



Del City Planning Commission

Commissioners

Michelle Caruso

Jacque Mooney

Richard Hutchinson

Wendell Kluge

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PUBLIC NOTICE OF MEETING

Regular
Meeting of the
Del City
Planning Commission

April 24, 2025 – 6:00p.m.

Location of Meeting:

City Hall
3701 SE 15th Street
Del City, Oklahoma

The City of Del City encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48-hours before the scheduled meeting is encouraged to make any necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

Posted for public view at 5 p.m. on April 21, 2025.

Signed: 
City Clerk/Deputy City
Clerk

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public and Commissioner Input**

A maximum of fifteen (15) minutes has been set aside for those wishing to discuss non-agenda items. Citizens may speak for a maximum of five (5) minutes during this time. Additional time can be granted at the Chair's discretion.
5. **Consent Docket**

Discussion, consideration, and possible action to approve, approve with modifications, or deny the following items:

 - A. Approve Minutes of the January 30, 2025, meeting.
 - B. Approve Minutes of the February 24, 2025, meeting.
6. **PC-RZ 674-25**

901 N Sooner

The applicant, Jeffrey Burr, on behalf of Ellsworth Construction, is seeking to rezone a portion of 901 N. Sooner from A-C to I-2.

 - A. Staff Report**
 - B. Public Hearing**

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for specific use permit.
 - C. Ruling on Application**

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the rezoning of 901 N. Sooner Rd to I-2, Heavy Industrial, District.
7. **PC-PLAT 675-25**

901 N Sooner Rd.

The applicant, Jeffrey Burr, on behalf of Ellsworth Construction, is seeking to Final Plat approximately 66 acres, encompassing 901 N. Sooner.

 - A. Staff Report**
 - B. Public Hearing**

Discussion, consideration, and possible action to approve or deny holding a

public hearing on the above-referenced application for a Final Plat.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Final Plat of 901 N. Sooner.

8. PC-PLAT 676-25

3900/4000 SE 29th St.

The applicant, William Sullens, on behalf of SCI Oklahoma Funeral Services, is seeking to plat approximately 4.9996 acres out of the North Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 11 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma.

A. Staff Report

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for a Preliminary Plat.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Preliminary Plat for 3900/4000 SE 29th Street.

9. PC-SUP 677-25

5501 Main Street, Ste 102

The applicant, Manuel Mata, is seeking a Special Use Permit (SUP) in order to sell alcohol at a restaurant.

A. Staff Report

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for a SUP.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the SUP for on-premise alcohol sales at 5501 Main Street, Ste 102.

10. PC-ORD 678-25

Del City

The City of Del City Community Development Department, along with the City Manager and legal counsel, is requesting a temporary moratorium on the erection of new billboards, or "Sign Non-Accessory [Electronic]" within the corporate City Limits of the City of Del City.

A. Staff Report

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for a moratorium.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the moratorium on new "Sign: Non-accessory [Electronic]", more commonly known as "billboards".

11. PC-ORD 679-25

Del City

The City of Del City Community Development Department is requesting an update to the current City of Del City Sign Regulations.

A. Staff Report

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for a Sign Ordinance update.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the updates to the Del City Sign Regulations.

12. PC-ORD 680-25

Del City

The City of Del City Community Development Department is seeking to reclassify "Bail Bondsman and Bail Services" as its own use within the Zoning Ordinance and allowing that as a use.

A. Staff Report

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for a SUP.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the reclassification of "Bail Bondsman and Bail Services" as its own use.

13. PC-ORD 681-25

Del City

The City of Del City Community Development Department is seeking to add a definition of "Story (Building)" and limit the height of structures within the Interstate Highway Commercial District (H-C District).

A. Staff Report

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced application for a zoning code update.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the height limitation on structures within the Interstate Highway Commercial District.

14. Commissioner Input

15. Adjournment