

Published in The Journal Record _____ AUGUST 19, 2026 .

ORDINANCE NO. 28,132

ORDINANCE CLOSING A PORTION OF THE EAST-WEST RIGHT-OF-WAY OF KINGS OF LEON LANE (PLATTED CALIFORNIA AVENUE), AND A PORTION OF THE NORTH-SOUTH RIGHT-OF-WAY OF CHARLIE CHRISTIAN AVENUE, SOUTH OF EAST SHERIDAN AVENUE AND WEST OF SOUTH LINCOLN BOULEVARD ~~AND DECLARING AN EMERGENCY.~~

AKS

EMERGENCY ORDINANCE

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

SECTION 1. The following public way and/or easement in The City of Oklahoma City, Oklahoma, shall be and the same is hereby closed to the public use, to-wit:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: The North 15.00 feet of Kings of Leon Lane (platted California Avenue) lying adjacent to and South of Lots 15 and 16 of Block 36 as shown on the recorded plat MILITARY ADDITION. AND

The West 1.00 foot of Charlie Christian Avenue (street not named on plat) from the Northeast (NE) Corner of Lot 16 of Block 36 to a point extended 15.00 feet South of the Southeast (SE) Corner of said Lot 16 as shown on the recorded plat MILITARY ADDITION.

SECTION 2. That all rights of The City or any public or quasi-public corporation with reference to any public or quasi-public works or utilities, including but not limited to a perpetual easement for water and wastewater, drainage, stormwater, sidewalks, and traffic controls systems (collectively "City Systems") are hereby expressly reserved and the above closing shall in no way impair the right to erect, construct, or repair poles, pipes, wires, conduits, or sewers, including but not limited to the City Systems and the purpose of such construction, repair, operation, maintenance, expansion, and replacement of the City Systems and associated facilities, connections, utilities, and appurtenances thereto including the right of ingress and egress and all right, title and interest in and to any soil, earthen material, fixture, and appurtenances incidentally removed during the use of a perpetual easement under and over the above described public way or easement is hereby expressly reserved and, **when in the opinion of the Council it shall be necessary, the same may be re-opened without expense to the City.** In the event any excavation or fill is made therein all City Systems and equipment incident thereto shall be raised or otherwise protected so that no seepage into such City Systems shall occur by reason of the use made of the above closed public way or easement and that no impairment of the use of City Systems shall be caused by reason of such use. Any damage caused to such City Systems as aforesaid shall be borne by the person, firm, or corporation making use of the above closed public way or easement.

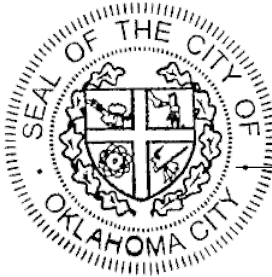
SECTION 3. (EMERGENCY), WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof 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 of The City of Oklahoma City, Oklahoma, this 18TH day of AUGUST, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



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 CLOSING

Public Way (Street / Alley) or Easement

Mark W Zitzow on behalf of Skyline Holdings, LLC

Name of Applicant

515 Kings of Leon Ln.

Address / Location of Property

Seeking to close a portion of Kings of Leon Ln. to allow for a new ramp and staircase to the existing building.

Purpose Statement / Development Goal

Staff Use Only:	1161
Case No.: CE	_____
File Date:	4-7-26
Ward No.:	7
Nbhd. Assoc.:	Bricktown, Bricktown Assn, Urban Neighbors, Downtown OKC Inc
School District:	OKC
Extg Zoning:	BC
Overlay:	DP / DSHA

Industrial Building

Present Use of Property

SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 closed. 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own more than Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1860.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

Skyline Holdings, LLC

Name

12 W Jefferson St., Unit 200

Mailing Address

Montgomery, AL 36104

City, State, Zip Code

(334) 549-8883

Phone

Email

Signature of Applicant

Mark W Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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



Return to:
Chicago Title Oklahoma
210 Park Ave., #210
Oklahoma City, OK 73102
File: 710702501082

Chicago Title Oklahoma
210 Park Ave, Ste 210
Oklahoma Tower
Oklahoma City, OK 73102
File #: 110702501082

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **EMERALD MANUFACTURING CORPORATION**, an Oklahoma for-profit corporation ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **SKYLINE HOLDINGS, LLC**, an Alabama limited liability copmany ("Grantee"), whose address is 12 West Jefferson St., Ste 200, Montgomery, AL 36104, all that certain tract of real property situated in Oklahoma County, State of Oklahoma, more particularly described as:

Lots Fifteen (15) and Sixteen (16) in Block Thirty-Six (36), Military Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof.

Street Address: 515 Kings of Leon Ln, Oklahoma City, OK 73104

Tax ID: 2735-02-002-8950

together with all the improvements thereon and appurtenances thereunto belonging. **LESS AND EXCEPT** all previously conveyed or remaining interest in and to oil, gas and other mineral rights in, on, or under the said real property.

SUBJECT TO those matters set forth in the "Permitted Exceptions" on Exhibit "A" attached hereto and made a part hereof by this reference, and that the Grantor does hereby warrant title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the Grantee and Grantee's successors, and assigns forever.

[SIGNATURE AND ACKNOWLEDGMENT TO FOLLOW]

Mail Tax Statement to:
Skyline Holdings, LLC
12 West Jefferson St., Ste 200
Montgomery, AL 36104

Revenue Stamps: \$1,706.25

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

EMERALD MANUFACTURING CORPORATION

BY: Ronald Fine
Ronald Fine,
President

ACKNOWLEDGMENT

STATE OF OKLAHOMA §
 § ss:
COUNTY OF OKLAHOMA §

The foregoing instrument was acknowledged before me this 10th day of February 2026, by Ronald Fine, as President of Emerald Manufacturing Corporation, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

[SEAL]

[Signature]
Notary Public



EXHIBIT A
PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and completed land survey of the Land.
3. Easements, or claims of easements, not shown by Public Records.
4. Discrepancies in boundary lines due to existing fences.
5. Taxes for the tax year 2026, which are not yet due or payable.
6. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
7. Water rights, claims or title to water, whether or not shown by the public records.
8. In the event this commitment is issued with respect to a construction loan to be disbursed in future periodic installments, then the owner's policy shall contain an additional exception for pending improvements.
9. Statutory right-of-way along all section lines.

OAG 2024-3 – BUSINESS/TRUST EXEMPTION

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA ALABAMA)
) ss.
 COUNTY OF OKLAHOMA MONTGOMERY

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned TJ Williford (last legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Skyline Holdings, LLC, an Alabama limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which took title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 c) 3rd, of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law" means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.
5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

The foregoing instrument was subscribed and sworn to before me this 5th day of February, 2026,
 by TJ Williford, Manager

My Commission Expires: 07/24/2028My Commission No.: N/A

NOTARY PUBLIC Lewis A. Stargill

LEWIS A STARGILL
 NOTARY PUBLIC
 State of Alabama - State at Large
 My Commission Expires July 24, 2028

Skyline Holdings, LLC
12 W Jefferson St., Unit 200
Montgomery, AL 36104
PH: 334 549-8883

April 3, 2026

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

Attn: Ms. Sarah Welch

RE: Property at 515 Kings of Leon Ln.: Letter of Authorization for Submittal to Oklahoma City

Dear Ms. Welch.:

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

Respectfully Submitted,



Signature

Drew Woods, Owner

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:6310 000/PUD

LEGAL DESCRIPTION

Escapology
Partial Vacation

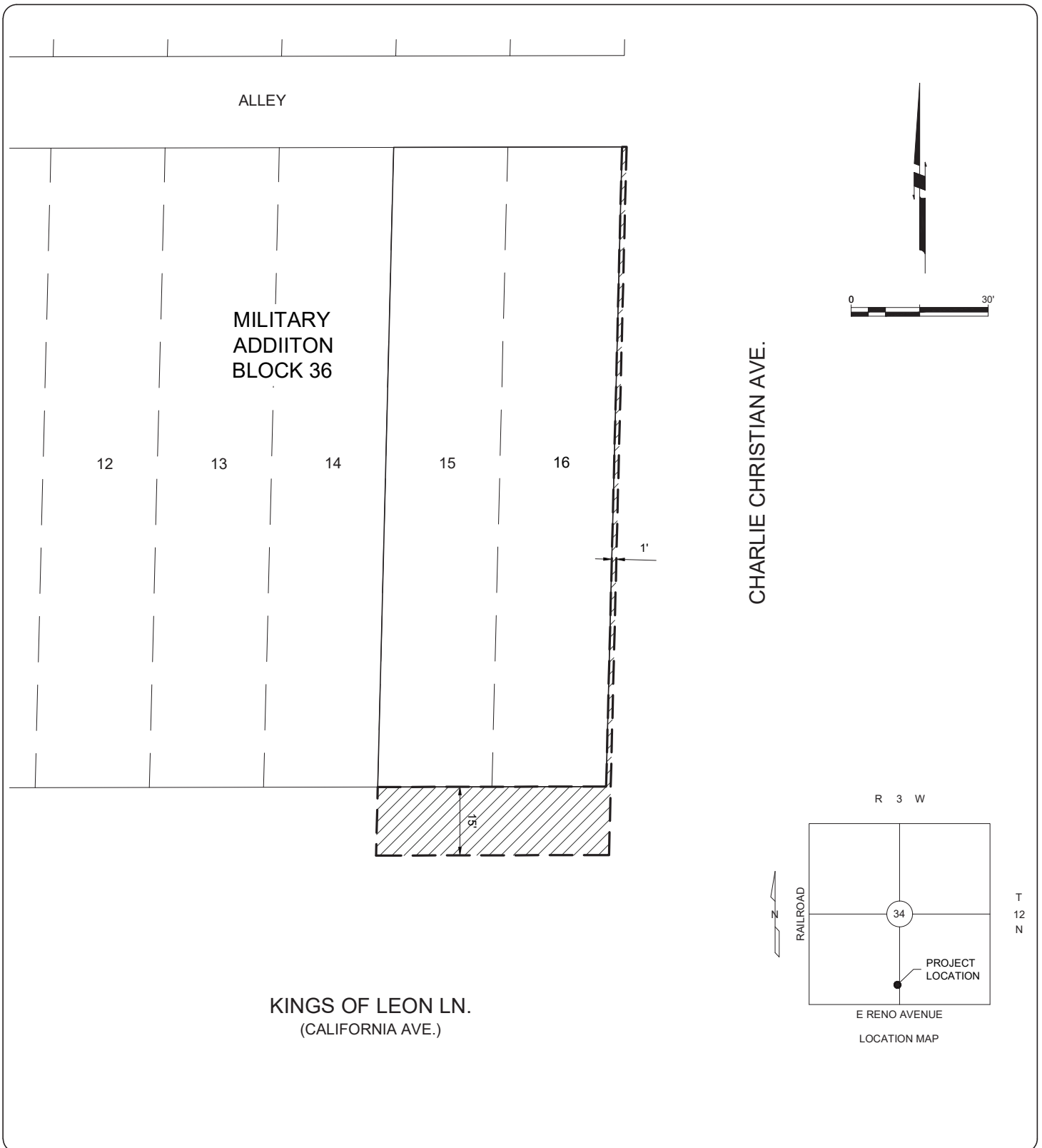
April 3, 2026

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

The North 15.00 feet of Kings of Leon Lane (Platted California Ave.) lying adjacent to and South of Lots 15 and 16 of Block 36 as shown on the recorded plat MILITARY ADDITION

AND

The West 1.00 foot of Charlie Christian Avenue (street not named on plat) from the Northeast (NE) Corner of Lot 16 of Block 36 to a point extended 15.00 feet South of the Southeast (SE) Corner of said Lot 16 as shown on the recorded plat MILITARY ADDITION



ACAD FILE: H:\6310\Exhibit\6310-vacation.dwg, 4/2/2026 3:42 PM, Matt Johnson
 XREFS LOADED: 6310-bdy approx.dwg

Copyright © 2026 Johnson & Associates

Proj. No.: 6310
 Date: 4-3-26
 Scale: 1"=30'

ESCAPOLOGY
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PARTIAL VACATION



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2027
 • ENGINEERS • SURVEYORS • PLANNERS •

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R020028950 and is a **700-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss.
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full true and
complete copy of 700ft radius report

Filed in the office of the County Assessor
on the 6th day of April, 2026
Witness my hand and official seal this
6th day of April, 2026

County Assessor

Anthony R. Deputy

Oklahoma County Assessor's
300ft Radius Report
4/6/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R020028950	SKYLINE HOLDINGS LLC			12 W JEFFERSON ST, Unit 200	MONTGOMERY	AL	36104-2600	MILITARY ADDITION	36	0	MILITARY ADDITION 036 000 LOTS 15 & 16	515 KINGS OF LEON LN OKLAHOMA CITY
R020028875	PUMPCO LLC			PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	MILITARY ADDITION	36	0	MILITARY ADDITION 036 000 LOTS 9 THRU 14 PLUS A STRIP 40FT WIDE ADJ ON W FORMERLY GEARY AVE	507 KINGS OF LEON LN OKLAHOMA CITY
R020028825	CRITERION DEVELOPMENT GROUP LLC			1537 W MAIN ST	OKLAHOMA CITY	OK	73106-3013	MILITARY ADDITION	36	0	MILITARY ADDITION 036 000 LOTS 1 THRU 6 & PT OF LOT 7 DESCRIBED AS BEG NE/C LT 1 TH SLY 140FT W 170FT N 139.95FT E 173.81FT TO BEG CONT .5523ACRS MORE OR LESS	500 E SHERIDAN AVE OKLAHOMA CITY
R020029000	RIVERSIDE PARK	OKLA CITY OK			0 Unknown	NO		MILITARY ADDITION	0	0	MILITARY ADDITION 000 000 BEG WHERE RENO & BYERS INTER TH N 300FT W 740FT S 300FT E 740FT TO BEG OR BLKS 37 & 38 MILITARY ADDN EXEMPT	0 UNKNOWN OKLAHOMA CITY
R133581040	SUNNY HOTELS LLC ETAL	CONTINENTAL OVERSEAS LLC		3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107-1818	UNPLTD PT SEC 34 12N 3W	0	0	UNPLTD PT SEC 34 12N 3W BLK 000 LOT 000 PT SE 4 SEC 34 12N 3W BEG 30.14FT E & 167.94FT N OF SW/C SE 4 TH ELY 377.28FT NLY 71.48FT E 156.38FT NWLY 346.92FT LEFT ON CURVE NW 186.81FT S 31.17FT W 266.71FT S 427.63FT TO BEG CONT 4.62ACRS MORE OR LESS EX A .26ACR TR TO STATE BEG 528.40FT N & 30.02FT E OF SW/C SE 4	100 S CHARLIE CHRISTIAN AVE OKLAHOMA CITY
R024068000	GARRETT AND COMPANY LLC			9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-8316	EAST GRAND AVE ADD	0	0	EAST GRAND AVE ADD 000 000 SW 4 OF SE 4 SEC 34 12N 3W DESC AS FOLS BEG AT 1/4 SEC COR OF THE S LINE OF SEC 34 12N 3W WHICH PT IS 2672.4FT W OF THE SE/C OF SD SEC TH IN A DIR TOWARD CENTER OF SD SEC 34 TO THE S LINE OF THE R/W OF CO&G RY TH E ALONG S LINE OF SD R/W A DISTANCE OF 20.85FT TO W LINE OF 2ND RIVERSIDE AND TH E ALONG SD W SIDE TO S LINE OF SEC 34 TH W A DIST OF 32.4FT TO SD 1/4 SEC COR & PT OF BEG EX THAT PORTION LAND INCLUDED IN THE MK&T RY THE ABOVE LAND WAS NOT INCLUDED IN PLAT OF 2ND RIVERSIDE ADD	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/6/2026

R024348155	BRICKTOWN HOSPITALITY LLC		4300 S COLTRANE RD	EDMOND	OK	73013-8102	RIVERSIDE SECOND	4	0	RIVERSIDE SECOND 004 000 BEING W180FT OF FOLLOWING DESCRIBED PROPERTY LOTS 1 THRU 4 & N11.95FT OF LOT 5 & PT LT 17 EAST GRAND AVE ADDN PLUS PT OF OLD NORTH CANADIAN RIVER & PT OF M K & T RR DESCRIBED AS BEG AT NW/C LT 4 TH E217.01FT S120.28FT E9.40FT TH SE ON A CURVE 40.62FT TH S31.17FT W267FT N151.95FT TO BEG CONT .6279ACRS MORE OR LESS	600 E SHERIDAN OKLAHOMA CITY
R020028500	C/RO LLC		1717 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-3416	MILITARY ADDITION	35	0	MILITARY ADDITION 035 000 LOTS 1 THRU 7 IN BLK 35 & PT OF LOT 7 & ALL OF LOT 8 IN BLK 36 & VACATED GEARY AVE LYING BETWEEN BLKS 35 & 36 DESCRIBED AS BEG NW/C LT 7 BLK 35 TH E281.19FT S139.95FT W285FT NLY140FT TO BEG CONT .9095ACRS MORE OR LESS	420 E SHERIDAN AVE OKLAHOMA CITY
R020028675	BREWER FAMILY LLC		429 E CALIFORNIA AVE	OKLAHOMA CITY	OK	73104-4210	MILITARY ADDITION	35	0	MILITARY ADDITION 035 000 LOTS 22 THRU 30 PLUS A 40FT STRIP ADJ ON E FORMERLY GEARY AVE NOW VACATED	413 KINGS OF LEON LN OKLAHOMA CITY
R133581025	PUMPCO LLC		PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	UNPLTD PT SEC 34 12N 3W	0	0	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W BEG SW/C SE4 TH N167.94FT E343.62FT S144.98FT RIGHT ON CURVE SW159.03FT SW77.70FT W110.38FT TO BEG CONT 1.28ACRS MORE OR LESS	501 E RENO AVE OKLAHOMA CITY
R133587100	BRICKTOWN APARTMENTS LLC		120 N ROBINSON AVE, Unit 430	OKLAHOMA CITY	OK	73102-3W	UNPLTD PT SEC 34 12N 3W	0	0	UNPLTD PT SEC 34 12N 3W 000 000 PT SW4 SEC 34 12N 3W & PT OF BLK 26 MILITARY ADDN & PT OF VAC MAIN ST & VAC GEARY ST & VAC BYERS AVE & PT OF VAC RR R/W BEG AT SW/C LT 1 BLK 26 MILITARY ADDN TH NLY216.90FT CONT NLY211.56FT ELY ALONG A CURVE 706.40FT ELY ON A CURVE 16.20FT S383.35FT W731.36FT TO BEG EX A TR BEG AT SW/C LT 1 TH NLY216.90FT CONT NLY120.09FT E100FT SE77.34FT S60.05FT CONT S260.50FT W185.07FT TO BEG CONT 5.1329ACRS MORE OR LESS	505 E SHERIDAN AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/6/2026

R024062050	BRICKTOWN HOSPITALITY LLC		4300 S COLTRANE RD	EDMOND	OK	73013-8102	EAST GRAND AVE ADD	0	0	EAST GRAND AVE ADD 000 000 PT SE4 SEC 34 12N 3W FORMERLY PT OF BLK 2 EAST GRAND ADDN (NOW VACATED) & PT OF OLD NORTH CANADIAN RIVER CHANNEL & PT OF N32.50FT OF RR R/W BEG 748.50FT N & 203.95FT E OF SW/C SE4 TH E195.14FT SE47.07FT SELY140FT NWLY ON A CURVE LEFT 186.58FT S31.17FT W87FT N152.63FT TO BEG CONT .7906ACRS MORE OR LESS	UNKNOWN
R133588010	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 34 12N 3W	0	0	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W & ALL OF LOTS 1 THRU 6 & PT OF LOT 7 BLK 3 RIVERSIDE 2ND ADDN & A PORTION OF THAT CERTAIN UNNAMED STREET LYING BETWEEN BLKS 2 & 3 RIVERSIDE 2ND ADDN & ALL OF RIVERSIDE ST LYING E OF BLK 3 RIVERSIDE 2ND ADDN & PT OF UNNAMED ST & RIVERSIDE ST LYING S OF BLK 2 OF RIVERSIDE 2ND ADDN & A PORTION OF UNDESIGNATED TRACT OF LAND WHICH LIES BETWEEN RIVERSIDE ST & OLD N CANADIAN RIVER & PORTIONS OF OLD N CANADIAN RIVER LYING BETWEEN ELY LINE OF UNDESIGNATED TR & EAST GRAND AVE ADDN & PT OF LOTS 12 THRU 14 BLK 1 OF EAST GRAND AVE ADDN DESCRIBED AS BEG 818.50FT N & 21.18FT E OF SW/C SE4 TH N190.16FT ELY200FT N22.55FT ELY100FT NE47.66FT SELY225.29FT SW45.99FT W362.98FT TO BEG CONT 1.83ACRS MORE OR LESS	UNKNOWN
R020028550	CJRO LLC		1717 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-3416	MILITARY ADDITION	35	0	MILITARY ADDITION 035 000 ALL LOTS 8 & 9 & N130FT LOTS 10 THRU 15	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/6/2026

R024062000	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY		105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST GRAND AVE ADD	0	0	EAST GRAND AVE ADD 000 000 LOTS 1 THRU 14 BLK 1 EX PT OF LOTS 12-14 INCLUDED IN ACCT 13-358-8010 & EX THAT PT DEEDED TO OKLA DEPT OF TRANSPORTATION & LOTS 1 THRU 17 IN BLK 2 & W/2 VAC CHERRY AVE ADJ BLKS 1 & 2 EX THAT PT DEEDED TO OKLA DEPT OF TRANSPORTATION PLUS .18ACRS IN BLK 1 BEG 748.50FT N & 123.16FT E & 86.56FT NE ON A CURVE & 82.41FT E OF SW/C SW4 SE4 SEC 34 12N 3W TH NELY 117.49FT NE 43.85FT NWLY 107.34FT NE 20.40FT SELY 170.18FT SW 45.99FT W 128.60FT TO BEG PLUS .14ACRS IN BLK 2 BEG 748.50FT N & 256.33FT E OF SW/C SE4 TH E 142.76FT SE 47.07FT SELY 140FT NW ON A CURVE 12.07FT NWLY 111.05FT NWLY 182.38FT N 10FT TO BEG EX A TR BEG 748.50FT N & 240.96FT E OF SW/C SE4 TH E 158.13FT SE 47.07FT SELY 140FT NWLY ON A CURVE LEFT 227.20FT W 9.40FT N 120.28FT TO BEG (FORMERLY PT OF BLK 2)	100 S LINCOLN BLVD OKLAHOMA CITY
R131748515	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY		105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 03 11N 3W	0	0	UNPLTD PT SEC 03 11N 3W 000 000 PT NW4 & NE4 SEC 3 11N 3W BEG 63FT S OF NW/C NE4 SEC 3 11N 3W TH E 545.45FT S 159.91FT E 52.46FT SW 503.34FT W 604.93FT N 82.48FT NWLY ON A LEFT CURVE 85.61FT NW 115.86FT NWLY ON A RIGHT CURVE 85.61FT N 222.73FT E 475.76FT TO BEG LESS & EXCEPT BEG 63FT S & 9.7FT E & 43.02FT S OF NW/C NE4 SEC 11N 3W TH E 45FT S 18FT E 261FT N 18FT E 162.04FT S 16.55FT E 18FT S 162FT E 18FT S 17.03FT SW 205.85FT SW 45.38FT W 57.15FT S 20.02FT W 85.5FT S 39.93FT W 12.19FT N 17.93FT W 117FT S 18FT W 61.41FT NW 125.61FT W 25.42FT N 113.72FT E 25.42FT NE 201.54FT N 18.15FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R020028625	6767 SUNSET PLAZA LLC		C/O RONEN ARMONY	6305 GAYTON PL	MALIBU	CA	90265	MILITARY ADDITION	35	0	MILITARY ADDITION 035 000 S 130FT OF LOTS 16 THRU 21	409 KINGS OF LEON LN OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/6/2026

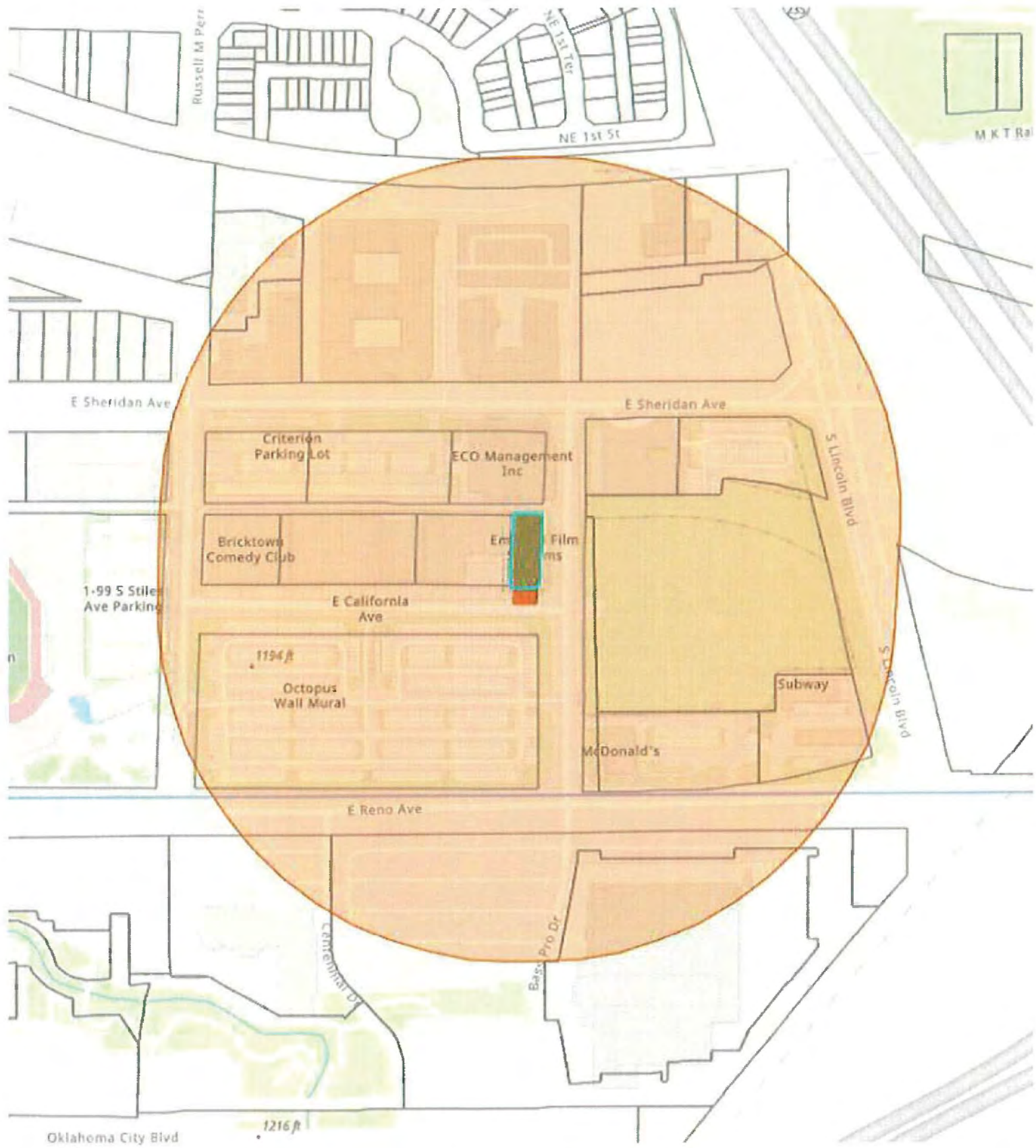
R024345400	CITY OF OKLAHOMA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	RIVERSIDE SECOND	2	0	RIVERSIDE SECOND 002 000 LOTS 9 THRU 16 PLUS PT OF VACATED STREET ADJ ON S BETTER DESCRIBED AS BEG AT NW/C LT 16 TH ELY ALONG A CURVE 15.36FT NELY184.62FT TO NE/C LT 9 S162.82FT TO CTR OF VAC STREET SWLY200FT N163FT TO BEG CONT .75ACRS MORE OR LESS	21 N LINCOLN BLVD OKLAHOMA CITY
R133581030	PUMPCO LLC			PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	UNPLTD PT SEC 34 12N 3W		0	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W BEG 30.14FT E & 345.25FT E & 29.21FT N OF SW/C SE4 TH N144.98FT E33.66FT N71.48FT E156.38FT SE186.58FT RIGHT ON CURVE SW 233.84FT TO BEG CONT .88ACRS MORE OR LESS	125 S LINCOLN BLVD OKLAHOMA CITY
R131748510	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY DBA BASS PRO SHOPS		105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	UNPLTD PT SEC 03 11N 3W		0	UNPLTD PT SEC 03 11N 3W 000 000 PT NW4 & NE4 SEC 3 11N 3W BEG 63FT S & 9.7FT E & 43.02FT S OF NW/C NE4 TH E45FT S18FT E261FT N18FT E162.04FT S16.55FT W18.1FT S162FT E18FT S17.03FT SW205.85FT SW45.38FT W57.15FT S20.02FT W85.5FT S39.93FT W12.19FT N17.93FT W117FT S18FT W61.41FT NW125.61FT W25.42FT N113.72FT E25.42FT NE201.54FT N18.15FT TO BEG	200 BASS PRO DR OKLAHOMA CITY
R020025980	SUPREME BRIGHT BRICKTOWN II LLC			700 STATE HWY 121 STE 175	LEWISVILLE	TX	75067	MILITARY ADDITION		0	MILITARY ADDITION 000 000 LOTS 1 THRU 3 & PT OF LOT 4 BLK 26 MAIN STREET ADDN (VACATED) & PT OF FORMER RR R/W IN SW4 SEC 34 12N 3W DESCRIBED AS BEG SW/C LT 1 TH NLY113.71FT ELY71.56FT NLY19.91FT ELY19.78FT NLY70.85FT ELY88.06FT S199.39FT W185.07FT TO BEG CONT .6633ACRS MORE OR LESS	411 E SHERIDAN AVE OKLAHOMA CITY
R024343600	CITY OF OKLAHOMA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	RIVERSIDE SECOND	2	0	RIVERSIDE SECOND 002 000 LOTS 5 THRU 8	21 N LINCOLN BLVD OKLAHOMA CITY

Oldahoma County Assessor's
300ft Radius Report
4/6/2026

R131748502	JDHQ HOTELS LLC	C/O ATRIUM HOSPITALITY	12735 MORRIS RD EXT STE 400	ALPHARETTA	GA	30004	UNPLTD PT SEC 03 11N 3W	0	0	UNPLTD PT SEC 03 11N 3W 000 000 PT NW4 SEC 3 11N 3W BEG 63FT S & 475.76FT W OF NE/C NW4 TH S222.73FT SE ON CURVE 85.61FT SE45FT SW49.97FT NW5.22FT W129.31FT NW158FT W75FT SW2.45FT N283.02FT E317.01FT TO BEG CONT 2.45ACRS MORE OR LESS	400 E RENO AVE OKLAHOMA CITY
R020025975	SUPREME BRIGHT BRICKTOWN III LLC		700 STATE HWY 121 STE 175	LEWISVILLE	TX	75067	MILITARY ADDITION	26	0	MILITARY ADDITION 026 000 PT OF MAIN STREET (VACATED) & FORMER RR R/W IN SW4 SEC 34 12N 3W DESCRIBED AS BEG 113.71FT NLY FROM SW/C LT 1 BLK 26 MILITARY ADDN TH NLY223.28FT E100FT SE77.34FT S121.16FT WLY88.06FT SLY70.85FT WLY19.78FT SLY19.91FT WLY71.56FT TO BEG CONT .72ACRS MORE OR LESS	20 RUSSELL M PERRY AVE OKLAHOMA CITY
R024343610	OKLA DEPT OF TRANSPORTATION		1206 EXCHANGE AVE	OKLAHOMA CITY	OK	73108	RIVERSIDE SECOND	2	0	RIVERSIDE SECOND 002 000 LOTS 1 THRU 4	0 UNKNOWN OKLAHOMA CITY
R020029035	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MILITARY ADDITION	0	0	MILITARY ADDITION 000 000 W380FT OF RIVERSIDE PARK OR BLK 39 & ALL OF BLK 40 EXEMPT	2 S MICKEY MANTLE DR OKLAHOMA CITY
R020028225	APPLE TEN OKLAHOMA LLC		814 E MAIN ST	RICHMOND	VA	23219-3306	MILITARY ADDITION	34	0	MILITARY ADDITION 034 000 N130FT OF LOTS 1 THRU 11 SUBJ TO ESMTS OF RECORD	328 E SHERIDAN AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/6/2026

R133581045	SHRI KRISHNAPRIYA HOSPITALITY LLC		5400 MAIN ST	DEL CITY	OK	73115	UNPLTD PT SEC 34 12N 3W	0	0	PT SE4 SEC 34 12N 3W BEG 737.27FT E & 143.07FT N OF SW/C SE4 TH SWLY ON A CURVE RIGHT 35.14FT NWLY101FT NELY ON A CURVE LEFT 185.24FT NWLY ON A CURVE RIGHT 210.43FT NWLY12.3FT NWLY132.81FT SELY7.47FT SELY & NELY ON A CURVE LEFT 268.5FT SE.60FT SELY ON A CURVE 104.41FT SWLY84.5FT SWLY ALONG A CURVE 253.05FT TO BEG PLUS A TR BEG 1787.74FT W & 308.57FT N OF SE/C SE4 TH SWLY ON A CURVE 195.34FT NWLY148.60FT SE12.27FT SELY ON A CURVE 210.50FT TO BEG & A TR BEG 1687.62FT W & 412.94FT N OF SE/C SE4 TH SWLY ON A CURVE 94.85FT NE86.68FT SE20FT TO BEG PLUS PT OF BLK 2 IN MEADS 2ND ADDN BEG 27FT N OF SW/C LT 10 TH N93.47FT NELY ON A CURVE 225.92FT SE7FT SWLY248.44FT W46.88FT TO BEG & PT OF BLK 2 MEADS 2ND ADDN BEG 1884.93FT W & 60FT N OF SE/C SE4 SEC 34 12N 3W SD PT BEING N R/W LINE OF E RENO AVE & E LINE LT 11 TH W40.64FT NWLY72.03FT TO A PT OF	120 S LINCOLN BLVD OKLAHOMA CITY
R209991510	THE HILL AT BRICKTOWN	HOMEOWNERS ASSOC INC	1326 FRETZ DR	EDMOND	OK	73003	THE HILL AT BRICKTOWN	0	0	THE HILL AT BRICKTOWN 000 000 COMMON AREAS B & D EX THAT PT OF COMMON AREA B DEEDED TO STATE OF OKLAHOMA	UNKNOWN



Russell M. Perry

NE 1st St
NE 1st St

MKT Rte

E Sheridan Ave

E Sheridan Ave

S Lincoln Blvd

S Lincoln Blvd

1-99 S Stiles Ave Parking

Criterion Parking Lot

ECO Management Inc

Bricktown Comedy Club

Em Film

E California Ave

1194 ft
Octopus Wall Mural

Subway

McDonald's

E Reno Ave

Cemetery Dr

Base Pro Dr

Oklahoma City Blvd

1216 ft

Petition for Easement Closure

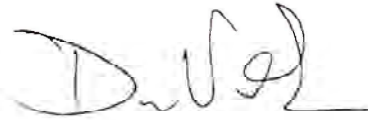
The undersigned do hereby request that a public way, existing within the City limits of Oklahoma City, be closed.

The public way is located as described by;

Exhibit A – Legal Description Attached

1.) 515 Kings of Leon Ln. (#R020028950)

Skyline Holdings, LLC
12 W Jefferson St, Unit
200
Montgomery, AL 36104



Signature

4/3/2026

Date

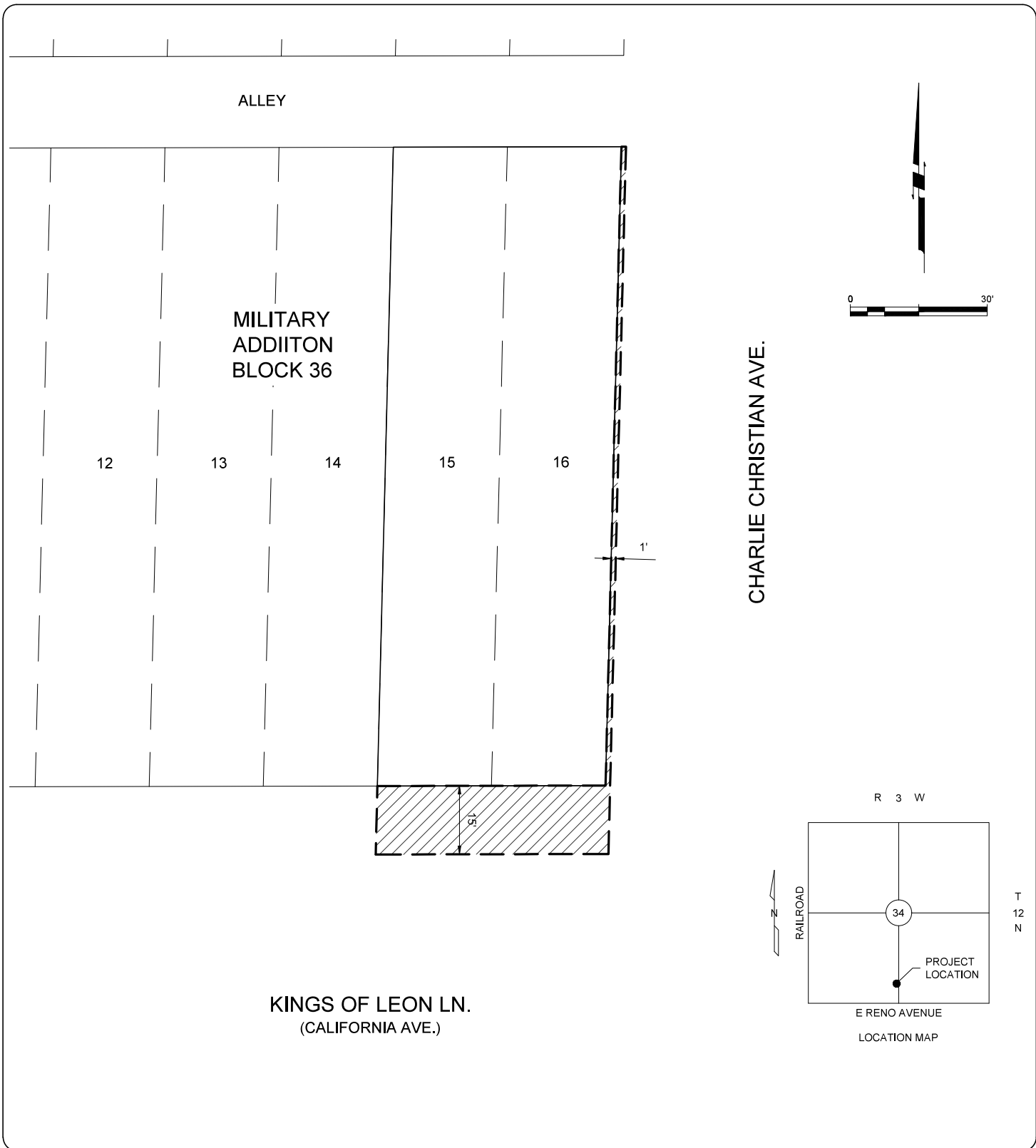
2.) Oklahoma County Assessor #R024068000

Garrett and Company, LLC
9701 Broadway Extension
Oklahoma City, OK 73114



Signature

Date



ACAD FILE: H:\6310\Exhibit\6310-vacation.dwg, 4/2/2026 3:42 PM, Matt Johnson
XREFS LOADED: 6310-bdy approx.dwg

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Proj. No.: 6310
Date: 4-3-26
Scale: 1"=30'

ESCAPOLOGY
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PARTIAL VACATION



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •

**City Council Action
Financial Impact Report**

Title of Item: Closing portions of right-of ways.

Originating Department: Planning Department

Description of Impact:

CE-1161 Ordinance closing a portion of the east-west right-of-way of Kings of Leon Lane (platted California Avenue), and a portion of the north-south right-of-way of Charlie Christian Avenue, south of East Sheridan Avenue and west of South Lincoln Boulevard. Ward 7.

The purpose of this request is to close a portion of right-of-way to allow for a new ramp and staircase to the existing building, and possible façade improvements along the east side of the building.

All affected property and/or business owners and affected utility companies have been notified of this easement closing.

The applicant owns or represents all property abutting the proposed closing.

Summary of Impact:

a. Cost to City Organization (include indirect costs): None

b. Cost to Citizens: None

c. Cost to Business Community: None

d. Revenue Produced: \$1860 deposited into the General Fund

Source of Funds:

Fund Name:

Agency Name:

Department Head Signature:

Snatch Wreath

Date: 6/15/26

Date Submitted to OMB:

OMB Review Completed by:

Steve Atkins

Date: 06/25/26

caseno	name1	mailingaddress1	city	state	zipcode
CE-1161	MARK W ZITZOW, JOHNSON & ASSOCIATES	1 E SHERIDAN AVE, STE 200	OKLAHOMA CITY	OK	73104
CE-1161	BRICKTOWN ASSN	3105 NE 139TH ST	EDMOND	OK	73013
CE-1161	URBAN NEIGHBORS	333 NW 5TH ST, APT 1108	OKLAHOMA CITY	OK	73102
CE-1161	DOWNTOWN OKLAHOMA CITY INC	211 N ROBINSON, STE 225	OKLAHOMA CITY	OK	73102
CE-1161	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
CE-1161	6767 SUNSET PLAZA LLC C/O RONEN ARMONY	6305 GAYTON PL	MALIBU	CA	90265
CE-1161	APPLE TEN OKLAHOMA LLC	814 E MAIN ST	RICHMOND	VA	23219-3306
CE-1161	BREWER FAMILY LLC	429 E CALIFORNIA AVE	OKLAHOMA CITY	OK	73104-4210
CE-1161	BRICKTOWN APARTMENTS LLC	120 N ROBINSON AVE, Unit 430	OKLAHOMA CITY	OK	73102
CE-1161	BRICKTOWN HOSPITALITY LLC	4300 S COLTRANE RD	EDMOND	OK	73013-8102
CE-1161	CJRO LLC	1717 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-3416
CE-1161	CRITERION DEVELOPMENT GROUP LLC	1537 W MAIN ST	OKLAHOMA CITY	OK	73106-3013
CE-1161	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316
CE-1161	JDHQ HOTELS LLC C/O ATRIUM HOSPITALITY	12735 MORRIS RD EXT STE 400	ALPHARETTA	GA	30004
CE-1161	OKLA DEPT OF TRANSPORTATION	1206 EXCHANGE AVE	OKLAHOMA CITY	OK	73108
CE-1161	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102
CE-1161	OKLAHOMA CITY URBAN RENEWAL AUTHORITY DBA BASS I	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801
CE-1161	PUMPCO LLC	PO BOX 892230	OKLAHOMA CITY	OK	73189-2230
CE-1161	SHRI KRISHNAPRIYA HOSPITALITY LLC	5400 MAIN ST	DEL CITY	OK	73115
CE-1161	SKYLINE HOLDINGS LLC	12 W JEFFERSON ST, Unit 200	MONTGOMERY	AL	36104-2600
CE-1161	SUNNY HOTELS LLC ETAL CONTINENTAL OVERSEAS LLC	3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107-1818
CE-1161	SUPREME BRIGHT BRICKTOWN II LLC	700 STATE HWY 121 STE 175	LEWISVILLE	TX	75067
CE-1161	SUPREME BRIGHT BRICKTOWN III LLC	700 STATE HWY 121 STE 175	LEWISVILLE	TX	75067
CE-1161	THE HILL AT BRICKTOWN HOMEOWNERS ASSOC INC	1326 FRETZ DR	EDMOND	OK	73003

NOTICE OF HEARING

CE-1161

NOTICE IS HEREBY GIVEN, that an application has been filed to close the following described public way or easement:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: The North 15.00 feet of Kings of Leon Lane (platted California Avenue) lying adjacent to and South of Lots 15 and 16 of Block 36 as shown on the recorded plat MILITARY ADDITION. AND

The West 1.00 foot of Charlie Christian Avenue (street not named on plat) from the Northeast (NE) Corner of Lot 16 of Block 36 to a point extended 15.00 feet South of the Southeast (SE) Corner of said Lot 16 as shown on the recorded plat MILITARY ADDITION.

An ordinance closing the above-described easement was introduced at City Council meeting on July 7, 2026, and a public hearing will be held on August 18, 2026 in the City Council Chamber, Third Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 beginning at 8:30 a.m.

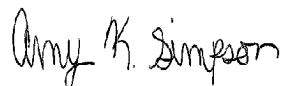
Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

All property owners in the immediately surrounding areas are hereby given notice that they may inspect said application in the office of the Planning Department/Subdivision and Zoning Office, 420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102. Any argument and evidence for or against the approval of said application should be filed with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 three days prior to the hour set for public hearing.

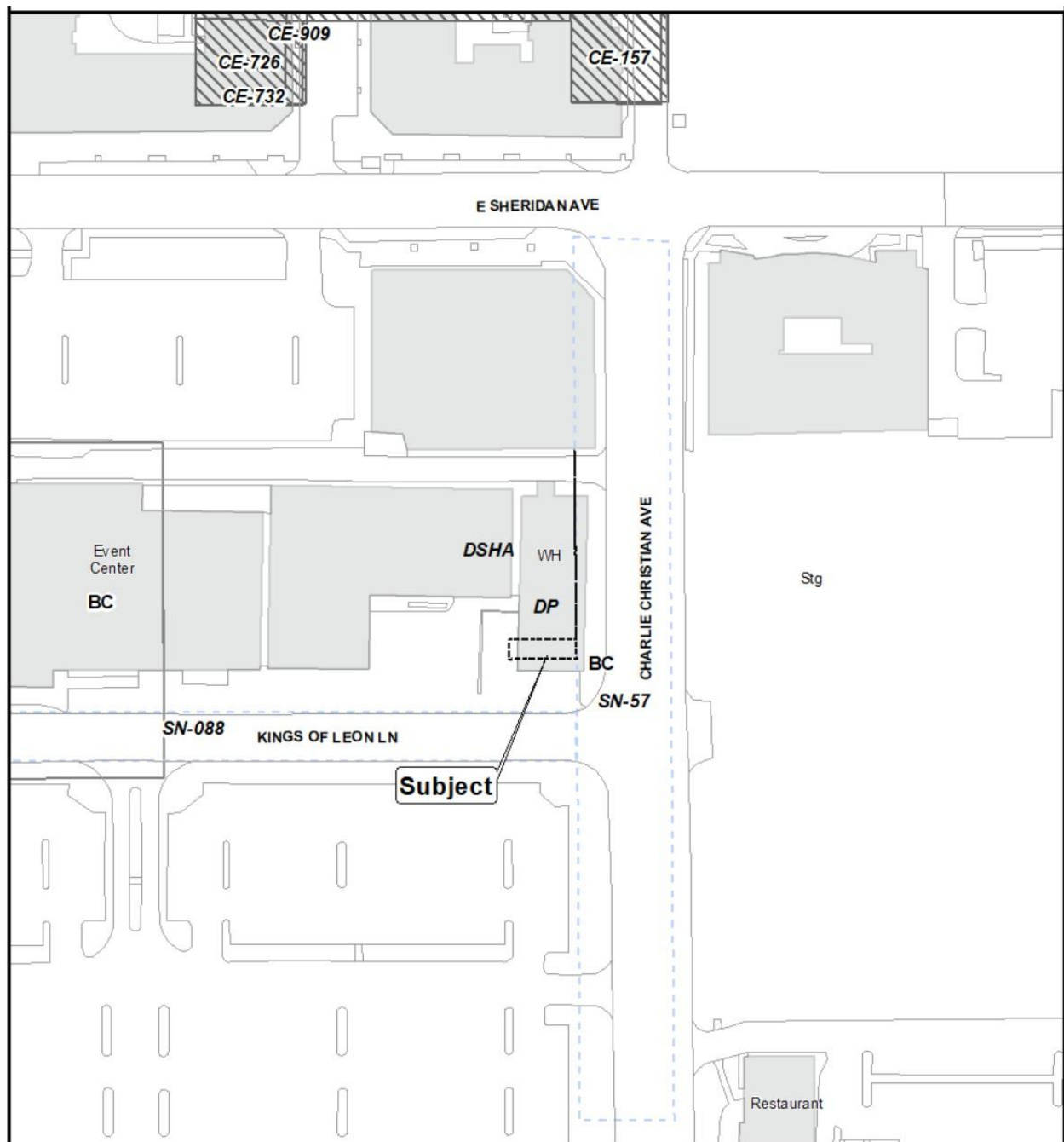
For further information call (405)297-2623.

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)

3. (CE-1161) Application by Skyline Holdings, LLC to close a portion of the east-west right-of-way of Kings of Leon Lane (platted California Avenue), and a portion of the north-south right-of-way of Charlie Christian Avenue, south of East Sheridan Avenue and west of South Lincoln Boulevard. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY HARRISON, SECONDED BY MEEK

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



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

Item No. IV. 3.

(CE-1161) Application by Skyline Holdings, LLC to close a portion of the east-west right-of-way of Kings of Leon Lane (platted California Avenue), and a portion of the north-south right-of-way of Charlie Christian Avenue, generally located south of East Sheridan Avenue and west of South Lincoln Boulevard. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Mark W. Zitzow
Johnson & Associates
405-235-8075

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to close a portion of right-of-way to allow for a new ramp and staircase to the existing building, and possible façade improvements along the east side of the building.

B. EXISTING CONDITIONS

1. Size of Site: 0.02 Acre

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	BC / DP	BC / DP	BC / DP	BC / DP	BC / DP
Land Use	ROW	Warehouse	ROW	Parking	Warehouse

4. Comprehensive Plan Land Use Typology Area: Downtown (DT)

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

C. REVIEW COMMENTS

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

- 1. Airports:** No objection.
- 2. Fire (OCFD):** No objection.
- 3. Public Works Department:**

A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments, respectively, which plans must include new executed and recorded easements, as necessary, before each individual easement may be released.

- a. Traffic Services:** No objection.
- b. Engineering - Storm Sewer Availability:** No objection

4. Utilities Department:

- a. Solid Waste Management:** No objection
- b. Water Availability:** No objection.
- c. Wastewater Availability:**

- 1) There is an existing 10-inch wastewater line in the proposed closure. Will need to retain easement until line is relocated or demo.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design and Building Form

- Utilize Best Management Practices (BMP) for stormwater.

Pedestrian Connectivity

- Preserve and expand the pedestrian and bicycle networks.

- Provide sidewalk connections between all uses.

2) Other Development Related Policies

- 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)

b. Plan Conformance Considerations

The application seeks to close two portions of right-of-way abutting the property located at the northwest corner of Kings of Leon Lane and Charlie Christian Avenue, in Bricktown. The first portion of land consists of the north 15 feet of Kings of Leon Lane (platted as California Avenue) adjacent to Lots 15 and 16, Block 36, of Military Addition (1894). The right-of-way is currently utilized for a parking area in front of an existing building. The second portion of land consists of the west one (1) foot of Charlie Christian Avenue (unnamed on plat) from the northeast corner of Lot 16, Block 36, to a point extended 15 feet south of the southeast corner of Lot 16. The application site is not used by the public.

The comprehensive plan calls for preserving and expanding the pedestrian network. In this case, the right-of-way closure is requested to consolidate property abutting an unused easement to facilitate a remodel. The purpose statement for the application states that the closure would allow for a new ramp and staircase to the existing building.

The subject site is zoned as part of the Bricktown Core Development District (BC). On June 1, 2026, the design review staff administratively approved a Certificate of Approval for Phase I of the project that included 17 changes, including the proposed modification to the existing concrete stoop to include stairs, a handicap lift system, and handrails.

D. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its

STAFF REPORT
The City of Oklahoma City
Planning Commission
June 11, 2026
CE-1161

Item No. IV. 3.

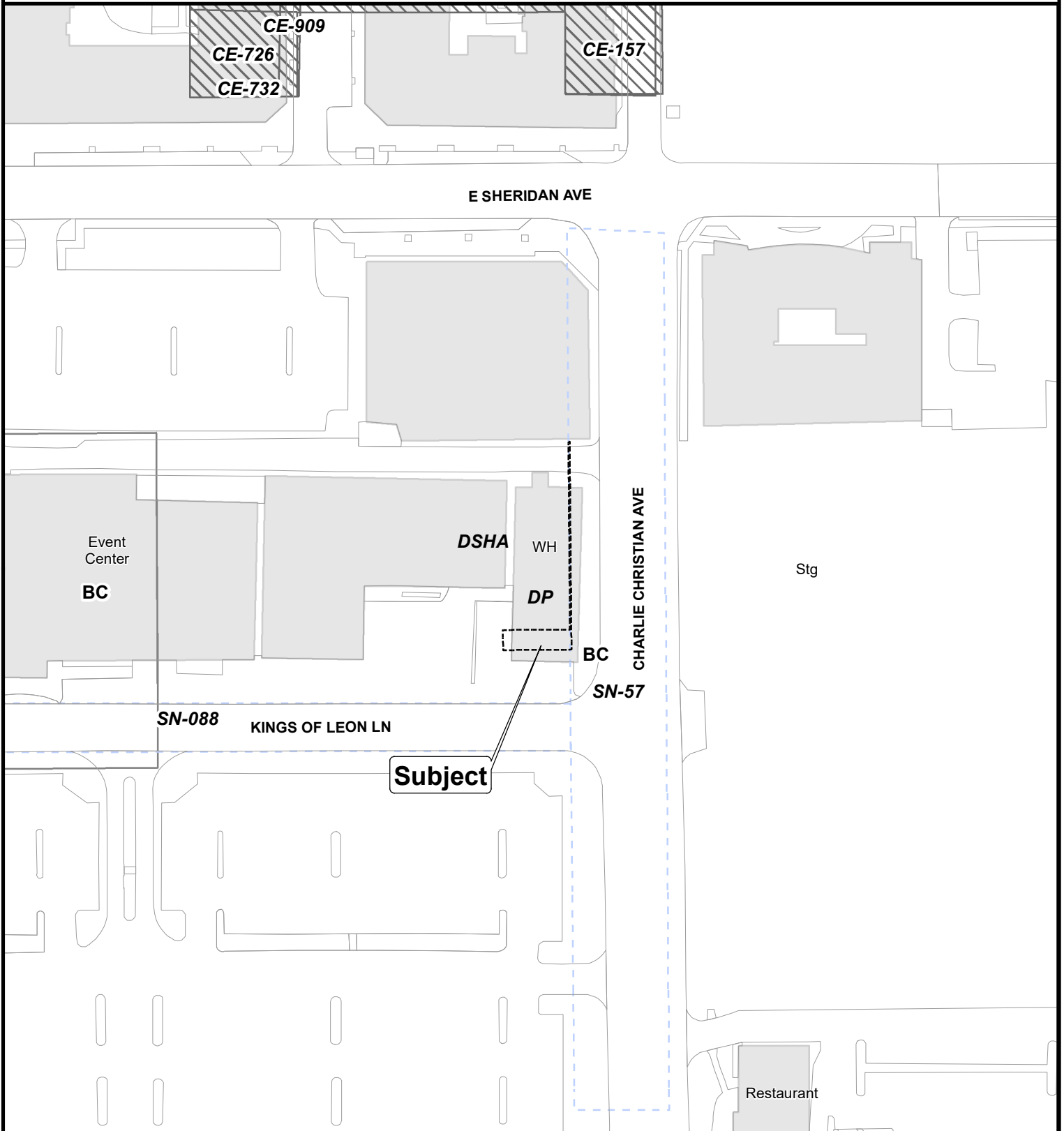
decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

taj

Case No: CE-1161

Applicant: Skyline Holdings, LLC

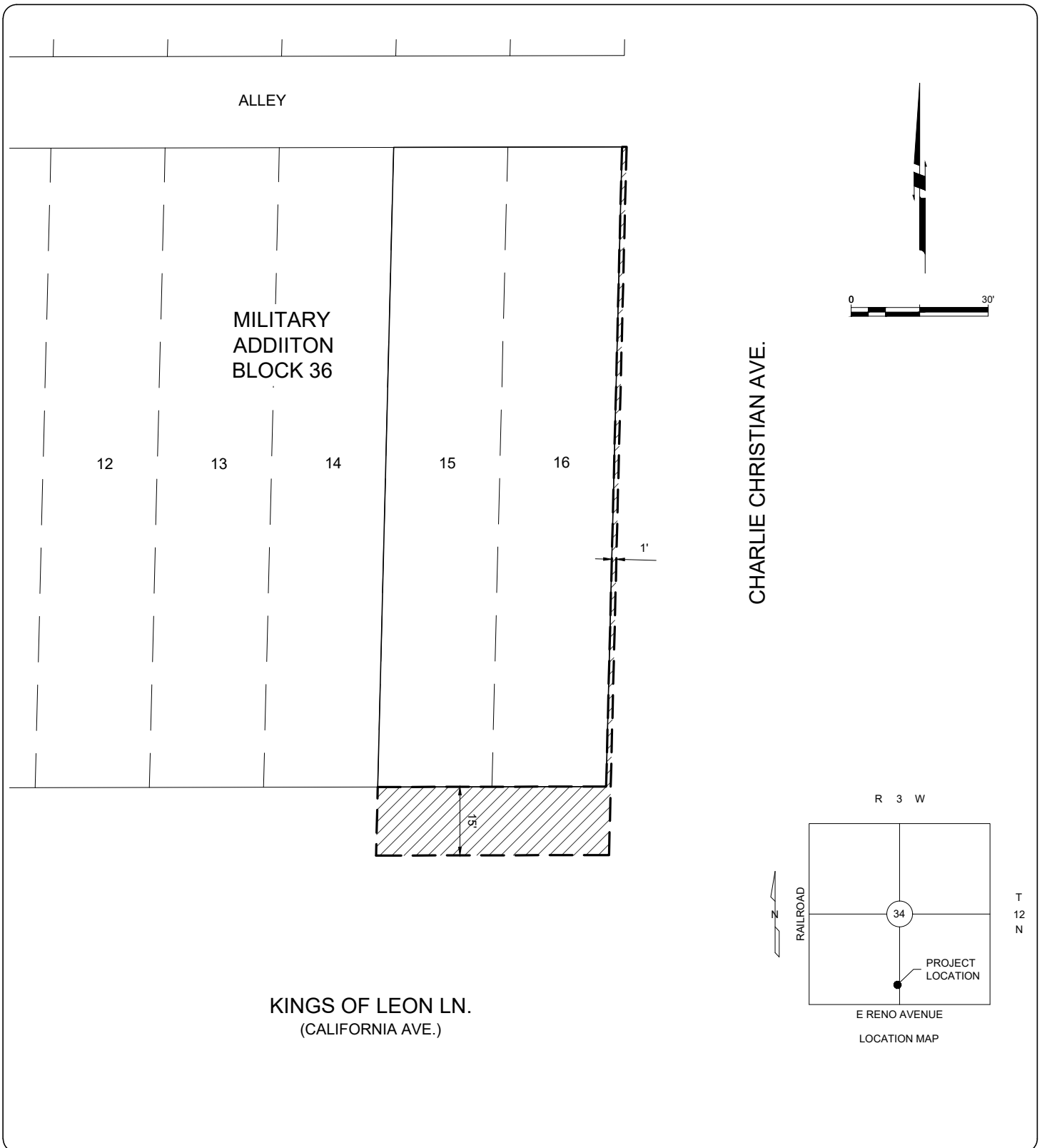


The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 50 100
Feet



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XREFS LOADED: 6310-bdy approx.dwg

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Proj. No.: 6310
Date: 4-3-26
Scale: 1"=30'

ESCAPOLOGY
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PARTIAL CLOSURE

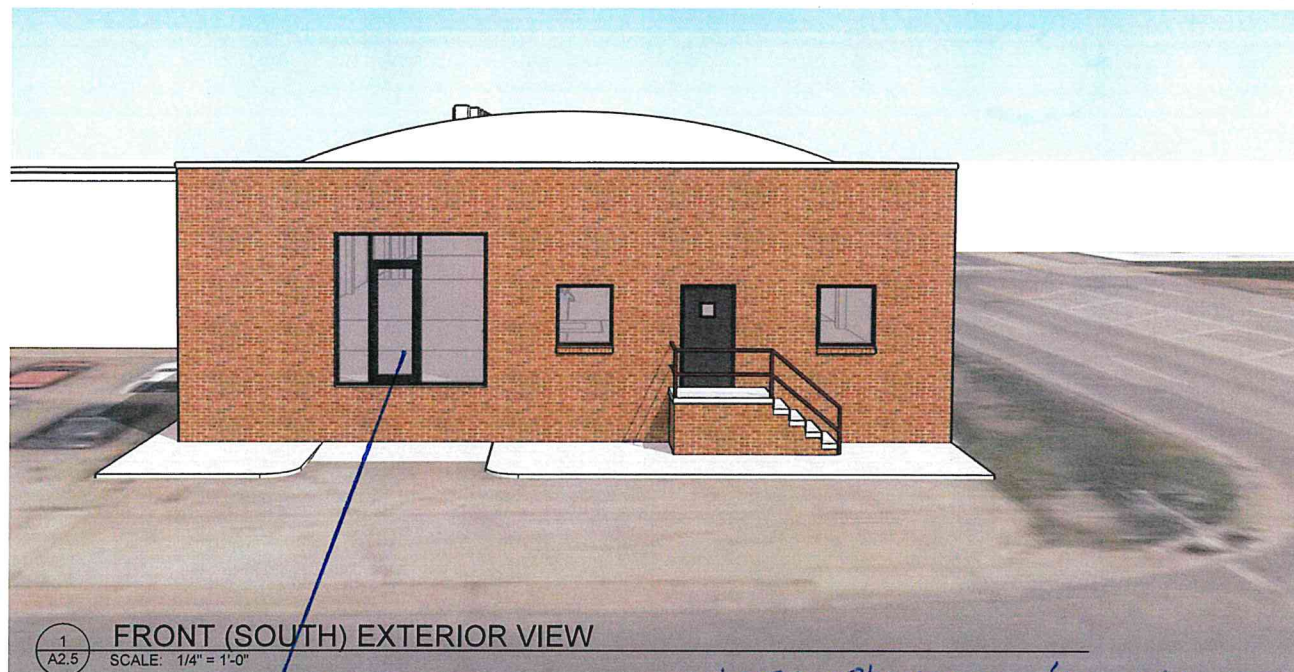


Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •



515 Kings of Leon Ln.

Closure Exhibit



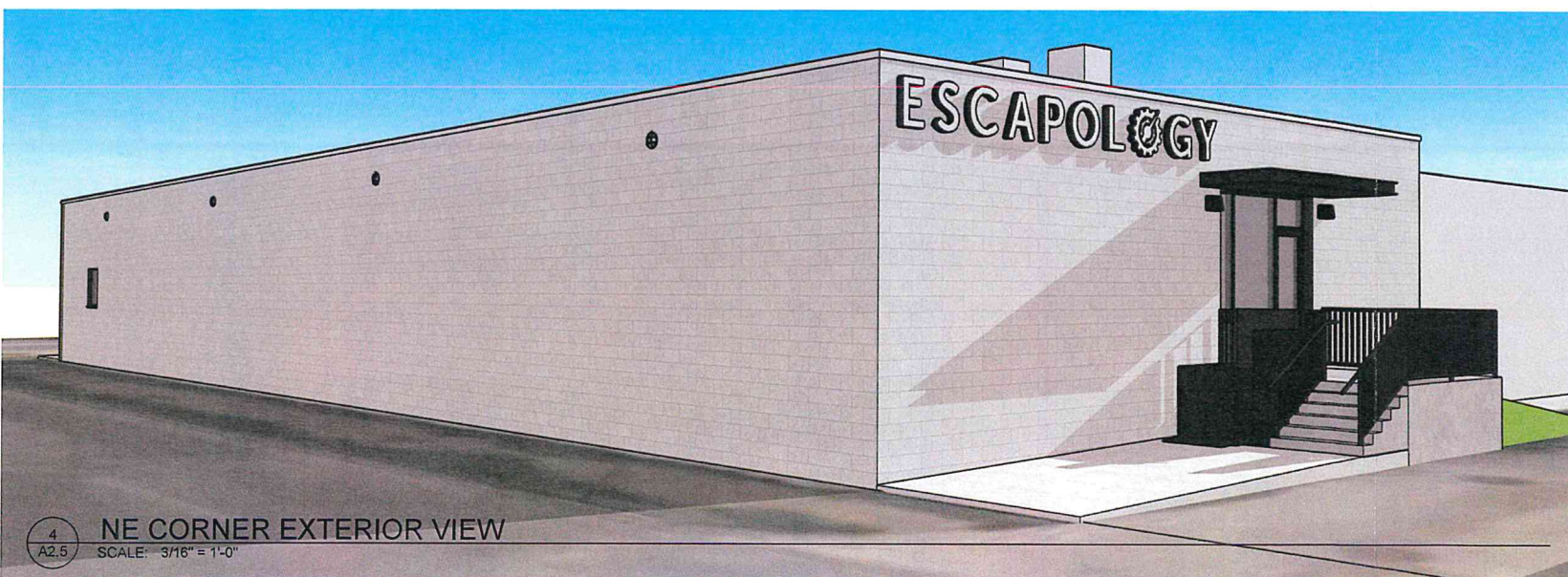
1 FRONT (SOUTH) EXTERIOR VIEW
SCALE: 1/4" = 1'-0"



2 SW CORNER EXTERIOR VIEW
SCALE: 1/4" = 1'-0"



3 SE CORNER EXTERIOR VIEW
SCALE: 3/16" = 1'-0"



4 NE CORNER EXTERIOR VIEW
SCALE: 3/16" = 1'-0"



5 NW CORNER EXTERIOR VIEW
SCALE: 3/16" = 1'-0"

NOTE: PHASE II WILL INCLUDE NEW ENTRY/DECK IMPROVEMENTS TO PROVIDE ACCESS TO THIS ENTRY.

**DESIGN REVIEW
CERTIFICATE OF APPROVAL**
CA# BCA-26-00002 (PHASE I)
Approval Date: 6 / 1 / 26
Expiration Date: 6 / 1 / 28
Revised Date: / /
Items: Approved By: MP
With: Condition(s) / Variance
Page 15 of 15



3031 Carter Hill Road
Montgomery, Alabama 36111



Scott Steen, AIA, LEED AP
334.309.6165
scott@steenhaus.studio

ESCAPOLOGY BUILD-OUT

515 KINGS OF LEON LANE
OKLAHOMA CITY, OKLAHOMA 73104

DESIGN REVIEW
DRAWINGS

Project Number: OKC
Date: MAY 22, 2026
Drawn by: SS
Revisions:

Sheet Description
THREE DIMENSIONAL
EXTERIOR VIEWS
PHASE I

Jurisdiction Approval



Sheet Number

A2.5

Case No: CE-1161

Applicant: Skyline Holdings, LLC



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 50 100
Feet



MEMORANDUM

Council Agenda
Item No. XI. K
8/18/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (CE-1161) closing a portion of the east-west right-of-way of Kings of Leon Lane (platted California Avenue), and a portion of the north-south right-of-way of Charlie Christian Avenue, south of East Sheridan Avenue and west of South Lincoln Boulevard. Ward 7.

Applicant:

Mark W. Zitzow, Johnson & Associates
SKYLINE HOLDINGS, LLC

Purpose:

The purpose of this request is to close a portion of right-of-way to allow for a new ramp and staircase to the existing building, and possible façade improvements along the east side of the building.

Background:

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

Revenue:

An application fee of \$1860 was deposited in 1001-Rev1700-42100003 General Operations - General Revenue – Charges-Planning Fees.

Protests:

None

Previous Action:

The Ordinance was introduced July 7, 2026, and set for final hearing August 18, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.