



**The City of Oklahoma City**  
**Development Services 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

Staff Use Only:	10959
Case No.: PC -	
File Date:	1-16-25
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	Yukon
Extg Zoning:	I-2
Overlay:	

NW 10th & JKT  
 Project Name

10931 NW 10th St.  
 Address / Location of Property to be Rezoned

heavy industrial  
 Purpose Statement / Proposed Development

I-3 Heavy Industrial  
 Proposed Zoning District

vacant  
 Present Use of Property

8.61 acres  
 ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- 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.
- 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.
- 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.
- A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

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

Shyr Company, LLC  
*Name*

3462 77th Place SE  
*Mailing Address*

Mercer Island, WA 98040  
*City, State, Zip Code*

\_\_\_\_\_  
*Phone*

\_\_\_\_\_  
*Email*

Mark Grubbs  
*Signature of Applicant*

Grubbs Consulting, LLC  
*Applicant's Name (please print)*

1800 S. Sara Road  
*Applicant's Mailing Address*

Yukon, OK 73099  
*City, State, Zip Code*

405-265-0641  
*Phone*

mark.grubbs@gc-okc.com  
*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.



# Not Official

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantors do hereby bind themselves their respective heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

For the same consideration, Grantors hereby quitclaim all interest, if any, of Grantors in strips or gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road, or right-of-way, opened or proposed, abutting or adjacent to the Property.

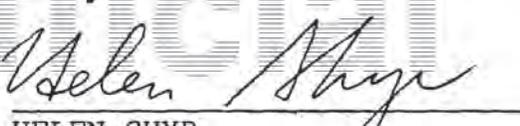
Executed on the date or dates acknowledged below, to be effective as of the 21<sup>ST</sup> day of MAY, 2008.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT.

NO DOCUMENTARY STAMPS NECESSARY 68 O.S. 3202(4).

GRANTORS:

  
YEN SHYR

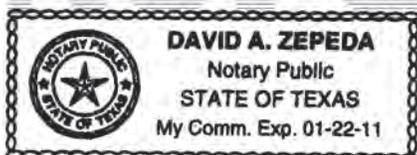
  
HELEN SHYR

Not Official

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 21<sup>ST</sup>  
day of MAY, 2008, by YEN SHYR.



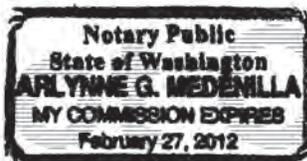
*David A. Zepeda*  
Notary Public in and for the  
State of Texas

Not Official

ACKNOWLEDGMENT

THE STATE OF WASHINGTON §  
§  
COUNTY OF KING §

This instrument was acknowledged before me on the 16<sup>th</sup>  
day of May, 2008, by HELEN SHYR.



*Arlyne G. Medenilla*  
Notary Public in and for the  
State of Washington

Not Official

# Not Official

## EXHIBIT "A"

### TRACT I:

A tract of land in the SE 1/4 of Section 27, T-12-N, R-5-W, I.M., Canadian County, Oklahoma being more particularly described as;

Commencing at the NE Corner of the SE 1/4 (NE Corner being a 1/2" Capped Iron Pin); Thence N 89°54'01" W on the North Line of said SE 1/4, a distance of 1422.54 feet to a point on the West Right-of-Way Line of the John Kilpatrick Turnpike, being the True Point or Place of Beginning; Thence continuing N 89°54'01" W on the North Line of said SE 1/4, a distance of 1243.92 feet to the NW Corner of said SE 1/4; Thence S 00°12'58" E on the West Line of said SE 1/4, a distance of 1276.23 feet to a point on the North Right-of-Way Line of State Highway No. 4; Thence S 48°16'54" E, a distance of 1268.93 feet to a point; Thence Southeasterly on a curve to the left on the North Right-of-Way of State Highway No. 4, having a radius of 1854.56 feet (a Chord Bearing of S 53°21'28" E and a chord length of 327.65 feet), for an arc length of 328.07 feet to a point on the West Right-of-Way Line of the John Kilpatrick Turnpike; Thence N 20°43'42" E on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 92.16 feet to a point; Thence Northwesterly on a curve to the left on the West Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 22668.31 feet (a Chord Bearing of N 02°46'25" W and a chord length of 568.00 feet), for an arc length of 568.01 feet to a point; Thence N 00°08'07" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 342.40 feet to a point; Thence S 89°43'12" E on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 20.00 feet to a point; Thence N 00°12'19" E on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 1318.21 feet to the Point or Place of Beginning  
Containing 2,244,856.31 square feet or 51.53 acres more or less.

### TRACT II:

A tract of land in the SE 1/4 of Section 27, T-12-N, R-5-W, I.M., Canadian County, Oklahoma being more particularly described as;

Commencing at the SE Corner of said SE 1/4 (SE Corner being a 3/8" Iron Pin); Thence N 00°18'21" W on the East Line of said SE 1/4, a distance of 50.00 feet to the True Point or Place of Beginning; Thence N 00°18'21" W on the East Line of said SE 1/4, a distance of 2588.46 feet to the NE Corner of said SE 1/4; Thence N 89°54'01" W on the North Line of said SE 1/4, a distance of 1146.99 feet to a point on the East Right-of-Way Line of the John Kilpatrick Turnpike; Thence S 05°54'32" E on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 1185.44 feet to a point; Thence S 11°04'09" E on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 914.52 feet to a point; Thence S 01°47'17" E on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 477.59 feet to a point on the North Right-of-Way Line of State Highway No. 4; Thence Southeasterly on a curve to the left on the North Right-of-Way Line of State Highway No. 4, having a radius of 1854.63 feet (a Chord Bearing of S 84°29'00" E and a chord length of 354.61 feet), for an arc length of 355.15 feet to a point of Tangency; Thence S 89°57'48" E on the North Right-of-Way of State Highway No. 4, a distance of 495.30 feet to the Point or Place of Beginning.

Containing 2,564,740.01 square feet or 58.88 acres more or less.

# Not Official

TRACT III:

A tract of land in the SE 1/4 of Section 27, T-12-N, R-5-W, I.M., Canadian County, Oklahoma being more particularly described as;

Beginning at the SW Corner of said SE 1/4 (SW Corner being a 3/8" Iron Pin); Thence N 00°12'17" W on the West Line of said SE 1/4, a distance of 1117.36 feet to a point on the South Right-of-Way Line of the Chicago Pacific Railroad; Thence S 48°15'53" E on the South Right-of-Way Line of the Chicago Pacific Railroad, a distance of 1488.42 feet to a point on the West Right-of-Way Line of the John Kilpatrick Turnpike; Thence S 41°37'20" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 20.24 feet to a point; Thence Southwesterly on a curve to the right on the West Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 185.00 feet (a Chord Bearing of S 65°50'05" W and a chord length of 151.75 feet), for an arc length of 158.36 feet to a point; Thence N 89°57'08" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 20.15 feet to a point; Thence S 00°14'52" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 50.00 feet to a point on the South Line of said SE 1/4; Thence N 89°57'24" W on the South Line of said SE 1/4, a distance of 934.45 feet to the Point or Place of Beginning.

Containing 676835.82 square feet or 15.54 acres more or less.

# Not Official

env  
 Ret: Brousseau Graham & Dootey  
 300 Knox Place  
 4045 N. Central Expressway  
 Dallas, TX 75205

# Not Official

# Not Official

## LEGAL DESCRIPTION

### I-3 Zoning TRACT

A tract of land in the Southeast Quarter (SE/4) of Section 27, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest Corner of said SE/4 (Southwest Corner being a 3/8" Iron Pin);

Thence N 00°12'17" W on the West line of said SE/4 a distance of 1117.36 feet to a point on the South right-of-way line of the Chicago Pacific Railroad;

Thence S 48°15'53" E on the South right-of-way line of the Chicago Pacific Railroad a distance of 537.74 feet;

Thence S 00°12'17" E a distance of 759.69 feet;

Thence N 89°57'24" W on the South line of said SE/4 a distance of 400.00 feet to the point or place of beginning, containing 375,407 square feet or 8.6182 acres more or less.

**Shyr Company, LLC  
3462 77<sup>th</sup> Place SE  
Mercer Island, WA 98040**

January 8, 2025

Planning Department  
Subdivision & Zoning  
420 W. Main Street, 9<sup>th</sup> Floor  
OKC, OK 73102

**RE: Letter of Authorization for rezoning property located in the vicinity of NW 10<sup>th</sup> & John Kilpatrick Turnpike in Oklahoma City**

To Whom it May Concern:

As Member/Manager for Shyr Company, LLC, owner of the below described property, I hereby authorize Grubbs Consulting, LLC to act as agent on their behalf in the preparation, filing and representation of the above referenced application to the City of Oklahoma City.

Parcel ID: 90149070

Legal: T12N R05W S27 SE4 A#12 PT SE4 - BEG @ SW/C, TH N1117.36' SE1488.42'  
SW20.24' SW CURV/R 156.36' W20.15' S50' W934.45' TPB

Respectfully,

  
Hwei-Fen Shyr, Manager  
Shyr Company, LLC



January 16, 2025

**To: Subdivision & Zoning  
9<sup>th</sup> Floor, 420 W. Main  
OKC  
(405) 297-2623**

**From: Terri Massey  
[tmassey@gc-okc.com](mailto:tmassey@gc-okc.com)  
405-265-0641 x 109**

**TRANSMITTAL LETTER**

**Via: E-Mail**

**Re: Rezoning Application for 10931 NW 10<sup>th</sup> Street**

---

**Attachments:**

- 1 copy of rezoning application
  - 1 copy of Legal Description & Site Exhibit of Subject Property
  - 1 copy of letter of authorization
  - 1 copy of deed
  - 1 copy of ownership list with certification
- 

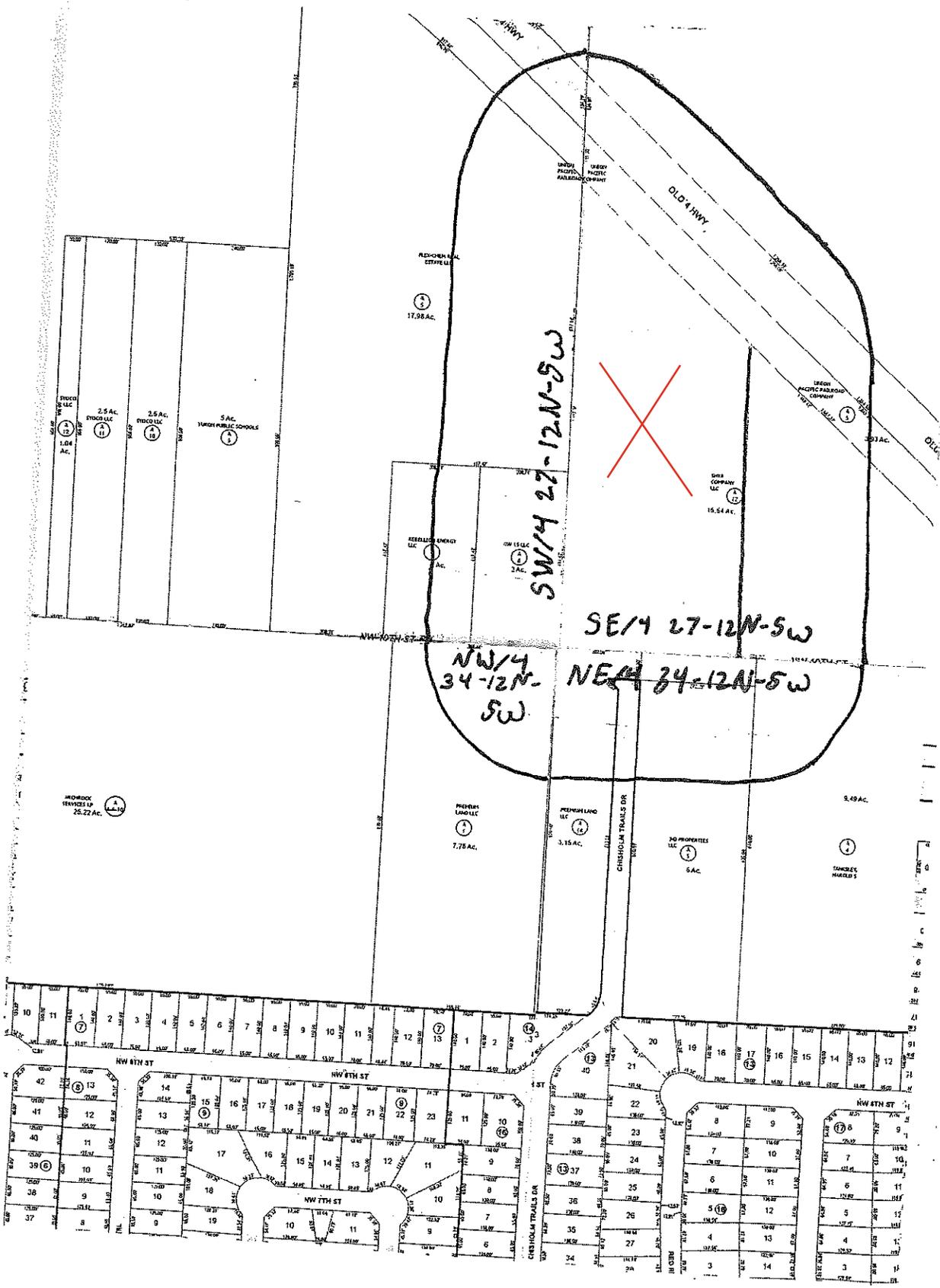
**Comments:** Please accept the attached rezoning application along with the supporting documents for placement on the February 27, 2025, Planning Commission docket. The filing fee of \$1500 will be remitted once the invoice with case number is provided. The legal description in Word Format is also included along with the ownership list in Excel Format. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks!

*tmassey*



<b>Owner</b>	<b>Mailing Address</b>	<b>Legal Description</b>
SHYR COMPANY LLC ATTN: HWEI-FEN SHYR	3462 77TH PL SE.MERCER ISLAND.WA.98040	PT SE/4 27-12N-5W (A#12 ON THE MAP) - INCLUDES SUBJECT PROPERTY
UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1690.OMAHA.NE.68178	PT SE/4 27-12N-5W (A#5 ON THE MAP) AND PT SW/4 27-12N-5W (A#4 ON THE MAP)
BERNARD PHILLIPS	931 HORTON RD.JACKSON.MI.49203	PT SE/4 27-12N-5W (A#6 ON THE MAP)
STATE HIGHWAY	200 N 21ST STREET.OKLAHOMA CITY.OK.73105	PT SW/4 27-12N-5W (A#3 ON THE MAP)
DACT LLC	11926 SW 15TH TER.YUKON.OK.73099	PT SE/4 27-12N-5W (A#10 ON THE MAP)
LARRY E. JELINEK AND NORA G. JELINEK, TRUSTEES OF THE LARRY E JELINEK LIVING TRUST	11701 NW 10TH.YUKON.OK.73099	PT SW/4 27-12N-5W (A#2 ON THE MAP)
FLEX-CHEM REAL ESTATE LLC	PO BOX 1647.WEATHERFORD.OK.73096	PT SW/4 27-12N-5W (A#5 ON THE MAP)
REBELLION ENERGY LLC	1401 17TH ST STE 1000.DENVER.CO.80202	PT SW/4 27-12N-5W (A#7 ON THE MAP)
GW 15 LLC	3801 SPRINGDALE RD.ARDMORE.OK.73401	PT SW/4 27-12N-5W (A#6 ON THE MAP)
PREMIUM LAND LLC	PO BOX 6718.EDMOND.OK.73083	PT NW/4 34-12N-5W (A#1 ON THE MAP) AND PT NE/4 34-12N-5W (A#14 ON THE MAP)
3-D PROPERTIES LLC	PO BOX 338.EL RENO.OK.73036	PT NE/4 34-12N-5W (A#5 ON THE MAP)
HAROLD S TANKSLEY C/O STEVE TANKSLEY	4013 CHASE CIR.YUKON.OK.73099	PT NE/4 34-12N-5W (A#4 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102	STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



SW/4 27-12N-5W

SE/4 27-12N-5W

NW/4 34-12N-5W

NE/4 34-12N-5W



OLD HWY

CHISHOLM TRAILS DR

17.38 AC

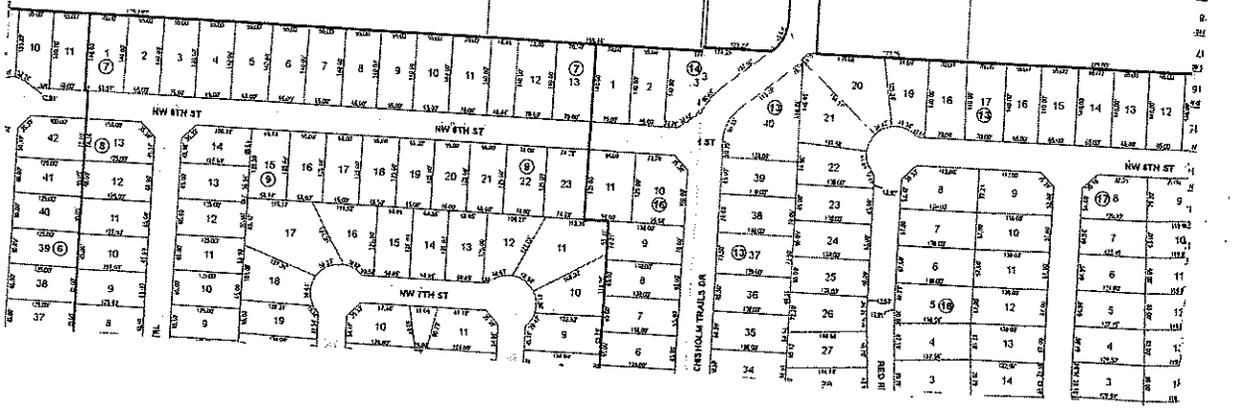
15.54 AC

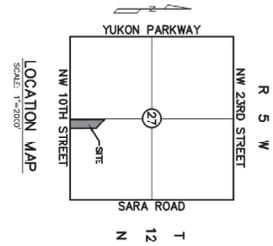
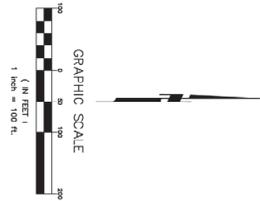
7.78 AC

3.15 AC

5.4 AC

5.49 AC





GENESIS

SHEET NUMBER  
**SM**  
24-078

Proj. No.: 24-078  
Date: 1/16/2025  
Scale: (Horiz.) 1"=100'  
(Vert.) N/A  
Drawn By: K.D.  
Checked By: TM  
Approved By: MCO

REVISIONS			
NO.	DESCRIPTION	DATE	

**GENESIS**  
NW 10TH & KILPATRICK TURNPIKE  
OKLAHOMA CITY, OKLAHOMA  
**SITE MAP**



**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649  
REVISED CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. SA-515-E07-000020