

Published in The Journal Record SEPTEMBER 30, 2026

ORDINANCE NO. 28,143

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE C-3 COMMUNITY COMMERCIAL DISTRICT ~~AND DECLARING AN EMERGENCY.~~

AKS

EMERGENCY ORDINANCE

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

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the C-3 Community Commercial District, as shown upon the District Map to include therein the following described property:

A tract of land in the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said tract further described as: Commencing at the Northwest corner of said NW 1/4; Thence S89°54'40"E, on the North line of said NW 1/4, for a distance of 150.00 feet to the **POINT OF BEGINNING**; Thence S89°54'40"E, on said North line, for a distance of 161.28 feet to the Northwest corner of a tract of land described in Book 3,186 at Page 1 in the Cleveland County Clerk's records; Thence S00°17'45"E for a distance of 660.00 feet to the Southwest corner of said tract described in Book 3,186 at Page 1; Thence N89°54'40"W for a distance of 258.90 feet to the East right-of-way line of Sooner Road; Thence N05°24'53"E, on said East right-of-way line, for a distance of 76.58 feet Thence N00°17'45"W, on said East right-of-way line, for a distance of 525.00 feet; Thence N74°05'44"E, on said East right-of-way line, for a distance of 93.44 feet, Thence N00°17'45"W, on said East right-of-way line, for a distance of 33.00 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 1ST day of SEPTEMBER, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



Daryl Holt
MAYOR

REVIEWED for form and legality.

Susan Romfall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. F
9/29/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PC-11010), rezoning 15020 South Sooner Road from AA Agricultural District to C-3 Community Commercial District. Ward 4.

Applicant:

Mitchell Edward Davidson and Patricia Lynn Davidson, Trustees of the Mitchell and Patricia Davidson Revocable Family Trust

Purpose:

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

Background:

On August 13, 2026, the Planning Commission recommended approval of the application.

Protest:

None

Previous Action:

The Ordinance was introduced September 1, 2026 and set for final hearing September 29, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



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

APPLICATION FOR REZONING

Redistricting

DAVIDSON COMMERCIAL

Project Name

15020 S SOONER RD

Address / Location of Property to be Rezoned

PROPOSE A COMMUNITY COMMERCIAL CORNER

Purpose Statement / Proposed Development

C-3

Proposed Zoning District

Stat Use Map:	11010
Case No.: PC	
File Date:	6-23-26
Ward No.:	4
Nbhd. Assoc.:	Turtle Lake
School District:	Moore
Extg Zoning:	AA
Overlay:	

VACANT AA

Present Use of Property

3.71

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1630.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

MITCHELL EDWARD DAVIDSON

Applicant's Name (please print)

2097 S EASTERN AVE

Applicant's Mailing Address

MOORE, OK 73160

City, State, Zip Code

405-596-1710

Phone

MDAV1051@HOTMAIL.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 statements to:

Mitchell Edward Davidson and
Patricia Lynn Davidson, Trustees
15003 Garr Place
Oklahoma City, OK 73165

QUITCLAIM DEED

30
X
THIS INDENTURE, made this 30 day of September, 2025, by MITCHELL E. DAVIDSON and PATRICIA L. DAVIDSON, husband and wife, 15003 Garr Place, Oklahoma City, OK, 73165, hereinafter called Grantors, do hereby quitclaim, grant, bargain, sell convey, transfer, assign and deliver unto MITCHELL EDWARD DAVIDSON AND PATRICIA LYNN DAVIDSON, TRUSTEES OF THE MITCHELL AND PATRICIA DAVIDSON REVOCABLE FAMILY TRUST DATED SEPTEMBER 30, 2025, hereinafter called Grantees, witnesseth, that Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto Grantees, all of their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the following described property situate in Cleveland County, State of Oklahoma, to-wit:

Tracts "A" and "B" as described on Exhibit "A" hereto

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part, and to the beneficiaries thereof, forever, so that MITCHELL E. DAVIDSON and PATRICIA L. DAVIDSON, husband and wife, the said Grantors, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS THEREOF, the said party of the first part have hereunto set their hands the day and year first above written.

MITCHELL E. DAVIDSON

PATRICIA L. DAVIDSON

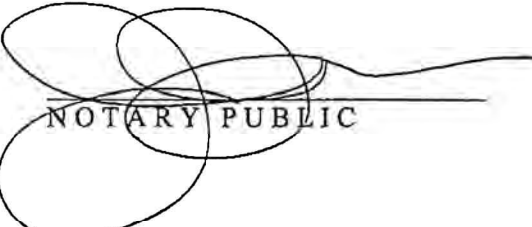
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF CLEVELAND)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this ____ day of September, 2025, personally appeared MITCHELL E. DAVIDSON and PATRICIA L. DAVIDSON, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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




NOTARY PUBLIC

NO DOCUMENTARY STAMPS REQUIRED
68 O.S. §3202 Exemption no. 4

EXHIBIT "A"

Tract "A"

A tract of land in the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said description written by Timothy G. Pollard, PLS 1474, dated September 24, 2025, using an ODOT bearing of S89°54'40"E between existing monuments on the North line of said NW 1/4 as a Basis of Bearing, said tract further described as:

Commencing at the Northwest corner of said NW 1/4;

Thence S89°54'40"E, on the North line of said NW 1/4, for a distance of 150.00 feet to the **POINT OF BEGINNING**;

Thence S89°54'40"E, on said North line, for a distance of 161.28 feet to the Northwest corner of a tract of land described in Book 3186 at Page 1 in the Cleveland County Clerk's records;

Thence S00°17'45"E for a distance of 660.00 feet to the Southwest corner of said tract described in Book 3186 at Page 1;

Thence N89°54'40"W for a distance of 258.90 feet to the East right-of-way line of Sooner Road;

Thence N05°24'53"E, on said East right-of-way line, for a distance of 76.58 feet

Thence N00°17'45"W, on said East right-of-way line, for a distance of 525.00 feet

Thence N74°05'44"E, on said East right-of-way line, for a distance of 93.44 feet,

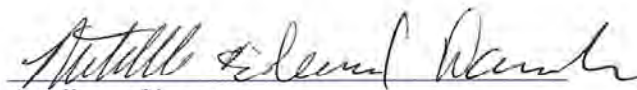
Thence N00°17'45"W, on said East right-of-way line, for a distance of 33.00 feet to the **POINT OF BEGINNING**, containing 3.71 acres more or less and subject to easements and rights-4-way of record.

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

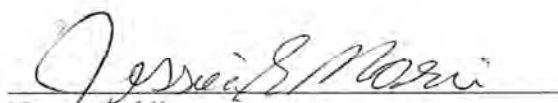
Executed at Oklahoma City, Oklahoma, on the 18TH day of JUNE, 2026


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA,
County of CLEVELAND on the 18TH day of JUNE, 2026.

My Commission Expires:
10/18/2027




Notary Public
Commission # 23013908

PROPERTY OWNERS REPORT 06/19/2026

TO SERVE MITCHELL DAVIDSON REZONING

SE CORNER OF SE 149TH AND SOONER RD

PEAVEY, KEVIN D & PATRICIA A

5700 SE 149th ST

Oklahoma City OK 73165-7505

28 10 2W 5.268AC PRT NW/4 BEG 311.28'E NW/C E347.66' S660' W347.66' N660' POB

DAVIDSON, MITCHELL & PATRICIA-REV FAMILY TRUST

15003 GARR LN

OKLAHOMA CITY OK 73165-7215

28-10-2W 5.01 AC PRT NW/4 BEG 658.94'E NW/C NW/4 S662.10' E328.35' N661.70' W329.33' POB

OKLAHOMA DEPT OF TRANSPORTATION

0 S SOONER RD

OKLAHOMA CITY OK 73165

29-10-2W 9.29AC SW/4 & NE/4 & SE/4 HWY STATE OF OKLA

OKLAHOMA DEPT OF TRANSPORTATION

0 SE 149TH ST

Oklahoma City OK 73165-7207

20-10-2W 1.65 AC PRT SE/4 BEG SE/C E/2 SE/4 W150' N33' N 73D E104.04' N1090' W25' N50' E25' N118.87' E50' S1320' POB

FOWLER, NATHAN L & CRYSTAL L

5700 SE 148TH ST

Oklahoma City OK 73165-9768

**PEPPERWELL OAKS LOT 4 BLOCK 3 & PRT COMMON AREA D BEG NE/C LT 4 BLK 3 S 87D W207.55' N17.91' N 87D E222.62' C/R S 41D W5.94' POB
(R=50') C/L CB S 38D W17.87'**

WILLIAMSON, CHAD L

5716 SE 148TH ST

Oklahoma City OK 73165-9766

PEPPERWELL OAKS PRT OF LT 2 & PRT LT 1 BLK 3 A

EPPERSON, KELLY L

15200 CORAL CREEK LN

OKLAHOMA CITY OK 73165

TURTLE LAKE LOT 5 BLOCK 1

RAMMING, KYNDL LYNETTE

15120 Coral Creek LN

Oklahoma City OK 73165-9764

TURTLE LAKE LOT 4 BLOCK 1

JACKSON, LEWIS AKIRA & KELLY ANNETTE

15112 CORAL CREEK LN

OKLAHOMA CITY OK 73165

TURTLE LAKE LOT 3 BLOCK 1

TOBLER, JAMES G & TAMECHIA CASSANDRA

15100 Coral Creek LN

Oklahoma City OK 73165-9764

TURTLE LAKE LOT 2 BLOCK 1

PUMPCO, INC

PO Box 892230

Oklahoma City OK 73189-2230

29-10-2W 1.34 AC PRT NE/4 BEG NE/C W315' S243' E315' N243' POB LESS HWY R/E ON SOONER RD

SOONER 149, LTD

3700 SW 15th ST

OKLAHOMA CITY OK 73108

20-10-2W 5 AC PRT SE/4 BEG 150' W SE/C SE/4 W390' N454.10' E490' S392.85' S 73D W104.04' S33' POB

TINKER FEDERAL CREDIT UNION

PO Box 45750

Tinker AFB OK 73145-0750

21-10-2W 3.31 AC PRT SW/4 BEG 149.71' E SW/C SW/4 N33.75' N 73D W104.18' N354.74' N 87D E352.11' S430.68' W252.86' POB AKA TR 2

OSUNA, RAYMUNDO

5708 SE 148TH ST

OKLAHOMA CITY, OK 73165

PEPPERWELL OAKS LOT 3 & PRT LT 2 BEG SW/C LT 2 N 07D E267.50' C/L (R=50') CB N 80D E29.73' S 13D W277.79' POB BLOCK 3

DAVIDSON, MITCHELL & PATRICIA-REV FAMILY TRUST

15300 GARR LN

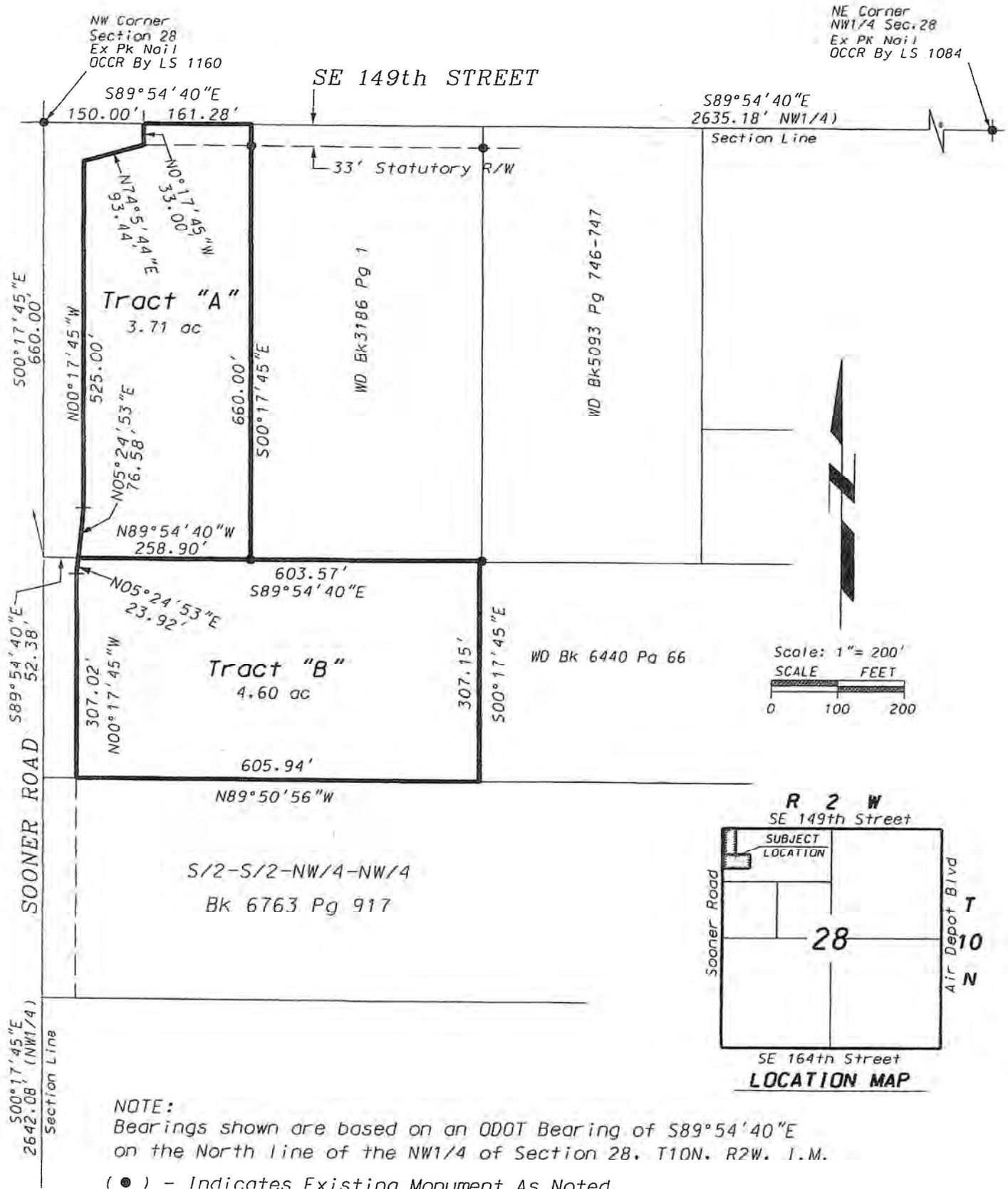
OKLAHOMA CITY, OK 73165

28-10-2W 4.4446 AC S247.5' N/W SW/4 NW/4 NW/4 & S247.5' N/2 SE/4 NW/4 NW/4 LESS W50' LESS PRT NW/4 BEG 988.27' E 661.70' S N331.66' E3' S2.10' E329.35' POB NW/C E328.98' S331.25' W661.19'

The Front on Sooner

LEGAL DESCRIPTIONS

PART OF THE NW1/4 OF SECTION 28, T10N, R2W, I.M.,
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property. I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTIONS

Tract "A"

A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said description written by Timothy G. Pollard, PLS 1474, dated September 24, 2025, using an ODOT bearing of S89°54'40"E between existing monuments on the North line of said NW1/4 as a Basis of Bearing, said tract further described as:

Commencing at the Northwest corner of said NW1/4;

Thence S89°54'40"E, on the North line of said NW1/4, for a distance of 150.00 feet to the **POINT OF BEGINNING**;

Thence S89°54'40"E, on said North line, for a distance of 161.28 feet to the Northwest corner of a tract of land described in Book 3186 at Page 1 in the Cleveland County Clerk's records;

Thence S00°17'45"E for a distance of 660.00 feet to the Southwest corner of said tract described in Book 3186 at Page 1;

Thence N89°54'40"W for a distance of 258.90 feet to the East right-of-way line of Sooner Road;

Thence N05°24'53"E, on said East right-of-way line, for a distance of 76.58 feet;

Thence N00°17'45"W, on said East right-of-way line, for a distance of 525.00 feet;

Thence N74°05'44"E, on said East right-of-way line, for a distance of 93.44 feet;

Thence N00°17'45"W, on said East right-of-way line, for a distance of 33.00 feet to the **POINT OF BEGINNING**, containing 3.71 acres more or less and subject to easements and rights-of-way of record.

Tract "B"

A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said description written by Timothy G. Pollard, PLS 1474, dated September 24, 2025, using an ODOT bearing of S89°54'40"E between existing monuments on the North line of said NW1/4 as a Basis of Bearing, said tract further described as:

Commencing at the Northwest corner of said NW1/4;

Thence S00°17'45"E, on the West line of said NW1/4, for a distance of 660.00 feet

Thence S89°54'40"E for a distance of 52.38 feet to the East right-of-way of Sooner Road and the **POINT OF BEGINNING**;

Thence S89°54'40"E for a distance of 603.57 feet to the Northwest corner of a tract of land described in Book 6440 at Page 66 in the Cleveland County Clerk's records;

Thence S00°17'45"E, on the West line of said tract described in Book 6440 at page 66, for a distance of 307.15 feet to the North line of the South Half of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2-S1/2-NW1/4-NW1/4) of said Section 28;

Thence N89°50'56"W, on the South line of said S1/2-S1/2-NW1/4-NW1/4, for a distance of 605.94 feet to the East right-of-way line of Sooner Road;

Thence N00°17'45"W, on said East right-of-way line, for a distance of 307.02 feet;

Thence N05°24'53"E, on said East right-of-way line, for a distance of 23.92 feet to the **POINT OF BEGINNING**, containing 4.60 acres more or less and subject to easements and rights-of-way of record.

SURVEYORS NOTES

(1) This survey was made to adjust the legal descriptions of the subject tracts only as shown. This does not represent a complete search of the County Clerk's records to determine ownership.

(2) This survey does not represent a complete search of the County Clerk's records to determine if any easements or rights-of-way affect the property except as noted.

(3) This survey should be filed with the Cleveland County Clerk and referred to by any deeds, conveyances or other instruments made in connection with the subject property.

(4) No excavations were made during the progress of this Survey to locate underground utilities and facilities. Call 1-800-522-6543 or the owners of underground facilities to have them marked before any excavation.

(5) Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. Further this Survey does not show any other facts which an accurate and current title search would disclose.



CASENO	NAME	ADDRESS	CITY	ZIPCODE
PC-11010	Mitchell Edward Davidson	2097 S. Eastern Ave.	Moore, OK	73160
PC-11010	Moore School District, Jeff Horn	1500 SE 4th	Moore, OK	73160
PC-11010	Turtle Lake HOA	15400 Bay Ridge Dr.	Oklahoma City, OK	73165
PC-11010	Peavey Kevin D. & Patricia A.	5700 SE 149th St.	Oklahoma City, OK	73165
PC-11010	Davidson Mitchell & Patricia-Rev. Family Trust	15003 Garr Ln.	Oklahoma City, OK	73165
PC-11010	Oklahoma Dept. of Transportation	0 S. Sooner Rd.	Oklahoma City, OK	73165
PC-11010	Oklahoma Dept. of Transportation	0 SE 149th St.	Oklahoma City, OK	73165
PC-11010	Fowler Nathan L. & Crystal L.	5700 SE 148th St.	Oklahoma City, OK	73165
PC-11010	Williamson Chad L.	5716 SE 148th St.	Oklahoma City, OK	73165
PC-11010	Epperson Kelly L.	15200 Coral Creek Ln.	Oklahoma City, OK	73165
PC-11010	Ramming Kyndl Lynette	15120 Coral Creek Ln.	Oklahoma City, OK	73165
PC-11010	Jackson Lewis Akira & Kelly Annette	15112 Coral Creek Ln.	Oklahoma City, OK	73165
PC-11010	Tobler James G. & Tamechia Cassandra	15100 Coral Creek Ln.	Oklahoma City, OK	73165
PC-11010	PUMPCO, Inc.	PO Box 892230	Oklahoma City, OK	73189
PC-11010	Sooner 149, Ltd.	3700 SW 15th St.	Oklahoma City, OK	73108
PC-11010	Tinker Federal Credit Union	PO Box 45750	Tinker AFB, OK	73145
PC-11010	Osuna Raymundo	5708 SE 148th St.	Oklahoma City, OK	73165
PC-11010	Davidson Mitchell & Patricia-Rev. Family Trust	15300 Garr Ln.	Oklahoma City, OK	73165

CASE NUMBER: PC-11010

This notice is to inform you that **Mitchell Edward Davidson and Patricia Lynn Davidson, Trustees of the Mitchell and Patricia Davidson Revocable Family Trust**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the C-3 Community Commercial District. The City Council will consider this zoning application at a public hearing on September 29, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said tract further described as: Commencing at the Northwest corner of said NW 1/4; Thence S89°54'40"E, on the North line of said NW 1/4, for a distance of 150.00 feet to the **POINT OF BEGINNING**; Thence S89°54'40"E, on said North line, for a distance of 161.28 feet to the Northwest corner of a tract of land described in Book 3,186 at Page 1 in the Cleveland County Clerk's records; Thence S00°17'45"E for a distance of 660.00 feet to the Southwest corner of said tract described in Book 3,186 at Page 1; Thence N89°54'40"W for a distance of 258.90 feet to the East right-of-way line of Sooner Road; Thence N05°24'53"E, on said East right-of-way line, for a distance of 76.58 feet Thence N00°17'45"W, on said East right-of-way line, for a distance of 525.00 feet; Thence N74°05'44"E, on said East right-of-way line, for a distance of 93.44 feet, Thence N00°17'45"W, on said East right-of-way line, for a distance of 33.00 feet to the **POINT OF BEGINNING**.

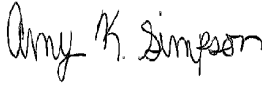
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 1st day of September 2026.

SEAL


Amy K. Simpson, City Clerk



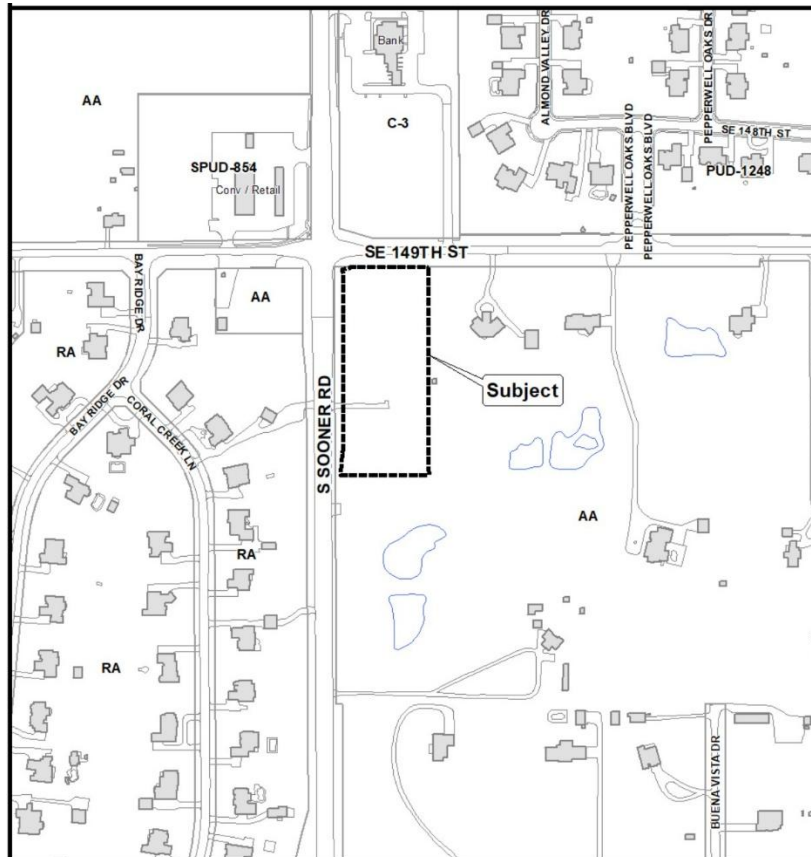
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-11010

FROM: AA Agricultural District

TO: C-3 Community Commercial District

ADDRESS OF PROPERTY: 15020 South Sooner Road



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PC-11010

LOCATION: 15020 South Sooner Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the C-3 Community Commercial District from the AA Agricultural District. A public hearing will be held by the City Council on September 29, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

Under the terms of said ordinance, the limits of and boundaries of the C-3 Community Commercial District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said tract further described as: Commencing at the Northwest corner of said NW 1/4; Thence S89°54'40"E, on the North line of said NW 1/4, for a distance of 150.00 feet to the **POINT OF BEGINNING**; Thence S89°54'40"E, on said North line, for a distance of 161.28 feet to the Northwest corner of a tract of land described in Book 3,186 at Page 1 in the Cleveland County Clerk's records; Thence S00°17'45"E for a distance of 660.00 feet to the Southwest corner of said tract described in Book 3,186 at Page 1; Thence N89°54'40"W for a distance of 258.90 feet to the East right-of-way line of Sooner Road; Thence N05°24'53"E, on said East right-of-way line, for a distance of 76.58 feet Thence N00°17'45"W, on said East right-of-way line, for a distance of 525.00 feet; Thence N74°05'44"E, on said East right-of-way line, for a distance of 93.44 feet, Thence N00°17'45"W, on said East right-of-way line, for a distance of 33.00 feet to the **POINT OF BEGINNING**.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

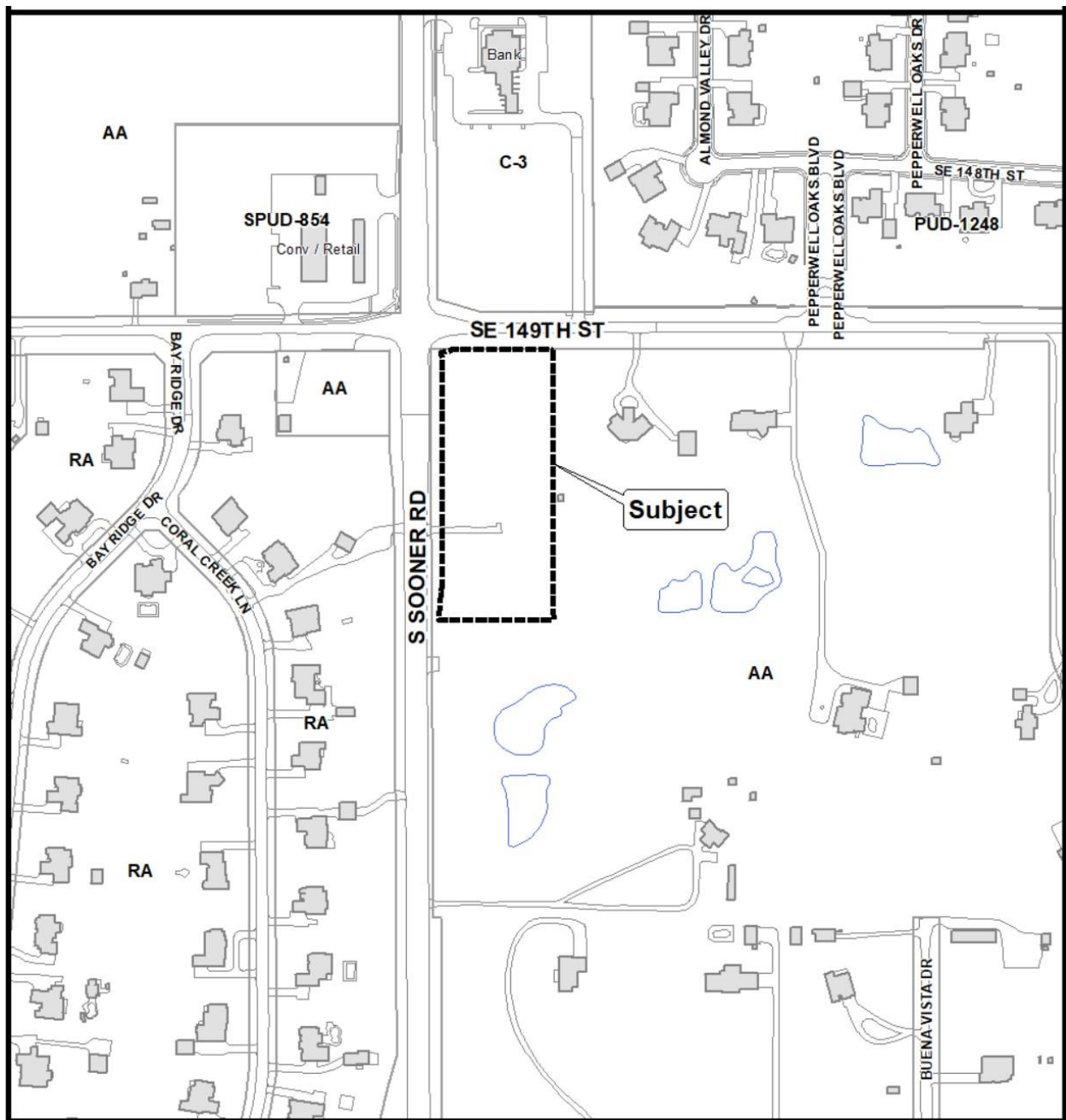
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

For further information call (405) 297-2623.

Dated this 1st day of September 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
August 13, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:38 a.m. on August 10, 2026)

21. (PC-11010) Application by Mitchell Edward Davidson and Patricia Lynn Davidson, Trustees of the Mitchell and Patricia Davidson Revocable Family Trust, to rezone 15020 South Sooner Road from AA Agricultural District to C-3 Community Commercial District. Ward 4.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY NEWMAN

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 13, 2026

Item No. IV. 21.

(PC-11010) Application by Mitchell Edward Davidson and Patricia Lynn Davidson, Trustees of the Mitchell and Patricia Davidson Revocable Family Trust, to rezone 15020 South Sooner Road from AA Agricultural District to C-3 Community Commercial District. Ward 4.

A. GENERAL INFORMATION

1. Contacts

Applicant

Mitchell Edward Davidson
405-596-1710

2. Case History

This is a new application.

3. Reason for Request

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

B. EXISTING CONDITIONS:

1. Size of Site: 3.71 Acres

2. School District: Moore

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	C-3	AA	AA	AA, R-1
Land Use	Undeveloped	Undeveloped	Residential	Undeveloped	Residential

4. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service and may become more integrated into the urbanized area in the distant future.

Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

C. REVIEW COMMENTS

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

1. Fire (OCFD): *

2. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

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

flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

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

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

3. Utilities Department:

a. Water Availability:

- 1) An existing 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 in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

b. Wastewater Availability:

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

4. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Location:

- Support limited amounts of commercial in rural areas appropriate to the needs of rural residents and passersby. Commercial uses in rural areas should be

located in small clusters either on uninterrupted arterials or at freeway interchanges.

The subject site is located at the southeast corner of South Sooner Road and SE 149th Street, both of which are arterial streets in the Rural Medium LUTA.

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

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The site abuts AA zoned land to the east and south, with a single-family home on the east. The proposed C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the AA 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 at the southeast corner of South Sooner Road and SE 149th Street, both of which are Major Arterial streets in the Rural Medium LUTA. No compatibility issues related to traffic were identified on the subject site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The site abuts AA zoned land to the east and south, and an RA zoned residential neighborhood across South Sooner Road to the west. A single-family residence is located 100+ feet east of the site. The C-3 District allows some uses, particularly gasoline sales, drive-thru facilities, and auto repair, that may create spill light, noise, or detectable odors above those found in typical residential settings. The C-3 District would be subject to screening and a landscape buffer adjacent to the AA and RA Districts. Mitigation measures beyond Code requirements cannot be stipulated in a base zoning request.*

3) Service Efficiency:

- Water: *Potential Connectivity – Served*
- Sewer: *Need for Major Investment – Not Served*
- Fire Service: *Rural Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *planokc identifies riparian area along the western portion of the subject site. National, state, and local permitting require basic best management practices for stormwater management. Plan conformance could be strengthened by providing a continuous system of open space along the riparian corridor.*

5) Transportation System: This site is located at the southeast corner of South Sooner Road and SE 149th Street, both Major Arterial Streets in the Rural Medium LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Support limited amounts of commercial (one to two acres per use) in rural areas appropriate to the needs of rural residents. Commercial uses in rural areas should be located on major, uninterrupted arterials or at freeway interchanges. (SU-46)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located at the southeast corner of South Sooner Road and SE 149th Street. The site is currently zoned AA and primarily undeveloped, aside from one outbuilding. The northwest corner of the intersection is developed with a gas station and zoned SPUD-854. The northeast corner of the intersection is undeveloped land zoned C-3. The site abuts AA zoned land to the east and south. A single-family residence is located east of the site. Land to the south is undeveloped. The site is also located across South Sooner Road from a single-family residential neighborhood zoned RA.

The application seeks to rezone corner of the intersection to the C-3 District. The C-3 District allows some uses, particularly gasoline sales, drive-thru facilities, and auto repair, that may create spill light, noise, or detectable odors above those found in typical residential settings. The separation from where new commercial buildings could be built and the existing home to the east would be approximately 130 feet. The proposed C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the AA District.

D. STAFF RECOMMENDATION

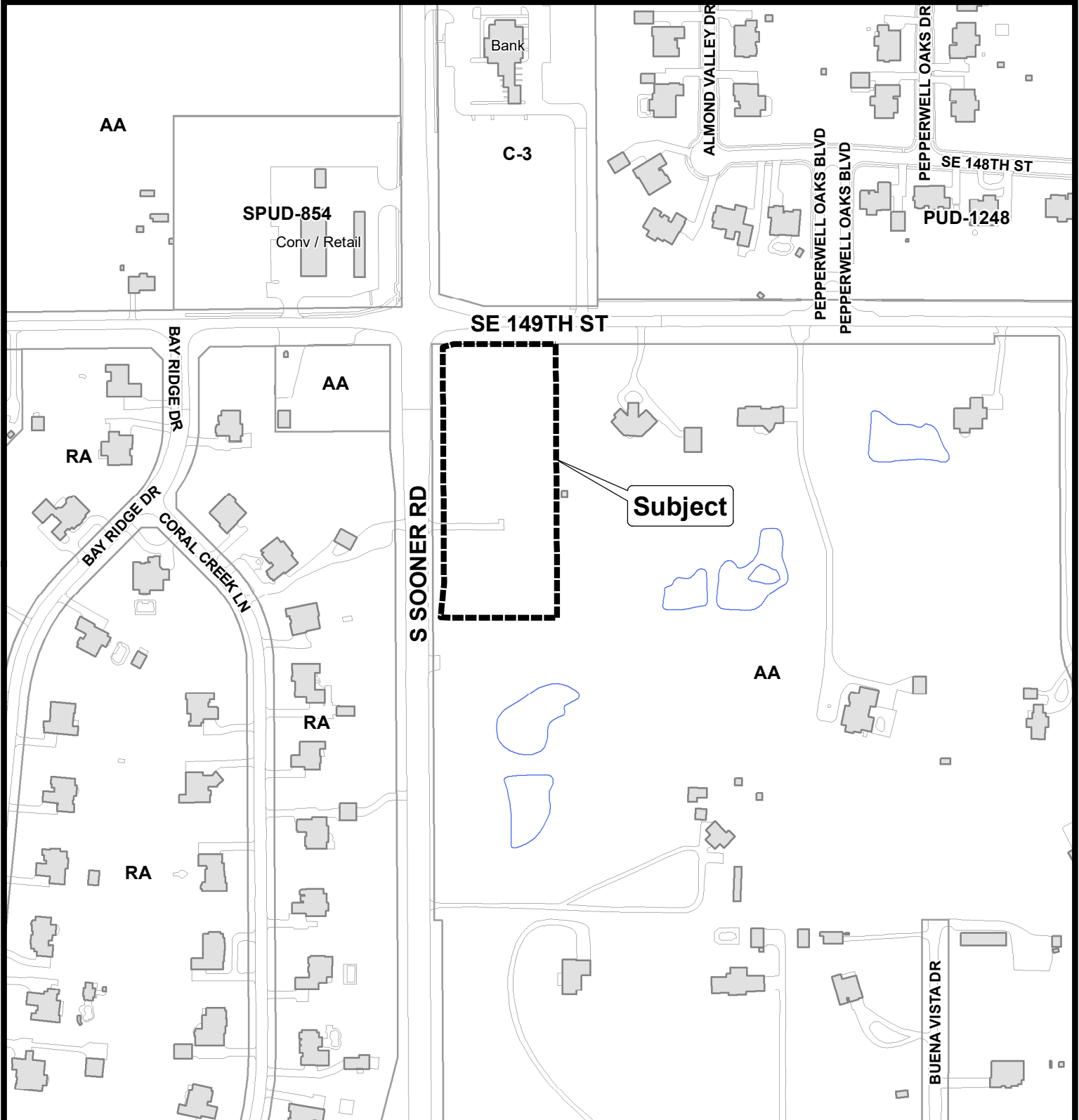
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning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

Approval of the application.

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

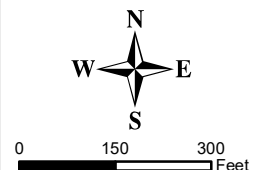
gjh

Case No: PC-11010 Applicant: Mitchell Edward Davidson and Patricia Lynn Davidson, Trustees of the Mitchell and Patricia Davidson Revocable Family Trust
Existing Zoning: AA Proposed zoning: C-3
Location: 15020 S. Sooner Rd.



The City of
OKLAHOMA CITY

Rezoning Application



Case No: PC-11010 Applicant: Mitchell Edward Davidson and Patricia Lynn Davidson, Trustees of the Mitchell and Patricia Davidson Revocable Family Trust
Existing Zoning: AA Proposed zoning: C-3
Location: 15020 S. Sooner Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Rezoning Application



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