AGENDA
NOBLE PLANNING COMMISSION
REGULAR MEETING
6:30 PM July 27, 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 06-22-2026 regular meeting.
5. Approval of minutes from the 07-20-2026 special meeting.

OTHER BUSINESS

6. Public hearing regarding a rezoning application submitted by 1425 South Santa Fe, LLC to rezone approximately 12.3 acres of land located at 601 Hamilton Drive from Agricultural (A-1) to Light Industrial (I-1) and another 3.9 acres of land from Agricultural (A-1), Light Industrial (I-1), and Restricted Commercial (C-1) to Community Commercial (C-3). (**Legal**: TRACT A: All of Lot ONE (1) and a port of Lot TWO (2) and a part of Lot THREE (3), in Block One (1), of NOBLE INDUSTRIAL COMPLEX, an addition to Noble, Cleveland County, Oklahoma, according to the recorded plat thereof And Part of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eight (8) North, Range Two (2) West or the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence S 27°22'00" E along the East Line of said Lot 1 and the West Right of Way U.S. Highway 77, for a distance of 253.86 feet lo the Southeast corner of said Lot TWO (2); thence S 20°12'06" W along the Southeasterly line of said Lot TWO, a distance of 33.74 feet; thence continuing along the South line of said Lot TWO (2), S 67°46'13" W a distance of 130.95 feel to a point of curvature; thence Westerly, on a curve to the right having a radius of 242.31 feet, an arc length 89.61 feet and whose chord bears S 78°21'53" W, a chord distance of 89.10 feet to a point of tangency; thence continuing along the South line of Lot TWO (2) 5 88°57'34" W a distance of 48.74 feet; thence N 71°31'18" W

a distance of 94.10 feet; thence N 54°02'50" W a distance of 53.06 feet; thence N 00°55'00" W a distance of 552.03 feet; thence N 89°43'03" E, a distance of 144.23 feet to a point on the West right of way line of U.S. Highway 77; thence S 27°22'00" E along the West right of way line of U.S. Highway 77, a distance of 324.45 feet to the Point or Place of Beginning. The subject property contains 170,124.73 square feet of 3.91 acres more or less.
The basis for the bearings for the above legal description, are based upon the recorded Plat of Noble Industrial Complex, an addition to Noble, Cleveland County, Oklahoma which used the West Right of Way Line of U.S. Highway 77 as a S.27°22'00"E. bearing. TRACT B A part of Lot 2 and a part of Lot THREE (3), all of Lots Four (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) and a part of Lot NINE (9) in Block One (1), of NOBLE INDUSTRIAL COMPLEX, to Noble, Cleveland County, Oklahoma, according to the recorded plat thereof And Port of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of Lot 1, Block One (1) of said addition; thence N 27°22'00" W along the West right of way line of U.S. Highway 77, a distance of 324.45 feet; thence S 89°43'03"W, a distance of 144.23 lo the Point of Beginning; thence S 00°56'00" E a distance of 552.03 feet; thence S 54°02'50" E a distance of 53.06 feet; thence S 71°31'18" E a distance of 94.10 feet to a point on the South line of BLOCK (1), of NOBLE INDUSTRIAL COMPLEX; thence along the South line of BLOCK (1) S 88°57'34" W a distance of 632.10 feet to a point of curvature; thence Northwesterly, along the South Line of said Lot 7 on a curve to the right having a radius of 30.00 feet, an arc length 35.59 feet and whose chord bears N 57°03'17" W with a chord distance of 33.54 feet lo a point of reverse curve to the left; thence Westerly, Southwesterly, along the Southerly Line of said Lots 7 and 8 and the Easterly line of said Lot 9, on a curve to the left having a radius of 50.00 feel, an arc length 123.81 feet and whose chord bears S 85°59'37" W with a chord distance of 94.52 feet; thence N 63°29'06" W a distance of 236.99 feel to a point on the West Line of said NOBLE INDSUTRIAL COMPLEX; thence N 21°03'56" W along the said West Line of NOBLE INDUSTRIAL COMPLEX a distance or 261.61 feet; thence N 00°31'10" W a distance of 258.32 feet; thence N 69°43'03" E a distance of 921.68 feet to the Point of Place of Beginning. The subject property contains 536,486.029 square feet of 12.316 acres more or less. The basis for the bearings for the above legal description, are based upon the recorded Plat of Noble Industrial Complex, an addition to Noble, Cleveland County, Oklahoma which used the West Right of Way Line of U.S. Highway 77 as a S 27°22'00"E bearing. ACCESS EASEMENT A part of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of Lot 1, Block One (1) of NOBLE INDUSTRIAL COMPLEX, an addition to Noble, Cleveland County, Oklahoma; thence N 27°22'00" W along the West Right of Way Line of U.S. Highway 77, for a distance of 133.91 feet to the Point of Beginning; thence S 63°21'18" W a distance of 21.22 feet; thence S75°00'31" W a distance of 83.37 feet; thence S 63°03'08" W a distance of 22.67 feel to a point of curvature; thence Westerly, on a curve to the right having a radius of 58.00 feet, an arc length 71.75 feet and whose chord bears N 81°30''33" W with a chord distance of 67.26 feet to a point of tangency; thence N 46°04'14" W a distance of 59.97 feet; thence N 00°56'00" W a distance of 40.93 feet; thence S 46°10"28"E., a distance of 90.43 feet to a point of curvature: thence Easterly, on a curve to the left, having a radius of 27.00 feet and whose chord bears S.81°33'06" E., with a chord distance of 31.26 feet, an arc distance of 33.34 feet to a point of tangency; thence N 63°04'16" E a distance of 126.36 feet to a point on the West right of way line of U.S. Highway 77; thence S 27°22'00" E along the West right of way line of U.S. Highway 77, a distance of 46.27 feel to the Point or Place of Beginning. The subject property contains 8,410.978 square feet of 0.193 acres more or less. The basis for the bearings for the above legal description, are based upon the recorded Plat of Noble Industrial Complex, an addition to Noble, Cleveland County, Oklahoma which used the West Right of Way Line of U.S. Highway 77 as a S.27°27'00" E. bearing. This Legal Description meets the Minimum Technical Standards as adapted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.)

7. Consideration and possible action regarding a rezoning application submitted by 1425 South Santa Fe, LLC to rezone approximately 12.3 acres of land located at 601 Hamilton Drive from Agricultural (A-1) to Light Industrial (I-1) and another 3.9 acres of land located at 601 Hamilton Drive from Agricultural (A-1), Light Industrial (I-1), and Restricted Commercial (C-1) to Community Commercial (C-3).

8. Consideration and possible action regarding a preliminary plat application submitted by 1425 South Santa Fe, LLC for the Noble Industrial Center, a replat of a portion of the Noble Industrial Complex.

9. Consideration and possible action regarding a final plat application submitted by 1425 South Santa Fe, LLC for the Noble Industrial Center, a replat of a portion of the Noble Industrial Complex.

10. 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) and Light Industrial (I-1) with a Planned Unit Development (PUD) overlay.

11. Consideration and possible action regarding a preliminary plat submitted by Skyridge Homes Inc for the Tuscan Farms Addition.

12. Public hearing regarding a rezoning application submitted by Barney and Sheila Bryant to rezone approximately 9.1 acres of land located at 1107 E Maguire Road from Single Family Detached Residential (R-1-D) to Agricultural (A-1). (**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, described as follows: Beginning at the Northeast Comer of the S/2 SW/4; thence West 660 feet; thence South 600 feet; thence East 660 feet: thence North 600 feet to the point of beginning.)

13. Consideration and possible action regarding a rezoning application submitted by Barney and Sheila Bryant to rezone approximately 9.1 acres of land located at 1107 E Maguire Road from Single Family Detached Residential (R-1-D) to Agricultural (A-1).

14. Consideration and possible action regarding the acceptance of as-built plans (water, sanitary sewer, and sidewalk) submitted by Friendly Investments 2021, LLC for the Deer Creek addition.

15. Consideration and possible action regarding a final plat application submitted by Friendly Investments 2021, LLC for the Deer Creek addition.

16. Consideration and possible action regarding a preliminary plat application submitted by Still Creek Energy Storage, LLC for the Still Creek BESS addition.

17. Consideration and possible action regarding the approval of engineering plans (drainage report and civil site plans) submitted by Still Creek Energy Storage, LLC for the Still Creek BESS addition.

18. Consideration and possible action regarding a final plat application submitted by Still Creek Energy Storage, LLC for the Still Creek BESS addition.

19. Public hearing regarding amendments to the definition and use regulations for moderate-impact uses for public services and utilities.

20. Consideration and possible action regarding amendments to the definition and use regulations for moderate-impact uses for public services and utilities.

21. Public hearing regarding proposed amendments to regulations for loft apartments.
22. Consideration and possible action regarding proposed amendments to regulations for loft apartments.
23. Public hearing regarding regulations for short-term rentals.
24. Consideration and possible action regarding regulations for short-term rentals.
25. Public hearing regarding regulations for accessory dwelling units.
26. Consideration and possible action regarding regulations for accessory dwelling units.

ADJOURN
Posted at City Hall on 07-24-2026