

ORDINANCE NO. 28,117

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

AKS

EMERGENCY ORDINANCE

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

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property, subject to the AE-2 Airport Environs Zone Two Overlay District boundary:

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4); Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4); Thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half (2 ½) acres, more or less.

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 5TH day of MAY, 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.

Dustin H. Parren
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

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

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement dated May 1, 2026, modifying Section 9.4 regarding fencing requirements, Section 9.8 removing access from SE 31st Street, and adding Exhibit D Fence Detail.
2. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2134), rezoning 4200 SW 29th Street from I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts to PUD-2134 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

Planning Commission recommended approval subject to the Summary of Technical Evaluation. Deferred from June 2 and 16, and July 7, 2026.

Applicant:

Mark W. Zitzow, Johnson & Associates
Paul G. Weigl, Jr. and Barbara I. Weigl, Trustees
Paul and Barabara Weigl Family Revocable Trust U/T/A

Purpose:

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

Background:

On April 9, 2026, the Planning Commission approved CPA-26-00003, a request to amend the comprehensive plan by removing the 'Heavy Industrial' Land Use Typology Layer from the subject site and surrounding land.

On April 9, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Amend Access Regulations to include: Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.
2. Revise the Setback Regulations to increase the east and west setbacks to ~~40~~ 25 feet, and the south setback to 15 feet.

3. Revise the Landscaping Regulations to state: The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 10-foot wide landscape buffer shall be required along the south boundary with deciduous trees planted on 30-foot centers, and a 5-foot wide landscape buffer shall be required along the east and west PUD boundaries.
4. ~~The base zoning district regulations shall regulate heights of structures in this PUD, except~~ The maximum building height for structures within this PUD shall be 45-feet and 4 stories.
5. Revise Architectural Regulations to limit concrete board to 40%, and architectural metal and wood to 30%.
6. Revise Screening Regulations as follows: No less than an eight-foot-high sight proof screen shall be required along the east, west and south PUD boundaries, and shall not be required along SW 29th St. Said sight-proof screen shall be required to be stained capped cedar fence on galvanized posts with one (1) inch thick pickets.
7. Building and parking placement shall be specifically reviewed at the Specific Plan stage.

Protests:

1 protest, 1 legal, 8.57%

Previous Action:

The Ordinance was introduced May 5, 2026 and set for final hearing June 2, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD - 2134

MASTER DESIGN STATEMENT FOR

SW 29th Street Development

February 12, 2026
Revised March 31, 2026
Revised April 9, 2026
Revised May 1, 2026

PREPARED FOR:

Paul and Barbara Weigl Family Revocable Trust
2225 NW 119th Street
Oklahoma City, OK 73120

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6368

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 29th Street, consisting of approximately 10 acres are located within the NW/4 of Section 14, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4200 SW 29th Street.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Paul and Barbara Weigl Family Revocable Trust. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 4200 SW 29th Street. The property is currently zoned as I-2, Moderate Industrial. The subject property is undeveloped.

North: Immediately North of the subject site is SW 29th St. Beyond SW 29th St. is zoned as I-2.

East: Immediately East of the subject site is zoned as I-2.

South: Immediately South of the subject site is SW 31st St. Beyond SW 31st St. is zoned as R-1.

West: Immediately West of the subject site is zoned as I-2.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1250-1258 and the slope analysis reveals that the property generally runs from south to north. No portion of the subject property is in the floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a multi-family development.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the north is SW 29th Street which has a right-of-way width of 70-feet and is paved to City standards. The nearest street to the south is SW 31st St. which has a right-of-way width of 30-feet.

Proposed streets in this Planned Unit Development may be public or private.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 21 located at 3000 SW 29th St. Approximately 2 miles from this PUD development. Anticipated response times are of Urban Response levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are currently no bus stops within this Planned Unit Development. While there are no bus routes along 29th Street abutting this PUD, the developer desires a bus stop to be placed along SW 29th Street to service the residents within this PUD.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year floodplain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low land use typology area with a Heavy Industrial overlay. The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4, General Residential District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

The following uses are the only uses allowed within this PUD

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12), maximum density shall be 250 units
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, or other similar type finish. The use of concrete board shall be limited to 40% of the building façades. A maximum of 30% architectural metal, wood, and/or EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 10-foot-wide landscape buffer shall be required along the south boundary with deciduous tree planted on 30-foot centers. A 5-foot-wide landscape buffer shall be required along the east and west boundaries.

9.3 LIGHTING REGULATIONS

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

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than an eight-foot-high sight proof screen shall be required along the east, west and south PUD boundaries and shall not be required along SW 29th St. Said sight-proof screen shall be required to be stained capped cedar fence on galvanized posts with one (1) inch thick pickets.

Fifteen (15) inch dig defense, no-dig max protection barrier, or equal shall be provided along the east PUD boundary.

9.5 PLATTING REGULATIONS

Platting shall be per the subdivision regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 VEHICULAR ACCESS REGULATIONS

There shall be two (2) access points permitted from SW 29th Street in this PUD.

Driveways within this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.

9.9 PARKING REGULATIONS

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

There shall be one (1) space required per unit.

9.10 SIGNAGE REGULATIONS

Signage shall be per code.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. A pedestrian system including connections with adjacent sidewalks and public transportation stops shall be provided with the PUD Specific Plan.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 45-feet and 4 stories.

9.14 SETBACK REGULATIONS

Northern PUD Boundary: 15-feet, except where abutting SW 29th St the setback shall be 25 feet
Eastern PUD Boundary: 25-feet
Southern PUD Boundary: 15-feet
Western PUD Boundary: 25-feet

9.15 PUBLIC IMPROVEMENTS

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

9.16 OPEN SPACE

There shall be a minimum of 20% usable open space within this PUD.

9.17 COMMON AREAS

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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits. Building and parking placement shall be specifically reviewed at the specific plan stage.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Topographic Map
- D: Fence Detail

EXHIBIT "A"
LEGAL DESCRIPTION

4200 SW 29th Street, Oklahoma City, Oklahoma

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4), thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet, thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less,

And

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4), thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4), thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less.

And

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point of place of beginning, containing Two and One-half (2 ½) acres, more or less.

As shown in Book RE13596, Page 427, Oklahoma County, Oklahoma.



Exhibit B
Conceptual Site Plan

1 SITE PLAN
1" = 100'-0"

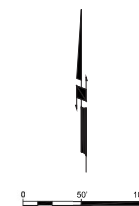


5/1/2026 10:31:33 AM



SW 29th St

SW 31st St



PUD-2134
4200 SW 29th St

Exhibit C
Topography Exhibit

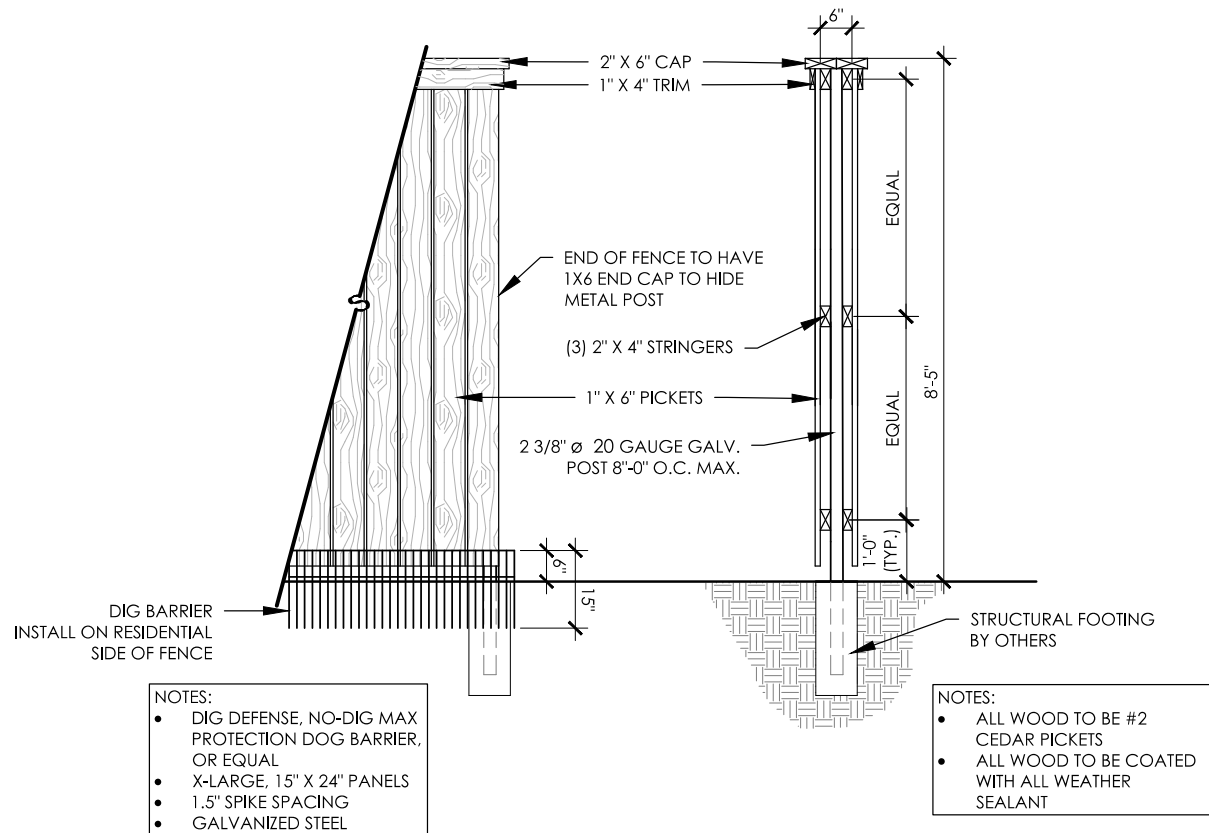
+/- 10.00 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

02/05/26



8'-0" WOOD FENCE WITH CAP AND BARRIER

SCALE: 1/2" = 1'-0"

Exhibit D
Fence Detail



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

APPLICATION FOR PUD ReZONING

Planned Unit Development District

SW 29th Street Development

Name of Development or Applicant

4200 SW 29th Street

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

To develop a multi-family development at 4200 SW 29th Street.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2134
Case No.: PUD	2134
File Date:	2-13-26
Ward No.:	W3
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	I-2
Overlay:	AE-2

+/-10 Acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Paul and Barbara Weigl Family Rev Trust

Name

2225 NW 119th Street

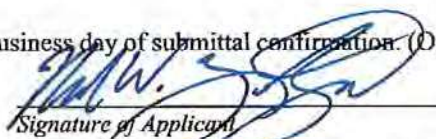
Mailing Address

Oklahoma City, OK 73120

City, State, Zip Code

Phone

Email


Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That PAUL G. WEIGL, JR., also known as PAUL GEORGE WEIGL, JR., and BARBARA I. WEIGL, also known as BARBARA INEZ CRAIG WEIGL, husband and wife, both of Woodward County, State of Oklahoma, party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto PAUL G. WEIGL, JR., and BARBARA I. WEIGL, TRUSTEES of the PAUL AND BARBARA WEIGL FAMILY REVOCABLE TRUST U/T/A dated the 3rd day of November, 2017, party of the second part, all of their right, title and interest the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

A part of the Northwest Quarter (NW 1/4) of Section 14, Township 11 North, Range 4 West of Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW 1/4), thence West and parallel with the North line of said Northwest Quarter (NW 1/4) a distance of 330 feet, thence South and parallel with the West line of said Northwest Quarter (NW 1/4) a distance of 330 feet, thence East and parallel with the North line of said Northwest Quarter (NW 1/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW 1/4) a distance of 330 feet to point of place of beginning, containing Two and One-half acres (2 1/2), more or less.

and

A part of the Northwest Quarter (NW 1/4) of Section 14, Township 11 North, Range 4 West of Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1650 feet east of the Northwest Corner of said Northwest Quarter (NW 1/4), thence South and parallel with the West line of said Northwest Quarter (NW 1/4) a distance of 660 feet, thence East and parallel with the North line of said Northwest Quarter (NW 1/4) a distance of 330 feet, thence North and parallel with West line of said Northwest Quarter (NW 1/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW 1/4), thence West on the North line of said Northwest Quarter (NW 1/4) a distance of 330 feet to point or place of beginning, containing five (5) acres, more or less.

and

A part of the Northwest Quarter (NW 1/4) of Section 14, Township 11 North, Range 4 West of Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW 1/4); thence West and parallel with the North line of said Northwest Quarter (NW 1/4) a distance of 330 feet; thence South and parallel with the West line of said Northwest Quarter (NW 1/4) a distance of 330 feet; thence East and parallel with North line of said Northwest Quarter (NW 1/4) a distance of 330 feet; thence North and parallel with the West line of said Northwest Quarter (NW 1/4) a distance of 330 feet to point or place of beginning, containing Two and One-half (2 1/2) acres, more or less.

[Exempt Documentary Stamp Tax 68 O.S. §3202(4). Deed to express revocable trust.]

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

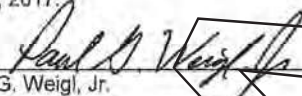
TO HAVE AND TO HOLD said described premises unto the said party of the second part, their



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11/20/2017 11:16:03 AM
Bk:RE13596 Pg:427 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature; except easements and restrictive covenants of record, and any minerals heretofore conveyed or reserved.

Signed and delivered this 3rd day of November, 2017.


Paul G. Weigl, Jr.


Barbara I. Weigl

STATE OF OKLAHOMA)

) ss:

COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of November, 2017, personally appeared Paul G. Weigl, Jr. and Barbara I. Weigl, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument as Settlor and as Trustee, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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


Notary Public

My Commission Expires:
July 26, 2021
Commission No. 17006863



When Recorded, Return to:

Susan P. Moran, P.C.
Attorney at Law
4200 Perimeter Center Drive, Suite 120
Oklahoma City, OK 73112

MAIL TAX STATEMENTS TO:

Paul G. Weigl, Jr. & Barbara I. Weigl, Trustees
3201 Blue Sage Drive
Woodward, OK 73801

20171120011638130
Filing Fee: \$15.00

11/20/2017 11:16:03 AM
DEED



Legal Description – Exhibit 'A'

4200 SW 29th Street, Oklahoma City, Oklahoma

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4), thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet, thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less,

And

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4), thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4), thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less.

And

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point of place of beginning, containing Two and One-half (2 ½) acres, more or less.

As shown in Book RE13596, Page 427, Oklahoma County, Oklahoma.

Paul and Barbara Weigl Family Revocable Trust
2225 NW 119th Street
Oklahoma City, OK 73120
PH: () -
Paul 405-823-7286

February 5, 2026

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mrs. Sarah Welch

RE: Property at 4200 SW 29th Street: Letter of Authorization for Submittal to Oklahoma City

Dear Mrs. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development (PUD) application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

Paul G. Weigl, Jr.
Paul G. Weigl, Jr. (Feb 5, 2026 21:15:39 CST)
Signature

Paul G. Weigl, Jr.
Print Name/Title

Barbara I Craig Weigl

Barbara I. Craig Weigl

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:6368 000/PUD

Signature: *Barbara I Craig Weigl*
Barbara I Craig Weigl (Feb 5, 2026 21:18:53 CST)
Email: bicweigl@outlook.com

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

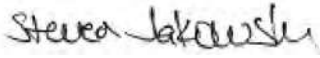
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

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

Dated: February 4, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2976295-OK99

OWNERSHIP REPORT
ORDER 2976295-OK99

EFFECTIVE DATE: FEBRUARY 4, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1856	R132442095	WEIGL PAUL G JR & BARBARA I TRS	WEIGL PAUL & BARBARA FAMILY REV TR	2225 NW 119TH ST	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 PRT OF NW4 SEC 14 11N 4W BEG 1650FT E OF NW/C OF NW4 TH S660FT E330FT N660FT W330FT TO BEG OR TR 3 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1856	R132443045	WEIGL PAUL G JR & BARBARA I TRS	WEIGL PAUL & BARBARA FAMILY REV TR	2225 NW 119TH ST	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 PT OF NW4 SEC 14 11N 4W BEG 1980FT E & 660FT S OF NW/C OF NW4 TH W330FT S330FT E330FT N330FT TO BEG OR E 1/2 TR 11 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1856	R132443055	WEIGL PAUL G JR & BARBARA I TRS	WEIGL PAUL & BARBARA FAMILY REV TR	2225 NW 119TH ST	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 PT OF NW4 SEC 14 11N 4W BEG 1320FT E & 660FT S OF NW/C OF NW4 TH E330FT S330FT W330FT N330FT TO BEG OR W 1/2 TR 11 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1843	R126231000	MCFARLAND RONALD L & BETTY J		14113 SW 38TH ST	YUKON	OK	73099-7236	FOUNTAIN VALLEY BUS PK SEC ONE	1	0	FOUNTAIN VALLEY BUS PK SEC ONE 001.000 LOTS 1 & 2	4141 SW 29TH ST OKLAHOMA CITY
1843	R132387515	29TH STREET LLC		5801 BROADWAY EXT, Unit 302	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 11 11N 4W	0	0	UNPLTD PT SEC 11 11N 4W 000 PT SW4 SEC 11 11N 4W BEG 1319.90FT E & 33FT N OF SW/C SW4 TH N970FT E480FT S611.58FT W420FT S358.42FT W60FT TO BEG TO BEG	4249 SW 29TH ST OKLAHOMA CITY
1843	R132387516	4221 SW 29TH ST OKLAHOMA LLC		1908 CLIFF VALLEY WAY	ATLANTA	GA	30329	UNPLTD PT SEC 11 11N 4W	0	0	UNPLTD PT SEC 11 11N 4W 000 PT SW4 SEC 11 11N 4W BEG 1319.9FT E & 33FT N & 60FT E OF SW/C SW4 TH N358.42FT E420FT S358.42FT W420FT TO BEG	4221 SW 29TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2976295-OK99

EFFECTIVE DATE: FEBRUARY 4, 2026 AT 7:30 AM

1843	R132387525	GREENE RANCH ENTERPRISES INC		2296 W YELLOW PINE TRL	PRESCOTT	AZ	86303- 6011	UNPLTD PT SEC 11 11N 4W	0	0	UNPLTD PT SW4 SEC 11 11N 4W BEG 687.61FT W OF SE/C OF SW4 TH N290FT W149FT N97FT E225FT S387FT W75.81FT TO BEG PLUS PT OF E 1/2 OF SW4 BEG 480FT E & 50FTN OF SW/C TH E150FT N240FT W150FT S240FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1856	R089281005	BARKER LINDA D		4200 SW 31ST ST	OKLAHOMA CITY	OK	73119	SCOTT ACRES	0	1	SCOTT ACRES 000 001	4200 SW 31ST ST OKLAHOMA CITY
1856	R089281030	ROYSDON WILLIAM J		4214 SW 31ST ST	OKLAHOMA CITY	OK	73119	SCOTT ACRES	0	0	SCOTT ACRES 000 000 LOTS 2 3 & E94.9FT LOT 4	4214 SW 31ST ST OKLAHOMA CITY
1856	R089281035	ALCHEMY INVESTMENTS LLC		3457 LUPINE BUSH CT	LAS VEGAS	NV	89135	SCOTT ACRES	0	0	SCOTT ACRES 000 000 W10FT OF LOT 4 & ALL LOT 5	4218 SW 31ST ST OKLAHOMA CITY
1856	R089281055	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	SCOTT ACRES	0	6	SCOTT ACRES 000 006	4222 SW 31ST ST OKLAHOMA CITY
1856	R089281065	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	SCOTT ACRES	0	7	SCOTT ACRES 000 007	4230 SW 31ST ST OKLAHOMA CITY
1856	R089281075	EQUITY TRUST COMPANY CUSTODIAN	FBO JOHN CHAPMAN IRA	3808 WINDWEST CT	OKLAHOMA CITY	OK	73179	SCOTT ACRES	0	8	SCOTT ACRES 000 008	0 UNKNOWN OKLAHOMA CITY
1856	R089281085	TERRILL SHERRY KAY		4236 SW 31ST ST	OKLAHOMA CITY	OK	73119- 1006	SCOTT ACRES	0	9	SCOTT ACRES 000 009	4236 SW 31ST ST OKLAHOMA CITY
1856	R089281155	VALDEZ ELVIA SOLE TRS	VALDEZ ELVIA LIVING TRUST	4237 SW 32ND ST	OKLAHOMA CITY	OK	73119- 1008	SCOTT ACRES	0	16	SCOTT ACRES 000 016	4237 SW 32ND ST OKLAHOMA CITY
1856	R089281165	LEEPER SHERRY ANN & KEVIN S		7700 SW 98TH ST	OKLAHOMA CITY	OK	73169	SCOTT ACRES	0	17	SCOTT ACRES 000 017	4235 SW 32ND ST OKLAHOMA CITY
1856	R089281175	ESCOBEDO REYNALDO		10310 FREDERICK LN	OKLAHOMA CITY	OK	73169	SCOTT ACRES	0	18	SCOTT ACRES 000 018	4227 SW 32ND ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2976295-OK99

EFFECTIVE DATE: FEBRUARY 4, 2026 AT 7:30 AM

1856	R089281185	FRANCO YESENIA		4221 SW 32ND ST	OKLAHOMA CITY	OK	73119	SCOTT ACRES	0	0	SCOTT ACRES 000 000 W52.15FT OF LOT 19	4221 SW 32ND ST OKLAHOMA CITY
1856	R089281190	JOHNSON ROBERT A	BOSWELL CLARK E	4217 SW 32ND ST	OKLAHOMA CITY	OK	73119- 1008	SCOTT ACRES	0	0	SCOTT ACRES 000 000 E52.75FT OF LOT 19	4217 SW 32ND ST OKLAHOMA CITY
1856	R089281195	HAYDDE PEREZ MARYSOL		4209 SW 32ND ST	OKLAHOMA CITY	OK	73119- 1008	SCOTT ACRES	0	20	SCOTT ACRES 000 020	4219 SW 32ND ST OKLAHOMA CITY
1856	R089281205	PEREZ RAMON		4209 SW 32ND ST	OKLAHOMA CITY	OK	73119- 1008	SCOTT ACRES	0	21	SCOTT ACRES 000 021	4215 SW 32ND ST OKLAHOMA CITY
1856	R089281215	PEREZ ROMAN & HAYDDE O		4209 SW 32ND ST	OKLAHOMA CITY	OK	73119- 1008	SCOTT ACRES	0	22	SCOTT ACRES 000 022	4209 SW 32ND ST OKLAHOMA CITY
1856	R089281225	PEREZ ROMAN & HAYDDE		4209 SW 32ND ST	OKLAHOMA CITY	OK	73119- 1008	SCOTT ACRES	0	23	SCOTT ACRES 000 023	4205 SW 32ND ST OKLAHOMA CITY
1856	R089281235	URBIETA SALOMON SOTO	SOTO CHRISTY ELIZABETH	4201 SW 32ND ST	OKLAHOMA CITY	OK	73119	SCOTT ACRES	0	24	SCOTT ACRES 000 024	4201 SW 32ND ST OKLAHOMA CITY
1856	R132442005	ZAM INDUSTRIAL LLC		PO BOX 2276	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT OF NW4 SEC 14 11N 4W BEG 990FT E OF NW/C NW4 TH E62.84FT S220FT E247FT N220FT E20FT S660.3FT W328.84 N660FT TO BEG	0 UNKNOWN
1856	R132443000	4320 INVESTORS LLC		12709 TEAKWOOD RD	EDMOND	OK	73013	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 000 PT OF NW4 SEC 14 11N 4W BEG 1320FT E OF NW/C OF NW4 TH S660FT E330FT N660FT W330FT TO BEG OR TR 4 LESS N50FT	4320 SW 29TH ST OKLAHOMA CITY
1856	R132443010	PARMLEY ROBERT W TRS	PARMLEY ROBERT W REV LIVING TRUST	11100 NW 113TH ST	YUKON	OK	73099- 8039	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 000 PT OF NW4 SEC 14 11N 4W BEG 2145FT E OF NW/C OF NW4 TH S660FT W165FT N660FT E165FT TO BEG OR W 1/2 OF TR 2	4120 SW 29TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2976295-OK99

EFFECTIVE DATE: FEBRUARY 4, 2026 AT 7:30 AM

1856	R132443035	GROSS LEE KARL & JEN WU		10500 S HARVEY AVE	OKLAHOMA CITY	OK	73170	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 000 PT OF NW4 SEC 14 11N 4W BEG 1320FT E & 660FT S OF NW/C OF NW4 TH W330FT S330FT E330FT N330FT TO BEG OR E 1/2 TR 10	0 UNKNOWN OKLAHOMA CITY
1856	R132443500	PARMLEY ROBERT W TRS	PARMLEY ROBERT W REV LIVING TRUST	11100 NW 113TH ST	YUKON	OK	73099- 8039	UNPLTD PT SEC 14 11N 4W	0	0	UNPLTD PT SEC 14 11N 4W 000 000 PT OF NW4 SEC 14 11N 4W BEG AT NE/C OF NW4 TO W495FT S660FT W165FT S660FT E660FT N1320FT TO BEG OR TR 1 & E 1/2 OF TR 2 & ALL TR 12	4120 SW 29TH ST OKLAHOMA CITY

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - ____

MASTER DESIGN STATEMENT FOR

SW 29th Street Development

4200 SW 29th Street

February 12, 2026

PREPARED FOR:

Paul and Barbara Weigl Family Revocable Trust
2225 NW 119th Street
Oklahoma City, OK 73120

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6368

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 29th Street, consisting of approximately 10 acres are located within the NW/4 of Section 14, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4200 SW 29th Street.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Paul and Barbara Weigl Family Revocable Trust. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 4200 SW 29th Street. The property is currently zoned as I-2, Moderate Industrial. The subject property is undeveloped.

North: Immediately North of the subject site is SW 29th St. Beyond SW 29th St. is zoned as I-2.

East: Immediately East of the subject site is zoned as I-2.

South: Immediately South of the subject site is SW 31st St. Beyond SW 31st St. is zoned as R-1.

West: Immediately West of the subject site is zoned as I-2.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1250-1258 and the slope analysis reveals that the property generally runs from south to north. No portion of the subject property is in the floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a multi-family development.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the north is SW 29th Street which has a right-of-way width of 70-feet and is paved to City standards. The nearest street to the south is SW 31st St. which has a right-of-way width of 30-feet.

Proposed streets in this Planned Unit Development may be public or private.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 21 located at 3000 SW 29th St. Approximately 2 miles from this PUD development. Anticipated response times are of Urban Response levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are currently no bus stops within this Planned Unit Development. While there are no bus routes along 29th Street abutting this PUD, the developer desires a bus stop to be placed along SW 29th Street to service the residents within this PUD.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year floodplain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low land use typology area with a Heavy Industrial overlay. The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4, General Residential District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

Permitted Use(s):

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal 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.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

9.3 LIGHTING REGULATIONS

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

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be a combination of natural plant screening, stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

9.5 PLATTING REGULATIONS

Platting shall be per the subdivision regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 VEHICULAR ACCESS REGULATIONS

There shall be two (2) access points permitted from SW 29th Street in this PUD.

Driveways within this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Lots within this PUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

9.9 PARKING REGULATIONS

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

There shall be one (1) space required per unit.

9.10 SIGNAGE REGULATIONS

Signage shall be per code.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways are made part of this Planned Unit

Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 45-feet.

9.14 SETBACK REGULATIONS

Northern PUD Boundary:	25-feet
Eastern PUD Boundary:	0-feet
Southern PUD Boundary:	10-feet
Western PUD Boundary:	0-feet

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.18 SPECIFIC PLAN

No building permits shall be issued within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Topographic Map

SW 29th St

330' - 0"

ENTRY

SW 29th St

ENTRY

Tsu Oklahoma

330' - 0"

990' - 0"

Indoor Cages Practice Facility

660' - 0"

DETENTION

S Bruns

1" = 100'-0"

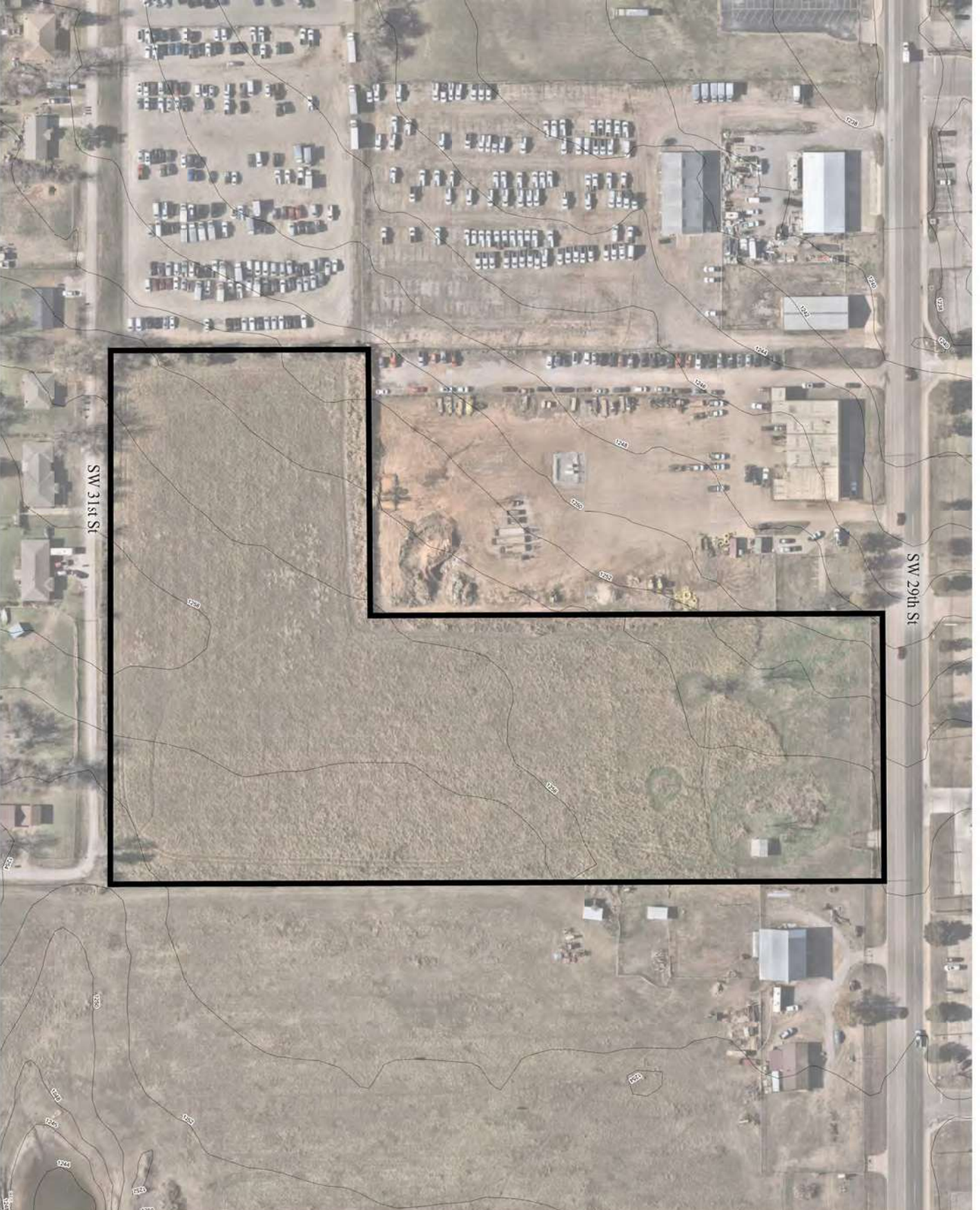
100'-0"

Parcel Imaging US, Inc., Map data ©2025 Google United States Terms Privacy Send Product Feedback

N

A compass rose with a circle and a vertical line. The top half of the circle is filled with black, and the letter 'N' is positioned above it.

12/17/2025 3:48:14 PM



PUD-_____
4200 SW 29th St

Exhibit C
Topography Exhibit

+/- 10.00 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
West Des Moines, IA 50319
515.281.1111
www.jaassoc.com

PREPARED BY: JAMES R. JOHNSON
DATE: 02/09/20

APPROVED

08-4-2026

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - 2134

MASTER DESIGN STATEMENT FOR

SW 29th Street Development

February 12, 2026
Revised March 31, 2026
Revised April 9, 2026
Revised May 1, 2026
City Council Revised August 4, 2026

PREPARED FOR:

Paul and Barbara Weigl Family Revocable Trust
2225 NW 119th Street
Oklahoma City, OK 73120

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6368

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 29th Street, consisting of approximately 10 acres are located within the NW/4 of Section 14, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4200 SW 29th Street.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Paul and Barbara Weigl Family Revocable Trust. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 4200 SW 29th Street. The property is currently zoned as I-2, Moderate Industrial. The subject property is undeveloped.

North: Immediately North of the subject site is SW 29th St. Beyond SW 29th St. is zoned as I-2.

East: Immediately East of the subject site is zoned as I-2.

South: Immediately South of the subject site is SW 31st St. Beyond SW 31st St. is zoned as R-1.

West: Immediately West of the subject site is zoned as I-2.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1250-1258 and the slope analysis reveals that the property generally runs from south to north. No portion of the subject property is in the floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a multi-family development.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the north is SW 29th Street which has a right-of-way width of 70-feet and is paved to City standards. The nearest street to the south is SW 31st St. which has a right-of-way width of 30-feet.

Proposed streets in this Planned Unit Development may be public or private.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 21 located at 3000 SW 29th St. Approximately 2 miles from this PUD development. Anticipated response times are of Urban Response levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are currently no bus stops within this Planned Unit Development. While there are no bus routes along 29th Street abutting this PUD, the developer desires a bus stop to be placed along SW 29th Street to service the residents within this PUD.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year floodplain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low land use typology area with a Heavy Industrial overlay. The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4, General Residential District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

The following uses are the only uses allowed within this PUD

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12), maximum density shall be 250 units
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Notifications regarding nearby industrial operations will be included in leasing documents.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, or other similar type finish. The use of concrete board shall be limited to 40% of the building façades. A maximum of 30% architectural metal, wood, and/or EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 10-foot-wide landscape buffer shall be required along the south boundary with deciduous tree planted on 30-foot centers. A 5-foot-wide landscape buffer shall be required along the east and west boundaries.

9.3 LIGHTING REGULATIONS

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

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than an eight-foot-high sight proof screen shall be required along the east, west and south PUD boundaries and shall not be required along SW 29th St. Said sight-proof screen shall be a horizontal aluminum fence and shall be reviewed at the specific plan stage..

Fifteen (15) inch dig defense, no-dig max protection barrier, or equal shall be provided along the east PUD boundary.

9.5 PLATTING REGULATIONS

Platting shall be per the subdivision regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 VEHICULAR ACCESS REGULATIONS

There shall be two (2) access points permitted from SW 29th Street in this PUD.

Driveways within this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.

9.9 PARKING REGULATIONS

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

There shall be one (1) space required per unit.

9.10 SIGNAGE REGULATIONS

Signage shall be per code.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. A pedestrian system including connections with adjacent sidewalks and public transportation stops shall be provided with the PUD Specific Plan.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 45-feet and 4 stories.

9.14 SETBACK REGULATIONS

Northern PUD Boundary: 15-feet, except where abutting SW 29th St the setback shall be 25 feet
Eastern PUD Boundary: 25-feet
Southern PUD Boundary: 15-feet
Western PUD Boundary: 25-feet

9.15 PUBLIC IMPROVEMENTS

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

9.16 OPEN SPACE

There shall be a minimum of 20% usable open space within this PUD.

9.17 COMMON AREAS

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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits. Building and parking placement shall be specifically reviewed at the specific plan stage.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Topographic Map
- D: Fence Detail

EXHIBIT "A"
LEGAL DESCRIPTION

4200 SW 29th Street, Oklahoma City, Oklahoma

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4), thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet, thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less,

And

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4), thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet, thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4), thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less.

And

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point of place of beginning, containing Two and One-half (2 ½) acres, more or less.

As shown in Book RE13596, Page 427, Oklahoma County, Oklahoma.

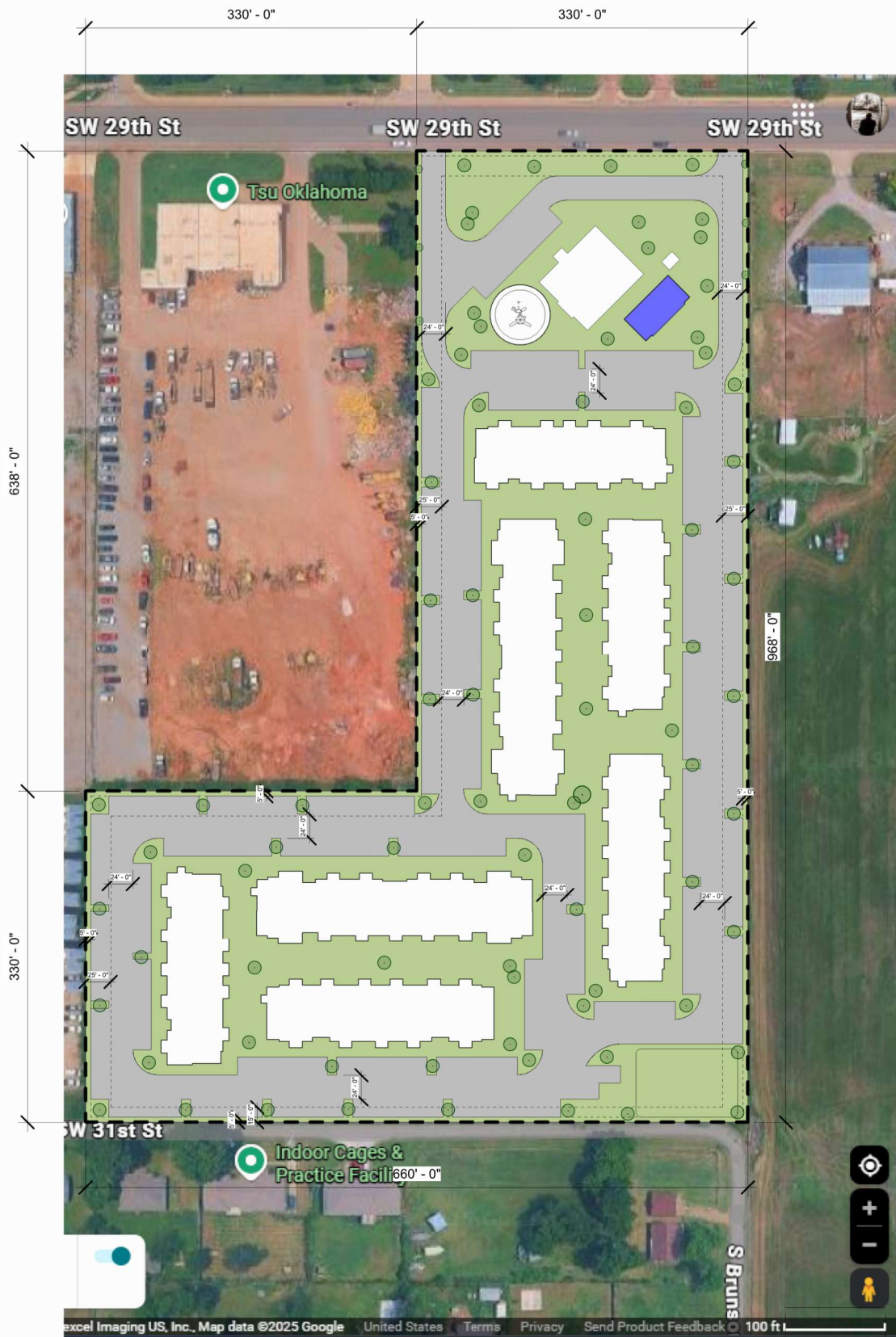
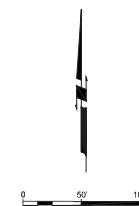


Exhibit B **Conceptual Site Plan**

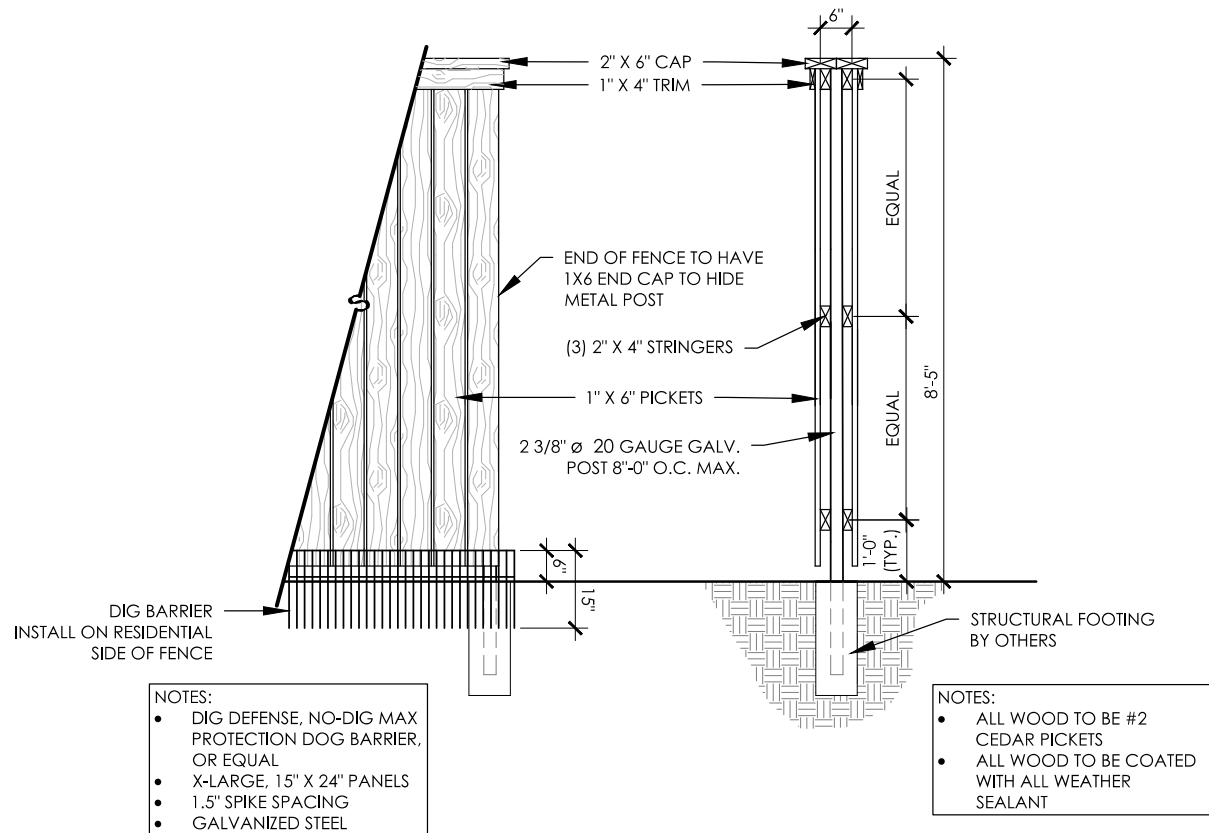
1 SITE PLAN
1" = 100'-0"



6/11/2025 10:36:08 AM



+/- 10.00 acres



8'-0" WOOD FENCE WITH CAP AND BARRIER

SCALE: 1/2" = 1'-0"

Exhibit D
Fence Detail

CASENO	NAME 1	MAILINGADDRESS	CITY	STATE	ZIPCODE
PUD-2134	MARK W ZITZOW, JOHNSON & ASSOCIATES	1 E SHERIDAN AVE, STE 200	OKLAHOMA CITY	OK	73104
PUD-2134	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
PUD-2134	29TH STREET LLC	5801 BROADWAY EXT, Unit 302	OKLAHOMA CITY	OK	73118
PUD-2134	4221 SW 29TH ST OKLAHOMA LLC	1908 CLIFF VALLEY WAY	ATLANTA	GA	30329
PUD-2134	4320 INVESTORS LLC	12709 TEAKWOOD RD	EDMOND	OK	73013
PUD-2134	ALCHEMY INVESTMENTS LLC	3457 LUPINE BUSH CT	LAS VEGAS	NV	89135
PUD-2134	BARKER LINDA D	4200 SW 31ST ST	OKLAHOMA CITY	OK	73119
PUD-2134	EQUITY TRUST COMPANY CUSTODIAN FBO JOHN CHAPMAN IRA	3808 WINDWEST CT	OKLAHOMA CITY	OK	73179
PUD-2134	ESCOBEDO REYNALDO	10310 FREDERICK LN	OKLAHOMA CITY	OK	73169
PUD-2134	FRANCO YESENIA	4221 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	GREENE RANCH ENTERPRISES INC	2296 W YELLOW PINE TRL	PRESCOTT	AZ	86303
PUD-2134	GROSS LEE KARL & JEN WU	10500 S HARVEY AVE	OKLAHOMA CITY	OK	73170
PUD-2134	HAYDDE PEREZ MARYSOL	4209 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	JOHNSON ROBERT A, BOSWELL CLARK E	4217 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	LEEPER SHERRY ANN & KEVIN S	7700 SW 98TH ST	OKLAHOMA CITY	OK	73169
PUD-2134	MCFARLAND RONALD L & BETTY J	14113 SW 38TH ST	YUKON	OK	73099
PUD-2134	PARMLEY ROBERT W TRS, PARMLEY ROBERT W REV LIVING TRUST	11100 NW 113TH ST	YUKON	OK	73099
PUD-2134	PEREZ RAMON	4209 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	PEREZ ROMAN & HAYDDE	4209 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	PRAIRIEPROPERTY SOLUTIONS LLC	PO BOX 515	OKLAHOMA CITY	OK	73101
PUD-2134	ROYSDON WILLIAM J	4214 SW 31ST ST	OKLAHOMA CITY	OK	73119
PUD-2134	TERRILL SHERRY KAY	4236 SW 31ST ST	OKLAHOMA CITY	OK	73119
PUD-2134	URBIETA SALOMON SOTO, SOTO CHRISTY ELIZABETH	4201 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	VALDEZ ELVIA SOLE TRS, VALDEZ ELVIA LIVING TRUST	4237 SW 32ND ST	OKLAHOMA CITY	OK	73119
PUD-2134	WEIGL PAUL G JR & BARBARA I TRS, WEIGL PAUL & BARBARA FAMILY REV TR	2225 NW 119TH ST	OKLAHOMA CITY	OK	73120
PUD-2134	ZAM INDUSTRIAL LLC	PO BOX 2276	OKLAHOMA CITY	OK	73102

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - 2134

MASTER DESIGN STATEMENT FOR

SW 29th Street Development

February 12, 2026
Revised March 31, 2026
Revised April 9, 2026

PREPARED FOR:

Paul and Barbara Weigl Family Revocable Trust
2225 NW 119th Street
Oklahoma City, OK 73120

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6368

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10.0 DEVELOPMENT SEQUENCE	6
11.0 EXHIBITS	7

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of SW 29th Street, consisting of approximately 10 acres are located within the NW/4 of Section 14, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4200 SW 29th Street.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Paul and Barbara Weigl Family Revocable Trust. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 4200 SW 29th Street. The property is currently zoned as I-2, Moderate Industrial. The subject property is undeveloped.

North: Immediately North of the subject site is SW 29th St. Beyond SW 29th St. is zoned as I-2.

East: Immediately East of the subject site is zoned as I-2.

South: Immediately South of the subject site is SW 31st St. Beyond SW 31st St. is zoned as R-1.

West: Immediately West of the subject site is zoned as I-2.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1250-1258 and the slope analysis reveals that the property generally runs from south to north. No portion of the subject property is in the floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a multi-family development.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the north is SW 29th Street which has a right-of-way width of 70-feet and is paved to City standards. The nearest street to the south is SW 31st St. which has a right-of-way width of 30-feet.

Proposed streets in this Planned Unit Development may be public or private.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 21 located at 3000 SW 29th St. Approximately 2 miles from this PUD development. Anticipated response times are of Urban Response levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are currently no bus stops within this Planned Unit Development. While there are no bus routes along 29th Street abutting this PUD, the developer desires a bus stop to be placed along SW 29th Street to service the residents within this PUD.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year floodplain.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low land use typology area with a Heavy Industrial overlay. The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4, General Residential District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

The following uses are the only uses allowed within this PUD

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12), maximum density shall be 250 units
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, or other similar type finish. The use of concrete board shall be limited to 40% of the building façades. A maximum of 30% architectural metal, wood, and/or EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 10-foot-wide landscape buffer shall be required along the south boundary with deciduous tree planted on 30-foot centers.

A 5-foot-wide landscape buffer shall be required along the east and west boundaries.

9.3 LIGHTING REGULATIONS

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

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than an eight-foot-high sight proof screen shall be required along the east, west and south PUD boundaries and shall not be required along SW 29th St. Said sight-proof screen shall be required to be stained capped cedar fence on galvanized posts with one (1) inch thick pickets.

9.5 PLATTING REGULATIONS

Platting shall be per the subdivision regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 VEHICULAR ACCESS REGULATIONS

There shall be two (2) access points permitted from SW 29th Street and one (1) access point permitted from SE 31st Street in this PUD.

Driveways within this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.

9.9 PARKING REGULATIONS

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

There shall be one (1) space required per unit.

9.10 SIGNAGE REGULATIONS

Signage shall be per code.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. A pedestrian system including connections with adjacent sidewalks and public transportation stops shall be provided with the PUD Specific Plan.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 45-feet and 4 stories.

9.14 SETBACK REGULATIONS

Northern PUD Boundary:	15-feet, except where abutting SW 29 th St the setback shall be 25 feet
Eastern PUD Boundary:	25-feet
Southern PUD Boundary:	15-feet
Western PUD Boundary:	25-feet

9.15 PUBLIC IMPROVEMENTS

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

9.16 OPEN SPACE

There shall be a minimum of 20% usable open space within this PUD.

9.17 COMMON AREAS

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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits. Building and parking placement shall be specifically reviewed at the specific plan stage.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Topographic Map

PUD-2134 Exhibit A - Legal Description

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4); Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4); Thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point of place of beginning, containing Two and One-half (2 ½) acres, more or less.

As shown in Book RE13,596, Page 427, Oklahoma County, Oklahoma.

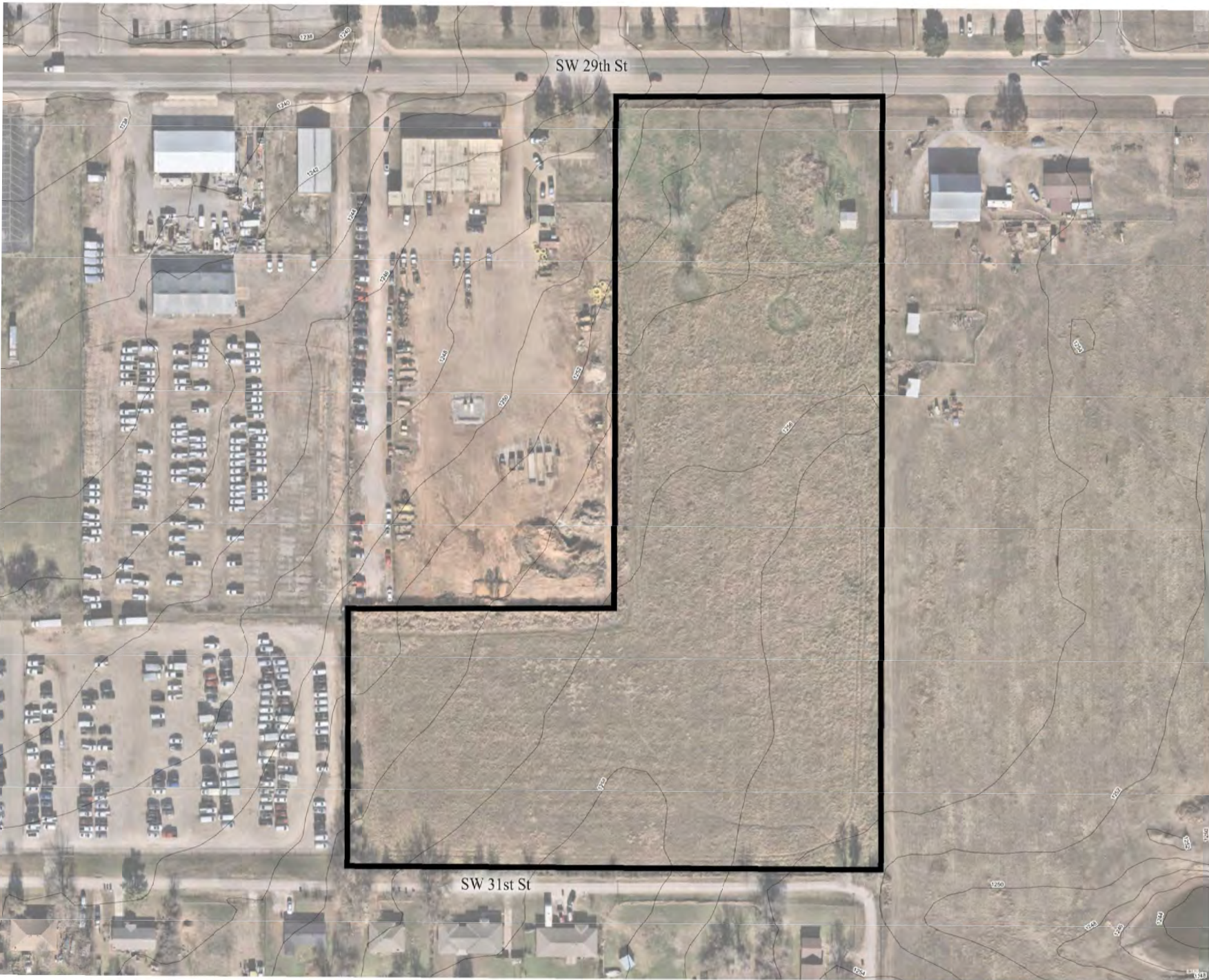
SW 29TH ST.
OKC



PUD-2134
Exhibit 'B'
Conceptual Site Plan



12/17/2025 3:46:14 PM



PUD- 2134
4200 SW 29th St

Exhibit C
Topography Exhibit

+/- 10.00 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

PHOTOGRAPHERS SURVEYORS PLANNERS
02/05/26

CASE NUMBER: PUD-2134

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of Paul G. Weigl, Jr. and Barbara I. Weigl, Trustees and Paul and Barbara Weigl Family Revocable Trust U/T/A**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2134 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. The City Council will consider this zoning application at a public hearing on June 2, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4); Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4); Thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half (2 ½) acres, more or less.

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 5th day of May 2026.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



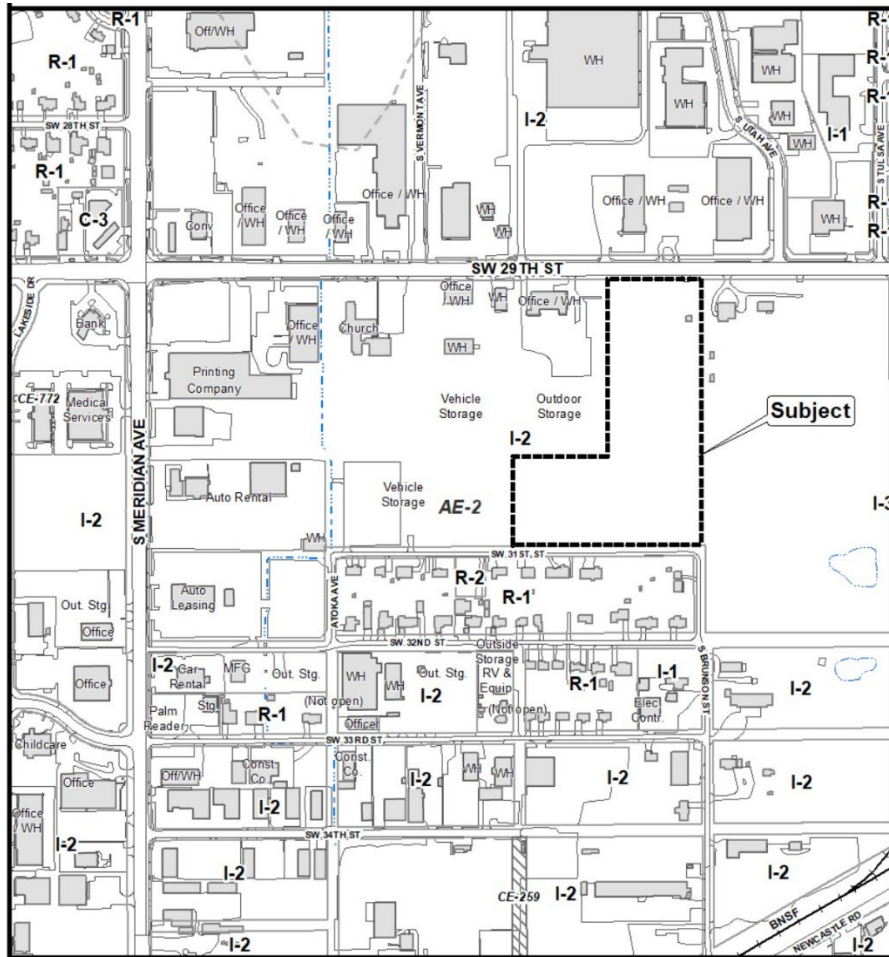
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2134

FROM: I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts

TO: PUD-2134 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts

ADDRESS OF PROPERTY: 4200 SW 29th Street



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4, General Residential District**(OKC Zoning Ordinance, 2020).

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2134

LOCATION: 4200 SW 29th 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 PUD-2134 Planned Unit Development District, subject to the AE-2 Airport Environs Zone Two Overlay District from I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts. A public hearing will be held by the City Council on June 2, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property, subject to the AE-2 Airport Environs Zone Two Overlay District boundary:

LEGAL DESCRIPTION:

A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,650 feet East and 660 feet South of Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half acres (2 ½), more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Beginning 1,650 feet east of the Northwest Corner of said Northwest Quarter (NW/4); Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 660 feet, to the North line of said Northwest Quarter (NW/4); Thence West on the North line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing five (5) acres, more or less. **AND** A part of the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,980 feet East and 660 feet South of the Northwest Corner of said Northwest Quarter (NW/4); Thence West and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence East and parallel with the North line of said Northwest Quarter (NW/4) a distance of 330 feet; Thence North and parallel with the West line of said Northwest Quarter (NW/4) a distance of 330 feet to the point or place of beginning, containing Two and One-half (2 ½) acres, more or less.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4, General Residential District**(OKC Zoning Ordinance, 2020).

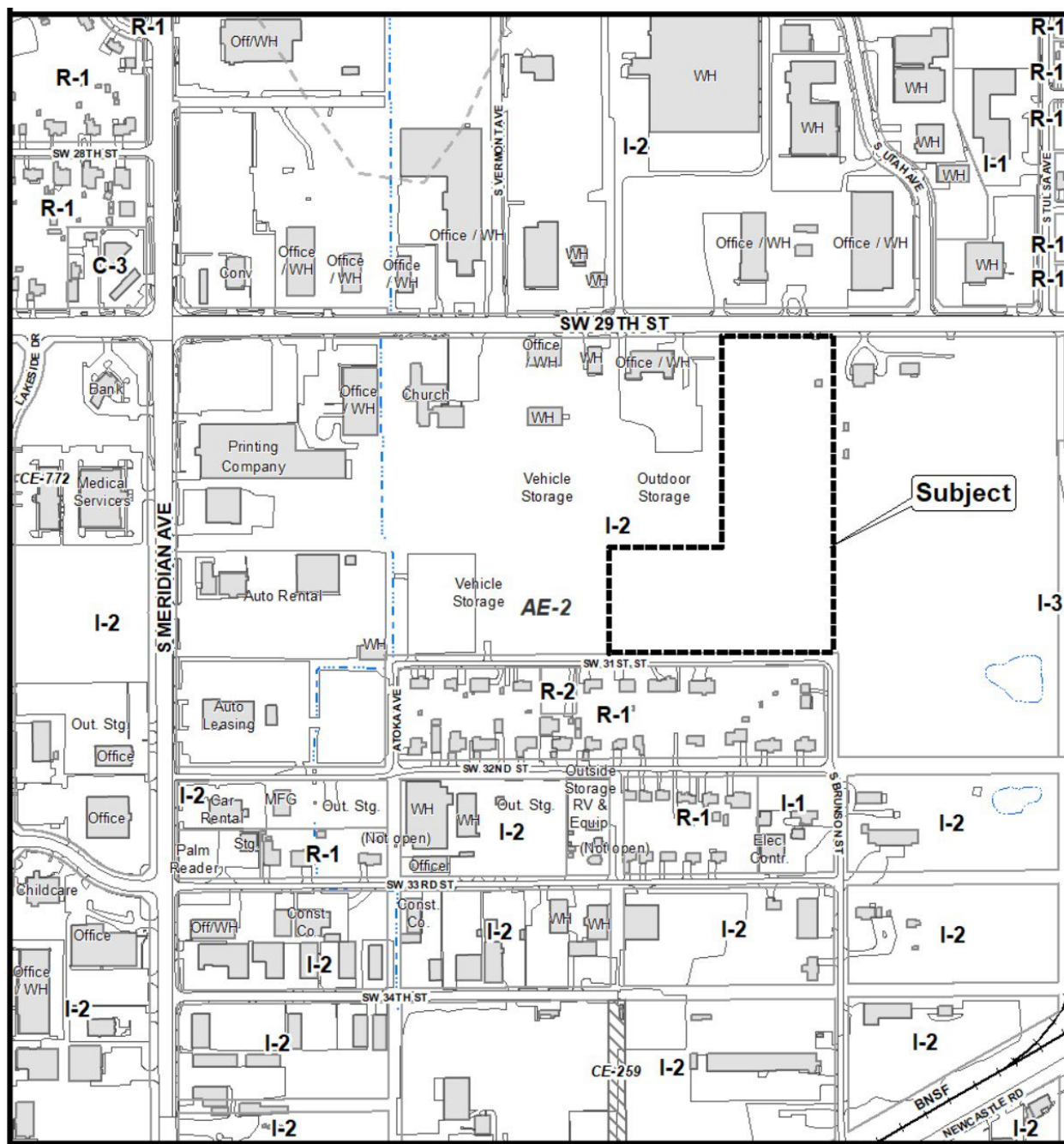
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 5th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 9, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on April 6, 2026)

12. (PUD-2134) Application by Paul G Weigl, Jr, and Barbara I Weigl, Trustees of the Paul and Barbara Weigl Family Revocable Trust U/T/A, to rezone 4200 SW 29th Street from I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts to PUD-2134 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

Amended Technical Evaluation:

1. Amend Access Regulations to include: Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.
2. Revise the Setback Regulations to increase the east and west setbacks to ~~10~~ 25 feet, and the south setback to 15 feet.
3. Revise the Landscaping Regulations to state: The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 10-foot wide landscape buffer shall be required along the south boundary with deciduous trees planted on 30-foot centers, and a 5-foot wide landscape buffer shall be required along the east and west PUD boundaries.
4. ~~The base zoning district regulations shall regulate heights of structures in this PUD, except~~ The maximum building height for structures within this PUD shall be 45-feet and 4 stories.
5. Revise Architectural Regulations to limit concrete board to 40%, and architectural metal and wood to 30%.
6. Revise Screening Regulations as follows: No less than an eight-foot-high sight proof screen shall be required along the east, west and south PUD boundaries, and shall not be required along SW 29th St. Said sight-proof screen shall be required to be stained capped cedar fence on galvanized posts with one (1) inch thick pickets.
7. Building and parking placement shall be specifically reviewed at the Specific Plan stage.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY NEWMAN

AYES: CLAIR, POWERS, NEWMAN, MILNER, NOBLE, LAFORGE; NAY: MEEK, PRIVETT

ABSENT: HARRISON



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 9, 2026

Item No. IV. 12.

(PUD-2134) Application by Paul G Weigl, Jr, and Barbara I Weigl, Trustees of the Paul and Barbara Weigl Family Revocable Trust U/T/A, to rezone 4200 SW 29th Street from I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts to PUD-2134 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Mark Zitzow
Johnson & Associates
405-235-8075

2. Case History

This is a new application.

This application is associated with CPA-26-00003, a request to amend the comprehensive plan by removing the 'Heavy Industrial' Land Use Typology Layer from the subject site.

3. Reason for Request

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

B. EXISTING CONDITIONS

1. Size of Site: 10 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	I-2	I-2	I-2	R-1	I-2
Land Use	Undeveloped	RV Sales Commercial	Residential	Residential	Vehicle Storage

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.

Comprehensive Plan Land Use Typology Layer: Heavy Industrial (HI)

The HI layer is intended to accommodate industrial uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odors. This designation simultaneously concentrates heavy industrial users away from existing or future neighborhoods while preserving prime land that has attributes crucial to industrial businesses, such as proximity to highway and rail access. Small-scale industrial, office, or commercial development may be appropriate provided that it supports or buffers industrial uses and does not restrict future industrial development by fragmenting parcels.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4, General Residential District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

The following uses are the only uses allowed within this PUD

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12), maximum density shall be 250 units
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry,

concrete-board, architectural metal 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.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

9.3 LIGHTING REGULATIONS

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

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along PUD boundaries but shall not be required along SW 29th St. Said sight-proof screen may be a combination of natural plant screening, stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall be per the subdivision regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 VEHICULAR ACCESS REGULATIONS

There shall be two (2) access points permitted from SW 29th Street and one (1) access point permitted from SE 31st Street in this PUD.

Driveways within this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

9.9 PARKING REGULATIONS

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

There shall be one (1) space required per unit.

9.10 SIGNAGE REGULATIONS

Signage shall be per code.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. A pedestrian system including connections with adjacent sidewalks and public transportation stops shall be provided with the PUD Specific Plan.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 45-feet.

9.14 SETBACK REGULATIONS

Northern PUD Boundary: 15-feet, except where abutting SW 29th St the setback shall be 25 feet

Eastern PUD Boundary: 5-feet

Southern PUD Boundary: 10-feet

Western PUD Boundary: 5-feet

9.15 PUBLIC IMPROVEMENTS

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

9.16 OPEN SPACE

There shall be a minimum of 20% usable open space within this PUD.

9.17 COMMON AREAS

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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN

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

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Topographic Map

D. REVIEW COMMENTS

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

1. **Airports:** Staff has completed a review of Case No. PUD- 2134. The property is located at 4200 SW 29th Street, and is scheduled to be heard [and considered by] the Planning Commission for residential use and development.

The Department of Airports does not object to the proposal. However, the described development lies within the Airports Environs Zone Two (AE-2). The Department of Airports supports the Oklahoma City Municipal Code, Section 59, Airport Zoning Overlay Districts and the Airport Environs Zones for Oklahoma City Will Rogers International Airport. As such, Airports requests that an Avigation Easement right be granted to the Oklahoma City Airport Trust as a condition prior to obtaining a building permit.

The proposed development is north of Oklahoma City Will Rogers International Airport. Users of these Single-family residential use and development may be subjected to single event and nuisance noise as a result of civilian and military aircraft operations performing landings and takeoffs from Oklahoma City Will Rogers International Airport. In accordance with the Oklahoma City Municipal Code, Section 59, Airport Zoning Overlay Districts and the Airport Environs Zones for OKC Will Rogers International Airport, residential land uses are permitted within the Airports Environs Zone Two (AE-2) but shall meet or exceed building requirements for a minimum noise level reduction of 25 decibels, inside the structure as set forth in Division 4 of Article II of Chapter 12 of the Oklahoma Municipal Code.

Finally, any lights placed on the property should be downward shielded to avoid the potential hazard of upward reflections towards aircraft.

2. Fire (OCFD): No objection.

3. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

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

accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

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

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Amend Section 9.8 Vehicular Access Regulations to include: Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

- 1) An existing 8-inch/20-inch/30-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.
- 11) Will be master metered.

c. Wastewater Availability:

- 1) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 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

*The subject site is within the Urban - Low Intensity (UL) Area and within an area where the Heavy Industrial (HI) Layer applies. An application to amend plan **okc** and remove the HI layer is associated with this request (CPA-26-00003). Policies for each are listed below.*

1. LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL & HI)
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)
- Major and Minor Arterial frontages should be heavily landscaped. (HI)
- Buildings along Major and Minor Arterials should be held to a higher design standard. (HI)

National, state, and local permitting require basic best management practices for stormwater management. The Master Design Statement allows single- through multi-family residential development. Public water is available along the north and south boundaries of the site. Access to the public sewer system is available northwest of the site.

Location:

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

The subject site is located along the south side of SW 29th Street, an arterial street.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. The PUD proposes multifamily residential development in accordance with the R-4 District. The base R-4 District would typically allow up to 34 du/acre. The Master Design Statement proposes a maximum of 250 dwelling units on the roughly 10-acre site, or 25 du/acre.

Automobile Connectivity:

- Limit number of dead-end streets and cul-de-sacs. (UL & HI)
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points. (UL & HI)

- Primary entrance points should be aligned with access points immediately across the street. (UL & HI)
- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system. (UL)

The subject site has frontage along SW 29th Street, a Major Arterial Street, and SW 31st Street, a Neighborhood Street. The site currently has one access point along SW 29th Street. The Master Design Statement proposes a maximum of two access points along SW 29th Street and one to SW 31st St. The conceptual plan for the development illustrates two access points along SW 29th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development. (UL & HI)

Sidewalks are not currently available on the subject site. The Master Design Statement requires sidewalks along SW 29th Street, in accordance with Code requirements.

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 industrial or residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD proposes residential development in accordance with the R-4 District. The conceptual plan for the development illustrates 7 multi-family residential structures and a clubhouse. The proposed setbacks are the same as the R-4 District, except the south (rear) is proposed at 10 feet. The rear setback would normally be 15 feet, or 25 feet if access is taken from it to a street. The PUD regulations propose a maximum building height of 45 feet. The base R-4 District requires a maximum building height of 20 feet and one story within 60 feet of the adjacent R-1 District (south). Between 60 – 75 feet the height should not exceed a 45-degree bulk plane, measured from a point 35 feet above grade at the 75 feet mark. Outside 75 feet the base R-4 District does not have a maximum height requirement. The MDS should reference the base district for height for the step-down to apply.*

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 has frontage along SW 29th Street, a Major Arterial Street, and SW 31st Street, a Neighborhood Street. No triggers requiring mitigation measures related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD proposes residential development within an area characterized by a mix of existing residential and industrial uses. Under the existing code, the placement of residential uses adjacent to industrial zones will require new development in adjacent industrial zones to reduce heights, increase setbacks and provide screening adjacent to the base R-4 District, but not the other way around. The comprehensive plan states that in this case, the proposed residential project may need to take measures to reduce the impact of existing uses and zoning. Nearby uses could generate noise, odor, dust or spill light above what would typically be found in a residential setting. Mitigation measures beyond the proposed screening could include increased setbacks and landscaping.*

3. Service Efficiency:

- Water: *Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

4. Transportation System: The subject site has frontage along SW 29th Street, a Major Arterial Street, and SW 31st Street, a Neighborhood Street. The nearest transit (bus) service is located east of the site, along South Portland Avenue. According to Streetlight data, last collected in 2022, SW 29th Street had 6,016 average daily trips, with a capacity of 22,000.

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)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- 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 29th Street, about 1/3-mile east of South Meridian Avenue. The site also has frontage along SW 31st Street on the south. The subject site is currently zoned I-2 and undeveloped. Land to the north, east, and west are also zoned I-2. North of the site, across SW 29th Street, are office/warehouse uses. Abutting land to the east is developed with a single-family residence and a large barn. West of the site is primarily used for outdoor storage of materials and vehicles. South of the site, across SW 31st Street, are a mixture of single-family residences and vacant lots zoned R-1. The proposed development is north of Oklahoma City Will Rogers International Airport. The site and surrounding area are within the Airports Environs Zone Two (AE-2). The overlay is not affected by this rezoning and the requirements of the AE-2 will apply.

The PUD proposes up to 250 multifamily residential dwelling units over the 10-acre site. The conceptual plan for the development illustrates 7 multi-family residential structures and a clubhouse. A minimum 20 percent usable open space will be required.

The subject site is within a larger area designated by the comprehensive plan as ‘Heavy Industrial’ (HI). Residential uses are not supported in these areas, and an amendment to the comprehensive plan requesting to remove this layer is associated with the PUD application. If approved as recommended by staff, the HI Layer would be removed from the subject site and an additional 110 acres that surround the site, including the remaining HI area to the west toward the Meridian Corridor. This corridor was the subject of a placemaking study that re-imagines the Meridian Corridor as a vibrant, safe and economically viable commercial district, and includes recommendations to re-position the Meridian Corridor as a premier gateway to Oklahoma City.

If the HI layer is removed, the subject site would remain as Urban Low Intensity. The proposed use and density are consistent with the UL LUTA. Potential operational impacts are identified when locating new residential near industrial zoning/uses. Under the existing code, approval of the R-4 District will require new development in adjacent industrial zones to reduce heights, increase setbacks and provide screening adjacent to the base R-4 District, but not the other way around. The comprehensive plan recommends the proposed residential use take measures to reduce the impacts of the existing/allowed non-residential uses. Mitigation measures proposed include a sight-proof screening along the PUD boundary (except along SW 29th Street), which “may be a combination of natural plant screening, stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.” Plan conformance would be

strengthened by increasing setbacks and landscaping around perimeter of the PUD. The Master Design Statement should indicate the building height is “per Code” up to the requested maximum of 45 feet in order for the step-back from R-1 to apply.

E. STAFF RECOMMENDATION

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

Approval of the application subject to the following Technical Evaluation:

1. Amend Access Regulations to include: Private drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.
2. Revise the Setback Regulations to increase the east and west setbacks to 10 feet, and the south setback to 15 feet.
3. Revise the Landscaping Regulations to state: The subject site shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development, except that a 10-foot wide landscape buffer shall be required along the south, east and west PUD boundaries.
4. The base zoning district regulations shall regulate heights of structures in this PUD, except the maximum building height for structures within this PUD shall be 45-feet.

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

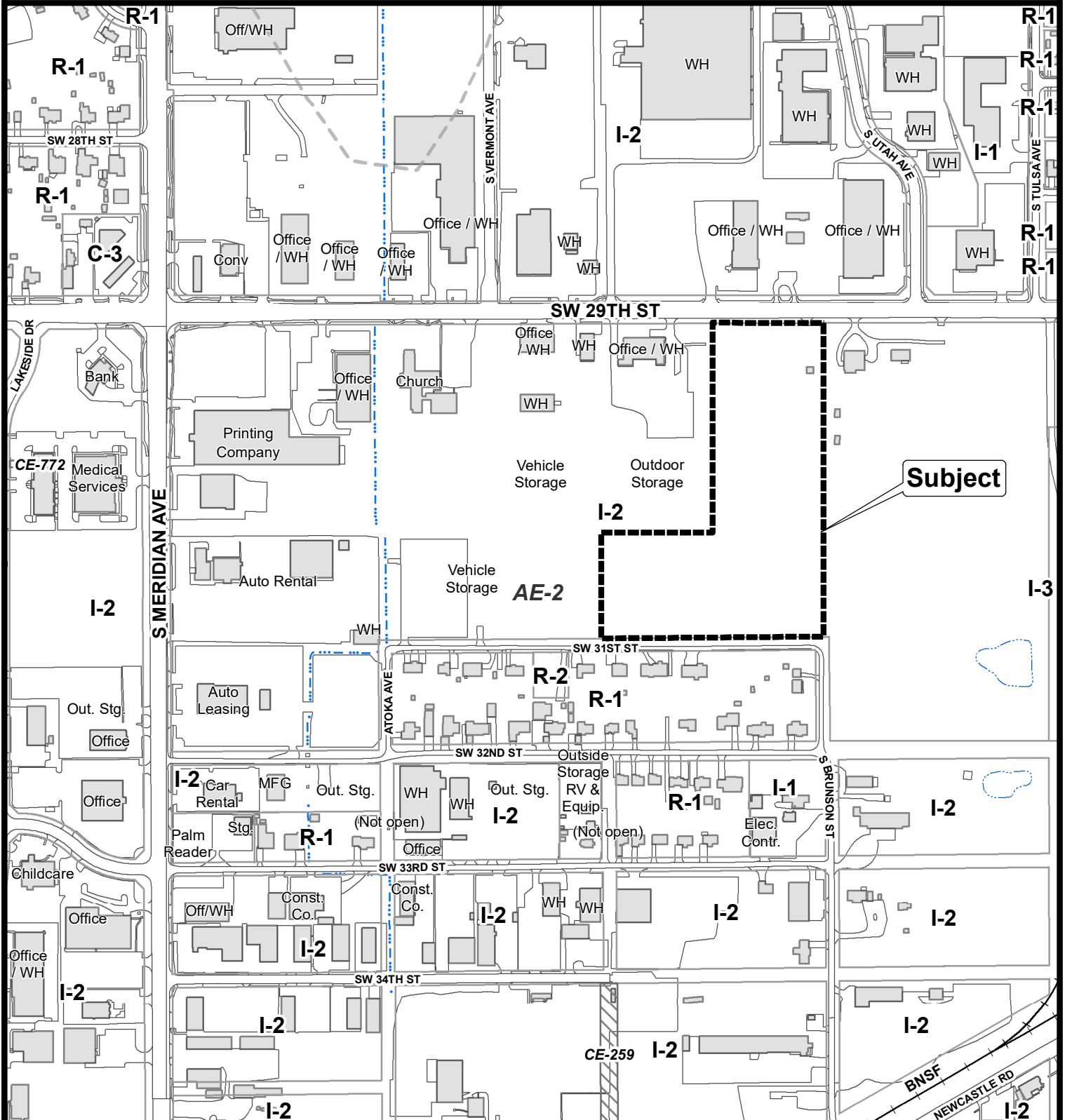
gjh

Case No: PUD-2134

Applicant: Paul G Weigl, Jr, and Barbara I Weigl, Trustees of the Paul and Barbara Weigl Family Revocable Trust U/T/A

Existing Zoning: I-2 / AE-2

Location: 4200 SW 29th St.



The City of
OKLAHOMA CITY

Planned Unit Development



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Feet

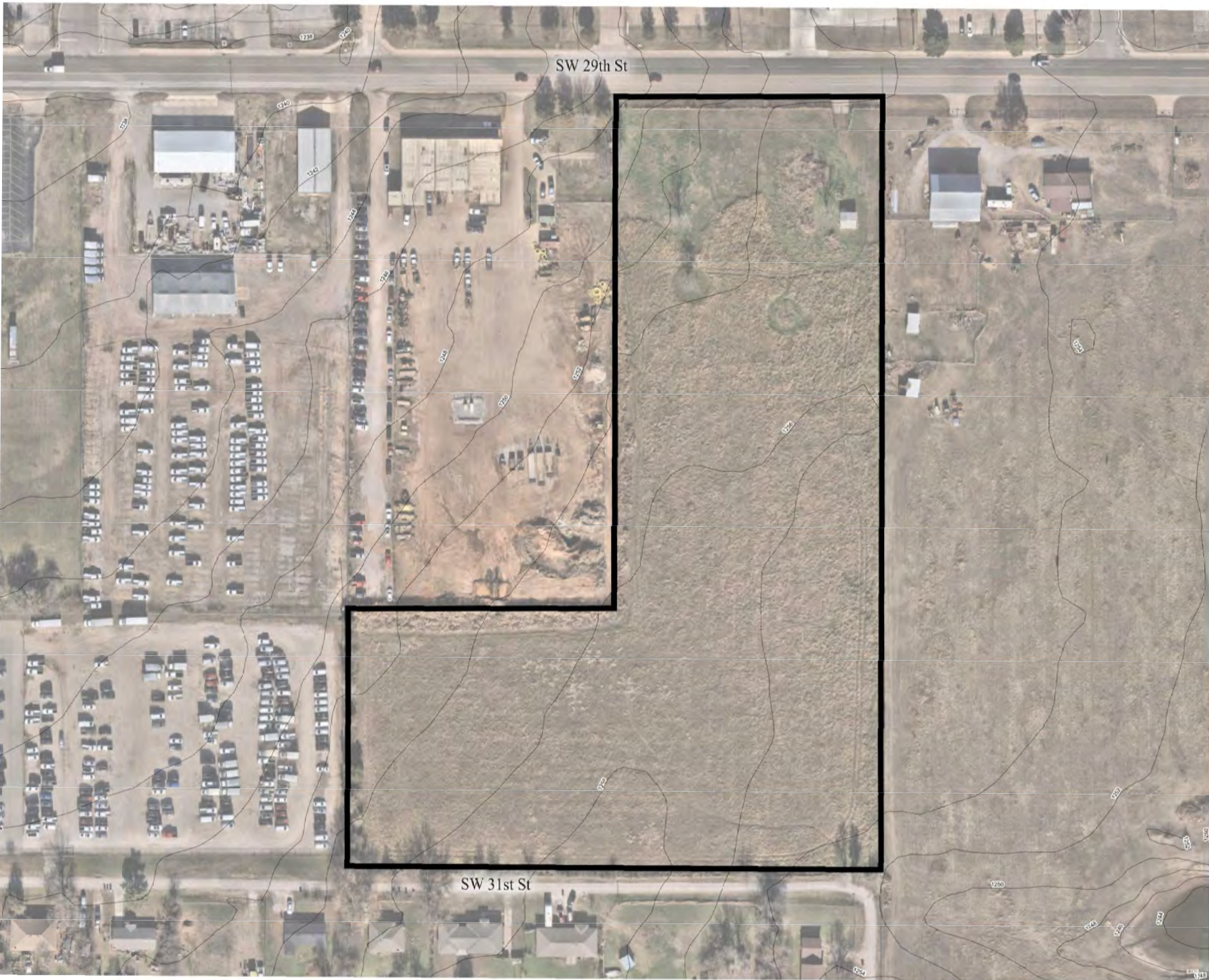
SW 29TH ST.
OKC



PUD-2134
Exhibit 'B'
Conceptual Site Plan



12/17/2025 3:46:14 PM



PUD- 2134
4200 SW 29th St

Exhibit C
Topography Exhibit

+/- 10.00 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

PHOTOGRAPHERS SURVEYORS PLANNERS
02/05/26

Case No: PUD-2134

Applicant: Paul G Weigl, Jr, and Barbara I Weigl, Trustees of the Paul and Barbara Weigl Family Revocable Trust U/T/A

Existing Zoning: I-2 / AE-2

Location: 4200 SW 29th St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet

May 29, 2026

City Clerk
200 N. Walker Ave.
Oklahoma City, OK 73102

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 9:36 am, Jun 08, 2026

Re: Case No. PUD-2134 – Opposition to Proposed Rezoning

To Whom It May Concern:

I respectfully submit this letter in opposition to the proposed rezoning request identified as Case No. PUD-2134.

The subject property is located within an area that is predominantly industrial in character and use. Surrounding properties consist primarily of warehouses, office facilities, vehicle storage operations, and other commercial and industrial uses. Introducing a multi-family residential development into this environment would be inconsistent with the established land-use pattern and character of the area.

The property is also located near the flight path of Will Rogers World Airport. Airport-related noise and operational impacts have long been recognized as important land-use considerations in this area. Expanding residential development in close proximity to airport operations raises concerns regarding long-term compatibility and future conflicts.

In addition, rezoning industrially designated land for residential use may create conflicts between existing businesses and future residents. Industrial operations often involve truck traffic, equipment activity, and other uses that are appropriate within an industrial area but are generally incompatible with higher-density residential development.

For these reasons, I respectfully request that the Planning Commission and City Council deny the proposed rezoning application for PUD-2134.

Thank you for your consideration of my comments.

Sincerely,



L.K. Gross

10500 S. Harvey Ave.
Oklahoma City, OK 73170