



**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>

<b>Staff Use Only:</b>	
Case No.:	SPUD 1600
File Date:	9 JAN-24
Ward No.:	4
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	SPUD-433/R-2
Overlay:	---

**APPLICATION FOR SPUD ReZONING**  
**Simplified Planned Unit Development District**

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

ReZoning Area (Acres or Square Feet) \_\_\_\_\_

Summary Purpose Statement / Proposed Development \_\_\_\_\_

**REQUIREMENTS FOR SUBMITTAL:**

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- 5.) One (1) Signed and Notarized copy of “Affirmation” that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to “City Treasurer”)

**Property Owner Information (if other than Applicant):**

 owner of Starlow LLC  
 \_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant's Name (please print)

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 Applicant's Mailing Address

\_\_\_\_\_  
 City, State, Zip Code

\_\_\_\_\_  
 City, State, Zip Code

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email

\_\_\_\_\_  
 Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Doc # 2007092444  
Bk 10525  
Pg 1349-1351  
DATE 06/26/07 15:24:29  
Filing Fee \$17.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

When recorded, return to: Arthur F. Hoge, III, Mee, Mee & Hoge  
1900 NW Expressway, #1400  
Oklahoma City, OK 73118

Mail tax statements to Buyer: Oplow, L.L.C., Manager for  
Starlow, L.L.C.  
1230 Westchester Dr.  
Oklahoma City, Oklahoma 73114

## **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT MEDLOW, L.L.C., an Oklahoma limited liability company, of Oklahoma County, State of Oklahoma, party of the first part, in consideration of the sum of Ten and No/100 Dollars and other considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto:

STARLOW, L.L.C., an Oklahoma limited liability company,

of Oklahoma County, State of Oklahoma, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lots Twenty-two (22) through Twenty-six (26), both inclusive, in Block Seventy-seven (77) in SHIELD'S SOUTH OKLAHOMA CITY ADDITION, to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof,

and

Lots Twenty-nine (29) and Thirty (30) of Block Seventy-seven (77) in SHIELDS SOUTH OKLAHOMA CITY ADDITION, Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof,

LESS AND EXCEPT all minerals and mineral rights heretofore reserved or conveyed of record,

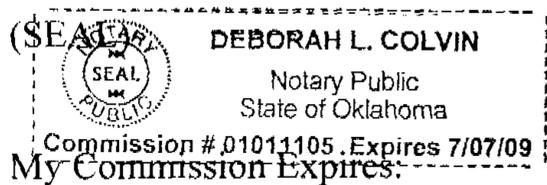
(Exempt Documentary Stamp Tax O.S. Title 68, Article 32 Section 3201)

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature made or suffered to be made by the party of the first part.



L.L.C., and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of OPLOW, L.L.C. as manager for MEDLOW, L.L.C., for the uses and purposes therein set forth.

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



*Deborah L. Colvin*  
\_\_\_\_\_  
Notary Public

Commission No.: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29 AND 30 IN BLOCK 77 IN BLOCKS 48-49-50-77 TO 80 INC. & PART OF BLOCKS 51 & 52 IN SHIELD'S SOUTH OKLAHOMA CITY ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACORDING TO THE RECORDED PLAT THEREOF.

**STARLOW LLC.  
1230 WESTCHESTER DR  
OKLAHOMA CITY OK 73114  
405-810-1150**

January 3<sup>rd</sup> 2024

City of Oklahoma City  
Development Services Department  
Subdivision & Zoning Division  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for rezoning to the City of Oklahoma City for property located on the northeast corner of SE 43<sup>rd</sup> and S Shields.**

**SHIELDS SO OKLA CITY 077 000 LOTS 22 THRU 24  
SHIELDS SO OKLA CITY 077 000 LOTS 25 & 26  
SHIELDS SO OKLA CITY 077 000 LOTS 29 & 30**

To Whom it May Concern:

As owner of the subject property planned for rezoning, I hereby authorize OKD Holdings, LLC / Misha Goli, to act as agents on my behalf in the preparation, filing and representation of the above referenced applications to the City of Oklahoma City.

If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully,



Brian D Winslow

**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 4 day of Jan, 2024

M. G. Gil  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Cleveland, on the 4 day of January, 2024.

My Commission Expires:  
6.14.26

Rachelle Cook  
Notary Public  
Commission # 18005961



Owner	Mailing Address	City	State	Zip Code	Legal Description
AMBROSIO, ANGEL & MIGUEL ANTONIO GENARO MARTINEZ & DEL CARMEN MARIA	4940 S WALKER AVE	OKLAHOMA CITY	OK	73109-7705	SHIELDS SO OKLA CITY 078 000 LOTS 35 & 36
APLICANO JOSE M	230 SE 43RD ST	OKLAHOMA CITY	OK	73129-3034	SHIELDS SO OKLA CITY 078 000 LOTS 7 & 8
BERNAL, FRANCISCO & ELIA	4212 S SHIELDS BLVD	OKLAHOMA CITY	OK	73129	SHIELDS SO OKLA CITY 076 000 LOTS 24 & 25
BORRON PAUL J	226 SE 43RD ST	OKLAHOMA CITY	OK	73129-3034	SHIELDS SO OKLA CITY 078 000 LOTS 9 & 10
BRAMBILA, JACQUELINE E	PO BOX 902	QUINTON	OK	74561	SHIELDS SO OKLA CITY 077 000 LOTS 31 & 32
CANEDO, JUAN	231 SE 44TH ST	OKLAHOMA CITY	OK	73129	SHIELDS SO OKLA CITY 078 000 LOTS 37 & 38
CASTILLO GABRIEL	3905 SW 27TH PL	OKLAHOMA CITY	OK	73108-4623	SHIELDS SO OKLA CITY 078 000 LOTS 39 & 40
CASTILLO JOSE & MARIA	4220 S SHIELDS BLVD	OKLAHOMA CITY	OK	73129	SHIELDS SO OKLA CITY 076 000 LOTS 26 27 & 28
COOPER MELVIN L	424 SE 49TH ST	OKLAHOMA CITY	OK	73129-5508	SHIELDS SO OKLA CITY 077 000 LOTS 5 & 6
COOPER MELVIN L & LORECE	221 SE 42ND ST	OKLAHOMA CITY	OK	73129-3029	SHIELDS SO OKLA CITY 076 000 LOTS 31 32 & 33
DRURY PROPERTIES LLC	221 SE 42ND ST	OKLAHOMA CITY	OK	73129-3029	SHIELDS SO OKLA CITY 076 000 LOTS 29 & 30
G PERRA INC	210 PARK AVE STE 2175	OKLAHOMA CITY	OK	73102-5629	SHIELDS SO OKLA CITY 052 000 LOTS 4 & 5
GONZALEZ ANGEL J & SALAS JASMIN	4300 S SHIELDS BLVD	OKLAHOMA CITY	OK	73129-2864	SHIELDS SO OKLA CITY 077 000 LOTS 15 & 16
HURTADO RAMIREZ RAUL	239 SE 43RD ST	OKLAHOMA CITY	OK	73129	SHIELDS SO OKLA CITY 077 000 LOTS 41 & 42
J1K LLC C/O SAVAGE SAVAGE AND BROWN INC	230 SE 42ND ST	OKLAHOMA CITY	OK	73129-3030	SHIELDS SO OKLA CITY 077 000 LOTS 7 & 8
KINNEY ENTERPRISES 2 LLC	916 N MAIN ST	STILLWATER	OK	74075-3621	SHIELDS SO OKLA CITY 051 000 LOTS 1 THRU 10 PLUS LOTS13 THRU 17 PLUS LOTS 38 THRU 46
MAC RENTALS LLC	PO BOX 5633	EDMOND	OK	73083	SHIELDS SO OKLA CITY 077 000 LOTS 39 & 40
MCDONALDS CORPORATION C/O MCDONALDS CORPORATION 35-0165	PO BOX 892616	OKLAHOMA CITY	OK	73189	SHIELDS SO OKLA CITY 077 000 LOTS 3 & 4
MEDINA, ROSA	110 N CARPENTER ST	CHICAGO	IL	60607	SHIELDS SO OKLA CITY 078 000 LOTS 11 THRU 26 & LOTS 29 THRU 32
MUNOZ SERGIO LEDEZMA & LEDEZMA PAULINA J CAMPOS DE	9401 OLDE TUSCANY RD	OKLAHOMA CITY	OK	73169	SHIELDS SO OKLA CITY 078 000 LOTS 33 & 34
PALACIOS CARLOS LOPEZ	231 SE 42ND ST	OKLAHOMA CITY	OK	73129-3029	SHIELDS SO OKLA CITY 076 000 LOTS 36 37 & 38
PALACIOS SILVIA	226 SE 42ND ST	OKLAHOMA CITY	OK	73129-3030	SHIELDS SO OKLA CITY 077 000 LOTS 9 10 & 11
PANDO JESUS A & PANDO ROSA	1021 SW 58TH ST	OKLAHOMA CITY	OK	73109-4711	SHIELDS SO OKLA CITY 077 000 LOTS 33 & 34
PRAIRIE PROPERTY SOLUTIONS LLC	305 SW 103RD ST	OKLAHOMA CITY	OK	73139-9016	SHIELDS SO OKLA CITY 076 000 LOTS 39 & 40
PRESTIGE DEVELOPMENT LLC	PO BOX 515	OKLAHOMA CITY	OK	73101	SHIELDS SO OKLA CITY 076 000 LOTS 34 & 35
ROGERS OIL CO INC	4864 BISMARC DR	DEL CITY	OK	73115-4414	SHIELDS SO OKLA CITY 077 000 LOTS 12 13 & 14
SERRATO ESTEBAN & SERRATO LORENA	PO BOX 1254	OKLAHOMA CITY	OK	73101	SHIELDS SO OKLA CITY 052 000 LOTS 9 & 10
SILVA LUIS RANGEL & RANGEL MARIA D	716 SW 33RD ST	OKLAHOMA CITY	OK	73109-2522	SHIELDS SO OKLA CITY 077 000 LOTS 37 & 38
	24745 SANDSTONE LN	BLANCHARD	OK	73010	SHIELDS SO OKLA CITY 078 000 LOTS 5 & 6

STARLOW LLC ATTN OPLOW LLC  
MANAGER

VENICE INVESTMENTS LLC

WORNICK TAMARA LEANNE

1230 WESTCHESTER DR

133 S BRENTWOOD DR

227 SE 43RD ST

OKLAHOMA CITY OK

OKLAHOMA CITY OK

OKLAHOMA CITY OK

73114-1215 SHIELDS SO OKLA CITY 077 000 LOTS 25 & 26

73139-8807 SHIELDS SO OKLA CITY 053 000 LOTS 8 & 9

73129-3033 SHIELDS SO OKLA CITY 077 000 LOTS 35 & 36

## ***SPUD-433 MASTER DESIGN STATEMENT***

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

### **I. Special Development Regulations**

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

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2020, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

Administrative and Professional Offices (59-8300.1)

Retail Sales and Services: General (59-8300.63)

Medical Services: Restricted (59-8300.53)

Medical Services: General (59-8300.52)

Personal Services: Restricted (59-8300.59)

**Eating Establishments: Drive-In (59-8300.34)**

2. Maximum Building Height: Per Ordinance
3. Maximum Building Size: Per Ordinance
4. Maximum Number of Buildings: One
5. Building Setback Lines: Per Ordinance
6. Sight-proof Screening: No less than a six-foot and no greater than an eight-foot high fence or wall should be provided along the boundary of this parcel where it is adjacent to any residential use. Said wall should be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and should be solid and opaque.
7. Landscaping: Landscaping will comply with the ordinance in effect at the time of Development.
8. Signs: All freestanding signs within this SPUD should be ground (monument) Signs with the maximum size being **twelve** feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs should be allowed.
9. Access: One ingress/egress point on SE 43rd Street at the west end of the Property, one ingress/egress point on SE 43<sup>rd</sup> Street at the east end of the property.

II. Other Development Regulations:

1. Architecture: **Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, EIFS (Exterior Insulation Finish System), and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Concrete block buildings shall not be permitted.**
2. Lighting: To minimize light spillover on residential uses, outdoor lights within the SPUD should be directed away from any adjacent residential properties. To accomplish this, lights should utilize shields, shades, or other appropriate methods of directing light beams.
3. Open Space: 10% of site
4. Dumpsters: Dumpsters should be located within an area screened by a Six to eight-foot high fence or masonry wall that screens the dumpster from public streets and residences.
5. Street Improvements: N/A
6. Sidewalk: A five-foot sidewalk should be constructed on the arterial street or a six foot sidewalk should be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. A four-foot sidewalk should be constructed on the interior street.

III. Reversion:

If development of this SPUD does not commence within five years of its adoption by the City Council the site shall henceforth be developed in accordance with the SPUD-94 & R-2 District use and development regulations and be subject to the regulations in Section 14100 of Chapter 59 of the Planning and Zoning Code. For purposes of this provision, development shall be deemed to have commenced upon the issuance of a City permit for fences, driveways, etc., or upon the issuance of a City building permit for any structure or development within this SPUD.

IV. Supporting Documents:

Exhibit A: Legal Description  
Exhibit B: Site Plan

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29 AND 30 IN BLOCK 77 IN BLOCKS 48-49-50-77 TO 80 INC. & PART OF BLOCKS 51 & 52 IN SHIELD'S SOUTH OKLAHOMA CITY ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACORDING TO THE RECORDED PLAT THEREOF.