

Published in The Journal Record AUGUST 5, 2026**ORDINANCE NO. 28,115**

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE C-3 COMMUNITY COMMERCIAL 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 C-3 Community Commercial District, as shown upon the District Map to include therein the following described property:

Lot TEN (10), of Block TWENTY-NINE (29), in SUNSET PARK, 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 7TH day of JULY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 4TH day of AUGUST, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. A
8/4/2026

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-10993), rezoning 1636 SW 35th Street from R-1 Single-Family Residential District to C-3 Community Commercial District. Ward 6.

Applicant:

Long V. Nguyen
Tuan Ho

Purpose:

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

Background:

On June 11, 2026, the Planning Commission recommended approval of the application.

Protest:

1 Protests, 1 Legal, 4.83%

Previous Action:

The Ordinance was introduced July 7, 2026 and set for final hearing August 4, 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 REZONING

Redistricting

1636 SW 35th Street

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Project Name

TEN (10), of Block TWENTY NINE (29) in Sunset Park
Address / Location of Property to be Rezoned

to Oklahoma City, Oklahoma
County

VACANTE LOT
Present Use of Property

RETAIL / OFFICE
Purpose Statement / Proposed Development

C-3

Proposed Zoning District

6500 sqft
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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

TUAN HO
Name

13312 VANDIVER DR.
Mailing Address

OKLAHOMA CITY, OK 73142
City, State, Zip Code

Phone

Email

Signature of Applicant

LONG V. NGUYEN
Applicant's Name (please print)

5113 NW 19th TER.
Applicant's Mailing Address

OKLAHOMA CITY, OK 73127
City, State, Zip Code

Phone

Email

405-226-7101

leannnguyenokc@yahoo.com

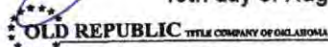
Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Certified True Copy
MARESSA TREAT, COUNTY CLERK
Oklahoma County, Oklahoma

By: *[Signature]*

Deputy

15th day of August 2025



OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
4040 N. TULSA
Oklahoma City, OK 73112
COURTESY FILING ONLY
NO LIABILITY ASSUMED



20160127010111280
DEED 01/27/2016
08:40:01 AM Book:13029
Page:1258 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

QUIT CLAIM DEED
INDIVIDUAL

KNOW ALL MEN BY THESE PRESENTS:

That HUNG HO aka HUNG V. HO and HAI TRAN, husband and wife, party(IES) of the first part, in consideration of the sum of one dollar and no cents, and other valuable considerations, to it in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto TUAN HO, part(IES) of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot FIVE (5) of Block ONE (1) in REDING'S RANCHO VILLAGE, to Oklahoma County, Oklahoma according to the recorded plat thereof. AND

Lots NINE (9) and TEN (10), of Block TWENTY-NINE (29), in SUNSET PARK, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereto.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

EXEMPT DOCUMENTARY STAMP TAX, O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAPH 4.

RETURN TO:
TUAN HO
13312 VANDIVER DR.
OKLAHOMA CITY, OK 73142

TAXES TO:
TUAN HO
13312 VANDIVER DR.
OKLAHOMA CITY, OK 73142

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, heirs and assigns forever

Signed and delivered this 25th of January 2016

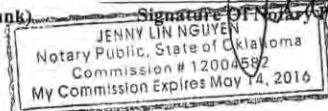
[Signature]
HUNG HO

[Signature]
HAI TRAN

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } ss

This instrument was acknowledged before me on this January 25, 2016, by HUNG HO aka HUNG V. HO and HAI TRAN, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank)



File # 11120883

COURTESY FILING ONLY - NO LIABILITY ASSUMED



Legal Description of Proposed Rezoning Area

Lot TEN (10), of Block TWENTY-NINE (29), in SUNSET PARK, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereto.

LETTER OF AUTHORIZATION

I, TUAN HO or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

LONG V NGUYEN
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

Lot TEN (10), of Block Twenty-NINE (29), in Sunset Park,
Address and/or County Assessor account number and County Name
to Oklahoma City, Oklahoma County, Oklahoma,
According to the recorded plat thereto.

By: 
Signature

Title: owner
Manager / Proprietor

Date: Nov. 24, 2025
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R109526065 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. }

I, the duly elected, qualified and acting
County Assessor in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Report

Filed in the office of the County Assessor
on the 11th day of November, 2025

Given under my hand and official seal this
11th day of November, 2025

K. Burch Deputy Assessor
Deputy



**Oklahoma County Assessor's
300ft Radius Report
11/7/2025**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R109308700	SUVA KIRAN INVESTMENT LLC	No Data	No Data	3609 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119	ALTAMERE ADDITION	032	000	ALTAMERE ADDITION 032 000 LOTS 23 24 & 25	3609 S PENNSYLVANIA AVE OKLAHOMA CITY
R109526080	FOUR OF US LLC	No Data	No Data	3602 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119	SUNSET PARK ADDITION	029	000	SUNSET PARK ADDITION 029 000 LOTS 13 14 & 15	3602 S PENNSYLVANIA AVE OKLAHOMA CITY
R109526105	ESPINOLA LUIS	No Data	No Data	1425 SW 32ND ST	OKLAHOMA CITY	OK	73119-2314	SUNSET PARK ADDITION	029	016	SUNSET PARK ADDITION 029 016	1633 SW GRAND BLVD OKLAHOMA CITY
R109526110	ZUNIGA MANUEL	ZUNIGA MARIA	No Data	525 SW 44TH ST	OKLAHOMA CITY	OK	73109	SUNSET PARK ADDITION	029	000	SUNSET PARK ADDITION 029 000 LOTS 17 & 18	1625 SW GRAND BLVD OKLAHOMA CITY
R109526120	LE TAI	No Data	No Data	8804 S INDIANA AVE	OKLAHOMA CITY	OK	73159-6209	SUNSET PARK ADDITION	029	019	SUNSET PARK ADDITION 029 019	1623 SW 36TH ST OKLAHOMA CITY
R109526130	LE TAI	No Data	No Data	8804 S INDIANA AVE	OKLAHOMA CITY	OK	73159-6209	SUNSET PARK ADDITION	029	020	SUNSET PARK ADDITION 029 020	1619 SW 36TH ST OKLAHOMA CITY
R109526135	HOANG GILBERT GIAO & TRACY THUY TRS	HOANG GILBERT GIAO & TRACY THUY REV TRUST	No Data	8222 NW 11TH ST	OKLAHOMA CITY	OK	73127	SUNSET PARK ADDITION	029	021	SUNSET PARK ADDITION 029 021	1615 SW 36TH ST OKLAHOMA CITY
R109526140	PORTILLO RAFAEL	CANTERO ROGELIO	No Data	10219 S SOONER RD	GUTHRIE	OK	73044-9106	SUNSET PARK ADDITION	029	022	SUNSET PARK ADDITION 029 022	1609 SW 36TH ST OKLAHOMA CITY
R109308520	MANDUJANO SHEILA HERNANDEZ	No Data	No Data	2108 SW 35TH ST	OKLAHOMA CITY	OK	73119-2715	ALTAMERE ADDITION	032	003	ALTAMERE ADDITION 032 003	2108 SW 35TH ST OKLAHOMA CITY
R109308505	SERVIN JOSE CRUZ OLVERATRS	SMITH ANGELA M TRS	OLVERA SERVIN FAMILY TRUST	2105 SW 65TH ST	OKLAHOMA CITY	OK	73159-2921	ALTAMERE ADDITION	032	002	ALTAMERE ADDITION 032 002	2104 SW 35TH ST OKLAHOMA CITY
R109308490	SERVIN JOSE CRUZ OLVERATRS	SMITH ANGELA M TRS	OLVERA SERVIN FAMILY TRUST	2105 SW 65TH ST	OKLAHOMA CITY	OK	73159-2921	ALTAMERE ADDITION	032	001	ALTAMERE ADDITION 032 001	2100 SW 35TH ST OKLAHOMA CITY
R109526070	FOUR OF US LLC	No Data	No Data	1640 SW 35TH ST	OKLAHOMA CITY	OK	73119	SUNSET PARK ADDITION	029	000	SUNSET PARK ADDITION 029 000 LOTS 11 & 12	1640 SW 35TH ST OKLAHOMA CITY
R109526065	HO TUAN	No Data	No Data	13312 VANDIVER DR	OKLAHOMA CITY	OK	73142-4314	SUNSET PARK ADDITION	029	010	SUNSET PARK ADDITION BLK 029 LOT 010	UNKNOWN
R109526060	FOUR OF US LLC	No Data	No Data	1632 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244	SUNSET PARK ADDITION	029	009	SUNSET PARK ADDITION BLK 029 LOT 009	1632 SW 35TH ST OKLAHOMA CITY
R109526050	SHAMBAUGH DEANNA L	No Data	No Data	1632 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244	SUNSET PARK ADDITION	029	008	SUNSET PARK ADDITION 029 008	0 UNKNOWN OKLAHOMA CITY
R109526040	BNL PROPERTIES INC	No Data	No Data	POBOX 1606	SEMINOLE	OK	74818-1606	SUNSET PARK ADDITION	029	007	SUNSET PARK ADDITION 029 007	1624 SW 35TH ST OKLAHOMA CITY
R109526030	LOA JOSE PALACIO	No Data	No Data	1121 SW 62ND ST	OKLAHOMA CITY	OK	73139	SUNSET PARK ADDITION	029	006	SUNSET PARK ADDITION 029 006	1620 SW 35TH ST OKLAHOMA CITY
R109526020	DELIRA ESTELA	No Data	No Data	5105 S GEORGIA PL	OKLAHOMA CITY	OK	73129-7130	SUNSET PARK ADDITION	029	005	SUNSET PARK ADDITION 029 005	1616 SW 35TH ST OKLAHOMA CITY
R109526010	FLORESELSA HERNANDEZ	No Data	No Data	1612 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244	SUNSET PARK ADDITION	029	004	SUNSET PARK ADDITION 029 004	1612 SW 35TH ST OKLAHOMA CITY
R109526000	PASCUAL	SOTO SOLEDAD	No Data	1608 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244	SUNSET PARK ADDITION	029	003	SUNSET PARK ADDITION 029 003	1608 SW 35TH ST OKLAHOMA CITY

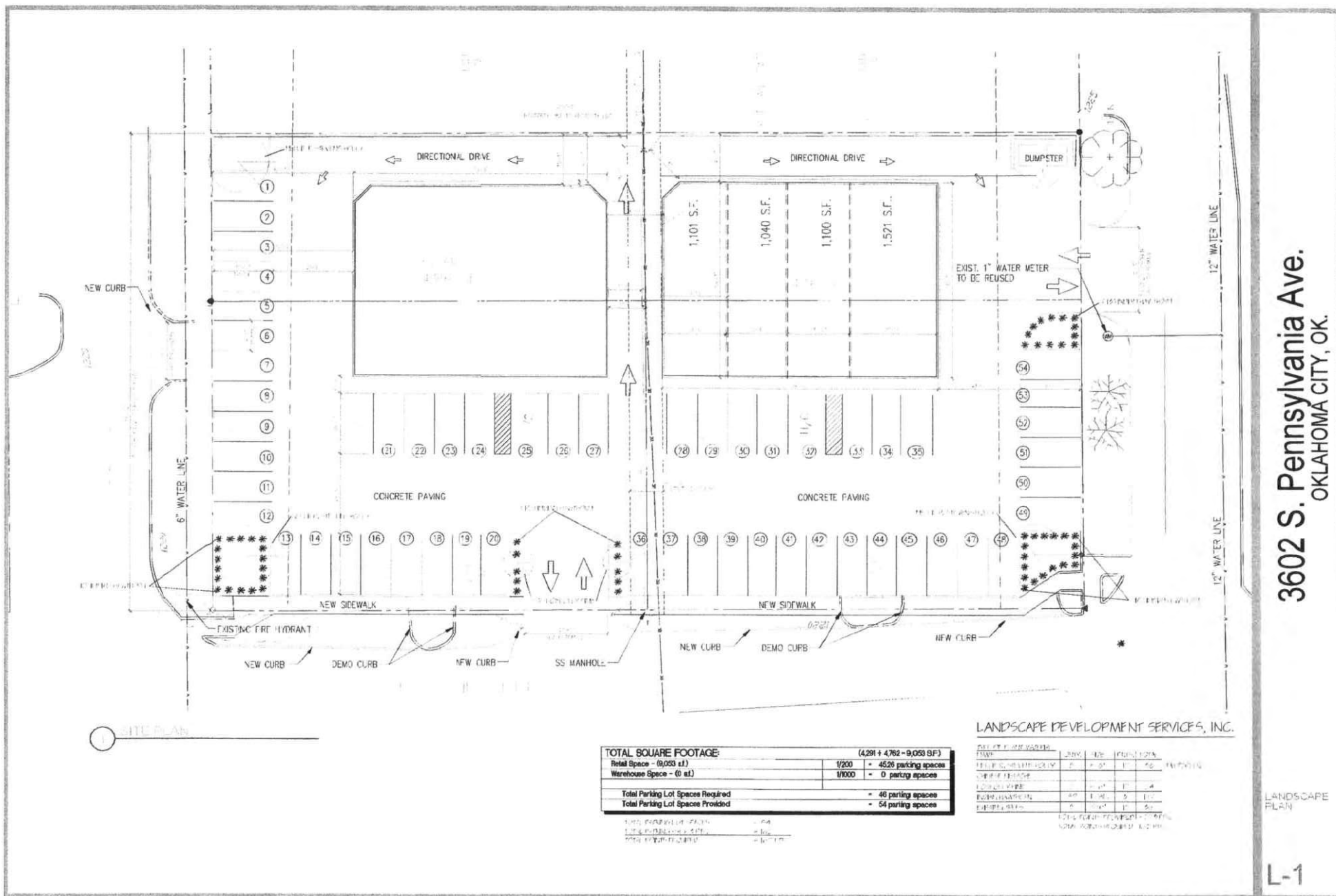
**Oklahoma County Assessor's
300ft Radius Report
11/7/2025**

R109306960	GILMORE JOHNNY L & HAZEL J CO TRS	GILMORE FAMILY TRUST	No Data	2424 SW 42ND ST	OKLAHOMA CITY	OK	73119-3430	ALTAMERE ADDITION	025	021	ALTAMERE ADDITION 025 021	2109 SW 35TH ST OKLAHOMA CITY
R109306975	PHAN SCOTT	NGUYEN NHUTHI	No Data	3515 S PENN AVE	OKLAHOMA CITY	OK	73119	ALTAMERE ADDITION	025	022	ALTAMERE ADDITION 025 022	2105 SW 35TH ST OKLAHOMA CITY
R109306990	PHAN SCOTT	NGUYEN NHUTHI	No Data	3515 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119-2100	ALTAMERE ADDITION	025	023	ALTAMERE ADDITION 025 023	3515 S PENNSYLVANIA AVE OKLAHOMA CITY
R109525880	PHAN ANH VAN	LE TRUC	No Data	3512 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119-2731	SUNSET PARK ADDITION	028	000	SUNSET PARK ADDITION 028 000 LOTS 13 & 14	3512 S PENNSYLVANIA AVE OKLAHOMA CITY
R109525890	ENDLESS PROPERTY MANAGEMENT LLC	No Data	No Data	2119 RIVERWALK DR, Unit 185	MOORE	OK	73160	SUNSET PARK ADDITION	028	015	SUNSET PARK ADDITION 028 015	1637 SW 35TH ST OKLAHOMA CITY
R109525900	RODRIGUEZ VIOLETA	No Data	No Data	1633 SW 35TH ST	OKLAHOMA CITY	OK	73119-2243	SUNSET PARK ADDITION	028	016	SUNSET PARK ADDITION 028 016	1633 SW 35TH ST OKLAHOMA CITY
R109525910	LOA JOSE PALACIO	MENDOZA MARIA ISABEL LEDESMA	No Data	1121 SW 62ND ST	OKLAHOMA CITY	OK	73139	SUNSET PARK ADDITION	028	017	SUNSET PARK ADDITION 028 017	1629 SW 35TH ST OKLAHOMA CITY
R109525915	ZUNIGA ABIMAE	MIJARES MARISOL	No Data	1625 SW 35TH ST	OKLAHOMA CITY	OK	73119-2243	SUNSET PARK ADDITION	028	018	SUNSET PARK ADDITION 028 018	1625 SW 35TH ST OKLAHOMA CITY
R109525920	REDDIRT LEASING LLC	No Data	No Data	PO BOX 535033	GRAND PRAIRIE TX		75053	SUNSET PARK ADDITION	028	019	SUNSET PARK ADDITION 028 019 W37.5FT	1621 SW 35TH ST OKLAHOMA CITY
R109525930	ESQUIUEL EMMA	No Data	No Data	1617 SW 35TH ST	OKLAHOMA CITY	OK	73119-2243	SUNSET PARK ADDITION	028	000	SUNSET PARK ADDITION 028 000 E12.5FT LOT 19 & W22.5FT LOT 20	1617 SW 35TH ST OKLAHOMA CITY
R109525940	ALVARADO LINO BRISENO	MORALESTERESA LETICIA GONZALEZ	No Data	228 SE 48TH ST	OKLAHOMA CITY	OK	73129	SUNSET PARK ADDITION	028	000	SUNSET PARK ADDITION 028 000 E27.5FT LOT 20 & W30FT LOT 21	1613 SW 35TH ST OKLAHOMA CITY
R109525950	MASCOTE MARIO C	No Data	No Data	3211 S BLACKWELDER AVE	OKLAHOMA CITY	OK	73119-2328	SUNSET PARK ADDITION	028	000	SUNSET PARK ADDITION 028 000 E20FT LOT 21 & W12.5FT LOT 22	1611 SW 35TH ST OKLAHOMA CITY
R109306735	PHAN SCOTT	NGUYEN NHUTHI	No Data	3515 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119-2100	ALTAMERE ADDITION	025	000	ALTAMERE ADDITION 025 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
R109525860	BETTER FUTURES LLC	No Data	No Data	1662 TERRACE RD	WALNUT CREEK CA		94597-3930	SUNSET PARK ADDITION	028	000	SUNSET PARK ADDITION 028 000 LOTS 11 & 12	3500 S PENNSYLVANIA AVE OKLAHOMA CITY
R109525850	INVESTMENT ACQUISITIONS LLC	No Data	No Data	4616 NW 32ND PL	OKLAHOMA CITY	OK	73122-1324	SUNSET PARK ADDITION	028	010	SUNSET PARK ADDITION 028 010	1636 SW 34TH ST OKLAHOMA CITY
R109525840	HUTCHESON GREGORY S & CHERYL M	No Data	No Data	1632 SW 34TH ST	OKLAHOMA CITY	OK	73119-2240	SUNSET PARK ADDITION	028	009	SUNSET PARK ADDITION 028 009	1632 SW 34TH ST OKLAHOMA CITY
R109525830	JIMENEZ 2013 REV TRUST	No Data	No Data	1028 SW 29TH ST	OKLAHOMA CITY	OK	73109-2306	SUNSET PARK ADDITION	028	008	SUNSET PARK ADDITION 028 008	1628 SW 34TH ST OKLAHOMA CITY
R109525820	VILLAREAL MANUEL	VIRGINIA	No Data	1624 SW 34TH ST	OKLAHOMA CITY	OK	73119-2240	SUNSET PARK ADDITION	028	007	SUNSET PARK ADDITION 028 007	1624 SW 34TH ST OKLAHOMA CITY
R109525810	GARCIA JESUS & LOURDES	No Data	No Data	124 SW 65TH ST	OKLAHOMA CITY	OK	73139-7310	SUNSET PARK ADDITION	028	006	SUNSET PARK ADDITION 028 006	1620 SW 34TH ST OKLAHOMA CITY

Oklahoma County Assessor's
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R109525800	ESTRADA JOSE A & MARIA E	No Data	No Data	1616 SW 34TH ST	OKLAHOMA CITY	OK	73119-2240	SUNSET PARK ADDITION	028	005	SUNSET PARK ADDITION 028 005	1616 SW 34TH ST OKLAHOMA CITY
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21-013



3602 S. Pennsylvania Ave.
OKLAHOMA CITY, OK.

TOTAL SQUARE FOOTAGE		(4,291 + 4,782 = 9,073 SF)
Retail Space - (9,073 sq ft)	1/200	= 4536 parking spaces
Warehouse Space - (0 sq ft)	1/1000	= 0 parking spaces
Total Parking Lot Spaces Required		= 4536 parking spaces
Total Parking Lot Spaces Provided		= 54 parking spaces

TOTAL PARKING LOT SPACES
 TOTAL PARKING LOT SPACES
 TOTAL PARKING LOT SPACES

LANDSCAPE DEVELOPMENT SERVICES, INC.

ITEM	QTY	UNIT	AMOUNT
1. PLANTING MATERIAL	1	EA	1.00
2. PLANTING MATERIAL	1	EA	1.00
3. PLANTING MATERIAL	1	EA	1.00
4. PLANTING MATERIAL	1	EA	1.00
5. PLANTING MATERIAL	1	EA	1.00
6. PLANTING MATERIAL	1	EA	1.00
7. PLANTING MATERIAL	1	EA	1.00
8. PLANTING MATERIAL	1	EA	1.00
9. PLANTING MATERIAL	1	EA	1.00
10. PLANTING MATERIAL	1	EA	1.00

LANDSCAPE PLAN

caseno	name1	mailingaddress1	city	state	zipcode
PC-10993	LONG V NGUYEN	5113 NW 19TH TER	OKLAHOMA CITY	OK	73127
PC-10993	TUAN HO	13312 VANDIVER DR	OKLAHOMA CITY	OK	73142
PC-10993	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
PC-10993	ALVARADO LINO BRISENO, MORALES TERESA LETICIA GONZALEZ	228 SE 48TH ST	OKLAHOMA CITY	OK	73129
PC-10993	BETTER FUTURES LLC	1662 TERRACE RD	WALNUT CREEK	CA	94597-3930
PC-10993	BNL PROPERTIES INC	PO BOX 1606	SEMINOLE	OK	74818-1606
PC-10993	DELIRA ESTELA	5105 S GEORGIA PL	OKLAHOMA CITY	OK	73129-7130
PC-10993	ENDLESS PROPERTY MANAGEMENT LLC	2119 RIVERWALK DR, Unit 185	MOORE	OK	73160
PC-10993	ESPINOLA LUIS	1425 SW 32ND ST	OKLAHOMA CITY	OK	73119-2314
PC-10993	ESQUIUEL EMMA	1617 SW 35TH ST	OKLAHOMA CITY	OK	73119-2243
PC-10993	ESTRADA JOSE A & MARIA E	1616 SW 34TH ST	OKLAHOMA CITY	OK	73119-2240
PC-10993	FLORES ELSA	1612 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244
PC-10993	FOUR OF US LLC	3602 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119
PC-10993	FOUR OF US LLC	1640 SW 35TH ST	OKLAHOMA CITY	OK	73119
PC-10993	FOUR OF US LLC	1632 SW 35TH ST	OKLAHOMA CITY	OK	73119
PC-10993	GARCIA JESUS & LOURDES	124 SW 65TH ST	OKLAHOMA CITY	OK	73139-7310
PC-10993	GILMORE JOHNNY L & HAZEL J CO TRS, GILMORE FAMILY TRUST	2424 SW 42ND ST	OKLAHOMA CITY	OK	73119-3430
PC-10993	HERNANDEZ PASCUAL, SOTO SOLEDAD	1608 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244
PC-10993	HO TUAN	13312 VANDIVER DR	OKLAHOMA CITY	OK	73142-4314
PC-10993	HOANG GILBERT GIAO & TRACY THUY REV TRUST	8222 NW 11TH ST	OKLAHOMA CITY	OK	73127
PC-10993	HUTCHESON GREGORY S & CHERYL M	1632 SW 34TH ST	OKLAHOMA CITY	OK	73119-2240
PC-10993	INVESTMENT ACQUISITIONS LLC	4616 NW 32ND PL	OKLAHOMA CITY	OK	73122-1324
PC-10993	JIMENEZ 2013 REV TRUST	1028 SW 29TH ST	OKLAHOMA CITY	OK	73109-2306
PC-10993	LE TAI	8804 S INDIANA AVE	OKLAHOMA CITY	OK	73159-6209
PC-10993	LOA JOSE PALACIO, MENDOZA MARIA ISABEL LEDESMA	1121 SW 62ND ST	OKLAHOMA CITY	OK	73139
PC-10993	LOA JOSE PALACIO	1121 SW 62ND ST	OKLAHOMA CITY	OK	73139
PC-10993	MANDUJANO SHEILA HERNANDEZ	2108 SW 35TH ST	OKLAHOMA CITY	OK	73119-2715
PC-10993	MASCOTE MARIO C	3211 S BLACKWELDER AVE	OKLAHOMA CITY	OK	73119-2328
PC-10993	PHAN ANH VAN, LE TRUC	3512 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119-2731
PC-10993	PHAN SCOTT, NGUYEN NHU THI	3515 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119-2100
PC-10993	PORTILLO RAFAEL, CANTERO ROGELIO	10219 S SOONER RD	GUTHRIE	OK	73044-9106
PC-10993	REDDIRT LEASING LLC	PO BOX 535033	GRAND PRAIRIE	TX	75053

PC-10993	RODRIGUEZ VIOLETA	1633 SW 35TH ST	OKLAHOMA CITY	OK	73119-2243
PC-10993	SERVIN JOSE CRUZ OLVERA TRS, SMITH ANGELA M TRS, OLVERA SERVIN FAMILY TRUST	2105 SW 65TH ST	OKLAHOMA CITY	OK	73159-2921
PC-10993	SHAMBAUGH DEANNA L	1632 SW 35TH ST	OKLAHOMA CITY	OK	73119-2244
PC-10993	SUVA KIRAN INVESTMENT LLC	3609 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73119
PC-10993	VILLAREAL MANUEL, VILLAREAL VIRGINIA	1624 SW 34TH ST	OKLAHOMA CITY	OK	73119-2240
PC-10993	ZUNIGA ABIMAEAL, MIJARES MARISOL	1625 SW 35TH ST	OKLAHOMA CITY	OK	73119-2243
PC-10993	ZUNIGA MANUEL, ZUNIGA MARIA	525 SW 44TH ST	OKLAHOMA CITY	OK	73109

CASE NUMBER: PC-10993

This notice is to inform you that **Long V. Nguyen, on behalf of Tuan Ho**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the C-3 Community Commercial District. The City Council will consider this zoning application at a public hearing on August 4, 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:

Lot TEN (10), of Block TWENTY-NINE (29), in SUNSET PARK, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

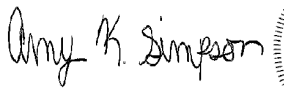
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 7th day of July 2026.

SEAL


Amy K. Simpson, City Clerk



PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10993

FROM: R-1 Single-Family Residential District

TO: C-3 Community Commercial District

ADDRESS OF PROPERTY: 1636 SW 35th Street



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods.

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-10993

LOCATION: 1636 SW 35th 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 C-3 Community Commercial District from the R-1 Single-Family Residential District. A public hearing will be held by the City Council on August 4, 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 C-3 Community Commercial District would be extended to include the following described property:

LEGAL DESCRIPTION:

Lot TEN (10), of Block TWENTY-NINE (29), in SUNSET PARK, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods.

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 July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 11, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 2:49 p.m. on June 5, 2026)

8. (PC-10993) Application by Tuan Ho, to rezone 1636 SW 35th Street from R-1 Single-Family Residential District to C-3 Community Commercial District. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MILNER, SECONDED BY MEEK

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

NAY: NEWMAN



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 11, 2026

Item No. IV. 8.

(PC-10993) Application by Tuan Ho, to rezone 1636 SW 35th Street from R-1 Single-Family Residential District to C-3 Community Commercial District. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Long V Nguyen
405-226-7101

2. Case History

This case was deferred from the January 15, February 26, March 26 and May 14, 2026, Planning Commission hearing dates.

3. Reason for Request

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

B. EXISTING CONDITIONS:

1. Size of Site: 6,500 Square Feet

2. School District: Oklahoma City

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-2	R-1	C-3	C-3
Land Use	Undeveloped	Residential	Residential	Car Wash	Parking

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. 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 cannot provide service, contact private hauler.

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.

- 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.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Location:

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

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The C-3 District regulations could provide a FAR within the Urban Medium LUTA range.

Automobile Connectivity:

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

The subject site is located along the south side of SW 35th Street, a Neighborhood Street in the Urban Medium LUTA. The site does not currently have improved access. Access cannot be specified in a base zoning request and any changes to automobile connectivity would be per Code and Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site. Sidewalk requirements would be per Code and cannot be stipulated in a base zoning request.

- 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. 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 subject site abuts residential zoning and development to the east (R-1) and across SW 35th Street, to the north (R-2). The C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the R-1 and R-2 Districts. Mitigation measures beyond Code requirements cannot be stipulated in a base zoning request.*

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 south side of SW 35th Street, a Neighborhood Street in the Urban Medium LUTA.*

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 C-3 District allows some uses, particularly gasoline sales, drive-thru facilities, and auto repair, that may create spill light, noise, or detectable odors above those found in typical residential settings. The proposed C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the R-1 and R-2 Districts. Mitigation measures beyond Code requirements cannot be stipulated in a base zoning request.*

3) Service Efficiency:

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

Service:

Urban

Response

- 4) Transportation System:** The subject site is located along the south side of SW 35th Street, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located west of the site, along South Pennsylvania Avenue.

5) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- 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)

- 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)

b. Plan Conformance Considerations

The subject site is located along the south side of SW 35th Street, in an area generally located east of South Pennsylvania Avenue and north of SW Grand Boulevard. The site is currently zoned R-1 and undeveloped. Land across SW 35th Street, to the north, is zoned R-2 and developed with single-family residences. Abutting land to the east is zoned R-1 and developed with a single-family residence. Further east, along SW 35th Street, are single-family residences zoned R-2. The abutting land on the west and south is zoned C-3, with vacant land on the west and a car wash to its south. To the northwest at the corner is a laundromat, and to southeast along SW 36th Street is an automotive upholstering business zoned PUD-501.

The application seeks to rezone the subject site from R-1 to the C-3 District to allow office / retail use on the site. The proposed C-3 District allows some uses, particularly gasoline sales, drive-thru facilities, and auto repair, that may create spill light, noise, or detectable odors above those found in typical residential settings. The proposed C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the R-1 and R-2 Districts.

The proposed C-3 District is consistent with the C-3 zoning to the south/west. Ideally, the rezoning would be requested to facilitate a larger redevelopment project. At the initial time of review, it was unclear if the subject site was under common ownership with adjacent land, and if it could be integrated with other property, or would be a separate commercial use off the residential street. It is now understood that the subject site would be part of a larger development that includes the C-3 zoned property to the west and south.

This application was deferred by the Planning Commission from January 15, 2026, to February 26 and then March 26, 2026, with a suggestion that the application be converted to a Simplified Planned Unit Development (SPUD). The application has not been modified from the proposed C-3 District. Due to proximity to residential uses, a lower intensity zoning district, such as C-1 Neighborhood Commercial District, was originally recommended by staff; however, it may cause issues if the site is to be developed in conjunction with land within the neighboring C-3 District.

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; or

Modify the base zoning request to the C-1 Neighborhood Commercial District and 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-10993

Existing Zoning: R-1

Location: 1636 SW 35th St.

Applicant: Tuan Ho

Proposed zoning: C-3



The City of
OKLAHOMA CITY

Rezoning Application



0 100 200
Feet

Case No: PC-10993

Applicant: Tuan Ho

Existing Zoning: R-1

Proposed zoning: C-3

Location: 1636 SW 35th St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Rezoning Application



0 100 200
Feet

RECEIVED

JAN 07 2026

PLANNING DEPARTMENT

December 29th, 2025

Case Number: PC - 10993

Address: 1636 SW 35th Street

Proposed Zoning: From R - 1 to C - 3

To The Commission,

We are the owner of the Laundromat located on 3512 S. Pennsylvania Ave, OKC, OK 73119, across from the above property address. Our concern with the changed requested by the property owner is drawing more homeless and bad people from all over. They normally gathered around the businesses at night. The carwash place is an example. They are not only seeking shelters, they are trashing the place, drawing graffiti and people stop by dumping trashes. One time, our store front window got smashed because that particular person got angry with someone he knows which had nothing to do with us.

We think the above property should be kept the same zone (R-1) as it is. It is better off building a residential unit there and keeps the neighbor in peace. We have had enough problems already with the carwash place, the gas station and liquor store across the street.

We decided to vote "NO" in this case.

Thank you,



Truc Le/Anh Phan