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The City of
OKLAHOMA CITY

Urban Design Commission Agenda

3:00 PM

July 22, 2026

Council Chambers, City Hall, 200 North Walker Ave., Third Floor

Ashley Dickson, Chair
Tyler Holmes, Vice-Chair
Aimee Ahpeatone
Anthony Blatt
Nathan Cao
Jorge Charneco

Kathryn Friddle, Principal Planner
Michael Philbrick, Senior Planner
Laura Griggs, Senior Planner
Daryl Callaway, Associate Planner
Dustin Parris, Assistant Municipal Counselor
Keith Daniels, Administrative Assistant

PARTICIPANT INSTRUCTIONS

Free parking is available at the Sheridan-Walker Parking Garage (501 West Sheridan Ave, northwest corner of Sheridan and Walker, immediately north of John Rex School). Parking tickets must be validated by City staff before or after the meeting. Only the south entrance to City Hall will be open.

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service, or alternate format of the agenda in order to participate in this meeting should contact the ADA Coordinator of the Planning Department at 405-297-2406 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please contact the ADA department coordinator listed above 48 hours prior to the scheduled meeting.

ADDRESSING THE COMMISSION

Citizens may address the Commission on agenda items by responding to Chair's call for speakers during discussion on each item. All comments must be relevant to the item. The Chair or presiding officer may in his or her discretion prohibit a person from addressing the Commission and/or remove that person from the Council Chambers, if that person commits any disorderly or disruptive behavior. Disorderly conduct includes, but is not limited to, any of the following: speaking without being recognized by the Chair or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chair or presiding officer; engaging in other conduct, activity or speech that delays, pursuant to 21 O.S. §280, disruptive conduct includes any conduct that is "violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others". A person may also be subject to arrest and removal from the Municipal Building for violation of Oklahoma City Municipal Code 2020, §30-81- Disorderly conduct and/or violation of Okla. Stat. tit. 21, §280 – Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees. Please limit your comments to three minutes.

COMMISSION ACTIONS

Official Action can only be taken on items which appear on the Agenda. The Urban Design Commission may adopt, approve, deny, defer, recommend, amend, strike or continue any Agenda item. When more information is needed to act on an item, the Urban Design Commission may refer the matter to Planning Department staff. All items are either approved, denied, continued to a specific later date, or stricken from the Agenda entirely.

**Urban Design Commission
Agenda
July 22, 2026**

I. Call to Order

II. Approval of Minutes

- A. April 22, 2026, meeting.

III. Cases Withdrawn

- A. None.

IV. Continuance Requests

- A. None.

V. Consent Docket (Anyone may request individual consideration of a consent item.)

- A. None.

VI. Cases for Individual Consideration

- A. **SYCA-26-00001 at 1017 S Agnew Avenue (Stockyards City Transitional Development District).** Application by Sara Hanna, Parallel Design for Harvey Ccooper, HILMCO. LLC to: 1a) Demolish the existing wood fence; 1b) Demolish the existing metal outbuilding and the attached lean-to structure; 1c) Demolish the existing wood-framed canopy and corrugated metal roof structure at the west elevation of the existing structure; 1d) Demolish the existing wood-framed awning with shingles at the east elevation of the existing building; 1e) Remove the existing concrete masonry elements adjacent to the raised entry sidewalk and porch at the east elevation of the existing building; 1f) Demolish the existing roof structure on the existing building to clear for the construction of a new roof; 1g) Remove the existing aluminum and glass windows in the existing building; 1h) Demolish the existing concrete slab to the west and north of the existing structure; 1i) Demolish the existing concrete pads in the right-of-way along the north side of SW 10th St; 1j) Demolish the existing driveway, curb cut, and a portion of the sidewalk at the S Agnew Ave frontage; 1k) Demolish the existing driveway and curb cut at the SW 10th St frontage; 1l) Demolish the existing gravel parking lot to the north of the existing building; 2a) Repair and restore the existing masonry, cedar siding, glass block, cast stone sills, wood doors and glazing as needed; 2b) Retain and repair existing cedar board and batten wall at the east elevation and wrap it around the north elevation including new double entry doors; 2c) Install new aluminum framed glazing systems within existing openings; 2d) Reconstruct the existing cedar canopy structure at the east elevation of the existing building; 2e) Infill one existing opening at the south elevation of the existing building with brick to match existing; 2f) Install new overhead door in existing opening at the north elevation; 2g) Install new man door in new opening to the right of the overhead door at the north elevation; 2h) Construct new roof system and structure over the existing building footprint; 2i) Construct a 1,147 sf addition clad in brick

veneer to match existing and ribbed split-face CMU block with cast stone parapet cap; 2j) Construct extended roof elements with steel columns, wood framing, and corrugated metal roofing for a covered patio area to the west and north of the existing building and the addition; and 2k) Install HVAC equipment in an equipment well on the roof of the addition; 3) Construct parking lot; 4a) Construct sidewalk along SW 10th St; 4b) Replace removed sidewalk at the S Agnew Ave frontage; 5) Install parking lot lighting on poles; 6a) Install bicycle racks; 6b) Construct new driveway, curb cut and sidewalk at the S Agnew Ave frontage; 6c) Construct new driveway and curb cut at the SW 10th St frontage; 6d) Construct raised planters around the covered patio area with Corten steel; 6e) Install landscaping, including street trees; 7a) Construct trash enclosure with vertical wood boards; 7b) Construct 8-foot-tall wood fence with gates to enclose the covered patio area; and 7c) Construct 8-foot-tall masonry wall in a breeze block pattern to enclose the covered patio area.

- B. SYCA-26-00002 at 1400 S Agnew Avenue (Stockyards City Transitional Development District).** Application by Jo Slama, Wiens Properties, LLC to: Renovate the existing building as described: 1a) Remove the existing metal mansard roof; 1b) Installing new storefront glazing with transom glass in the existing openings at the north and west elevations; 1c) Installing new brick veneer with cast stone accents to create columns at the north and west elevations; 1d) Install new entries at the north elevation and at the chamfered northwest corner of the building; 1e) Install new metal awnings with hanger rods at the north and west elevations; 2) Install two lighting fixtures at the chamfered northwest corner of the building.

VII. Other Business

- A. None.**

VIII. Communications

A. Administrative Approval Report

Scenic River Cases:

- 1. SRCA-25-00010(R1) at 1208 W Reno Avenue (Farmers Market District).** Application by Lori Bollinger, Junction Coffee Roasters, for Joshua Livingston, Klein Reno LLC, to: 1) Revise project to replace the overhead door installation with the installation of a new man door on the east façade.
- 2. SRCA-25-00012 at 2309 S Hudson Avenue (Western Gateway).** Application by Yassine Attaoui to: 1) Construct 2400 sq ft building clad with batten board, with wall sconce at entry; 2) Construct parking lot; 3) Install 8' tall fence and gate; 4) Construct 5' wide sidewalk along S Hudson Ave; and 5) Install landscaping, including street trees.
- 3. SRCA-25-00014 at 2016 SW 10th Street (Stockyards).** Application by Mike Arora, Golden Wealth Management, LLC, to: 1) Construct two (2) four-unit apartment buildings; 2) Construct parking lot; 3) Construct

sidewalk along SW 10th St; 4) Construct dumpster enclosure; 5) Install bicycle racks; and 6) Install landscaping, including street trees.

4. **SRCA-26-00001(R1) at 4411 SW 19th Street (Meridian Gateway District).** Application by Dan Brooks, Bob Brooks Motor Co. dba PPR, for Dan Brooks, Mary Brooks Living Trust, to: 1) Revise project to be construct two pre-engineered steel buildings in the northeast portion of the site, Building A, and Building B.
5. **SRCA-26-00009 at 2008 SW 14th Street (Stockyards).** Application by Andrea Weig, Jay London Homes, for Jay London, Jay London Homes, to: 1) Construct 2-story duplex with single car garages; 2) Construct 2 curb cuts, 2 driveways and sidewalks; 3) Install fence; 4) Install HVAC equipment; and 5) Install landscaping, including street trees.
6. **SRCA-26-00010 at 1325 S Central Avenue (Regatta District).** Application by Jeremy Calori, Ally Energy Solutions, for James Wynn, XPO Inc, to: 1) Install generator (NOTE: maximum height 8', fuel container to be adjacent to generator); and 2) Construct 8' tall wood stockade screen fence.
7. **SRCA-26-00011 at 2112 SW 9th Street (Stockyards River District).** Application by Andrea Weig, Jay London Homes, for Jay London, Jay London Homes, to: 1) Construct 2-story duplex with single car garages; 2) Construct 2 curb cuts, 2 driveways and sidewalks; 3) Install fence; 4) Install HVAC equipment; and 5) Install landscaping, including street trees.
8. **SRCA-26-00012 at 2108 SW 9th Street (Stockyards River District).** Application by Andrea Weig, Jay London Homes, for Jay London, Jay London Homes, to: 1) Construct 2-story duplex with single car garages; 2) Construct 2 curb cuts, 2 driveways and sidewalks; 3) Install fence; 4) Install HVAC equipment; and 5) Install landscaping, including street trees.
9. **SRCA-26-00013 at 311 S Klein Avenue (Farmer's Market).** Application by Frances Smith, OKC FMD/FMD Association, for Jody McAnally, Big Dog Holding Co, to: 1) Install 6 barn quilt art panels on north facade.

Stockyards City Cases:

10. **SYCA-23-00001 (Phase 1) at 904 & 918 S Agnew Avenue, 1007 S Agnew Avenue, 2201-2215 SW 9th Street, 2201 Exchange Avenue, 2202-2300 Exchange Avenue, and 1101-1109 S Youngs Blvd (Stockyards City Transitional).** Application by Debbie Miller, City of Oklahoma City Public Works Department to: Exchange Ave (from S Agnew Ave to S Youngs Blvd): 1) Asphalt cold mill and 2" overlay over traffic lanes; 2) Construct concrete angled parking on both sides of

Exchange Ave; 3) Construct concrete sidewalk area at the northeast corner of Exchange Ave and S Agnew Ave; 4) Install roadway and parking striping, crosswalks, and bicycle lanes; 5) Install sod at the northwest corner of Exchange Ave and S Youngs Blvd; 6) Construct ADA access ramps at the northwest corner of Exchange Ave and S Youngs Blvd; 7) Remove and relocate existing bus stop and signage; 8) Install 16 raised concrete landscape planters at the intersection of Exchange Ave and S Agnew Ave; East side of S Agnew Ave (north of SW 9th St): 9) Remove 80 feet of existing curb and gutter and 30 feet of sidewalk and construct new driveway on the east side of S Agnew Ave just north of SW 9th St; 10) Remove existing driveway on the east side of S Agnew Ave; 11) Install new gates in the existing fence on the east side of S Agnew Ave to align with the new driveway; 12) Remove existing gates at the existing driveway to be removed and replace with new chain link fencing; West side of S Agnew Ave (at 1007 S Agnew Ave): 13) Remove existing driveway and relocate/reconstruct new concrete driveway; West side of S Youngs Blvd (from project boundary south to midblock between SW 10th St and SW 11th St at Matchline C): 14) Remove existing asphalt and construct asphalt pavement from project boundary to north curb line of SW 9th St; 15) Asphalt mill and overlay from north curbline on SW 9th St to Matchline C; 16) Remove fence post, chain link gate, and gravel drive; 17) Remove roadway luminaire from existing post (post to remain); 18) Install new LED lighting fixture on the existing light post; 19) Construct six-foot-wide sidewalk along S Youngs Blvd; 20) Install sod between the curb and the new sidewalk; 21) Install new chain link fencing to replace the remove chain link gate; 22) Relocate water meter and water valve; 23) Construct ADA curb ramps at the northwest and southwest corners of SW 9th St and S Youngs Blvd; 24) Construct ADA curb ramps at the northwest and southwest corners of SW 10th St and S Youngs Blvd; 25) Remove existing driveway and replace with new concrete driveway; 26) Remove tree north of this driveway; North end of the project (in the River Park): 27) Construct 10' foot wide decomposed granite trail from the north end of S Youngs Blvd to the asphalt parking lot off of S Agnew Ave (with a pipe gate north of S Youngs Blvd); 28) Construct gravel drive off of decomposed granite trail; 29) Install new LED fixtures on two existing utility poles; 30) Install one standard light pole assembly with LED fixture; and 31) Install a box inlet with grate and three prefab culverts.

11. **SYCA-25-00002(R1) at 2108 SW 11th Street (Stockyards City Transitional Development District).** Application by Hollie Hunt, hjh Designs, for Micky Schroeder, DeShields Harvey L Rev Trust, to: 1) Change the roof from a shed roof to a gable roof.

Urban Design Cases:

12. **UDCA-26-00007(R1) at 817 NW 6th Street (Cottage District).** Application by Vincent Le, Northline Ventures, LLC, for Vincent Le, Dwellings at SOSA HOA, to: 1) Convert vehicle access gate at the driveway entry from a swinging gate to a sliding gate.
13. **UDCA-26-00008(R1) at 832 NW 7th Street (Cottage District).** Application by Veronica Wisniewski, Monica L. Brown Rev Trust, to: 1) Remove the proposed stairs at the east side of the deck.
14. **UDCA-26-00009 at 1101 NW 23rd Street (Asian District).** Application by Robert Arreaga, 405 Signs, for Tony Lam, Y & Q Properties, LLC, to: 1) Install one attached wall sign at the west elevation; and 2) Install one attached wall sign at the east elevation.
15. **UDCA-26-00010 at 621 NW 6th Street (Cottage District).** Application by Casey Butner, Butner Brothers, LLC, for J. Finley, FinBaer, LLC, to: 1) Install attached wall sign at the east elevation. (Note: This case has been appealed to the BOA).
16. **UDCA-26-00011 at 132 NW 23rd Street (Uptown NW 23rd St).** Application by Kenny Syers, Signs & Wonders, LLC, for Linda Jensen, LMJ Sooner Than Later, LLC, to: 1) Install a new freestanding ground sign at the northwest corner of the site (replacing similar sign at same location that was demolished in a crash).
17. **UDCA-26-00012 at 2340 NW 23rd Street (Uptown NW 23rd St).** Application by Donny Ho, Blue Diamond Studio, for Tien Nguyen, TNT Commercial Properties, to: 1) Install one attached wall sign at the north elevation.
18. **UDCA-26-00015 from 3 SE 25th Street to 435 SW 25th Street & 2600 S Walker Avenue (Capitol Hill).** Application by Debbie Miller, City of Oklahoma City Public Works Department to: 1) Remove and replace existing concrete sidewalks (with colored concrete at select locations), curb and gutter; 2) Apply new asphalt overlay on SW 25th St (from S Walker Ave to S Shields Blvd); 3) Install new on-street ADA parking stalls with accompanying ADA access ramps with colored concrete; 4) Construct new ADA access ramps in the sidewalk with colored concrete at street and alley intersections; 5) Construct four bus stop pads (bus shelters not included); 6) Install brick pavers; 7) Paint centerline striping, crosswalks, parking stalls, and bike lanes; and 8) Install drainage improvements.

B. Comments from Planning Department Staff

C. Comments from Commission Members

D. Next Meeting Date

1. The next regular Commission meeting is **Wednesday, August 26, 2026**. New applications were to have been submitted to staff by **4:00 p.m., Tuesday, July 21, 2026**. Revisions and information on continued

projects are to be submitted by **Tuesday, July 28, 2026.**

IX. Adjourn