

Published in The Journal Record SEPTEMBER 30, 2026

ORDINANCE NO. 28,147

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE R-1 SINGLE-FAMILY RESIDENTIAL 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 R-1 Single-Family Residential District, as shown upon the District Map to include therein the following described property:

A tract of land situated within the Northwest Quarter (NW/4) and the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S89°44'33"E with the North line of said NW/4 a distance of 1,695.08 feet to the POINT OF BEGINNING; Thence continuing S89°44'33"E with said North line a distance of 970.49 feet; Thence S89°23'13"E with the North line of said NE/4 a distance of 2,667.71 feet; Thence S00°52'33"E with the East line of said NE/4 a distance of 2,645.30 feet; Thence N89°31'03"W with the South line of said NE/4 a distance of 2,665.31 feet; Thence N89°31'17"W with the South line of said NW/4 a distance of 1,712.65 feet; Thence N00°59'28"W a distance of 500.00 feet; Thence N89°31'17"W a distance of 624.91 feet; Thence N00°59'33"W a distance of 1,085.47 feet; Thence N89°00'27"E a distance of 1,079.51 feet; Thence N45°07'11"E a distance of 401.38 feet; Thence N00°55'28"W a distance of 748.87 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



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. D
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-11008), rezoning 14599 North Mustang Road from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.

Applicant:

Kendall W. Dillon, PE, Crafton Tull and Associates
WLW Properties LLC

Purpose:

The purpose of this application is to allow residential development, specifically single-family residential.

Background:

On August 13, 2026, the Planning Commission approved CPA-26-00012, an amendment to the Comprehensive Plan removing the Urban Future Land Use Typology Layer from the subject site and surrounding area.

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

NW 150th Street & N Piedmont Road

Project Name

14599 N MUSTANG RD

Address / Location of Property to be Rezoned

Rezone from AA to R-1 Single Family

Purpose Statement / Proposed Development

R-1 Single Family

Proposed Zoning District

Staff Use Only	11008
Case No.: PC	6-23-26
File Date:	1
Ward No.:	-----
Nbhd. Assoc.:	Piedmont
School District:	AA
Extg Zoning:	AA
Overlay:	-----

Vacant

Present Use of Property

265.15±

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):

NW 12th Partners, LLC.

Name

3510 Joshua Lane

Mailing Address

Moore, OK 73165

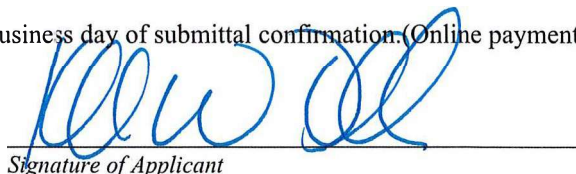
City, State, Zip Code

(405) 435-1800

Phone

davin@77companies.com

Email



Signature of Applicant

Kendall W. Dillon, PE Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.com

Email cc: Jessica.Murphy@craftontull.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov

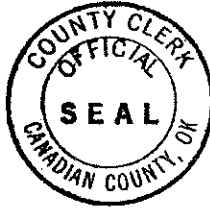
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

BOOK PAGE BOOK PAGE
2677 279 2681 822

When recorded return to
John R. Preston
609 South Kelly Avenue, Suite A3
Edmond, Oklahoma 73003-5696

TAX ADDRESS:
WLW Properties LLC
12805 St. Johns Place
Oklahoma City, OK 73142

EXEMPT: 68 O.S. §3202.4, 3201.A & 3201.B



Doc # 2003002572
DATE 01/28/03 11:50:37
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
PHILLIS BLAIR

WARRANTY DEED

Know all men by these Presents:

That Wanda Whittaker, also known as Wanda L. Whittaker and Wanda L. Cooper, a widow and single person, grantor, in consideration of the sum of Five Dollars, in hand paid, the receipt of which is hereby acknowledged, and for the purpose of transferring real property owned by grantor to grantor's revocable living trust, does hereby grant, bargain, sell, and convey unto **WLW Properties LLC**, an Oklahoma limited liability company, grantee, all of grantor's right, title, and interest in and to the following described real property and premises, situate in **Canadian County**, State of Oklahoma, to wit:

The Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, less and except prior conveyances,

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

To have and to hold said described premises unto the grantee, its successors and assigns forever, so that neither the said grantor, nor any person in the grantor's name and behalf, hereafter shall or will claim or

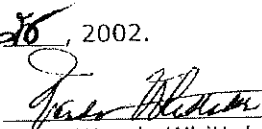
Num. Index _____
B & P.N. Index _____
Margin _____

Num. Index _____
B & P.N. Index _____
Margin _____

BOOK	PAGE	BOOK	PAGE
26771	280	2681	823

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.

Signed and delivered on November 26, 2002.


Wanda Whittaker

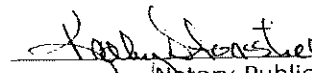
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, KATHY STOCKSTILL, a notary public, in and for this state, on November 26, 2002, personally appeared Wanda Whittaker, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.



Notary Seal
Not Shown


Notary Public

My Commission Expires: Dec 26, 2004
My Commission Number: 00019289

NOTICE TO COUNTY CLERK, COUNTY TREASURER, AND COUNTY ASSESSOR:

The transfer made by this Warranty Deed is a transfer, without consideration, from an individual to that same individual's wholly-owned limited liability company. Accordingly, no documentary stamp tax is required to be paid on this transfer, per 68 O.S. §3202.4, and additionally pursuant to 68 O.S. §3201.A and 68 O.S. §3201.B., since no sale is involved. Consideration less than \$100.00.



- 2 -

Doc # 2003003622
Bk 2681
Pg 822-823
DATE 02/05/03 15:40:49
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
PHYLLIS BLAIR

R-1 Rezoning

A tract of land situated within the Northwest Quarter (NW/4) and the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence
S89°44'33"E with the North line of said NW/4 a distance of 1695.08 feet to the POINT OF
BEGINNING; thence continuing

S89°44'33"E with said North line a distance of 970.49 feet; thence
S89°23'13"E with the North line of said NE/4 a distance of 2667.71 feet; thence
S00°52'33"E with the East line of said NE/4 a distance of 2645.30 feet; thence
N89°31'03"W with the South line of said NE/4 a distance of 2665.31 feet; thence
N89°31'17"W with the South line of said NW/4 a distance of 1712.65 feet; thence
N00°59'28"W a distance of 500.00 feet; thence
N89°31'17"W a distance of 624.91 feet; thence
N00°59'33"W a distance of 1085.47 feet; thence
N89°00'27"E a distance of 1079.51 feet; thence
N45°07'11"E a distance of 401.38 feet; thence
N00°55'28"W a distance of 748.87 feet to the POINT OF BEGINNING.

Said tract contains 11,550,428 Sq Ft or 265.16 Acres, more or less.

WLW Properties, LLC
14408 North Piedmont Road
Piedmont, Oklahoma 73078

June 11, 2026

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, Oklahoma 73102

RE: Proposed NW 150th and N. Piedmont Road

To Whom It May Concern:

This letter will provide NW 12th Partners, LLC., and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of tracts of land being a part of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W), of the I.M., Canadian County, Oklahoma and generally located NW 150th and N. Piedmont Road.

WLW Properties, LLC


By: Sharon Bumgardner
Title: Manager

CTA Project #26604600

***NW 12th Partners, LLC.
3510 Joshua Lane
Moore, OK 73165
(405) 435-1800
davin@77companies.com***

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

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By: Davin Methvin
Title: Manager

CTA Project #26604600

CERTIFICATE

The undersigned bonded abstractor in and for CANADIAN County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **600** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 9 day of June, 2026.

AMERICAN EAGLE ABSTRACT OF CANADIAN
COUNTY


JESSICA LOUK
MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on 6-9-26, by Jessica Louk,
Manager.


NOTARY PUBLIC

My commission expires:
Order No.: 2606-0062-49



"EXHIBIT A"

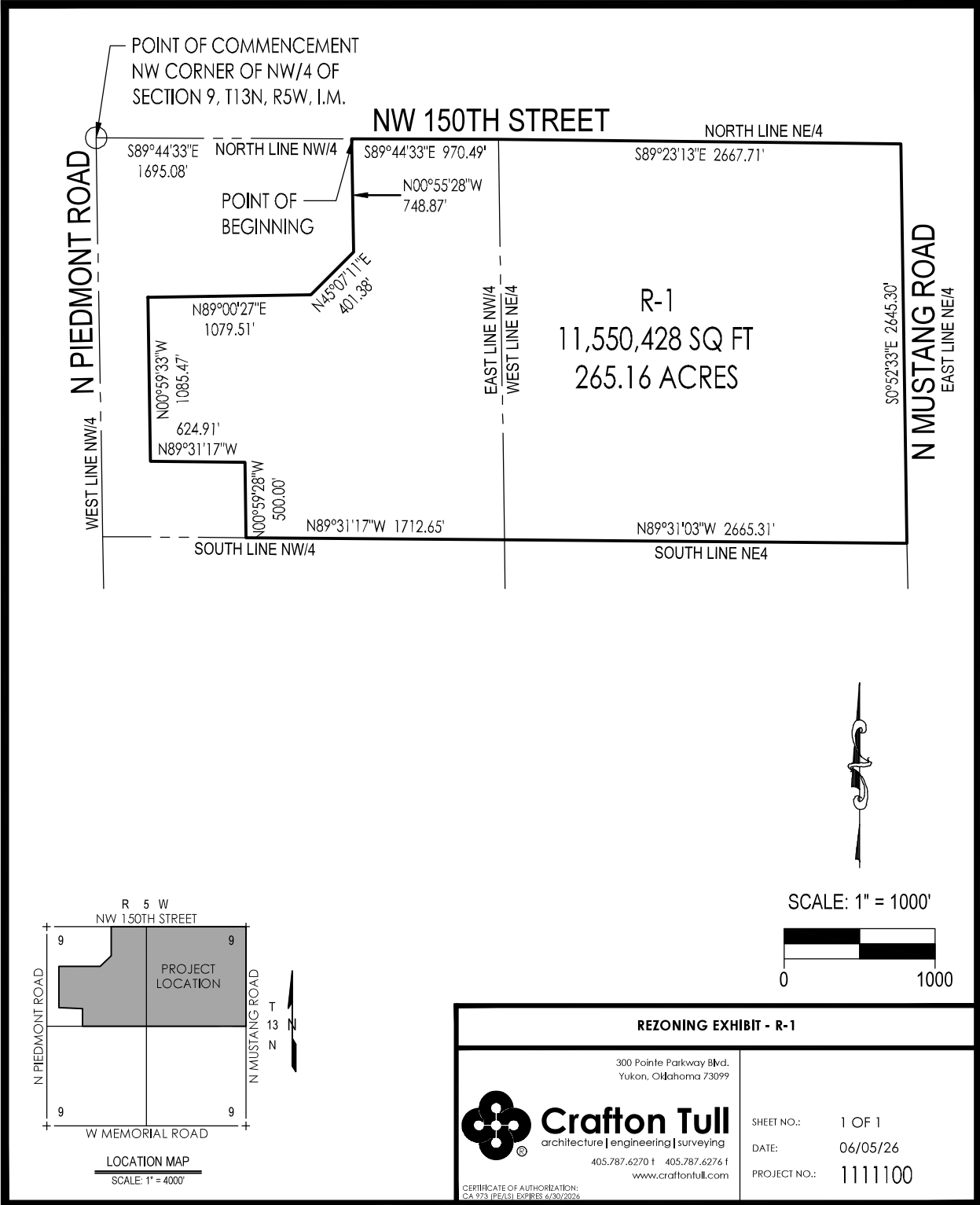
R-1 Rezoning

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continuing S89°44'33"E with said North line a distance of 970.49 feet; thence
S89°23'13"E with the North line of said NE/4 a distance of 2667.71 feet; thence
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N45°07'11"E a distance of 401.38 feet; thence
N00°55'28"W a distance of 748.87 feet to the POINT OF BEGINNING.

EXHIBIT B

Account	Owner	Mailing Address	Legal Description
090031525	SIMPSON, MARK STEVEN ETAL	PO BOX 487. PIEDMONT. OK. 73078-0487	T13N R05W S04 SW4 A#1 - BEING ALL SW4
090031528	SIMPSON, MARK STEVEN ETAL	PO BOX 487. PIEDMONT. OK. 73078-0487	T13N R05W S04 SE4 A#1 PT SE4 - BEG @ N
090031892	SIMPSON, MARK STEVEN ETAL	PO BOX 487. PIEDMONT. OK. 73078-0487	T13N R05W S05 SE4 A#1 PT SE4 - BEG 88.0
090031893	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE. 200 NE 21ST ST. OKLAHOMA CITY. OK. 73105-0000	T13N R05W S05 SE4 A#2 PT SE4 - BEG @ S
090031944	HAROLD ROTHER FARMS INC	469 TONY ST. BURLINGTON. CO. 80807-	T13N R05W S08 NE4 A#1 - BEING ALL NE4
090031945	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE. 200 NE 21ST ST. OKLAHOMA CITY. OK. 73105-0000	T13N R05W S08 NE4 A#2 PT NE4 - BEG @
090031953	BURTON, JOE C REVOCABLE TRUST	14213 PIEDMONT RD. PIEDMONT. OK. 73078-0000	T13N R05W S08 SE4 A#1 PT SE4 - BEG @ N
090031965	WLW PROPERTIES LLC	% SHARON BUMGARDNER. 14408 N PIEDMONT RD. PIEDMONT. OK. 73078-0000	T13N R05W S09 NE4 A#1 - BEING ALL NE4
090031966	WLW PROPERTIES LLC	% SHARON BUMGARDNER. 14408 N PIEDMONT RD. PIEDMONT. OK. 73078-0000	T13N R05W S09 NW4 A#1 - BEING ALL NW
090031967	BUMGARDNER TRUST	14408 N PIEDMONT RD. PIEDMONT. OK. 73078-0000	T13N R05W S09 NW4 A#2 PT NW4 - BEG
090031968	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE. 200 NE 21ST ST. OKLAHOMA CITY. OK. 73105-0000	T13N R05W S09 NW4 A#3 PT NW4 - BEG 33
090031970	ARDEN & ASSOCIATES LLC	PO BOX 127. PIEDMONT. OK. 73078-0000	T13N R05W S09 SW4 A#7 PT SW4 - BEG 449
090031971	FUNK, NEDRA R TRUST	PO BOX 179. PIEDMONT. OK. 73078-0000	T13N R05W S09 SW4 A#1 PT NW4 SW4 - BE
090031972	FUNK, NEDRA R TRUST	PO BOX 179. PIEDMONT. OK. 73078-0000	T13N R05W S09 SW4 A#4 - BEING THE E/2
090031974	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE. 200 NE 21ST ST. OKLAHOMA CITY. OK. 73105-0000	T13N R05W S09 SW4 A#5 PT SW4 - BEG 33
090031975	STUTSMAN, ALBERT C JR*	19 KINGSBURY PL. ST LOUIS. MO. 63112-	T13N R05W S09 SE4 A#1 PT SE4 - BEING T
090031976	FUNK, NEDRA R TRUST	PO BOX 179. PIEDMONT. OK. 73078-0000	T13N R05W S09 SE4 A#2 PT SE4 - BEG @ N
090138523	DTW REVOCABLE TRUST DTD 8/28/2018	PO BOX 304. PIEDMONT. OK. 73078-	T13N R05W S09 SW4 A#9 PT SW4 - BEG @
090151192	PREMIUM LAND LLC	PO BOX 6718. EDMOND. OK. 73083	T13N R05W S04 SW4 A#2 PT SW4 - BEG 533



Caseno	Owner	Mailing Address	City	Zipcode
PC-11008	KENDALL W DILLON, PE, CRAFTON TULL	300 POINTE PARKWAY BLVD	YUKON, OK	73099
PC-11008	NW 12TH PARTNERS, LLC	3510 JOSHUA LN	MOORE, OK	73165
PC-11008	PIEDMONT SCHOOL DISTRICT, JAMES WHITE	615 EDMOND RD NW	PIEDMONT, OK	73078
PC-11008	ARDEN & ASSOCIATES LLC	PO BOX 127	PIEDMONT, OK	73078
PC-11008	BUMGARDNER TRUST	14408 N PIEDMONT RD	PIEDMONT, OK	73078
PC-11008	BURTON,JOE C REVOCABLE TRUST	14213 PIEDMONT RD	PIEDMONT, OK	73078
PC-11008	DTW REVOCABLE TRUST DTD 8/28/2018	PO BOX 304	PIEDMONT, OK	73078
PC-11008	FUNK,NEDRA R TRUST	PO BOX 179	PIEDMONT, OK	73078
PC-11008	HAROLD ROTHER FARMS INC	469 TONY ST	BURLINGTON, CO	80807
PC-11008	PREMIUM LAND LLC	PO BOX 6718	EDMOND, OK	73083
PC-11008	SIMPSON,MARK STEVEN ETAL	PO BOX 487	PIEDMONT, OK	73078
PC-11008	STATE OF OKLAHOMA DEPT OF TRANS LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY, OK	73105
PC-11008	STUTSMAN,ALBERT C JR*	19 KINGSBURY PL	ST LOUIS, MO	63112
PC-11008	WLW PROPERTIES LLC, SHARON BUMGARDNER	14408 N PIEDMONT RD	PIEDMONT, OK	73078

CASE NUMBER: PC-11008

This notice is to inform you that **Kendall W. Dillon, PE, Crafton Tull and Associates, on behalf of WLW Properties LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the R-1 Single-Family Residential 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 situated within the Northwest Quarter (NW/4) and the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S89°44'33"E with the North line of said NW/4 a distance of 1,695.08 feet to the POINT OF BEGINNING; Thence continuing S89°44'33"E with said North line a distance of 970.49 feet; Thence S89°23'13"E with the North line of said NE/4 a distance of 2,667.71 feet; Thence S00°52'33"E with the East line of said NE/4 a distance of 2,645.30 feet; Thence N89°31'03"W with the South line of said NE/4 a distance of 2,665.31 feet; Thence N89°31'17"W with the South line of said NW/4 a distance of 1,712.65 feet; Thence N00°59'28"W a distance of 500.00 feet; Thence N89°31'17"W a distance of 624.91 feet; Thence N00°59'33"W a distance of 1,085.47 feet; Thence N89°00'27"E a distance of 1,079.51 feet; Thence N45°07'11"E a distance of 401.38 feet; Thence N00°55'28"W a distance of 748.87 feet to the POINT OF BEGINNING.

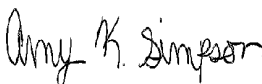
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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



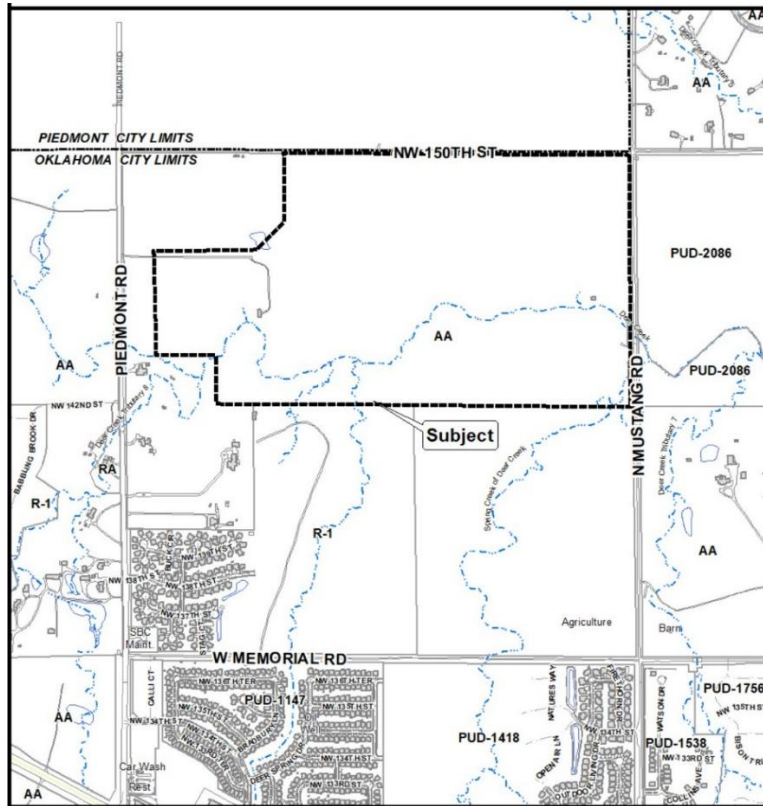
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-11008

FROM: AA Agricultural District

TO: R-1 Single-Family Residential District

ADDRESS OF PROPERTY: 14599 North Mustang Road



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-1 Single-Family Residential District is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area.

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-11008

LOCATION: 14599 North Mustang 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 R-1 Single-Family Residential 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 R-1 Single-Family Residential District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land situated within the Northwest Quarter (NW/4) and the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence S89°44'33"E with the North line of said NW/4 a distance of 1,695.08 feet to the POINT OF BEGINNING; Thence continuing S89°44'33"E with said North line a distance of 970.49 feet; Thence S89°23'13"E with the North line of said NE/4 a distance of 2,667.71 feet; Thence S00°52'33"E with the East line of said NE/4 a distance of 2,645.30 feet; Thence N89°31'03"W with the South line of said NE/4 a distance of 2,665.31 feet; Thence N89°31'17"W with the South line of said NW/4 a distance of 1,712.65 feet; Thence N00°59'28"W a distance of 500.00 feet; Thence N89°31'17"W a distance of 624.91 feet; Thence N00°59'33"W a distance of 1,085.47 feet; Thence N89°00'27"E a distance of 1,079.51 feet; Thence N45°07'11"E a distance of 401.38 feet; Thence N00°55'28"W a distance of 748.87 feet to the POINT OF BEGINNING.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-1 Single-Family Residential District is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area.

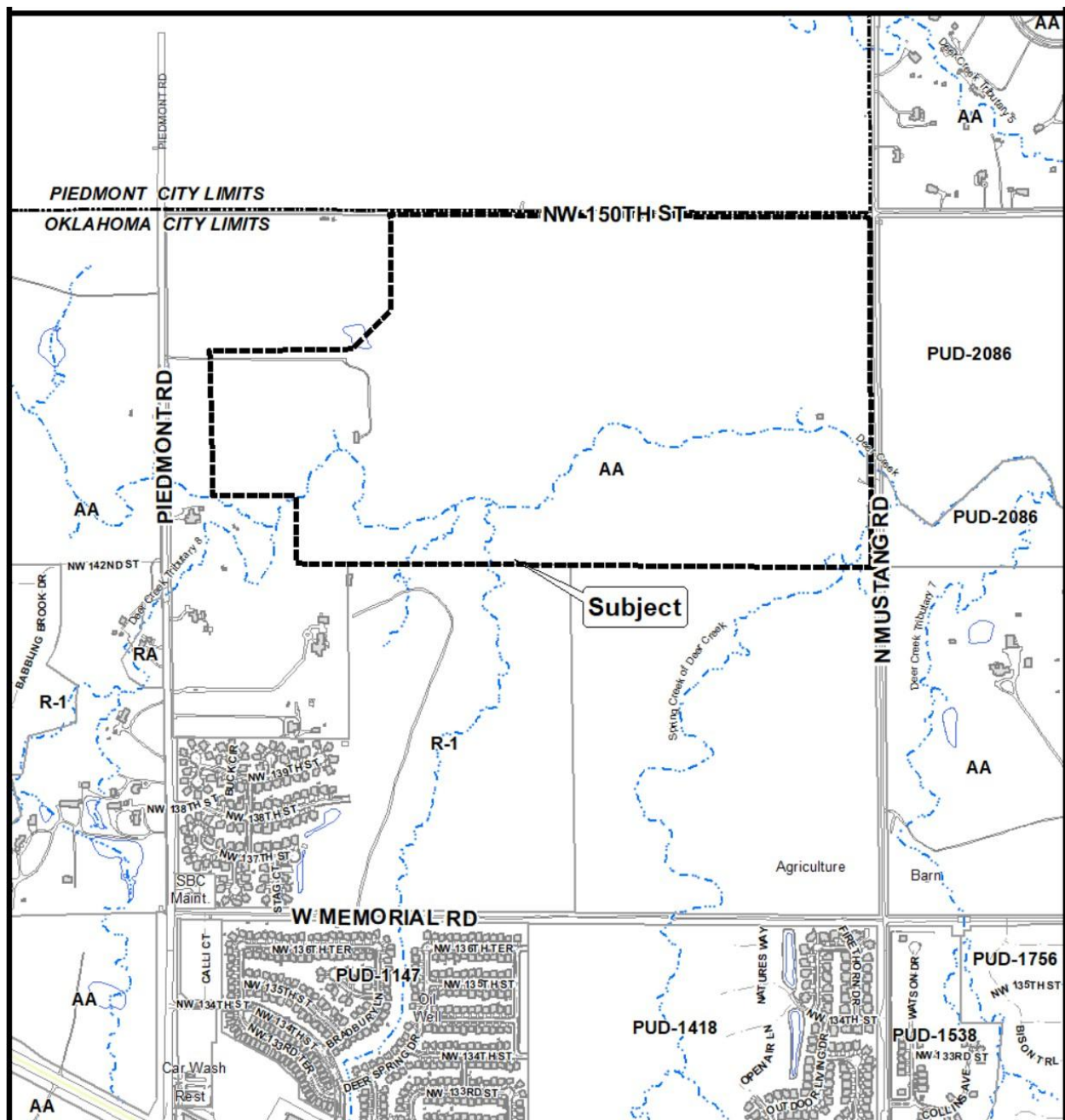
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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

18. (PC-11008) Application by WLW Properties LLC, to rezone 14599 North Mustang Road from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY HARRISON

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. 18.

(PC-11008) Application by WLW Properties LLC, to rezone 14599 North Mustang Road from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Kendall Dillon
Crafton Tull
405-787-6270

2. Case History

This is a new application.

This application is associated with adjacent rezoning applications (PC-11006 and PC-11007), and a request to amend the comprehensive plan by removing the Urban Future Land Use Typology Layer from the application sites (CPA-26-00012).

3. Reason for Request

The purpose of this application is to allow residential development, specifically single-family residential.

B. EXISTING CONDITIONS:

1. Size of Site: 265.15 Acres

2. School District: Piedmont

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	Piedmont	PUD-2086	AA, R-1	AA
Land Use	Undeveloped	Undeveloped	Undeveloped	Undeveloped Residential	Undeveloped Residential

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

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide

horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services. Land assembly is one of the most difficult tasks associated with effective land development. To the extent parcels become fragmented, the potential to efficiently urbanize UF areas is compromised due to the challenges of land assembly. Urban Future areas may have access to the City's public water supply or sanitary sewer systems but not both and typically don't have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to planokc. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

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) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 8) 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.
- 9) 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.

- 10) 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.
- 11) 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.
- 12) 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.
- 13) All private roads and streets shall have a private storm sewer system.

3. Utilities Department:

a. Water Availability:

- 1) An existing 16-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.

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

b. Wastewater Availability:

- 1) An existing 27-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

4. Planning Department:

a. Comprehensive Plan Considerations

The site is within the Urban Low Intensity LUTA and in an area where the comprehensive plan applies the Urban Future (UF) Layer. An application to amend planokc and remove the UF layer is associated with this request (CPA-2026-00012). If the layer is lifted, Urban Low LUTA policies will apply.

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain associated with Deer Creek are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available south of the site.

Location:

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

The subject site is located at the southwest corner of North Mustang Road and NW 150th Street, both arterial streets in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development. *The proposed R-1 District allows for densities within the UL Intensity LUTA range. The number of lots and subdivision design would be determined at the platting stage.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The subject site is located at the southwest corner of North Mustang Road and NW 150th Street, both arterial streets in the Urban Low Intensity LUTA. The site does not currently have improved access from either street. Access will be per Code and Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. Sidewalk requirements would be per Code and cannot be stipulated in a base zoning request.

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

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The proposed R-1 District regulations differ from the abutting AA District in lot sizes (minimum 6,000 square feet compared to 5 acres); lot coverage (50% compared to 5%); street frontage, and setbacks. Building heights are similar. Abutting land is primarily utilized for agricultural purposes, but is proposed to be rezoned to the R-2 District and C-3 District (west), and for residential development in proposed PUD-2141 (south). No other triggers requiring mitigation measures related to building scale and site design were identified.*

- 3) **Service Efficiency:**

- Water: *Potential Connectivity or Close to Service or Served*
- Sewer: *Close to Service or Served*
- Fire Service: Rural or Urban 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. *Riparian area is located along the south boundary of the site in the form of floodway and 100-year floodplain associated with Deer Creek. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance could be strengthened by providing a continuous system of open space along the riparian corridor.*
- 5) Transportation System:** The subject site is located at the southwest corner of North Mustang Road and NW 150th Street, both Minor Arterial Streets in the Urban Low Intensity LUTA. Transit (bus) service is not available nearby.
- 6) Other Development Related Policies**
- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
 - Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire Departments are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure. (SU-14)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
 - Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of

culverts or other structures that alter natural streams and require designs that minimize impacts to stream health and function. (G-11)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located at the southwest corner of North Mustang Road and NW 150th Street. The subject site is currently zoned AA and undeveloped. Land to the north, across NW 150th Street, is utilized for agricultural purposes and located within the City of Piedmont. East of the site, across North Mustang Road, is currently undeveloped but was rezoned from AA to PUD-2086 in 2025 to allow single- and two-family residential development. Land to the southeast is currently zoned AA but has requested to be rezoned to PUD-2141 to allow single- and two-family residential, as well. Southwest of the site is primarily utilized for agricultural purposes but also contains two single-family residences.

Land to the northwest is included in separate applications to rezone to the R-1 District (PC-11006). Land to the west is included in a separate application to rezone to the C-3 District (PC-11007). All three applications are within the Urban Low Intensity LUTA and in an area where the comprehensive plan applies the Urban Future (UF) Layer. An application to amend plan **okc** and remove the UF layer is associated with the requests (CPA-2026-00012). If the layer is lifted, Urban Low LUTA policies will apply.

The application seeks to rezone the site from AA to the R-1 District. If the CPA is approved, the request would be consistent with the Urban Low LUTA.

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.

If CPA-26-00012 is denied, denial of the application.

If CPA-26-00012 is approved, approval of the application.

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

gjh

