

Published in The Journal Record AUGUST 5, 2026**ORDINANCE NO. 28,121**

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

EMERGENCY ORDINANCE

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

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

Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southwest corner of said SE/4; THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet; THENCE South 30°45'23" East a distance of 379.73 feet; THENCE South 28°50'47" East a distance of 311.92 feet; THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4; THENCE South 89°15'55" West along said South line a distance of 341.52 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 16TH day of JUNE, 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.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. I
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) (SPUD-1840), rezoning 3131 NW 192nd Street from O-1 Limited Office District to SPUD-1840 Simplified Planned Unit Development District. Ward 8.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.
Deferred from July 21, 2026

Applicant:

David M. Box, Box Law Group, PLLC
Shaz Investment Group, LLC

Purpose:

The purpose of this request is to allow multifamily residential use and development, specifically a duplex and/or townhome development.

Background:

On May 28, 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 SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. Modify Section Dumpsters to state: Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020. Dumpster enclosures shall be located and screened per Code and may not be located within the setback along NW 192nd Street.
2. Amend architectural standards to move wood siding and cementitious siding to the 30% allowance.

Protests:

2 Protests, 24 Legals, 24.05%

Previous Action:

The Ordinance was introduced June 16, 2026, and set for final hearing July 21, 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 SPUD ReZONING

Simplified Planned Unit Development District
Chateauberry West

Project Name

3131 NW 192nd St.

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

Residential Development

Summary Purpose Statement / Proposed Development

Staff Use Only:

1840

Case No.: SPUD

4-16-26

File Date:

8

Ward No.:

NW OK County Neighborhood Watch

Nbhd. Assoc.:

Deer Creek

School District:

O-1

Extg Zoning:

Overlay:

2.80 Acres more or less

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing **all** property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2140.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, PLLC 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

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Send tax notices to:

Shaz Investment Group, LLC
2240 North Broadway
Moore, Oklahoma 73160

20130916011309530
09/16/2013 02:44:04 PM
Bk:RE12357 Pg:851 Pg:5 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT ARCADIA FARM, L.L.C., an Oklahoma limited liability company (the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto SHAZ INVESTMENT GROUP, LLC, an Oklahoma limited liability company (the "Grantee"), having a notice address at 2240 North Broadway, Moore, Oklahoma 73160, all of the Grantor's right, title, and interest in and to the real property located in Oklahoma County, Oklahoma more particularly described at Exhibit "A" attached as a part hereof (the "Property"), together with all the improvements and appurtenances, if any, thereunto belonging subject to all oil, gas and other minerals reserved by Grantor's predecessors in title or previously conveyed of record, all easements, rights of way, restrictive covenants, existing zoning ordinances and other restrictions or conditions of record and those items set forth at Exhibit "B" attached as a part hereof. Except as set forth below, the Grantor warrants title to the Property against all claiming by, through or under the Grantor, but not otherwise. The Grantor makes no warranty as to the title to the oil, gas or minerals in, under or on the Property.

TO HAVE AND TO HOLD the Property unto the Grantee forever free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens, and encumbrances of whatsoever nature arising by, through or under the Grantor but not otherwise.

[Signature Page to Follow]

Return original to:

Marcia J. Chapplear
First American Title & Trust Co.
501 North Walker, Ste. 170
Oklahoma City, OK 73102

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of September, 2013.

ARCADIA FARM, L.L.C., an Oklahoma
limited liability company

By: [Signature]
Aubrey K. McClendon, Manager

ACKNOWLEDGMENT

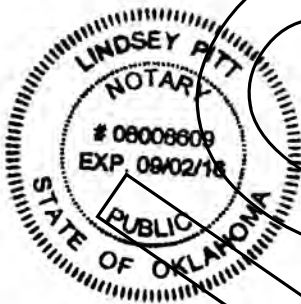
STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

ss:

Before me, a notary public in and for this state, on this 11th day of September, 2013, Aubrey K. McClendon, to me known to be the identical person who executed the foregoing deed as Manager of Arcadia Farm, L.L.C., an Oklahoma limited liability company, personally appeared and acknowledged to me that he executed the same as his free and voluntary act and deed, and the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

[SEAL]



[Signature]
Notary Public

My Commission Number: 08008609

My Commission Expires: 09/02/16

Exhibit "A"

The Southeast Quarter (SE/4) of Section Twenty-Four (24), Township Fourteen (14) North,
Range Three (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the
Government Survey thereof.

Exhibit "B"

1. Right-of-Way in favor of Phillips Petroleum Company and Standish Pipe Line Company, recorded in Book 435, page 333.
2. Right-of-Way in favor of Champlin Refining Company, recorded in Book 750, Page 83; Assignment to Champlin Petroleum Company recorded in Book 3148, page 331; Non-Exclusive Assignment to Williams Pipe Line Company recorded in Book 5219, page 435; Assignment to Williams Pipe Line Company LLC, recorded in Book 8568, page 485, as amended by the Partial Release and Grant of Right of Way recorded in Book 10341, page 1970 and in Book 10341, page 1978; Assignment in favor of Sunoco Mid-Con (IN) LLC recorded in Book 11840, page 23; Assignment and Assumption Agreement in favor of Sunoco Partners Real Estate Acquisition LLC recorded in Book 12070, page 1510.
3. Right-of-Way in favor of Champlin Refining Company, recorded in Book 1866, Page 259; Assignment by Champlin Petroleum Company to Williams Pipe Line Company recorded in Book 5219, page 440; Non-Exclusive Assignment by Champlin Petroleum Company to Mid-Continent Pipe Line Company recorded in Book 5275, page 1901; Assignment to Williams Pipe Line Company LLC, recorded in Book 8568, page 485, as amended by the Partial Release and Grant of Right of Way recorded in Book 10341, page 1970 and in Book 10341, page 1978; Assignment in favor of Sunoco Mid-Con (IN) LLC recorded in Book 11840, page 23; Assignment and Assumption Agreement in favor of Sunoco Partners Real Estate Acquisition LLC recorded in Book 12070, page 1510.
4. Easement in favor of Cimarron Valley Pipe Line Company recorded in Book 2040, Page 27; Assignment to Champlin Oil & Refining Co. recorded in Book 2208, page 505; Assignment to Champlin Petroleum Company recorded in Book 3148, page 327; Assignment to Williams Pipe Line Company recorded in Book 5219, page 440; Assignment to Williams Pipe Line Company LLC, recorded in Book 8568, page 485 as amended by the Partial Release and Grant of Right of Way recorded in Book 10341, page 1970 and in Book 10341, page 1978; Assignment in favor of Sunoco Mid-Con (IN) LLC recorded in Book 11840, page 23.
5. Journal Entry of Judgment, the District Court of Logan County, Case No. 11244, regarding Conservancy District No. 11, recorded in Book 2213, Page 228.
6. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 4639, Page 45.
7. Easement in favor of the City of Oklahoma City recorded in Book 11029, page 1095.
8. Easement in favor of the City of Oklahoma City recorded in Book 11499, page 535.

9. Easement in favor of the City of Oklahoma City recorded in Book 11499, page 543.
10. Easement in favor of the City of Oklahoma City recorded in Book 11499, page 533.
11. The following matters disclosed by an ALTA/ACSM survey made by Bryan E. Coon on October 26, 2013, revised February 25, 2013:
- i. Pipeline(s) denoted as Sunoco, Magellan and Mid-Continent across the Southwest corner of the Southeast Quarter (SE/4) of Section Twenty-Four (24);
 - ii. Hog wire fence covering Southern portion of the Southeast Quarter (SE/4) of Section Twenty-Four (24); and
 - iii. Barbwire Fence running across the Northern portion of the Southeast Quarter (SE/4) of Section Twenty-Four (24).
12. Temporary Easement in favor of the City of Oklahoma City recorded in Book 12135, page 962.

20130916011309530
Filing Fee: \$21.00
Doc. Stamps: \$5,580.00
09/16/2013 02:44:04 PM
DEED



ATTACHMENT "A"

LEGAL DESCRIPTION

CHATEAUBERRY VILLAS TOWNHOMES OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southwest corner of said SE/4;

THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet;

THENCE South 30°45'23" East a distance of 379.73 feet;

THENCE South 28°50'47" East a distance of 311.92 feet;

THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4;

THENCE South 89°15'55" West along said South line a distance of 341.52 feet to the **POINT OF BEGINNING**.

Said described tract of land contains 2.80 acres, more or less.

LETTER OF AUTHORIZATION

I, Shaz Investment Group LLC or,
Property Owner of Record
Hossein Farzaneh as Manager 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: _____

Signature

Hossein Farzaneh

Type/Print Name

Title: _____

Manager
Manager / Proprietor

Date: _____

4-1-26
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

See Attached Exhibit "A"

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

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

Dated: April 6, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2986824-OK99

ATTACHMENT "A"

LEGAL DESCRIPTION

CHATEAUBERRY VILLAS TOWNHOMES OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

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Said described tract of land contains 2.80 acres, more or less.

OWNERSHIP REPORT
ORDER 2986824-OK99

EFFECTIVE DATE: APRIL 6, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4894	R168574050	SHAZ INVESTMENT GROUP LLC		2252 N BROADWAY ST	MOORE	OK	73160-4303	DEER CREEK TOWNSHIP	0	0	DEER CREEK TOWNSHIP 000 000 PT SE4 SEC 24 14N 4W BEING SE4 EX BEG 850.03FT W OF SE/C SE4 TH W928.75FT N194.36FT NE580.69FT N324.21FT NW229.43FT NE420.89FT NE242.35FT N659.56FT NW202.15FT W362.80FT N335.53FT E1723.52FT S1988.07FT W850FT S663.57FT TO BEG (SUBJECT PROPERTY WITHIN)	0 UNKNOWN UNINCORPORATED
4895	R219722250	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	5	2	COUNTRY COLONNADE PH II III & IV BLK 005 LOT 002	3301 NW 194TH ST UNINCORPORATED
4895	R219722430	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	7	1	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 001	19417 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722440	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	7	2	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 002	19413 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722450	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	7	3	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 003	19409 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722460	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	7	4	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 004	19405 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722470	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	7	5	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 005	19401 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722480	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	7	6	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 006	19325 SOUTH COUNTRY DR UNINCORPORATED

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4895	R219722490	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	7	7	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 007	19321 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722500	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	7	8	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 008	19317 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722510	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	7	9	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 009	19313 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722520	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	7	10	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 010	19309 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722530	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	7	11	COUNTRY COLONNADE PH II III & IV BLK 007 LOT 011	19305 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722600	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	8	7	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 007	19508 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722610	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	8	8	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 008	19504 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722620	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012- 9011	COUNTRY COLONNADE PH II III & IV	8	9	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 009	19500 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722630	LAND RUSH HOMES LLC		1425 S FRETZ AVE	EDMOND	OK	73003- 5859	COUNTRY COLONNADE PH II III & IV	8	10	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 010	19404 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722640	LAND RUSH HOMES LLC		1425 S FRETZ AVE	EDMOND	OK	73003- 5859	COUNTRY COLONNADE PH II III & IV	8	11	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 011	19400 SOUTH COUNTRY DR UNINCORPORATED

OWNERSHIP REPORT
ORDER 2986824-OK99

EFFECTIVE DATE: APRIL 6, 2026 AT 7:30 AM

4895	R219722650	LAND RUSH HOMES LLC		1425 S FRETZ AVE	EDMOND	OK	73003-5859	COUNTRY COLONNADE PH II III & IV	8	12	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 012	19324 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722660	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	8	13	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 013	19320 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722670	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	8	14	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 014	19316 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722680	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	8	15	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 015	19312 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722690	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	8	16	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 016	19308 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722700	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	8	17	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 017	19304 SOUTH COUNTRY DR UNINCORPORATED
4895	R219722710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	0	0	COUNTRY COLONNADE PH II III & IV COMMON AREAS A B C D E F G H I J	0 UNKNOWN
4897	R208861200	MCCOSH SHANA M		3221 NW 192ND TER	EDMOND	OK	73012-9093	THE GROVE PH II	1	21	THE GROVE PH II 001 021	3221 NW 192ND TER OKLAHOMA CITY
4897	R208861210	BECK JOSHUA & SIERRA		3217 NW 192ND TER	EDMOND	OK	73012	THE GROVE PH II	1	22	THE GROVE PH II 001 022	3217 NW 192ND TER OKLAHOMA CITY
4897	R208861220	CODDING NICHOLAS O & LAUREN A		3213 NW 192ND TER	EDMOND	OK	73012	THE GROVE PH II	1	23	THE GROVE PH II 001 023	3213 NW 192ND TER OKLAHOMA CITY
4897	R208861230	CONLEY MATTHEW J & LINH H		3209 NW 192ND TER	EDMOND	OK	73012-9093	THE GROVE PH II	1	24	THE GROVE PH II 001 024	3209 NW 192ND TER OKLAHOMA CITY

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4897	R208861240	BAUTISTA JENNIFER	ARDIENTE RAFAEL P III	3205 NW 192ND TER	EDMOND	OK	73012- 9093	THE GROVE PH II	1	25	THE GROVE PH II 001 025	3205 NW 192ND TER OKLAHOMA CITY
4897	R208861250	FRAZIER TAMMY K	FRAZIER FAMILY TRUST	3201 NW 192ND TER	EDMOND	OK	73012- 9093	THE GROVE PH II	1	26	THE GROVE PH II 001 026	3201 NW 192ND TER OKLAHOMA CITY
4897	R208861260	PETERS JENNIFER J & KAYLUN		3117 NW 192ND TER	EDMOND	OK	73012- 9090	THE GROVE PH II	2	1	THE GROVE PH II 002 001	3117 NW 192ND TER OKLAHOMA CITY
4897	R208861270	KANNAN ASHOK VENKATASAMY		15705 CLAREMONT BLVD	EDMOND	OK	73013- 1004	THE GROVE PH II	2	2	THE GROVE PH II 002 002	3113 NW 192ND TER OKLAHOMA CITY
4897	R208861280	WEEMS LAURA		3109 NW 192ND TER	EDMOND	OK	73012- 9090	THE GROVE PH II	2	3	THE GROVE PH II 002 003	3109 NW 192ND TER OKLAHOMA CITY
4897	R208861290	WARREN TERESA L REV TRUST		3105 NW 192ND TER	EDMOND	OK	73012- 9090	THE GROVE PH II	2	4	THE GROVE PH II 002 004	3105 NW 192ND TER OKLAHOMA CITY
4897	R208861300	WEBB DANIEL & LAUREN		3101 NW 192ND TER	EDMOND	OK	73012- 9090	THE GROVE PH II	2	5	THE GROVE PH II 002 005	3101 NW 192ND TER OKLAHOMA CITY
4897	R208861310	ARMSTRONG JORDAN DAVIS	ARMSTRONG MALLORY	19220 GARDEN CREEK LN	EDMOND	OK	73012- 8213	THE GROVE PH II	2	6	THE GROVE PH II 002 006	19220 GARDEN CREEK LN OKLAHOMA CITY
4897	R208861370	PHANTHALA JOHNNY BOUASONE		19225 GARDEN CREEK LN	EDMOND	OK	73012- 8226	THE GROVE PH II	3	1	THE GROVE PH II 003 001	19225 GARDEN CREEK LN OKLAHOMA CITY
4897	R208861440	TODD JARED M & AMANDA L		19220 GREENERY LN	EDMOND	OK	73012- 9635	THE GROVE PH II	4	1	THE GROVE PH II 004 001	19220 GREENERY LN OKLAHOMA CITY
4897	R208861450	BONNER EDWARD & LILA		19216 GREENERY LN	EDMOND	OK	73012	THE GROVE PH II	4	2	THE GROVE PH II 004 002	19216 GREENERY LN OKLAHOMA CITY
4897	R208861560	ANNAN ANAND CHANDRASEKAR AN	VELAYUTHAM RAMESWARI	19225 GREENERY LN	EDMOND	OK	73012	THE GROVE PH II	4	13	THE GROVE PH II 004 013	19225 GREENERY LN OKLAHOMA CITY
4897	R208861570	PATTERSON BRAD	PATTERSON SAMANTHA ANN	19229 GREENERY LN	EDMOND	OK	73012- 9644	THE GROVE PH II	4	14	THE GROVE PH II 004 014	19229 GREENERY LN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2986824-OK99

EFFECTIVE DATE: APRIL 6, 2026 AT 7:30 AM

4897	R208861580	CRAWFORD JASON & AMANDA		3216 NW 192ND TER	EDMOND	OK	73012- 9091	THE GROVE PH II	4	15	THE GROVE PH II 004 015	3216 NW 192ND TER OKLAHOMA CITY
4897	R208861590	DESHANE WADE & DEBRA R		3220 NW 192ND TER	EDMOND	OK	73012- 9091	THE GROVE PH II	4	16	THE GROVE PH II 004 016	3220 NW 192ND TER OKLAHOMA CITY
4897	R208861600	CAPERTON BRANDIN	CAPERTON DAMION J	3224 NW 192ND TER	EDMOND	OK	73012	THE GROVE PH II	4	17	THE GROVE PH II 004 017	3224 NW 192ND TER OKLAHOMA CITY
4897	R208862030	THE GROVE MASTER HOMEOWNERS	ASSOCIATION INC	1326 FRETZ DR	EDMOND	OK	73003	THE GROVE PH II	0	0	THE GROVE PH II 000 000 COMMON AREAS C D E & F	0 UNKNOWN OKLAHOMA CITY
4900	R208861150	RACKIS ADAM & LAURA		19221 BUTTERFLY BLVD	EDMOND	OK	73012	THE GROVE PH II	1	16	THE GROVE PH II 001 016	19221 BUTTERFLY BLVD OKLAHOMA CITY
4900	R208861160	PIERCE TODD	PIERCE KATHERINE	19225 BUTTERFLY BLVD	EDMOND	OK	73012	THE GROVE PH II	1	17	THE GROVE PH II 001 017	19225 BUTTERFLY BLVD OKLAHOMA CITY
4900	R208861170	HARVEY MILLER SHELLY RENEE SIMPSON	MILLER CHAD	3233 NW 192ND TER	EDMOND	OK	73012	THE GROVE PH II	1	18	THE GROVE PH II 001 018	3233 NW 192ND TER OKLAHOMA CITY
4900	R208861180	ROBERT A II & JANA K TRS	SIMPSON TRUST	3229 NW 192ND TER	EDMOND	OK	73012	THE GROVE PH II	1	19	THE GROVE PH II 001 019	3229 NW 192ND TER OKLAHOMA CITY
4900	R208861190	JOHNSON JOSHUA	JOHNSON BARBARA JEAN	3225 NW 192ND TER	EDMOND	OK	73012- 9093	THE GROVE PH II	1	20	THE GROVE PH II 001 020	3225 NW 192ND TER OKLAHOMA CITY
4900	R208861610	THOMPSON ANALIZA		3228 NW 192ND TER	EDMOND	OK	73012- 9091	THE GROVE PH II	4	18	THE GROVE PH II 004 018	3228 NW 192ND TER OKLAHOMA CITY
4900	R208862020	THE GROVE MASTER HOMEOWNERS	ASSOCIATION INC	1326 FRETZ DR	EDMOND	OK	73003	THE GROVE PH II	0	0	THE GROVE PH II 000 000 COMMON AREAS A & B	UNKNOWN

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Chateuberry West

April 16, 2026

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be allowed within this PUD, except as modified herein:

- 8300.12 Multiple-Family Residential shall be limited to a duplex or townhome development.
2. **Maximum Building Height:**
The maximum building height shall be 2 ½ stories and 35 feet.
3. **Maximum Building Size:**
The maximum building size shall be in accordance with the base zoning district.
4. **Maximum Number of Buildings:**
The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Per code.

9. Access:

Access may be taken from NW 192nd St.

10. Sidewalks

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.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood siding, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) and/or architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

There shall be a minimum of 10% open space within this SPUD.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Dumpster shall not be required within this SPUD. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

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

7. Maintenance:

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.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE
SPUD-1840	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1840	NW OK COUNTY NEIGHBORHOOD WATCH	2251 NW 206TH ST	EDMOND	OK	73012
SPUD-1840	DEER CREEK SCHOOL DISTRICT, DR JASON PEREZ, SUF	20701 N MACARTHUR BLVD	EDMOND	OK	73012
SPUD-1840	ANNAN ANAND CHANDRASEKARAN, VELAYUTHAM R	19225 GREENERY LN	EDMOND	OK	73012
SPUD-1840	ARMSTRONG JORDAN DAVIS, ARMSTRONG MALLORY	19220 GARDEN CREEK LN	EDMOND	OK	73012-8213
SPUD-1840	BAUTISTA JENNIFER, ARDIENTE RAFAEL P III	3205 NW 192ND TER	EDMOND	OK	73012-9093
SPUD-1840	BECK JOSHUA & SIERRA	3217 NW 192ND TER	EDMOND	OK	73012
SPUD-1840	BONNER EDWARD & LILA	19216 GREENERY LN	EDMOND	OK	73012
SPUD-1840	CAPERTON BRANDI N, CAPERTON DAMION J	3224 NW 192ND TER	EDMOND	OK	73012
SPUD-1840	CODDING NICHOLAS O & LAUREN A	3213 NW 192ND TER	EDMOND	OK	73012
SPUD-1840	CONLEY MATTHEW J & LINH H	3209 NW 192ND TER	EDMOND	OK	73012-9093
SPUD-1840	CRAWFORD JASON & AMANDA	3216 NW 192ND TER	EDMOND	OK	73012-9091
SPUD-1840	DESHANE WADE & DEBRA R	3220 NW 192ND TER	EDMOND	OK	73012-9091
SPUD-1840	FRAZIER TAMMY K, FRAZIER FAMILY TRUST	3201 NW 192ND TER	EDMOND	OK	73012-9093
SPUD-1840	HARVEY MILLER SHELLY RENEE, MILLER CHAD	3233 NW 192ND TER	EDMOND	OK	73012
SPUD-1840	JOHNSON JOSHUA, JOHNSON BARBARA JEAN	3225 NW 192ND TER	EDMOND	OK	73012-9093
SPUD-1840	KANNAN ASHOK VENKATASAMY	15705 CLAREMONT BLVD	EDMOND	OK	73013-1004
SPUD-1840	LAND RUSH HOMES LLC	1425 S FRETZ AVE	EDMOND	OK	73003-5859
SPUD-1840	MCCOSH SHANA M	3221 NW 192ND TER	EDMOND	OK	73012-9093
SPUD-1840	PATTERSON BRAD, PATTERSON SAMANTHA ANN	19229 GREENERY LN	EDMOND	OK	73012-9644
SPUD-1840	PETERS JENNIFER J & KAYLUN	3117 NW 192ND TER	EDMOND	OK	73012-9090
SPUD-1840	PHANTHALA JOHNNY BOUASONE	19225 GARDEN CREEK LN	EDMOND	OK	73012-8226
SPUD-1840	PIERCE TODD, PIERCE KATHERINE	19225 BUTTERFLY BLVD	EDMOND	OK	73012
SPUD-1840	RACKIS ADAM & LAURA	19221 BUTTERFLY BLVD	EDMOND	OK	73012
SPUD-1840	SHAZ INVESTMENT GROUP LLC	2252 N BROADWAY ST	MOORE	OK	73160-4303
SPUD-1840	SIMPSON ROBERT A II & JANA K TRS, SIMPSON TRUST	3229 NW 192ND TER	EDMOND	OK	73012
SPUD-1840	TG ENTERPRISE GROUP LLC	3701 NW 192ND ST	EDMOND	OK	73012-9011
SPUD-1840	THE GROVE MASTER HOMEOWNERS ASSOCIATION IN	1326 FRETZ DR	EDMOND	OK	73003
SPUD-1840	THOMPSON ANALIZA	3228 NW 192ND TER	EDMOND	OK	73012-9091
SPUD-1840	TODD JARED M & AMANDA L	19220 GREENERY LN	EDMOND	OK	73012-9635
SPUD-1840	WARREN TERESA L REV TRUST	3105 NW 192ND TER	EDMOND	OK	73012-9090
SPUD-1840	WEBB DANIEL & LAUREN	3101 NW 192ND TER	EDMOND	OK	73012-9090
SPUD-1840	WEEMS LAURA	3109 NW 192ND TER	EDMOND	OK	73012-9090

APPROVED

08-04-2026

BY THE CITY COUNCIL

Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1840

MASTER DESIGN STATEMENT FOR

Chateuberry West

April 16, 2026

May 21, 2026

June 2, 2026

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

405-652-0099 Phone

david@boxlawgroup.com

kaitlyn@boxlawgroup.com

SPUD-1840 MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be allowed within this PUD, except as modified herein:

8300.12 Multiple-Family Residential shall be limited to a duplex or townhome development. The maximum number of dwelling units within this SPUD shall be 18 units.

Dwelling Units within this SPUD may be attached or detached and on a common lot or parcel.

2. **Maximum Building Height:**

The maximum building height shall be 2 ½ stories and 35 feet.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Per code.

9. Access:

Access may be taken from NW 192nd St. Driveway separation shall be per Public Works approval.

10. Sidewalks

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 and ADA standards.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, and stucco. No more than 30%EIFS (Exterior Insulation Finish System), architectural metal, wood siding, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

There shall be a minimum of 50% usable open space within this SPUD.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020. Dumpster enclosures shall be located and screened per Code and may not be located within the setback along NW 192nd Street.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that garages may count toward parking provided they meet design standards.

7. Maintenance:

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.

8. Drainage:

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

9. Other:

Subdivision within this SPUD shall be per the Oklahoma City Subdivision Regulations, as amended.

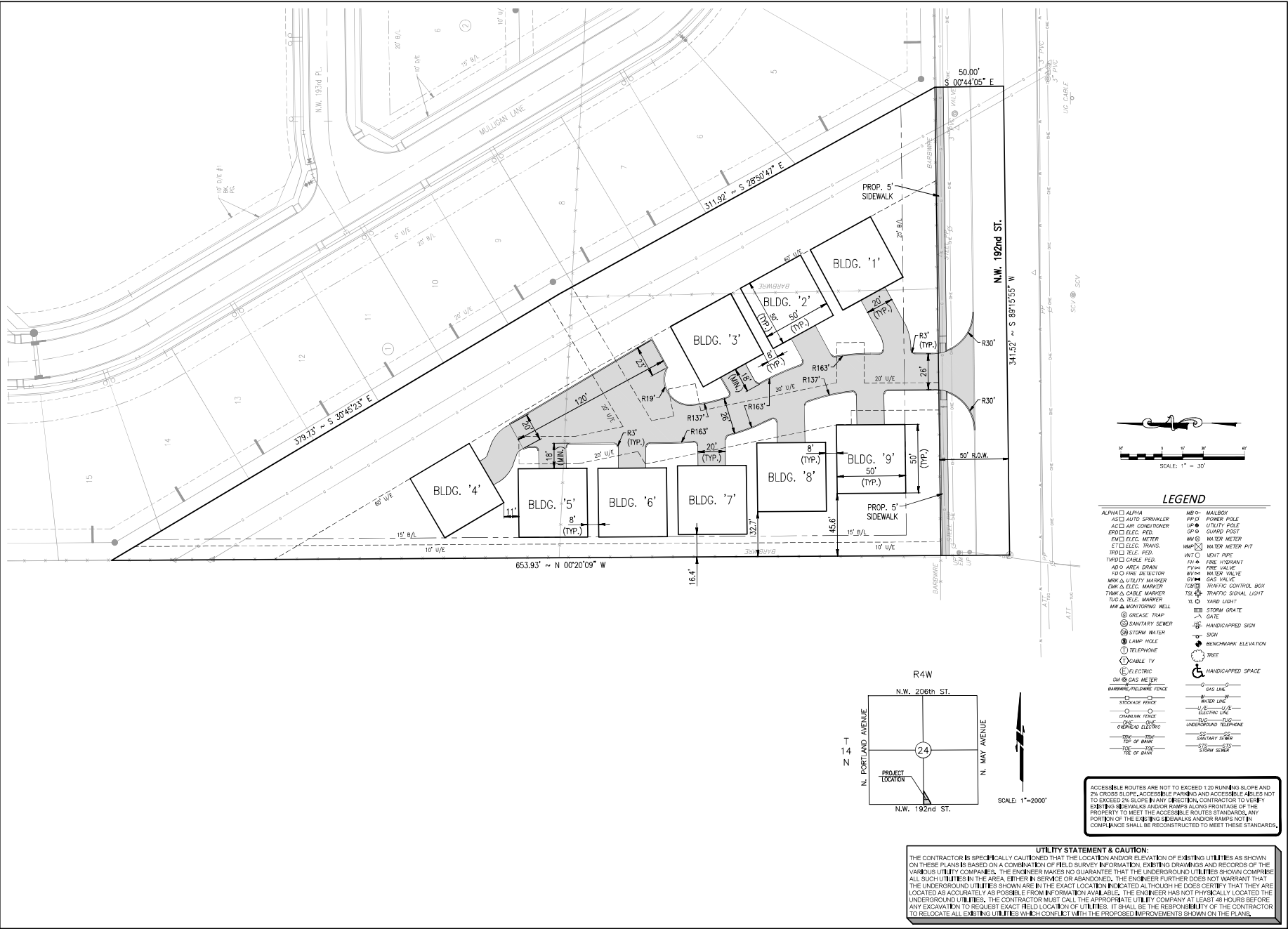
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1840 Exhibit A – Legal Description

Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southwest corner of said SE/4; THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet; THENCE South 30°45'23" East a distance of 379.73 feet; THENCE South 28°50'47" East a distance of 311.92 feet; THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4; THENCE South 89°15'55" West along said South line a distance of 341.52 feet to the POINT OF BEGINNING.



CHATEAUBERRY TOWNHOMES

N.W. 192ND ST. & N. MAY AVE.
OKLAHOMA CITY, OKLAHOMA

SMC
SUNBELT CONSULTING ENGINEERS, P.C.
1115 West 10th Street, Suite 200
Oklahoma City, Oklahoma 73106
P.O. Box 100000, Oklahoma City, Oklahoma 73168
Tel: 405-234-1111 Fax: 405-234-1112
www.smc-engineers.com

PROJECT NO: 167630
DATE: 06/06/08
SCALE: 1"=30'
DRAWN BY: JMM
ENGINEER: ROBERT D. ANDERSON
P.E. NUMBER: 16288

**PRELIMINARY
SITE PLAN**

SHEET NO.
A

EXHIBIT B - PLS. - CHATEAUBERRY TOWNHOMES - CHATEAUBERRY TOWNHOMES IS PRESENT BY THE PLAN
DATE: 06/06/08 BY: JMM

CASE NUMBER: SPUD-1840

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Shaz Investment Group, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1840 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 21, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southwest corner of said SE/4; THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet; THENCE South 30°45'23" East a distance of 379.73 feet; THENCE South 28°50'47" East a distance of 311.92 feet; THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4; THENCE South 89°15'55" West along said South line a distance of 341.52 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.

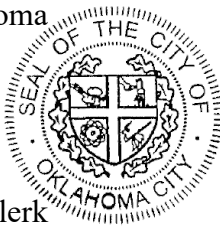
If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 16th day of June 2026.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



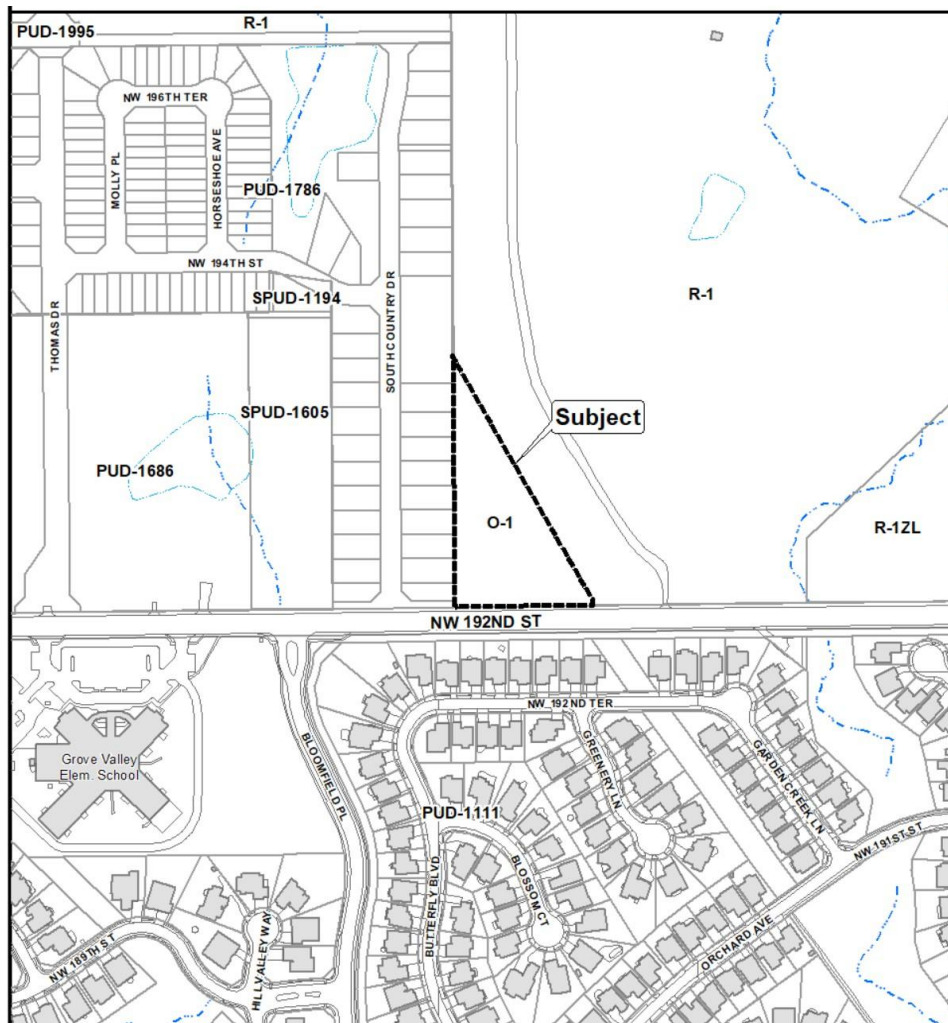
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1840

FROM: O-1 Limited Office District

TO: SPUD-1840 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 3131 NW 192nd Street



PROPOSED USE: The purpose of this request is to allow multifamily residential use and development, specifically a duplex and/or townhome development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1840

LOCATION: 3131 NW 192nd Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1840 Simplified Planned Unit Development District from O-1 Limited Office District. A public hearing will be held by the City Council on July 21, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

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

LEGAL DESCRIPTION:

Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southwest corner of said SE/4; THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet; THENCE South 30°45'23" East a distance of 379.73 feet; THENCE South 28°50'47" East a distance of 311.92 feet; THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4; THENCE South 89°15'55" West along said South line a distance of 341.52 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to allow multifamily residential use and development, specifically a duplex and/or townhome development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

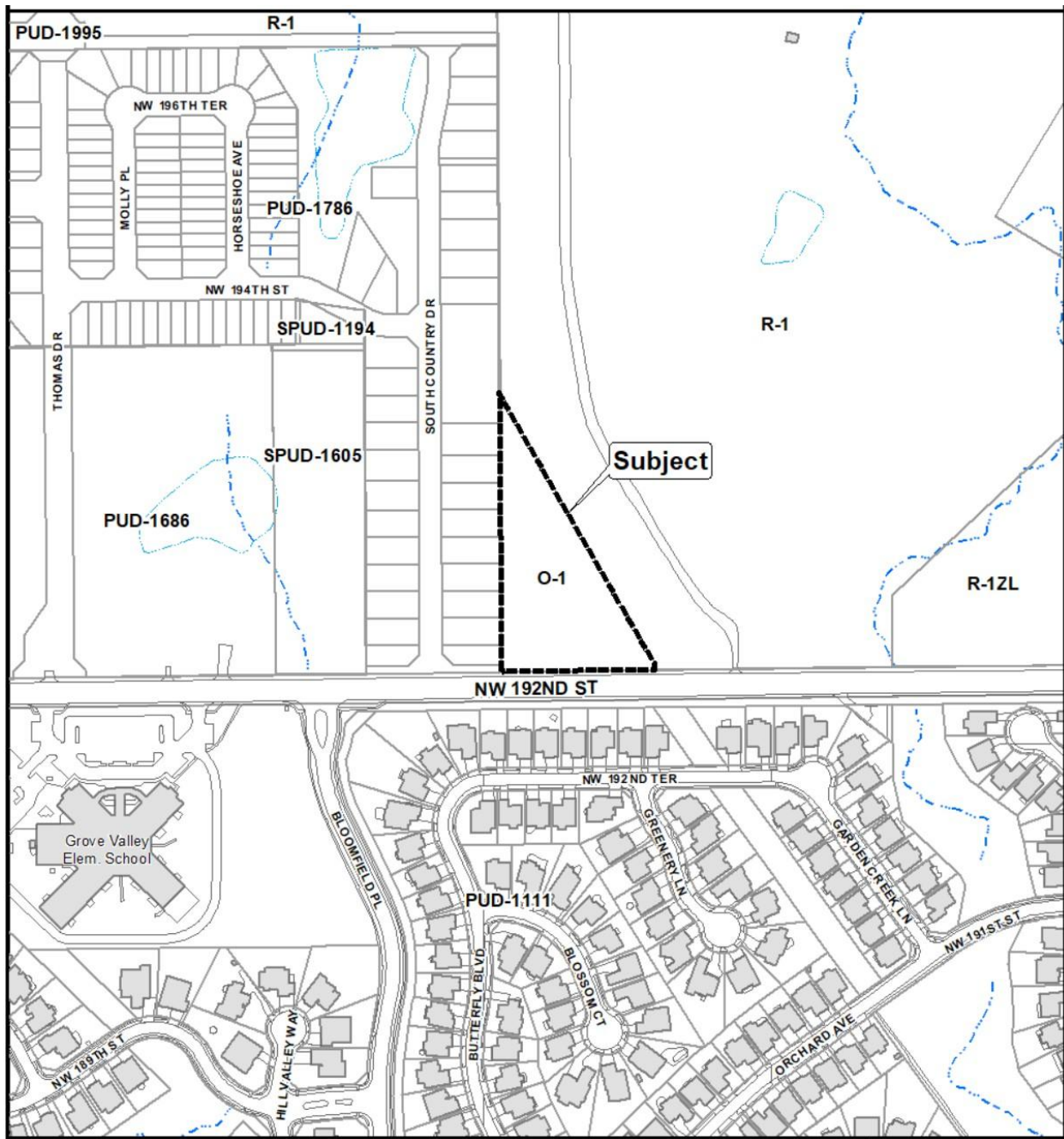
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 16th day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
May 28, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on May 26, 2026)

17. (SPUD-1840) Application by Shaz Investment Group, LLC to rezone 3131 NW 192nd Street from O-1 Limited Office District to SPUD-1840 Simplified Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Modify Section Dumpsters to state: Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020. Dumpster enclosures shall be located and screened per Code and may not be located within the setback along NW 192nd Street.
2. Amend architectural standards to move wood siding and cementitious siding to the 30% allowance.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY HARRISON

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

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 28, 2026

Item No. IV. 17.

(SPUD-1840) Application by Shaz Investment Group, LLC to rezone 3131 NW 192nd Street from O-1 Limited Office District to SPUD-1840 Simplified Planned Unit Development District. Ward 8.

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.

3. Reason for Request

The purpose of this request is to allow multifamily residential use and development, specifically a duplex and/or townhome development.

B. EXISTING CONDITIONS

1. Size of Site: 2.5 Acres

2. School District: Deer Creek

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	O-1	R-1	R-1	PUD-1111	PUD-1786
Land Use	Undeveloped	Undeveloped	Undeveloped	Residential	Undeveloped

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 SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be allowed within this PUD, except as modified herein:

8300.12 Multiple-Family Residential shall be limited to a duplex or townhome development. The maximum number of dwelling units within this SPUD shall be 18 units.

Dwelling Units within this SPUD may be attached or detached and on a common lot or parcel.

2. **Maximum Building Height:**

The maximum building height shall be 2 ½ stories and 35 feet.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

5. **Building Setback Lines**

The building setback lines shall be in accordance with the base zoning district.

6. **Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

7. **Landscaping:**

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

8. **Signs:**

Per code.

9. **Access:**

Access may be taken from NW 192nd St. Driveway separation shall be per Public Works approval.

10. **Sidewalks**

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 and ADA standards.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood siding, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) and/or architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

There shall be a minimum of 50% usable open space within this SPUD.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Dumpster shall not be required within this SPUD. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended, or a private trash service may be utilized.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that garages may count toward parking provided they meet design standards.

7. Maintenance:

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.

8. Drainage:

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

9. Other:

Subdivision within this SPUD shall be per the Oklahoma City Subdivision Regulations, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

D. REVIEW COMMENTS

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

- 1. Airports:** No objection.
- 2. Fire (OCFD):** Objection - Fire vehicle turnaround WILL be required for permit approvals.
- 3. Public Works Department:**
 - a. Traffic Services:** No objection.
 - b. Engineering - Storm Sewer Availability:**
 - 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 - 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
 - 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage

easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

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

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

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

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 8-inch/12-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and

five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Will be considered commercial / multi-family and will be master metered.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee 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. Will be considered commercial / multi-family and will have one connection to main. System will be private internal to the property.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on, or near, the site.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site is located along the north side of NW 192nd Street, an arterial street in the Urban Low Intensity LUTA. The SPUD is proposed to allow residential development governed by the R-4 District. Specific language is provided that multi-family residential shall be limited to a duplex or townhome development.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The SPUD is proposed to allow residential development governed by the R-4 District. All uses within the R-4 District are permitted, but specific language is provided that multi-family residential shall be limited to a duplex or townhome development. The maximum number of dwelling units proposed by the SPUD is 18 and may be attached or detached and on a common lot or parcel. 18 dwelling units on the 2.5-acre site would be 7.2 du/acre.*

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.
- Provide vehicular connectivity between adjacent developments.

The subject site does not currently have improved access. An existing drive is located approximately 130 feet west of the western SPUD boundary. The conceptual plan for the development illustrates one access point along NW 192nd St. Stubs east/west/north are not available due to previously platted subdivisions.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The SPUD regulations require sidewalks along NW 192nd Street, subject to Code and ADA requirements.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 SPUD is proposed to allow residential development governed by the R-4 District. All uses within the R-4 District are permitted, but specific language is provided that multi-family residential shall be limited to a duplex or townhome development. The conceptual plan for the development illustrates nine (9) residential structures. The maximum number of dwelling units proposed by the SPUD is 18 and may be attached or detached and on a common lot or parcel. The SPUD proposes utilizing the base R-4 District regulations for setbacks, maximum building size, number of buildings, screening, and landscaping. The maximum building height proposed by the SPUD is 2 ½ stories or 35 feet, matching the abutting R-1 District requirement. The base R-4 District typically requires a step-down in maximum building height abutting the R-1 District.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of

existing, adjacent uses. *The subject site is located along the north side of NW 192nd Street, an arterial street in the Urban Low Intensity LUTA.*

3) Service Efficiency:

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

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

5) Transportation System: The subject site is located along the north side of NW 192nd Street, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- 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)
- 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 north side of NW 192nd Street, between North Portland Avenue and North May Avenue. The site was zoned to the O-1 District in 2019 and, along with the R-1 zoned land to the north and east, was preliminary platted as Castleberry West Addition (C-7161) in 2021. The subject designated as common area within that plat but was removed from the final plat. The land is currently undeveloped. Land to the south, across NW 192nd Street, is zoned as part of PUD-1111 and developed with single-family homes. Abutting land to the west was rezoned from PUD-1686 to PUD-1786 in 2022 to allow single- and two-family residential development and has

been platted. Access to the site is only available from NW 192nd Street due to the platted residential subdivisions abutting the site on both sides.

The SPUD is proposed to allow residential development governed by the R-4 District. All uses within the R-4 District are permitted, but specific language is provided that multi-family residential shall be limited to a duplex or townhome development. Staff would interpret that under the modified R-4 regulations as proposed, residential products allowed would include single-family, single-family attached (townhomes), two-family attached (duplex), as well as 3- and 4-family attached residential. The maximum number of dwelling units allowed by the SPUD is 18 (7.2 du/acre). The conceptual plan for the development illustrates nine (9) residential structures. The SPUD proposes utilizing the base R-4 District regulations for setbacks, maximum building size, number of buildings, screening, and landscaping. A wide pipeline easement along the eastern boundary of the triangular-shaped parcel contributes to the required minimum 50% usable open space. The maximum building height proposed by the SPUD is 2 ½ stories or 35 feet, matching the abutting R-1 District requirement. The base R-4 District typically requires a step-down in maximum building height abutting the R-1 District. Possible challenges to be addressed at the time of permitting as noted by other departments in this report include driveway separation, requirements for a turnaround, and private trash service. The Master Design Statement should be modified to the standard language for trash service and ensure dumpsters are not located within the setback along the arterial street.

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. Modify Section Dumpsters to state: Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020. Dumpster enclosures shall be located and screened per Code and may not be located within the setback along NW 192nd Street.

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

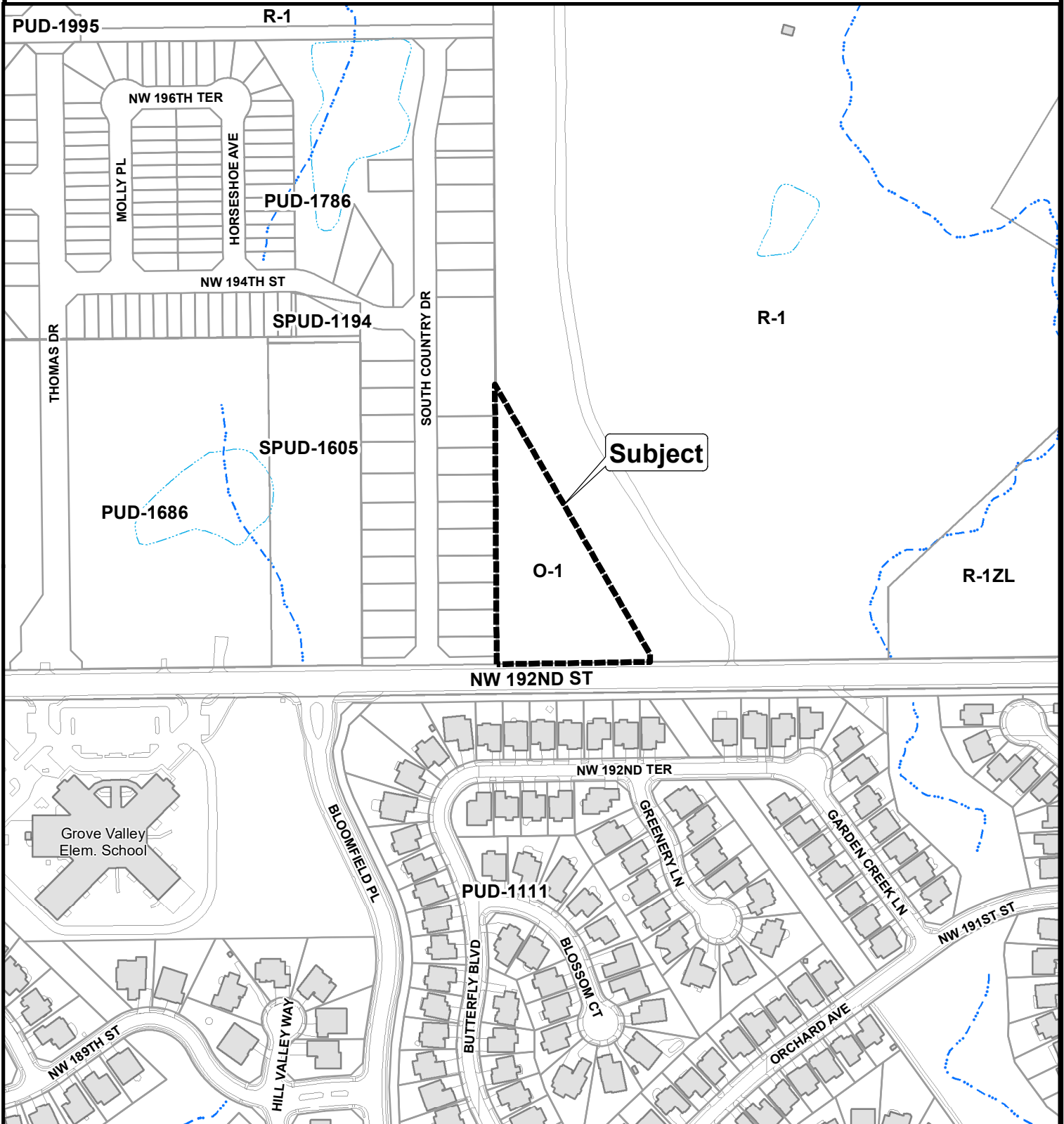
taj

Case No: SPUD-1840

Applicant: Shaz Investment Group, LLC

Existing Zoning: O-1

Location: 3131 NW 192nd St.

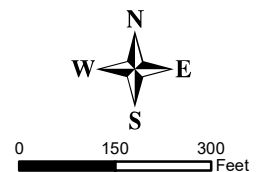


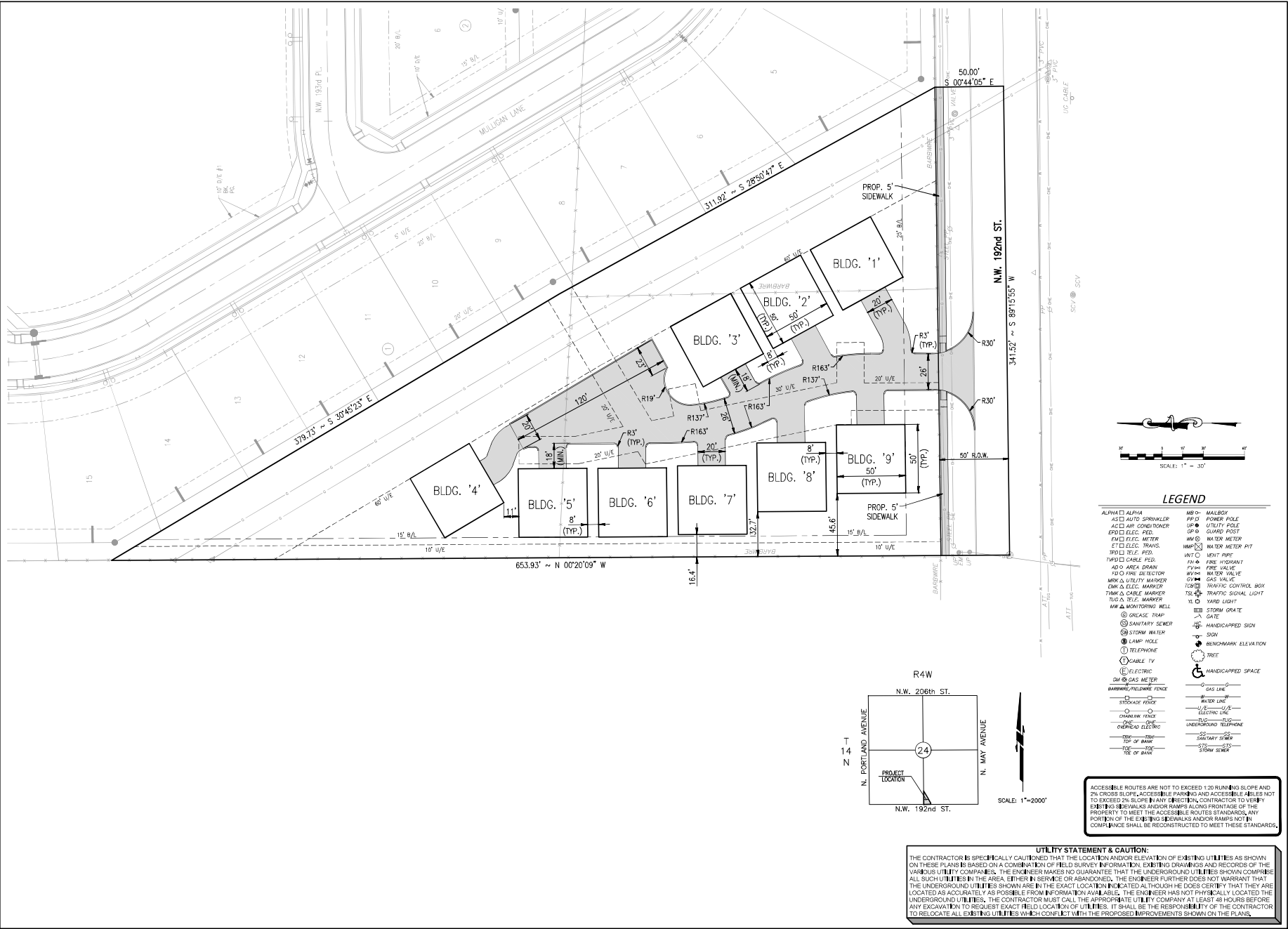
Note: "Subject" is located approximately 2,553' East of N. Portland Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





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CHATEAUBERRY TOWNHOMES

**N.W. 192ND ST. & N. MAY AVE.
OKLAHOMA CITY, OKLAHOMA**

SMC CONSULTING ENGINEERS, P.C.
1115 West 10th Street, Suite 200
Oklahoma City, Oklahoma 73106
P.O. Box 100000, Oklahoma City, Oklahoma 73168
Phone: (405) 241-1111
Fax: (405) 241-1112
Email: info@smc-engineers.com

PROJECT NO: 167630
DATE: 06/01/2016
SCALE: 1"=30'
DRAWN BY: JON
CHECKED BY: JON
DATE: 06/01/2016

**PRELIMINARY
SITE PLAN**

SHEET NO.
A

Case No: SPUD-1840

Applicant: Shaz Investment Group, LLC

Existing Zoning: O-1

Location: 3131 NW 192nd St.



Johnson, Thad A

From: Robert Simpson <[REDACTED]>
Sent: Monday, May 18, 2026 6:49 AM
To: PL, Subdivision and Zoning
Subject: Case Number SPUD-1840
Attachments: Planning Commission.pdf

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

Let it be known that we are in opposition of the proposed building of a duplex and/or townhome development per this case number and the attached letter. There are enough townhomes in that area. This area needs to be single family housing only!

Sincerely,

Rob & Jana Simpson
3229 NW 192nd Ter
Edmond, OK 73012
405-706-7755

NOTICE OF HEARING

CASE NUMBER: SPUD-1840

DATE OF HEARING: May 28, 2026

NOTICE IS HEREBY GIVEN that **Shaz Investment Group, LLC** has 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 SPUD visit www.okc.gov/districts

ADDRESS: 3131 NW 192nd Street

CURRENT ZONING: O-1 Limited Office District

PROPOSED USE: The purpose of this request is to allow multifamily residential use and development, specifically a duplex and/or townhome development.

LEGAL DESCRIPTION: Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southwest corner of said SE/4; THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet; THENCE South 30°45'23" East a distance of 379.73 feet; THENCE South 28°50'47" East a distance of 311.92 feet; THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4; THENCE South 89°15'55" West along said South line a distance of 341.52 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, May 22, 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, May 28, 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

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

Johnson, Thad A

From: Tom Boling <[REDACTED]>
Sent: Friday, July 17, 2026 12:51 PM
To: PL, Subdivision and Zoning; Sean Eaton
Subject: Spud 1840 objection

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

To the Planning Dept of OKC,
Our concerns are about changing the spud 1840, office space to a duplex area.
Our property is just across the fence to the west of the questionable change. Our homes are at the \$550,000 to \$1,000,000.00 dollar homes. Being recognized by OGE of being high energy efficient. We were entered in the Parade of Homes this last spring, potential home owners voiced their disappoints when they asked who was building to the east of Country Colonnade. They said we were off their list of potential buys since it was Home Creations. With all this said, changing the spud from office to multifamily-duplex is going to devalue our homes even more.
We do see a compromise to a single story duplex or if it has to be a two story build it with no windows facing the west where it would be looking down into our backyards. Most of our clients are wanting swimming pools. No windows on the west side, this would work.

I have also emailed Don Noble and Mark Stonecypher about this matter.

Thank you,

Tom & Gina Boling
TG Enterprise Group, LLC
(405)203-5247 Tom
(405)820-8485 Gina
3701 NW 192nd St.
Edmond, OK 73012

July 16, 2026

Amy K. Simpson
City Clerk
Office of the City Clerk
200 N. Walker Avenue
Oklahoma City, OK 73102

2026 JUL 17 PM 1:54
OKLAHOMA CITY CLERK

RE: Case No. SPUD-1840 – Written Protest

Ms. Simpson,

Please allow this letter to serve as a legal written protest in response to your letter dated June 16, 2026, regarding the above-referenced case number and associated application filed with the City of Oklahoma City to change the zoning designation of the property located at 3131 NW 192nd Street, Edmond, Oklahoma 73012 (the "Property") from an O-1 Limited Office District to SPUD-1840 Simplified Planned United Development District.

I own the property located at 3229 NW 192nd Terrace, Edmond, Oklahoma 73012, which is within a 300-foot radius of the Property at issue. I object to the rezoning of the Property because of the detrimental impact my community will suffer if the Property is rezoned to allow the development of duplexes and/or townhomes. Specifically, the requested development would greatly increase the population density of the area, which can have a negative impact on both the property values of homes in my neighborhood and the crime rate in the area.

The proposed development is an unwelcome addition to an area that has recently seen a significant surge in multifamily housing developments less than half a mile from the Property. My community has already begun experiencing issues with increased traffic on 192nd at Portland and May as a result of the population growth from the ongoing multifamily developments that are nearly complete. The proposed development will only add to the traffic congestion, noise and light pollution, and strain on our public services that our neighborhood already experiences.

I am also deeply concerned about the impact the proposed development will have on the property values of the surrounding areas, specifically in my neighborhood. Though there are many factors that contribute to the crime rate and property values of a community, multifamily housing developments typically lead to an influx of lower-income renters rather than homeowners, which often leads to a higher crime rate and lower surrounding property values.

Additionally, the proposed development is not in keeping with the character of our neighborhood and community. Instead of maintaining a community-based family neighborhood where citizens feel safe to utilize the common areas for gathering, the proposed development would drastically change the aesthetic of our area, replacing the open fields and clean air with a homogenous, high-density housing complex.

For all of the foregoing reasons, I strongly urge the City of Oklahoma City to prioritize the established residents of the community surrounding the Property and reject the application regarding Case No. SPUD-1840.

Sincerely,

A handwritten signature in cursive script that reads "Jana Simpson". The signature is written in dark ink and is positioned above the printed name and address.

Jana Simpson, Resident
3229 NW 192nd Terrace
Edmond, OK 73012

Johnson, Thad A

From: Robert Simpson <[REDACTED]>
Sent: Monday, May 18, 2026 6:49 AM
To: PL, Subdivision and Zoning
Subject: Case Number SPUD-1840
Attachments: Planning Commission.pdf

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

Let it be known that we are in opposition of the proposed building of a duplex and/or townhome development per this case number and the attached letter. There are enough townhomes in that area. This area needs to be single family housing only!

Sincerely,

Rob & Jana Simpson
3229 NW 192nd Ter
Edmond, OK 73012
405-706-7755

NOTICE OF HEARING

CASE NUMBER: SPUD-1840

DATE OF HEARING: May 28, 2026

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To review copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts

ADDRESS: 3131 NW 192nd Street

CURRENT ZONING: O-1 Limited Office District

PROPOSED USE: The purpose of this request is to allow multifamily residential use and development, specifically a duplex and/or townhome development.

LEGAL DESCRIPTION: Being a tract of land lying in the Southeast Quarter (SE/4), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southwest corner of said SE/4; THENCE North 00°20'09" West along the West line of said SE/4 a distance of 653.93 feet; THENCE South 30°45'23" East a distance of 379.73 feet; THENCE South 28°50'47" East a distance of 311.92 feet; THENCE South 00°44'05" East a distance of 50.00 feet to a point on the South line of said SE/4; THENCE South 89°15'55" West along said South line a distance of 341.52 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, May 22, 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, May 28, 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

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

Johnson, Thad A

From: Robert Simpson <[REDACTED]>
Sent: Thursday, July 2, 2026 7:11 AM
To: PL, Subdivision and Zoning
Subject: SPUD-1840

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

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

We strongly oppose this development. This should be single family houses only. There are already many townhomes in this area. The development in this way will lessen property values of those of us who live in the Grove behind 192nd. Please do not use this land for multi-family residential use. Please vote this down!

Rob & Jana Simpson