

AGENDA
NOBLE PLANNING COMMISSION
SPECIAL MEETING
6:30 PM October 27, 2025
NOBLE CITY HALL 304 S MAIN ST
NOBLE, OKLAHOMA

CALL TO ORDER AND ROLL CALL

Chairman Laura Matlock, P A; Vice-Chairman Jeremy Colwell, P A; Commissioner Lonnie Burns, P A; Commissioner Tom Jobe, P A; Commissioner Lance Ridenour, P A

CHAIRMAN'S AFFIRMATION:

"Notice of the Meeting was properly given and posted in all respects in compliance with the Oklahoma Open Meeting Act as shown by the records of the City Clerk"

APPROVAL OF AGENDA

A motion changing sequence of items if desired by Commissioners.
NO motion necessary if there are no changes.

OPENING

1. Public Comments - The purpose of the Public Comments section of the agenda is for members of the public to speak to the Board of Commissioners on any subject not scheduled on the regular agenda. Commissioners shall make no decision or take no action except to direct the General Manager to take action, or to schedule the matter for board discussion at a later date. THOSE ADDRESSING THE COMMISSIONERS ARE REQUESTED TO IDENTIFY THEMSELVES BY NAME.
2. Reports.
3. Comments and inquiries from the Commissioners.

CONSENT AGENDA

4. Approval of minutes from the 09-30-2025 special meeting.
5. Approval of schedule of regular meetings for Calendar Year 2026.

OTHER BUSINESS

6. Public hearing regarding a rezoning application submitted by the City of Noble on behalf of Lewallen Properties, LLC to rezone a property located at 323 S Main Street from Restricted Commercial (C-1) to Community Commercial (C-3). (**Legal:** Lots 11 through 13, in Block 54 of Original Townsite of Noble, Cleveland County, Oklahoma.)
7. Consideration and possible action regarding a rezoning application submitted by the City of Noble on behalf of Lewallen Properties, LLC to rezone a property located at 323 S Main Street from Restricted Commercial (C-1) to Community Commercial (C-3). (**Legal:** Lots 11 through 13, in Block 54 of Original Townsite of Noble, Cleveland County, Oklahoma.)
8. Public hearing regarding a rezoning application submitted by the City of Noble on behalf of ABS Golf Cars and Allen & Louella Warren to rezone real property located at 303, 317, and 325 S Main Street from Restricted Commercial (C-1) to General Commercial (C-4). (**Legal:** Lots 1 through 10 and Lots 14 through 16, in Block 54 of Original Townsite of Noble, Cleveland County, Oklahoma.)

9. Consideration and possible action regarding a rezoning application submitted by the City of Noble on behalf of ABS Golf Cars and Allen & Louella Warren to rezone real property located at 303, 317, and 325 S Main Street from Restricted Commercial (C-1) to General Commercial (C-4). (**Legal:** Lots 1 through 10 and Lots 14 through 16, in Block 54 of Original Townsite of Noble, Cleveland County, Oklahoma.)
10. Public hearing regarding a rezoning application submitted by Anand Gajjar to rezone a property located at 1201 N Main Street from Agricultural (A-1) to Community Commercial (C-3). (**Legal:** Part of the Northwest Quarter of Section 22, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: BEGINNING at a point 525 feet West of the Southeast Corner of the Southeast Quarter of the Northwest Quarter or on East Line of Highway #77; Thence in a Northwesterly direction along said Highway a distance of 835 feet for a place of beginning; Thence East 245 feet; Thence North 561 feet; Thence West 532 feet or to the East line of Highway #77; Thence in a Southeasterly direction 630 feet to the place of beginning. LESS AND EXCEPT A Strip, piece or parcel of land lying in part of the Northwest Quarter of Section 22, Township 8 North, Range 2 West of the I.M., Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the present East right-of-way line of U.S. Highway No. 77 a distance of 740.51 feet North of and 914.96 feet West of the SE Comer of said NW/4; Thence Northwesterly along said right-of-way line a distance of 122.36 feet to a jog in said right-of-way line, thence Northeasterly along said jog a distance of 10.00 feet, thence continuing Northwesterly along said right-of-way line a distance of 300.05 feet to a jog in said right-of-way line thence Southwesterly along said jog a distance of 10.00 feet, thence continuing Northwesterly along said right-of-way line a distance of 207.59 feet, thence Northeasterly a distance of 84.83 feet; thence Southeasterly on a curve to the right having a radius of 43,071.83 feet a distance of 256.14 feet, thence Southeasterly on a curve to the left having a radius of 42,871.83 feet a distance of 315.61 feet, thence S46°E47'53" East distance of 67.51 feet, thence Northwesterly a distance of 95.52 feet to the point of beginning.
11. Consideration and possible action regarding a rezoning application submitted by Anand Gajjar to rezone a property located at 1201 N Main Street from Agricultural (A-1) to Community Commercial (C-3). (**Legal:** Part of the Northwest Quarter of Section 22, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: BEGINNING at a point 525 feet West of the Southeast Corner of the Southeast Quarter of the Northwest Quarter or on East Line of Highway #77; Thence in a Northwesterly direction along said Highway a distance of 835 feet for a place of beginning; Thence East 245 feet; Thence North 561 feet; Thence West 532 feet or to the East line of Highway #77; Thence in a Southeasterly direction 630 feet to the place of beginning. LESS AND EXCEPT A Strip, piece or parcel of land lying in part of the Northwest Quarter of Section 22, Township 8 North, Range 2 West of the I.M., Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the present East right-of-way line of U.S. Highway No. 77 a distance of 740.51 feet North of and 914.96 feet West of the SE Comer of said NW/4; Thence Northwesterly along said right-of-way line a distance of 122.36 feet to a jog in said right-of-way line, thence Northeasterly along said jog a distance of 10.00 feet, thence continuing Northwesterly along said right-of-way line a distance of 300.05 feet to a jog in said right-of-way line thence Southwesterly along said jog a distance of 10.00 feet, thence continuing Northwesterly along said right-of-way line a distance of 207.59 feet, thence Northeasterly a distance of 84.83 feet; thence Southeasterly on a curve to the right having a radius of 43,071.83 feet a distance of 256.14 feet, thence Southeasterly on a curve to the left having a radius of 42,871.83 feet a distance of 315.61 feet, thence S46°E47'53" East distance of 67.51 feet, thence Northwesterly a distance of 95.52 feet to the point of beginning.
12. Public hearing regarding a rezoning application submitted by Friendly Investments, LLC to rezone approximately two (2) acres of land located at the northeast and southeast corners of

the intersection of 8th Street and Twin Lakes Drive from Single Family Detached Residential (R-1-D) to Two Family Residential (R-2) with a Simplified Planned Unit Development (SPUD) overlay. (**Legal:** Part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eight (8) North, Range (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Commencing at the Northwest Corner of the North Half of the Southwest Quarter of Section 26; Thence South 103 yards; Thence East 94 yards; Thence North 103 yards; Thence West 94 yards to the Place of Beginning. Also Known As A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty—Six (26), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest corner of said SW/4; THENCE North 89°33'39" East along the North line of said SW/4 a distance of 282.00 feet; THENCE South 00°05'43" East a distance of 309.00 feet; THENCE South 89°33'39" West a distance of 282.00 feet to a point on the West line of said SW/4; THENCE North 00°05'43" West along said West line a distance of 309.00 feet to the POINT OF BEGINNING.)

13. Consideration and possible action regarding a rezoning application submitted by Friendly Investments, LLC to rezone approximately two (2) acres of land located at the northeast and southeast corners of the intersection of 8th Street and Twin Lakes Drive from Single Family Detached Residential (R-1-D) to Two Family Residential (R-2) with a Simplified Planned Unit Development (SPUD) overlay (**Legal:** Part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eight (8) North, Range (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Commencing at the Northwest Corner of the North Half of the Southwest Quarter of Section 26; Thence South 103 yards; Thence East 94 yards; Thence North 103 yards; Thence West 94 yards to the Place of Beginning. Also Known As A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty—Six (26), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest corner of said SW/4; THENCE North 89°33'39" East along the North line of said SW/4 a distance of 282.00 feet; THENCE South 00°05'43" East a distance of 309.00 feet; THENCE South 89°33'39" West a distance of 282.00 feet to a point on the West line of said SW/4; THENCE North 00°05'43" West along said West line a distance of 309.00 feet to the POINT OF BEGINNING.)
14. Consideration and possible action regarding a preliminary plat application submitted by Friendly Investments, LLC for the Deer Creek Addition.
15. Consideration and possible action regarding the acceptance of improvement plans (including water, sewer, and paving/drainage) for The Woods at Noble, Phase 2.
16. Consideration and possible action regarding the approval of a final plat application submitted by W&M Development, LLC for The Woods at Noble, Phase 2.

ADJOURN

Posted at City Hall on 10-23-2025