

ORDINANCE NO. 28,065

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED 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 SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property, subject to the SRODD Scenic River Overlay Design District boundary:

Lots One (1) through Four (4) in Block Eighteen (18) of Central Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 24TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 21ST day of APRIL, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. F
4/21/2026

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) (SPUD-1794), rezoning 544 SE 14th Street from R-1 Single-Family Residential, MH Manufactured Home Overlay, and SRODD Scenic River Overlay Design Districts to SPUD-1794 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 7.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Dakota Desai, Smith Roberts Baldischwiler, LLC
Reyes Brothers Buy Houses LLC

Purpose:

The purpose of this application is to allow residential use and development, specifically single-family residential.

Background:

On February 25, 2026, the Urban Design Commission recommended approval of the application, subject to the Master Design Statement being revised to state that street trees shall be required for all street frontages, spaced at a maximum of 40 feet.

On February 26, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed with these conditions, and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. Applicant shall construct public alley improvements, west to the power pole near the west property line, and all residential drives shall connect/be given access off the alley.
2. Street trees shall be required for all street frontages, spaced at a maximum of 40 feet.

Protests:

None

Previous Action:

The Ordinance was introduced March 24, 2026, and set for final hearing April 21, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1794	SMITH ROBERTS BALDISCHWILER-DAKOTA DESAI	100 NE 5TH ST	OKLAHOMA CITY	OK	73104
SPUD-1794	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1794	530 SE 13 LLC	1111 NW 11TH ST	OKLAHOMA CITY	OK	73111
SPUD-1794	533 SE 14 LLC	16307 SONOMA PARK DR	EDMOND	OK	73013
SPUD-1794	AGUILERA ISABEL, AGUILERA GUADALUPE	417 SE 16TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	ANAIM ZAKA	1902 N ZION ST	ORANGE	CA	92867-3327
SPUD-1794	BADILLO MARIA & ENCARNACION, BADILLO MONICA	324 SW 11TH ST	OKLAHOMA CITY	OK	73109
SPUD-1794	BLUEOAK PROPERTY GROUP LLC	8 THE GREEN, Unit A	DOVER	DE	19901
SPUD-1794	DJ MARTINEZ PROPERTIES LLC, MARTINEZ INVESTMENTS LLC	2318 S CENTRAL AVE	OKLAHOMA CITY	OK	73129-1832
SPUD-1794	DRANNIK PROPERTIES LLC	1149 E BROOKS ST	NORMAN	OK	73071-3434
SPUD-1794	ESCOBEDO QUINONEZ EULOGIO	911 SE 14TH ST	OKLAHOMA CITY	OK	73129-6041
SPUD-1794	FLORES ERICKA	515 SE 15TH ST	OKLAHOMA CITY	OK	73129-4301
SPUD-1794	FLOWERS JIMMY H & RHONDA L TRS, FLOWERS FAMILY TRUST	2309 SW 100TH ST	OKLAHOMA CITY	OK	73159-7501
SPUD-1794	GALVEZ JAIME, GARCIA M DE LOURDES GARCIA	1405 NW 7TH ST	OKLAHOMA CITY	OK	73106
SPUD-1794	GOMEZ ARMANDO REY	541 SE 15TH ST	OKLAHOMA CITY	OK	73129-4301
SPUD-1794	GOMEZ ELCIRA LORENZA REY	545 SE 15TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	GRANADOS EMILIO	537 SE 14TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	GRANADOS EMILIO, ACEVEDO ARIANNA, MARTINEZ INVESTMENTS LL	537 SE 14TH ST	OKLAHOMA CITY	OK	73129-4316
SPUD-1794	HERNANDEZ JONATHAN	511 SE 14TH ST	OKLAHOMA CITY	OK	73129-4316
SPUD-1794	HUTCHINSON ANNA SUE, TRUMAN CALVIN	601 SE 14TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	K&J PROPERTIES HOLDINGS LLC	1709 EAGLE DR	MOORE	OK	73160-2682
SPUD-1794	KUDO AARON & CHIKA	526 SE 13TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	LUNA ESTEBAN HERRERA	1313 HAZELWOOD DR	MIDWEST CITY	OK	73110-7409
SPUD-1794	MANZANO PETRA A	516 SE 14TH ST	OKLAHOMA CITY	OK	73129-4317
SPUD-1794	MORENO RAMON DE LA TORRE	545 SE 15TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	OMEGA INVESTMENTS LLC	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103
SPUD-1794	PRAIRIE PROPS 0002 LLC	PO BOX 515	OKLAHOMA CITY	OK	73101
SPUD-1794	QUAIL 2007 LLC	4217 S MAY AVE	OKLAHOMA CITY	OK	73119
SPUD-1794	QUINONES EVANJELINA ESCOBEDO	1421 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106-4443
SPUD-1794	R & H HOMES LLC	921 SE 12TH ST	OKLAHOMA CITY	OK	73129-6056
SPUD-1794	REYES BROTHERS BUY HOUSES LLC	5350 S WESTERN AVE	OKLAHOMA CITY	OK	73109
SPUD-1794	RIVERA NATIVIDAD ELVIA	2112 SE 5TH ST	MOORE	OK	73160-8374

SPUD-1794	RKMP INVESTMENTS LLC	3211 S WESTERN AVE	OKLAHOMA CITY	OK	73109
SPUD-1794	SAN DIEGO CHRISTIAN MART R	534 SE 13TH STREET	OKLAHOMA CITY	OK	73129
SPUD-1794	SKYLINE URBAN OUTREACH INC	500 SE 15TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	THOMPSON SANDINO L	PO BOX 101	ARCADIA	OK	73007-0101
SPUD-1794	TROUSDALE DARRELL	5409 PULCHELLA DR	OKLAHOMA CITY	OK	73142
SPUD-1794	TUHIN LLC	532 SE 15TH ST	OKLAHOMA CITY	OK	73129-4302
SPUD-1794	VAZQUEZ GERARDO	612 SE 14TH ST	OKLAHOMA CITY	OK	73129-4319
SPUD-1794	VIRGEN HUMBERTO	500 SE 14TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	VIRGEN LEOVIGILDA & HUMBERTO	500 SE 14TH ST	OKLAHOMA CITY	OK	73129
SPUD-1794	VIRGEN RICHARD	500 SE 14TH ST	OKLAHOMA CITY	OK	73129-4317

APPROVED
04-21-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1794
MASTER DESIGN STATEMENT FOR

Reyes Bros. Central Addition

November 21, 2025
March 05, 2026

PREPARED BY:

Smith Roberts Baldischwiler, LLC
Dakota Desai
100 N.E. 5th Street
Oklahoma City, OK, 73104
405-840-7094
Dakota.desai@srbok.com

SPUD-1794 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential, and SRODD Scenic River Overlay Design Districts** OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

(8200.14) Single-Family Residential.

1.1 Minimum Lot Size: 4,000 square feet

1.2 Minimum Lot Width: 30 Feet

2. **Maximum Building Height:**

Maximum building height shall be per the base district zoning regulations.

3. **Maximum Building Size:**

Maximum building size shall be per the base district zoning regulations.

4. Maximum Number of Buildings:

Three (3) single family residences

5. Building Setback Lines:

North:	10 feet
South:	10 feet
East, along Durland Ave:	15 feet
Western boundary of SPUD:	5 feet
Internal Setbacks:	5 feet

Building separation shall conform to Building Code and Fire Code requirements.

6. Sight-proof Screening:

Not Required

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Street trees shall be required for all street frontages, spaced at a maximum of 40 feet.

8. Signs:

Signs within the SPUD will comply with Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.

9. Access:

Access to the residences will be taken from S. Durland Ave via rear-loading driveways. A cross-access agreement will be implemented to allow for access to the mid-block residences.

10. Sidewalks:

5 ft. sidewalks shall be provided along S.E. 14th Street and S. Durland Ave.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Each individual lot will have a minimum of 30% of its area uncovered by impervious pavements and buildings.

3. Street Improvements:

Applicant shall construct public alley improvements, west to the power pole near the west property line, and all residential drives shall connect / be given access off the alley.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Parking:

2 parking spaces per dwelling unit are required. Parking located within a garage will count towards required parking spaces provided each space meets the required design minimums and space for maneuvering in the alley, if applicable.

6. Maintenance:

Maintenance shall be the responsibility of the property owner.

7. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

8. Subdivision:

Subdivision within this SPUD shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

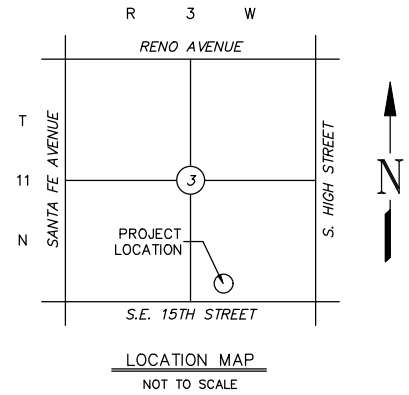
Exhibit B: Site Plan

SPUD-1794 Exhibit A – Legal Description

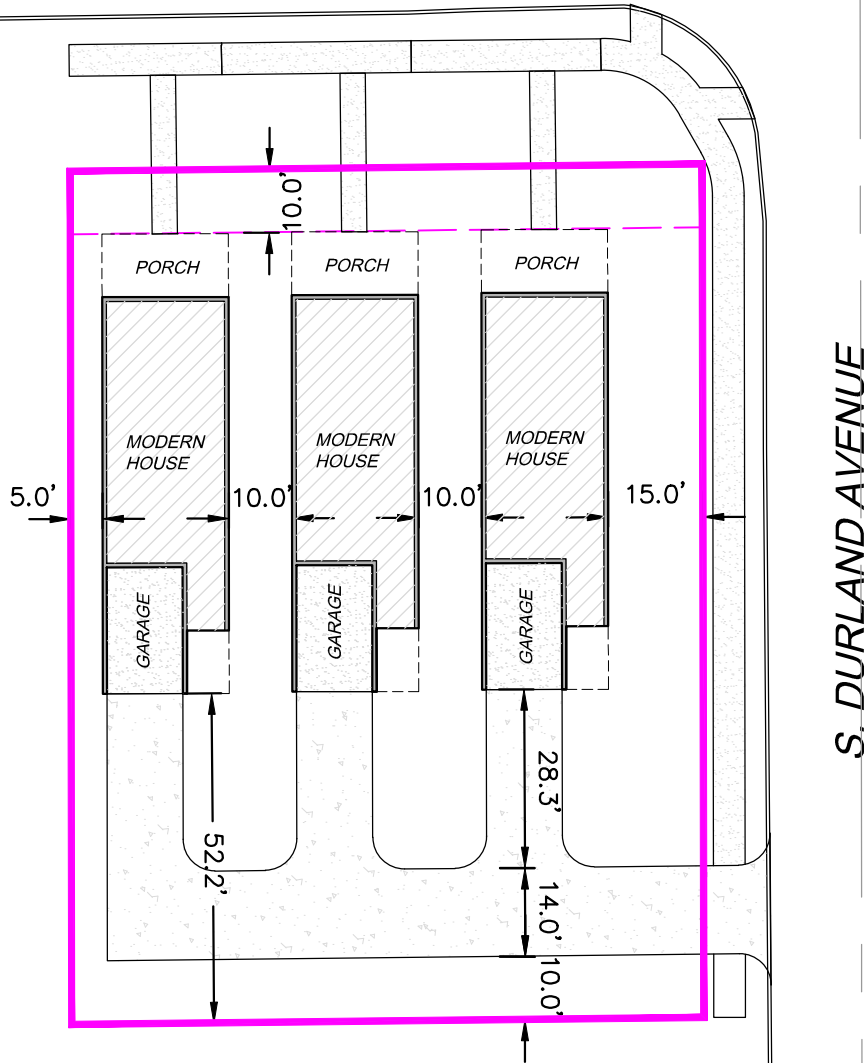
Lots One (1) through Four (4) in Block Eighteen (18) of Central Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SPUD-1794 Exhibit B

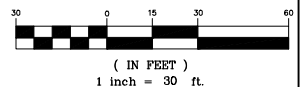
OPTION D
REAR ACCESS DRIVE



S.E. 14TH STREET



GRAPHIC SCALE



SCALE:
HOR. 1"=30'

SHEET
D

REYES BROS, LLC - REAR ACCESS DRIVE
LOTS 1 THRU 4, BLOCK 18, CENTRAL ADDITION
OKLAHOMA CITY, OKLAHOMA

PROJ. 118180
DATE: 1/12/26

DRAWN BY: CHT
DESIGNED BY: CET
CHECKED BY: JAC



ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION
NO. 3549 EXPIRES JUNE 30, 2027

CASE NUMBER: SPUD-1794

This notice is to inform you that **Dakota Desai, Smith Roberts Baldischwiler, LLC, on behalf of Reyes Brothers Buy Houses LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1794 Simplified Planned Unit Development and Scenic River Overlay Design Districts. The City Council will consider this zoning application at a public hearing on April 21, 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:

Lots One (1) through Four (4) in Block Eighteen (18) of Central Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

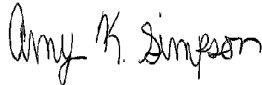
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 24th day of March 2026.

SEAL


Amy K. Simpson, City Clerk



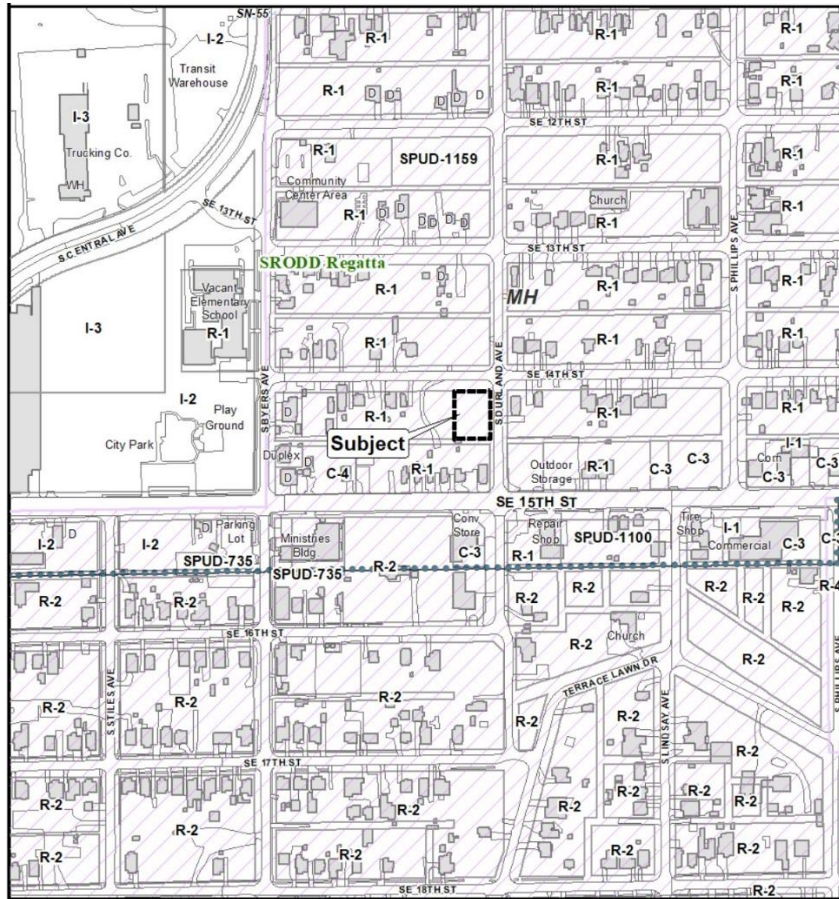
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1794

FROM: R-1 Single Family Residential, MH Manufactured Home Overlay, and SRODD Scenic River Overlay Design Districts

TO: SPUD-1794 Simplified Planned Unit Development and Scenic River Overlay Design Districts

ADDRESS OF PROPERTY: 544 SE 14th Street



PROPOSED USE: The purpose of this application is to allow residential use and development, specifically single-family residential.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **R-1 Single-Family Residential** and **SRODD Scenic River Overlay Design Districts** (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: SPUD-1794

LOCATION: 544 SE 14th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1794 Simplified Planned Unit Development District subject to the Scenic River Overlay Design District from R-1 Single Family Residential, MH Manufactured Home Overlay, and SRODD Scenic River Overlay Design Districts. A public hearing will be held by the City Council on April 21, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property, subject to the Scenic River Overlay Design District boundary:

LEGAL DESCRIPTION:

Lots One (1) through Four (4) in Block Eighteen (18) of Central Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow residential use and development, specifically single-family residential.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **R-1 Single-Family Residential and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020).

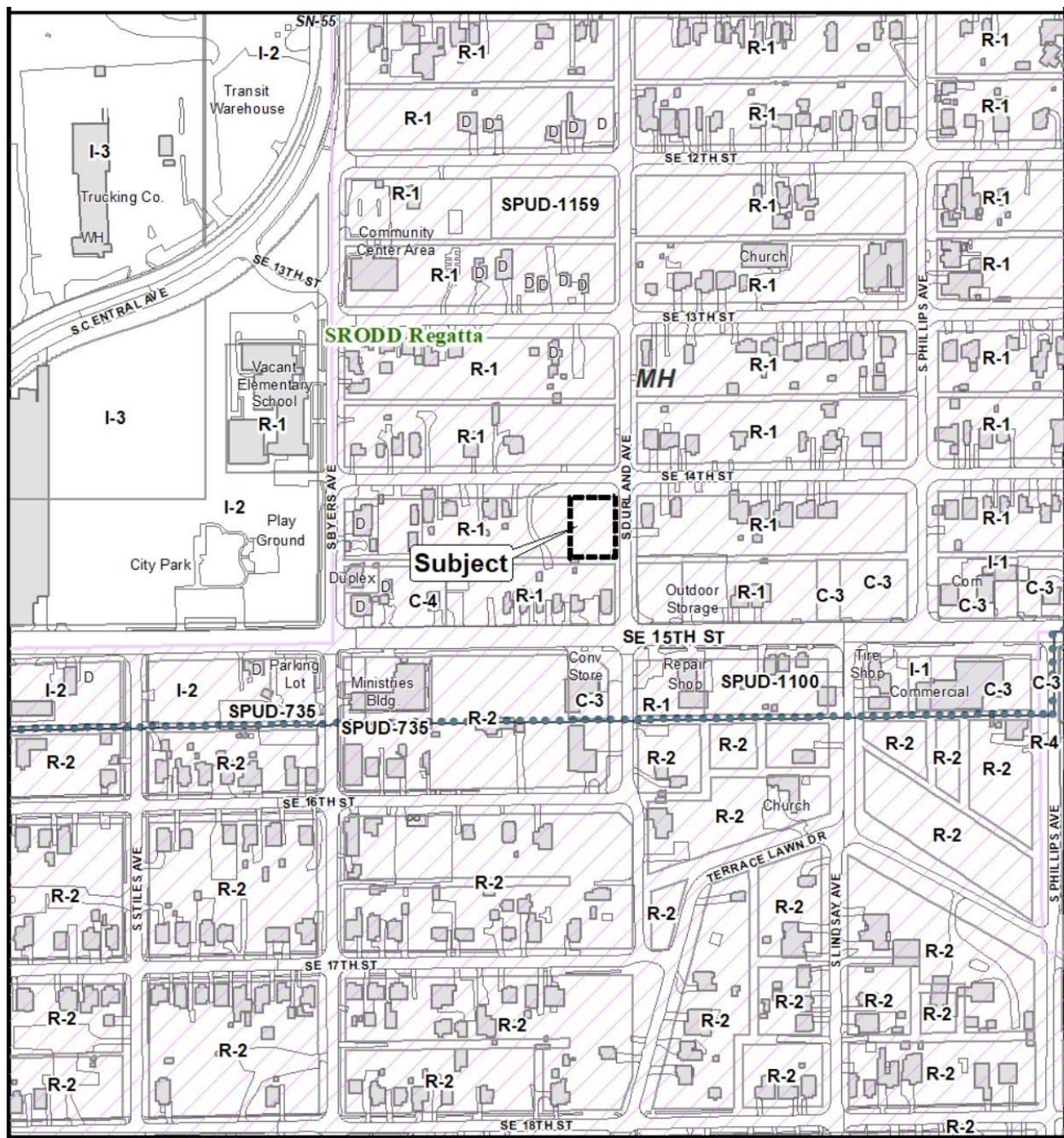
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 24th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
February 26, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on February 20, 2026)

7. (SPUD-1794) Application by Reyes Brothers Buy Houses, LLC to rezone 544 SE 14th Street from R-1 Single-Family Residential, MH Manufactured Home Overlay, and SRODD Scenic River Overlay Design Districts to SPUD-1794 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 7.

Amended Technical Evaluation:

1. Applicant shall construct public alley improvements, west to the power pole near the west property line, and all residential drives shall connect/be given access off the alley.
2. Street trees shall be required for all street frontages, spaced at a maximum of 40 feet.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY HARRISON, SECONDED BY POWERS

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

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 26, 2026

Item No. IV. 7.

(SPUD-1794) Application by Reyes Brothers Buy Houses, LLC to rezone 544 SE 14th Street from R-1 Single Family Residential, MH Manufactured Home Overlay, and SRODD Scenic River Overlay Design Districts to SPUD-1794 Simplified Planned Unit Development, and SRODD Scenic River Overlay Design Districts. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Dakota Desai
Smith Roberts Baldischwiler
(405) 640-2292

2. Case History

This application has been deferred from the January 29, and February 12, 2026, Planning Commission hearing dates. This application is scheduled to be heard by the Urban Design Commission (UDC) on February 25, 2026.

3. Reason for Request

The purpose of this application is to allow residential use and development, specifically single-family residential.

B. EXISTING CONDITIONS

- 1. Size of Site:** 0.31 Acres
- 2. School District:** Oklahoma City
- 3. Zoning and Land Use:**

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

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on

vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential, and SRODD Scenic River Overlay Design Districts** OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

(8200.14) Single-Family Residential.

1.1 Minimum Lot Size: 4,000 square feet

1.2 Minimum Lot Width: 30 Feet

2. **Maximum Building Height:**

Maximum building height shall be per the base district zoning regulations.

3. **Maximum Building Size:**

Maximum building size shall be per the base district zoning regulations.

4. **Maximum Number of Buildings:**

Three (3) single family residences

5. **Building Setback Lines:**

North:	10 feet
South:	10 feet
East, along Durland Ave:	15 feet
Western boundary of SPUD:	5 feet
Internal Setbacks:	5 feet

Building separation shall conform to Building Code and Fire Code requirements.

6. Sight-proof Screening:

Not Required

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signs within the SPUD will comply with Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.

9. Access:

Access to the residences will be taken from S. Durland Ave via rear-loading driveways. A cross-access agreement will be implemented to allow for access to the mid-block residences.

10. Sidewalks:

5 ft. sidewalks shall be provided along S.E. 14th Street and S. Durland Ave.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Each individual lot will have a minimum of 30% of its area uncovered by impervious pavements and buildings.

3. Street Improvements:

Not required.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Parking:

2 parking spaces per dwelling unit are required. Parking located within a garage will count towards required parking spaces provided each space meets the required design minimums and space for maneuvering in the alley, if applicable.

6. Maintenance:

Maintenance shall be the responsibility of the property owner.

7. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

8. Subdivision:

Subdivision within this SPUD shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan

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.

4. Utilities Department:

a. Solid Waste Management:

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

b. Water Availability:

1. An existing 6-inch/8-inch water main(s) is located adjacent to the subject site(s).
2. 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.
3. 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.
4. 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.
5. 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 more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. 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.
7. 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).

8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Each unit must have a separate water meter and connection to the main.

c. Wastewater Availability:

1. An existing 8-inch 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. Each unit must have a separate wastewater connection to the main.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Maintain historical lot and block sizes where possible and appropriate.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow single-family residential development in accordance with R-1 and SRODD regulations. The conceptual plan for the development illustrates three single-family residences fronting SE 14th Street, consistent with the maximum number of buildings permitted by the SPUD regulations. Three dwelling units on the roughly 0.31-acre site would be 9.67 du/acre. The SPUD proposes a minimum lot size of 4,000 square feet and a minimum lot width of 30 feet.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located at the southwest corner of SE 14th Street and South Durland Avenue, both Neighborhood Streets in the Urban Medium LUTA. The site currently has an unimproved access point along both SE 14th Street and South Durland Avenue. The subject site abuts an unimproved platted alley to the south. The SPUD regulations specify that access to all residences shall be via rear-loading driveways from South Durland Avenue. To facilitate access to mid-block residences, a cross-access agreement will be established.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site but are required along both street frontages by the SPUD regulations.

- 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” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the 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 SPUD is requested to allow single-family residential development in accordance with R-1 and SRODD regulations. The conceptual plan for the development illustrates three single-family residences fronting SE 14th Street, consistent with the maximum number of buildings permitted by the SPUD regulations. The SPUD proposes the following setbacks: 10 feet on the*

north (front) and south (rear), 15 feet on the east (corner side), and 5 feet on the west (interior side). An internal setback of 5 feet is proposed by the SPUD, with additional language provided that building separation shall conform to Building Code and Fire Code requirements. The SPUD utilizes the respective base district regulations for maximum building height. The subject site is subject to SRODD regulations, guidelines, and design review process. Any new development will be required to obtain a Certificate of Approval.

3) Service Efficiency:

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

4) Transportation System: The subject site is located at the southwest corner of SE 14th Street and South Durland Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located south of the site, along SE 15th Street.

5) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- 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)

b. Plan Conformance Considerations

The subject site is located at the southwest corner of SE 14th Street and South Durland Avenue, in an area generally located south of the Oklahoma River and west of Interstate 35. The site is currently zoned R-1 and undeveloped. The site abuts an unimproved platted alley to the south. Across SE 14th Street, to the north, and abutting land to the west, is undeveloped land zoned R-1. East of the site, across South Durland Avenue, and across the platted alley to the south, are single-family residences zoned R-1. Land to the southeast, at the northeast corner of South Durland Avenue and SE 15th Street, is undeveloped land zoned C-3. The application site and the surrounding area are located within the Scenic River Overlay Design District (Regatta) and the Manufactured Home (MH) Overlay District.

The SPUD is requested to allow single-family residential development in accordance with R-1 and SRODD regulations. The proposed SPUD does not retain the MH Overlay regulations. The conceptual plan for the development illustrates three single-family residences fronting SE 14th Street, consistent with the maximum number of buildings permitted by the SPUD regulations. Three dwelling units on the roughly 0.31-acre site

would be 9.67 du/acre. The SPUD proposes a minimum lot size of 4,000 square feet and a minimum lot width of 30 feet. The SPUD proposes the following setbacks: 10 feet on the north (front) and south (rear), 15 feet on the east (corner side), and 5 feet on the west (interior side). An internal setback of 5 feet is proposed by the SPUD, with additional language provided that building separation shall conform to Building Code and Fire Code requirements. The SPUD utilizes the respective base district regulations for maximum building height. The SPUD regulations specify that access to all residences shall be via rear-loading driveways from South Durland Avenue. To facilitate access to mid-block residences, a cross-access agreement will be established. The subject site is subject to SRODD regulations, guidelines, and design review process. Any new development will be required to obtain a Certificate of Approval. The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

The proposed development is subject to the SRODD regulations, guidelines, and design review process, as applicable. This rezoning application is subject to review by the Urban Design Commission (UDC). The UDC was scheduled to make a recommendation on the application on January 28, 2026, but the meeting was cancelled. Their recommendation is expected on February 25, 2026 and will be conveyed to the Planning Commission at their meeting.

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.

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.

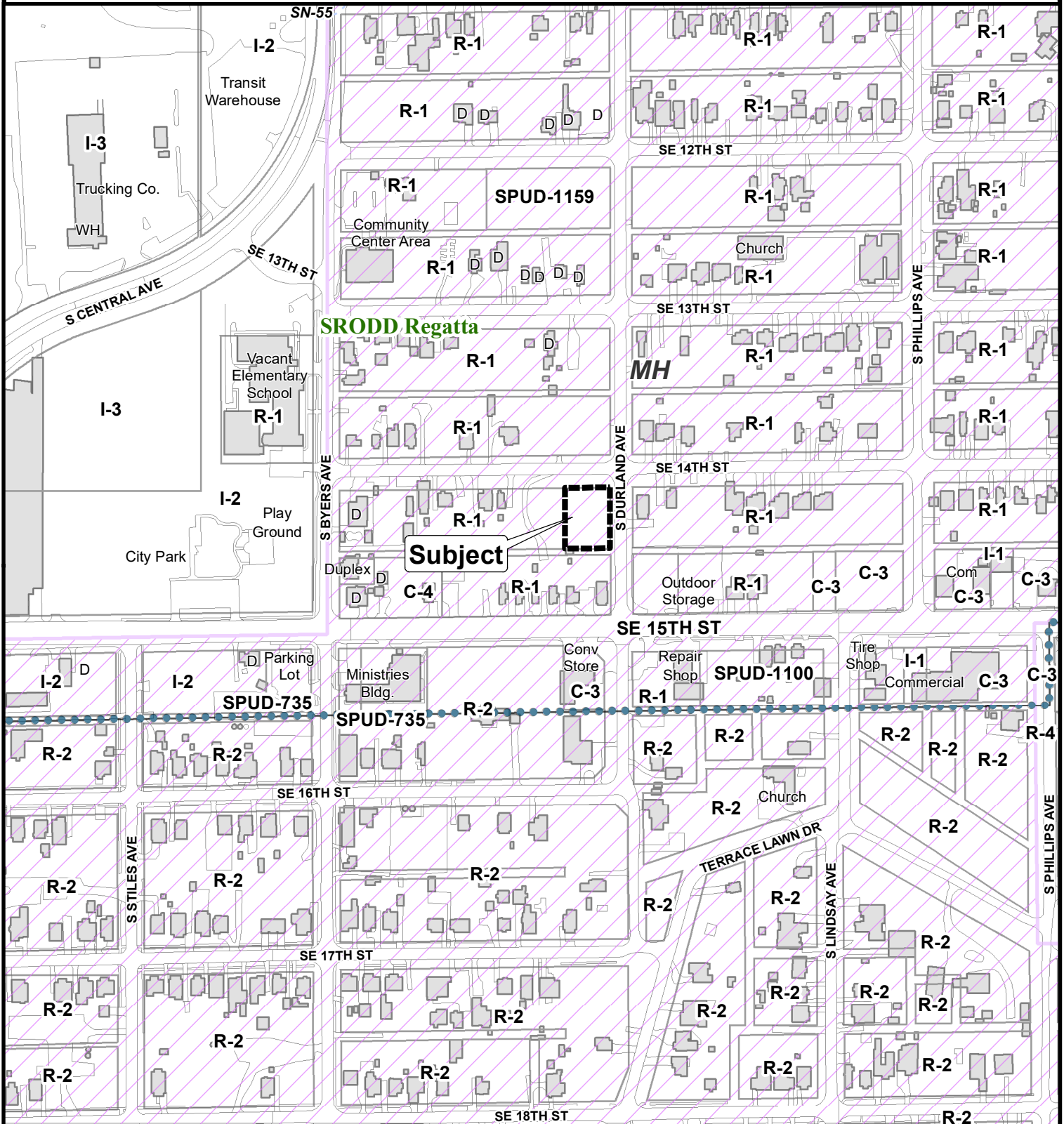
taj

Case No: SPUD-1794

Applicant: Reyes Brothers Buy Houses, LLC

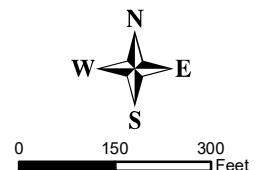
Existing Zoning: R-1 / MH / SRODD

Location: 544 SE 14th St.



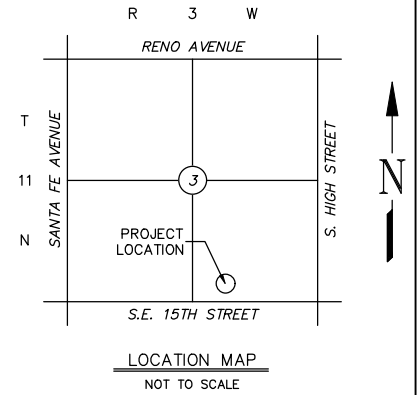
The City of
OKLAHOMA CITY

Simplified Planned Unit Development

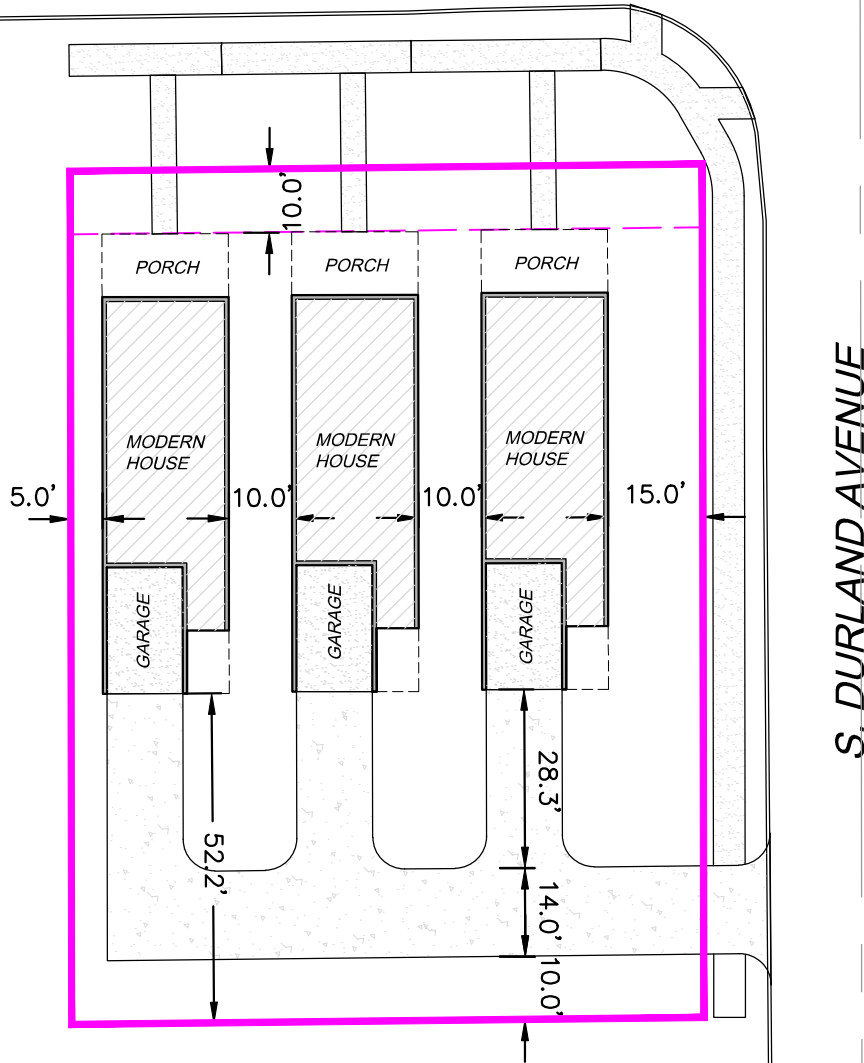


SPUD-1794 Exhibit B

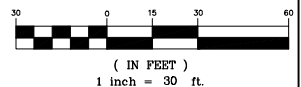
OPTION D
REAR ACCESS DRIVE



S.E. 14TH STREET



GRAPHIC SCALE



SCALE:
HOR. 1"=30'

SHEET
D

REYES BROS, LLC - REAR ACCESS DRIVE
LOTS 1 THRU 4, BLOCK 18, CENTRAL ADDITION
OKLAHOMA CITY, OKLAHOMA

PROJ. 118180
DATE: 1/12/26

DRAWN BY: CHT
DESIGNED BY: CET
CHECKED BY: JAC



ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION
NO. 3549 EXPIRES JUNE 30, 2027

Case No: SPUD-1794 Applicant: Reyes Brothers Buy Houses, LLC
Existing Zoning: R-1 / MH / SRODD
Location: 544 SE 14th St.

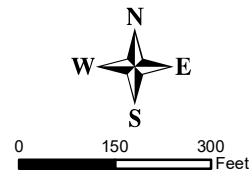


Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



Johnson, Thad A

From: Monica De Los Santos <monica@omegahouses.com>
Sent: Wednesday, January 21, 2026 1:11 PM
To: PL, Subdivision and Zoning
Subject: Case no. SPUD-1794

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Good afternoon,
On behalf of Omega Investments, LLC. We are in support of case no. SPUD-1794.

Please feel free to reach out with any questions or concerns, thank you!

--

Monica De Los Santos | Transaction Specialist
20 NW 13th St Suite 200 Oklahoma City, Oklahoma 73103
Office: 405-320-3377

