

ORDINANCE NO. 28,056

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: being more particularly described as follows: BEGINNING at the Southwest corner of the NW/4 of said Section 18; Thence N00°13'07"W along the West line of said NW/4 a distance of 466.69; Thence S89°44'03"E a distance of 470.00 feet; Thence S00°13'07"E a distance of 466.69 feet; Thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 10TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of APRIL, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



Daryl Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. C
4/7/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2128), rezoning 3540 South County Line Road from R-1 Single-Family Residential District to PUD-2128 Planned Unit Development District. Ward 3.

Planning Commission recommended approval subject to the Summary of Technical Evaluation. Easement requested but not received.

Applicant:

Derek Kennedy, Maverick Holdings LLC

Purpose:

The purpose of this application is to allow commercial use and development.

Background:

On February 12, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Remove the following use unit classifications: ~~8300.5 Alcoholic Beverage Retail Sales; 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment; 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted; 8300.34 Eating Establishments: Drive-In; 8300.36; and Eating Establishments: Fast Food, With Drive-Thru Order Window; 8200.2 Dwelling Units and Mixed Uses.~~
2. The maximum building height shall be one story per Code, except that the maximum shall not exceed 35 feet.
3. The maximum height of any freestanding sign shall be 8 feet.
4. There shall be no exterior amplified sound allowed, excluding drive-thru speakers.
5. Drive-thru speakers must be 150 feet from any residential lot.

Protests:

2 Protests, 1 Legal, 1.32%

Previous Action:

The Ordinance was introduced March 10, 2026 and set for final hearing April 7, 2026.

Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Maverick Crossing

Name of Development or Applicant

3540 South County Line Road

Address / Location of Property (Provide County name & parcel no. if unknown)

5 Acre Commercial Development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD 2128

File Date: 1-9-26

Ward No.: W3

Nbhd. Assoc.: Winds West, Morgan Creek

School District: Western Heights

Extg Zoning: R-1

Overlay:

5.00

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

MAVERICK HOLDINGS LLC

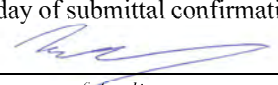
Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Derek Kennedy

Applicant's Name (please print)

619 LONGVIEW DR SW

Applicant's Mailing Address

PIEDMONT, OK 73078

City, State, Zip Code

4058313382

Phone

MaverickHoldings@yahoo.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



AFTER RECORDING RETURN TO:

First American Title Insurance Company
National Commercial Services
5847 San Felipe St., Suite 4100
Houston, TX 77057
Attn: Ms. Corinna Crum
NCS-1209325-HOU1

INTENTIONALLY LEFT BLANK FOR RECORDING PURPOSES.

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

OKLAHOMA LIMITED (SPECIAL) WARRANTY DEED

Delivered on November 5, 2025 "Effective Date"

KNOW ALL PERSONS BY THESE PRESENTS, That **EXXONMOBIL OIL CORPORATION**, a New York corporation, formerly Mobil Oil Corporation, whose tax identification number ends with the last four digits of 1570, having an office at 22777 Springwoods Village Parkway, Spring, Texas 77389, County of Harris, State of Texas ("Grantor"), in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, and except for and subject to the Reservations from and Exceptions to Conveyance and Warranty and conditioned upon Grantee's acceptance and agreement to undertake the Grantee Obligations as set forth herein, does hereby grant, bargain, sell and convey unto **MAVERICK HOLDINGS LLC**, a Oklahoma limited liability company, whose tax identification number ends with the last four digits 6605, mailing address is 619 Longview Dr. SW, Piedmont, Oklahoma, County of Canadian, State of Oklahoma ("Grantee"), the surface estate in the following described real property and premises, to-wit:

BEGINNING AT THE SOUTHWEST CORNER OF NW/4 OF SECTION 18, T1 IN, R4 WEST I.M., OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH ALONG THE WEST LINE OF SAID NW/4, A DISTANCE OF 466.69 FEET; THENCE SOUTH 89°29' EAST AND PARALLEL TO THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 466.69 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID NW/4, A DISTANCE OF 466.69 FEET; THENCE NORTH 89°29' WEST ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 466.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

Oklahoma County Tax Assessor Account #No. R141933040

Commonly known as ~ 5 surface acres (one parcel) located off S. County Line Rd., Oklahoma City, OK, 73179

Together with all buildings and improvements located thereon, if any, to the extent owned by Grantor, and including all rights and appurtenances belonging or appertaining thereto.

(collectively, the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

1. Historical Use. GRANTOR DISCLOSES AND GRANTEE ACKNOWLEDGES THAT ALL OR A PORTION OF THE PROPERTY (i) HAS BEEN USED AS A NATURAL GAS PIPELINE COMPRESSOR STATION AND MAY, IN VARIOUS LOCATIONS CONTAIN, WITHOUT LIMITATION, ACTIVE, INACTIVE AND/OR ABANDONED PIPELINES, UNSEALED OR UNCAPPED PIPES, LINES, PITS, STRUCTURES, RELATED EQUIPMENT, AND CONCRETE PADS REMAINING ON THE PROPERTY WHICH ARE NOT OWNED BY SELLER, AND THAT THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, SOIL AND SUB-SOIL OF THE PROPERTY, AND THE SOIL, AIR, LAND, GROUNDWATER, AND WATER ON, UNDER, NEAR, OR ADJACENT THERETO, AND DRAINS, SEWERS, PIPES, WATER COURSES, AND WATER TABLES AT, ON, UNDER, OR IN THE VICINITY OF THE PROPERTY MAY CONTAIN OR MAY HAVE BEEN CONTAMINATED OR IMPACTED BY SUCH USE AND OPERATION, (ii) EQUIPMENT AND SITES INCLUDED IN THE PROPERTY MAY CONTAIN ASBESTOS, HAZARDOUS SUBSTANCES OR NATURALLY OCCURRING RADIOACTIVE MATERIAL ("NORM"), WHICH MAY AFFIX OR ATTACH ITSELF TO THE INSIDE OF WELLS, MATERIALS AND EQUIPMENT AS SCALE, OR IN OTHER FORMS, AND SPECIAL PROCEDURES MAY BE REQUIRED FOR THE REMEDIATION, REMOVAL, TRANSPORTATION OR DISPOSAL OF WASTES, ASBESTOS, HAZARDOUS SUBSTANCES AND NORM FROM THE PROPERTY, AND (iii) THE PROPERTY MAY, IN VARIOUS LOCATIONS CONTAIN, WITHOUT LIMITATION, ACTIVE, INACTIVE, AND/OR ABANDONED PIPELINES, UNSEALED OR UNCAPPED PIPES, TANKS, LINES, WELLS, PITS, PONDS, BUILDINGS, STRUCTURES, RELATED EQUIPMENT, CONCRETE PADS, AND OTHER STRUCTURES OR FACILITIES. PURCHASER SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL SUCH ABANDONED EQUIPMENT AND/OR STRUCTURES OR FACILITIES, IF PURCHASER SO CHOOSES TO REMOVE SAME, AND PURCHASER SHALL BEAR ALL RESPONSIBILITY AND LIABILITY FOR ENSURING THE REMOVAL OF SAME IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS RELATED TO SUCH REMOVAL AND DISPOSAL.

2. **Access.** Grantee acknowledges that it has satisfied itself that it can secure reasonable access to and from each tract of the Property, or any part thereof, for its intended use or purpose.

3. **Permitted Encumbrances.** Any and all (i) valid and subsisting easements, rights-of-way, conditions, covenants, restrictions, reservations, exceptions, and other encumbrances of record; (ii) all building and land use ordinances, laws, regulations, and restrictions by municipal or other governmental authority applicable to the Property; (iii) any other rights in or encumbrances on the Property which are evident by a physical inspection of the Property; and (iv) any exceptions from coverage under the Owner's Policy issued by First American Title Insurance Company.

4. **Taxes.** Taxes and assessments for the current year are prorated as of the Effective Date above, and Grantee assumes the payment of all taxes and assessments after the Effective Date, including, but not limited to, all subsequent assessments for prior years due to a change in ownership, zoning, or land usage.

5. **Survey.** Any and all matters shown on that plat of survey dated December 12, 2012, completed by William David Edwards, LPLS # 1612, of Edwards Surveying, LLC, Job No. 2012-118.

6. **Use Restrictions, Institutional Controls and Engineering Controls.**

A. **Use Restrictions: No Use of Groundwater.** The following Use Restrictions (defined below) are established and shall permanently apply to the Property:

ii. ***No Groundwater Use.*** No groundwater in, on, or under the surface of the Property may be used for any potable purposes. The construction or installation of any water supply well, whether for drinking, human consumption, or any other potable purpose on the Property is prohibited. Grantor and Grantee acknowledge and agree that Oklahoma law may provide that the owner of the mineral interest has the right to use groundwater for oil and gas operations. Any such usage by the owner of the mineral interest shall not affect the validity or enforceability of this permanent restriction against groundwater use or water wells contained in this subsection.

B. **Engineering and Institutional Control Restrictions.** The Property is subject to the following engineering and institutional controls:

i. ***Design and Construction.*** Grantee's design and construction must be determined by Grantee's Engineer/Geologists and confirmed and/or approved in accordance with applicable environmental regulatory and building code requirements for the jurisdiction, performed in accordance with all applicable laws and in accordance with commercially reasonable industry standards to protect human health and safety.

C. As it relates to Subsections 6.A and 6.B immediately above, Grantee is responsible for proper handling, disposal, and costs associated with all waste removed

from the Property (including contaminated soil and/or groundwater) generated during its development and construction of the Property and any regulatory requirements resulting therefrom. Grantee or Grantee's consultants or contractors shall be listed as the generator of all such waste and will sign all manifests necessary under applicable law for disposal purposes, without reference to Grantor. Any waste that requires the aforementioned manifest under applicable law shall be disposed of at an appropriately licensed waste disposal facility, in accordance with applicable laws and the requirements of such appropriately licensed waste disposal facility.

D. The restrictions, prohibitions, and limitations contained in the immediately preceding Subsections 6.A, 6.B, and 6.C above are referred to as "Activity and Use Restrictions."

7. Rights of Access and Negotiation.

A. *Access Rights.* Notwithstanding anything to the contrary contained herein and without limiting the breadth and scope of Grantee Obligations (defined below) in any way, Grantor excepts herefrom and reserves to itself and its successors and assigns the right of reasonable access to, and ingress and egress to and from, the Property ("Access Rights"), at no cost or expense to Grantor, in the event Grantor is required by any governmental agency or regulatory or judicial authority, whether federal, state, or local, to investigate the condition of the Property. Such Access Rights shall inure to the benefit of Grantor and its affiliates and their respective employees, agents, and contractors.

B. *Right to Negotiate.* In the event Grantor is required by any governmental agency or regulatory or judicial authority, whether federal, state, or local, to investigate the condition of the Property, Grantor reserves and shall have the sole and exclusive option and right, but shall not be obligated, to negotiate, compromise, or settle with, and to litigate against, such agency or authority on Grantor's behalf any and all issues regarding (i) the nature, scope, duration, timing, and extent of such investigation and remedial activities proposed or required of Grantor by such agency or authority, (ii) any remediation plans, (iii) any requirements or orders of such agency or authority, and (iv) the completion or termination of investigation and/or remediation efforts by Grantor. Grantor is not authorized or obligated to negotiate, compromise, settle, or litigate on Grantee's or any future occupant's or owner's behalf.

The Access Rights and rights to negotiate reserved by Grantor contained in Subsections 7.A and 7.B above are referred to collectively as "Access Rights."

8. Activity and Use Restrictions and Access Rights Run with the Land. The Activity and Use Restrictions and Access Rights shall run with the land, are binding on Grantor and Grantee and all their successors and assigns, as well as all future occupants and owners of the Property, and shall be recognized in, and survive, all subsequent sales, transfers, leases, assignments, or other conveyances, in whole or part, of the Property. The Activity and Use Restrictions and Access Rights shall be included in all deeds or other instruments associated with any subsequent sale, transfer, lease,

assignment, or other conveyance, in whole or in part, of the Property, and the failure to include the Activity and Use Restrictions and Access Rights in any future deeds or instruments shall in no way limit or impair the validity of the Activity and Use Restrictions and Access Rights. The Activity and Use Restrictions and Access Rights will remain effective and in force permanently unless and until waived in writing by Grantor, in its sole discretion.

9. **Oil, Gas, and Other Mineral Reservation; Waiver of Surface Use; Reservation of Subsurface Drilling Rights.** Grantor excepts herefrom and reserves unto itself, its affiliates, their successors and assigns, and predecessors in title in accordance with its or their respective interests of record, all oil, gas, and other minerals of every character in, on, or under the Property, but Grantor on behalf of itself, its successors and assigns, and its predecessors in title, to the extent Grantor has the right to bind such predecessors, and in exercise of its executive leasing rights does hereby forever release and relinquish its right to enter upon and use the surface of said Property for exploring and drilling for and producing and mining such oil, gas, and other minerals; provided that Grantor shall have and hereby reserves on its behalf and its affiliates, successors and assigns the right to drill under and through the subsurface of the Property below the depth of one hundred feet (100') from the surface thereof by a well or wells located on the surface of land outside the boundaries of the Property conveyed hereby, and the right to pool and combine such Property, in whole or in part, with other land for the purpose of exploring and drilling for and producing and mining such minerals by virtue of operations conducted on such other lands, but not the Property conveyed hereby. In addition, Grantor reserves all of Grantor's right, title and interest in and to the subsurface pore and other underground geological structures now existing or hereafter created.

10. **"AS-IS, WHERE-IS" Conveyance; No Warranties.** As a material part of the Consideration for this Deed, Grantor and Grantee acknowledge and agree that Grantee is taking the Property **"AS-IS, WHERE-IS, AND WITH ALL FAULTS,"** with any and all latent and patent defects, and that there is **NO WARRANTY OR REPRESENTATION BY GRANTOR (OTHER THAN THE WARRANTY OF TITLE), AND GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL EXPRESS AND/OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR PURPOSE, SUITABILITY, HABITABILITY, NON-INFRINGEMENT, AND FINANCIAL VALUE. FURTHER, GRANTEE WAIVES ANY AND ALL CLAIMS (AS DEFINED IN SECTION 13 BELOW) ARISING FROM OR RELATED TO THE AS-IS CONDITION OF THE PROPERTY.** Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, agreement, inducement, or other assertion with respect to the condition of the Property (to include, without limitation, the environmental or physical condition), but is relying solely on Grantee's examination of the Property. Further, Grantee acknowledges and stipulates that it has had access to the Property to conduct its own investigation and assessment and is well aware of the condition of the Property.

11. **Release, Covenant Not to Sue, and Indemnity.** Grantee, for itself and its successors and assigns (i) agrees and **covenants not to sue** Grantor Related Parties (as defined in Section 13) for any and all Claims (as defined in Section 13), and (ii) agrees to **acquit, release, and forever discharge and to indemnify, defend, and hold**

harmless Grantor Related Parties from any and all Claims, in both cases (i) and (ii), that arise out of or relate to, in any way, the condition, ownership, use, maintenance, or operation of the Property at any time, whether before, on, or after the Effective Date, no matter how or when caused, whether known or unknown, that are asserted or made by any person or entity, whether public or private, under any Law (as defined in Section 13). Any and all Claims not herein released or discharged by Grantee are hereby **irrevocably and without recourse assigned and transferred in full** to Grantor.

12. **Assumption of Responsibility.** Grantee, for itself and its successors and assigns, assumes, undertakes, and accepts any and all responsibilities, obligations, risks, and liabilities, if any, for (i) the environmental and/or physical condition of the Property whether existing, created, or set in place before, on, or after the Effective Date, whether known or unknown, no matter how or when caused, whether based on past, present, or future conditions, operations, activities, or events arising under or related to any Law; and (ii) the assessment, characterization, remediation, removal, transportation, disposal, treatment, or other disposition of any and all pollutants, contaminants, wastes, materials, and substances in, on, or under the Property or which are related to or arising from the Property at any time, whether before, on, or after the Effective Date, whether hazardous or not, that is or may be required under any Law; (iii) fully performing all decommissioning and abandonment obligations, including those arising from the acts or omission of a third-party, with respect to the Property or the ownership, use or operation thereof (**the "Abandonment Obligations"**), regardless of whether such obligations arose prior to, on or after the Effective Date, in a good and workmanlike manner and in compliance with all Laws, including: (a) the necessary and proper removal, abandonment, decommissioning, demolition and disposal of all structures, pipelines, facilities, equipment, abandoned property, debris and junk located on, at or comprising part of the Property; (b) the necessary and proper capping and burying of all flow lines and pipelines associated with the Property and located on or comprising part of the Property; and (c) the necessary and proper restoration of the Property, both surface and subsurface; with respect to each of (a), (b), and (c) above as may be required by Law or contract; and (iv) without in any way limiting the breadth or scope of the foregoing (i), (ii) and (iii), those prior uses and site conditions identified in Section 1 above.

13. **Definitions.** As used herein, the following terms have the meanings described below:

"Grantor Related Parties" means, collectively, Grantor, and each of its respective parents, affiliates, subsidiaries, employees, officers, directors, and agents, and all their respective representatives, successors, and assigns.

"Claims" means any and all losses, damages, claims, demands, liabilities, suits, causes of action, cross-claims, or counterclaims; any and all rights of contribution, subrogation, indemnity, or reimbursement; any and all liens, payments, penalties or fines (civil or criminal), or taxes; and any and all expenses, costs, or fees, to include without limitation and by way of example only, attorneys' and expert witness fees and court costs, civil or criminal penalties or fines, taxes, and any other charges of any kind or nature whatsoever.

"Law" means any statute, law, rule, regulation, or ordinance, whether federal, state, or local, whether at law or equity, whether by statute, common law, administrative, or regulatory proceeding or otherwise, whether based on the negligence, gross negligence, strict liability, willful misconduct, or other conduct of any party hereto or otherwise, to include without limitation and by way of example only, the Comprehensive Environmental Response, Compensation, and Liability Act, the Resource Conservation and Recovery Act, the Clean Air Act, the Safe Drinking Water Act, and the Clean Water Act, or similar or counterpart state statutes.

14. The release and indemnity and assumption of responsibility obligations, as set forth in Sections 11 and 12 above are hereinafter referred collectively as "Grantee Obligations."

All of the above Nos. 1 through 14 are hereinafter referred to as the "Reservations and Exceptions to Conveyance and Warranty."

TO HAVE AND TO HOLD it to Grantee and its successors and assigns forever, subject to (i) the Reservations from and Exceptions to Conveyance and Warranty, and (ii) Grantee Obligations, when the claim is made by, through, or under Grantor but not otherwise.

The parties acknowledge and agree that (i) the recitals set forth above are incorporated herein for all purposes, (ii) the captions beside the numbered paragraphs of this instrument are for convenience only and will not limit, enlarge, modify, or otherwise affect this Deed, and (iii) when the context requires, singular nouns and pronouns include the plural.

Grantee and Grantor acknowledge and agree that the reservations, covenants, restrictions, and obligations contained in these Reservations from and Exceptions to Conveyance and Limited Warranty, and Grantee Obligations, as set forth in this Deed (i) are reasonable in their purpose, (ii) touch and concern the Property, (iii) are covenants running with the land making up the Property, and (iv) shall be binding on Grantee, and its successors-in-interest, successors-in-title, and assigns, forever.

[Signature pages to follow]

[Deed signature page 1 of 2]

GRANTOR:

EXXONMOBIL OIL CORPORATION

A New York corporation

By: Nadiya O. Nichols
Nadiya O. Nichols
Agent and Attorney-in-Fact

Pursuant to that incumbent power of attorney instrument dated May 30, 2025 shown on **Exhibit A** attached hereto and made a part hereof, Nadiya O. Nichols's signature hereof, is the act and deed of said corporation.

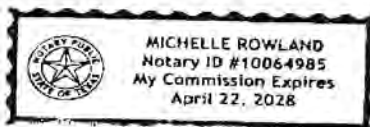
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of October, 2025 personally appeared Nadiya O. Nichols, as Agent and Attorney-in-Fact of **EXXONMOBIL OIL CORPORATION**, a New York corporation, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as Agent and Attorney-in-Fact, and acknowledged to me that she/he executed the same as her/his free and voluntary act and deed as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



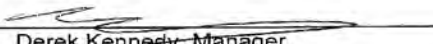
Michelle Rowland
Notary Public, State of Texas
My commission expires: 4/22/2028

[Deed signature page 2 of 2]

Grantee joins in the execution hereof to evidence that it acknowledges and agrees to be bound by the Grantee Obligations set forth herein, all of which will be binding upon Grantee, its successors or assigns.

GRANTEE:

MAVERICK HOLDINGS LLC
an Oklahoma limited liability company

By: 
Derek Kennedy, Manager

STATE OF OKLAHOMA §
COUNTY OF Canadian §

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of November, 2025 personally appeared Derek Kennedy, as Manager of **MAVERICK HOLDINGS LLC**, an Oklahoma limited liability company, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as Manager, and acknowledged to me that he executed the same as his free and voluntary act and deed as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.


Notary Public, State of Oklahoma
My commission expires: 4/15/26

Exhibit A

To Oklahoma Limited (Special) Warranty Deed

INCUMBENT POWER OF ATTORNEY

[Please see insert.]

CERTIFICATION

I, J. L. Schmoker, Secretary of **ExxonMobil Oil Corporation** (the "Corporation"), a corporation duly organized and existing under the laws of the State of New York,

DO HEREBY CERTIFY:

The attached is a true, complete and accurate copy of the original Incumbent Power of Attorney executed on May 30, 2024 by M. R. Crocker, Vice President of the Corporation, which is effective from May 30, 2024 through May 31, 2027, appointing as Agent and Attorney-in-Fact of the Corporation each incumbent holding the following positions in ExxonMobil Environmental and Property Solutions Company, a Delaware corporation:

Global Property Solutions Manager (E&PS- Property Solutions)
 Global Environmental Solutions Manager (E&PS-Environmental Solutions)
 Global Strategy & Support Manager (E&PS-Strategy & Support)
 Global Commercial Transactions Solutions Manager (E&PS-Environmental Solutions)
 Americas Property Solutions Regional Manager (E&PS-Property Solutions)
 Americas Environmental Solutions Regional Manager (E&PS-Environmental Solutions)
Americas Business Manager (E&PS-Environmental Solutions)
 Houston Facilities Manager (E&PS-Environmental Solutions)
 Americas Facilities Portfolio Manager (E&PS-Property Solutions)

THAT Nadiya O. Nichols holds the position of Americas Business Manager (E&PS-Environmental Solutions) in ExxonMobil Environmental and Property Solutions Company; and

THAT the above Power of Attorney has not been rescinded, cancelled or revoked and is in full force and effect as of the date of this Certification.

Witness my hand and the seal of said Corporation to the foregoing certificate this the 15th day of October, 2025.

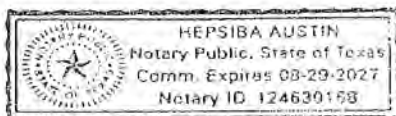


EXXONMOBIL OIL CORPORATION

J. L. Schmoker
 J. L. Schmoker, Secretary

COUNTY OF HARRIS
 STATE OF TEXAS
 UNITED STATES OF AMERICA

Sworn to and subscribed before me at Spring, Texas, U. S. A. on this the 15th day of October, 2025, by J. L. Schmoker, Secretary of ExxonMobil Oil Corporation.



Hepsiba Austin
 Notary Public of Texas

INCUMBENT POWER OF ATTORNEY

EXXONMOBIL OIL CORPORATION, a New York corporation, having an office in Spring, Texas, does hereby make, constitute and appoint each incumbent of the following positions in the ExxonMobil Environmental and Property Solutions Company, a Delaware corporation:

Global Property Solutions Manager (E&PS – Property Solutions)
Global Environmental Solutions Manager (E&PS – Environmental Solutions)
Global Strategy & Support Manager (E&PS – Strategy & Support)
Global Commercial Transactions Solutions Manager (E&PS – Environmental Solutions)
Americas Property Solutions Regional Manager (E&PS – Property Solutions)
Americas Environmental Solutions Regional Manager (E&PS – Environmental Solutions)
Americas Business Manager (E&PS – Environmental Solutions)
Houston Facilities Manager (E&PS – Environmental Solutions)
Americas Facilities Portfolio Manager (E&PS – Property Solutions)

as true and lawful agents and attorneys-in-fact of ExxonMobil Oil Corporation and any of its divisions, for purposes of executing and delivering instruments and documents as more particularly described below.

This includes, but not by way of limitation, instruments pledging the credit of ExxonMobil Oil Corporations, guaranties, affidavits, governmental documents, bids, contracts, deeds of conveyance, encumbrances, leases, releases, discharges of mortgages or deeds of trust, assignments, transfers of leasehold estates and/or other interests in real and/or personal property, and any other instrument or document as may be required or desired in the conduct of the business of ExxonMobil Oil Corporation, whether similar or dissimilar to the foregoing, **EXCEPT** the following:

1. Any mortgage, assignment, conveyance, or release to any third party of any oil, gas, and/or mineral lease or any other interest in oil, gas, and/or minerals which is severed from the surface and which is owned by or leased to ExxonMobil Oil Corporation.
2. Any financial guaranty or any instrument or document authorizing, permitting, or evidencing the borrowing of money from any person or entity.
3. Any instrument or document delegating the power and authority conferred herein to execute and deliver instruments or documents.

Each incumbent of said positions may exercise the power and authority herein granted, delegated and invested, as a true and lawful Agent and Attorney-in-Fact for ExxonMobil Oil Corporation. Any action authorized under this Incumbent Power of Attorney shall be an act of ExxonMobil Oil Corporation and be binding upon it.

In the event there is a subsequent change in the names or descriptions of the above positions of ExxonMobil Environmental and Property Solutions Company, this Incumbent Power of Attorney

shall remain in full force and effect except that the same shall be deemed to refer to the above positions so changed in name or description.

The power and authority conferred herein to execute and deliver instruments may not be delegated.

This Incumbent Power of Attorney supersedes, revokes and replaces the corresponding Incumbent Power of Attorney ("IPOA") issued by ExxonMobil Oil Corporation effective February 1, 2022, to the incumbent positions set forth therein, which prior IPOA is hereby revoked and cancelled, it being understood that all lawful actions taken by incumbents on behalf of ExxonMobil Oil Corporation pursuant to the IPOA up to the date hereof are hereby ratified and confirmed.

This Incumbent Power of Attorney shall be effective immediately and expire on the close of business on May 31, 2027.



EXXONMOBIL OIL CORPORATION

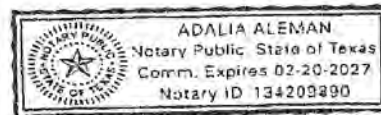
By

M. R. Crocker, Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §
UNITED STATES OF AMERICA §

This instrument was acknowledged before me on May 30th 2024 by M. R. Crocker, Vice President of ExxonMobil Oil Corporation, a New York corporation, on behalf of said corporation.

Notary Public, State of Texas



OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)

COUNTY OF)

SS.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned

(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Maverick Holdings LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

The foregoing instrument was subscribed and sworn to before me this

day of

2025, by

My Commission Expires:

My Commission Number:



NOTARY PUBLIC

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: being more particularly described as follows:

BEGINNING at the Southwest corner of the NW/4 of said Section 18; thence N00°13'07"W along the West line of said NW/4 a distance of 466.69; thence S89°44'03"E a distance of 470.00 feet; thence S00°13'07"E a distance of 466.69 feet; thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING.

Containing 219,663 Sq. Ft. or 5.035 Acres, more or less.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

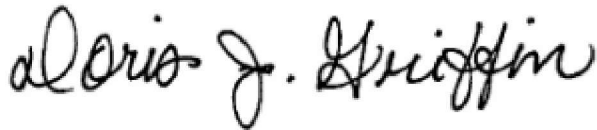
A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; being more particularly described as follows: BEGINNING at the Southwest corner of the NW/4 of said Section 18; thence N00°13'07"W along the West line of said NW/4 a distance of 466.69 feet; thence S89°44'03"E a distance of 470.00 feet; thence S00°13'07"E a distance of 466.69 feet; thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING. Containing 219,663 Sq. Ft. or 5.035 Acres, more or less.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: December 16, 2025 at 7:30 AM

First American Title Insurance Company



By:
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2969388-OK99

OWNERSHIP REPORT
FILE NUMBER 2969388-OK99

EFFECTIVE DATE: DECEMBER 16, 2025 AT 7:30 A.M.
DATE PREPARED: DECEMBER 30, 2025

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1872	R141933040	MAVERICK HOLDINGS LLC	619 LONGVIEW DR SW	PIEDMONT	OK	73078- 9478	UNPLTD PT SEC 18 11N 4W	000	000	UNPLTD PT NW4 SEC 18 11N 4W BEG SW/C NW4 TH N466.69FT E466.69FT S466.69FT W466.69FT TO BEG CONT 5ACRS MORE OR LESS (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1872	R141933050	BUFFALO DEVELOPMENT GROUP LLC	1800 S SARA RD	YUKON	OK	73099	UNPLTD PT SEC 18 11N 4W	000	000	UNPLTD PT NW4 SEC 18 11N 4W BEG AT NW/C NW4 TH E1566.25FT S1325.77FT TO S LINE NE4 NW4 E984.85FT TO SE/C NE4 NW4 S1325.13FT TO SE/C NW4 TH W2088.17FT N466.34FT W469.88FT N2187.48FT TO BEG EX BEG AT NW/C NW4 TH E975.04FT TH S50FT TH SE35.52FT TH S188.62FT TH W1000FT TH N272.87FT TO BEG CONT 6.122AC MORE OR LESS & EX 19.38ACRS PLTD INTO BUFFALO FARMS PH 1 (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2969388-OK99

EFFECTIVE DATE: DECEMBER 16, 2025 AT 7:30 A.M.
DATE PREPARED: DECEMBER 30, 2025

1871	R212982010	KINGSRIDGE WEST HOA INC	1326 FRETZ DR	EDMOND	OK	73003	KINGSRIDGE WEST PH 1	000	000	KINGSRIDGE WEST PH 1 000 000 COMMON AREAS A B C & D	0 UNKNOWN OKLAHOMA CITY
1871	R212982010	KINGSRIDGE WEST HOA INC	1326 FRETZ DR	EDMOND	OK	73003	KINGSRIDGE WEST PH 1	000	000	KINGSRIDGE WEST PH 1 000 000 COMMON AREAS A B C & D	0 UNKNOWN OKLAHOMA CITY
1871	R212981050	PISTOLE LISA R	3627 BROUGHAM WAY	OKLAHOMA CITY	OK	73179	KINGSRIDGE WEST PH 1	001	006	KINGSRIDGE WEST PH 1 001 006	3627 BROUGHAM WAY OKLAHOMA CITY
1871	R212981060	SPENCER ALLISON, SCHEIN MASON	3623 BROUGHAM WAY	OKLAHOMA CITY	OK	73179- 7959	KINGSRIDGE WEST PH 1	001	007	KINGSRIDGE WEST PH 1 001 007	3623 BROUGHAM WAY OKLAHOMA CITY
1871	R212981070	GAMMILL STEPHEN LANE	3619 BROUGHAM WAY	OKLAHOMA CITY	OK	73179- 7959	KINGSRIDGE WEST PH 1	001	008	KINGSRIDGE WEST PH 1 001 008	3619 BROUGHAM WAY OKLAHOMA CITY
1871	R212981080	DAVIS MATTHEW & SANDY	3615 BROUGHAM WAY	OKLAHOMA CITY	OK	73179	KINGSRIDGE WEST PH 1	001	009	KINGSRIDGE WEST PH 1 001 009	3615 BROUGHAM WAY OKLAHOMA CITY
1871	R212981090	ESTRADA JESUS TOMAS, ESTRADA AMY	8917 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3041	KINGSRIDGE WEST PH 1	001	010	KINGSRIDGE WEST PH 1 001 010	8917 SW 36TH ST OKLAHOMA CITY
1871	R212981100	LOPEZ CYNTHIA E	8913 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3041	KINGSRIDGE WEST PH 1	001	011	KINGSRIDGE WEST PH 1 001 011	8913 SW 36TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2969388-OK99

EFFECTIVE DATE: DECEMBER 16, 2025 AT 7:30 A.M.

DATE PREPARED: DECEMBER 30, 2025

1871	R212981110	R & R DREAM HOMES LLC	3006 S SUNNYLANE RD	MOORE	OK	73160	KINGSRIDGE WEST PH 1	001	012	KINGSRIDGE WEST PH 1 001 012	8909 SW 36TH ST OKLAHOMA CITY
1871	R212981120	ZIADEH ANDREA R	8905 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3041	KINGSRIDGE WEST PH 1	001	013	KINGSRIDGE WEST PH 1 001 013	8905 SW 36TH ST OKLAHOMA CITY
1871	R212981130	CARLISLE LINDA	8901 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3041	KINGSRIDGE WEST PH 1	001	014	KINGSRIDGE WEST PH 1 001 014	8901 SW 36TH ST OKLAHOMA CITY
1871	R212981140	HELMS TIMOTHY DOUGLAS	8821 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3039	KINGSRIDGE WEST PH 1	001	015	KINGSRIDGE WEST PH 1 001 015	8821 SW 36TH ST OKLAHOMA CITY
1871	R212981150	MCBRIDE JACKIE, MCBRIDE KELLY JO	8817 SW 36TH ST	OKLAHOMA CITY	OK	73179	KINGSRIDGE WEST PH 1	001	016	KINGSRIDGE WEST PH 1 001 016	8817 SW 36TH ST OKLAHOMA CITY
1871	R212981160	LOCKE ANDREW A & RHONDA L	8813 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3039	KINGSRIDGE WEST PH 1	001	017	KINGSRIDGE WEST PH 1 001 017	8813 SW 36TH ST OKLAHOMA CITY
1871	R212981170	GRIFFIN AMANDA K	8809 SW 36TH ST	OKLAHOMA CITY	OK	73179	KINGSRIDGE WEST PH 1	001	018	KINGSRIDGE WEST PH 1 001 018	8809 SW 36TH ST OKLAHOMA CITY
1871	R212981540	FENNELL BRYCE, GOOLSBY JENIFER	8912 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3040	KINGSRIDGE WEST PH 1	004	001	KINGSRIDGE WEST PH 1 004 001	8912 SW 36TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2969388-OK99

EFFECTIVE DATE: DECEMBER 16, 2025 AT 7:30 A.M.
DATE PREPARED: DECEMBER 30, 2025

1871	R212981550	CRANDALL KALI, PASBY CONNOR	8908 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3040	KINGSRIDGE WEST PH 1	004	002	KINGSRIDGE WEST PH 1 004 002	8908 SW 36TH ST OKLAHOMA CITY
1871	R212981560	MCMEEEKAN ROBERT S	8904 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3040	KINGSRIDGE WEST PH 1	004	003	KINGSRIDGE WEST PH 1 004 003	8904 SW 36TH ST OKLAHOMA CITY
1871	R212981570	HASS RHONDA K	8900 SW 36TH ST	OKLAHOMA CITY	OK	73179- 3040	KINGSRIDGE WEST PH 1	004	004	KINGSRIDGE WEST PH 1 004 004	8900 SW 36TH ST OKLAHOMA CITY
1871	R212981580	SAMUEL JAMES, JAMES BINNU, BENJAMIN AMMINI	52 HEARTHSTONE AVE	FORDS	NJ	08863- 1205	KINGSRIDGE WEST PH 1	004	005	KINGSRIDGE WEST PH 1 004 005	8820 SW 36TH ST OKLAHOMA CITY
1871	R212981590	TD OK INVESTMENT LLC	6680 ALHAMBRA AVE, Unit 119	MARTINEZ	CA	94553	KINGSRIDGE WEST PH 1	004	006	KINGSRIDGE WEST PH 1 004 006	8816 SW 36TH ST OKLAHOMA CITY
1871	R212981600	MENDOZA JOSE ENRIQUE JR, PICHARDO LEYDI GABRIELLE	2917 SW 60TH ST	OKLAHOMA CITY	OK	73159- 1333	KINGSRIDGE WEST PH 1	004	007	KINGSRIDGE WEST PH 1 004 007	8812 SW 36TH ST OKLAHOMA CITY
1871	R212981630	JULIAN MICHAEL STEWART ANTHONY	1311 SPEED AVE	MONROE	LA	71201- 4333	KINGSRIDGE WEST PH 1	004	010	KINGSRIDGE WEST PH 1 004 010	8901 SW 36TH TER OKLAHOMA CITY
1871	R212981640	QU ZHANG	2005 S BUENOS AIRES DR	COVINA	CA	91724	KINGSRIDGE WEST PH 1	004	011	KINGSRIDGE WEST PH 1 004 011	8905 SW 36TH TER OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2969388-OK99

EFFECTIVE DATE: DECEMBER 16, 2025 AT 7:30 A.M.
DATE PREPARED: DECEMBER 30, 2025

1871	R212981650	CANVASBACK PROPERTIES LLC	6001 SHILOH BLVD STE 102	OKLAHOMA CITY	OK	73179- 7948	KINGSRIDGE WEST PH 1	004	012	KINGSRIDGE WEST PH 1 004 012	8909 SW 36TH TER OKLAHOMA CITY
1871	R212981660	CHAPIN TYLER JOSEPH, CHAPIN JESSICA R	8913 SW 36TH TER	OKLAHOMA CITY	OK	73179- 3848	KINGSRIDGE WEST PH 1	004	013	KINGSRIDGE WEST PH 1 004 013	8913 SW 36TH TER OKLAHOMA CITY
1871	R212981670	ISMAEL RAAFAT	8917 SW 36TH TER	OKLAHOMA CITY	OK	73179- 3848	KINGSRIDGE WEST PH 1	004	014	KINGSRIDGE WEST PH 1 004 014	8917 SW 36TH TER OKLAHOMA CITY

CERTIFICATE OF BONDED ABTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

)

) §:

COUNTY OF Canadian

)

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: being more particularly described as follows:

BEGINNING at the Southwest corner of the NW/4 of said Section 18; thence N00°13'07"W along the West line of said NW/4 a distance of 466.69; thence S89°44'03"E a distance of 470.00 feet; thence S00°13'07"E a distance of 466.69 feet; thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: DECEMBER 19, 2025 at 7:30 AM

First American Title Insurance Company

Julio Indan

Julie Jordan

Abstractor License No. 4071

OAB Certificate of Authority # 0058

File No. 2969729-WA99

A		B		C		D		E	
1	Owner	Mailing Address	lot	Block	Legal Description				
2	SAN,DUC NGUYEN & VA	3409 CHESTERFIELD PL OKLAHOMA CITY OK 73179		3	4 MORGAN CREEK SEC 1				
3	COOK,STEPHEN & LYNN	3501 CHESTERFIELD PL OKLAHOMA CITY OK 73179-		4	4 MORGAN CREEK SEC 1				
4	HODGSON,DAVID LEON	3505 CHESTERFIELD PL OKLAHOMA CITY OK 73179-0000		5	4 MORGAN CREEK SEC 1				
5	CULLINS,KEVIN B & JENNIFER	8433 SW 39TH ST OKLAHOMA CITY OK 73179-		6	4 MORGAN CREEK SEC 1				
6	ANTHONY,ANJELLO SHIRON & GEORGE MALCOM	3513 CHESTERFIELD PL OKLAHOMA CITY OK 73179		7	4 MORGAN CREEK SEC 1				
7	MONGOLDO,MARK E & TAMMY	3601 CHESTERFIELD PL OKLAHOMA CITY OK 73179-		8	4 MORGAN CREEK SEC 1				
8	DAVIS,DREW T & JACLYN R	3605 CHESTERFIELD PL OKLAHOMA CITY OK 73179-0000		9	4 MORGAN CREEK SEC 1				
9	NORMAN,KRISTANA & MICHAELS	3609 CHESTERFIELD PL OKLAHOMA CITY OK 73179		10	4 MORGAN CREEK SEC 1				
10	ROE,BRYAN S AKA BRYAN RUE	3608 WAYFIELD AVE OKLAHOMA CITY OK 73179-		11	4 MORGAN CREEK SEC 1				
11	MILLER,LYNDESEY	3604 WAYFIELD AVE OKLAHOMA CITY OK 73179-		12	4 MORGAN CREEK SEC 1				
12	BASNET,BHASKAR & BINITA	3600 WAYFIELD AVE OKLAHOMA CITY OK 73179-		13	4 MORGAN CREEK SEC 1				
13	HESTER,LAODONNA M	3512 WAYFIELD AVE OKLAHOMA CITY OK 73179-		14	4 MORGAN CREEK SEC 1				
14	DAVIS,BRANDON MICHAEL & KINDRA LYNN	3508 WAYFIELD AVE OKLAHOMA CITY OK 73179		15	4 MORGAN CREEK SEC 1				
15	MONEVILAY,SENGDEUANE	3504 WAYFIELD AVE OKLAHOMA CITY OK 73179		16	4 MORGAN CREEK SEC 1				
16	MAILBOX MONEY HOLDINGS LLC	3160 W BRITTON RD STE DD OKLAHOMA CITY OK 73120		17	4 MORGAN CREEK SEC 1				
17	GREENWOOD,KARIE*	3408 WAYFIELD AVE OKLAHOMA CITY OK 73179-		18	4 MORGAN CREEK SEC 1				
18	BROWN,MATTHEW D & SARAH M	3408 CHESTERFIELD PL OKLAHOMA CITY OK 73179-0000		3	5 MORGAN CREEK SEC 1				
19	BICKEL,IMOTHY ERIC & RENEE LYNN	3500 CHESTERFIELD PL OKLAHOMA CITY OK 73179-		4	5 MORGAN CREEK SEC 1				
20	KRAFT,DANIEL & STACY	3504 CHESTERFIELD PL OKLAHOMA CITY OK 73179-		5	5 MORGAN CREEK SEC 1				
21	CHODDARY,ALISHA	3508 CHESTERFIELD PL OKLAHOMA CITY OK 73179		6	5 MORGAN CREEK SEC 1				
22	NIELSEN,JEREMIAH	3512 CHESTERFIELD PL OKLAHOMA CITY OK 73179		7	5 MORGAN CREEK SEC 1				
23	DO,HUYNH	3600 CHESTERFIELD PL OKLAHOMA CITY OK 73179-		8	5 MORGAN CREEK SEC 1				
24	KOSKE,MICHAEL T & JOAN E	3604 CHESTERFIELD PL OKLAHOMA CITY OK 73179-0000		9	5 MORGAN CREEK SEC 1				
25	NGUYEN,TUAN & VUONG,HIEN	3608 CHESTERFIELD PL OKLAHOMA CITY OK 73179-0000		10	5 MORGAN CREEK SEC 1				
26	ADAME,JULIA I	3612 CHESTERFIELD PL OKLAHOMA CITY OK 73179		11- PT 12	5 MORGAN CREEK SEC 1				
27	MORGAN CREEK NEIGHBORHOOD HOA	1326 FREITZ DRIVE EDMOND OK 73003-0000		J	MORGAN CREEK SEC 1 COMMON AREA "J"				
28	YOUNG,KEVIN W & SHARI J	9004 SW 36TH TER OKLAHOMA CITY OK 73179-		13	5 MORGAN CREEK SEC 1				
29	BLACKWELL,CHRISTOPHER M & JESSICA L	9008 SW 36TH TER OKLAHOMA CITY OK 73179-		14	5 MORGAN CREEK SEC 1				
30	LYNCH,JEB	9012 SW 36TH TER OKLAHOMA CITY OK 73179-0000		15	5 MORGAN CREEK SEC 1				
31	NGUYEN,PHU N & HUONG M	9016 SW 36TH TER OKLAHOMA CITY OK 73179-0000		16	5 MORGAN CREEK SEC 1				
WESTERN INVESTMENTS LLC		3717 WINDGATE E ROAD OKLAHOMA CITY OK 73179-3014			PT 5/4 13- 11N-3W (A#1 ON MAP) - N/2 NE4 NE4 SE4				

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-

MASTER DESIGN STATEMENT

FOR

Maverick Crossing

January 8, 2026

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
ZONING	4.1
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
STREETS	7.1
PEDESTRIAN WAYS	7.2
SANITARY SEWER	7.3
WATER	7.4
FIRE PROTECTION	7.5
GAS, ELECTRICAL AND TELEPHONE SERVICES	7.6
PUBLIC TRANSPORTATION	7.7
DRAINAGE	7.8
COMPREHENSIVE PLAN (PLAN OKC)	7.9
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2

SCREENING REGULATIONS	9.3
PLATTING REGULATIONS	9.4
ACCESS REGULATIONS	9.5
SIGNAGE REGULATIONS	9.6
LIGHTING REGULATIONS	9.7
SETBACK REGULATIONS	9.8
HEIGHT REGULATIONS	9.9
LOT COVERAGE	9.10
PARKING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
EXHIBITS	10.0

1.0 INTRODUCTION

The Planned Unit Development of Maverick Crossing consists of 5.035 acres. The project is located in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: Located east of S County Line Road, south of SW 29th Street.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit “A”, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The owners of the property described in Section 2.0 is Maverick Holdings LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is zoned R-1, Single Family Residential. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: PUD-1941 - R-1, Single Family Residential

East: PUD-1941 - R-1, Single Family Residential

South: R-1, Single Family Residential

West: R-1, Single Family Residential

5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1312 on the west side of the property, while the lowest elevation is 1296 on the east. Slopes range from 2% to 6%. The site is undeveloped land with medium tree cover.

6.0 CONCEPT

The concept for this PUD is to develop a commercial development.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The subject site is located east of S County Line Road and south of SW 29th Street.

7.2 PEDESTRIAN WAYS

Pedestrian ways will be constructed and suitably surfaced to connect with existing or future walkways in the area and provide for adequate pedestrian circulation. Pedestrian ways shall be designated and located in accordance with provisions listed in the City of Oklahoma City Subdivision Regulations.

7.3 SANITARY SEWER

Public sanitary sewer facilities are available to serve the site.

7.4 WATER

A 12" water line is available to serve the site along S County Line Road.

7.5 FIRE PROTECTION

There nearest fire station to this property is Station 20 at 7929 SW 29th Street.

7.6 GAS, ELECTRICAL AND TELEPHONE SERVICES

Proper coordination with the various utility companies will be made in conjunction with this Development.

7.7 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development

7.8 DRAINAGE

The subject property has no FEMA 100-year floodplain on the site.

Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

7.9 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those that are in effect at the time of development of this PUD, provided however that the density and or

intensity of the PUD shall not be increased by more than 10%. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract, and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract, and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial District** shall govern this PUD, except as herein modified.

The following uses shall be the only uses permitted within this PUD. Any conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses are subject to their appropriate conditions and review procedures for public hearings where applicable:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses

8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.49	Lodging Accommodations: Bed and Breakfast
8300.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8300.54	Outdoor Sales and Display, and Outdoor Storage
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.4 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.5 ACCESS REGULATIONS

Access to the property will be S County Line Road which is a two-lane minor arterial streets paved to rural standards.

9.6.1 SIGNAGE REGULATIONS

9.6.2 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations

9.6.3 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.6.4 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.5 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.7 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.8 SETBACK REGULATIONS

Setbacks within this PUD shall be pursuant to the base zoning district regulations.

9.9 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.10 LOT COVERAGE

Maximum lot coverage shall be pursuant to the base zoning district regulations

9.11 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Oklahoma City Zoning Code.

9.12 SIDEWALK REGULATIONS

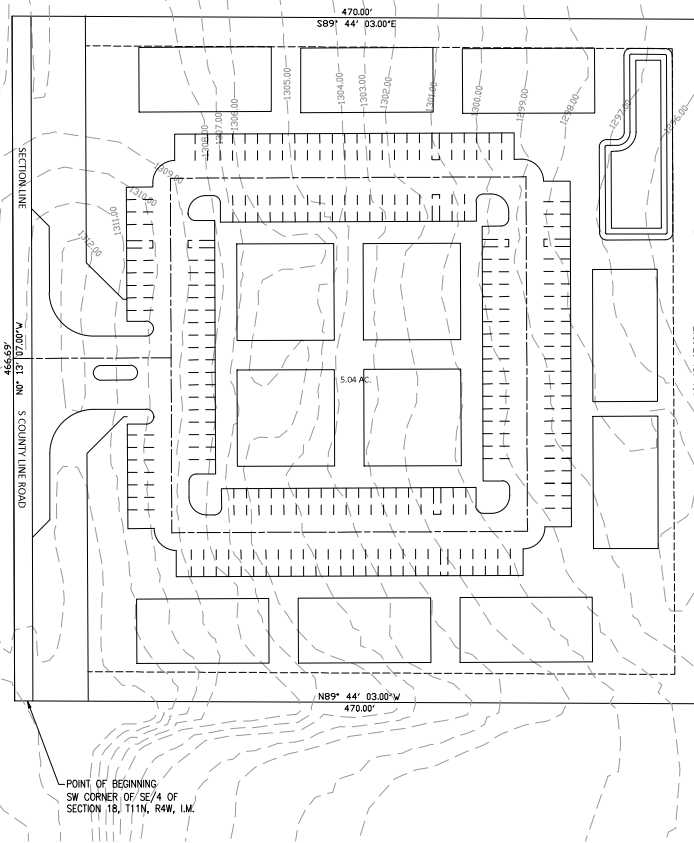
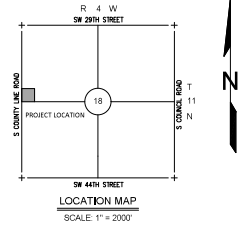
Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

10.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Site Survey

MASTER DESIGN PLAN
OF
MAVERICK CROSSING

A Part of the NW/4 of Section 18, T11N, R4W I.M., Oklahoma County, Oklahoma

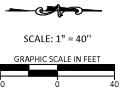


LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEVJENNIN3 at the Southwest corner of the NW/4 of said Section 18, thence S00°13'07\"W along the West line of said NW/4 a distance of 466.69; thence S89°44'03\"E a distance of 470.00 feet; thence S00°13'07\"E a distance of 466.69 feet; thence N89°44'03\"W a distance of 470.00 feet to the POINT OF BEGINNING.

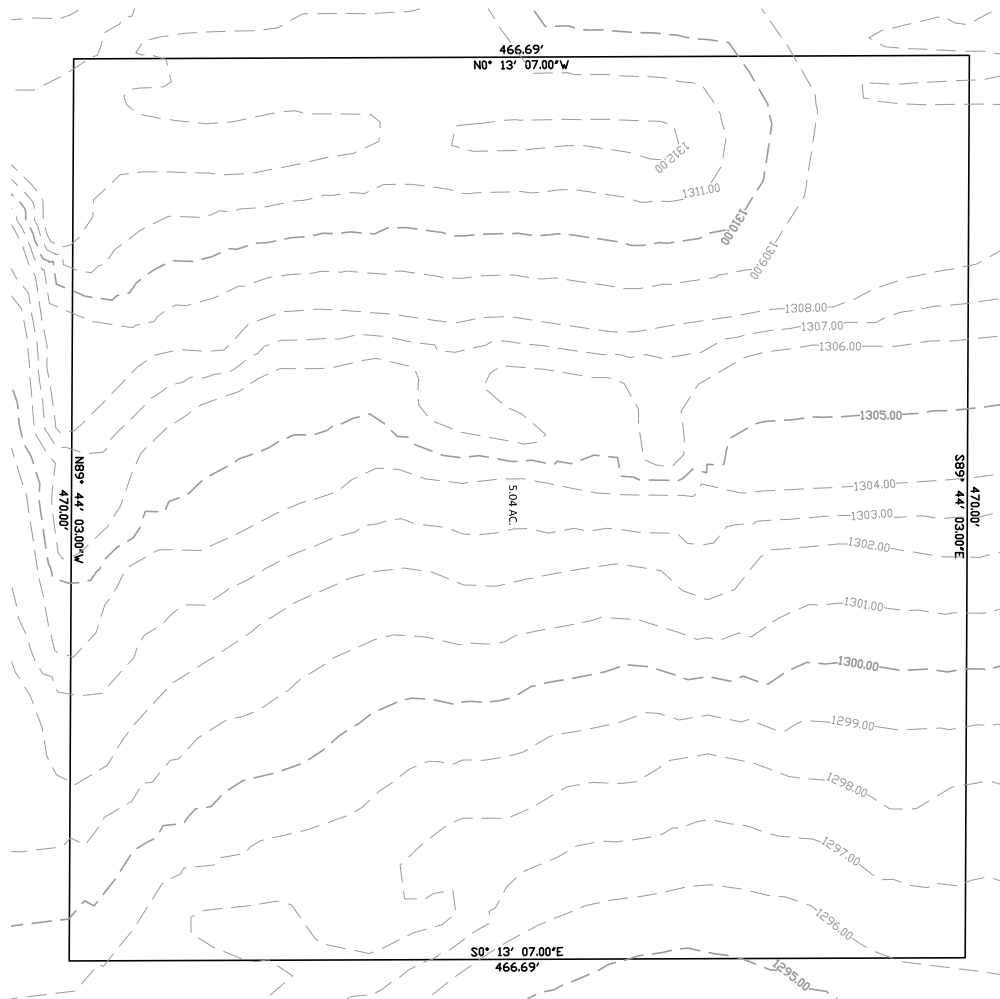
Containing .219,663 Sq. Ft. or 5.035 Acres, more or less.



OWNER:
MAVERICK HOLDINGS LLC
619 LONGVIEW DR SW
PREDMONT, OK 73078

MASTER DESIGN PLAN
OF
MAVERICK CROSSING

SHEET: 1 OF 1
DATE: 01/08/2026



CASENO	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2128	DEREK KENNEDY	619 LONGVIEW DR SW	PIEDMONT	OK	73078
PUD-2128	WINDS WEST	4420 WESTERN HEIGHTS AVE	OKLAHOMA CITY	OK	73179
PUD-2128	WESTERN HEIGHTS SCHOOLS ATTN: MANNIX BARNES	8401 SW 44TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	ADAME, JULIA I	3612 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	ANTHONY, ANJELO SHIRON & GEORGE MALCOM	3513 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	BASNET, BHASKAR & BINITA	3600 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	BICKEL, TIMOTHY ERIC & RENEE LYNN	3500 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	BLACKWELL, CHRISTOPHER M & JESSICA L	9008 SW 36TH TER	OKLAHOMA CITY	OK	73179
PUD-2128	BROWN, MATTHEW D & SARAH M	3408 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	BUFFALO DEVELOPMENT GROUP LLC	1800 S SARA RD	YUKON	OK	73099
PUD-2128	CANVASBACK PROPERTIES LLC	6001 SHILOH BLVD STE 102	OKLAHOMA CITY	OK	73179
PUD-2128	CARLISLE LINDA	8901 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	CHAPIN TYLER JOSEPH, CHAPIN JESSICA R	8913 SW 36TH TER	OKLAHOMA CITY	OK	73179
PUD-2128	CHOUDARY, ALISHA	3508 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	COOK, STEPHEN & LYNN	3501 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	CRANDALL KALI, PASBY CONNOR	8908 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	CULLINS, KEVIN B & JENNIFER	8433 SW 39TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	DAVIS MATTHEW & SANDY	3615 BROUGHAM WAY	OKLAHOMA CITY	OK	73179
PUD-2128	DAVIS, BRANDON MICHAEL & KINDRA LYNN	3508 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	DAVIS, DREW T & JACLYN R	3605 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	DO, HUYNH	3600 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	ESTRADA JESUS TOMAS, ESTRADA AMY	8917 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	FENNELL BRYCE, GOOLSBY JENIFER	8912 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	GAMMILL STEPHEN LANE	3619 BROUGHAM WAY	OKLAHOMA CITY	OK	73179
PUD-2128	GREENWOOD, KARIE*	3408 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	GRIFFIN AMANDA K	8809 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	HASS RHONDA K	8900 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	HELMS TIMOTHY DOUGLAS	8821 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	HESTER, LADONNA M	3512 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	HODGSON, DAVID LEON	3505 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	ISMAEL RAAFAT	8917 SW 36TH TER	OKLAHOMA CITY	OK	73179
PUD-2128	JULIAN MICHAEL STEWART ANTHONY	1311 SPEED AVE	MONROE	LA	71201

PUD-2128	KINGSRIDGE WEST HOA INC	1326 FRETZ DR	EDMOND	OK	73003
PUD-2128	KLOSKE, MICHAEL T & JOAN E	3604 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	KRAFT, DANIEL & STACY	3504 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	LOCKE ANDREW A & RHONDA L	8813 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	LOPEZ CYNTHIA E	8913 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	LYNCH, JEB	9012 SW 36TH TERR	OKLAHOMA CITY	OK	73179
PUD-2128	MAILBOX MONEY HOLDINGS LLC	3160 W BRITTON RD STE DD	OKLAHOMA CITY	OK	73120
PUD-2128	MAVERICK HOLDINGS LLC	619 LONGVIEW DR SW	PIEDMONT	OK	73078
PUD-2128	MCBRIDE JACKIE, MCBRIDE KELLY JO	8817 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	MCMEEKAN ROBERT S	8904 SW 36TH ST	OKLAHOMA CITY	OK	73179
PUD-2128	MENDOZA JOSE ENRIQUE JR, PICHARDO LEYDI GABRIELLE	2917 SW 60TH ST	OKLAHOMA CITY	OK	73159
PUD-2128	MILLER, LYNDSEY	3604 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	MONEVILAY, SENGDEUANE	3504 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	MONGOLD, MARK E & TAMMY	3601 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	MORGAN CREEK NEIGHBORHOOD HOA	1326 FRETZ DRIVE	EDMOND	OK	73003
PUD-2128	NGUYEN, PHU N & HUONG M	9016 SW 36TH TER	OKLAHOMA CITY	OK	73179
PUD-2128	NGUYEN, TUAN & VUONG, HIEN	3608 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	NIELSEN, JEREMIAH	3512 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	NORMAN, KRISTANA & MICHAEL S	3609 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	QU ZHANG	2005 S BUENOS AIRES DR	COVINA	CA	91724
PUD-2128	PISTOLE LISA R	3627 BROUGHAM WAY	OKLAHOMA CITY	OK	73179
PUD-2128	R & R DREAM HOMES LLC	3006 S SUNNYLANE RD	MOORE	OK	73160
PUD-2128	RUE, BRYAN S AKA BRYAN RUE	3608 WAYFIELD AVE	OKLAHOMA CITY	OK	73179
PUD-2128	SAMUEL JAMES, JAMES BINNU, BENJAMIN AMMINI	52 HEARTHSTONE AVE	FORDS	NJ	08863
PUD-2128	SAN, DUC NGUYEN & VA	3409 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179
PUD-2128	SPENCER ALLISON, SCHEIN MASON	3623 BROUGHAM WAY	OKLAHOMA CITY	OK	73179
PUD-2128	TD OK INVESTMENT LLC	6680 ALHAMBRA AVE, Unit 119	MARTINEZ	CA	94553
PUD-2128	WESTERN INVESTMENTS LLC	3717 WINDGATE E ROAD	OKLAHOMA CITY	OK	73179
PUD-2128	YOUNG, KEVIN W & SHARI J	9004 SW 36TH TER	OKLAHOMA CITY	OK	73179
PUD-2128	ZIADEH ANDREA R	8905 SW 36TH ST	OKLAHOMA CITY	OK	73179

APPROVED

4-7-2026

BY THE CITY COUNCIL
Arny H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-2128

MASTER DESIGN STATEMENT

FOR

Maverick Crossing

January 8, 2026

February 3, 2026

February 19, 2026

Prepared by LTS Engineering
Contact: Brad Reid
405-365-5690
Brad.Reid@ltses.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
STREETS	7.1
SANITARY SEWER	7.2
WATER	7.3
FIRE PROTECTION	7.4
GAS, ELECTRICAL AND TELEPHONE SERVICES	7.5
PUBLIC TRANSPORTATION	7.6
DRAINAGE	7.7
COMPREHENSIVE PLAN (PLAN OKC)	7.8
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4

SUBDIVISION REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGN REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

1.0 INTRODUCTION

The Planned Unit Development of Maverick Crossing consists of 5.035 acres. The project is located in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: Located east of S County Line Road, south of SW 29th Street.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit “A”, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The owners of the property described in Section 2.0 is Maverick Holdings LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is zoned R-1, Single Family Residential. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: PUD-1941 - R-1, Single Family Residential

East: PUD-1941 - R-1, Single Family Residential

South: R-1, Single Family Residential

West: R-1, Single Family Residential

5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1312 on the west side of the property, while the lowest elevation is 1296 on the east. Slopes range from 2% to 6%. The site is undeveloped land with medium tree cover.

6.0 CONCEPT

The concept for this PUD is to develop a commercial development.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The subject site is located east of S County Line Road and south of SW 29th Street.

7.2 SANITARY SEWER

Public sanitary sewer facilities are available to serve the site.

7.3 WATER

A 12" water line is available to serve the site along S County Line Road.

7.4 FIRE PROTECTION

There nearest fire station to this property is Station 20 at 7929 SW 29th Street.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development

7.7 DRAINAGE

The subject property has no FEMA 100-year floodplain on the site.

Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial District** shall govern this PUD, except as herein modified.

The following uses shall be the only uses permitted within this PUD. Any conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses are subject to their appropriate conditions and review procedures for public hearings where applicable:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services

8250.5	Cultural Exhibits
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

All marijuana sales and activity shall be prohibited.

There will be a 30' building setback from the north, south and east property lines.

There shall be no exterior amplified sound allowed, excluding drive-thru speakers.

Drive-thru speakers must be 150 feet from any residential lot.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district, except structures developed as 8300.60 Personal Storage, which shall have the below façade requirements.

The below façade requirements shall only apply to 8300.60 Personal Storage use: Exterior building wall finish on all structures shall consist of a minimum of 70% brick, veneer, masonry, rock, or stone. No more than 30% EFIS, metal, wood, concrete board, or siding shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.4 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of the parcel will be in compliance with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that it screens the dumpster from public streets and residences and shall be placed no closer than 50-feet from all property lines adjacent to residential use or zoning.

9.8 ACCESS REGULATIONS

Access to the property will be taken off of S County Line Road. Separation from adjacent driveways shall be per City of Oklahoma City policy.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations, except that the maximum height of any freestanding sign shall not exceed 8 feet.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

The maximum building height shall be per code, except that the maximum height shall not exceed 35 feet.

9.14 SETBACK REGULATIONS

Setbacks within this PUD shall be pursuant to the base zoning district regulations. There will be a 30' building setback from the north, south and east property lines.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for any development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

Exhibit A:	Legal Description
Exhibit B:	Site Survey
Exhibit C:	Topography Map

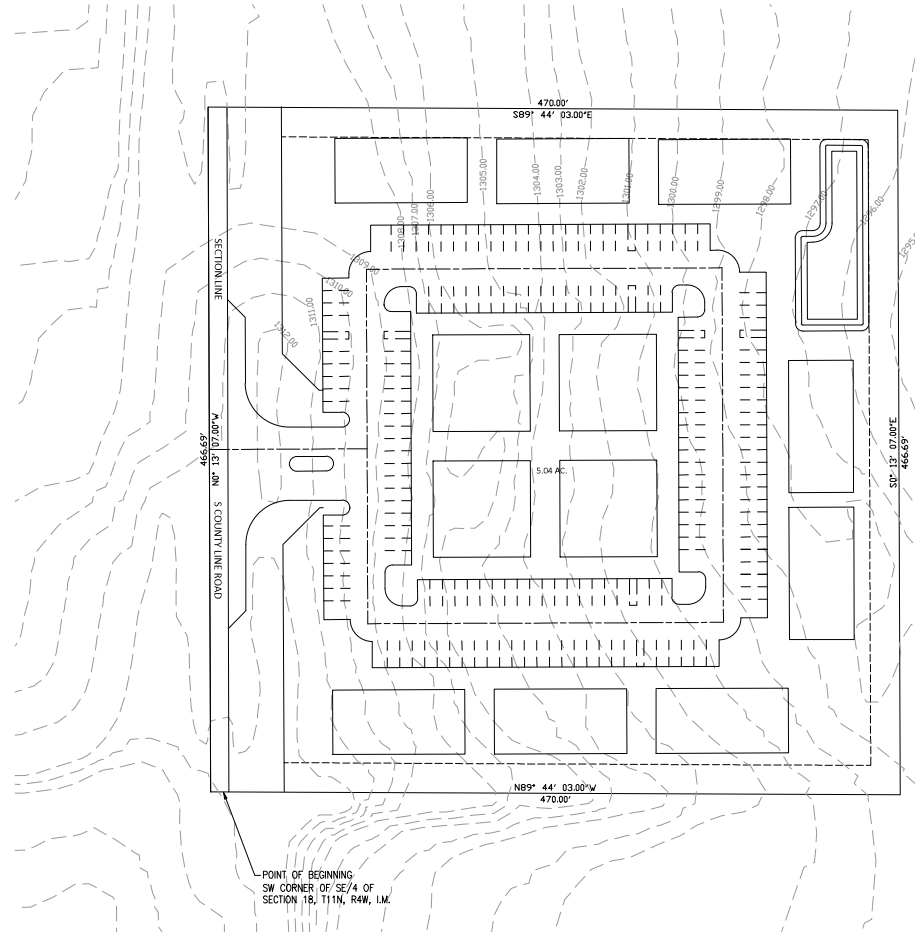
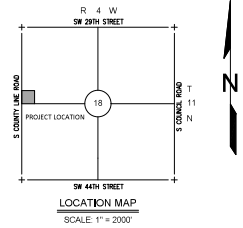
PUD-2128 Exhibit A – Legal Description

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: being more particularly described as follows: BEGINNING at the Southwest corner of the NW/4 of said Section 18; thence N00°13'07"W along the West line of said NW/4 a distance of 466.69; thence S89°44'03"E a distance of 470.00 feet; thence S00°13'07"E a distance of 466.69 feet; thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING.

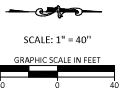
Containing 219,663 Sq. Ft. or 5.035 Acres, more or less.

MASTER DESIGN PLAN
OF
MAVERICK CROSSING

A Part of the NW/4 of Section 18, T11N, R4W I.M., Oklahoma County, Oklahoma



PUD-2128 Exhibit B



OWNER:
MAVERICK HOLDINGS LLC
619 LONGVIEW DR SW
PREDMONT, OK 73078

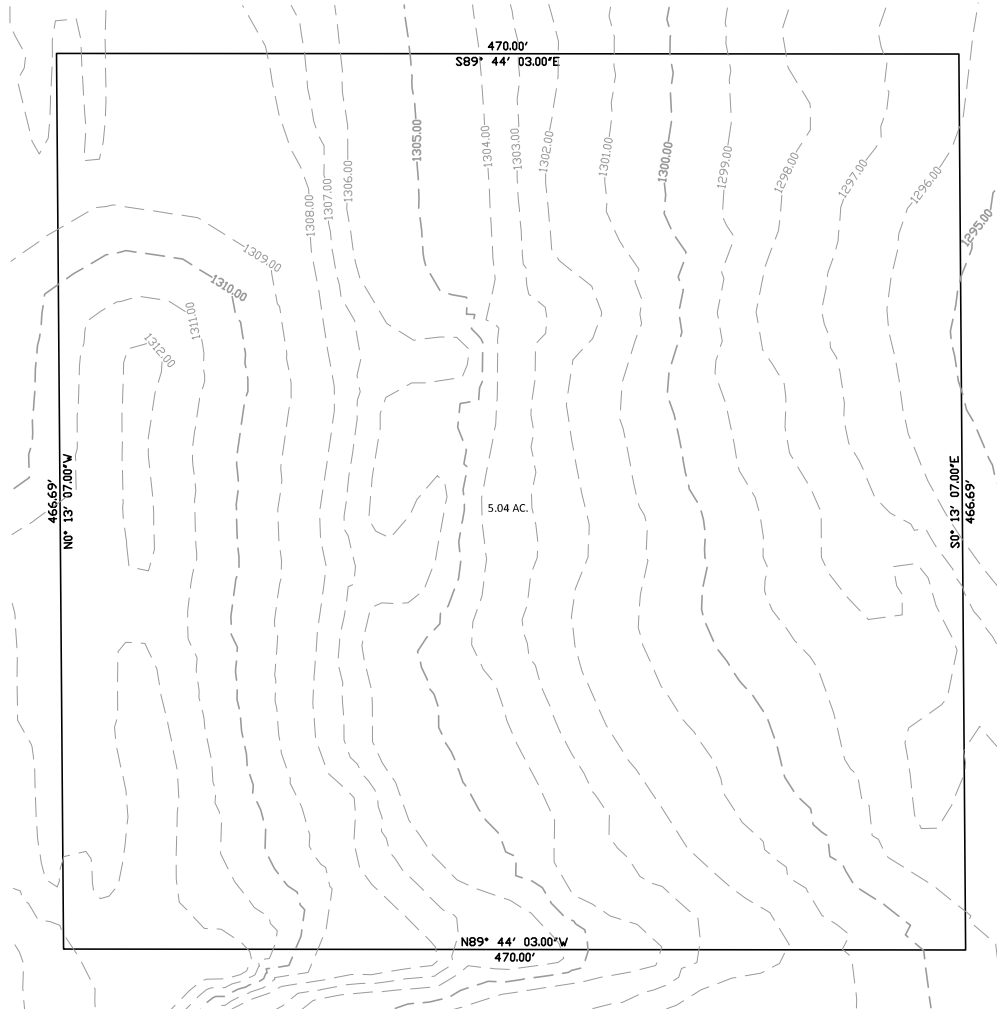
LEGAL DESCRIPTION
A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BE BEGINNING at the Southwest corner of the NW/4 of said Section 18; thence S00°13'07" W along the West line of said NW/4 a distance of 466.69; thence S89°44'03" E a distance of 470.00 feet; thence S00°13'07" E a distance of 466.69 feet; thence N89°44'03" W a distance of 470.00 feet to the POINT OF BEGINNING.

Containing .219,663 Sq. Ft. or 5.035 Acres, more or less.

MASTER DESIGN PLAN
OF
MAVERICK CROSSING

SHEET: 1 OF 1
DATE: 01/08/2026



CASE NUMBER: PUD-2128

This notice is to inform you that **Derek Kennedy, Maverick Holdings LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2128 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 7, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: being more particularly described as follows: BEGINNING at the Southwest corner of the NW/4 of said Section 18; Thence N00°13'07"W along the West line of said NW/4 a distance of 466.69; Thence S89°44'03"E a distance of 470.00 feet; Thence S00°13'07"E a distance of 466.69 feet; Thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING.

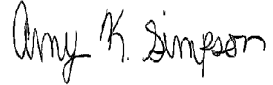
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 10th day of March 2026.

SEAL


Amy K. Simpson, City Clerk



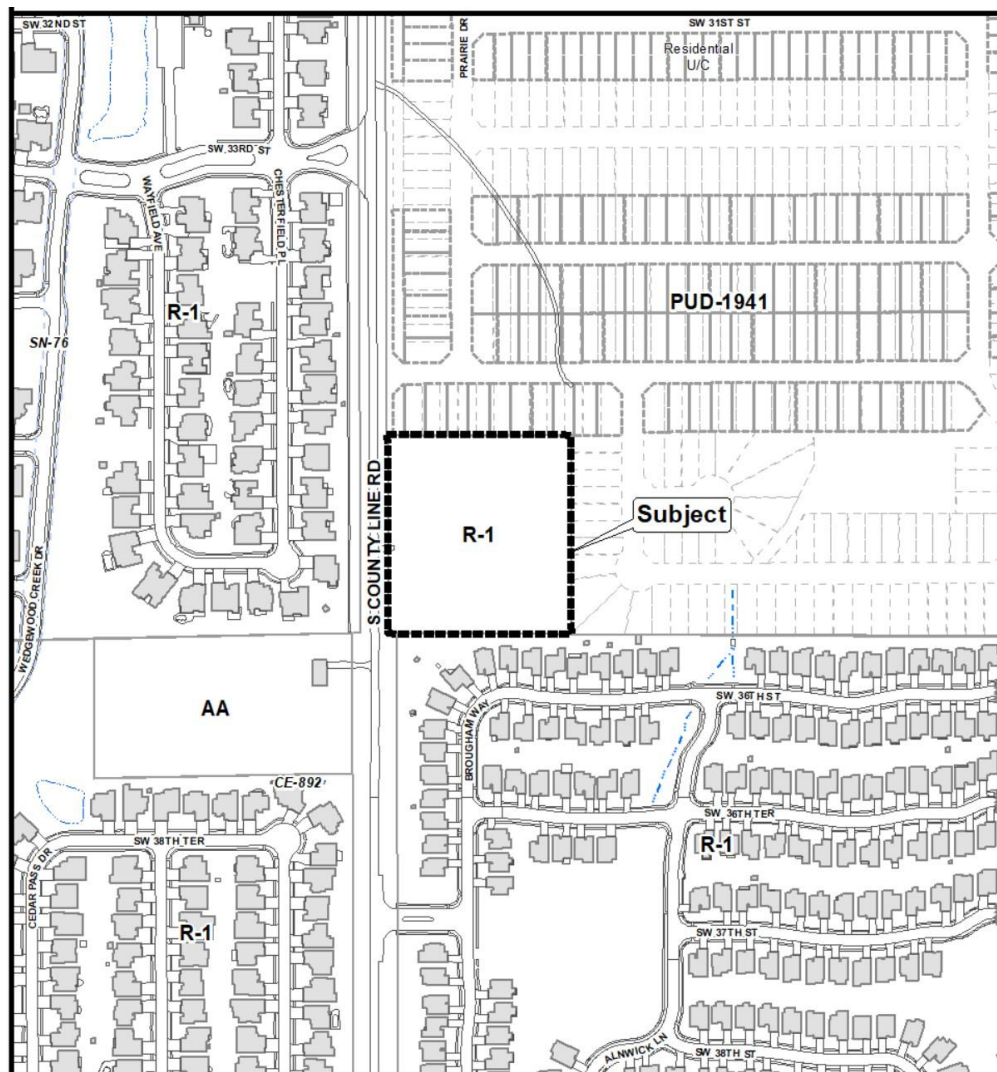
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2128

FROM: R-1 Single-Family Residential District

TO: PUD-2128 Planned Unit Development District

ADDRESS OF PROPERTY: 3540 South County Line Road



PROPOSED USE: The purpose of this application is to allow commercial use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2128

LOCATION: 3540 South County Line Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2128 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on April 7, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: being more particularly described as follows: BEGINNING at the Southwest corner of the NW/4 of said Section 18; Thence N00°13'07"W along the West line of said NW/4 a distance of 466.69; Thence S89°44'03"E a distance of 470.00 feet; Thence S00°13'07"E a distance of 466.69 feet; Thence N89°44'03"W a distance of 470.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

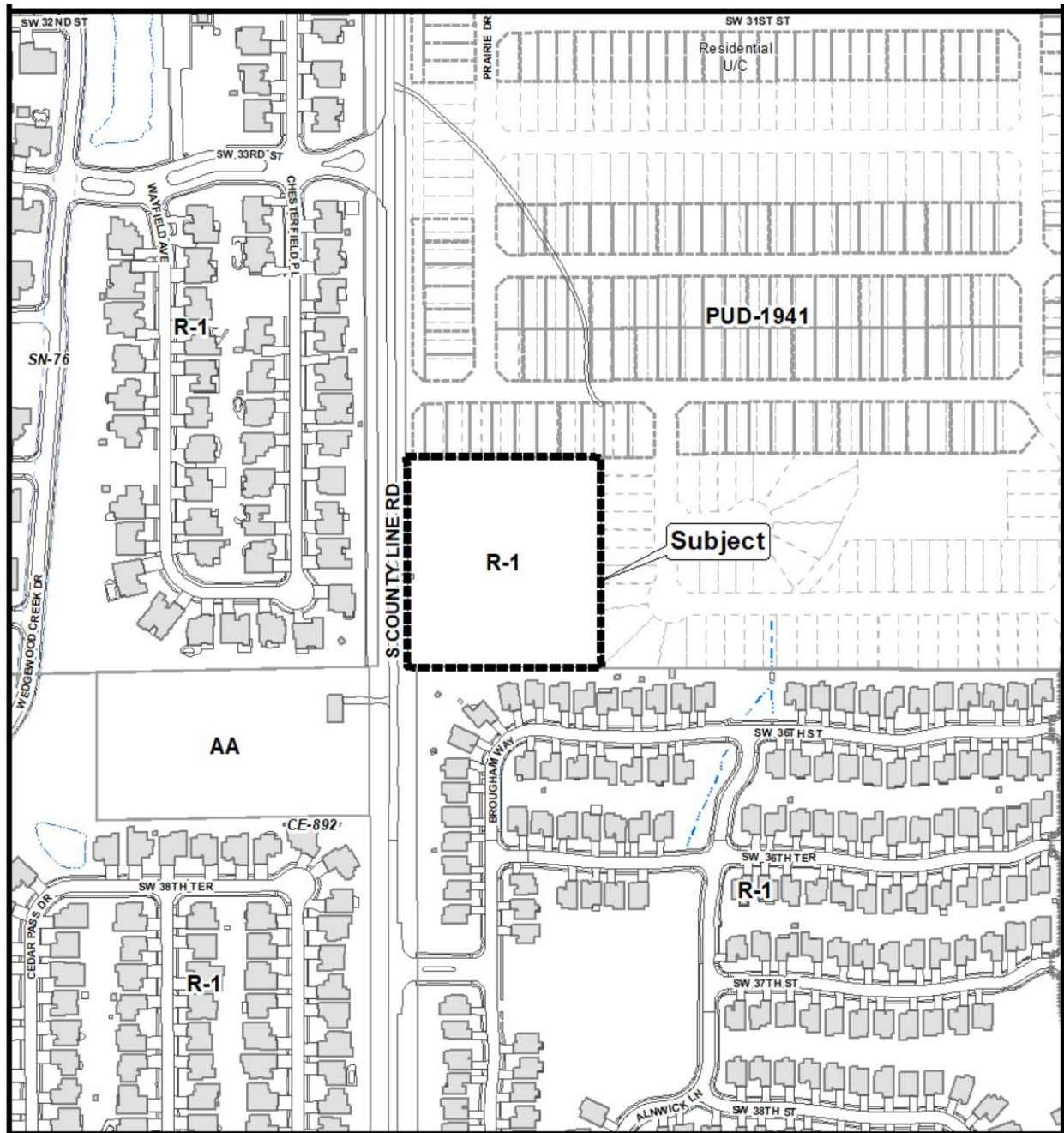
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 10th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
February 12, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:59 a.m. on February 9, 2026)

6. (PUD-2128) Application by Maverick Holdings LLC, to rezone 3540 South County Line Road from R-1 Single-Family Residential District to PUD-2128 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Remove the following use unit classifications: ~~8300.5 Alcoholic Beverage Retail Sales; 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment; 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted; 8300.34 Eating Establishments: Drive-In; 8300.36; and Eating Establishments: Fast Food, With Drive-Thru Order Window; 8200.2 Dwelling Units and Mixed Uses.~~
2. The maximum building height shall be one story per Code, except that the maximum shall not exceed 35 feet.
3. The maximum height of any freestanding sign shall be 8 feet.
4. There shall be no exterior amplified sound allowed, excluding drive-thru speakers.
5. Drive-thru speakers must be 150 feet from any residential lot.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 12, 2026

Item No. IV. 6.

(PUD-2128) Application by Maverick Holdings LLC, to rezone 3540 South County Line Road from R-1 Single-Family Residential District to PUD-2128 Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant

Derek Kennedy
Maverick Holdings LLC
405-831-3382

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow commercial use and development.

B. EXISTING CONDITIONS

- 1. Size of Site:** 5.035 Acres
- 2. School District:** Western Heights
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	R-1	PUD-1941	PUD-1941	R-1	R-1
Land Use	Undeveloped	Undeveloped	Undeveloped	Residential	Residential

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial District** shall govern this PUD, except as herein modified.

The following uses shall be the only uses permitted within this PUD. Any conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses are subject to their appropriate conditions and review procedures for public hearings where applicable:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8250.5 Cultural Exhibits
- 8200.2 Dwelling Units and Mixed Uses
- 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted
- 8300.34 Eating Establishments: Drive-In
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted

- 8300.60 Personal Storage
- 8300.61 Repair Services: Consumer
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8200.13 Senior Independent Living
- 8300.69 Spectator Sports and Entertainment: Restricted

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

All marijuana sales and activity shall be prohibited.

There will be a 30' building setback from the north, south and east property lines.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district, except structures developed as 8300.60 Personal Storage, which shall have the below façade requirements. The below façade requirements shall only apply to 8300.60 Personal Storage use:

Exterior building wall finish on all structures shall consist of a minimum of 70% brick, veneer, masonry, rock, or stone. No more than 30% EFIS, metal, wood, concrete board, or siding shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.4 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of the parcel will be in compliance with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that it screens the dumpster from public streets and residences and shall be placed no closer than 50-feet from all property lines adjacent to residential use or zoning.

9.8 ACCESS REGULATIONS

Access to the property will be taken off of S County Line Road. Separation from adjacent driveways shall be per City of Oklahoma City policy.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.6.1 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations

9.6.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.6.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.14 SETBACK REGULATIONS

Setbacks within this PUD shall be pursuant to the base zoning district regulations. There will be a 30' building setback from the north, south and east property lines.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for any development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Site Survey
Exhibit C: Topography Map

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.
2. **Fire (OCFD):** No objection.
3. **Public Works Department:**
 - a. **Traffic Services:** No Objection.
 - b. **Engineering - Storm Sewer Availability:**
 - 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 - 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
 - 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
 - 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed*

within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Add a note that if this PUD is recommended to City Council for approval, an easement dedicating the additional 17' R/W along County Line Rd will be required prior to placing the item on the City Council Agenda for approval.

4. Utilities Department:

a. Solid Waste Management:

- 1) The City cannot provide service, contact private hauler.

b. Water Availability:

- 1) An existing 36" water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.

- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

c. Wastewater Availability:

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and

depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.
- 8) Easement between lots needs to be 20-feet.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on, or adjacent to, the subject site.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the east side of South County Line Road, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could provide a FAR within the UL Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.

- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located along the east side of South County Line Road, a Minor Arterial street in the Urban Low Intensity LUTA. The site does not currently have improved access. The Master Design Statement specifies that South County Line Road will be utilized for access.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have connectivity between land uses.

Sidewalks are not currently available on the subject site. The Master Design Statement requires sidewalks along South County Line Road.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD is requested to allow commercial development in accordance with the regulations of the C-3 District. The Master Design Statement specifies that setbacks and maximum building height shall conform to the base C-3 District regulations, with additional language added that there will be a 30-foot building setback from the north, east, and south property lines. The PUD does not alter lot coverage requirements.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the east side of South County Line Road, a Minor Arterial street in the Urban Low Intensity LUTA. No triggers requiring mitigation related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical

residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The site abuts a developed single-family neighborhood zoned R-1 to the south, as well as across South County Line Road to the west. Adjacent land to the north and east is zoned as part of PUD-1941 (2023) which allows a mixed commercial and residential development in accordance with the C-3, R-4, R-2, and R-1 Districts. Land to the north and east remains undeveloped, but has been platted for residential development. Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. The PUD proposes utilizing the base C-3 regulations for building setback lines, screening, landscaping, and site lighting. Additional language is provided that there will be a 30-foot building setback from the north, east, and south property lines. Dumpsters are required to be located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from public streets or residences. The Master Design Statement adds language that dumpsters shall be placed no closer than 50 feet from all property lines adjacent to residential uses or zoning. Other mitigation measures could include eliminating uses and increasing the setbacks and landscaping from existing residential uses.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

4) Transportation System: The subject site is located along the east side of South County Line Road, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, South County Line Road had 3,400 average daily trips, with a capacity of 10,000. The 2025 GO Bond includes a resurfacing project for S County Line Road from SW 44th Street to SW 29th Street.

5) Other Development Related Policies

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.

- Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
- Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located along the east side of South County Line Road, south of SW 29th Street. The site is currently zoned R-1, undeveloped, and primarily tree-covered. The site abuts a developed single-family neighborhood zoned R-1 to the south (Kingsridge West), as well as across South County Line Road to the west (Morgan Creek). Adjacent land to the north and east is zoned as part of PUD-1941 (2023) which allows a mixed commercial and residential development. The subject site abuts the

residentially zoned portions of the PUD, which have been preliminarily platted (east) and final platted (north) for the Buffalo Farms subdivision.

The PUD is requested to allow commercial development in accordance with the regulations of the C-3 District. Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. The subject site is located at mid-block location surrounded by existing and planned residential development. The applicant has worked with neighbors to modify the Master Design Statement, including a reduction in the number of uses and increasing setbacks from what was originally proposed. Other mitigation measures could include increasing the landscaping within the proposed 30-foot setbacks, establishing a maximum building height, limiting the height of freestanding signs to 8 feet tall so that they will not exceed the height of backyard fences, and removing additional uses.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. Remove the following use unit classifications: 8300.5 Alcoholic Beverage Retail Sales; 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment; 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted; 8300.34 Eating Establishments: Drive-In; 8300.36; and Eating Establishments: Fast Food, With Drive-Thru Order Window.
2. The maximum building height shall be one story.
3. The maximum height of any freestanding sign shall be 8 feet.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

Should this application be approved, 17-foot of additional easement should be requested along South County Line Road to bring the right-of-way width to the standard set by the subdivision regulations.

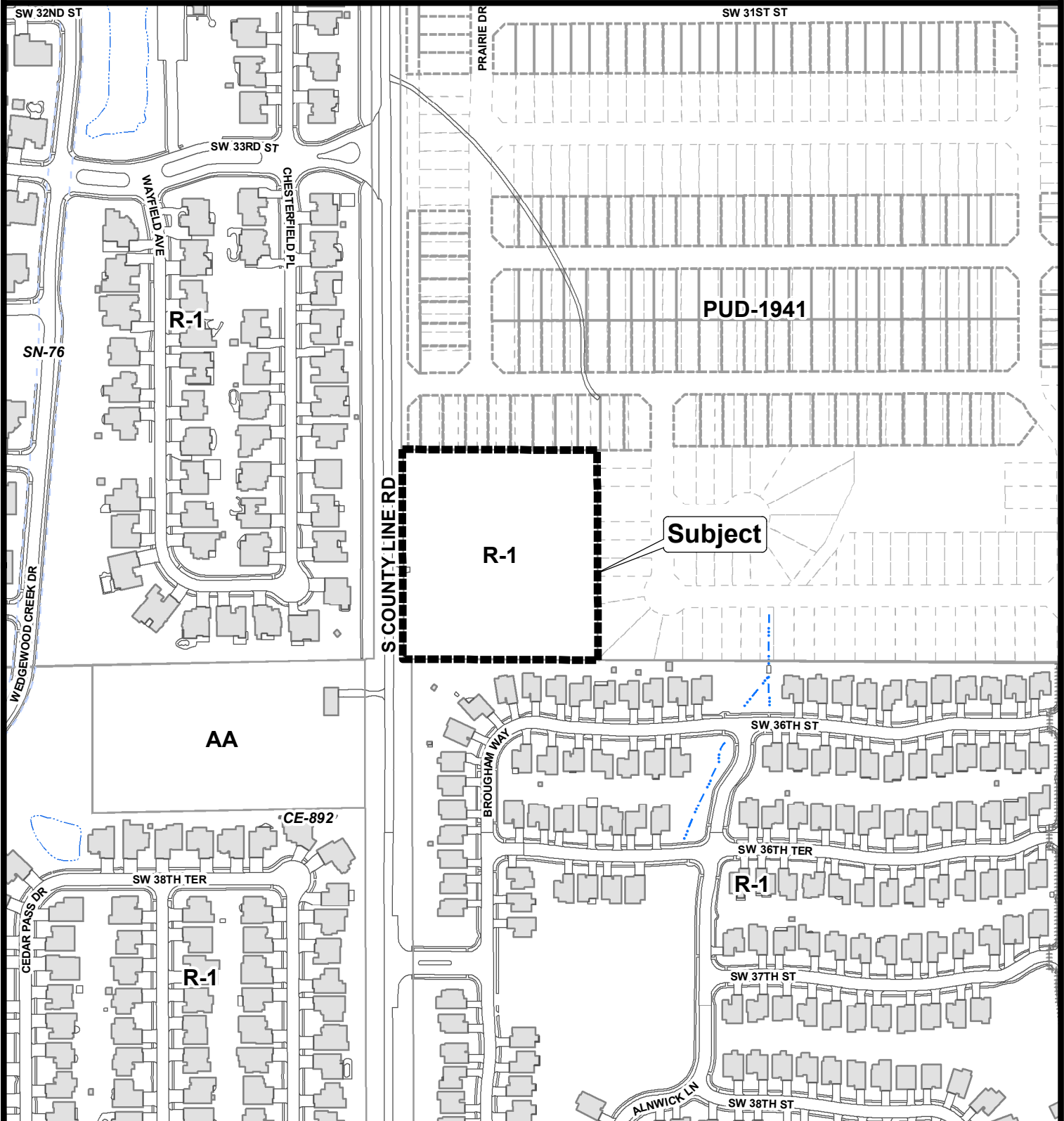
gjh

Case No: PUD-2128

Applicant: Maverick Holdings, LLC

Existing Zoning: R-1

Location: 3540 S. County Line Rd.



Note: "Subject" is located approximately 2,187' South of SW 29th St.



The City of
OKLAHOMA CITY

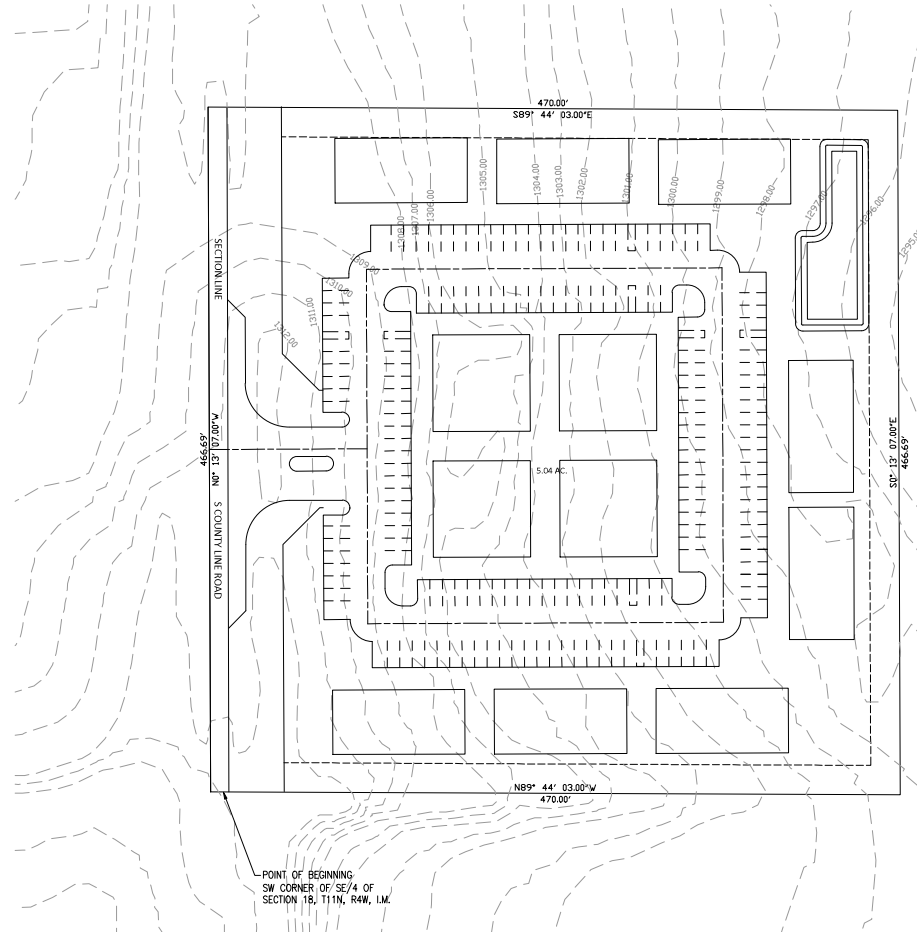
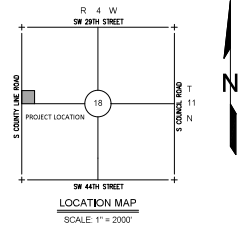
Planned Unit Development



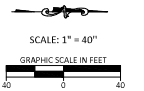
0 150 300
Feet

MASTER DESIGN PLAN
OF
MAVERICK CROSSING

A Part of the NW/4 of Section 18, T11N, R4W I.M., Oklahoma County, Oklahoma



PUD-2128 Exhibit B



OWNER:
MAVERICK HOLDINGS LLC
619 LONGVIEW DR SW
PREDMONT, OK 73078

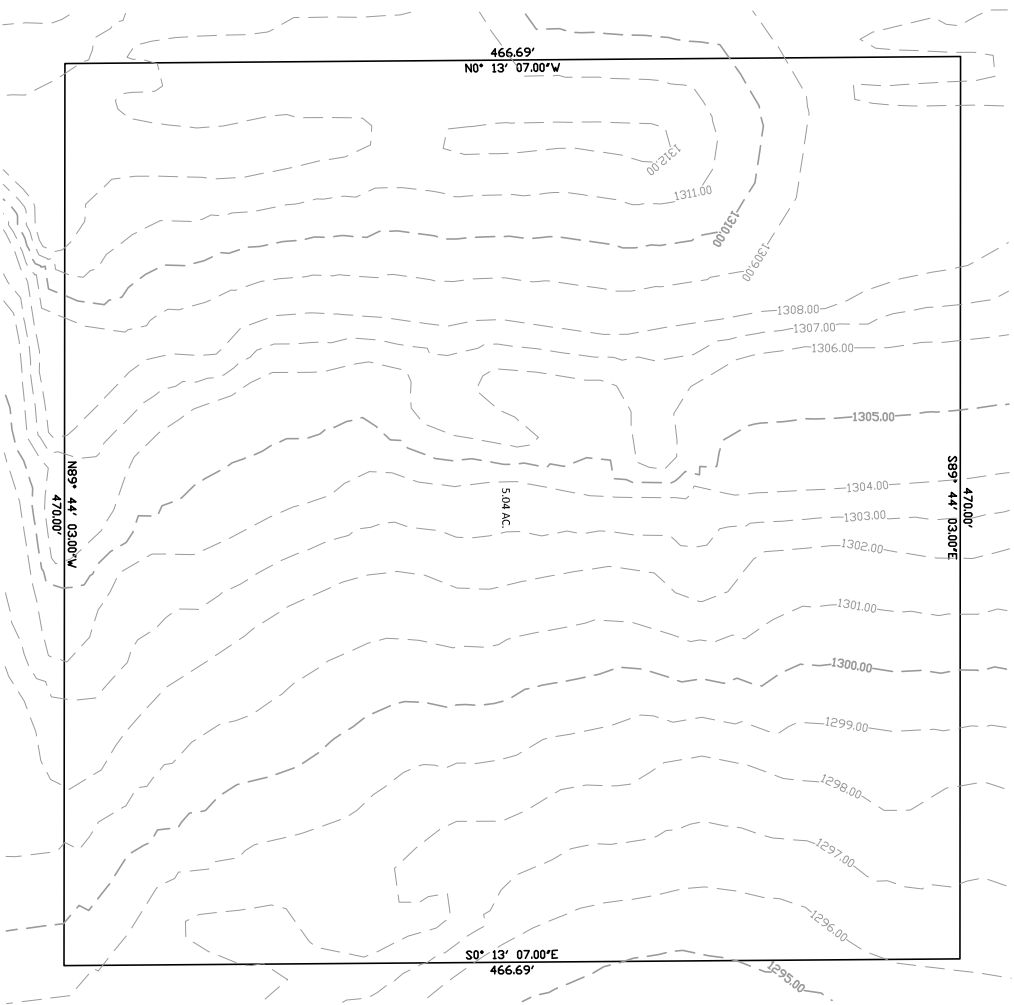
LEGAL DESCRIPTION
A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southwest corner of the NW/4 of said Section 18; thence S00°13'07" W along the West line of said NW/4 a distance of 466.69; thence S89°44'03" E a distance of 470.00 feet; thence S00°13'07" E a distance of 466.69 feet; thence N89°44'03" W a distance of 470.00 feet to the POINT OF BEGINNING.

Containing .219,663 Sq. Ft. or 5.035 Acres, more or less.

MASTER DESIGN PLAN
OF
MAVERICK CROSSING

SHEET: 1 OF 1
DATE: 01/08/2026



Case No: PUD-2128

Applicant: Maverick Holdings, LLC

Existing Zoning: R-1

Location: 3540 S. County Line Rd.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 2,187' South of SW 29th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet

Howard, Gabriel J

From: Jenifer Goolsby <jgoolsby712@gmail.com>
Sent: Friday, February 6, 2026 11:07 AM
To: PL, Subdivision and Zoning
Subject: Letter of Opposition Re: PUD-2128
Attachments: Opposition Letter to City Council.docx; Opposition Letter to City Council.pdf

You don't often get email from jgoolsby712@gmail.com. [Learn why this is important](#)

Good Morning!

I have attached my letter of opposition for the proposed rezoning of 3540 S. County Line Rd OKC, OK 73179.

Thank you,

Jenifer Goolsby
She/Her
OU Law JD Candidate '26
jgoolsby712@gmail.com
(405)618-8232

Letter of Opposition
Case PUD-2128

Jenifer Goolsby and Bryce Fennell
8912 SW 36th St
OKC, OK 73179

Dear Council,

I am writing to express my opposition to PUD-2128, the proposed rezoning at 3540 S County Line Rd from single-family to multi-family. This is likely to have a significant negative impact on the local communities. More specifically, my opposition is based on the increased traffic in an already densely populated area, infrastructure strain, the proposed multi-family use being inconsistent with the character of the surrounding area, and the development of this area of land will remove mature trees, teaming with life, and with their removal, increase noise levels and cause potential drainage issues.

Increased Traffic and Infrastructure Strain: This proposed rezoning to multi-family will bring excess traffic to an already densely populated area. The roads in the area are already in poor condition, and the addition of more construction vehicles and the resulting increase in traffic upon completion will only exacerbate the issue. I am aware County Line Rd is slated to be fixed with money from the recent infrastructure funding vote, but there does not seem to be a timeline on this, and when construction does commence, the additional congestion on County Line Rd will cause an undue strain on individuals in the area.

Inconsistent with the Character of the Surrounding Community: The area around this proposed rezoning consists of single-family homes in several neighborhoods and communities. The multi-family proposed use would alter the character of the area. This is likely to lead to a reduction in property value for those in the immediate vicinity.

Environmental Concerns and Quality of Life: The area of development in this proposal is full of mature trees and wildlife. Looking out from our house, there are dozens of native birds flying in and out of the trees at any given time. The existence of these trees in an area where most other trees are young and sparse helps to preserve biodiversity in an already fragmented ecosystem. The loss of these trees will also create an increase in noise levels as we will be losing nature's sound barrier.

Best,

Jenifer Goolsby

Howard, Gabriel J

From: Maverick Holdings <maverickholdings@yahoo.com>
Sent: Thursday, February 5, 2026 6:23 AM
To: Welch, Sarah
Cc: Howard, Gabriel J; Conyers, Cameron; Jerimy Meek
Subject: Re: PUD-2128 Staff Commentary/Support
Attachments: PUD-2128_Letter of Support .pdf

OKC Staff,

I have attached 3 documents of support for my PUD.

We really collaborated on this PUD on every line and word.

You can see in the emails where their neighborhoods find commercial use highly desirable.

- Letter of support
- Email of support
- Email of support

To Whom It May Concern,

We are writing to document our engagement with Mr. Derek Kennedy regarding the proposed rezoning request associated with **PUD-2128**.

During our discussions, we raised concerns related to several use codes originally permitted under the PUD due to compatibility considerations with the surrounding residential neighborhood. In response to those concerns, Mr. Kennedy agreed to remove the following uses from the PUD:

- **8300.45** Gasoline Sales, Large
- **8300.46** Gasoline Sales, Small: Restricted
- **8300.49** Lodging Accommodations: Bed and Breakfast
- **8300.51** Lodging Accommodations: Commercial Lodging
- **8200.12** Multiple-Family Residential
- **8300.54** Outdoor Sales and Display, and Outdoor Storage
- **8350.16** Wholesaling, Storage, and Distribution: Restricted

Mr. Kennedy also agreed to amend the PUD to prohibit any marijuana-related uses or businesses on the subject property.

We additionally requested the removal of **8300.60 Personal Storage**. Mr. Kennedy expressed reservations about fully removing this use due to the need to retain flexibility for future, market-driven development of the property. As a compromise, Mr. Kennedy agreed to strengthen the architectural standards for any development utilizing this use code.

Specifically, under Section 9.1 of the PUD, any development falling under 8300.60 Personal Storage will be subject to upgraded facade requirements consisting of a minimum of 70% brick, brick veneer, masonry rock, or stone, with no more than 30% EIFS, metal, wood, concrete board, or siding.

Throughout this process, Mr. Kennedy has been reasonable, responsive, and willing to collaborate in good faith. We appreciate the cooperative effort to address neighborhood concerns while maintaining flexibility for viable development of the site.

Sincerely,

Jaedyn Magdaleno
Kingsridge West HOA Board Member
8904 SW 44th Ter
Oklahoma City, OK 73179

Ronnie Morris
Westbrooke Estates HOA Board Member
9333 SW 21st St
Oklahoma City, OK 73128



Jaedyn Magdaleno

8:06 PM

To: Derek Cc: Ronnie, Jeremy >



Re: PUD-2128

Derek

I really appreciate the extra mile you have gone working with us. I'm truly hopeful you'll bring helpful commercial business that this area needs drastically. Seriously, if you can get an Aldi's People will be jumping up and down. But I'm hopeful whatever you put in it's going to be useful.

be sent shortly.

I spoke to the neighborhood for once no major complaints. That speaks a lot for my neighborhood let me tell you that. The president of Kingsridge West HOA would love to get dry cleaning in there, she would be super happy also. 😊 i'm just a messenger on that one. Just some suggestions 😊

My endorsement will be attached to the letter which be sent shortly.

Thank you for making a positive experience. We don't get that a lot with the developers. I wish you luck on this new endeavor.

Si



Jaedyn Magdaleno,

Kingsridge West HOA Board Member



Ronnie Morris

To: Jaedyn Cc: Derek,

Re: PUD-2128

Derek and Commissioner Me reiterate Jaedyn's sentiment positive experience. Please s letter and give me a call if yo questions [405-820-4526](tel:405-820-4526).

Thank you,
Derek Kennedy
405-831-3382

On Feb 3, 2026, at 11:40 AM, Welch, Sarah <sarah.welch@okc.gov> wrote:

Derek, thank you very much for working with the community and neighboring HOAs.

Sarah Welch

Subdivision & Zoning Manager
Oklahoma City Planning Department
Subdivision & Zoning Office: (405) 297-2623
Direct: (405) 297-2283
sarah.welch@okc.gov

From: Howard, Gabriel J <gabriel.howard@okc.gov>
Sent: Tuesday, February 3, 2026 11:00 AM
To: Maverick Holdings <maverickholdings@yahoo.com>
Cc: Welch, Sarah <sarah.welch@okc.gov>; Conyers, Cameron <cameron.conyers@okc.gov>; Jerimy Meek <okcward3planning@gmail.com>
Subject: RE: PUD-2128 Staff Commentary

Received.

Thank you,
Gabriel Howard
Senior Planner
Planning Department-Subdivision & Zoning
420 West Main Street, Suite 910, OKC, OK 73102
405-297-2637
<image003.png>

From: Maverick Holdings <maverickholdings@yahoo.com>
Sent: Tuesday, February 3, 2026 10:40 AM
To: Howard, Gabriel J <gabriel.howard@okc.gov>
Cc: Welch, Sarah <sarah.welch@okc.gov>; Conyers, Cameron <cameron.conyers@okc.gov>; Jerimy Meek <okcward3planning@gmail.com>
Subject: Re: PUD-2128 Staff Commentary

OKC Staff,

I have attached the revised PUD, with 2 versions: