

**ORDINANCE NO. 28,118**

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

AKS

**EMERGENCY ORDINANCE**

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

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

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, Thence S00°14'38"E a distance of 2,638.45 feet; Thence N89°49'28"W a distance of 1,022.35 feet; Thence N00°00'11"E a distance of 924.16 feet; Thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; Thence 1,122.34 feet along the arc of said curve having a radius of 3,280.00 feet, subtended by a chord of 1,116.87 feet which bears N20°18'05"W; Thence S89°49'53"E a distance of 558.22 feet; Thence N82°34'26"E a distance of 151.33 feet; Thence N00°10'07"E a distance of 50.00 feet; Thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

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

**INTRODUCED AND READ** in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 7TH day of JULY, 2026.

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

ATTEST:

Amy K Simpson  
CITY CLERK



David Holt  
MAYOR

REVIEWED for form and legality.

Wendy Kellner  
ASSISTANT MUNICIPAL COUNSELOR



# MEMORANDUM

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

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2143), rezoning 10324 SW 29th Street from R-1 Single-Family Residential District to PUD-2143 Planned Unit Development District. Ward 3.  
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

### **Applicant:**

David M. Box, Box Law Group, PLLC  
WP Land, LLC

### **Purpose:**

The purpose of this application is to allow single-family residential in Tract 1, and two-family residential (duplexes) in Tract 2.

### **Background:**

On June 11, 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. Lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.
2. Useable open space shall be required to be within 1320-foot walkable distance along sidewalks or trails, from every lot within the PUD.
3. ~~A connection to SW 33rd Street is required.~~
4. Modify Section 9.4 Screening Regulations to state: No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the right-of-way of SW 29<sup>th</sup> St. Said fence shall include brick columns which shall be placed on a maximum of 100-foot centers along SW 29th St. where adjacent to residential lots. No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the rear property line for all lots abutting the 30' buffer. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

### **Protests:**

8 Protests, 2 Legals, 0.86%

**Previous Action:**

The Ordinance was introduced July 7, 2026 and set for final hearing August 4, 2026. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.



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

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Sara Park East

Name of Development or Applicant 10324 SW 29th Street

Generally located between SW 29th St & SW 44th St, E. of JKT

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

Residential development.

Summary Purpose Statement / Proposed Development

|                  |         |
|------------------|---------|
| Staff Use Only:  | 2143    |
| Case No.: PUD    |         |
| File Date:       | 5-5-26  |
| Ward No.:        | 3       |
| Nbhd. Assoc.:    | -----   |
| School District: | Mustang |
| Extg Zoning:     | R-1     |
| Overlay:         |         |

65.74 ± 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.
- ☐ 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St. Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com david@boxlawgroup.com

Email

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

ORT

**WARRANTY DEED**

Individual

(Limited Liability Company)

Doc#: R 2012 7780  
Bk&Pg: RB 3870 1032  
Filed: 04-04-2012  
03:05:09 PM  
Canadian County, OK

TMH  
WD

13  
①

**KNOW ALL MEN BY THESE PRESENTS:**

That **LMS CHILDREN LLC**, an Oklahoma Limited Liability Co. party(IES) of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **WP LAND, LLC**, an Oklahoma Limited Liability Co. party of the second part the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

The Northwest Quarter (NW/4) of Section **FOURTEEN (14)**, Township **ELEVEN (11)** North, Range **FIVE (5)** West of the Indian Meridian, Canadian County, Oklahoma.

Less and except all oil, gas, and other mineral interests in and under the real property, and which may be produced therefrom, which Grantor specifically reserves unto Grantor, its successors and assigns -**SURFACE RIGHTS ONLY**.

**RETURN TO:**  
**WP LAND, LLC**  
2731 S. I-35 SERVICE ROAD  
MOORE, OK 73160

**TAXES TO:**  
**WP LAND, LLC**  
2731 S. I-35 SERVICE ROAD  
MOORE, OK 73160



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(IES) of the second part, heirs 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 less and except easements, restrictive covenants, and rights-of-way of record.

Signed and delivered 9 th day of March, 2012.

**LMS CHILDREN LLC**, an Oklahoma Limited Liability Co.

BY: Judith Frances Karnuth  
**JUDITH FRANCES KARNUTH, MANAGER**

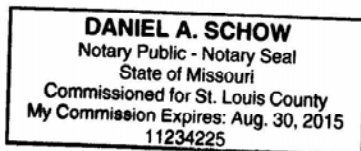
**STATE OF MISSOURI**  
**COUNTY OF** St. Louis } ss

Before me, a Notary Public in and for this State, on this 9 th day of March, 2012 personally appeared **JUDITH FRANCES KARNUTH** as **MANAGER**, on behalf of **LMS CHILDREN LLC**, an Oklahoma Limited Liability Co., to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

[Signature]  
Signature Of Notary Public Or Other Official

File # 11127577



**State of Oklahoma**  
**Canadian County**  
**Documentary Stamps**

**\$ 3,150.00**

DS 3150.00

**OVERALL  
LEGAL DESCRIPTION**

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the Northeast corner of said NW/4, thence

S00°14'38"E a distance of 2638.45 feet; thence  
N89°49'28"W a distance of 1022.35 feet; thence  
N00°00'11"E a distance of 924.16 feet; thence  
N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; thence  
1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a  
chord of 1116.87 feet which bears N20°18'05"W; thence  
S89°49'53"E a distance of 558.22 feet; thence  
N82°34'26"E a distance of 151.33 feet; thence  
N00°10'07"E a distance of 50.00 feet; thence  
S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

Said tract contains 2,863,687 Sq Ft or 65.74 Acres, more or less.

**TRACT 1**

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the Northeast corner of said NW/4, thence

S00°14'38"E a distance of 2638.45 feet; thence  
N89°49'28"W a distance of 597.82 feet; thence  
N00°11'44"W a distance of 45.11 feet to the beginning of a curve to the right; thence  
21.00 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord  
of 20.96 feet which bears N05°49'13"E to a point of reverse curvature; thence  
21.08 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord  
of 21.04 feet which bears N05°47'46"E; thence  
N00°14'38"W a distance of 50.00 feet; thence  
S89°45'22"W a distance of 135.00 feet; thence  
N00°14'38"W a distance of 795.81 feet; thence  
N02°23'10"W a distance of 521.96 feet; thence  
N87°36'50"E a distance of 2.61 feet; thence  
N02°23'10"W a distance of 50.00 feet; thence  
N08°20'31"W a distance of 168.33 feet; thence

N14°17'53"W a distance of 389.39 feet; thence  
N22°14'39"W a distance of 384.58 feet; thence  
N00°14'38"W a distance of 25.00 feet; thence  
S89°45'22"W a distance of 125.52 feet; thence  
N10°25'16"W a distance of 144.40 feet; thence  
S89°49'53"E a distance of 294.95 feet; thence  
N82°34'26"E a distance of 151.33 feet; thence  
N00°10'07"E a distance of 50.00 feet; thence  
S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

Said tract contains 2,089,626 Sq Ft or 47.97 Acres, more or less.

## **TRACT 2**

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of said NW/4, thence  
N89°49'52"W a distance of 1160.00 feet; thence  
S00°10'08"W a distance of 70.00 feet to the POINT OF BEGINNING; thence

S10°25'16"E a distance of 144.40 feet; thence  
N89°45'22"E a distance of 125.52 feet; thence  
S00°14'38"E a distance of 25.00 feet; thence  
S22°14'39"E a distance of 384.58 feet; thence  
S14°17'53"E a distance of 389.39 feet; thence  
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21.08 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 21.04 feet which bears S05°47'46"W to a point of reverse curvature; thence  
21.00 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 20.96 feet which bears S05°49'13" ; thence  
S00°11'44"E a distance of 45.11 feet; thence  
N89°49'28"W a distance of 424.53 feet; thence  
N00°00'11"E a distance of 924.16 feet; thence  
N02°23'10"W a distance of 598.35 feet to the beginning of a non-tangent curve to the left; thence

1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a chord of 1116.87 feet which bears N20°18'05"W; thence S89°49'53"E a distance of 263.27 feet to the POINT OF BEGINNING.

Said tract contains 774,061 Sq Ft or 17.77 Acres, more or less.

## LETTER OF AUTHORIZATION

I, WP Land LLC or,  
*Property Owner of Record*

Anthony Mirzaie authorize,  
*Agent of the Property Owner of Record and Title*

Box Law Group, PLLC.  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: *AMirzaie*  
*Signature*

Anthony Mirzaie  
*Type/Print Name*

Title: Manager  
*Manager / Proprietor*

Date: 03/11/2026  
*MM/DD/YYYY*

## CERTIFICATE

The undersigned bonded abstractor in and for Canadian County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 16th day of April, 2026.

AMERICAN EAGLE ABSTRACT OF CANADIAN  
COUNTY

  
\_\_\_\_\_  
JESSICA LOUK  
MANAGER

State of Oklahoma     )  
                                  ) ss.  
County of Oklahoma    )

This instrument was acknowledged before me on 4-16-26, by JESSICA LOUK,  
MANAGER.



  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:  
Order No.: 2601-0153-49

## **"EXHIBIT A"**

### **OVERALL LEGAL DESCRIPTION**

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1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a  
chord of 1116.87 feet which bears N20°18'05"W; thence  
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### **TRACT 1**

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21.00 feet along the arc of said curve having a radius of 100.00 feet, subtended by a  
chord of 20.96 feet which bears N05°49'13"E to a point of reverse curvature; thence  
21.08 feet along the arc of said curve having a radius of 100.00 feet, subtended by a  
chord of 21.04 feet which bears N05°47'46"E; thence  
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N00°14'38"W a distance of 795.81 feet; thence  
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N87°36'50"E a distance of 2.61 feet; thence  
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## **TRACT 2**

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chord of 20.96 feet which bears S05°49'13" ; thence  
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S89°49'53"E a distance of 263.27 feet to the POINT OF BEGINNING.

# EXHIBIT B

| Account   | Owner                                    | Mailing Address                                                                   | Legal Description                                         |
|-----------|------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------|
| 090004555 | OKLAHOMA TURNPIKE AUTHORITY              | % PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136 | T11N R05W S11 SW4 A#1 PT SW4 - BEG @ SW/C, TH N250' E250' |
| 090004635 | WP LAND LLC                              | 2731 S I-35 SERVICE RD.MOORE.OK.73160                                             | T11N R05W S14 NW4 A#1 - BEING ALL NW4 LESS BEG @ SW/C,    |
| 090004637 | WP LAND LLC                              | 2731 S I-35 SERVICE RD.MOORE.OK.73160                                             | T11N R05W S14 SW4 A#1 PT SW4 - BEING THE N106.67Ac OF     |
| 090004643 | TURK,MICHAEL E                           | 3915 MORGAN TER.MUSTANG.OK.73064-                                                 | T11N R05W S14 SE4 A#10 & A#11 PT SE4; A#10 - BEG 2099.    |
| 090069456 | CROSSFIELD,PAUL & GRELLNER,NADEJDA       | 2917 MILLSPAUGH WAY.YUKON.OK.73099-                                               | SOUTH POINTE ESTATES AT WESTBURY LT 1 BLK 1               |
| 090069457 | GIRLINGHOUSE,WILLIE R & ANGELA D         | 2909 MILLSPAUGH WAY.YUKON.OK.73099-0000                                           | SOUTH POINTE ESTATES AT WESTBURY LT 2 BLK 1               |
| 090069458 | BILCK-JAY FAMILY TRUST                   | 2901 MILLSPAUGH WAY.YUKON.OK.73099-                                               | SOUTH POINTE ESTATES AT WESTBURY LT 3 BLK 1               |
| 090069492 | SOUTH POINTE EST AT WESTBURY INC         | C/O KEN FERGUSON.10032 MILLSPAUGH WAY.YUKON.OK.73099-                             | SOUTH POINTE EST,AT WESTBURY COMMON LOT B                 |
| 090069493 | SOUTH POINTE EST AT WESTBURY INC         | C/O KEN FERGUSON.10032 MILLSPAUGH WAY.YUKON.OK.73099-                             | SOUTH POINTE EST,AT WESTBURY COMMON LOT C                 |
| 090095492 | MODESTINO,LINDA LIVING TRUST             | 3625 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 1 LOT 1 BLK 3                       |
| 090095493 | GRUENBERG,BROCK DAVID & JORDAN LANE      | 3633 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 1 LOT 2 BLK 3                       |
| 090095494 | EVANS,DAVID E                            | 3701 WIMBERLEY CREEK DR.YUKON.OK.73099-0000                                       | WIMBERLEY ESTATES SEC 1 LOT 3 BLK 3                       |
| 090095495 | MELOT,MATTHEW ROBERT AKA MATTHEW &       | 3709 WIMBERLEY CREEK DR.YUKON.OK.73099-                                           | WIMBERLEY ESTATES SEC 1 LOT 4 BLK 3                       |
| 090103557 | NGO,QUOI N & VIVIAN VY                   | 3401 WIMBERLEY CREEK DR.YUKON.OK.73099-0000                                       | WIMBERLEY ESTATES SEC 2 LOT 1 BLK 7                       |
| 090103558 | GANN,WILLIAM & DARLA TRUST               | 3415 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 2 LOT 2 BLK 7                       |
| 090103559 | BENEFIELD LEGACY TRUST                   | 3501 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 2 LOT 3 BLK 7                       |
| 090103560 | MORVANT,MARK & CANDICE D                 | 3515 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 2 LOT 4 BLK 7                       |
| 090103561 | FOZDAR,MICHAEL YASH & GRACE MARY CATHRYN | 3601 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 2 LOT 5 BLK 7                       |
| 090103562 | TORRES,JOSE & DINA                       | 3615 WIMBERLEY CREEK DR.YUKON.OK.73099-0000                                       | WIMBERLEY ESTATES SEC 2 LOT 6 BLK 7                       |
| 090103563 | BEJAR,JOSE L & ROSA E                    | 10109 SW 30TH STREET.YUKON.OK.73099-0407                                          | WIMBERLEY ESTATES SEC 2 LOT 1 BLK 8                       |
| 090103564 | HENDRIX,LEA & ERIC BLANE                 | 10117 SW 30TH ST.YUKON.OK.73099-                                                  | WIMBERLEY ESTATES SEC 2 LOT 2 BLK 8                       |
| 090103565 | MATHEW,SAJI & SUMA LIVING TRUST          | 3101 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 2 LOT 3 BLK 8                       |
| 090103566 | MILLER,DOUGLAS LANE & MARILEA A          | 3115 WIMBERLEY CREEK DR.YUKON.OK.73099-                                           | WIMBERLEY ESTATES SEC 2 LOT 4 BLK 8                       |
| 090103567 | MASON,DONALD WELTON & JAMIE MONETTE      | 3201 WIMBERLEY CREEK DR.YUKON.OK.73099                                            | WIMBERLEY ESTATES SEC 2 LOT 5 BLK 8                       |
| 090103568 | SCOTT,TRAVIS L & JENNIFER W              | 3215 WIMBERLEY CREEK DR.YUKON.OK.73099-                                           | WIMBERLEY ESTATES SEC 2 LOT 6 BLK 8                       |
| 090103569 | GOINS,JOHNNY & CAMELLA K                 | 3301 WIMBERLEY CREEK DR.YUKON.OK.73099-                                           | WIMBERLEY ESTATES SEC 2 LOT 7 BLK 8                       |
| 090111387 | EDWARDS,TIRISA L                         | 2905 BUSHEYWOOD DR.YUKON.OK.73099                                                 | CASTLEBROOK CROSSING 1ST ADDN LOT 1 BLK 1                 |
| 090111388 | HICKS,CAMERON & STACY N                  | 2901 BUSHEYWOOD DR.YUKON.OK.73099-                                                | CASTLEBROOK CROSSING 1ST ADDN LOT 2 BLK 1                 |
| 090111389 | MELTON,BENJAMIN RYAN                     | 2980 TWIN CREEK LN.NEWCASTLE.OK.73065-6484                                        | CASTLEBROOK CROSSING 1ST ADDN LOT 3 BLK 1                 |
| 090111390 | ELDRIDGE,DUSTIN R & BLAIR D              | 2829 BUSHEYWOOD DR.YUKON.OK.73099                                                 | CASTLEBROOK CROSSING 1ST ADDN LOT 4 BLK 1                 |
| 090111411 | PREWITT,TONY R & STEPHANIE L             | 10216 SW 28TH ST.YUKON.OK.73099-0000                                              | CASTLEBROOK CROSSING 1ST ADDN LOT 1 BLK 2                 |
| 090111412 | LOPEZ,MARIA GUADALUPE &                  | 10212 SW 28TH ST.YUKON.OK.73099-                                                  | CASTLEBROOK CROSSING 1ST ADDN LOT 2 BLK 2                 |
| 090111413 | BUESING,MICHAEL W & KIM A                | 10208 SW 28TH ST.YUKON.OK.73099-0000                                              | CASTLEBROOK CROSSING 1ST ADDN LOT 3 BLK 2                 |
| 090111414 | O'DELL,EDDIE L*                          | 10204 SW 28TH ST.YUKON.OK.73099-                                                  | CASTLEBROOK CROSSING 1ST ADDN LOT 4 BLK 2                 |
| 090111415 | NOSTRUD,RYAN & TABITHA                   | 10200 SW 28TH ST.YUKON.OK.73099-0000                                              | CASTLEBROOK CROSSING 1ST ADDN LOT 5 BLK 2                 |
| 090111416 | ROWE,RICHARD & BETH LIVING TRUST         | 10201 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 1ST ADDN LOT 6 BLK 2                 |
| 090111417 | NELSON,JACKIE RENE                       | 10205 SW 28TH ST.YUKON.OK.73099-0000                                              | CASTLEBROOK CROSSING 1ST ADDN LOT 7 BLK 2                 |
| 090111418 | COWAN,PAUL & MARY                        | 10209 SW 28TH ST.YUKON.OK.73099-                                                  | CASTLEBROOK CROSSING 1ST ADDN LOT 8 BLK 2                 |
| 090111420 | MCKEE,BARBARA J LIVING TRUST             | 5255 PINEHURST DR.OAKLAND.CA.94605                                                | CASTLEBROOK CROSSING 1ST ADDN LOT 10 BLK 2                |
| 090111469 | CASTLEBROOK CROSSING HOA INC             | 1322 FRETZ DR.EDMOND.OK.73003                                                     | CASTLEBROOK CROSSING 1ST ADDN PRIVATE STREETS,            |
| 090123533 | MCJUNKINS,JAKE                           | 10404 SW 28TH ST.YUKON.OK.73099-                                                  | CASTLEBROOK CROSSING 2ND ADDN LOT 1 BLOCK 5               |
| 090123534 | SUFFIELD,JOSEPHINE FRANCIS LIVING TRUST  | 10400 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 2ND ADDN LOT 2 BLOCK 5               |
| 090123583 | HARMON,BRYCEN & TABITHA                  | 10316 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 2ND ADDN LOT 1 BLOCK 10              |
| 090123584 | ROSALLES,SANTOS & KARYSSA TRUST          | 10312 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 2ND ADDN LOT 2 BLOCK 10              |
| 090123585 | BELLAH,PAUL JAMES & LEIGH ANNE           | 10308 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 2ND ADDN LOT 3 BLOCK 10              |
| 090123586 | MORRIS,JASON & KELLY                     | 10304 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 2ND ADDN LOT 4 BLOCK 10              |
| 090123587 | HIGHTOWER,KYLE & JAIMIE D                | 10300 SW 28TH ST.YUKON.OK.73099                                                   | CASTLEBROOK CROSSING 2ND ADDN LOT 5 BLOCK 10              |
| 090123588 | CHARLES,BOBBY G III                      | 2832 RYDER DR.YUKON.OK.73099                                                      | CASTLEBROOK CROSSING 2ND ADDN LOT 6 BLOCK 10              |
| 090123589 | LANGSTON,DENNIS EMMITT JR                | 2828 RYDER DR.YUKON.OK.73099                                                      | CASTLEBROOK CROSSING 2ND ADDN LOT 7 BLOCK 10              |
| 090123604 | CASTLEBROOK CROSSING HOA INC             | 1322 FRETZ DR.EDMOND.OK.73003                                                     | CASTLEBROOK CROSSING 2ND ADDN PRIVATE STREETS,            |
| 090135990 | OKLAHOMA TURNPIKE AUTHORITY              | % PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136 | T11N R05W S15 NE4 A#11 PT NE4 - BEG @ NE/C, TH S390'      |
| 090136829 | OKLAHOMA TURNPIKE AUTHORITY              | % PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136 | T11N R05W S14 NW4 A#3 PT NW4 - BEG @ NW/C, TH E1926       |
| 090136830 | OKLAHOMA TURNPIKE AUTHORITY              | % PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136 | T11N R05W S14 SW4 A#3 PT SW4 - BEG 1139.94'E OF NW/C,     |
| 090137477 | OKLAHOMA TURNPIKE AUTHORITY              | % PINNACLE CONSULTING MGMT GRP.3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136 | T11N R05W S11 SW4 A#17 PT SW4 - BEG 250'N OF SW/C,        |
| 090138107 | VASSEUR,BENJAMIN LEE & BROWN,REBEKAH R   | 2829 CRYSTAL CREEK DR.YUKON.OK.73099                                              | CRYSTAL CREEK AT WESTBURY LOT 1 BLOCK 1                   |
| 090138108 | PRESSON,GEORGE                           | 2825 CRYSTAL CREEK DRIVE.YUKON.OK.73099                                           | CRYSTAL CREEK AT WESTBURY LOT 2 BLOCK 1                   |
| 090138143 | ECC910 LLC                               | 3924 MOSSY CREEK RD.ARCADIA.OK.73007-4000                                         | CRYSTAL CREEK AT WESTBURY COMMON AREA "B"                 |
| 090138183 | ECC910 LLC                               | 3924 MOSSY CREEK RD.ARCADIA.OK.73007-4000                                         | CRYSTAL CREEK AT WESTBURY COMMON AREA "A"                 |
| 090138186 | ECC910 LLC                               | 3924 MOSSY CREEK RD.ARCADIA.OK.73007-4000                                         | CRYSTAL CREEK AT WESTBURY PRIVATE STREETS - CRYSTAL       |
| 090151262 | DR HORTON TEXAS LTD LP                   | 15509 N MAY AVE.EDMOND.OK.73013                                                   | CASTLEBROOK CROSSING 5TH ADDITION LOT 1 BLOCK 26          |
| 090151305 | CASTLEBROOK CROSSING HOA                 | 1322 FRETZ DR.EDMOND.OK.73003                                                     | CASTLEBROOK CROSSING 5TH ADDITION COMMON AREA "H"         |
| 090151306 | CASTLEBROOK CROSSING LLC                 | PO BOX 6718.EDMOND.OK.73083-                                                      | CASTLEBROOK CROSSING 5TH ADDITION PRIVATE STREETS         |

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

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**Sara Park East**

May 4, 2026

**PREPARED FOR:**

WP Land, LLC  
2731 S I-35 Service Rd.  
Moore, Oklahoma 73160  
(405) 366-0000  
Anthony@westpointgroup.com

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
Kaitlyn Turner  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.com)

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Sara Park East, consisting of approximately 65.74 acres, is located within the Northwest Quarter (NW/4) of Section 14, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

## **SECTION 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.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is WP Land, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: PUD-1149 and PUD-1591 Districts and used for residential development.  
East: R-A District and used for residential development.  
South: R-1 District and is currently undeveloped.  
West: John Kilpatrick Turnpike.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 ..... PHYSICAL CHARACTERISTICS**

The property is currently undeveloped and consists of landscaping and trees in the northwest corner. The site generally slopes to the southeast.

## **SECTION 6.0 ..... CONCEPT**

The concept for this PUD is to modify the existing base zoning to allow for a residential development.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is SW 29<sup>th</sup> St. The nearest street to the east is Wimberley Creek Dr. The nearest street to the south is SW 44<sup>th</sup> St. The nearest street to the west is John Kilpatrick Turnpike.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15<sup>th</sup> St. It is approximately 2.6 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 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**

There shall be two (2) tracts within this PUD as depicted in Exhibit B. The use and development regulations of the R-1 Single-Family Residential District shall govern tract 1 and the use and development regulations of the R-2 Medium-Low Density Residential District shall govern tract 2, except as herein modified, including conditional, special permit, special exception, 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:

Minimum lot size for single-family dwellings:

Tract 1: 6,000 square feet

Tract 2: 4,400 square feet

Minimum lot width for single-family dwellings in Tract 2: 40 feet

Minimum lot depth: 110 feet

#### **9.1.....FAÇADE REGULATIONS**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

#### **9.2 ..... LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Street trees shall be planted along SW 29<sup>th</sup> St.

#### **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.

#### **9.4 ..... SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 ..... SUBDIVISION REGULATIONS

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

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

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

Access may be taken from two (2) access points off of SW 29<sup>th</sup> St.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

Per Code.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

#### 9.15 ..... PUBLIC IMPROVEMENTS

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

#### 9.16 ..... COMMON AREAS

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

#### 9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

### **10.0 ..... DEVELOPMENT SEQUENCE**

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

### **11.0 ..... EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

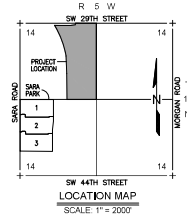
LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

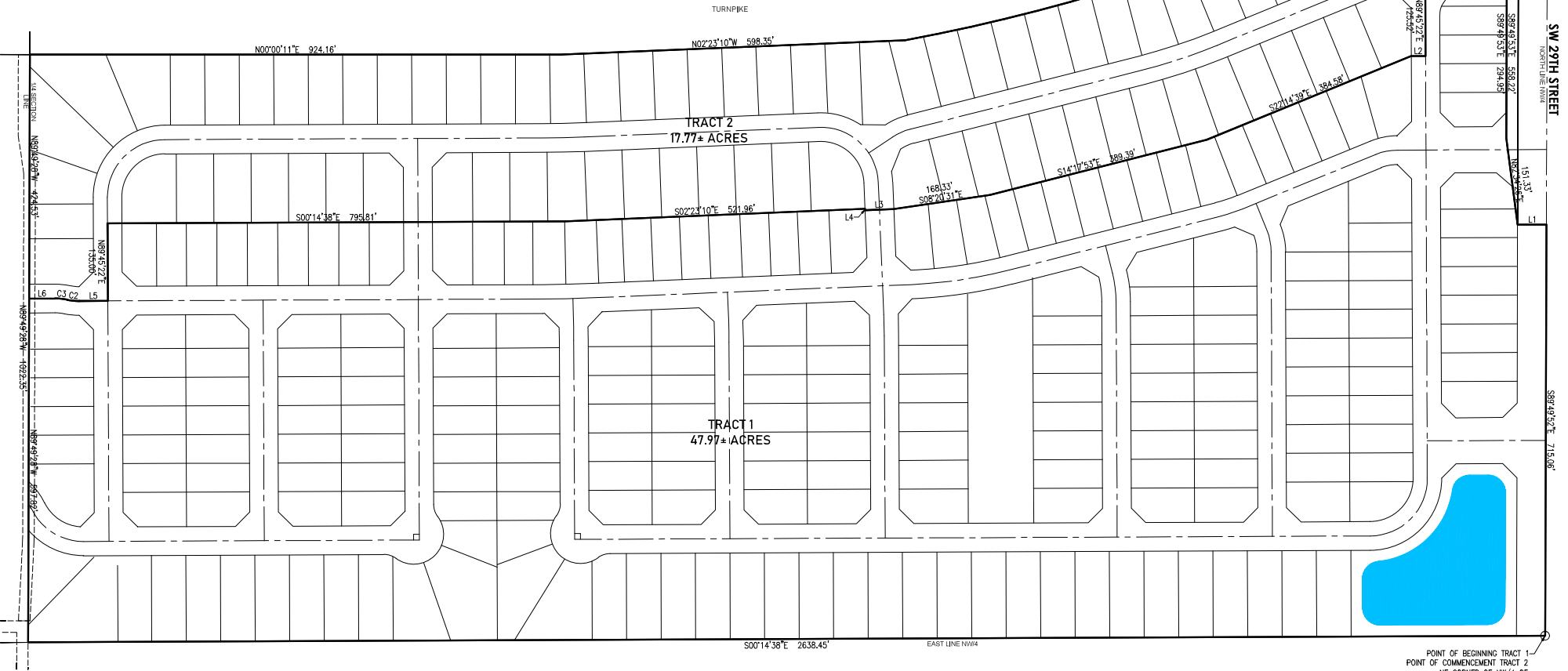
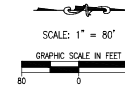
BEGINNING at the Northeast corner of said NW/4, thence

S02°14'38"E a distance of 2638.45 feet; thence  
N89°49'28"W a distance of 1022.35 feet; thence  
N00°00'11"E a distance of 924.16 feet; thence  
N02°23'10"W a distance of 508.35 feet to the beginning of a curve to the left; thence  
1122.34 feet along the arc of said curve having a radius of 3300.00 feet, sustained by a chord of  
1116.87 feet which bears N20°18'05"W; thence  
S88°49'53"E a distance of 598.22 feet; thence  
N82°54'26"W a distance of 151.53 feet; thence  
N00°10'07"E a distance of 50.00 feet; thence  
S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

Said tract contains 2,863,687 Sq Ft or 65.74 Acres, more or less.



MASTER DEVELOPMENT PLAN  
OF  
**SARA PARK EAST**  
A PART OF THE W/2 OF SECTION 14, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 90.00' | N00°10'07"E |
| L2         | 36.00' | S00°14'38"E |
| L3         | 90.00' | S02°23'10"W |
| L4         | 2.81'  | S87°36'50"W |
| L5         | 50.00' | S00°14'38"E |
| L6         | 45.11' | S00°11'44"E |

| CURVE TABLE |          |          |            |                 |              |
|-------------|----------|----------|------------|-----------------|--------------|
| CURVE #     | LENGTH   | RADIUS   | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C1          | 1122.34' | 3300.00' | 019°36'10" | N02°18'05"W     | 1116.87'     |
| C2          | 21.08'   | 100.00'  | 012°04'48" | S82°47'40"W     | 21.04'       |
| C3          | 21.00'   | 100.00'  | 012°01'54" | S82°48'13"W     | 20.94'       |

MASTER DEVELOPMENT PLAN  
SARA PARK EAST

300 Prairie Parkway, Suite  
1000, Oklahoma City, Oklahoma 73109

**Crafton Tull**  
architects | engineers | planners | p.e.  
400 N. Lincoln Blvd. • Oklahoma City, OK 73102  
www.craftontull.com

SHEET NO: 1 OF 1  
DATE: 03/31/26  
PROJECT NO: 25611100



# SUMMARY

SITE AREA: ~65.74 AC

## TRACT 1

SINGLE FAMILY LOTS: 220  
TYPICAL LOT SIZE: 50' WIDTH X VARIED DEPTH 110' TO 150'

## TRACT 2

TWO-FAMILY LOTS: 76  
TYPICAL LOT SIZE: 60' WIDTH X 120' DEPTH

TOTAL NUMBER OF LOTS: 296

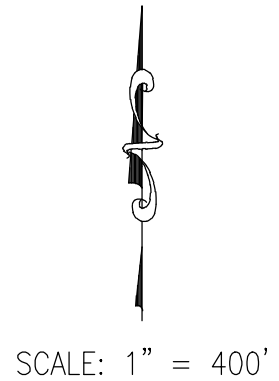
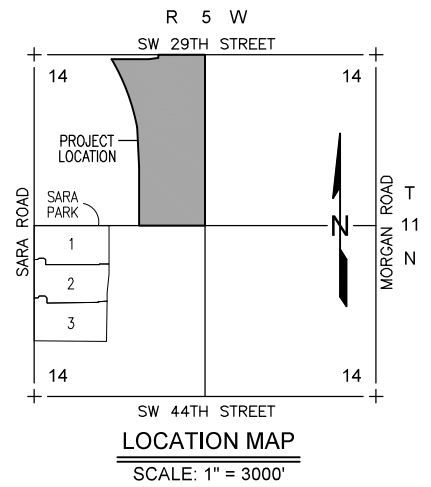
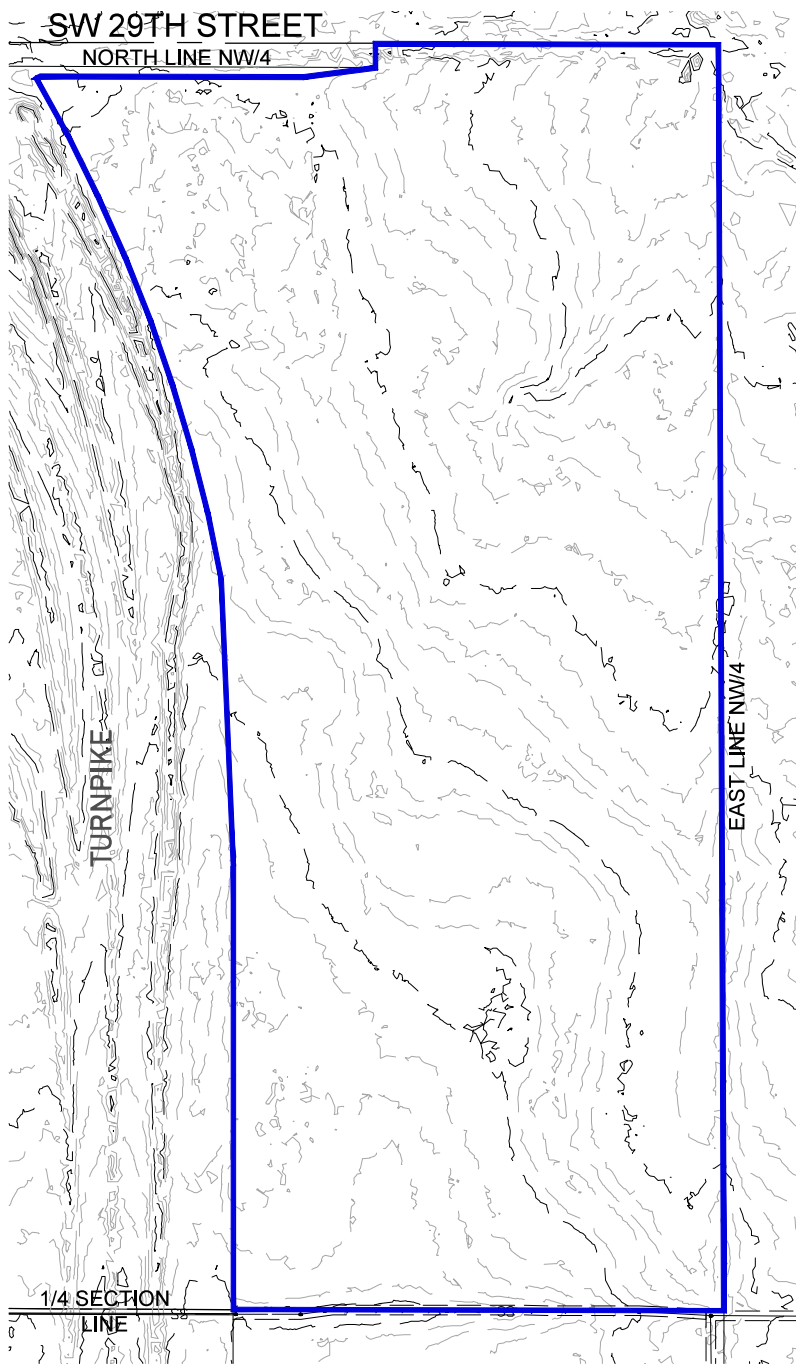
# SARA PARK EAST

SITE STUDY  
ILLUSTRATIVE

SW 29TH STREET  
OKLAHOMA CITY, OK

APRIL, 2026





ATTACHMENT C

TOPOGRAPHIC SURVEY - SARA PARK EAST



**Crafton Tull**  
architecture | engineering | surveying

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099  
405.787.6270 | 405.787.6276 |  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 1  
DATE: 03/31/26  
PROJECT NO.: 25611100

| Caseno   | Owner                                                    | Mailing Address         | City              | Zipcode |
|----------|----------------------------------------------------------|-------------------------|-------------------|---------|
| PUD-2143 | BOX LAW GROUP, DAVID BOX                                 | 525 NW 11TH ST, STE 205 | OKLAHOMA CITY, OK | 73103   |
| PUD-2143 | MUSTANG SCHOOL DISTRICT, CHARLES BRADLEY, SUPERINTENDENT | 12400 SW 15TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | BEJAR, JOSE L & ROSA E                                   | 10109 SW 30TH STREET    | YUKON, OK         | 73099   |
| PUD-2143 | BELLAH, PAUL JAMES & LEIGH ANNE                          | 10308 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | BENEFIELD LEGACY TRUST                                   | 3501 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |
| PUD-2143 | BILCIK-JAY FAMILY TRUST                                  | 2901 MILLSPAUGH WAY     | YUKON, OK         | 73099   |
| PUD-2143 | BUESING, MICHAEL W & KIM A                               | 10208 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | CASTLEBROOK CROSSING HOA INC                             | 1322 FRETZ DR           | EDMOND, OK        | 73003   |
| PUD-2143 | CASTLEBROOK CROSSING LLC                                 | PO BOX 6718             | EDMOND, OK        | 73083   |
| PUD-2143 | CHARLES, BOBBY G III                                     | 2832 RYDER DR           | YUKON, OK         | 73099   |
| PUD-2143 | COWAN, PAUL & MARY                                       | 10209 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | CROSSFIELD, PAUL & GRELLNER, NADEJDA                     | 2917 MILLSPAUGH WAY     | YUKON, OK         | 73099   |
| PUD-2143 | DR HORTON TEXAS LTD LP                                   | 15509 N MAY AVE         | EDMOND, OK        | 73013   |
| PUD-2143 | ECC910 LLC                                               | 3924 MOSSY CREEK RD     | ARCADIA, OK       | 73007   |
| PUD-2143 | EDWARDS, TIRISA L                                        | 2905 BUSHEYWOOD DR      | YUKON, OK         | 73099   |
| PUD-2143 | ELDREDGE, DUSTIN R & BLAIR D                             | 2829 BUSHEYWOOD DR      | YUKON, OK         | 73099   |
| PUD-2143 | EVANS, DAVID E                                           | 3701 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |
| PUD-2143 | FOZDAR, MICHAEL YASH & GRACE MARY CATHRYN                | 3601 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |
| PUD-2143 | GANN, WILLIAM & DARLA TRUST                              | 3415 WIMBERLY CREEK DR  | YUKON, OK         | 73099   |
| PUD-2143 | GIRLINGHOUSE, WILLIE R & ANGELA D                        | 2909 MILLSPAUGH WAY     | YUKON, OK         | 73099   |
| PUD-2143 | GOINS, JOHNNY & CAMELLA K                                | 3301 WIMBERLY CREEK DR  | YUKON, OK         | 73099   |
| PUD-2143 | GRUENBERG, BROCK DAVID & JORDAN LANE                     | 3633 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |
| PUD-2143 | HARMON, BRYCEN & TABITHA                                 | 10316 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | HENDRIX, LEA & ERIC BLANE                                | 10117 SW 30TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | HICKS, CAMERON & STACY N                                 | 2901 BUSHEYWOOD DR      | YUKON, OK         | 73099   |
| PUD-2143 | HIIGHTOWER, KYLE & JAIMIE D                              | 10300 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | LANGSTON, DENNIS EMMITT JR                               | 2828 RYDER DR           | YUKON, OK         | 73099   |
| PUD-2143 | LOPEZ, MARIA GUADALUPE &                                 | 10212 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | MASON, DONALD WELTON & JAMIE MONETTE                     | 3201 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |
| PUD-2143 | MATHEW, SAJI & SUMA LIVING TRUST                         | 3101 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |
| PUD-2143 | MCJUNKINS, JAKE                                          | 10404 SW 28TH ST        | YUKON, OK         | 73099   |
| PUD-2143 | MCKEE, BARBARA J LIVING TRUST                            | 5255 PINEHURST DR       | OAKLAND, CA       | 94605   |
| PUD-2143 | MELOT, MATTHEW ROBERT AKA MATTHEW &                      | 3709 WIMBERLEY CREEK DR | YUKON, OK         | 73099   |

|          |                                                           |                             |                   |       |
|----------|-----------------------------------------------------------|-----------------------------|-------------------|-------|
| PUD-2143 | MELTON, BENJAMIN RYAN                                     | 2980 TWIN CREEK LN          | NEWCASTLE, OK     | 73065 |
| PUD-2143 | MILLER, DOUGLAS LANE & MARILEA A                          | 3115 WIMBERLEY CREEK DR     | YUKON, OK         | 73099 |
| PUD-2143 | MODESTINO, LINDA LIVING TRUST                             | 3625 WIMBERLEY CREEK DR     | YUKON, OK         | 73099 |
| PUD-2143 | MORRIS, JASON & KELLY                                     | 10304 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | MORVANT, MARK & CANDICE D                                 | 3515 WIMBERLEY CREEK DR     | YUKON, OK         | 73099 |
| PUD-2143 | NELSON, JACKIE RENE                                       | 10205 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | NGO, QUOI N & VIVIAN VY                                   | 3401 WIMBERLEY CREEK DR     | YUKON, OK         | 73099 |
| PUD-2143 | NOSTRUD, RYAN & TABITHA                                   | 10200 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | O'DELL, EDDIA L*                                          | 10204 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | OKLAHOMA TURNPIKE AUTHORITY, PINNACLE CONSULTING MGMT GRP | 3500 MARTIN LUTHER KING AVE | OKLAHOMA CITY, OK | 73136 |
| PUD-2143 | PRESSON, GEORGE                                           | 2825 CRYSTAL CREEK DRIVE    | YUKON, OK         | 73099 |
| PUD-2143 | PREWITT, TONY R & STEPHANIE L                             | 10216 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | ROSALES, SANTOS & KARYSSA TRUST                           | 10312 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | ROWE, RICHARD & BETH LIVING TRUST                         | 10201 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | SCOTT, TRAVIS L & JENNIFER W                              | 3215 WIMBERLEY CREEK DR     | YUKON, OK         | 73099 |
| PUD-2143 | SOUTH POINTE EST AT WESTBURY INC C/O KEN FERGUSON         | 10032 MILLSPAUGH WAY        | YUKON, OK         | 73099 |
| PUD-2143 | SUFFIELD, JOSEPHINE FRANCIS LIVING TRUST                  | 10400 SW 28TH ST            | YUKON, OK         | 73099 |
| PUD-2143 | TORRES, JOSE & DINA                                       | 3615 WIMBERLEY CREEK DR     | YUKON, OK         | 73099 |
| PUD-2143 | TURK, MICHAEL E                                           | 3915 MORGAN TER             | MUSTANG, OK       | 73064 |
| PUD-2143 | VASSEUR, BENJAMIN LEE & BROWN, REBEKAH R                  | 2829 CRYSTAL CREEK DR       | YUKON, OK         | 73099 |
| PUD-2143 | WP LAND LLC                                               | 2731 S I-35 SERVICE RD      | MOORE, OK         | 73160 |

**APPROVED**

08-04-2026

BY THE CITY COUNCIL  
*Angie H. Simpson* CITY CLERK

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

**PUD-2143**

**MASTER DESIGN STATEMENT FOR**

**Sara Park East**

May 4, 2026

June 2, 2026

June 4, 2026

June 12, 2026

**PREPARED FOR:**

WP Land, LLC  
2731 S I-35 Service Rd.  
Moore, Oklahoma 73160  
(405) 366-0000  
Anthony@westpointgroup.com

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
Kaitlyn Turner  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.com)

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Sara Park East, consisting of approximately 65.74 acres, is located within the Northwest Quarter (NW/4) of Section 14, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

## **SECTION 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.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is WP Land, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: PUD-1149 and PUD-1591 Districts and used for residential development.  
East: R-A District and used for residential development.  
South: R-1 District and is currently undeveloped.  
West: John Kilpatrick Turnpike.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 ..... PHYSICAL CHARACTERISTICS**

The property is currently undeveloped and consists of landscaping and trees in the northwest corner. The site generally slopes to the southeast.

## **SECTION 6.0 ..... CONCEPT**

The concept for this PUD is to modify the existing base zoning to allow for a residential development.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is SW 29<sup>th</sup> St. The nearest street to the east is Wimberley Creek Dr. The nearest street to the south is SW 44<sup>th</sup> St. The nearest street to the west is John Kilpatrick Turnpike.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15<sup>th</sup> St. It is approximately 2.6 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 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

There shall be two (2) tracts within this PUD as depicted in Exhibit B. The use and development regulations of the **R-1 Single-Family Residential District** shall govern Tract 1 and the use and development regulations of the **R-2 Medium-Low Density Residential District** shall govern Tract 2, except as herein modified, including conditional, special permit, special exception, 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:

Minimum lot size for single-family dwellings:

Tract 1: 6,000 square feet

Tract 2: 4,400 square feet

Minimum lot width for single-family dwellings in Tract 2: 40 feet

Minimum lot depth: 110 feet

Maximum lot coverage: 65%

#### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

#### 9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that each lot requires at least two trees, with one specifically planted between the residence and the sidewalk.

There shall be a 30-foot buffer/common area located along the east PUD boundary line.

Street trees shall be planted along SW 29<sup>th</sup> St.

#### 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.

#### 9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the right-of-way of SW 29<sup>th</sup> St. Said fence shall include brick columns which shall be placed on a maximum of 100-foot centers along SW 29th St. where adjacent to residential lots. No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the rear property line for all lots abutting the 30' buffer. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

#### 9.5 ..... SUBDIVISION REGULATIONS

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

#### 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

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

#### 9.8 ..... ACCESS REGULATIONS

Access shall be per Subdivision Regulations.

#### 9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

#### 9.10 ..... SIGNAGE REGULATIONS

Per Code.

#### 9.11 ..... ROOFING REGULATIONS

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

#### 9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

### 9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, except that lots abutting the 30' buffer along the East shall have a max height of one-story.

### 9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

Tract 2:

Front: 15-feet [garages shall be setback a minimum of 20 feet]

Rear: 15-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, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above. Useable open space shall be required to be within 1320-feet walkable distance along sidewalks or trails, from every lot within the PUD.

There shall be a minimum of 143 square feet of recreational common area required per dwelling unit.

### 9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

## **10.0 ..... DEVELOPMENT SEQUENCE**

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

## **11.0 ..... EXHIBITS**

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

Exhibit A - Legal Description  
Exhibit B - Conceptual Master Development Plan  
Exhibit C - Topography Plan  
Exhibit D – Illustrative Master Development Plan

## **PUD-2143 Exhibit A**

**OVERALL LEGAL DESCRIPTION:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, Thence S00°14'38"E a distance of 2,638.45 feet; Thence N89°49'28"W a distance of 1,022.35 feet; Thence N00°00'11"E a distance of 924.16 feet; Thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; Thence 1,122.34 feet along the arc of said curve having a radius of 3,280.00 feet, subtended by a chord of 1,116.87 feet which bears N20°18'05"W; Thence S89°49'53"E a distance of 558.22 feet; Thence N82°34'26"E a distance of 151.33 feet; Thence N00°10'07"E a distance of 50.00 feet; Thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**TRACT 1:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, Thence S00°14'38"E a distance of 2,638.45 feet; Thence N89°49'28"W a distance of 597.82 feet; Thence N00°11'44"W a distance of 45.11 feet to the beginning of a curve to the right; Thence 21.00 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 20.96 feet which bears N05°49'13"E to a point of reverse curvature; Thence 21.08 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 21.04 feet which bears N05°47'46"E; Thence N00°14'38"W a distance of 50.00 feet; Thence S89°45'22"W a distance of 135.00 feet; Thence N00°14'38"W a distance of 795.81 feet; Thence N02°23'10"W a distance of 521.96 feet; Thence N87°36'50"E a distance of 2.61 feet; Thence N02°23'10"W a distance of 50.00 feet; Thence N08°20'31"W a distance of 168.33 feet; Thence N14°17'53"W a distance of 389.39 feet; Thence N22°14'39"W a distance of 384.58 feet; Thence N00°14'38"W a distance of 25.00 feet; Thence S89°45'22"W a distance of 125.52 feet; Thence N10°25'16"W a distance of 144.40 feet; Thence S89°49'53"E a distance of 294.95 feet; Thence N82°34'26"E a distance of 151.33 feet; Thence N00°10'07"E a distance of 50.00 feet; Thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**TRACT 2:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said NW/4, Thence N89°49'52"W a distance of 1,160.00 feet; Thence S00°10'08"W a distance of 70.00 feet to the POINT OF BEGINNING; Thence S10°25'16"E a distance of 144.40 feet; Thence N89°45'22"E a distance of 125.52 feet; Thence S00°14'38"E a distance of 25.00 feet; Thence S22°14'39"E a distance of 384.58 feet; Thence S14°17'53"E a distance of 389.39 feet; Thence S08°20'31"E a distance of 168.33 feet; Thence S02°23'10"E a distance of 50.00 feet; Thence S87°36'50"W a distance of 2.61 feet; Thence S02°23'10"E a distance of 521.96 feet; Thence S00°14'38"E a distance of 795.81 feet; Thence N89°45'22"E a distance of 135.00 feet; Thence S00°14'38"E a distance of 50.00 feet to the beginning of a curve to the right; Thence 21.08 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 21.04 feet which bears S05°47'46"W to a point of reverse curvature; Thence 21.00 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 20.96 feet which bears S05°49'13" ; Thence S00°11'44"E a distance of 45.11 feet; Thence N89°49'28"W a distance of 424.53 feet; Thence N00°00'11"E a distance of 924.16 feet; Thence N02°23'10"W a distance of 598.35 feet to the beginning of a non-tangent curve to the left; Thence 1,122.34 feet along the arc of said curve having a radius of 3,280.00 feet, subtended by a chord of 1,116.87 feet which bears N20°18'05"W; Thence S89°49'53"E a distance of 263.27 feet to the POINT OF BEGINNING.

**SARA PARK EAST**  
A PART OF THE W/2 OF SECTION 14, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

[illegible]

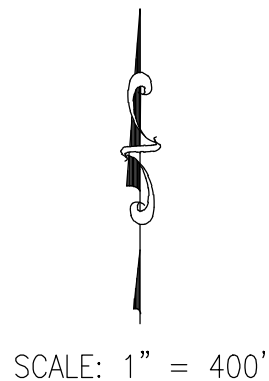
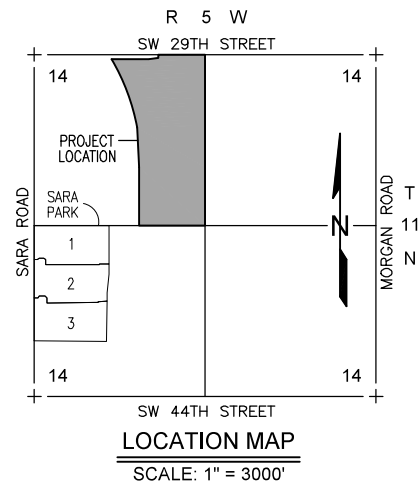
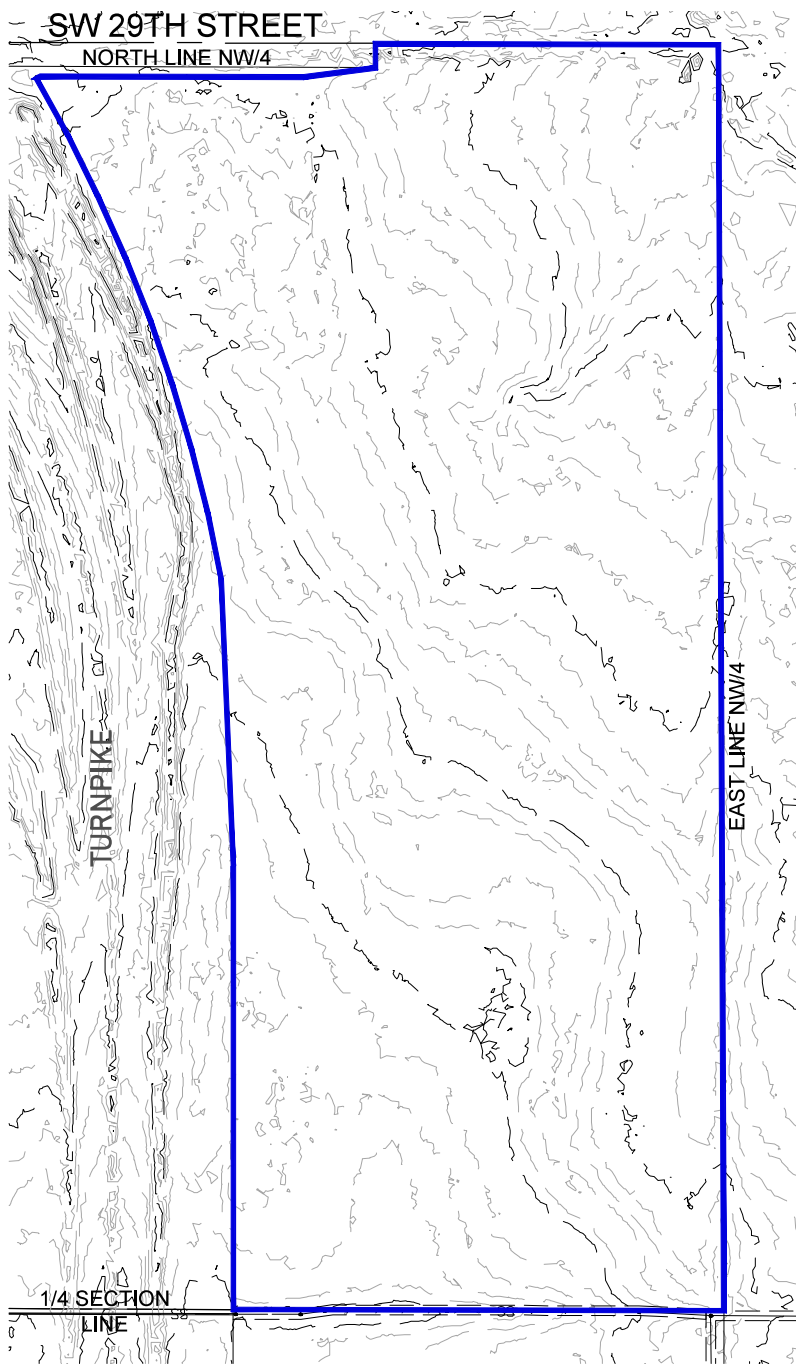
| CURVE TABLE |          |          |              |                 |              |
|-------------|----------|----------|--------------|-----------------|--------------|
| CURVE #     | LENGTH   | RADIUS   | DELTA        | CHORD DIRECTION | CHORD LENGTH |
| C1          | 1122.34' | 3260.00' | 85° 36' 19"  | N85° 18' 05"W   | 1164.87'     |
| C2          | 21.68'   | 100.00'  | 012° 04' 48" | S55° 47' 46"E   | 21.04'       |
| C3          | 24.00'   | 100.00'  | 81° 02' 30"  | S82° 00' 13"W   | 24.04'       |

POINT OF BEGINNING TRACT 1 -  
POINT OF COMMENCEMENT TRACT 2  
NE CORNER OF NW/4 OF  
SECTION 14 T11N R5W 1M



**Crafton Tull**  
architectural engineering | surveying  
405.767.5270 | 405.767.5276 f

SHEET NO.: 1 OF 1  
DATE: 05/28/2011  
PROJECT NO.: 25611



PUD-2143 Exhibit C

ATTACHMENT C

| TOPOGRAPHIC SURVEY - SARA PARK EAST                                                                                                                                                                                                                                                         |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
|  <b>Crafton Tull</b><br>architecture   engineering   surveying<br>405.787.6270   405.787.6276   www.craftontull.com<br><small>CERTIFICATE OF AUTHORIZATION:<br/>CA 973 (PE/LS) EXPIRES 6/30/2026</small> | 300 Pointe Parkway Blvd.<br>Yukon, Oklahoma 73099 |
|                                                                                                                                                                                                                                                                                             | SHEET NO.: 1 OF 1                                 |
|                                                                                                                                                                                                                                                                                             | DATE: 05/28/26                                    |
|                                                                                                                                                                                                                                                                                             | PROJECT NO.: 25611100                             |



## SUMMARY

SITE AREA: ~65.74 AC

### TRACT 1

SINGLE FAMILY LOTS: 229  
TYPICAL LOT SIZE: 50' WIDTH X 110' DEPTH

### TRACT 2

TWO-FAMILY LOTS: 76  
TYPICAL LOT SIZE: 60' WIDTH X 120' DEPTH

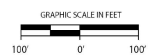
TOTAL NUMBER OF LOTS: 305

## SARA PARK EAST

PUD-2143 EXHIBIT D  
ILLUSTRATIVE MASTER DEVELOPMENT PLAN

SW 29TH STREET  
OKLAHOMA CITY, OK

JUNE, 2026



## **CASE NUMBER: PUD-2143**

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of WP Land, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2143 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 4, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

### **LEGAL DESCRIPTION:**

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, Thence S00°14'38"E a distance of 2,638.45 feet; Thence N89°49'28"W a distance of 1,022.35 feet; Thence N00°00'11"E a distance of 924.16 feet; Thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; Thence 1,122.34 feet along the arc of said curve having a radius of 3,280.00 feet, subtended by a chord of 1,116.87 feet which bears N20°18'05"W; Thence S89°49'53"E a distance of 558.22 feet; Thence N82°34'26"E a distance of 151.33 feet; Thence N00°10'07"E a distance of 50.00 feet; Thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

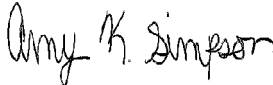
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

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

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

Dated this 7th day of July 2026.

SEAL

  
Amy K. Simpson, City Clerk



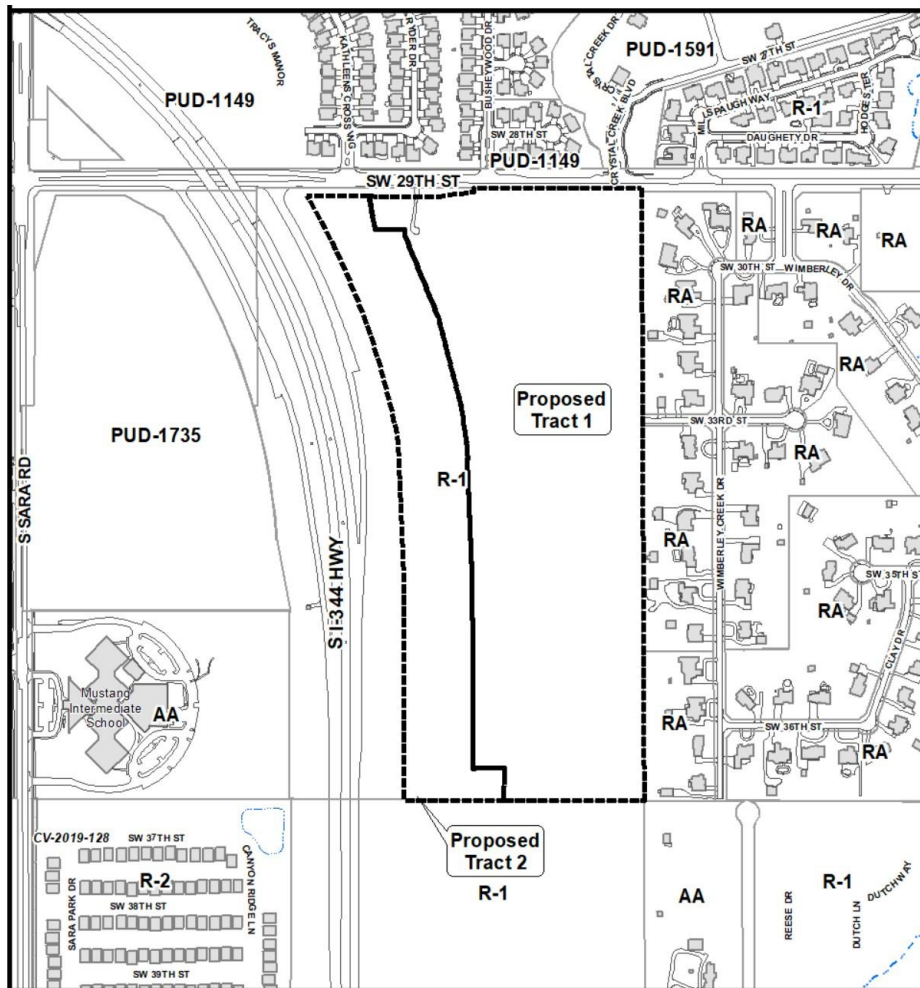
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: PUD-2143**

**FROM:** R-1 Single-Family Residential District

**TO:** PUD-2143 Planned Unit Development District

**ADDRESS OF PROPERTY:** 10324 SW 29th Street



**PROPOSED USE:** The purpose of this application is to allow single-family residential in Tract 1, and two-family residential (duplexes) in Tract 2.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family Residential District** shall govern Tract 1 and **R-2 Medium-Low Density Residential District** shall govern Tract 2 (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](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-2143

**LOCATION:** 10324 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-2143 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on August 4, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

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

## **LEGAL DESCRIPTION:**

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, Thence S00°14'38"E a distance of 2,638.45 feet; Thence N89°49'28"W a distance of 1,022.35 feet; Thence N00°00'11"E a distance of 924.16 feet; Thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; Thence 1,122.34 feet along the arc of said curve having a radius of 3,280.00 feet, subtended by a chord of 1,116.87 feet which bears N20°18'05"W; Thence S89°49'53"E a distance of 558.22 feet; Thence N82°34'26"E a distance of 151.33 feet; Thence N00°10'07"E a distance of 50.00 feet; Thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow single-family residential in Tract 1, and two-family residential (duplexes) in Tract 2.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family Residential District shall govern Tract 1 and R-2 Medium-Low Density Residential District shall govern Tract 2** (OKC Zoning Ordinance, 2020).

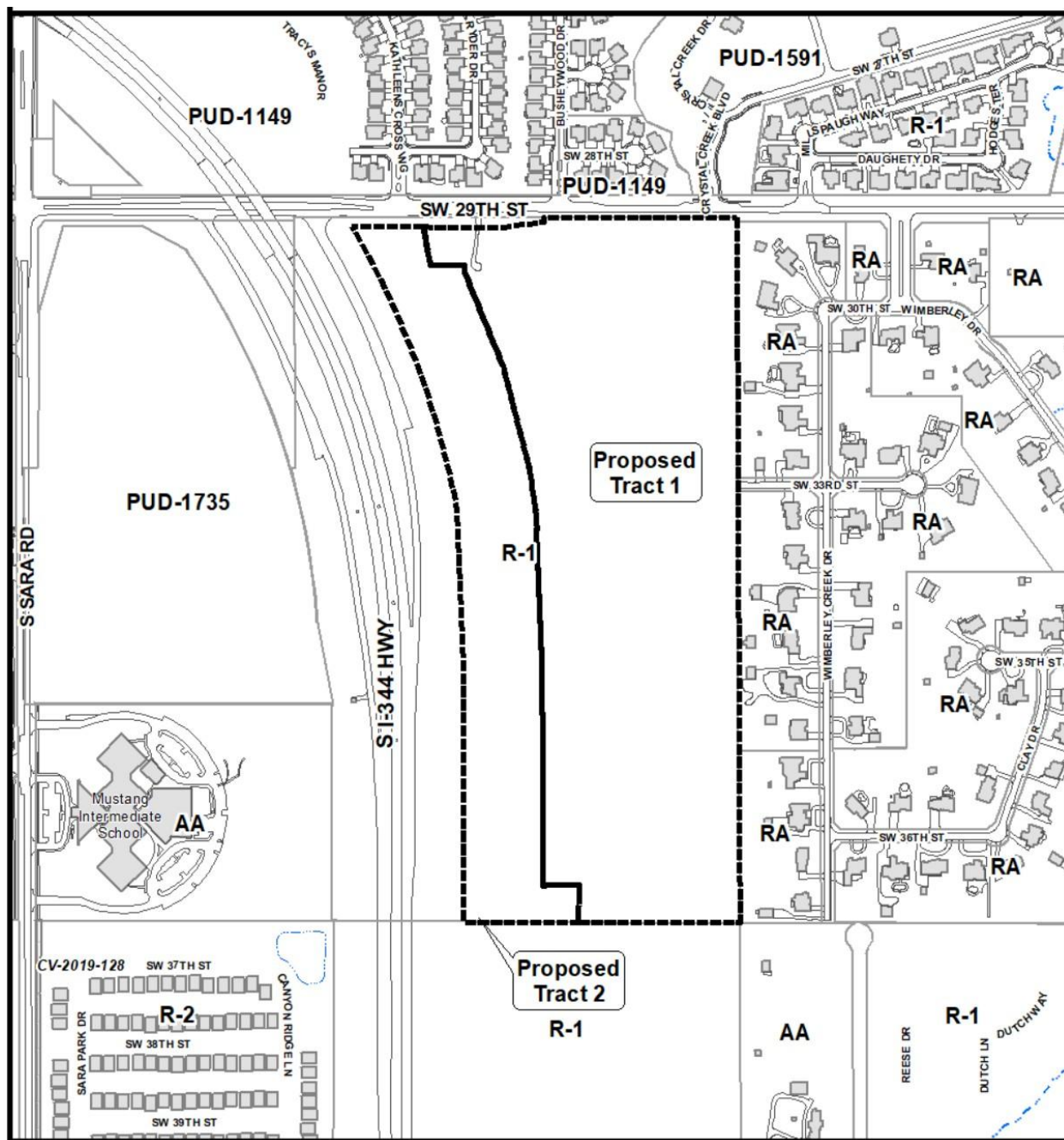
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes  
June 11, 2026

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

14. (PUD-2143) Application by WP Land, LLC, to rezone 10324 SW 29th Street from R-1 Single-Family Residential District to PUD-2143 Planned Unit Development District. Ward 3.

**Amended Technical Evaluation:**

1. Lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.
2. Useable open space shall be required to be within 1320-feet walkable distance along sidewalks or trails, from every lot within the PUD.
3. ~~A connection to SW 33rd Street is required.~~
4. Modify Section 9.4 Screening Regulations to state: No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the right-of-way of SW 29<sup>th</sup> St. Said fence shall include brick columns which shall be placed on a maximum of 100-foot centers along SW 29th St. where adjacent to residential lots. No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the rear property line for all lots abutting the 30' buffer. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY MEEK, SECONDED BY POWERS

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



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

**Item No. IV. 14.**

**(PUD-2143) Application by WP Land, LLC, to rezone 10324 SW 29th Street from R-1 Single-Family Residential District to PUD-2143 Planned Unit Development District. Ward 3.**

**A. GENERAL INFORMATION**

**1. Contacts**

**Applicant's Representative**

David Box  
Box Law Group, PLLC  
405-652-1411

**2. Case History**

This is a new application. This PUD application was converted from PC-10996, a previous request to rezone to the R-1ZL Single-Family Residential Zero Lot Line District.

**3. Reason for Request**

The purpose of this application is to allow single-family residential in Tract 1, and two-family residential (duplexes) in Tract 2.

**B. EXISTING CONDITIONS**

- 1. Size of Site:** 65.74 Acres
- 2. School District:** Mustang
- 3. Zoning and Land Use:**

|                 | <b>Subject Site</b> | <b>North</b> | <b>East</b> | <b>South</b> | <b>West</b> |
|-----------------|---------------------|--------------|-------------|--------------|-------------|
| <b>Zoning</b>   | R-1                 | PUD-1149     | RA          | R-1          | R-1         |
| <b>Land Use</b> | Undeveloped         | Residential  | Residential | Undeveloped  | HWY         |

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

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

**C. SUMMARY OF PUD APPLICATION:**

**8.1 USE AND DEVELOPMENT REGULATIONS**

There shall be two (2) tracts within this PUD as depicted in Exhibit B. The use and development regulations of the **R-1 Single-Family Residential District** shall govern **Tract 1** and the use and development regulations of the **R-2 Medium-Low Density Residential District** shall govern **Tract 2**, except as herein modified, including conditional, special permit, special exception, 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:

Minimum lot size for single-family dwellings:

Tract 1: 6,000 square feet

Tract 2: 4,400 square feet

Minimum lot width for single-family dwellings in Tract 2: 40 feet

Minimum lot depth: 110 feet

Maximum lot coverage: 65%

**9.1 FAÇADE REGULATIONS**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) or architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

**9.2 LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that each lot requires at least two trees, with one specifically planted between the residence and the sidewalk.

There shall be a 30-foot buffer/common area located along the east PUD boundary line.

Street trees shall be planted along SW 29th St.

**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.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this PUD along the right-of-way of SW 29th St. and the rear property line for all lots abutting the 30' buffer. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 SUBDIVISION REGULATIONS

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

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

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be per Subdivision Regulations.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, except that lots abutting the 30' buffer along the East shall have a max height of one-story.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

Tract 2:

Front: 15-feet [garages shall be setback a minimum of 20 feet]

Rear: 15-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, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

There shall be a minimum of 143 square feet of recreational common area required per dwelling unit.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Description  
Exhibit B - Conceptual Master Development Plan  
Exhibit C - Topography Plan  
Exhibit D – Illustrative Master Development Plan

**D. REVIEW COMMENTS**

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

**1. Fire (OCFD):** No objection.

**2. Public Works Department:**

**a. Traffic Services:** No objection.

**b. Engineering - Storm Sewer Availability:**

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

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

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.

### **3. Utilities Department:**

#### **a. Solid Waste Management:**

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

#### **b. Water Availability:**

- 1) An existing 9-inch/16-inch water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 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) Each unit have a separate water meter and connection to the main.

**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.
- 8) Each unit must have a separate wastewater connection to the main.

**4. Planning Department:**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

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

*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on, or adjacent to, 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 in the Urban Low LUTA.*

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development.

*Tract 1 contains 47.97 acres and is governed by the R-1 District. The minimum lot size for single-family residential within Tract 1 is 6,000 square feet.*

*Tract 2 contains 17.77 acres and is governed by the R-2 District. Duplex development would be allowed per Code. The minimum lot size for single-family residential within Tract 2 would be allowed at 4,400 square feet, with lot widths of 40 feet. The PUD proposes a minimum lot depth of 110 feet and a maximum lot coverage of 65% for both tracts.*

*Conceptual plans indicate 229 single family lots in Tract 1, and 76 duplex lots (152 dwellings) in Tract 2, for an estimated density of 5.8 dwelling units per acre, within the UL LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

*The subject site is located along the south side of SW 29th Street, a Minor Arterial Street in the Urban Low LUTA. A street stub from the east is available at SW 33rd Street. The conceptual plan does not show a connection to this street stub, which would be required per the Subdivision Regulations. Connections west are not possible due to the Turnpike, and a connections south may be limited due to the turnpike right-of-way along SW 44<sup>th</sup> Street.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

*Sidewalks are not currently available on the subject site. The PUD regulations require sidewalks along arterial and internal streets.*

- 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 agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building

size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD proposes two tracts of residential development; Tract 1 governed by the R-1 District and Tract 2 governed by the R-2 District. The application site abuts RA-zoned land to the east, developed with single-family homes. Lots within the abutting RA-zoned land range from 1.0- to 1.1-acres. The PUD does not modify the minimum lot size within Tract 1 (6,000 square feet). However, Code would typically require lots abutting the neighboring subdivision to be not less than 75% of the average lot size of the abutting lots, up to 7,500 square feet. In this case, the PUD instead proposes a 30-foot buffer between lots, and limits the height of the homes abutting the buffer to one story.*

**Service Efficiency:**

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

**3) Transportation System:** The subject site is located along the south side of SW 29th Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, SW 29th Street had 7,293 average daily trips, with a capacity of 10,000. SW 29th Street is projected to be widened in the future based on funding from Oklahoma City's 2025 GO Bond.

**4) 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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- 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)

- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**b. Plan Conformance Considerations**

The subject site is located along the south side of SW 29th Street, between Interstate 344 (John Kilpatrick Turnpike) and South Morgan Road. The site is currently zoned R-1 and undeveloped. The application site abuts RA-zoned land to the east, developed with single-family homes on lots ranging from 1.0- to 1.1-acres. Land to the south is undeveloped and zoned R-1. Across SW 29<sup>th</sup> Street to the north is PUD-1149, which is developed with single-family residences. Land west of the turnpike is zoned AA and developed with a school, along with land that was rezoned to PUD-1735 in 2019 to allow commercial and multi-family residential development, with a new pending PUD application for a mixed-use development to be heard at a later date.

The subject site was previously proposed for rezoning to the base R-1ZL District; however, that application (PC-10996) was withdrawn in favor of pursuing this PUD application. PC-10996 was continued multiple times and never heard by Planning Commission.

The new PUD requests residential on two tracts. Tract 1 (east) would allow single-family residential per the base R-1 District (6,000 square foot lots), and Tract 2 (west along the turnpike) would allow duplex development per the R-2 District, and/or single-family residential on 4,400 sf lots with a 40-foot lot width. Based on information available at the time of review, staff estimates the overall PUD would provide a gross density of approximately 5.8 du/acre, within the Urban Low LUTA range.

The PUD has been modified since first submitted to require a 30-foot buffer along the east boundary, require screening along the east boundary, and limit the homes along the east boundary to one story. The PUD has also been modified to increase the amount of recreational common area required per dwelling unit to 143 square feet. Plan conformance would be strengthened by specifying that there will be useable open space within 1320-feet walkable from all lots, and by providing a connection at the existing street stub to the east. This connection is required by the Subdivision Regulations.

**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. Lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.
2. Useable open space shall be required to be within 1320-feet walkable distance along sidewalks or trails, from every lot within the PUD.
3. A connection to SW 33rd Street is required.

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.

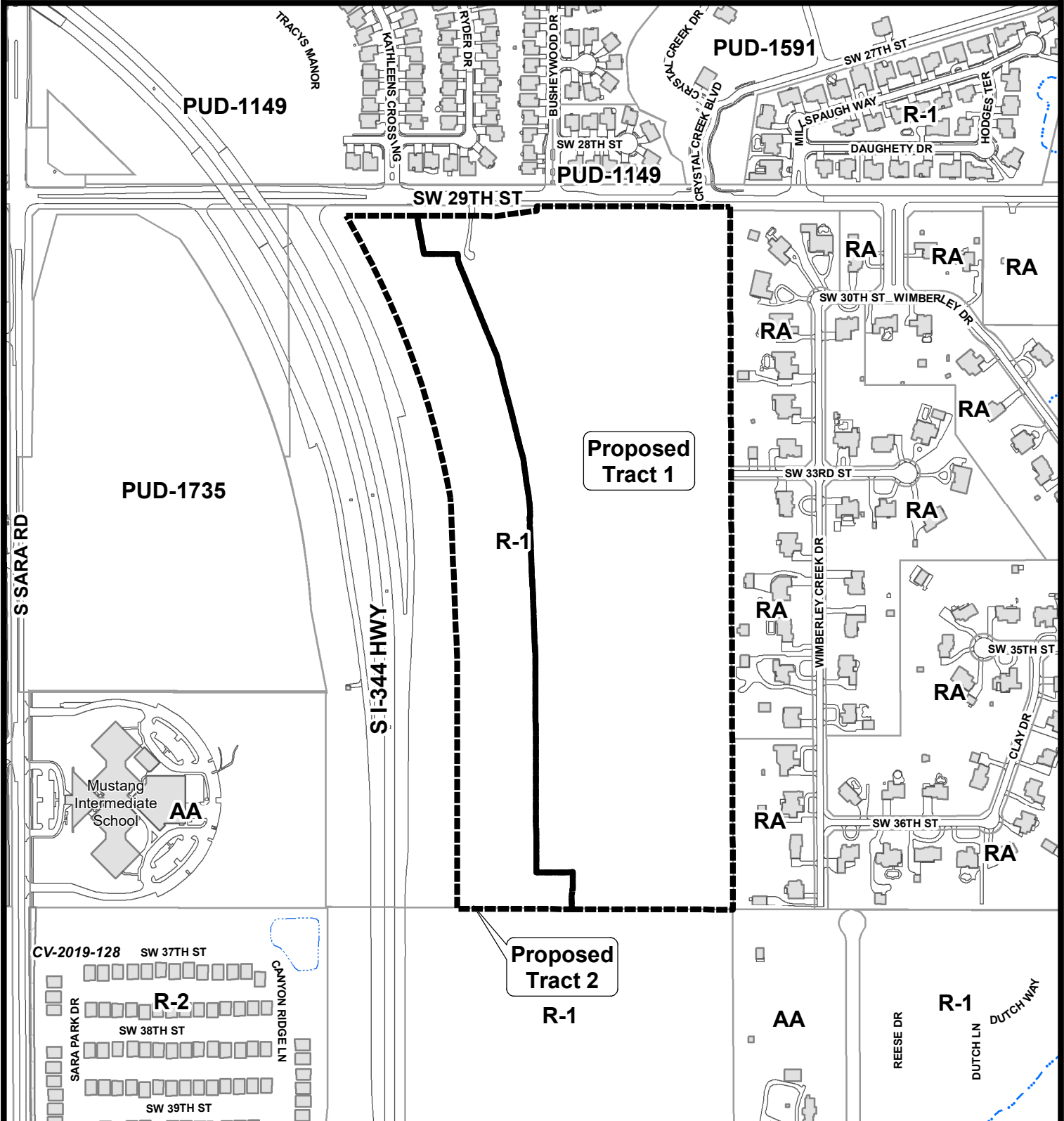
gjh

Case No: PUD-2143

Applicant: WP Land, LLC

Existing Zoning: R-1

Location: 10324 SW 29th St.



The City of  
OKLAHOMA CITY

Planned Unit Development



0 250 500  
Feet

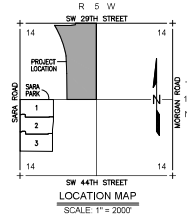
LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

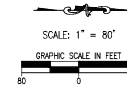
BEGINNING at the Northeast corner of said NW/4, thence

S02°14'28"E a distance of 2636.45 feet; thence  
N89°49'28"W a distance of 1022.35 feet; thence  
N00°00'11"E a distance of 924.16 feet; thence  
N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; thence  
1122.34 feet along the arc of said curve having a radius of 3300.00 feet, sustained by a chord of  
1116.87 feet which bears N20°18'05"W; thence  
S88°49'53"E a distance of 598.22 feet; thence  
N82°54'26"E a distance of 151.53 feet; thence  
N00°10'07"E a distance of 50.00 feet; thence  
S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

Said tract contains 2,863,687 Sq Ft or 65.74 Acres, more or less.



MASTER DEVELOPMENT PLAN  
OF  
**SARA PARK EAST**  
A PART OF THE W/2 OF SECTION 14, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 90.00' | N00°10'07"E |
| L2         | 36.00' | S00°14'38"E |
| L3         | 90.00' | S02°23'10"W |
| L4         | 2.81'  | S87°36'50"W |
| L5         | 50.00' | S00°14'38"E |
| L6         | 45.11' | S00°11'44"E |

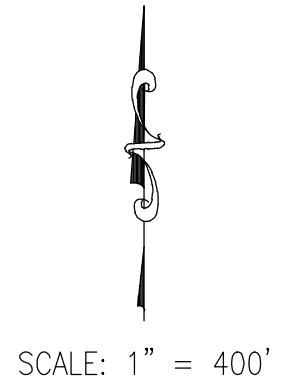
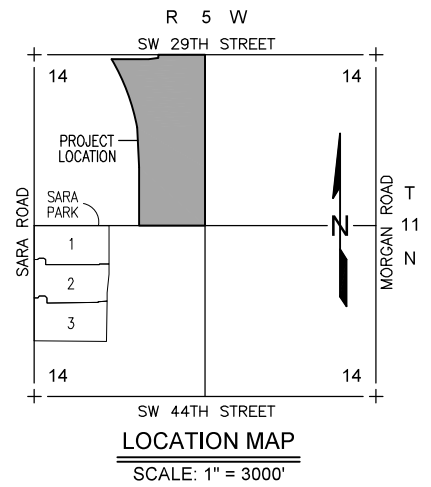
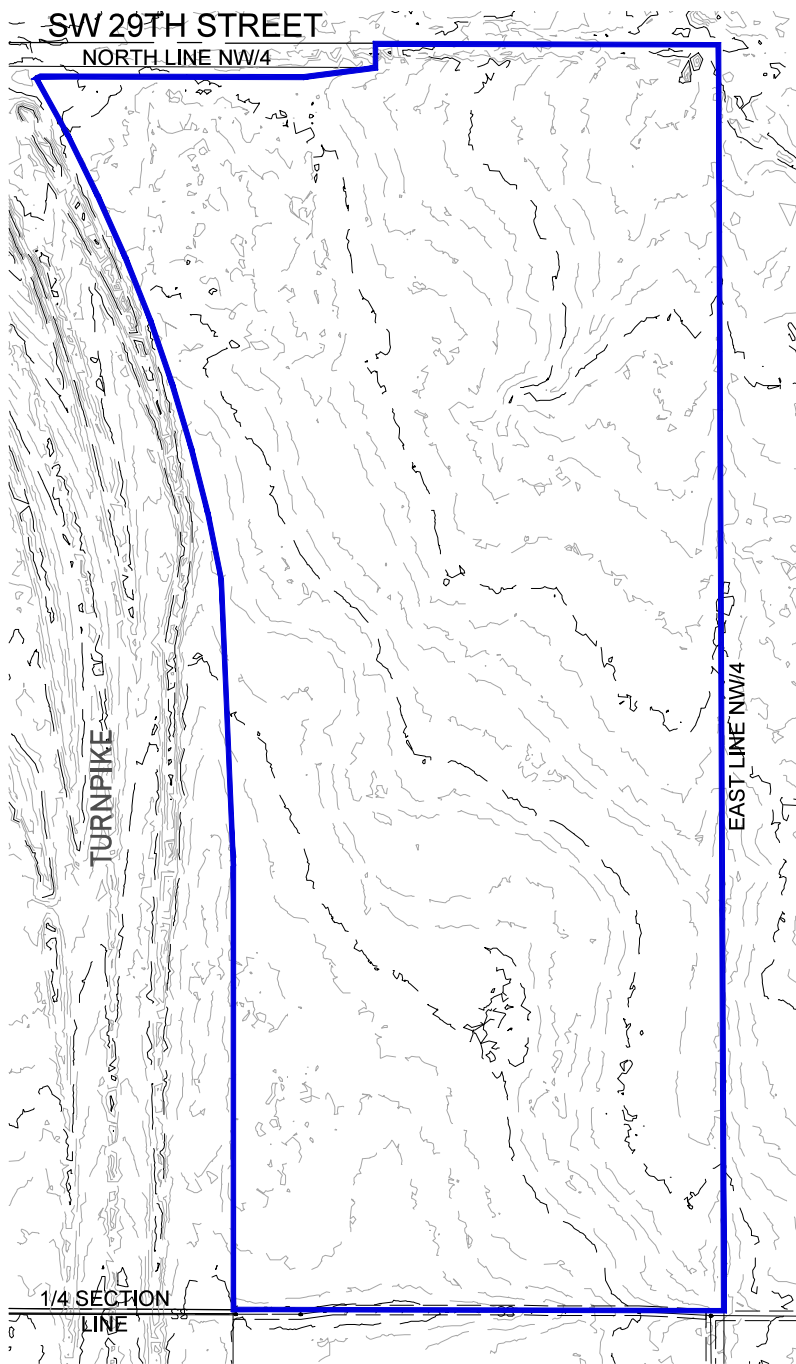
| CURVE TABLE |          |          |            |                 |              |
|-------------|----------|----------|------------|-----------------|--------------|
| CURVE #     | LENGTH   | RADIUS   | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C1          | 1122.34' | 3300.00' | 019°36'18" | N02°18'05"W     | 1116.87'     |
| C2          | 21.08'   | 100.00'  | 012°04'48" | S02°47'40"W     | 21.04'       |
| C3          | 21.00'   | 100.00'  | 012°01'54" | S02°48'15"W     | 20.96'       |

**MASTER DEVELOPMENT PLAN**  
**SARA PARK EAST**  
300 Main Street, Suite 100  
Tulsa, Oklahoma 74309

**Crafton Tull**  
architects | engineers | surveyors  
400 N. 2nd Street • 400 N. 2nd Street  
www.craftontull.com

SHEET NO: 1 OF 1  
DATE: 05/28/26  
PROJECT NO: 25611100

PUD-2143 Exhibit B



PUD-2143 Exhibit C

ATTACHMENT C

# TOPOGRAPHIC SURVEY - SARA PARK EAST



**Crafton Tull**  
architecture | engineering | surveying

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099  
405.787.6270 | 405.787.6276 |  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 1  
DATE: 05/28/26  
PROJECT NO.: 25611100



## SUMMARY

SITE AREA: ~65.74 AC

### TRACT 1

SINGLE FAMILY LOTS: 229  
TYPICAL LOT SIZE: 50' WIDTH X 110' DEPTH

### TRACT 2

TWO-FAMILY LOTS: 76  
TYPICAL LOT SIZE: 60' WIDTH X 120' DEPTH

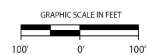
TOTAL NUMBER OF LOTS: 305

## SARA PARK EAST

PUD-2143 EXHIBIT D  
ILLUSTRATIVE MASTER DEVELOPMENT PLAN

SW 29TH STREET  
OKLAHOMA CITY, OK

JUNE, 2026



Case No: PUD-2143

Applicant: WP Land, LLC

Existing Zoning: R-1

Location: 10324 SW 29th St.



## Johnson, Thad A

---

**From:** Rebekah Brown <[REDACTED]>  
**Sent:** Monday, June 8, 2026 6:04 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Re: Proposed development on 29th

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Im writing to voice my objection to the proposed development off 29th street between Morgan and Sara road . The infrastructure cannot handle that many homes in this area. Already the school pick up line has traffic backed up to castlebrook Crossing neighborhood. There is no reason why the developer can not match the lot size in the area. If you look at the proposed plat you can see how distasteful it looks up against the existing neighborhood with half acre lots.

Thank you



Sent from my iPhone

> On Mar 4, 2026, at 10:16 AM, Rebekah Brown <[REDACTED]> wrote:

>

>

> <DOC030426-03042026100553.pdf>

>

> Sent from my iPhone

**From:** Nadia Crossfield <[REDACTED]>  
**Sent:** Friday, May 22, 2026 7:31 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to Case Number: PUD-2143 (10324 SW 29th Street)

You don't often get email from [REDACTED] [Learn why this is important](#)

**To the Members of the Oklahoma City Planning Commission,**

**My name is Nadia Crossfield, and I am the owner of the property located at 2917 Millspaugh Way, Yukon, OK, which is in immediate proximity to the proposed rezoning area. I am writing to formally register my strong opposition to the application for rezoning under Case Number: PUD-2143.**

**While I support the responsible growth of our community, the proposal to introduce a two-family residential duplex development (Tract 2) into this specific area poses significant concerns for the following reasons:**

# **1 Severe Traffic and Infrastructure**

**Constraints:** The surrounding local roads, particularly SW 29th Street, consist of only two lanes. The infrastructure in this area is already heavily burdened by current residential traffic. Introducing a high-density duplex development will dramatically increase the volume of daily trips, leading to severe traffic congestion, delayed emergency response times, and heightened safety hazards for local residents and pedestrians.

# **2 Incompatibility with the Established Neighborhood Character:**

The surrounding neighborhoods consist exclusively of premium, high-value single-family estates with substantial lot sizes. Introducing multi-family/two-family duplexes creates a stark architectural and socio-economic mismatch. This abrupt transition from high-end single-family homes to lower-cost, high-density housing

**will disrupt the established aesthetic harmony and character of our community.**

### **3 Negative Impact on Property Values:**

**Homeowners in this area made substantial financial investments based on the existing R-1 (Single-Family Residential) zoning protections. A sudden shift toward multi-family zoning will create visual inconsistencies and naturally devalue the surrounding premium properties, causing long-term financial harm to existing taxpayers.**

### **4 Strain on Municipal Utilities and Services:**

**The existing drainage, sewage, and utility systems in this sector were designed for low-density, single-family occupancy. A duplex development will significantly accelerate the strain on these local utilities, potentially leading to runoff issues and public service inefficiencies.**

**For these reasons, I respectfully urge the Planning Commission to deny the application for PUD-2143 and maintain the current R-1 Single-Family designation to protect the infrastructure, safety, and economic stability of our neighborhood. Thank you for your time, consideration, and service to our community.**

**Sincerely,**

**Nadia Crossfield**

**2917 Millspaugh Way, Yukon, OK**

## Johnson, Thad A

---

**From:** Camella Goins <[REDACTED]>  
**Sent:** Friday, June 5, 2026 12:41 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED] [Learn why this is important](#)

Jerimy Meeks, Ward 3 Planning and Zoning Commissioner

Mr. Meeks, I want to Thank You for attending the Public meeting for PUD-2143, June 2, 2026, with Attorney David Box and Engineer Kendall Dillon at the Mustang Community Center. And to Thank You for your insight, clarification and the needed information concerning PUD-2143.

I like the plans for PUD-2143, with just a couple of additional requests as discussed, that Mr. Box and Dillon presented to us, except for the density. I understand that WP Land LLC has the right to pursue the American Dream and Capitalism. But why should it cost us our American Dream, to live in peace and tranquility without financial hardship. Yes, I know I cannot stop progress or city growth, but at my age I sure would like to slow it down.

Please bear with me as I would like to explain why I oppose PUD-2143 requesting to add track 2 with zoning change to R-2. I see it as a bit excessive. It is all of the additions being built all at one time in large numbers all in the one area, west Oklahoma City. I never wanted to live in LA, Chicago, New York City, Dallas or Houston due to their population and crime. And I see Oklahoma City becoming an undesirable city because of overpopulation .

My husband and I sold our home 47 years 10 years ago and took on a huge mortgage for our home. We had watched over the years our beautiful former home and housing addition change just in a matter of five years. The addition was full of homeowners with families who took pride in their homes. As we grew older, and some of our neighbors moved away to follow their kids or life just happened. Around the turn of the century our homes became the target of out-of-state investors. The entire addition quickly became rental properties. Our home and car insurance triple because of increased home fires, home invasions, vehicle accidents, and crime rate had risen. We finally decided we had enough and started looking for a new home. We search for two years from Edmond to Choctaw to Moore to Yukon. Ten years ago, we found what we were looking for in our dream home, which was a country feel with open space, clean air, minimal traffic, peace, and quite a tranquil lifestyle. We love all the animals that live around us from the Canadian Geese to the Coyotes and bob cats.

I understand that our city has made a promise of no tax increase with the passing of the last bond. But Maps 4, the new Thunder Arena and Sport Complex

must be funded somehow. And increasing more homes means additional tax revenue. Please consider other options, such as charging a fee to the people who will be actual using these amenities.

Thank you for listening to me and our community. I do appreciate your hard work for Ward 3. Just understand I love Oklahoma and want it to remain steadfast in its values and with the Oklahoma Standards, not California or New York.

Respectfully,  
Camella Goins  
405-664-7371  
3301 Wimberley Creek Dr.  
Yukon, Oklahoma 73099-0434

## Howard, Gabriel J

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**From:** Sheryl Griffin <[REDACTED]>  
**Sent:** Friday, May 29, 2026 11:16 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Rezoning of PUD-2143 - Sara Park East (Area west of Wimberley Creek Estates)

You don't often get email from [REDACTED] [Learn why this is important](#)

To OKC Planning Commission,

RE: Rezoning of PUD-2143. We were notified of by the developer they scheduled a meeting with the homeowner's in the area for June 2, 2026. I'm thankful for another meeting and that they seem to be willing to work with us and listen to our concerns. I am not able to be at the meeting they have scheduled. I emailed them with these same thoughts I'm sharing with you.

My family has lived and been a homeowner in Wimberley Estates for 20+ years. I remember when we first met with the attorneys and developers 12 years ago prior to the turnpike being built through the area. I actively continue to look for and hope for cohesive communication between Wimberley Estates neighborhood and the other parties involved in developing the property west of our neighborhood.

I very much appreciate that it appears they have pretty much gone back with the original C-6332 Preliminary Plat of Sara Park from 12 years ago when we first meet on this property. I have attached a copy of the original C-6332. I see one of our concerns was for there to be no access between Sara Park East and Wimberley Estates neighborhood. I can see they took our concerns into consideration on PUD-2143 does not show a conjoining street with our neighborhood.

My biggest concern is I would like it to all stay R-1 zoning. I am against having R-2 zoning on the east zone of the turnpike. If they would like to ask for R-2 zoning on the west side of the turnpike (area closest to Sara Rd.) with one level dwelling, such as duplexes or a senior living community I am not completely opposed to that - but only if it is on the west side of the turnpike.

Again, I would like the east side of the turnpike to stay and only be R-1 zoning. For the transition from the homes on the west side of Wimberley Estates neighborhood I would like it to have larger lots, 3 car garages, and larger square foot houses. I don't know if this can be done but I would like for none of the houses that line our neighborhood or are across the street from those houses in Sara Park East to be able to be rental property or AirBNB type of houses. I would also like for there to be an adequate decorative fencing installed between our property line and theirs that will be maintained by their neighborhood.

I am happy to speak with someone via the phone if that would be preferred.

Thank you for letting me share my thoughts and taking them into consideration.

Sheryl Griffin  
405.409.4369  
10017 SW 36th St.  
Yukon, OK 73099



# C-6332: Preliminary Plat of SARA PARK

Developer: Westpoint Developers, LLC

Engineer: Crafton Tull & Associates, Inc



## Johnson, Thad A

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**From:** Kimberly Lapid <[REDACTED]>  
**Sent:** Thursday, June 4, 2026 8:43 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD - 2143

You don't often get email from [REDACTED] [Learn why this is important](#)

To: The Oklahoma City Planning Commission:

This is my second email to you in the last couple of months, and I appreciate the opportunity to voice my opinions and concerns regarding PUD - 2143. As stated in my first email to you, my husband and I have been residents of Oklahoma--and more specifically, Wimberley Estates--since November of 2023. We were born and raised in California, but we left there seeking a better political climate, a little more space and a little more privacy. Wimberley Estates checked all those boxes for us. My mother, an OK native, was a California real estate broker for 50+ years, and my father was also in real estate with his focus being tract home sales. I am no stranger to what is about to happen with the potential of Sara Park East. I must say, at first, I was dead-set against having that lovely parcel of land plowed under and developed...there are some fabulous sunsets to be seen and wildlife observed there at the end of 33rd Street where I live! At the June 2nd meeting in Mustang, things were put in a little clearer perspective for me: "Your sunsets are GONE basically, but these are the provisions/concessions that are being offered. Are you happier with it the way it is being presented tonight, or did you like it better the first time?" After reviewing the paperwork that was handed out on June 2nd, other than the high population density and traffic burden it will create, I guess it's something I can live with. But here is what I do and do not want to see in this new development:

--NO CONNECTIVITY BETWEEN THE NEW DEVELOPMENT AND WIMBERLEY ESTATES!  
--THE 30 FT. BUFFER ZONE/GREENBELT/DRAINAGEWAY BETWEEN SARA PARK EAST AND WIMBERLEY ESTATES IS WANTED AND GREATLY APPRECIATED!  
--NO TWO-STORY RESIDENCES ALONG THE LAST ROW OF HOMES THAT WILL BACK UP TO WIMBERLEY ESTATES AND FENCES BETWEEN EACH BACKYARD AND THE BUFFER ZONE!  
--PLEASE MAKE SURE THE DETENTION POND EITHER HAS FISH IN IT OR A CIRCULATING WATER FEATURE TO KEEP IT FROM BEING A MOSQUITO BREEDING GROUND!  
--And since an Environmental Impact Study has not been done in a long time, IS IT TOO MUCH TO ASK TO HAVE ONE DONE NOW?  
--WITH THE ADDED TRAFFIC CONGESTION THIS WILL BRING WITH AN ALREADY DANGEROUS SITUATION AT OUR ENTRANCE ON 29TH, I WOULD RESPECTFULLY REQUEST SOMETHING BE DONE TO ALLEVIATE ALL THE ISSUES WE FACE DURING THE SCHOOL YEAR! MR. MEEKS HAS SEEN THIS FIRSTHAND!  
--CAN THERE BE SOME THOUGHT OR PLAN TO PUT IN A FIRE STATION AND POLICE DEPARTMENT IN THIS RAPIDLY GROWING AREA OF OURS?

I understand it is not IF but WHEN development will take place, but there are already so many new additions along 29th! The roads are suffering, and vehicle accidents are occurring more frequently. An increasing crime rate is always a concern, so space and privacy were important factors that made us choose a more rural place to call home in the first place. My husband says it's about the almighty dollar, but I think all the growth just needs to slow down a bit! It is my sincere prayer that you don't California my Oklahoma...

Thank you for your consideration,  
Kimberly A. and Monte M. Lapid  
Homeowners at 10001 SW 33rd St. (Wimberley Estates)



Virus-free. [www.avast.com](http://www.avast.com)

## Howard, Gabriel J

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**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Wednesday, May 27, 2026 9:48 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]@ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

Lissa Tiefenbrun  
10009 SW 36th

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**Howard, Gabriel J**

---

**From:** Lissa Tiefenbrun <[REDACTED]ok.us>  
**Sent:** Friday, May 29, 2026 12:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

Lissa Tiefenbrun

10009 SW 36th

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**Howard, Gabriel J**

---

**From:** Williams, Ronald L  
**Sent:** Thursday, May 28, 2026 3:10 PM  
**To:** PL, Subdivision and Zoning; Ward3; [REDACTED]  
**Subject:** Homeowner Opposition to Rezoning Request PUD-2143  
**Attachments:** img\_2\_1779998243740.jpg; img\_3\_1779998264183.jpg; img\_1\_1779998223784.jpg

Hello:

I write today to express my opposition to the rezoning issue PUD-2143 outlined in the attached documents. I understand the developer's request would add approximately 700 new high density single family and duplex units to our already congested neighborhood. As a homeowner in Wimberly Estates for 23 years, I have watched the changing character of residential developments along SW29th St and surrounding area with dismay. The City of Oklahoma City has progressed from approving nice suburban neighborhoods to midrange and entry-level single-family homes to now high-density housing developments. One of these has already been approved and is in construction at SW29th St and Sara Rd, against neighborhood opposition expressed to the Planning Commission. The City's lack of planning and early investment in infrastructure scaled to support such increased traffic should preclude approval of high-density housing in an area served only by a two-lane road. Current residents already suffer from the City's headlong rush to create new tax base, horrible traffic being only one issue. The exploding enrollment at Mustang Valley Elementary has caused residents in my neighborhood and others to struggle for access when long lines of cars block traffic on SW29th St for morning student drop off and afternoon pickup. I have been forced to alter my work schedule to avoid leaving when SW29th St is impassable due to congestion. Estimates I have seen would likely add more than one thousand new vehicles to the immediate area further degrading quality of life in an area already poorly served.

I implore you to deny this rezoning request and only approve developments in line with current, traditional neighborhoods with standard sized lots. High density housing in this location does not make sense and only serves the interests of developers seeking to maximize profit without concern for people who live here.

Respectfully,

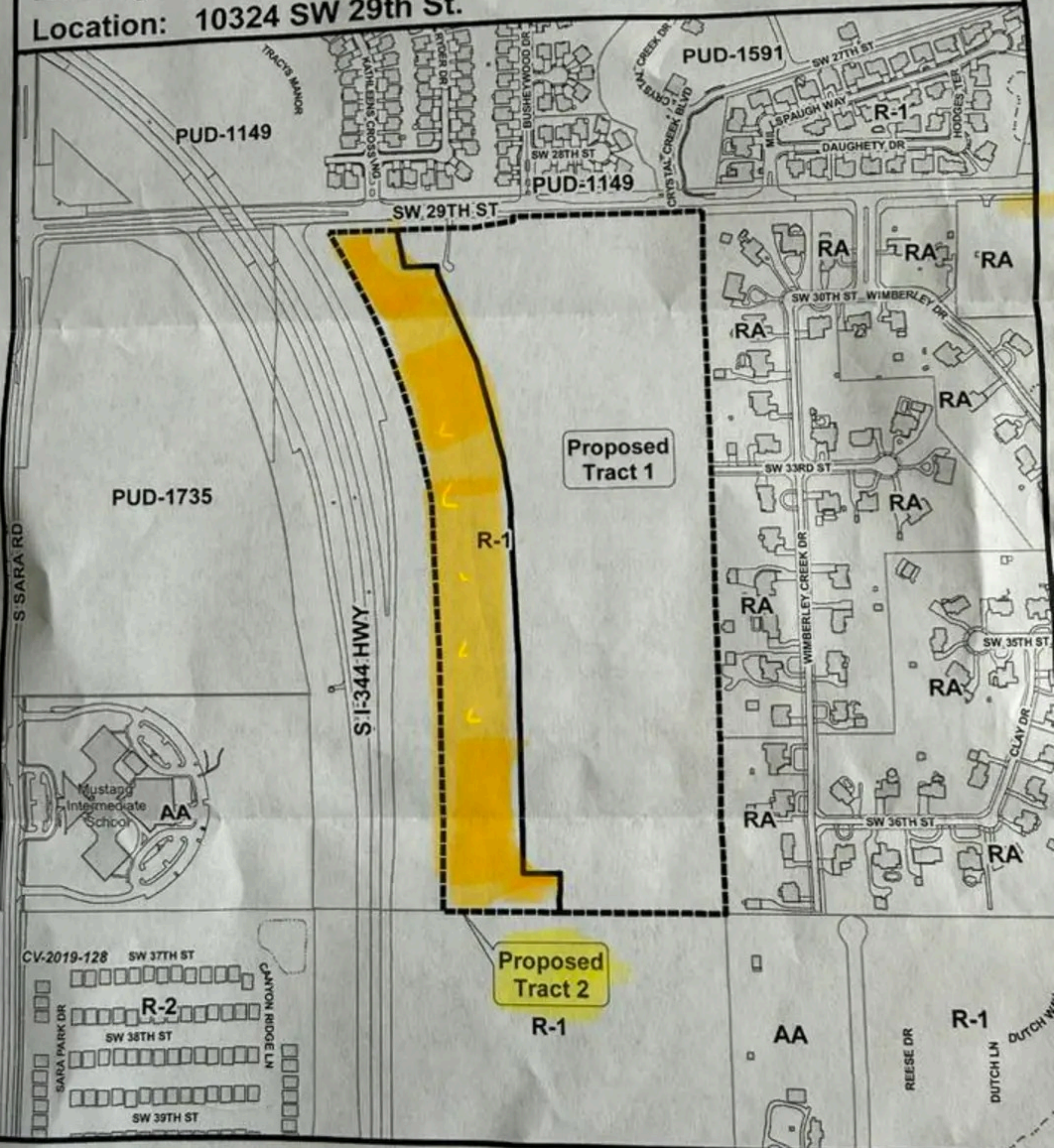
Ronald Williams  
3624 Clay Dr  
Yukon, OK. 73099  
Wimberley Estates

Case No: PUD-2143

Existing Zoning: R-1

Location: 10324 SW 29th St.

Applicant: WP Land, LLC



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 250 500 Feet

# NOTICE OF HEARING

**CASE NUMBER: PUD-2143**

**DATE OF HEARING: June 11, 2026**

**NOTICE IS HEREBY GIVEN** that **WP Land, LLC** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**ADDRESS: 10324 SW 29th Street**

**CURRENT ZONING: R-1 Single-Family Residential District**

**PROPOSED USE:** The purpose of this request is to allow single-family residential (tract 1) and two-family residential-duplexes (tract 2).

**LEGAL DESCRIPTION:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, thence S00°14'38"E a distance of 2638.45 feet; thence N89°49'28"W a distance of 1022.35 feet; thence N00°00'11"E a distance of 924.16 feet; thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; thence 1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a chord of 1116.87 feet which bears N20°18'05"W; thence S89°49'53"E a distance of 558.22 feet; thence N82°34'26"E a distance of 151.33 feet; thence N00°10'07"E a distance of 50.00 feet; thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**Your property is not included within the area proposed to be rezoned.** This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, June 5, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

## LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, June 11, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

**City of Oklahoma City Planning Department**

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102

Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Ph: (405) 297-2623 *Para asistencia en Español, favor de llamar al (405) 297-3533.*



# SUMMARY

SITE AREA: ~65.74 AC

## TRACT 1

SINGLE FAMILY LOTS: 220

TYPICAL LOT SIZE: 50' WIDTH X VARIED DEPTH (110' TO 150')

## TRACT 2

TWO FAMILY LOTS: 76

TYPICAL LOT SIZE: 60' WIDTH X 150' DEPTH

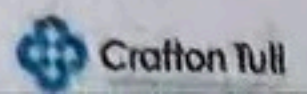
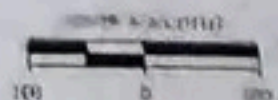
TOTAL NUMBER OF LOTS: 296

# SARA PARK EAST

SITE STUDY  
ILLUSTRATIVE

SW 29TH STREET

OKLAHOMA CITY, OK



**From:** Nadia Crossfield <[REDACTED]>  
**Sent:** Friday, May 22, 2026 7:31 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to Case Number: PUD-2143 (10324 SW 29th Street)

You don't often get email from [REDACTED] [Learn why this is important](#)

## **To the Members of the Oklahoma City Planning Commission,**

**My name is Nadia Crossfield, and I am the owner of the property located at 2917 Millspaugh Way, Yukon, OK, which is in immediate proximity to the proposed rezoning area. I am writing to formally register my strong opposition to the application for rezoning under Case Number: PUD-2143.**

**While I support the responsible growth of our community, the proposal to introduce a two-family residential duplex development (Tract 2) into this specific area poses significant concerns for the following reasons:**

# **1 Severe Traffic and Infrastructure**

**Constraints:** The surrounding local roads, particularly SW 29th Street, consist of only two lanes. The infrastructure in this area is already heavily burdened by current residential traffic. Introducing a high-density duplex development will dramatically increase the volume of daily trips, leading to severe traffic congestion, delayed emergency response times, and heightened safety hazards for local residents and pedestrians.

# **2 Incompatibility with the Established Neighborhood Character:**

The surrounding neighborhoods consist exclusively of premium, high-value single-family estates with substantial lot sizes. Introducing multi-family/two-family duplexes creates a stark architectural and socio-economic mismatch. This abrupt transition from high-end single-family homes to lower-cost, high-density housing

**will disrupt the established aesthetic harmony and character of our community.**

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**Homeowners in this area made substantial financial investments based on the existing R-1 (Single-Family Residential) zoning protections. A sudden shift toward multi-family zoning will create visual inconsistencies and naturally devalue the surrounding premium properties, causing long-term financial harm to existing taxpayers.**

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**The existing drainage, sewage, and utility systems in this sector were designed for low-density, single-family occupancy. A duplex development will significantly accelerate the strain on these local utilities, potentially leading to runoff issues and public service inefficiencies.**

**For these reasons, I respectfully urge the Planning Commission to deny the application for PUD-2143 and maintain the current R-1 Single-Family designation to protect the infrastructure, safety, and economic stability of our neighborhood. Thank you for your time, consideration, and service to our community.**

**Sincerely,**

**Nadia Crossfield**

**2917 Millspaugh Way, Yukon, OK**

## Johnson, Thad A

---

**From:** Camella Goins <[REDACTED]>  
**Sent:** Friday, June 5, 2026 12:41 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

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Jerimy Meeks, Ward 3 Planning and Zoning Commissioner

Mr. Meeks, I want to Thank You for attending the Public meeting for PUD-2143, June 2, 2026, with Attorney David Box and Engineer Kendall Dillon at the Mustang Community Center. And to Thank You for your insight, clarification and the needed information concerning PUD-2143.

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I understand that our city has made a promise of no tax increase with the passing of the last bond. But Maps 4, the new Thunder Arena and Sport Complex

must be funded somehow. And increasing more homes means additional tax revenue. Please consider other options, such as charging a fee to the people who will be actual using these amenities.

Thank you for listening to me and our community. I do appreciate your hard work for Ward 3. Just understand I love Oklahoma and want it to remain steadfast in its values and with the Oklahoma Standards, not California or New York.

Respectfully,  
Camella Goins  
405-664-7371  
3301 Wimberley Creek Dr.  
Yukon, Oklahoma 73099-0434

## Howard, Gabriel J

---

**From:** Sheryl Griffin <[REDACTED]>  
**Sent:** Friday, May 29, 2026 11:16 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Rezoning of PUD-2143 - Sara Park East (Area west of Wimberley Creek Estates)

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To OKC Planning Commission,

RE: Rezoning of PUD-2143. We were notified of by the developer they scheduled a meeting with the homeowner's in the area for June 2, 2026. I'm thankful for another meeting and that they seem to be willing to work with us and listen to our concerns. I am not able to be at the meeting they have scheduled. I emailed them with these same thoughts I'm sharing with you.

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I very much appreciate that it appears they have pretty much gone back with the original C-6332 Preliminary Plat of Sara Park from 12 years ago when we first meet on this property. I have attached a copy of the original C-6332. I see one of our concerns was for there to be no access between Sara Park East and Wimberley Estates neighborhood. I can see they took our concerns into consideration on PUD-2143 does not show a conjoining street with our neighborhood.

My biggest concern is I would like it to all stay R-1 zoning. I am against having R-2 zoning on the east zone of the turnpike. If they would like to ask for R-2 zoning on the west side of the turnpike (area closest to Sara Rd.) with one level dwelling, such as duplexes or a senior living community I am not completely opposed to that - but only if it is on the west side of the turnpike.

Again, I would like the east side of the turnpike to stay and only be R-1 zoning. For the transition from the homes on the west side of Wimberley Estates neighborhood I would like it to have larger lots, 3 car garages, and larger square foot houses. I don't know if this can be done but I would like for none of the houses that line our neighborhood or are across the street from those houses in Sara Park East to be able to be rental property or AirBNB type of houses. I would also like for there to be an adequate decorative fencing installed between our property line and theirs that will be maintained by their neighborhood.

I am happy to speak with someone via the phone if that would be preferred.

Thank you for letting me share my thoughts and taking them into consideration.

Sheryl Griffin  
405.409.4369  
10017 SW 36th St.  
Yukon, OK 73099



# C-6332: Preliminary Plat of SARA PARK

Developer: Westpoint Developers, LLC

Engineer: Crafton Tull & Associates, Inc



## Johnson, Thad A

---

**From:** Kimberly Lapid <[REDACTED]>  
**Sent:** Thursday, June 4, 2026 8:43 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD - 2143

You don't often get email from [REDACTED] [Learn why this is important](#)

To: The Oklahoma City Planning Commission:

This is my second email to you in the last couple of months, and I appreciate the opportunity to voice my opinions and concerns regarding PUD - 2143. As stated in my first email to you, my husband and I have been residents of Oklahoma--and more specifically, Wimberley Estates--since November of 2023. We were born and raised in California, but we left there seeking a better political climate, a little more space and a little more privacy. Wimberley Estates checked all those boxes for us. My mother, an OK native, was a California real estate broker for 50+ years, and my father was also in real estate with his focus being tract home sales. I am no stranger to what is about to happen with the potential of Sara Park East. I must say, at first, I was dead-set against having that lovely parcel of land plowed under and developed...there are some fabulous sunsets to be seen and wildlife observed there at the end of 33rd Street where I live! At the June 2nd meeting in Mustang, things were put in a little clearer perspective for me: "Your sunsets are GONE basically, but these are the provisions/concessions that are being offered. Are you happier with it the way it is being presented tonight, or did you like it better the first time?" After reviewing the paperwork that was handed out on June 2nd, other than the high population density and traffic burden it will create, I guess it's something I can live with. But here is what I do and do not want to see in this new development:

- NO CONNECTIVITY BETWEEN THE NEW DEVELOPMENT AND WIMBERLEY ESTATES!
- THE 30 FT. BUFFER ZONE/GREENBELT/DRAINAGEWAY BETWEEN SARA PARK EAST AND WIMBERLEY ESTATES IS WANTED AND GREATLY APPRECIATED!
- NO TWO-STORY RESIDENCES ALONG THE LAST ROW OF HOMES THAT WILL BACK UP TO WIMBERLEY ESTATES AND FENCES BETWEEN EACH BACKYARD AND THE BUFFER ZONE!
- PLEASE MAKE SURE THE DETENTION POND EITHER HAS FISH IN IT OR A CIRCULATING WATER FEATURE TO KEEP IT FROM BEING A MOSQUITO BREEDING GROUND!
- And since an Environmental Impact Study has not been done in a long time, IS IT TOO MUCH TO ASK TO HAVE ONE DONE NOW?
- WITH THE ADDED TRAFFIC CONGESTION THIS WILL BRING WITH AN ALREADY DANGEROUS SITUATION AT OUR ENTRANCE ON 29TH, I WOULD RESPECTFULLY REQUEST SOMETHING BE DONE TO ALLEVIATE ALL THE ISSUES WE FACE DURING THE SCHOOL YEAR! MR. MEEKS HAS SEEN THIS FIRSTHAND!
- CAN THERE BE SOME THOUGHT OR PLAN TO PUT IN A FIRE STATION AND POLICE DEPARTMENT IN THIS RAPIDLY GROWING AREA OF OURS?

I understand it is not IF but WHEN development will take place, but there are already so many new additions along 29th! The roads are suffering, and vehicle accidents are occurring more frequently. An increasing crime rate is always a concern, so space and privacy were important factors that made us choose a more rural place to call home in the first place. My husband says it's about the almighty dollar, but I think all the growth just needs to slow down a bit! It is my sincere prayer that you don't California my Oklahoma...

Thank you for your consideration,  
Kimberly A. and Monte M. Lapid  
Homeowners at 10001 SW 33rd St. (Wimberley Estates)



Virus-free. [www.avast.com](http://www.avast.com)

**Howard, Gabriel J**

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**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Wednesday, May 27, 2026 9:48 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]@ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

Lissa Tiefenbrun  
10009 SW 36th

**WESTERN HEIGHTS CONFIDENTIALITY NOTICE:** *If you have received this e-mail in error, please immediately notify the sender. This e-mail transmission may contain confidential information in its message or in an attachment. The information is intended only for the use of the individual(s) or entity to whom it is addressed. Any inappropriate disclosure, distribution, copying, or use of the information by others is strictly prohibited. Please delete it from your files if you are not the intended recipient. Thank you for your compliance.*

## Howard, Gabriel J

---

**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Friday, May 29, 2026 12:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

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**Howard, Gabriel J**

---

**From:** Williams, Ronald L  
**Sent:** Thursday, May 28, 2026 3:10 PM  
**To:** PL, Subdivision and Zoning; Ward3; [REDACTED]  
**Subject:** Homeowner Opposition to Rezoning Request PUD-2143  
**Attachments:** img\_2\_1779998243740.jpg; img\_3\_1779998264183.jpg; img\_1\_1779998223784.jpg

Hello:

I write today to express my opposition to the rezoning issue PUD-2143 outlined in the attached documents. I understand the developer's request would add approximately 700 new high density single family and duplex units to our already congested neighborhood. As a homeowner in Wimberly Estates for 23 years, I have watched the changing character of residential developments along SW29th St and surrounding area with dismay. The City of Oklahoma City has progressed from approving nice suburban neighborhoods to midrange and entry-level single-family homes to now high-density housing developments. One of these has already been approved and is in construction at SW29th St and Sara Rd, against neighborhood opposition expressed to the Planning Commission. The City's lack of planning and early investment in infrastructure scaled to support such increased traffic should preclude approval of high-density housing in an area served only by a two-lane road. Current residents already suffer from the City's headlong rush to create new tax base, horrible traffic being only one issue. The exploding enrollment at Mustang Valley Elementary has caused residents in my neighborhood and others to struggle for access when long lines of cars block traffic on SW29th St for morning student drop off and afternoon pickup. I have been forced to alter my work schedule to avoid leaving when SW29th St is impassable due to congestion. Estimates I have seen would likely add more than one thousand new vehicles to the immediate area further degrading quality of life in an area already poorly served.

I implore you to deny this rezoning request and only approve developments in line with current, traditional neighborhoods with standard sized lots. High density housing in this location does not make sense and only serves the interests of developers seeking to maximize profit without concern for people who live here.

Respectfully,

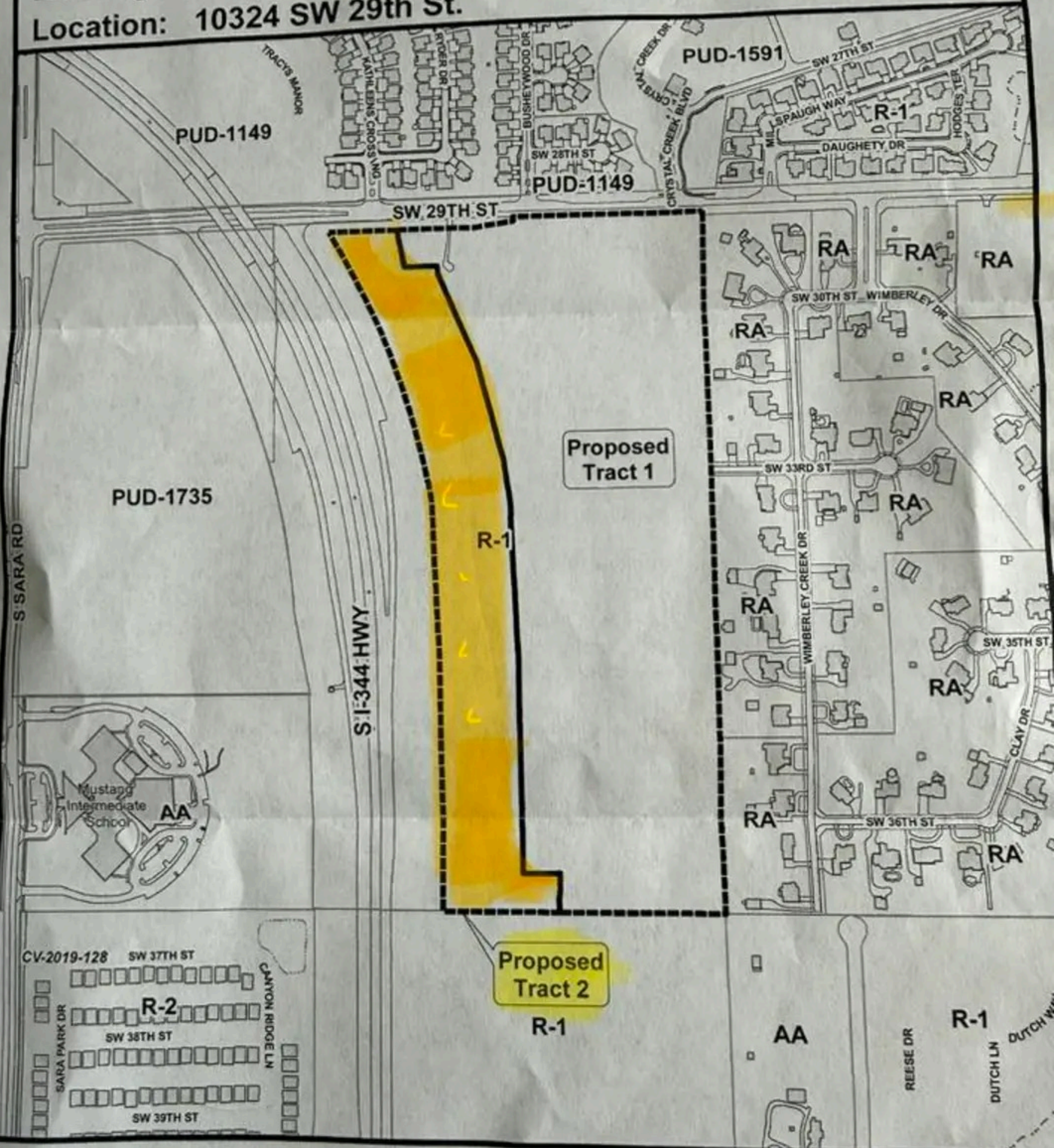
Ronald Williams  
3624 Clay Dr  
Yukon, OK. 73099  
Wimberley Estates

Case No: PUD-2143

Existing Zoning: R-1

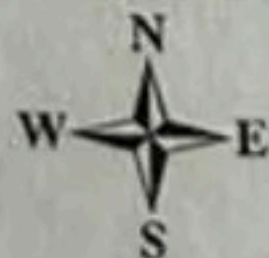
Location: 10324 SW 29th St.

Applicant: WP Land, LLC



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 250 500 Feet

# NOTICE OF HEARING

**CASE NUMBER: PUD-2143**

**DATE OF HEARING: June 11, 2026**

**NOTICE IS HEREBY GIVEN** that **WP Land, LLC** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**ADDRESS: 10324 SW 29th Street**

**CURRENT ZONING: R-1 Single-Family Residential District**

**PROPOSED USE:** The purpose of this request is to allow single-family residential (tract 1) and two-family residential-duplexes (tract 2).

**LEGAL DESCRIPTION:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, thence S00°14'38"E a distance of 2638.45 feet; thence N89°49'28"W a distance of 1022.35 feet; thence N00°00'11"E a distance of 924.16 feet; thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; thence 1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a chord of 1116.87 feet which bears N20°18'05"W; thence S89°49'53"E a distance of 558.22 feet; thence N82°34'26"E a distance of 151.33 feet; thence N00°10'07"E a distance of 50.00 feet; thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**Your property is not included within the area proposed to be rezoned.** This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, June 5, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

## LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, June 11, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

**City of Oklahoma City Planning Department**

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102

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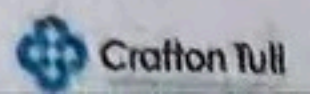
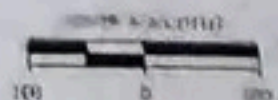
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**2917 Millspaugh Way, Yukon, OK**

## Johnson, Thad A

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3301 Wimberley Creek Dr.  
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Again, I would like the east side of the turnpike to stay and only be R-1 zoning. For the transition from the homes on the west side of Wimberley Estates neighborhood I would like it to have larger lots, 3 car garages, and larger square foot houses. I don't know if this can be done but I would like for none of the houses that line our neighborhood or are across the street from those houses in Sara Park East to be able to be rental property or AirBNB type of houses. I would also like for there to be an adequate decorative fencing installed between our property line and theirs that will be maintained by their neighborhood.

I am happy to speak with someone via the phone if that would be preferred.

Thank you for letting me share my thoughts and taking them into consideration.

Sheryl Griffin  
405.409.4369  
10017 SW 36th St.  
Yukon, OK 73099



# C-6332: Preliminary Plat of SARA PARK

Developer: Westpoint Developers, LLC

Engineer: Crafton Tull & Associates, Inc



## Johnson, Thad A

---

**From:** Kimberly Lapid <[REDACTED]>  
**Sent:** Thursday, June 4, 2026 8:43 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD - 2143

You don't often get email from [REDACTED] [Learn why this is important](#)

To: The Oklahoma City Planning Commission:

This is my second email to you in the last couple of months, and I appreciate the opportunity to voice my opinions and concerns regarding PUD - 2143. As stated in my first email to you, my husband and I have been residents of Oklahoma--and more specifically, Wimberley Estates--since November of 2023. We were born and raised in California, but we left there seeking a better political climate, a little more space and a little more privacy. Wimberley Estates checked all those boxes for us. My mother, an OK native, was a California real estate broker for 50+ years, and my father was also in real estate with his focus being tract home sales. I am no stranger to what is about to happen with the potential of Sara Park East. I must say, at first, I was dead-set against having that lovely parcel of land plowed under and developed...there are some fabulous sunsets to be seen and wildlife observed there at the end of 33rd Street where I live! At the June 2nd meeting in Mustang, things were put in a little clearer perspective for me: "Your sunsets are GONE basically, but these are the provisions/concessions that are being offered. Are you happier with it the way it is being presented tonight, or did you like it better the first time?" After reviewing the paperwork that was handed out on June 2nd, other than the high population density and traffic burden it will create, I guess it's something I can live with. But here is what I do and do not want to see in this new development:

--NO CONNECTIVITY BETWEEN THE NEW DEVELOPMENT AND WIMBERLEY ESTATES!  
--THE 30 FT. BUFFER ZONE/GREENBELT/DRAINAGEWAY BETWEEN SARA PARK EAST AND WIMBERLEY ESTATES IS WANTED AND GREATLY APPRECIATED!  
--NO TWO-STORY RESIDENCES ALONG THE LAST ROW OF HOMES THAT WILL BACK UP TO WIMBERLEY ESTATES AND FENCES BETWEEN EACH BACKYARD AND THE BUFFER ZONE!  
--PLEASE MAKE SURE THE DETENTION POND EITHER HAS FISH IN IT OR A CIRCULATING WATER FEATURE TO KEEP IT FROM BEING A MOSQUITO BREEDING GROUND!  
--And since an Environmental Impact Study has not been done in a long time, IS IT TOO MUCH TO ASK TO HAVE ONE DONE NOW?  
--WITH THE ADDED TRAFFIC CONGESTION THIS WILL BRING WITH AN ALREADY DANGEROUS SITUATION AT OUR ENTRANCE ON 29TH, I WOULD RESPECTFULLY REQUEST SOMETHING BE DONE TO ALLEVIATE ALL THE ISSUES WE FACE DURING THE SCHOOL YEAR! MR. MEEKS HAS SEEN THIS FIRSTHAND!  
--CAN THERE BE SOME THOUGHT OR PLAN TO PUT IN A FIRE STATION AND POLICE DEPARTMENT IN THIS RAPIDLY GROWING AREA OF OURS?

I understand it is not IF but WHEN development will take place, but there are already so many new additions along 29th! The roads are suffering, and vehicle accidents are occurring more frequently. An increasing crime rate is always a concern, so space and privacy were important factors that made us choose a more rural place to call home in the first place. My husband says it's about the almighty dollar, but I think all the growth just needs to slow down a bit! It is my sincere prayer that you don't California my Oklahoma...

Thank you for your consideration,  
Kimberly A. and Monte M. Lapid  
Homeowners at 10001 SW 33rd St. (Wimberley Estates)



Virus-free. [www.avast.com](http://www.avast.com)

## Welch, Sarah

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**From:** PL, Subdivision and Zoning  
**Subject:** FW: Protest on PUD - 2143

**From:** Kimberly Lapid <[REDACTED]>  
**Sent:** Thursday, June 4, 2026 9:59 PM  
**To:** Action Center <[REDACTED]>  
**Subject:** PUD - 2143

You don't often get email from [REDACTED] [Learn why this is important](#)

June 4, 2026

Commissioner Jerimy Meeks, Ward 3:

Thank you for being at the meetings regarding "Sara Park East" on Tuesday night and also a couple months back to help us navigate the waters. I think Tuesday night's meeting painted a much clearer picture for me..."Your sunsets are GONE pretty much. Are you happier with the provisions/concessions we've passed along tonight or were you good with it the first time?" My mom was a real estate broker in California for more than 50 years, and my dad sold tract homes for MANY years...so I get that it's not IF but WHEN that parcel of property is going to be developed! My husband and I moved here from California in 2023...the draw of Wimberley Estates was the space, and privacy, and how rural it was. Like-minded neighbors. A quiet little buffer zone with spectacular sunsets and cool wildlife between us and the Turnpike. And there are SO MANY new homes being built up and down Sara Road and on 29th Street! Where is the infrastructure that is keeping up with all of this? Where is the police department and fire station we need at our end of town? You yourself have seen the clown show that happens each and every day during the school year at the entrance to Wimberley Estates where you either stay safely at home during those times of day or take your life in your own hands to venture out onto 29th! I realize this particular developer got waylaid on plans for this piece of property when the Turnpike came through, but do you honestly feel like that area of Sara Road and 29th needs more development at this point in time? In an email I sent to the OKC Planning Commission earlier, this was the list of MUST HAVES that I want to see for Sara Park East, and now I am passing them along to you so you can continue to fight in our favor:

- NO CONNECTIVITY BETWEEN THE NEW DEVELOPMENT AND WIMBERLEY ESTATES!
- THE 30 FT. BUFFER ZONE/GREENBELT/DRAINAGEWAY BETWEEN SARA PARK EAST AND WIMBERLEY ESTATES IS WANTED AND GREATLY APPRECIATED!
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- CAN THERE BE SOME THOUGHT OR PLAN TO PUT IN A FIRE STATION AND POLICE DEPARTMENT IN THIS RAPIDLY GROWING AREA OF OURS?

Again, it's not IF but WHEN, but the latest layout is something I might actually be able to live with. Please continue to work on our behalf to make this a win-win for all of us! I sincerely appreciate your time and consideration on this matter.

Thank you,  
Kimberly Lapid  
10001 SW 33rd St. (Wimberley Estates)  
(805) 448-7621



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## Howard, Gabriel J

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**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Wednesday, May 27, 2026 9:48 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]@ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

Lissa Tiefenbrun  
10009 SW 36th

**WESTERN HEIGHTS CONFIDENTIALITY NOTICE:** *If you have received this e-mail in error, please immediately notify the sender. This e-mail transmission may contain confidential information in its message or in an attachment. The information is intended only for the use of the individual(s) or entity to whom it is addressed. Any inappropriate disclosure, distribution, copying, or use of the information by others is strictly prohibited. Please delete it from your files if you are not the intended recipient. Thank you for your compliance.*

## Howard, Gabriel J

---

**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Friday, May 29, 2026 12:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]@ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

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**Howard, Gabriel J**

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**From:** Williams, Ronald L  
**Sent:** Thursday, May 28, 2026 3:10 PM  
**To:** PL, Subdivision and Zoning; Ward3; [REDACTED]  
**Subject:** Homeowner Opposition to Rezoning Request PUD-2143  
**Attachments:** img\_2\_1779998243740.jpg; img\_3\_1779998264183.jpg; img\_1\_1779998223784.jpg

Hello:

I write today to express my opposition to the rezoning issue PUD-2143 outlined in the attached documents. I understand the developer's request would add approximately 700 new high density single family and duplex units to our already congested neighborhood. As a homeowner in Wimberly Estates for 23 years, I have watched the changing character of residential developments along SW29th St and surrounding area with dismay. The City of Oklahoma City has progressed from approving nice suburban neighborhoods to midrange and entry-level single-family homes to now high-density housing developments. One of these has already been approved and is in construction at SW29th St and Sara Rd, against neighborhood opposition expressed to the Planning Commission. The City's lack of planning and early investment in infrastructure scaled to support such increased traffic should preclude approval of high-density housing in an area served only by a two-lane road. Current residents already suffer from the City's headlong rush to create new tax base, horrible traffic being only one issue. The exploding enrollment at Mustang Valley Elementary has caused residents in my neighborhood and others to struggle for access when long lines of cars block traffic on SW29th St for morning student drop off and afternoon pickup. I have been forced to alter my work schedule to avoid leaving when SW29th St is impassable due to congestion. Estimates I have seen would likely add more than one thousand new vehicles to the immediate area further degrading quality of life in an area already poorly served.

I implore you to deny this rezoning request and only approve developments in line with current, traditional neighborhoods with standard sized lots. High density housing in this location does not make sense and only serves the interests of developers seeking to maximize profit without concern for people who live here.

Respectfully,

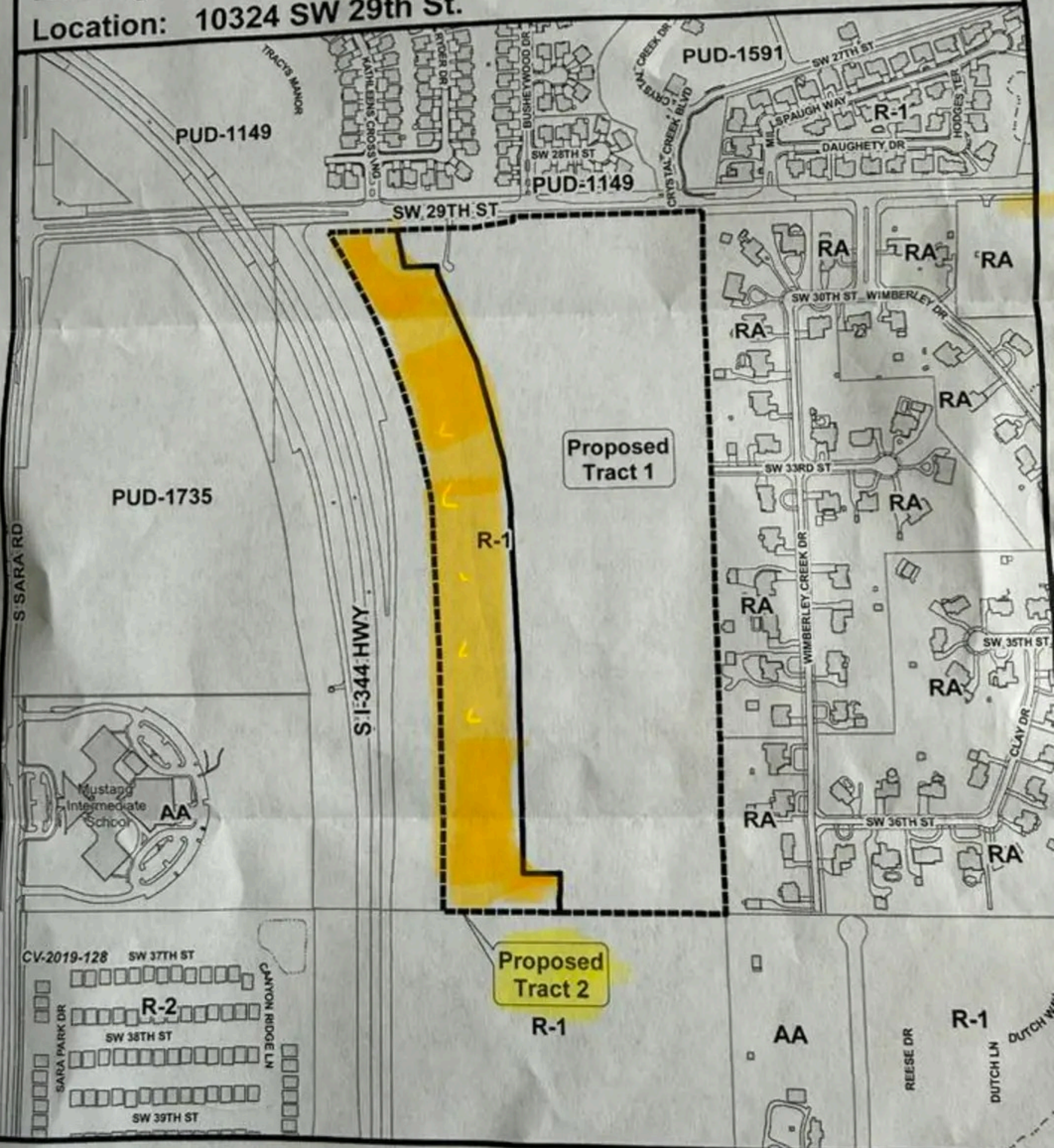
Ronald Williams  
3624 Clay Dr  
Yukon, OK. 73099  
Wimberley Estates

Case No: PUD-2143

Existing Zoning: R-1

Location: 10324 SW 29th St.

Applicant: WP Land, LLC



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 250 500 Feet

# NOTICE OF HEARING

**CASE NUMBER: PUD-2143**

**DATE OF HEARING: June 11, 2026**

**NOTICE IS HEREBY GIVEN** that **WP Land, LLC** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**ADDRESS: 10324 SW 29th Street**

**CURRENT ZONING: R-1 Single-Family Residential District**

**PROPOSED USE:** The purpose of this request is to allow single-family residential (tract 1) and two-family residential-duplexes (tract 2).

**LEGAL DESCRIPTION:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, thence S00°14'38"E a distance of 2638.45 feet; thence N89°49'28"W a distance of 1022.35 feet; thence N00°00'11"E a distance of 924.16 feet; thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; thence 1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a chord of 1116.87 feet which bears N20°18'05"W; thence S89°49'53"E a distance of 558.22 feet; thence N82°34'26"E a distance of 151.33 feet; thence N00°10'07"E a distance of 50.00 feet; thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**Your property is not included within the area proposed to be rezoned.** This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, June 5, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

## LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, June 11, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

**City of Oklahoma City Planning Department**

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102

Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Ph: (405) 297-2623 *Para asistencia en Español, favor de llamar al (405) 297-3533.*



# SUMMARY

SITE AREA: ~65.74 AC

## TRACT 1

SINGLE FAMILY LOTS: 220

TYPICAL LOT SIZE: 50' WIDTH X VARIED DEPTH (110' TO 150')

## TRACT 2

TWO FAMILY LOTS: 76

TYPICAL LOT SIZE: 60' WIDTH X 150' DEPTH

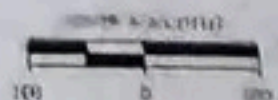
TOTAL NUMBER OF LOTS: 296

# SARA PARK EAST

SITE STUDY  
ILLUSTRATIVE

SW 29TH STREET

OKLAHOMA CITY, OK



**From:** Nadia Crossfield <[REDACTED]>  
**Sent:** Friday, May 22, 2026 7:31 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to Case Number: PUD-2143 (10324 SW 29th Street)

You don't often get email from [REDACTED] [Learn why this is important](#)

## **To the Members of the Oklahoma City Planning Commission,**

**My name is Nadia Crossfield, and I am the owner of the property located at 2917 Millspaugh Way, Yukon, OK, which is in immediate proximity to the proposed rezoning area. I am writing to formally register my strong opposition to the application for rezoning under Case Number: PUD-2143.**

**While I support the responsible growth of our community, the proposal to introduce a two-family residential duplex development (Tract 2) into this specific area poses significant concerns for the following reasons:**

# **1 Severe Traffic and Infrastructure**

**Constraints:** The surrounding local roads, particularly SW 29th Street, consist of only two lanes. The infrastructure in this area is already heavily burdened by current residential traffic. Introducing a high-density duplex development will dramatically increase the volume of daily trips, leading to severe traffic congestion, delayed emergency response times, and heightened safety hazards for local residents and pedestrians.

# **2 Incompatibility with the Established Neighborhood Character:**

The surrounding neighborhoods consist exclusively of premium, high-value single-family estates with substantial lot sizes. Introducing multi-family/two-family duplexes creates a stark architectural and socio-economic mismatch. This abrupt transition from high-end single-family homes to lower-cost, high-density housing

**will disrupt the established aesthetic harmony and character of our community.**

### **3 Negative Impact on Property Values:**

**Homeowners in this area made substantial financial investments based on the existing R-1 (Single-Family Residential) zoning protections. A sudden shift toward multi-family zoning will create visual inconsistencies and naturally devalue the surrounding premium properties, causing long-term financial harm to existing taxpayers.**

### **4 Strain on Municipal Utilities and Services:**

**The existing drainage, sewage, and utility systems in this sector were designed for low-density, single-family occupancy. A duplex development will significantly accelerate the strain on these local utilities, potentially leading to runoff issues and public service inefficiencies.**

**For these reasons, I respectfully urge the Planning Commission to deny the application for PUD-2143 and maintain the current R-1 Single-Family designation to protect the infrastructure, safety, and economic stability of our neighborhood. Thank you for your time, consideration, and service to our community.**

**Sincerely,**

**Nadia Crossfield**

**2917 Millspaugh Way, Yukon, OK**

## Johnson, Thad A

---

**From:** Camella Goins <[REDACTED]>  
**Sent:** Friday, June 5, 2026 12:41 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED] [Learn why this is important](#)

Jerimy Meeks, Ward 3 Planning and Zoning Commissioner

Mr. Meeks, I want to Thank You for attending the Public meeting for PUD-2143, June 2, 2026, with Attorney David Box and Engineer Kendall Dillon at the Mustang Community Center. And to Thank You for your insight, clarification and the needed information concerning PUD-2143.

I like the plans for PUD-2143, with just a couple of additional requests as discussed, that Mr. Box and Dillon presented to us, except for the density. I understand that WP Land LLC has the right to pursue the American Dream and Capitalism. But why should it cost us our American Dream, to live in peace and tranquility without financial hardship. Yes, I know I cannot stop progress or city growth, but at my age I sure would like to slow it down.

Please bear with me as I would like to explain why I oppose PUD-2143 requesting to add track 2 with zoning change to R-2. I see it as a bit excessive. It is all of the additions being built all at one time in large numbers all in the one area, west Oklahoma City. I never wanted to live in LA, Chicago, New York City, Dallas or Houston due to their population and crime. And I see Oklahoma City becoming an undesirable city because of overpopulation .

My husband and I sold our home 47 years 10 years ago and took on a huge mortgage for our home. We had watched over the years our beautiful former home and housing addition change just in a matter of five years. The addition was full of homeowners with families who took pride in their homes. As we grew older, and some of our neighbors moved away to follow their kids or life just happened. Around the turn of the century our homes became the target of out-of-state investors. The entire addition quickly became rental properties. Our home and car insurance triple because of increased home fires, home invasions, vehicle accidents, and crime rate had risen. We finally decided we had enough and started looking for a new home. We search for two years from Edmond to Choctaw to Moore to Yukon. Ten years ago, we found what we were looking for in our dream home, which was a country feel with open space, clean air, minimal traffic, peace, and quite a tranquil lifestyle. We love all the animals that live around us from the Canadian Geese to the Coyotes and bob cats.

I understand that our city has made a promise of no tax increase with the passing of the last bond. But Maps 4, the new Thunder Arena and Sport Complex

must be funded somehow. And increasing more homes means additional tax revenue. Please consider other options, such as charging a fee to the people who will be actual using these amenities.

Thank you for listening to me and our community. I do appreciate your hard work for Ward 3. Just understand I love Oklahoma and want it to remain steadfast in its values and with the Oklahoma Standards, not California or New York.

Respectfully,  
Camella Goins  
405-664-7371  
3301 Wimberley Creek Dr.  
Yukon, Oklahoma 73099-0434

## Howard, Gabriel J

---

**From:** Sheryl Griffin <[REDACTED]>  
**Sent:** Friday, May 29, 2026 11:16 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Rezoning of PUD-2143 - Sara Park East (Area west of Wimberley Creek Estates)

You don't often get email from [REDACTED] [Learn why this is important](#)

To OKC Planning Commission,

RE: Rezoning of PUD-2143. We were notified of by the developer they scheduled a meeting with the homeowner's in the area for June 2, 2026. I'm thankful for another meeting and that they seem to be willing to work with us and listen to our concerns. I am not able to be at the meeting they have scheduled. I emailed them with these same thoughts I'm sharing with you.

My family has lived and been a homeowner in Wimberley Estates for 20+ years. I remember when we first met with the attorneys and developers 12 years ago prior to the turnpike being built through the area. I actively continue to look for and hope for cohesive communication between Wimberley Estates neighborhood and the other parties involved in developing the property west of our neighborhood.

I very much appreciate that it appears they have pretty much gone back with the original C-6332 Preliminary Plat of Sara Park from 12 years ago when we first meet on this property. I have attached a copy of the original C-6332. I see one of our concerns was for there to be no access between Sara Park East and Wimberley Estates neighborhood. I can see they took our concerns into consideration on PUD-2143 does not show a conjoining street with our neighborhood.

My biggest concern is I would like it to all stay R-1 zoning. I am against having R-2 zoning on the east zone of the turnpike. If they would like to ask for R-2 zoning on the west side of the turnpike (area closest to Sara Rd.) with one level dwelling, such as duplexes or a senior living community I am not completely opposed to that - but only if it is on the west side of the turnpike.

Again, I would like the east side of the turnpike to stay and only be R-1 zoning. For the transition from the homes on the west side of Wimberley Estates neighborhood I would like it to have larger lots, 3 car garages, and larger square foot houses. I don't know if this can be done but I would like for none of the houses that line our neighborhood or are across the street from those houses in Sara Park East to be able to be rental property or AirBNB type of houses. I would also like for there to be an adequate decorative fencing installed between our property line and theirs that will be maintained by their neighborhood.

I am happy to speak with someone via the phone if that would be preferred.

Thank you for letting me share my thoughts and taking them into consideration.

Sheryl Griffin  
405.409.4369  
10017 SW 36th St.  
Yukon, OK 73099



# C-6332: Preliminary Plat of SARA PARK

Developer: Westpoint Developers, LLC

Engineer: Crafton Tull & Associates, Inc



## Johnson, Thad A

---

**From:** Kimberly Lapid <[REDACTED]>  
**Sent:** Thursday, June 4, 2026 8:43 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD - 2143

You don't often get email from [REDACTED] [Learn why this is important](#)

To: The Oklahoma City Planning Commission:

This is my second email to you in the last couple of months, and I appreciate the opportunity to voice my opinions and concerns regarding PUD - 2143. As stated in my first email to you, my husband and I have been residents of Oklahoma--and more specifically, Wimberley Estates--since November of 2023. We were born and raised in California, but we left there seeking a better political climate, a little more space and a little more privacy. Wimberley Estates checked all those boxes for us. My mother, an OK native, was a California real estate broker for 50+ years, and my father was also in real estate with his focus being tract home sales. I am no stranger to what is about to happen with the potential of Sara Park East. I must say, at first, I was dead-set against having that lovely parcel of land plowed under and developed...there are some fabulous sunsets to be seen and wildlife observed there at the end of 33rd Street where I live! At the June 2nd meeting in Mustang, things were put in a little clearer perspective for me: "Your sunsets are GONE basically, but these are the provisions/concessions that are being offered. Are you happier with it the way it is being presented tonight, or did you like it better the first time?" After reviewing the paperwork that was handed out on June 2nd, other than the high population density and traffic burden it will create, I guess it's something I can live with. But here is what I do and do not want to see in this new development:

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Thank you for your consideration,  
Kimberly A. and Monte M. Lapid  
Homeowners at 10001 SW 33rd St. (Wimberley Estates)



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**Howard, Gabriel J**

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**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Wednesday, May 27, 2026 9:48 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]@ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

Lissa Tiefenbrun  
10009 SW 36th

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## Howard, Gabriel J

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**From:** Lissa Tiefenbrun <[REDACTED]@ok.us>  
**Sent:** Friday, May 29, 2026 12:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2143

You don't often get email from [REDACTED]@ok.us. [Learn why this is important](#)

As I stated before in an email earlier, putting 600-1300 homes in the field west of Wimberely Estates would have such an adverse effect on our neighborhood. We have been established for close to 25 years and the additional traffic, availability of utilities, longer emergency response time, flooding possibilities and the noise volume would be highly detrimental. I appeal to you to leave it as is at R-1 Single Family Residential District, low density and absolutely not to open up SW 33rd to join with this neighborhood. The danger that would increase from the higher traffic and the noise levels increasing would devalue and depreciate our area tremendously. We are a single family resident on 1+ acres. This lot size increases the value of our homes and we have all worked hard to keep and maintain a universal level of integrity and quality. Bringing in anything less than the R-1 single-family would threaten what we have strived to accomplish and destroy the quality environment we have built. Please reconsider this rezoning and respect our community and families. Thank you.

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**Howard, Gabriel J**

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**From:** Williams, Ronald L  
**Sent:** Thursday, May 28, 2026 3:10 PM  
**To:** PL, Subdivision and Zoning; Ward3; [REDACTED]  
**Subject:** Homeowner Opposition to Rezoning Request PUD-2143  
**Attachments:** img\_2\_1779998243740.jpg; img\_3\_1779998264183.jpg; img\_1\_1779998223784.jpg

Hello:

I write today to express my opposition to the rezoning issue PUD-2143 outlined in the attached documents. I understand the developer's request would add approximately 700 new high density single family and duplex units to our already congested neighborhood. As a homeowner in Wimberly Estates for 23 years, I have watched the changing character of residential developments along SW29th St and surrounding area with dismay. The City of Oklahoma City has progressed from approving nice suburban neighborhoods to midrange and entry-level single-family homes to now high-density housing developments. One of these has already been approved and is in construction at SW29th St and Sara Rd, against neighborhood opposition expressed to the Planning Commission. The City's lack of planning and early investment in infrastructure scaled to support such increased traffic should preclude approval of high-density housing in an area served only by a two-lane road. Current residents already suffer from the City's headlong rush to create new tax base, horrible traffic being only one issue. The exploding enrollment at Mustang Valley Elementary has caused residents in my neighborhood and others to struggle for access when long lines of cars block traffic on SW29th St for morning student drop off and afternoon pickup. I have been forced to alter my work schedule to avoid leaving when SW29th St is impassable due to congestion. Estimates I have seen would likely add more than one thousand new vehicles to the immediate area further degrading quality of life in an area already poorly served.

I implore you to deny this rezoning request and only approve developments in line with current, traditional neighborhoods with standard sized lots. High density housing in this location does not make sense and only serves the interests of developers seeking to maximize profit without concern for people who live here.

Respectfully,

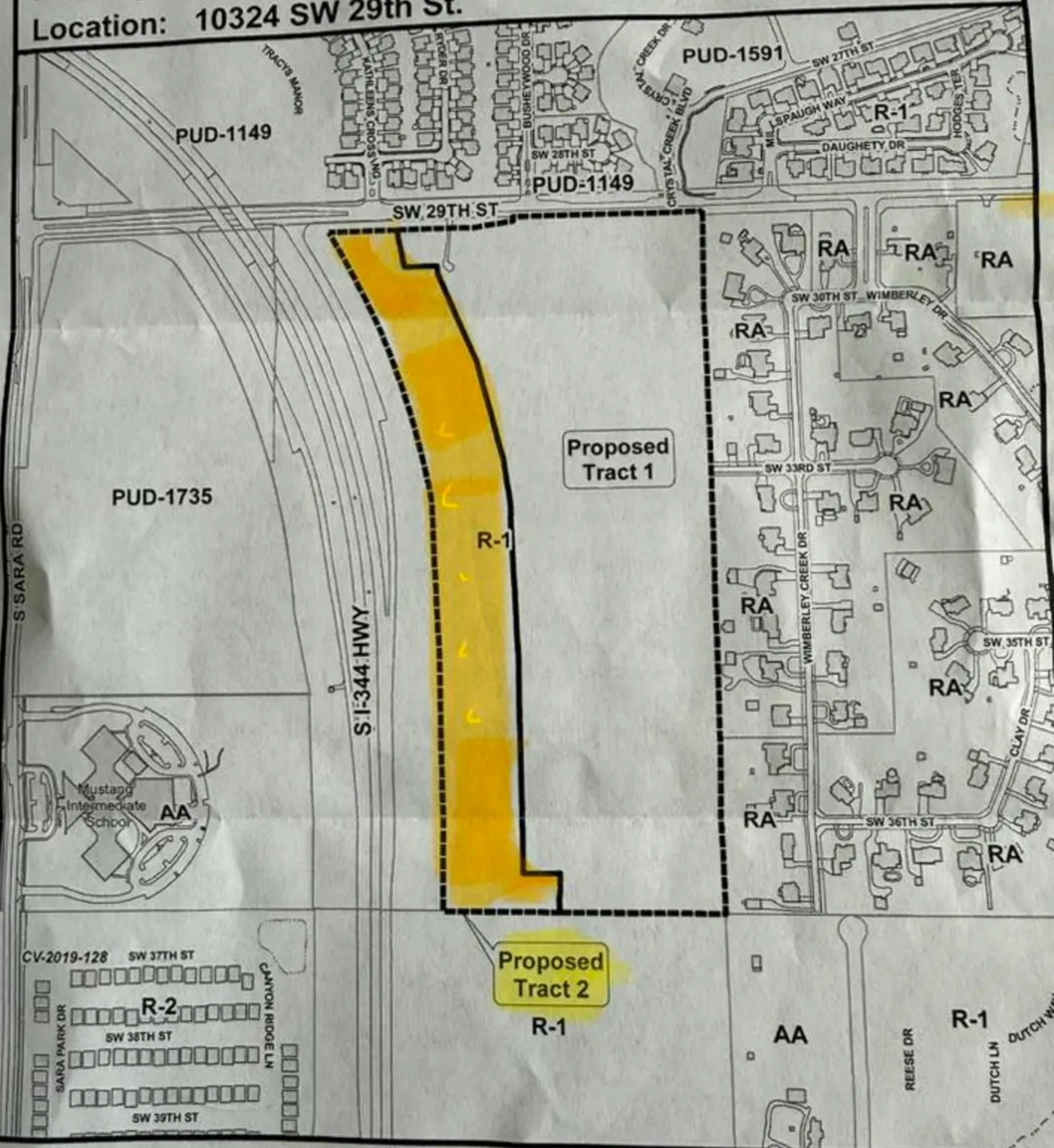
Ronald Williams  
3624 Clay Dr  
Yukon, OK. 73099  
Wimberley Estates

Case No: PUD-2143

Existing Zoning: R-1

Location: 10324 SW 29th St.

Applicant: WP Land, LLC



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 250 500 Feet

# NOTICE OF HEARING

**CASE NUMBER: PUD-2143**

**DATE OF HEARING: June 11, 2026**

**NOTICE IS HEREBY GIVEN** that **WP Land, LLC** have filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**ADDRESS: 10324 SW 29th Street**

**CURRENT ZONING: R-1 Single-Family Residential District**

**PROPOSED USE:** The purpose of this request is to allow single-family residential (tract 1) and two-family residential-duplexes (tract 2).

**LEGAL DESCRIPTION:** A tract of land situated within the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian I.M., Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said NW/4, thence S00°14'38"E a distance of 2638.45 feet; thence N89°49'28"W a distance of 1022.35 feet; thence N00°00'11"E a distance of 924.16 feet; thence N02°23'10"W a distance of 598.35 feet to the beginning of a curve to the left; thence 1122.34 feet along the arc of said curve having a radius of 3280.00 feet, subtended by a chord of 1116.87 feet which bears N20°18'05"W; thence S89°49'53"E a distance of 558.22 feet; thence N82°34'26"E a distance of 151.33 feet; thence N00°10'07"E a distance of 50.00 feet; thence S89°49'52"E a distance of 715.06 feet to the POINT OF BEGINNING.

**Your property is not included within the area proposed to be rezoned.** This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Letters in support or opposition of this application should be submitted to the city staff via mail or email by **noon on Friday, June 5, 2026**, in order to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

## LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, June 11, 2026, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

**City of Oklahoma City Planning Department**

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102

Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Ph: (405) 297-2623 Para asistencia en Español, favor de llamar al (405) 297-3533.



# SUMMARY

SITE AREA: ~65.74 AC

## TRACT 1

SINGLE FAMILY LOTS: 220

TYPICAL LOT SIZE: 50' WIDTH X VARIED DEPTH (110' TO 150')

## TRACT 2

TWO FAMILY LOTS: 76

TYPICAL LOT SIZE: 60' WIDTH X 150' DEPTH

TOTAL NUMBER OF LOTS: 296

# SARA PARK EAST

SITE STUDY  
ILLUSTRATIVE

SW 29TH STREET

OKLAHOMA CITY, OK

