

**AGENDA
NOBLE PLANNING COMMISSION
REGULAR MEETING
6:30 PM May 26, 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 04-27-2026 regular meeting.

OTHER BUSINESS

5. Public Hearing regarding an application submitted by D.R. Horton to amend the Master Development Plan for The Woods at Noble PUD. (**Legal:** A tract of land situated in the Northwest Quarter (NW/4) of Section Twenty-Four (24), Township Eight North (T-8-N), Range Two West (R-2-W), of the Indian Meridian (I.M.), City of Noble, Cleveland County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said NW/4; thence N00°08'48"W along the West line of said NW/4 a distance of 368.97 feet to the POINT OF BEGINNING; thence continuing N00°08'48"W along said West line a distance of 949.01 feet; thence S89°53'27"E a distance of 2639.30 feet to the East line of said NW/4; thence S00°01'45"E along said East line a distance of 1326.63 feet to the Southeast corner of said NW/4; thence N89°42'09"W along said South line a distance of 2044.40 feet; thence N00°12'29"W a distance of 369.00 feet; thence N89°42'21"W a distance of 591.83 feet to the POINT OF BEGINNING. Said tract contains 3,269,695 Sq Ft or 75.06 Acres, more or less.)
6. Consideration and possible action regarding proposed amendments to the Master Development Plan for The Woods at Noble PUD.
7. Public hearing regarding a rezoning application submitted by Skyridge Homes Inc to rezone

approximately 10.37 acres of land located at 1051 E Maguire Road from Single Family Detached Residential (R-1-D) to Two Family Residential (R-2). (**Legal:** Part of the South Half (S/2) of 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, more particularly described as follows: Beginning at a point on the South Line of said South Half (S/2) of the Southwest Quarter (SW/4), 1820.00 feet South 89°05'31" East of the Southwest Corner of said South Half (S/2) of the Southwest Quarter (SW/4); Thence South 89°05'31" East along said South Line a distance of 175.86 feet; Thence North 00°13'59" East a distance of 1,336.23 feet to a point on the North Line of said South Half (S/2) of the Southwest Quarter (SW/4), 660.00 feet West of the Northeast Corner of said South Half (S/2) of the Southwest Quarter (SW/4), Thence North 89°58'16" West a distance of 436.68 feet; Thence South 00°11'47" West a distance 826.92 feet; Thence South 89°05'31" East a distance of 260.00 feet; Thence South 00°11'47" West a distance of 502.62 feet to the Point of Beginning.)

8. Consideration and possible action regarding a rezoning application submitted by Skyridge Homes Inc to rezone approximately 10.37 acres of land located at 1051 E Maguire Road from Single Family Detached Residential (R-1-D) to Two Family Residential (R-2).
9. Consideration and possible action regarding a preliminary plat submitted by Skyridge Homes Inc for the Tuscan Farms Addition.
10. Public Hearing regarding zoning code amendments to Sections 12-304, 12-404, 12-412, 12-414, 12-420, 12-421, 12-422, 12-423, 12-430, 12-431, and 12-432 regarding the definition and use regulations for moderate-impact public services or utilities.
11. Consideration and possible action regarding Ordinance 641 to amend Sections 12-304, 12-404, 12-412, 12-414, 12-420, 12-421, 12-422, 12-423, 12-430, 12-431, and 12-432 regarding the definition and use regulations for moderate-impact public services or utilities.

ADJOURN

Posted at City Hall on 05-22-2026