

**AGENDA
NOBLE PLANNING COMMISSION
REGULAR MEETING
6:30 PM February 23, 2026
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 01-29-2026 special meeting.

OTHER BUSINESS

5. Public hearing regarding a rezoning application submitted by Outback Investments, LLC to rezone approximately 35 acres of land located at the southeast corner of E Etowah Road and N 60th Street (also known as 6200 E Etowah Road) from Agricultural (A-1) to Residential Estates (R-E) and Community Commercial (C-3) with a Planned Unit Development (PUD) overlay. The rezoning application includes a Master Design Statement and Master Development Plan Map. (**Legal:** Part of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as Beginning at the Northwest corner of the Northwest Quarter (NW/4); Thence East 1325.42 feet; Thence South 490.35 feet; Thence West 1322.88 feet; Thence North 493.35 feet to the Point of Beginning. AND A part of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point 1,322.17 feet South and 1,054.17 feet East of the Northwest corner of said Northwest Quarter (NW/4); Thence East a distance of 264.30 feet; Thence North a distance of 833.72 feet; Thence West a distance of 265.77 feet; Thence South a distance of 832.73 feet to the Point of Beginning. AND A part of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point 493.35 feet South of the

Northwest corner of said Northwest Quarter (NW/4); Thence South 828.82 feet; Thence in an Easterly direction along roadway a distance of 1,054.17 feet; Thence North 832.73 feet; Thence West 1,057.11 feet to the Point of Beginning. Together with an easement 30 feet by 1,054.17 feet along the Southern boundary of said parcel, said parcel also being known as Lots 16, 17, 18 and 19 of an unrecorded plat dated September 13, 1974. LESS AND EXCEPT: Part of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point on the West line 907.76 feet South of the Northwest corner of said Northwest Quarter (NW/4) and run thence East 525.27 feet; Thence South 415.37 feet; Thence West 525.57 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North along said West line 414.41 feet to the Point of Beginning.)

6. Consideration and possible action regarding a rezoning application submitted by Outback Investments, LLC to rezone approximately 35 acres of land located at the southeast corner of E Etowah Road and N 60th Street (also known as 6200 E Etowah Road) from Agricultural (A-1) to Residential Estates (R-E) and Community Commercial (C-3) with a Planned Unit Development (PUD) overlay. The rezoning application includes a Master Design Statement and Master Development Plan Map. Legal description above.
7. Consideration and possible action regarding a preliminary plat application submitted by Outback Investments, LLC for the Sterling Addition.
8. Discussion only regarding future land use and the proposed Tuscan Farms subdivision north of Maguire Road between 8th Street and 48th Street.
9. Discussion only regarding regulations of short-term rentals.
10. Discussion only regarding park fees and parkland dedication.

ADJOURN

Posted at City Hall on 02-20-2026