

Published in The Journal Record _____ MAY 6 , 2026

ORDINANCE NO. 28,072

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE R-1 SINGLE-FAMILY RESIDENTIAL 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 R-1 Single-Family Residential District, as shown upon the District Map to include therein the following described property:

The South 65 feet of Lot One (1) in VICKI LYNN ADDITION, a Re-Subdivision of Blocks 1 & 8 HOME PLACE, a platted subdivision in Cleveland County, Oklahoma, according to the recorded plat thereof in Book 3, Page 12, being more particularly described by metes and bounds as follows: BEGINNING at the Southwest corner of said Lot 1; Thence North 00°55'23" West along the West line of said Lot 1 a distance of 65.00 feet; Thence South 89°38'09" East and parallel with the South line of said Lot 1 a distance of 110.00 feet to a point on the East line of said Lot 1; Thence South 00°55'23" East along said East line a distance of 65.00 feet to the Southeast corner thereof; Thence North 89°38'09" West along said South line a distance of 110.00 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 7TH day of APRIL, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 5TH day of MAY, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



[Signature]
VICE-MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. A
5/5/2026

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) (PC-10998), rezoning 9008 South Grace Avenue from O-2 General Office District to R-1 Single-Family Residential District. Ward 5.

Applicant:

Terry L. Pollock, STP Solutions, Inc.
JNJ Ventures LLC

Purpose:

The purpose of this application is to allow a single-family residence.

Background:

On March 26, 2026, the Planning Commission recommended approval of the application.

Protest:

None

Previous Action:

The Ordinance was introduced April 7, 2026 and set for final hearing May 5, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

CASENO	Owner	Address	City	Zipcode
PC-10998	TERRY L POLLOCK, STP SOLUTIONS INC	PO BOX 851011	YUKON, OK	73085
PC-10998	JNJ VENTURES LLC, JULIA CARRILLO	12801 SHENANDOAH DR	OKLAHOMA CITY, OK	73173
PC-10998	SOUTHERN HILLS NA & 517 CRIME WATCH	1125 SW 78TH TER	OKLAHOMA CITY, OK	73139
PC-10998	MOORE SCHOOL DISTRICT, JEFF HORN	1500 SE 4TH	MOORE, OK	73160
PC-10998	CHANCELLOR, HARRY E & L LYNN	1236 SW 89TH ST, Unit D	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1238 SW 89TH ST, Unit A	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1238 SW 89TH ST, Unit B	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1238 SW 89TH ST, Unit C	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1238 SW 89TH ST, Unit D	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1238 SW 89TH ST, Unit E	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1236 SW 89TH ST, Unit B	OKLAHOMA CITY, OK	73139
PC-10998	COFFEY, ROBERT P ENTERPRISES INC	1236 SW 89TH ST, Unit C	OKLAHOMA CITY, OK	73139
PC-10998	HOWELL, ALGIA S JR	9201 S BLACKWELDER AVE	OKLAHOMA CITY, OK	73139
PC-10998	JNJ VENTURES LLC	1316 SW 89TH ST	OKLAHOMA CITY, OK	73139
PC-10998	MARTINEZ, MARIBEL	9015 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	MAYABB, CARL DANIELS & JEAN ANN-	9012 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	O`SHEA, MICHAEL J JR	9117 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	RANGEL, DAVID & MARIA-REV TRT	9109 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	ROMRIELL INVESTMENT COMPANY LLC	1324 SW 89TH ST	OKLAHOMA CITY, OK	73139
PC-10998	TRINH PROPERTIES, LLC	1308 SW 89TH ST	OKLAHOMA CITY, OK	73139
PC-10998	ULLOA, JOEL	9113 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	WATSON, MICHEAL JR & CHRISTI	1241 SW 91ST ST	OKLAHOMA CITY, OK	73139
PC-10998	WILSON, ALICIA & ANTHONY	9121 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	WILSON, ALICIA & ANTHONY	9124 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	WILSON, DENNIS EARL& JANICE DEE-FAMILY TRUST	9120 S GRACE AVE	OKLAHOMA CITY, OK	73139
PC-10998	WYNNE, RONALD G & JUDY S	1236 SW 89TH ST, Unit A	OKLAHOMA CITY, OK	73139
PC-10998	WYNNE, RONALD G & JUDY S	1300 SW 89TH ST	OKLAHOMA CITY, OK	73139
PC-10998	XCL PROPERTIES, LLC	1332 SW 89TH ST	OKLAHOMA CITY, OK	73139

CASE NUMBER: PC-10998

This notice is to inform you that **Terry L. Pollock, STP Solutions, Inc., on behalf of JNJ Ventures LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the R-1 Single-Family Residential District. The City Council will consider this zoning application at a public hearing on May 5, 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:

The South 65 feet of Lot One (1) in VICKI LYNN ADDITION, a Re-Subdivision of Blocks 1 & 8 HOME PLACE, a platted subdivision in Cleveland County, Oklahoma, according to the recorded plat thereof in Book 3, Page 12, being more particularly described by metes and bounds as follows: BEGINNING at the Southwest corner of said Lot 1; Thence North 00°55'23" West along the West line of said Lot 1 a distance of 65.00 feet; Thence South 89°38'09" East and parallel with the South line of said Lot 1 a distance of 110.00 feet to a point on the East line of said Lot 1; Thence South 00°55'23" East along said East line a distance of 65.00 feet to the Southeast corner thereof; Thence North 89°38'09" West along said South line a distance of 110.00 feet to the POINT OF BEGINNING.

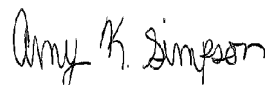
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 7th day of April 2026.

SEAL


Amy K. Simpson, City Clerk



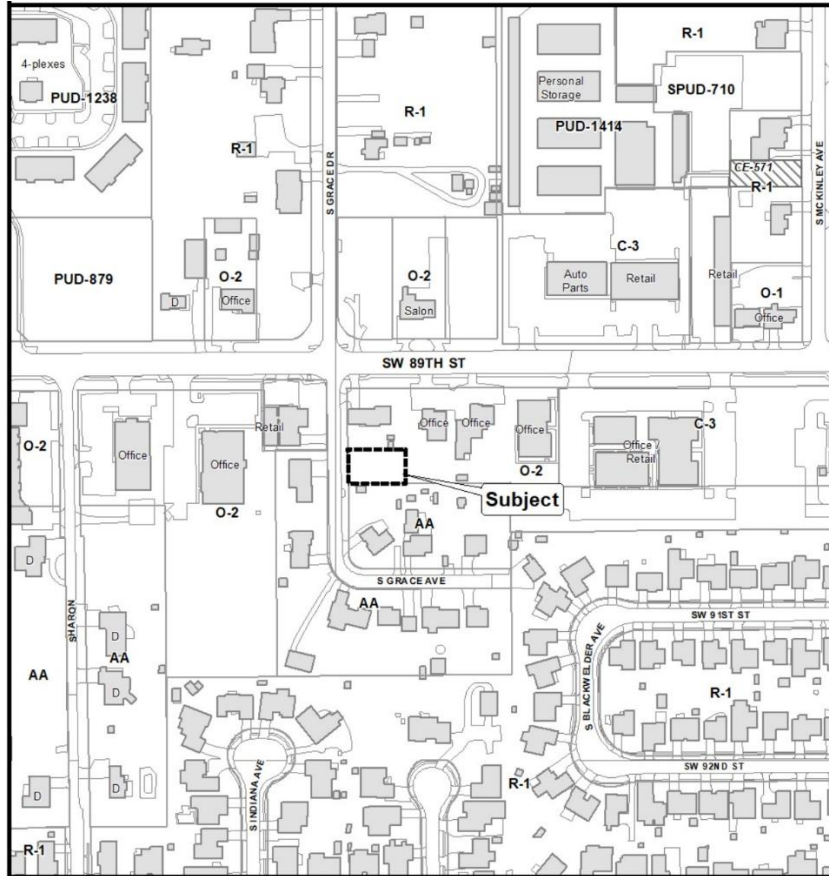
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10998

FROM: O-2 General Office District

TO: R-1 Single-Family Residential District

ADDRESS OF PROPERTY: 9008 South Grace Avenue



PROPOSED USE: The purpose of this application is to allow a single-family residence.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-1 Single-Family Residential District is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area.

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: PC-10998

LOCATION: 9008 South Grace Avenue

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 R-1 Single-Family Residential District from the O-2 General Office District. A public hearing will be held by the City Council on May 5, 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 R-1 Single-Family Residential District would be extended to include the following described property:

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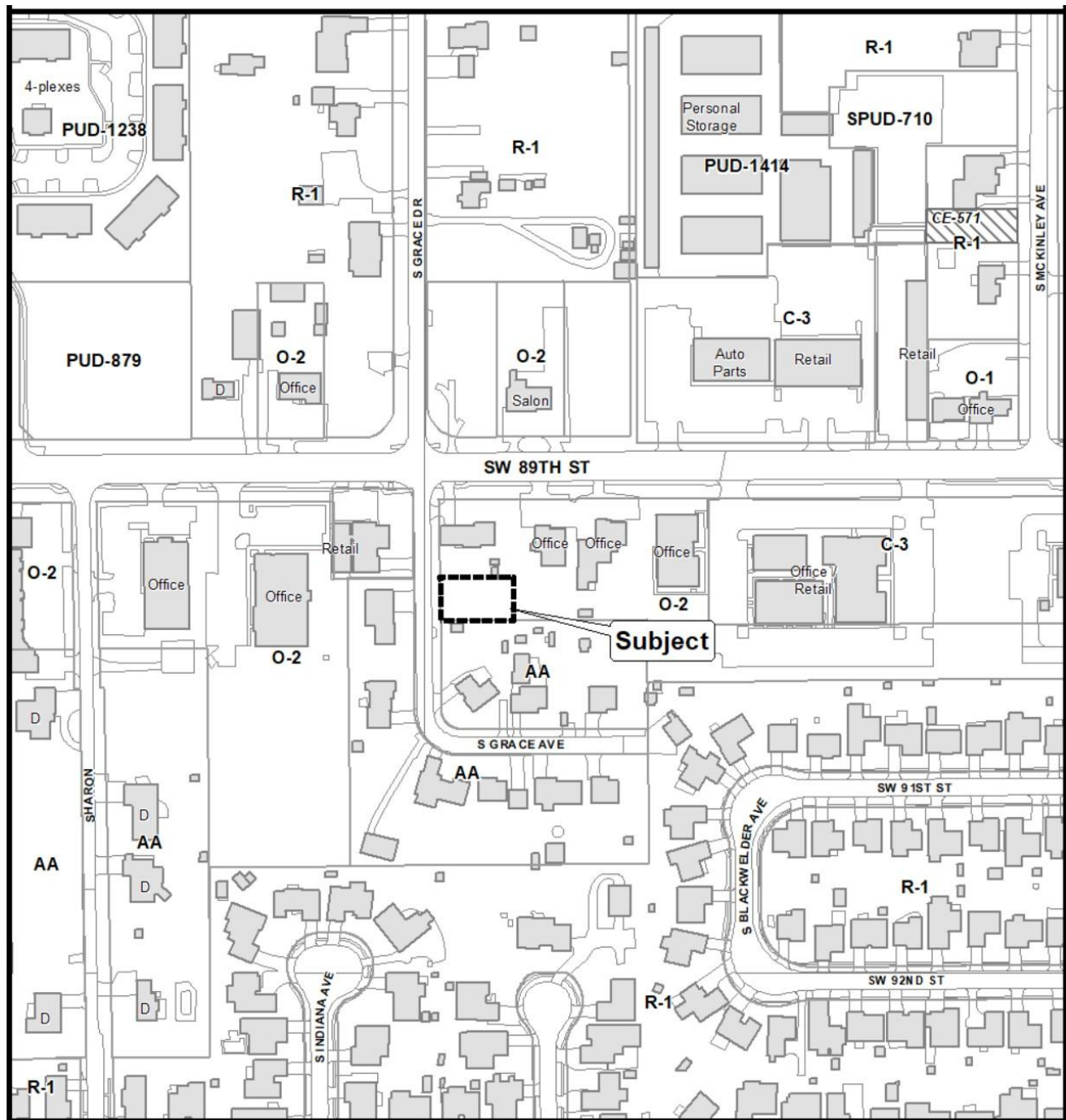
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 7th day of April 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
March 26, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on March 23, 2026)

6. (PC-10998) Application by JNJ Ventures LLC, to rezone 9008 South Grace Avenue from O-2 General Office District to R-1 Single-Family Residential District. Ward 5.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NEWMAN, SECONDED BY PRIVETT

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

ABSENT: LAFORGE



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

Item No. IV. 6.

(PC-10998) Application by JNJ Ventures LLC, to rezone 9008 South Grace Avenue from O-2 General Office District to R-1 Single-Family Residential District. Ward 5.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Terry Pollock
STP Solutions Inc
405-210-3169

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow a single-family residence.

B. EXISTING CONDITIONS:

1. Size of Site: 7,150 square feet

2. School District: Moore

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	O-2	O-2	O-2	AA	AA
Land Use	Undeveloped	Residential	Residential	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. REVIEW COMMENTS

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

1. Fire (OCFD): No objection.

2. 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.

3. Utilities Department:

a. Solid Waste Management

b. Water Availability:

- 1) An existing 6-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 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.
 - 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.
- 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.

STAFF REPORT

The City of Oklahoma City

Planning Commission

March 26, 2026

PC-10998

Item No. IV. 6.

- 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) Private easement will be required for access to sanitary sewer.

4. 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.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development. *The proposed R-1 District would allow one home on the lot.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalk requirements would be per Code.

- 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.

- 3) Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, 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. *Land to the north and east is zoned O-2 and land to the south and west, across South Grace Avenue, is zoned AA. Homes on the AA zoned parcels range from a third to one-half acre. This rezoning request would allow one home on approximately a 7,000 sf lot.*

4) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*

- Fire Service: *Urban Response*

5) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

6) Transportation System: The subject site is located along the east side of South Grace Avenue, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located to the west at SW 89th Street and S Pennsylvania, and to the east at SW 89th Street and S Western Ave.

7) 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)
- 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)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)

b. Plan Conformance Considerations

The subject site is located along the east side of South Grace Avenue, in an area generally located south of SW 89th Street between South Pennsylvania Avenue and South Western Avenue. The site is currently zoned O-2 and undeveloped. Abutting land is developed with single-family residences. Land to the north and east is zoned O-2 and land to the south and west, across South Grace Avenue, is zoned AA.

The application has been modified since first submitted from a request to rezone to the R-3 District to the R-1 District. The rezoning from O-2 to R-1 on the 0.16-acre would allow one single-family residence. The proposed rezoning is consistent with the comprehensive plan.

D. 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.

gjh

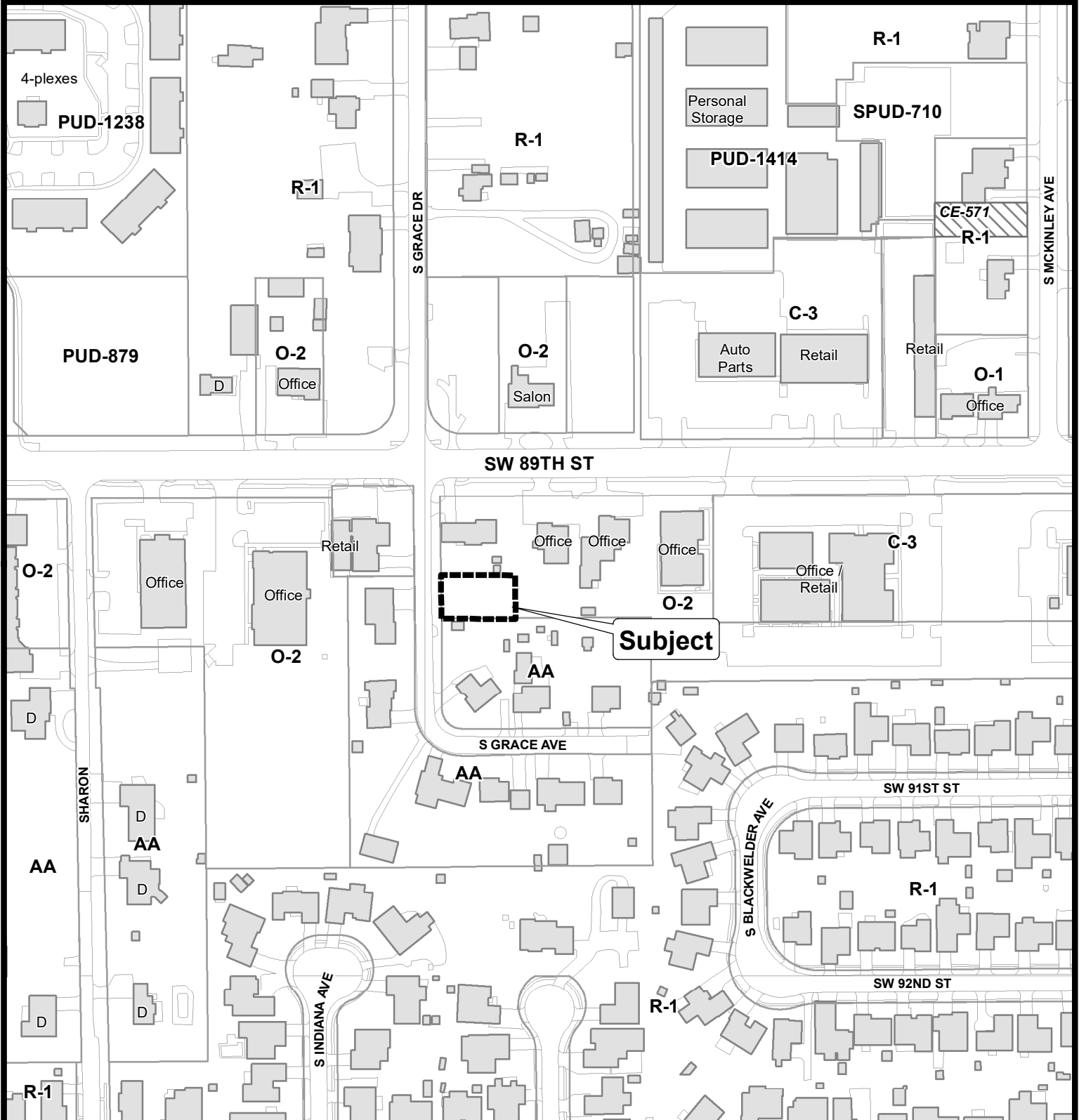
Case No: PC-10998

Applicant: JNJ Ventures, LLC

Existing Zoning: O-2

Proposed zoning: R-1

Location: 9008 S. Grace Ave.



Note: "Subject" is located approximately 2,835' West of S. Western Avenue

Rezoning Application



The City of
OKLAHOMA CITY



0 100 200 Feet

Case No: PC-10998

Applicant: JNJ Ventures, LLC

Existing Zoning: O-2

Proposed zoning: R-1

Location: 9008 S. Grace Ave.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 2,835' West of S. Western Avenue



The City of
OKLAHOMA CITY

Rezoning Application



0 100 200
Feet