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The City of
OKLAHOMA CITY

**Urban Design Commission
Agenda**

3:00 PM

August 26, 2026

Council Chambers, City Hall, 200 North Walker Ave., Third Floor

Ashley Dickson, Chair
Aimee Ahpeatone
Anthony Blatt
Nathan Cao
Misha Goli
Jonathan Heusel
Scott Howard
Kelli Payne
Kelsee Watts

Kathryn Friddle, Principal Planner
Michael Philbrick, Senior Planner
Laura Griggs, Senior Planner
Daryl Callaway, Associate Planner
Dustin Parris, Assistant Municipal Counselor
Keith Daniels, Administrative Assistant

PARTICIPANT INSTRUCTIONS

Free parking is available at the Sheridan-Walker Parking Garage (501 West Sheridan Ave, northwest corner of Sheridan and Walker, immediately north of John Rex School). Parking tickets must be validated by City staff before or after the meeting. Only the south entrance to City Hall will be open.

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service, or alternate format of the agenda in order to participate in this meeting should contact the ADA Coordinator of the Planning Department at 405-297-2406 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please contact the ADA department coordinator listed above 48 hours prior to the scheduled meeting.

ADDRESSING THE COMMISSION

Citizens may address the Commission on agenda items by responding to Chair's call for speakers during discussion on each item. All comments must be relevant to the item. The Chair or presiding officer may in his or her discretion prohibit a person from addressing the Commission and/or remove that person from the Council Chambers, if that person commits any disorderly or disruptive behavior. Disorderly conduct includes, but is not limited to, any of the following: speaking without being recognized by the Chair or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chair or presiding officer; engaging in other conduct, activity or speech that delays, pursuant to 21 O.S. §280, disruptive conduct includes any conduct that is "violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others". A person may also be subject to arrest and removal from the Municipal Building for violation of Oklahoma City Municipal Code 2020, §30-81- Disorderly conduct and/or violation of Okla. Stat. tit. 21, §280 – Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees. Please limit your comments to three minutes.

COMMISSION ACTIONS

Official Action can only be taken on items which appear on the Agenda. The Urban Design Commission may adopt, approve, deny, defer, recommend, amend, strike or continue any Agenda item. When more information is needed to act on an item, the Urban Design Commission may refer the matter to Planning Department staff. All items are either approved, denied, continued to a specific later date, or stricken from the Agenda entirely.

Urban Design Commission
Agenda
August 26, 2026

I. Call to Order

II. Approval of Minutes

- A. July 22, 2026, meeting.

III. Cases Withdrawn

- A. None.

IV. Continuance Requests

- A. None.

V. Consent Docket (Anyone may request individual consideration of a consent item.)

- A. None.

VI. Cases for Individual Consideration

- A. **UDCA-26-00016 at 1322 NW 24th Street (Asian District).** Application by Chad Khoury, Douglas Ventures, LLC, to: 1a) Remove existing playground and fencing; 1b) Remove existing drop-off-lane; 1c) Remove existing driveway on NW 24th St; 1d) Remove all curb and gutter along N Douglas Ave and NW 24th St; 2a) Renovate existing school building with restaurant and office space at the first floor and a total of 52 studio and 1-bedroom apartments; 2b) Install new glazing, architectural metals, at the east building with a new awning at the north elevation; 2c) Install new windows and new exterior entry doors, with contrasting brick color accents, at all elevations of the west building; 2d) Infill the existing openings at the east and west elevations of the second story connection (above the alley) between the west building and the building to the south of the alley; 3a) Redesign and restripe existing parking lot at the east end of the site for improved circulation and efficiency and to meet current minimum parking lot dimensional standards; 3b) Construct steel shade canopies for covered parking with integrated parking lot lighting. 4a) Construct new sidewalk along NW 24th St; 4b) Construct new and widened sidewalks with an outdoor patio dining area, including gas fireplace, at the north side of the existing west building; 5a) Construct one freestanding sign near NW 24th St; 5b) Install one attached wall sign at the north elevation of the east building; 5c) Install one attached wall sign at the northwest elevation of the angled building element at the west elevation of the west building; 5d) Install one attached wall sign at the southwest elevation of the angled building element at the west elevation of the west building; 5e) Install one attached wall sign at the north elevation of the low wall enclosing the patio area north of the west building; 6a) Construct new angled on-street parking on N Douglas Ave and NW 24th St (approval from Traffic and Transportation Committee and City Council required); 6b) Construct two new driveways at the south side of NW 24th St to provide access to the reconfigured parking lot; 6c) Install landscaping,

including street trees; and 7a) Construct low brick wall around the proposed outdoor dining patio at the north side of the west building.

VII. Other Business

A. PUD-02149 at 4001 SW 15th Street (Meridian Gateway). Consideration and possible action on an application by David Box, Box Law Group, for Mark Eby, Riverbank Realty LLC, to provide a recommendation to the Planning Commission regarding a request to rezone from PUD-01417 and Scenic River Overlay Design District (SRODD) to a new Planned Unit Development (PUD-02149) that would be developed in accordance with modified C-3 Community Commercial District and Scenic River Overlay Design District (SRODD) regulations.

B. Elect Vice-Chair

VIII. Communications

A. Administrative Approval Report

Scenic River Cases:

- 1. SRCA-25-00016(R2) at 900 Hangar Drive (Western Gateway).** Application by Taylor Braden, Gardner Studio, for Robert Hughes, DRP URP Wheeler Owner, LLC, to: 1) Revise the location of cantilevered carports.

Stockyards City Cases:

- 2. SYCA-23-00001 (Phase 3) at 1301 S Pennsylvania Avenue, 1312 S Pennsylvania Avenue, 1845 Exchange Avenue, 1900 Exchange Avenue, 1904 Exchange Avenue, 1907 Exchange Avenue, 1908 Exchange Avenue, 1909 Exchange Avenue, 1913 Exchange Avenue, 1919 Exchange Avenue, 1927 Exchange Avenue, 1934 Exchange Avenue, 1942 Exchange Avenue, 1945 Exchange Avenue, 2001 Exchange Avenue, 2003 Exchange Avenue, 2005 Exchange Avenue, 2010 Exchange Avenue, 2015 Exchange Avenue, 2017 Exchange Avenue, 2019 Exchange Avenue, 2021 Exchange Avenue, 2100 Exchange Avenue, 2101 Exchange Avenue, 2115 Exchange Avenue, 2120 Exchange Avenue, 2121 Exchange Avenue, 2124 Exchange Avenue, 2125 Exchange Avenue, 2200 Exchange Avenue, 2201 Exchange Avenue, 1312 S Rockwood Avenue, 1304 S Youngs Blvd, 1308 S Youngs Blvd, 1310 S Youngs Blvd 1316 S Youngs Blvd, 1400 S Youngs Blvd, 2200 SW 13th Street, and 2201 SW 13th Street (Stockyards City Development District and Stockyards City Transitional Development Overlay District).** Application by Debbie Miller, City of Oklahoma City Public Works Department, to: 1) Remove existing sidewalks, curb and gutter, driveways and light pole assemblies on the north and south sides of Exchange Ave (from S Youngs Blvd to S Pennsylvania Ave) and on the east and west sides of S Youngs Blvd (from match line north of Exchange Ave to SW 13th St); 2) Asphalt mill and overlay on Exchange Ave (from S Youngs Blvd to S Pennsylvania

Ave) and on the east and west sides of S Youngs Blvd (from match line north of Exchange Ave to SW 13th St); 3) Construct new sidewalks, curb and gutter, and driveways on the north and south sides of Exchange Ave (from S Youngs Blvd to S Pennsylvania Ave) and on the east and west sides of S Youngs Blvd (from match line north of Exchange Ave to SW 13th St); 4) Construct ADA access ramps at street intersections; 5) Construct three bus stop pad foundations and install bus stop shelters, trash cans and bike racks; 6) Install required drainage improvements; 7) Install new street light poles with new street lights on the north and south sides of Exchange Ave (from S Youngs Blvd to S Pennsylvania Ave) and on the east and west sides of S Youngs Blvd (from match line north of Exchange Ave to SW 13th St); 8) Install landscaping, including street trees, on S Youngs Blvd and the eastern portion of Exchange Ave (between S Barnes Ave and S Pennsylvania Ave).

3. **SYCA-26-00004 at 1101 S Youngs Blvd (Stockyards City Transitional Development District).** Application by Patrick Raglow, Catholic Charities of the Archdiocese of Oklahoma City to: 1) Install metal louver screens over the wall mounted AC units.

Urban Design Cases:

4. **UDCA-25-00015(R1) at 417 NW 23rd Street (Uptown NW 23rd St).** Application by Collin Fleck, Bockus Payne Architecture, for Tim Mannin, OKC Community Church, to: 1) Install one projecting wall sign at the left side of the south elevation; 2) Install one over-canopy and one canopy sign at the south elevation; 3) Increase height of the center section of the parapet wall at the south elevation by 6"; 4) Change material for storefront sills and the left and right columns at the south elevation from glazed block to black wall tile; 5) Storefront sill height at the south elevation changed from 1' to 3' with corresponding reduction in storefront window height; 6) Eliminate the cast stone address block at the south elevation; and 7) Change the type of exterior lighting fixtures at the south elevation to sconces and reduce the number from four to two.
5. **UDCA-25-00027(R1) at 2120 NW 23rd Street (Uptown NW 23rd St).** Application by Rickey Shaw, Let's Pregame for Chelsea Harjo, CC Investments, LLC, to: 1) Install new sign face into existing freestanding sign cabinet.
6. **UDCA-26-00015 at 3 SE 25th Street, 100 SW 25th Street, 101 SW 25th Street, 111 SW 25th Street, 112 SW 25th Street, 114 SW 25th Street, 118 SW 25th Street, 122 SW 25th Street, 123 SW 25th Street, 124 SW 25th Street, 126 SW 25th Street, 129 SW 25th Street, 130 SW 25th Street, 131 SW 25th Street, 132 SW 25th Street, 138 SW 25th Street, 143 SW 25th Street, 200 SW 25th Street, 203 SW 25th Street, 205 SW 25th Street, 207 SW 25th Street, 209 SW 25th Street, 210 SW 25th Street, 213 SW 25th Street, 214 SW 25th Street, 216 SW 25th Street, 217 SW 25th Street, 219 SW 25th Street, 220 SW 25th Street, 221 SW 25th Street, 226 SW 25th Street, 227 SW 25th**

Street, 230 SW 25th Street, 232 SW 25th Street, 234 SW 25th Street, 235 SW 25th Street, 236 SW 25th Street, 238 SW 25th Street, 240 SW 25th Street, 242 SW 25th Street, 243 SW 25th Street, 300 SW 25th Street, 301 SW 25th Street, 302 SW 25th Street, 304 SW 25th Street, 306 SW 25th Street, 308 SW 25th Street, 312 SW 25th Street, 313 SW 25th Street, 316 SW 25th Street, 318 SW 25th Street, 319 SW 25th Street, 320 SW 25th Street, 322 SW 25th Street, 324 SW 25th Street, 325 SW 25th Street, 328 SW 25th Street, 330 SW 25th Street, 400 SW 25th Street, 401 SW 25th Street, 402 SW 25th Street, 420 SW 25th Street, 433 SW 25th Street, 435 SW 25th Street, and 2600 S Walker Avenue (Capitol Hill). Application by Debbie Miller, City of Oklahoma City Public Works Department, to: 1) Remove and re-install existing concrete sidewalks (with colored concrete at select locations), and curb and gutter; 2) Apply new asphalt overlay on SW 25th St (from S Walker Ave to S Shields Blvd); 3) Install new on-street ADA parking stalls with accompanying ADA access ramps with colored concrete; 4) Construct new ADA access ramps in the sidewalk with colored concrete at street and alley intersections; 5) Construct four bus stop pads (no shelters included); 6) Install brick pavers; 7) Paint centerline striping, crosswalks, parking stalls, and bike lanes; and 8) Install drainage improvements.

7. **UDCA-26-00020 at 1742 NW 16th Street (Plaza District).** Application by Dylan Bradway, Oklahoma Mural Syndicate, for Fausto Cifuentes to: 1) Install a mural at the west elevation.

- B. Comments from Planning Department Staff**
- C. Comments from Commission Members**
- D. Next Meeting Date**

1. The next regular Commission meeting is **Wednesday, September 23, 2026**. New applications were to have been submitted to staff by **4:00 p.m., Tuesday, August 25, 2026**. Revisions and information on continued projects are to be submitted by **Tuesday, September 1, 2026**.

IX. Adjourn