

Planning Commission Minutes  
March 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:07 a.m. on March 11, 2024)

14. (SPUD-1605) Application by TG Enterprise Group, LLC and Thomas Wayne Boling to rezone 3305 NW 192nd Street from SPUD-1194 Simplified Planned Unit Development District to SPUD-1605 Simplified Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,  
NOBLE, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**March 14, 2024**

**Item No. IV. 14.**

**(SPUD-1605) Application by TG Enterprise Group, LLC and Thomas Wayne Boling to rezone 3305 NW 192nd Street from SPUD-1194 Simplified Planned Unit Development District to SPUD-1605 Simplified Planned Unit Development District. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	Thomas Boling
Company	TG Enterprise Group, LLC
Phone	(405) 203-5247
Email	tgenterprisegroup@att.net

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow commercial uses, specifically animal grooming, kennel, veterinary services, building maintenance services, building support services, convenience and personal sales, food and beverage retail sales, medical services and consumer repair services.

**D. Existing Conditions**

**1. 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.

**2. Size of Site: 3.50 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	SPUD-1194	PUD-1786	PUD-1786	PUD-1111	PUD-1686
<b>Land Use</b>	Office	Undeveloped	Undeveloped	Residential and Institutional	Undeveloped

## **II. SUMMARY OF SPUD APPLICATION**

- 1.0 This site will be developed in accordance with the regulations of the **O-1 Limited Office District** (OKC Zoning Ordinance, 2020), except that the following will apply:

The following uses will be the only uses permitted on this site:

8300.1 Administrative and Professional Offices  
8300.8 Animal Sales and Services; Grooming  
8300.11 Animal Sales and Services; Kennel and Veterinary, Restricted  
8300.23 Building Maintenance Services  
8300.24 Building Support Services  
8300.32 Convenience Sales and Personal Services  
8300.41 Food and Beverage Retail Sales  
8300.52 Medical Services; General  
8300.61 Repair Services; Consumer

And provided that the following restrictions shall apply:

- 2.0 Maximum Building Height - 35 feet
- 3.0 Maximum Building Size - 6,000 sq. ft.
- 4.0 Maximum Number of Buildings - 8
- 5.0 Building Set Back Lines – Front – 10 feet  
Rear – 10 feet  
Side - 5 feet
- 6.0 Sight Proof Screening - Sight-proof screening shall be in accordance with the base zoning district.
- 7.0 Landscaping – The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.
- 8.0 Signs:
- 8.1 Free Standing accessory signs: One ground sign shall be allowed at the entry drive off NW 192<sup>nd</sup> Street. The sign shall be a maximum 8 feet tall and 100 square feet in area. The sign may advertise any business within this SPUD.
- 8.2 Attached signs: Wall signs shall be permitted for the individual buildings per the base zoning district.

8.3 Non-Accessory Signs: Non-accessory signs/billboards are not permitted.

8.4 Electronic Message Display signs: EMD signs are not permitted.

- 9.0 Access: A common access drive shall be permitted off NW 192<sup>nd</sup> Street with connection to Tract II of PUD-1686 to the west and to the adjoining tract to the north in PUD-1786.

A pedestrian connection along NW 192<sup>nd</sup> Street shall be required to connect to the property to the east.

## **II. OTHER DEVELOPMENT REGULATIONS**

- 1.0 Architecture – Exterior buildings wall finish on all structures shall consist of a minimum 70% brick veneer, stone, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
- 2.0 Open Space – There shall be a minimum of 15% open space.
- 3.0 Street Improvements – One common drive will be allowed off NW 192<sup>nd</sup> Street. Access to buildings will be from common drives and shared parking. Drives and parking will be maintained by a property owners association.
- 4.0 Site Lighting:  
The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
- 5.0 Dumpsters:  
Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that that screens the dumpsters from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.
- Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
- 6.0 Parking:  
The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

- 7.0 Maintenance:  
Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill or other obstructions, including fencing, 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 common areas intended for the use of conveyance of storm water, 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 to meet the requirements specified above.
- 8.0 Drainage:  
Development will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. SUPPORTING DOCUMENTS**

Exhibit A	Legal Description
Exhibit B	Master Plan

**III. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

**A. Outside Agencies**

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Deer Creek**
- 7. Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**

**4. Information Technology/Geographic Support**

**5. Parks and Recreation**

**6. Police**

**7. Public Works**

**a. Engineering**

**b. Streets, Traffic and Drainage Maintenance**

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 8) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other

obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.

- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 11) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Add Section II.5.0 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, as amended.
- 15) Add Section II.56.0 Sidewalk Regulations: Sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.
- 16) Amend Section II.4.0 Other to read: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the Property Owner(s). *No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements.* 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.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Wastewater Availability**

The legality of the City of Oklahoma City providing water services within the area between NW 192nd Street and NW 206th Street and between N. May Avenue and N.

Portland Avenue is disputed in pending federal lawsuit. The City does not agree to provide water and/or wastewater services until resolution of the lawsuit.

**Water Availability**

The legality of the City of Oklahoma City providing water services within the area between NW 192nd Street and NW 206th Street and between N. May Avenue and N. Portland Avenue is disputed in pending federal lawsuit. The City does not agree to provide water and/or wastewater services until resolution of the lawsuit.

**b. Solid Waste Management**

The City cannot service, contact private hauler.

**9. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*The subject site shares a pond with the adjacent property to the west. The conceptual plan displays a "Limits of Corps of Engineers Jurisdiction." Due to Corps requirements, development cannot occur on a portion of the west side of the subject site. Plan conformance would be strengthened by implementing techniques such as, but not limited to, locating, designing, and managing stormwater management features to provide visual amenities or entryways. National, state, and local permitting require basic best management practices for stormwater management.*

Location:

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

*The subject site is located along NW 192<sup>nd</sup> Street, an arterial street in the Urban Low Intensity LUTA.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The SPUD regulations could provide a FAR within the Urban Low Intensity LUTA range.*

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.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

*The subject site has one improved drive from NW 192<sup>nd</sup> Street. The SPUD Master Design Statement contemplates the drive extending north to PUD-1786 and west to PUD-1686. The conceptual plan displays the streets as proposed. Connections to the north and west would lead to the recently constructed Thomas Drive west of the site.*

**Pedestrian Connectivity:**

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

*Sidewalks are located on the site, along NW 192<sup>nd</sup> Street. The SPUD regulations require a pedestrian connection along NW 192<sup>nd</sup> Street with the property to the east. The conceptual plan does not display this connection within the interior of the site.*

- 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 Low Intensity Residential zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

**Building Scale and Site Design:** The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *No triggers requiring mitigation measures were identified.*

**Traffic:** Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the north side of NW 192<sup>nd</sup> Street, a major arterial street. No triggers requiring mitigation measures were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *No new triggers requiring mitigation measures were identified for the proposed uses.*

**Service Efficiency:**

- Water: *Served – Close to Service*
- Sewer: *Served – Open Sewer Sheds*
- Fire Service: *Rural Service Level*

**3) 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 present on the subject site in the form of a small stream that flows near the pond along the western boundary of the site. Floodplain is not present. The SPUD regulations do not contemplate protection of the riparian area. Plan conformance would be strengthened by maintaining a natural or enhanced buffer from the stream bank and pond and keeping all structures or impervious paving at least 100-feet from these water features.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

**4) Transportation System:** This site is located along the north side of NW 192<sup>nd</sup> Street, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.

**5) Other Development Related Policies**

- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
  - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
  - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
  - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)

- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- 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)
- Share parking between contiguous developments. (C-31)
- 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)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- 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 along the north side of NW 192<sup>nd</sup> Street, between North Portland Avenue and North May Avenue. The site is undeveloped and, along with abutting property on the north, was rezoned from PUD-1686 to SPUD-1194 in 2020 to

allow all O-1 uses. The remaining portion of PUD-1686 extends west from the subject site and allows commercial uses. Land abutting on the north would remain zoned SPUD-1194. Surrounding the remnants of SPUD-1194 and the subject site on the north and east is PUD-1786 which was approved in 2022 to allow one- or two-family residential with an R-2 base. Across NW 192<sup>nd</sup> Street, to the south, is an elementary school and a single-family subdivision (The Grove). Land to the west remains zoned under PUD-1686.

The SPUD is requested to increase the number of uses allowed, specifically a veterinary office. The conceptual plan indicates a series of individual buildings accessed from shared driveways and centered around a pond. Freestanding sign size is limited to 8 feet tall and 100 square feet, sidewalks will be provided along the arterial street, buildings are limited to a maximum of 6,000 square feet, and parking is shared. No new compatibility issues were identified with the proposed added uses.

#### **IV. STAFF RECOMMENDATION**

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

##### **Approval of the application.**

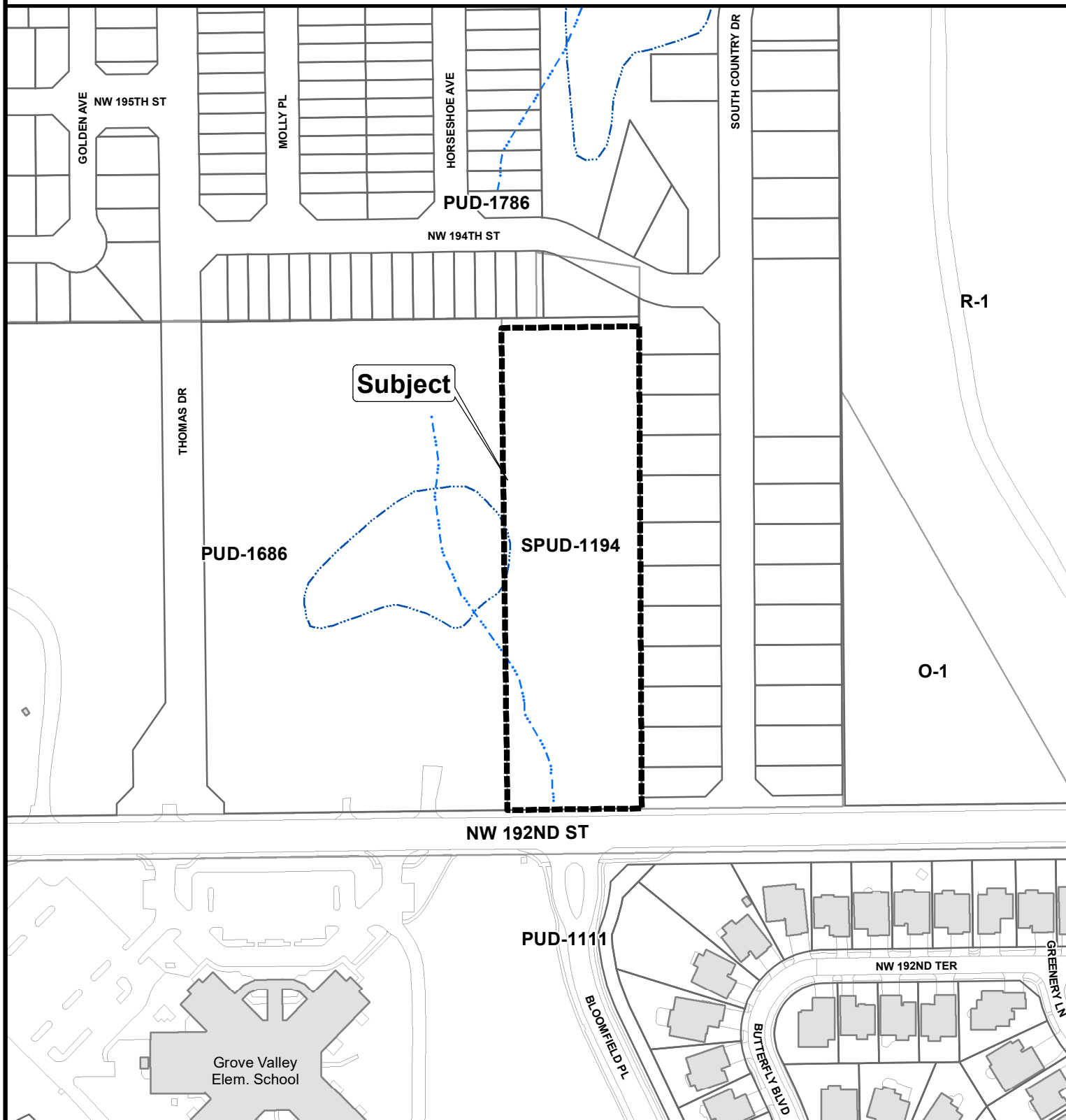
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Division's review of construction plans and prior to City Council approval.

**Case No: SPUD-1605**

**Applicant: TG Enterprise Group, LLC and Thomas Wayne Boling**

**Existing Zoning: SPUD-1194**

**Location: 3305 NW 192nd St.**



Note: "Subject" is located approximately 2,045' East of N. Portland Ave.

# Simplified Planned Unit Development



The City of  
OKLAHOMA CITY



0 100 200 Feet

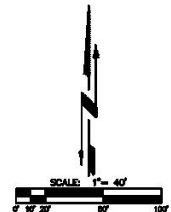
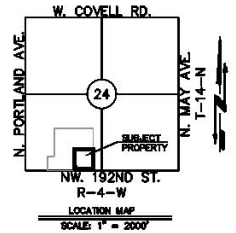
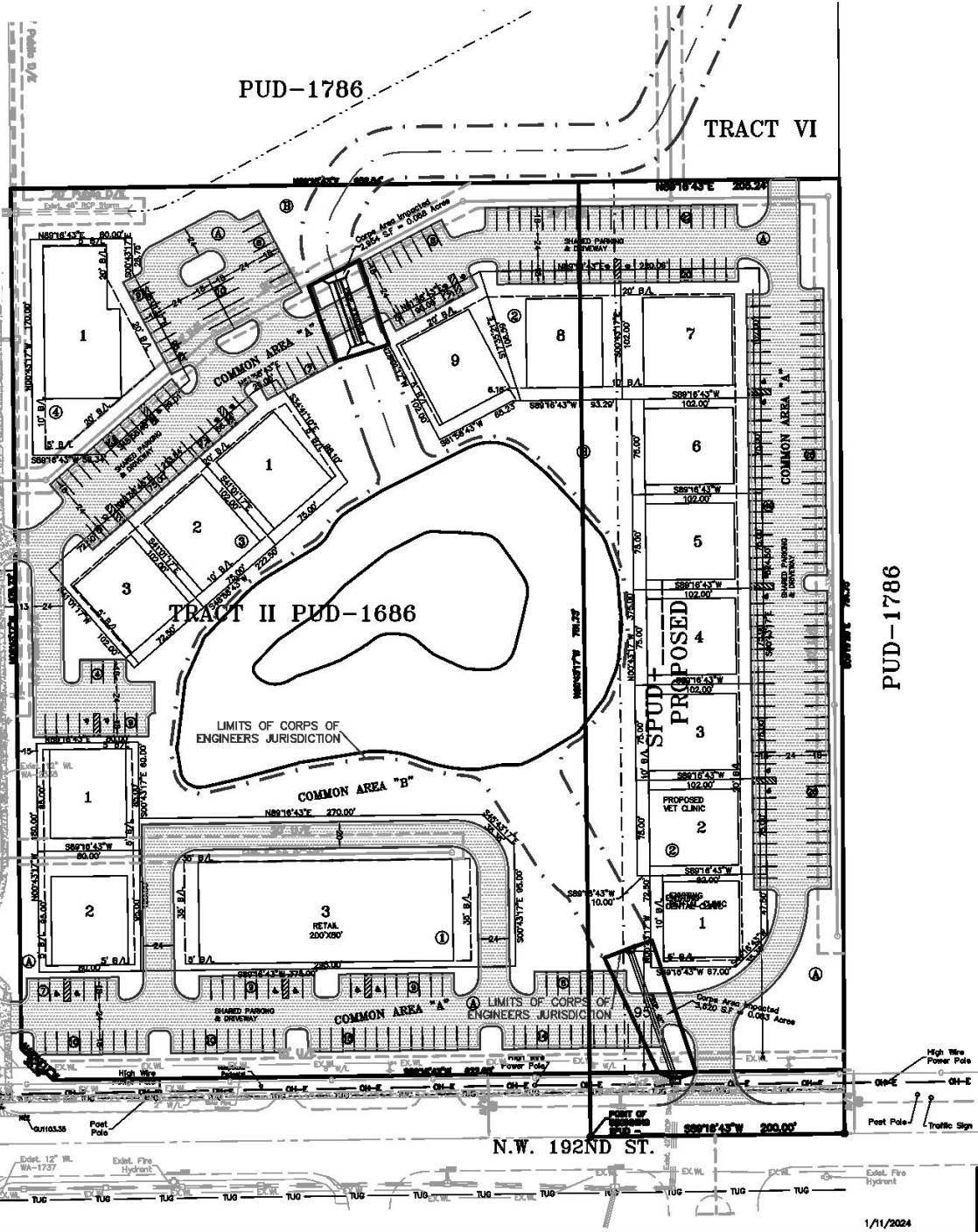


EXHIBIT B —  
SPUD 1605  
MASTER PLAN  
COLONNADE BUSINESS PARK  
A PART OF THE SW 1/4  
SECTION 34, T14N, R4W, L1M  
Oklahoma County, Oklahoma  
PART OF PUD-1686

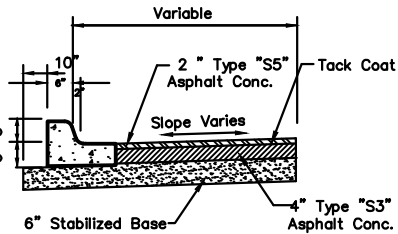
ISCH & ASSOCIATES, INC.

1913 W. 33rd Street-Suite 150 - EDMOND - OKLAHOMA 73013  
PHONE: 409-299-0000  
Certificate of Authorization No. 1139 Exp. Date 6-30-2025

1/11/2024

# MASTER PLAN COLONNADE BUSINESS PARK

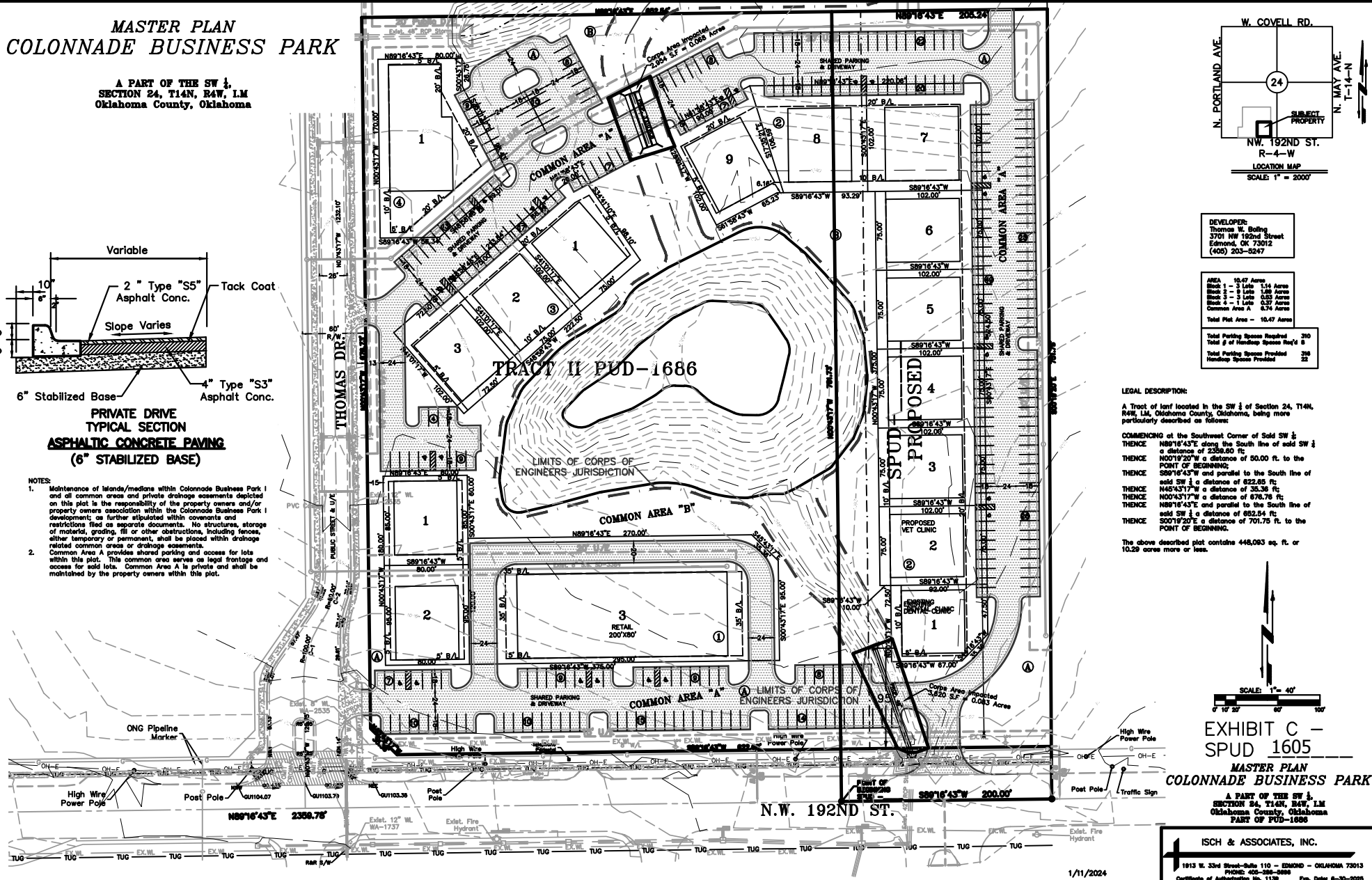
A PART OF THE SW 1/4  
SECTION 24, T14N, R4W, 1M  
Oklahoma County, Oklahoma



## PRIVATE DRIVE TYPICAL SECTION ASPHALTIC CONCRETE PAVING (6" STABILIZED BASE)

### NOTES:

- Maintenance of islands/median within Colonnade Business Park I and all common areas and private drainage easements depicted on this plot is the responsibility of the property owners and/or property owners association within the Colonnade Business Park I development as further stipulated within covenants and restrictions filed as separate documents. No structure, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.
- Common Area A provides shared parking and access for lots within this plot. This common area serves as legal frontage and access for add lots. Common Area A is private and shall be maintained by the property owners within this plot.





**Case No: SPUD-1605**

**Applicant: TG Enterprise Group, LLC and Thomas Wayne Boling**

**Existing Zoning: SPUD-1194**

**Location: 3305 NW 192nd St.**



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,045' East of N. Portland Ave.



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 100 200  
Feet