

1. Call to order

The Edmond Planning Commission Meeting was called to order by Vice-Chair Chip Winter at 5:30 p.m., Tuesday, April 07, 2026 in the City Hall Council Chambers at 22 E Main Street. Other members present were Mark Hoose and Ryan Chapman. Present for the City were Ken Bryan, Director of Planning; Kristi McCone, Principal Planner; Avery Geist, Associate Planner; Austin Smith, Development Engineer; Keith Beatty, Senior Development Engineer; and Madeline Sawyer, City Attorney. Commissioners Brian Blundell and Austin Gotcher were absent.

2. Approval of Meeting Minutes: March 03, 2026

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

AYES: Chapman, Hoose, and Winter
NAYS: None

3. Public Hearing Items:

- A. Case No. PR24-00025; Public Hearing and Consideration of Approval for a Final Plat for Take 5 Oil Change – 1800 E 2nd Street, east of Bryant Ave. (Altar Group; Ward 1)

Applicant Present.

Staff reported pertinent details about the case including that the Subject Property for this Final Plat is approximately 1.2-acres. The map shows the location on the south side of 2nd Street, just east of the Bryant Square shopping center. The case details are as follows: The Subject Property will be divided into 2 lots; The Take 5 Oil Change facility will be built on the east lot, in accordance with the recently approved site plan (SP24-00022, Council approved on 1/12/26); No development applications are currently under review for the west lot; A variance is being request as follows: To reduce the right-of-way dedication from the standard 90 feet to 70 feet plus a 20 foot utility easement. This is consistent with the approved site plan and staff has determined that the proposed dedications will allow for future improvements on 2nd Street and has no objection to the variance. Staff recommends approval of the Final Plat, subject to the variance. This item requires 2 votes – 1 on the variance and 1 on the final plat.

No questions or comments from the commissioners.

No public comment.

Motion by Hoose, seconded by Chapman to approve variance to Title 21.02.030(A). Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman, and Winter

Covell and Fairfax. The proposed Site Plan includes the following details: One building approximately 4,000 sq ft.; Access will be from the existing drive; The elevations show the building to be 25 ft in height; The façade will consist of brick, rock, and stucco. Staff recommends approval.

No questions from Commissioners.

No public comments.

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

AYES: Chapman, Hoose, and Winter

NAYS: None

This item is approved and will not be heard by City Council.

- D. Case No. PR25-00024; Public Hearing and Consideration of a Preliminary Plat for Covell Creek Corner, located on the northwest corner of Covell Road and Coltrane Road. (Coltrane Land Development; Ward 2)

Applicant present.

Staff reported pertinent details about the case including that the Subject Property for this Preliminary Plat is approximately 9.7-acres. The map shows the location at the NW/C of Covell and Coltrane. The case details are as follows: The Subject Property will be platted into 1 lot.; Access will be provided by one driveway on Covell and one driveway on Coltrane.; Covell will be widened to the north provide an additional westbound lane, a separate right-turn lane into the proposed driveway. Covell will also be widened to the south to extend the outside eastbound lane.; Coltrane Road will be widened to provide an additional southbound lane and a separate left-turn lane into the proposed driveway. Approval of the Preliminary Plat will allow the applicant to prepare a Final Plat that will include construction plans for these public improvements. Staff recommends approval of the Preliminary Plat.

Todd McKinnis spoke about the purpose of this item on the agenda and introduced Muhammad Khan and BJ Hawkins. Muhammad Khan spoke about how to provide full access to streets, water, sewer and drainage. He stated that they will be complying with Title 23 drainage requirements. He also spoke about the benefits to the City of Edmond regarding right-of-way and the improvements to Coltrane and Covell. Commissioner Chip Winter asked about the widening of the intersection to allow for four-lane roads. BJ Hawkins, Traffic Engineering Consultants, states that they are going above and beyond to ensure that traffic will be better in the future than what it is currently. Commissioner Chapman states that when the construction is finished it should be the width of four lanes. Surrounding neighbors and citizens expressed concerns regarding safety, traffic, light pollution, noise pollution, and the widening of Covell and Coltrane. Todd McKinnis responded with the fact that the ordinances are what guide development and that this

the south is Oklahoma City and is being redeveloped. To accommodate mixed-use developments, Edmond's code utilizes a Planned Unit Development district such as the one being proposed. The PUD Design Statement includes the following details: Allowed uses would include: multi-family residential; office; veterinarian; place of worship; retail sales and service, excluding dispensaries; and live/work buildings; A maximum of 60 residential units would be allowed at a maximum of 8 units per building; Residential development will be limited to age-restricted 55+ community; Maximum height would be 1 stories and 30 feet for the 'interior' buildings; buildings within 300 feet of Bryant would be allowed a maximum of 3 stories; Access will be from Bryant at up to 2 access points, and; Development will meet the landscape code with the additional provision that the required plant units may be more uniformly dispersed throughout the site.

The Edmond Plan categorizes the Subject Property as "S1 Suburban Neighborhood". This Plan Category is primarily residential and reflects the development pattern that was common in 1960s, 70s, and 80s. These areas tend to have easy access to the full complement of utilities and public services. Due to their development life cycle and desirability, these areas often attract infill or redevelopment opportunities. To help ensure that these opportunities contribute to the area, the Plan calls for designs to be sensitive to nearby development by making efficient use of 2 or 3 story buildings to line arterials, minimize surface parking lots, and providing ample landscaping and screening. An area in the eastern portion of the Subject Property is categorized "Open Space" and will be left undeveloped. The proposed PUD conforms to the purpose and intent of the applicable Plan Categories. Staff recommends approval.

Commissioner Winter asked about the changes from the original PUD.

Todd McKinnis states that the difference is the demarcation line between residential and commercial. The residential or live work units are lower, and the height has been reduced.

No public comment.

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

AYES: Chapman, Hoose, and Winter.

NAYS: None

This item is approved and will be heard by City Council on April 27, 2026.

- G. The applicant is requesting approval of a preliminary plat for The Grove at Coffee Creek, located on the south side of Coffee Creek Road, west of Boulevard Avenue, south of Wildmeadow IV at Coffee Creek and The Villas at Coffee Creek additions. The property contains 16.67 acres. The addition will be gated with a private street. The required 35-foot greenbelt on the north side per the PUD design statement has been provided.

Greg Massey present for applicant.

The Edmond Plan categorizes the Subject Property as “Suburban Infill”. This category supports a wide variety of housing types, including those proposed in this PUD. This Plan Category was recently applied to this location as part of a comprehensive plan amendment that envisioned a project similar to the proposed, as such the proposed PUD conforms to the category. Staff recommends approval.

Citizens voiced concerns regarding garage placement, public notice, traffic, easements, level of density, trees, barriers to prevent left turns, privacy, minutes from October community meeting, inconsistency of PUD.

Greg Massey states that these are limited access plans and there are no details at this time due to this being the zoning process not the site plan or plat process. He states that it will be right in and right out only and will meet code when required.

Motion by Hoose, seconded by Chapman to approve. Motion denied by vote of 2-1 as follows:

AYES: Hoose and Chapman.

NAYS: Winter

This item failed and will be heard by City Council on April 27, 2026

- I. Case No. SP25-00004; Public Hearing and Consideration of Approval of a Site Plan application for Texas Roadhouse and Shops C and D, located on the north side of Covell Road, west of I-35. (The Seitz Group, Inc.; Ward 2)

Applicant was not present.

Motion by Chapman, seconded by Hoose to continue to April 21, 2026 Planning Commission meeting. Motion carried by vote of 3-0 as follows:

AYES: Chapman, Hoose, and Winter

NAYS: None.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

6. Adjournment:

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