Conner clarified that prior approvals included stub-outs intended to provide multiple traffic connections and distribute traffic to Morgan Road and other roads.

Mr. Humphreys indicated a willingness to modify the proposal to address Commission concerns, including, capping the development at approximately 300 total dwelling units, limiting multi-family and townhome buildings to six units per structure, reducing the proposed tower height from 80 feet to approximately 50 feet, increasing the northern buffer from 25 feet to approximately 50 feet, including rental restrictions within HOA declarations, covenants, and condominium documents, with drafts to be submitted during the planning process. **Mr. Humphreys** explained that the proposed tower would be located near the lowest elevation of the site adjacent to a pond. He also committed to dark-sky lighting standards and minimizing light spill toward adjacent northern properties.

Commissioners requested clarification regarding building heights.

Mr. Humphreys stated that the tallest residential structures would be approximately three to three-and-a-half stories, with tuck-under garages.

Mr. Miller clarified that the city's 35-foot height limitation applies to building height, not signage.

Commissioner Brown suggested limiting the tower height relative to the tallest structure on site.

Mr. Humphreys expressed willingness to work within such a framework.

Commissioner Brown asked whether the Commission should vote on the proposal as presented or table it with conditions discussed.

Mr. Humphreys stated that he had listened to public, staff, and Commission comments and formally offered multiple concessions in order to move the project forward, including reducing the total number of dwelling units from approximately 400 to a maximum of 300, limiting multi-flex and attached housing buildings to no more than six units per structure, capping multi-flex development at no more than 20% of total units (maximum of 60 units), increasing the northern buffer from 25 feet to approximately 50 feet, reducing the proposed tower height and working within a framework tied to the tallest residential structure, increasing cottage front setbacks from six feet to twelve feet (with porch encroachments allowed). **Mr. Humphreys** emphasized that the 12-foot front setback was a firm position tied to design quality and functionality.

Discussion then focused heavily on rental restrictions.

Mr. Miller clarified that, based on current understanding, the city cannot legally impose a no-rental requirement within the PUD ordinance, nor require approval of private covenants containing such restrictions, as this could conflict with fair housing laws. The city may require submission of restrictive covenants at the platting stage, but cannot mandate their contents regarding rentals.

Several commissioners expressed dissatisfaction with this limitation but acknowledged the legal constraint.

Commissioner Adams strongly advocated tabling the item to allow staff counsel to research whether any legally defensible language could be included in the PUD to provide assurances consistent with the applicant's commitments.

Concerns were raised about prior developments where ownership changed after approval, leaving the city without enforceable protections.

Mr. Humphreys stated for the record that zoning approval is a condition of his land purchase contract, he intends to close on the property upon zoning approval, no-rental provisions will be included in HOA declarations and condominium documents, failure to include those provisions should result in denial at the platting stage, he acknowledged the Commission's skepticism but affirmed his commitment publicly and on record.

Commissioner Adams reiterated that the Commission's responsibility is to protect the city's interests rather than rely on assurances, and again recommended tabling to allow legal research.

Commissioner Brown offered a contrasting perspective, citing personal experience with developments that successfully enforced no-rental provisions through private covenants. He argued that rental restrictions should not be treated as a deal breaker, noting that many properties are owner-occupied in practice even if not technically owner-occupied by deed. He also stated that, if the item were brought to a vote without a no-rental provision, he would support approval.

Commissioners discussed whether conditions related to rental restrictions could be included in the Planned Unit Development (PUD).

Ms. Turner advised that the city cannot impose owner-occupancy or no-rental requirements within zoning or PUD documents due to fair housing limitations, though such restrictions may be included by the applicant through private covenants reviewed at the platting stage. Automatic reversion of zoning or conditions upon sale of the property was also discouraged.

Several commissioners expressed concern that future ownership could change development intentions if such restrictions are not legally binding within the PUD. Discussion included whether the item should be tabled to allow further legal research. **Mr. Miller** stated that doing so would require a continuance.

Mr. Humphreys stated that delaying the vote could jeopardize their land purchase contract and requested Commission action. He reiterated commitments made on the record, including a maximum of 300 total dwelling units, a 50-foot buffer along the north side of the development, no

rentals, to be enforced through private covenants, maximum of six dwelling units per structure for townhomes and multi-flex buildings, multi-flex buildings limited to no more than 20% of total units (60 units), excluding townhomes, an increased 12-foot front setback for cottage-style homes.

Mr. Conner clarified that zoning approvals run with the land and are not contingent upon ownership, and that appeals would require new public notices and could delay City Council consideration beyond the next meeting cycle.

Chairman McDaniel proposed an alternative to tabling the item for a full month by holding a special Planning Commission meeting the following week to allow additional legal research while preserving the applicant's project timeline.

Mr. Conner confirmed that a special meeting could still allow the item to proceed to City Council without additional delay.

Commissioners discussed possible approval language acknowledging owner-occupancy limitations "to the extent allowed by law" and requesting that the City Attorney report to City Council regarding the legal feasibility of rental restrictions.

Mr. Miller outlined conditions that could be included in an approval motion.

A motion was made by **Commissioner Brown** to recommend approval of the application with the following nine (9) conditions:

- (1) A maximum of 300 total dwelling units
- (2) Multi-flex structures limited to six dwelling units per building
- (3) Multi-flex units limited to 20% of total units (maximum 60 units), excluding townhomes
- (4) A 50-foot landscaping buffer along the north boundary
- (5) Full-width Hunker Terr right-of-way improvements
- (6) Compliance with applicable condominium ownership laws
- (7) A proviso requesting City Attorney review for potential inclusion of non-rental restrictions for City Council consideration
- (8) The "Vista Point" architectural tower element will be limited in height to no more than 10 ft taller than the tallest building
- (9) Lighting around the North & East sides of the property will adhere to protection from light pollution on adjacent properties

Commissioner O'Daniel seconded the motion.

A roll call vote was taken:

Mr. Adams	Nay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Yay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed 6-1. **Chairman McDaniel** announced the item will be heard at the February 3rd City Council Meeting.

VII. NEW BUSINESS

None.

VIII. COMMISSIONER, STAFF COMMENTS

Commissioner Brown said that while the meeting was lengthy, he appreciated the discussion.

Commissioner Bratton expressed thanks to City Staff for their work on these items.

- IX. ADJOURNMENT: Commissioner Bratton** made a motion to adjourn.
Commissioner Brown seconded the motion, which was approved unanimously.
The meeting was adjourned at 10:06pm.

CHAIRMAN

DATE

SECRETARY

**PLANNING COMMISSION
MINUTES FEBRUARY 10, 2026**

The Mustang Planning Commission met in a regular session on Tuesday, February 10, 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, Jesse Bratton, Jerry Brown, Susan Dobbins, Billy McDaniel, Brant O'Daniel, Aaron Spiegel

MEMBERS ABSENT: NONE

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Jacob Coleman, City Planner
Radika Moore, Secretary
Justin Goodwin, Audio-Visual/Bldg. Inspector
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jesse Bratton made a motion to approve the minutes from the January 13, 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:

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2. Rezoning – RZ – 12-12-25-2-26 – “Borneman Addition PUD” (Resubmitted to Planning Commission at the direction of City Council on 2/3/2026)

Applicant:	Box Law Group, PLLC
Owner:	AG Mustang RE Holdings LLC, Barajas & Wilson Developments LLC, Chick- Fil-A INC, Locke

Location:	Supply Co., Mustang Highlands Duplexes LLC, Mustang Marketplace LLC, University Falls II LLC Generally, the NE intersection of SH 152 & Sara Rd (excluding Walmart & Mustang Mall Terr Shopping Center)
Current Zoning:	Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, C-5 Tracts – Titled “Borneman Addition”
Requested Zoning:	Revision of the Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, C-5 Tracts – Titled “Borneman Addition”
Tract Info:	128 Acres MOL

Community Development Director Ryan Conner gave the staff report. Staff presented a resubmitted rezoning request for the 128-acre Borneman Addition mixed-use PUD, generally located at the northeast intersection of SH 152 and Sarah Road (excluding the Walmart and Mustang Trails Terrace Shopping Center). The item was returned to the Planning Commission at the direction of the City Council following its February 3, 2026 meeting. The primary area affected is approximately 78 acres within Tracts 5 and 6 of the existing PUD, proposed as a mixed-use residential concept known as “Abide Mustang.” At its previous meeting, the Planning Commission recommended approval (6–1) with nine conditions, including a cap of 300 dwelling units. **Mr. Conner** explained that the applicant has requested amendments to the PUD, most notably increasing the maximum dwelling unit cap from 300 to 400 units, which reflects the original concept submitted. Additional requested revisions include, limiting multi-flex units to a maximum of 60 units total (rather than 20% of total units), revising detached home square footage from 1,400–2,200 sq. ft. to 1,200–2,500 sq. ft, revising cottage square footage from 600–1,200 sq. ft. to 600–1,800 sq. ft., and allowing cottage units within all applicable tracts rather than limiting them to select tracts. **Mr. Conner** noted that all previously recommended Planning Commission conditions were incorporated into the revised PUD document, except for the 300-unit cap. These include limitations on multi-flex structures (maximum six units per building), as well as agreed-upon height, lighting, and landscaping standards.

Commissioner Brown asked questions regarding access and traffic circulation surrounding this site.

Mr. Conner confirmed the PUD identifies three primary access points: one from Sara Road, one extending through Mustang Highlands duplexes, and one connection south to SH 152 via Hunker Terrace, along with a future connection east to the Arbor Creek PUD toward Morgan Road.

Commissioner Brown then raised concerns regarding traffic impacts associated with increasing the unit count from 300 to 400 units and questioned whether additional density would require taller structures.

Mr. Conner responded that the concept relies on smaller lot sizes and varied housing types to increase density while preserving common open space, though an increase in units would likely reduce common area.

Before opening the public hearing, the **Chairman McDaniel** expressed concern regarding the applicant’s previous representation that timing constraints related to the property closing required

expedited action. **Chairman McDaniel** stated that the Commission had worked to accommodate that timeline and requested clarification as to how the matter returned to the Commission.

Chairman McDaniel opened the Public Hearing at 7:32pm.

Grant Humphreys - applicant, 800 W Sheridan Ave - responded that, following the prior meeting, he spent approximately two and a half weeks reevaluating the project's financial feasibility after the unit cap was reduced from 400 to 300 units. He stated that, while the original closing deadline was accurate at the time, he subsequently contacted the seller and her lender, to request an extension. The lender granted a 10-day extension on the note, allowing the item to return to the Planning Commission and proceed to City Council consideration. **Mr. Humphreys** explained that the request to increase the unit cap to 400 units is intended to improve project feasibility and financial viability. He further clarified that proposed revisions to housing square footage ranges are intended to better align with the Mustang market, including correcting what was described as a drafting oversight related to cottage size limitations.

Chairman McDaniel acknowledged the explanation and thanked the applicant for the clarification.

Terry Coffelt – 950 E Whispering Oaks Terr – indicated concern about the number of units planned to be built and the proximity of the development to his property.

Commissioner Adams clarified that the request is currently in the zoning phase and that specific lot layouts and building placement have not yet been finalized; however, the PUD includes a 50-foot buffer between new residential structures and certain adjacent properties.

Jay Ainsworth – 416 N Hunker Terr – expressed concern about the traffic leading from Hunker Terrace to SH 152. He said that visibility to the east is impeded there by a hill.

Greg Bailey – 1000 N Mae Terr – said that he is still concerned about building and tower heights, as well as how the process has unfolded thus far, citing the applicant's decision to bring the item back to Planning Commission after having negotiated at length at the previous meeting.

Sergio Chacon – 10724 Hames Blvd – spoke in support of the development, where he said that the parks and walking trails would be a great addition to Mustang.

Danielle Ainsworth – 416 N Hunker Terr – expressed concern about preserving the character of surrounding larger-lot residential areas and referenced prior community input opposing higher-density developments.

Tim Rooney – 304 N Shannon Way - stated that the item was returned to the Planning Commission to ensure the requested revisions were reviewed at the appropriate level and to maintain transparency in the process.

Jazmine Reoung – 11616 SW 38th St – said that she supports the project and thinks that it will be a positive development for Mustang.

Motion to close the Public Hearing was called by **Commissioner Adams** and seconded by **Commissioner Brown** at 7:47pm. The motion was approved unanimously.

Commissioner Brown asked a question regarding the notice process after the City Council returned the item to the Planning Commission.

City Attorney Jon Miller confirmed that proper notice had been provided, including notification at the original Planning Commission hearing of the City Council meeting date and public announcement at the City Council meeting when the item was remanded to the Commission.

Several Commissioners then expressed concern that broader public awareness may not have occurred and reflected on the prior vote, particularly regarding traffic impacts and overall density.

Commissioner Dobbins stated discomfort with increasing the unit count from 300 to 400 units, noting that 400 units represents approximately a 25% increase from the previously recommended cap and could significantly increase traffic on Sara Road and SH 152.

Commissioner Brown stated that while the development concept is attractive, the potential traffic impact at a highly visible and heavily traveled intersection is substantial.

Chairman McDaniel asked city staff to clarify the potential density of the development based on typical R-1 zoning.

Mr. Conner confirmed that the approximately 78-acre tract is currently zoned R-1 (7,200 square-foot lots). Based on general gross density estimates, he indicated the property could potentially accommodate approximately 275 single-family homes under current zoning standards, though no formal layout has been prepared.

Commissioner Bratton discussed procedural outcomes if the amendment request were denied.

Mr. Conner explained that a denial would not automatically reinstate the prior 300-unit recommendation; rather, the current request would be denied unless appealed, which would trigger a new notice process.

Commissioner Spiegel inquired about whether increased traffic resulting from the development could require installation of traffic signals and whether such costs could be assigned to the developer.

Mr. Conner explained that improvements along SH 152 would fall under the jurisdiction of ODOT, while Sara Road is under local jurisdiction. Although developer participation in traffic improvements has occurred in certain commercial projects, traffic signal installation is generally addressed through separate processes as growth warrants and is not typically negotiated as part of a residential PUD.

Commissioners continued discussion regarding potential modifications to the proposal.

Commissioner Bratton suggested specifying a maximum height for the Vista Point architectural

tower to provide additional clarity and reassurance to adjacent property owners.

Discussion followed regarding whether to consider negotiating a unit count between 300 and 400 rather than voting strictly to approve or deny the request as submitted.

Some Commissioners expressed hesitation about increasing the cap to 400 units, particularly due to traffic impacts, while acknowledging support for the overall development concept.

Chairman McDaniel noted concern about revisiting prior compromises and expressed reluctance to further adjust the previously recommended 300-unit cap.

Mr. Humphreys responded that the current plan reflects 300 total units consisting of approximately 280 lots plus 60 multi-flex units integrated into the neighborhood. He stated that increasing the overall unit count, even by 25 to 50 units, would improve financial feasibility. The applicant emphasized that adjustments to cottage and detached home square footage ranges are intended to better align with market demand and expand attainable housing options. **Mr. Humphreys** also addressed building placement and height concerns, stating that three-story townhome units are primarily located internally and that he would be willing to relocate or remove townhomes along the northern boundary if necessary. He noted that buffering, alley separation, and lot depth would result in approximately 200 feet of separation between northern property lines and adjacent homes. He also acknowledged that a full 400-lot layout may not be physically achievable under site constraints.

Commissioners also discussed internal parking configurations within the development, including shared and non-garage parking areas.

Commissioner Brown made a motion to approve the February 4, 2026 version of the Borneman Addition PUD with modifications, including:

1. Reducing the maximum dwelling unit count from 400 to 325 units;
2. Limiting the maximum height of the Vista Point architectural tower to 55 feet;
3. Prohibiting tower homes within Track 6D (northern portion of the development).

Commissioner O'Daniel seconded the motion.

A roll call vote was taken:

Mr. Adams	Nay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Nay
Ms. Dobbins	Nay
Mr. Bratton	Nay
Mr. McDaniel	Yay

Motion failed 3-4. **Chairman McDaniel** announced that the item would not move to City Council next month, and that the applicant has the ability to follow the appeal process.

After discussion regarding procedural options, **Commissioner Adams** made a motion to deny the applicant's request as presented to the Planning Commission today. **Commissioner Bratton**

seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Yay
Mr. Bratton	Yay
Mr. McDaniel	Nay

Motion passed 6-1.

Following the motion to deny, **Mr. Humphreys** sought clarification regarding whether the prior Planning Commission recommendation (300-unit cap with negotiated conditions) could be reconsidered.

Mr. Conner explained that the denial concluded the matter unless appealed; however, procedural discussion followed regarding the possibility of rescinding the denial under parliamentary procedure.

Commissioner Adams asked **City Manager Tim Rooney** for clarification regarding how this item was returned to the Planning Commission by the City Council.

Mr. Rooney explained that because the applicant had made modifications to the application that was approved previously by the Planning Commission, he recommended that City Council should send the application back to the Planning Commission for further deliberation.

Commissioner Brown made a motion to rescind the previous denial. **Commissioner O'Daniel** seconded the motion.

A roll call vote was taken:

Mr. Adams	Nay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Nay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed 5-2.

The Commission then considered a revised motion based on the February 4, 2026 PUD document, modified to:

1. Establish a maximum of 300 dwelling units;

2. Retain previously agreed-upon conditions from the prior Planning Commission recommendation;
3. Limit the Vista Point architectural tower height to a maximum of 55 feet;
4. Prohibit tower homes within Track 6D (northern portion of the development);
5. Incorporate the revised square footage ranges for detached homes (1,200–2,500 sq. ft.) and cottages (600–1,800 sq. ft.), as reflected in the February 4 version.

The applicant confirmed agreement with the modified terms.

Commissioner Brown made a motion to approve the February 4, 2026 version of the Borneman Addition PUD with modifications, including:

1. Establishing a maximum of 300 dwelling units;
2. Limiting the maximum height of the Vista Point architectural tower to 55 feet;
3. Prohibiting tower homes within Track 6D.

Commissioner Bratton seconded the motion.

A roll call vote was taken:

Mr. Adams	Nay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Nay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed 5-2. **Chairman McDaniel** announced that the item would move to City Council on Tuesday, March 3.

VII. NEW BUSINESS
None.

VIII. COMMISSIONER, STAFF COMMENTS
Mr. Miller announced his retirement date as May 31, 2026. The Commissioners expressed gratitude for his service.

IX. ADJOURNMENT: Commissioner Bratton made a motion to adjourn.
Commissioner Dobbins seconded the motion, which was approved unanimously. The meeting was adjourned at 8:38pm.

ORDINANCE NO. 1342

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 A MIXED USE PLANNED UNIT DEVELOPMENT WITH R-1, R-2, C-2, C-3, AND C-5 ZONED DISTRICTS TO A MIXED USE PLANNED UNIT DEVELOPMENT WITH R-2, R-3, C-2, C-3, AND C-5 ZONED DISTRICTS; DECLARING REPEALER, AND PROVIDING FOR SEVERABILITY. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA:

Section 1. That the Zoning Ordinance of the City of Mustang, Oklahoma, as amended, is hereby amended to change the Official Zoning Map, to include therein the following described property in the City of Mustang, Canadian County, State of Oklahoma from a Mixed Use Planned Unit Development with R-1, R-2, C-2, C-3, and C-5 Zoned Districts to a revised Mixed Use Planned Unit Development with R-2, R-3, C-2, C-3, and C-5 Zoned Districts.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-six (26), 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 Southwest Quarter; THENCE North 00°10'37" West, along the west line of said Southwest Quarter, a distance of 972.00 feet to a point; THENCE North 89°54'57" East, a distance of 60.00 feet to the POINT OF BEGINNING; THENCE North 00°10'37" West, a distance of 1668.11 feet to a point; THENCE North 89°54'57" East, along the north line of said Southwest Quarter, a distance of 2589.77 feet to a point; THENCE South 00°10'21" East, along the east line of said Southwest Quarter, a distance of 2580.11 feet to a point; THENCE South 89°54'57" West, along the north right-of-way line of Highway 152, a distance of 1004.30 feet to a point; THENCE North 00°10'37" West, a distance of 40.00 feet to a point; THENCE South 89°54'57" West, along the north right-of-way line of Highway 152, a distance of 196.51 feet to a point on the east line of a tract of land described in Warranty Deed recorded in Book 2805, Page 268 (Shopping Center Tract); THENCE along and with the east line of said Shopping Center Tract the following three (3) courses:

- 1. North 15°41'03" West, a distance of 236.28 feet;**
- 2. North 24°17'43" West, a distance of 409.55 feet;**
- 3. South 89°45'45" West, a distance of 258.19 feet;**

THENCE North 00°10'37" West, a distance of 271.59 feet to a point; THENCE South 89°54'57" West, a distance of 900.00 feet and back to the POINT OF BEGINNING; Containing 5,601,735 square feet or 128.60 acres, more or less.

Section 2. REPEALER

All former ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND APPROVED this ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

APPROVED as to form this ____ day of _____, 2026.

City Attorney



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Jon Miller

Submitting Department: Law

Item Type: Resolution

Agenda Section: MATTERS FOR EXECUTIVE SESSION

Subject Title:

Consideration of Resolution No. 26-022, a Resolution of the City Council of the City of Mustang, Oklahoma, declaring that certain property described herein is not needed or necessary for park or other public purposes and abandoning such property for any park or other public purposes

Recommendation:

Approve resolution

Initiator:

Jon Miller, City Attorney

Background:

The City of Mustang owns property on the north side of Curtis Park. In 2023, the City agreed to allow construction of a public road through the property to provide an adjacent property to have access to Plantation Terrace and to provide additional access to Curtis Park. Because the property has been used for park purposes, the City must abandon the property for such use before it can be used for public road purposes. This resolution will abandon the small tract to be used for the public road for park or other public purposes.

Financial Impact:

None

Staff Comments:

Staff recommends approval.

Attachments:

[Res 26-022_Abandoning_Tract_for_Public_Park_or_other_Public_Purposes__030326_.pdf](#)

RESOLUTION NO.: 26-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, DECLARING THAT CERTAIN PROPERTY DESCRIBED HEREIN IS NOT NEEDED OR NECESSARY FOR PARK OR OTHER PUBLIC PURPOSES AND ABANDONING SUCH PROPERTY FOR ANY PARK OR OTHER PUBLIC PURPOSES

WHEREAS, the City of Mustang, Oklahoma (hereinafter, the "City") owns a tract of land located in the Northwest Quarter (NW/4), Section Twenty-Seven (27), Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma, and more particularly described as follows:

Beginning at a point 726.00 feet N89°52'14"E of the Southwest Corner of said Northwest Quarter (NW/4); thence N89°52'14"E a distance of 594.00 feet; thence N00°20'08"W a distance of 310.00 feet; thence S89°52'14"W a distance of 594.00 feet; thence S00°20'08"E a distance of 310.00 feet to the point of beginning (the "Property").

WHEREAS, the Property was conveyed to the City by Warranty Deed dated June 7, 1983 from the Plantation Development Corporation with the restriction that the Property be used for park purposes. The Plantation Development Corporation conveyed the reversionary interest in the Property to Robert L. Crout, III by Quit Claim Deed dated December 22, 1984. The reversionary interest was subsequently distributed to and is currently owned by the Robert L. Crout, III Trust.

WHEREAS, the City intends to allow the construction of a public road through the Property to provide additional access to the park and access to an adjacent property and has identified the following described tract as suitable for use as a public road, to wit:

A tract of land lying in the Southwest Quarter (SW/4) AND the Northwest Quarter (NW/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:

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

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

Thence South 00°09'07" East, a distance of 13.73 feet to the Point of Beginning;

Thence continuing South 00°09'07" East along said line, a distance of 92.57 feet;

Thence North 32°50'38" West, a distance of 267.85 feet;

Thence Northerly on a curve to the right, having a radius of 275.00 feet, central angle of 22°21'44", chord bearing of North 21°39'46" West, chord distance of 106.65 feet, for an arc length of 107.33 feet;

Thence North 10°28'54" West, a distance of 73.35 feet;

Thence North 52°54'50" West, a distance of 36.90 feet to the South Right of Way line of E. Plantation Terrace as set forth by the final plat of THE PLANTATION, an addition to the City of Mustang, according to the plat filed at Book 8, Page 126;

Thence Easterly along said South Right of Way line on a curve to the left, having a radius of 630.00 feet, central angle of 09°05'53", chord bearing of North 81°14'29" East, chord distance of 99.93 feet, for an arc length of 100.04 feet;

Thence along a line non-tangent to said curve, South 33°40'26" West, a distance of 35.87 feet;

Thence South 10°28'54" East, a distance of 71.84 feet;

Thence Southerly on a curve to the left, having a radius of 225.00 feet, central angle of 22°21'44", chord bearing of South 21°39'46" East, chord distance of 87.26 feet, for an arc length of 87.82 feet;

Thence South 32°50'38" East, a distance of 189.95 feet to the Point of Beginning.

Said tract of land containing 21,806 square feet or 0.5006 acres, more or less (the "Road Tract").

WHEREAS, the Robert L. Crout, III Trust has agreed to release the Road Tract from the restriction requiring it be used only for park purposes;

WHEREAS, the City hereby declares that the Road Tract is not needed for park or other public purposes and any such use should be abandoned by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mustang, Oklahoma, that the Road Tract should be and hereby is abandoned for any park or other public purposes or uses.

AND BE IT FURTHER RESOLVED THAT this resolution shall take effect and be in force from and after its passage, as provided by law.

ADOPTED AND PASSED by the City Council of the City of Mustang, Oklahoma on this 3rd day of March, 2026.

THE CITY OF MUSTANG, OKLAHOMA

Michael S. Ray, Mayor

ATTEST:

Tammi Noblitt, City Clerk

Approved as to form:

Jonathan E. Miller, City Attorney



Mustang City Council Agenda Item Report

Meeting Date: March 3, 2026

Submitted by: Jon Miller

Submitting Department: Law

Item Type: Report

Agenda Section: MATTERS FOR EXECUTIVE SESSION

Subject Title:

Consideration of Royal Homes, LLC v. City of Mustang and the City Council for the City of Mustang, Case No. CV-2022-13, District Court, Canadian County, Oklahoma; and, Proposed executive session as authorized by 25 Okla. Stat. §307(B)(4)

Recommendation:

Adjourn to executive session

Initiator:

Jon Miller, City Attorney

Background:

To be discussed in executive session

Financial Impact:

None

Staff Comments:

City Attorney recommends adjourning to executive session

Attachments: