

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, February 3, 2026 in the City Hall Council Chambers at 22 E Main Street. Other members present were Mark Hoose and Chip Winter. Present for the City were Ken Bryan, Director of Planning; Kristi McCone, Principal Planner; Avery Geist, Associate Planner; Keith Beatty, Senior Development Engineer; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney. Commissioners Austin Gotcher and Ryan Chapman were absent.

2. General Consent Items:

- A. Approval of meeting minutes, January 20, 2025.
- B. Case No. PR21-00027; Consideration of an extension of the Final Plat for West Woody Creek Phase 1, located southeast of Danforth and Coltrane. (Morning Woods, LLC; Ward 2)
- C. Case No. PR25-00014; Consideration of the Final Plat for the Edmond Library and YMCA, located on the north side of East 15th Street, east of I-35 Frontage Road. (City of Edmond; Ward 2)

Motion by Hoose, seconded by Winter to approve general consent items. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Winter, and Chair Blundell.

NAYS: None

Items B and C will be heard by City Council on February 23, 2026.

3. Public Hearing Items:

- A. Case No. SP25-00022; Public Hearing and Consideration for a Site Plan for Whataburger #1642, located on the southwest corner of Covell and Sooner. (Vibe Restaurants; Ward 2)

Applicant present.

Staff reported pertinent details about the case including that the Subject Property for this Site Plan is approximately 1.2 acres. The map shows the specific location near the southwest corner of Covell and Sooner. The proposed Site Plan includes the following key details: One building approximately 3,300 sq ft; The elevations show the building to be 18 feet tall; The façade will consist of brick veneer, fiber cement paneling, and a metal canopy. Staff recommends approval.

No questions or comments from Commissioners.

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No public comment.

Motion by Hoose, seconded by Winter to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Winter and Chair Blundell.

NAYS: None

This item will not be heard by City Council.

- B. Case No. Z25-00024; Public Hearing and Consideration for a Rezoning from “A” Single Family Dwelling to “PUD” Planned Unit Development, located on the southwest corner of East 2nd Street and South University Drive (Colon Holdings, LLC, Ward 1).

Commissioner Mark Hoose recused himself from voting. This item was continued to the Planning Commission meeting on February 17, 2026 due to lack of quorum for action on this item.

- C. Case No. Z25-00028; Public Hearing and Consideration of Rezoning property that is addressed 1 N Mountain View Road, from “G-A” General Agricultural to “R-2-A” Suburban Estate District (Mostafa Mazroei; Ward 2).

Applicant present.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment request is approximately 4.8 acres. The map shows the specific location on the west side of Mountain View Rd, north of 2nd. Nearby zoning and uses include – to the north is zoned and developed as residential; to the east is zoned G-A General Agricultural and is undeveloped; to the south is zoned G-A General Agricultural and developed with a residential structure; and to the west is zoned for commercial and is currently used a meeting space. This application is for a by-right zoning district, R-2-A which allows single family detached residential dwellings with relatively large setbacks. The minimum lot size is 60,000 square feet. The Edmond Plan categorizes the subject property as “Rural Neighborhood” and the “R-2-A” district is appropriate. Staff recommends approval.

No questions or comments from Commissioners.

No public comment.

Motion by Hoose, seconded by Winter to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Winter, and Chair Blundell.

NAYS: None

This item will be heard by City Council on February 23, 2026.

- D. Case No. Z25-00025; Public Hearing and Consideration for a Rezoning from “PUD Z17-00015” Planned Unit Development to “PUD Z25-00025” Planned Unit Development, located on the south side of East Danforth Road, to the east and west of Danforth Crossing Street. (Danforth Crossing Commercial, LLC; Ward 2)

David Box was present as applicant.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment is approximately 4 acres. The map shows the specific location on the south side of Danforth and either side of Danforth Crossing. Nearby zoning and uses include – to the north is zoned for open display commercial and large-lot residential, it is developed with a place of worship and residential structures respectively; to east, south, and west are zoned for and being developed with residential structures as part of the Danforth Crossing subdivision. To accommodate a customized mix of limited uses, Edmond’s code uses the Planned Unit Development district such as the one being proposed. The PUD Design Statement includes the following details: A wide variety of commercial uses, beyond the office use that is allowed currently; Buildings will be setback at least 50 feet from the north property line; A maximum building height of 35 feet would be established; and the Subject Property is within the I-35 Corridor District and will comply with those landscaping and building design standards at the time of development. The Edmond Plan categorizes the Subject Property as “I-35”. The proposed PUD allows for commercial services next to I-35 and provides easy access to the surrounding area, both of which conform to the purpose and intent of the I-35 Plan Category. Staff recommends approval. Lastly, the project is near a future improvement associated with the I-35 interchange. The plan for this interchange includes reconstruction and realignment of the Danforth bridge over I-35 and completion of a ‘full interchange’. This project is not currently shown on ODOT’s 8-year work program.

Commissioner Winter asked if anything from the list of uses could be removed. The applicant stated that they are willing to discuss this option.

Surrounding neighbors expressed concerns about traffic on Danforth, the zoning and uses inside the PUD, and possibly lowering property values.

The applicant states that they can delete Automotive Repair, Carwash – Automated or Self-Serve, Convenience Store with Fuel Sales, Hotel or Motel, and Live/Work Dwelling Units.

Motion to approve with the conditions that Automotive Repair, Car Wash, Convenience Store, Hotel or Motel, and Live/Work dwelling units be removed from

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the list of allowed uses by Hoose, seconded by Winter. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Winter, and Chair Blundell.
NAYS: None

This item will be heard by City Council on February 23, 2026.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

6. Adjournment:

Motion by Hoose, seconded by Winter. Motion to adjourn carried by a vote of 3-0 as follows:

AYES: Hoose, Winter, and Chair Blundell.
NAYS: None

The meeting was adjourned at 6:00 p.m.



Brian Blundell, Chair
Edmond Planning Commission



Ken Bryan, Secretary
Edmond Planning Commission