



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 PUD ReZONING

### Planned Unit Development District

8049 N. Bryant

Name of Development or Applicant

8049 N. Bryant

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	Case No.: PUD - <u>1964</u>
File Date:	<u>29JUN'23</u>
Ward No.:	<u>7</u>
Nbhd. Assoc.:	<u>---</u>
School District:	<u>MILLWOOD</u>
Extg Zoning:	<u>R-1</u>
Overlay:	<u>HNO</u>

5.09 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.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 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.
- A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

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

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant  
 Williams, Box, Forshee & Bullard, P.C.  
 on behalf of applicant

Applicant's Name (please print)  
 522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

[dmbbox@wbflaw.com](mailto:dmbbox@wbflaw.com); [esilberg@wbflaw.com](mailto:esilberg@wbflaw.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.

JOINT TENANCY  
**WARRANTY DEED**  
WITH ACCEPTANCE

20200729011094380  
DEED 07/29/2020  
03:56:12 PM Book:14424  
Page:1315 PageCount:3  
Filing Fee:\$22.00  
Doc. Tax:\$306.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



**Know All Men by These Presents:**

THAT, HighPoint Estates LLC, an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Nikolaus L. Kammerer and Rosanna Angela P. Kammerer, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

Tax ID No.: 168514400

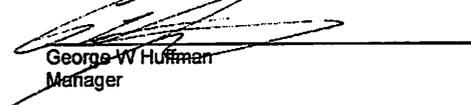
Grantee's Mailing Address: PO BOX 517, Shawnee, OK 74802

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record. SUBJECT also to DEED RESTRICTIONS that affect the subject property shown on on EXHIBIT "B."

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 29th day of July, 2020.

HIGHPOINT ESTATES LLC

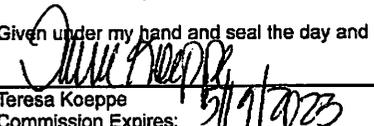
  
George W Huffman  
Manager

2006469  
Doc Stamps: \$306.00  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of July, 2020, personally appeared, George W Huffman, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

  
Teresa Koepp  
Commission Expires: 5/19/2023



RETURN TO:  
Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

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

A part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter (SE/4); THENCE North 00°34'00" West along the East line of said SE/4, a distance of 580.81 feet to the POINT OF BEGINNING; THENCE South 89°11'22" West, parallel with the South Line of s.aid SE/4, a distance of 600.01 feet; THENCE North 32°11'38" West a distance of 286.05 feet; THENCE North 00°34'00" West, parallel with the East line of said SE/4 a distance of 75.80 feet; THENCE North 89° 11'22" East, parallel with the South line of said SE/4, a distance of 750.01 feet to a point on the East line of said SE/4; THENCE South 00°34'00" East, along the East line of said SE/4, a distance of 320.00 feet to the Point of Beginning.  
AKA TRACT 6- High Point Estates.

JOINT TENANCY  
**QUIT CLAIM DEED**

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2006469  
American Security Title Insurance Company

20201125011759060  
DEED 11/25/2020  
08:08:54 AM Book:14555  
Page:816 PageCount:3  
Filing Fee:\$22.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



THIS INDENTURE, made this 24<sup>th</sup> day of November, 2020 between HighPoint Estates LLC, an Oklahoma limited liability company, duly organized and existing under and by virtue of the laws of the State of Oklahoma, party of the first part, and Nikolaus L. Kammerer and Rosanna Angela P. Kammerer, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND.  
Tax ID No.: 168514400

Grantee's Mailing Address: PO BOX 517, Shawnee, OK 74802

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 3

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, as joint tenants and to the heirs and assigns of the survivor forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or 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.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Manager this 24<sup>th</sup> day of November, 2020

HighPoint Estates LLC, an Oklahoma limited liability company

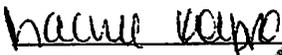
BY:   
George W. Huffman, Manager

2006469  
CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 24<sup>th</sup> day of November, 2020, personally appeared, George W. Huffman to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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



Commission Expires: \_\_\_\_\_



RETURN TO:  
Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

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

**TRACT 6 - High Point Estates**

A part of the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter (SE/4); Thence N 00°34'00" W along the East line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 580.81 feet to the POINT OF BEGINNING; Thence S 89°11'22" W a distance of 600.01 feet; Thence N 32°11'38" W a distance of 185.90 feet; Thence N 08°14'52" E a distance of 160.57 feet; Thence N 00°50'48" E a distance of 14.98 feet; Thence N 89°11'22" E a distance of 672.51 feet to a point on the East line of said Southeast Quarter (SE/4); Thence S 00°34'00" E along the East line of said Southeast Quarter (SE/4), a distance of 332.24 feet to the POINT OF BEGINNING.

# QUIT CLAIM DEED

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2006469  
American Security Title Insurance Company

20201125011759050  
DEED 11/25/2020  
08:08:53 AM Book:14555  
Page:813 PageCount:3  
Filing Fee:\$22.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



THIS INDENTURE, made this 24<sup>th</sup> day of November, 2020 between Nikolaus L. Kammerer and Rosanna Angela P. Kammerer, husband and wife, parties of the first part, and HighPoint Estates LLC, an Oklahoma limited liability company, party of the second part, Witnesseth, that said parties of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Tax ID No.: 168514400

Grantee's Mailing Address: 7501 Broadway Ext., Oklahoma City, OK 73116

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 3

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, its heirs and assigns forever, so that neither the said parties of the first part, nor any person in their name and behalf, shall or will hereafter claim or 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.

In Witness Whereof, the said parties of the first part have hereunto set their hands this 24<sup>th</sup> day of November, 2020

  
\_\_\_\_\_  
Nikolaus L. Kammerer

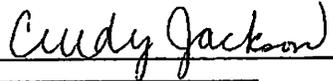
  
\_\_\_\_\_  
Rosanna Angela P. Kammerer

2006469  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 24<sup>th</sup> day of November, 2020, personally appeared, Nikolaus L. Kammerer and Rosanna Angela P. Kammerer, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said persons for the uses and purposes therein set forth.

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

  
\_\_\_\_\_  
Commission Expires: \_\_\_\_\_



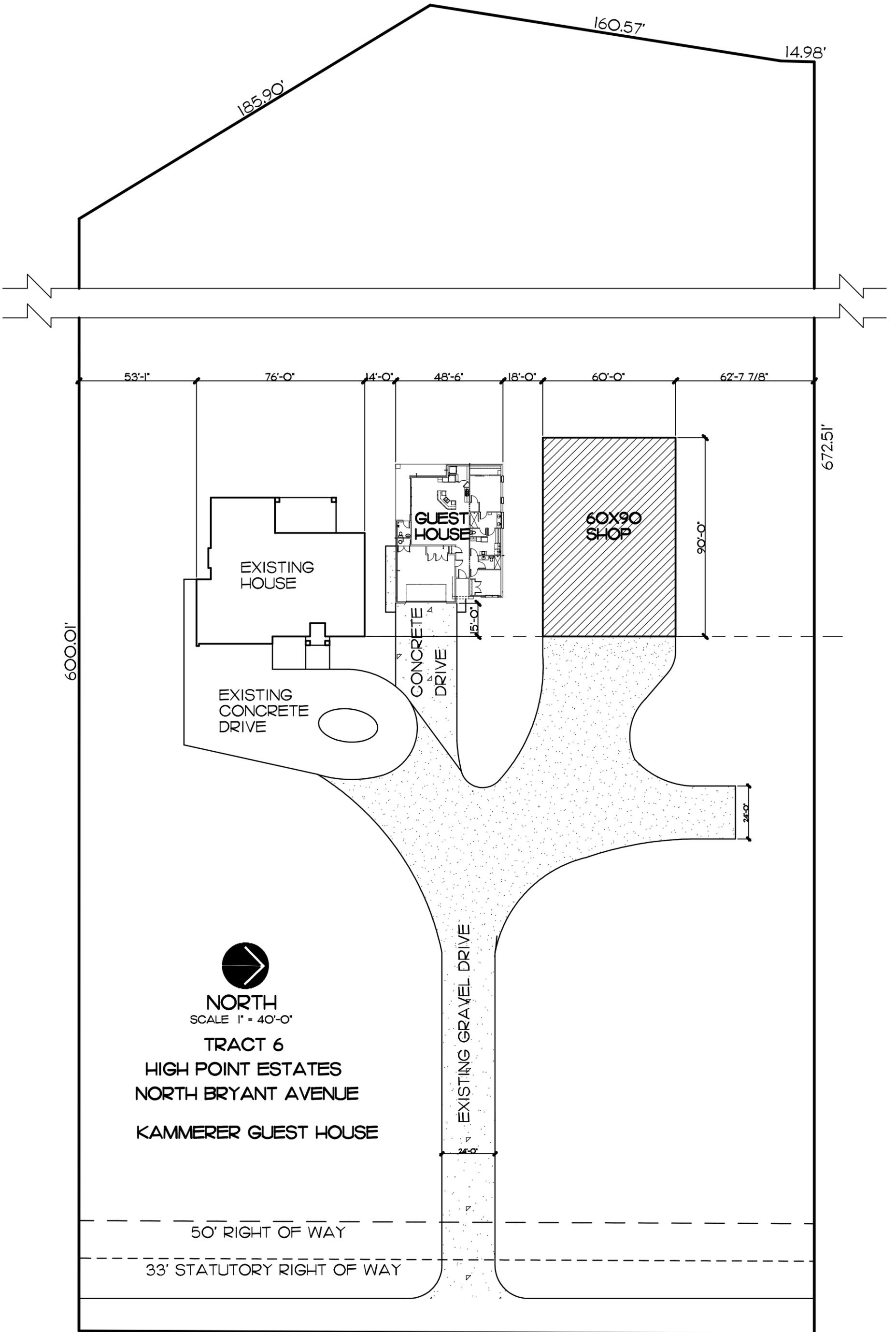
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**Exhibit A**  
**LEGAL DESCRIPTION**

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**NORTH**  
SCALE 1" = 40'-0"

**TRACT 6**  
**HIGH POINT ESTATES**  
**NORTH BRYANT AVENUE**  
**KAMMERER GUEST HOUSE**

**EXHIBIT "B"**  
**DEED RESTRICTIONS**

1. Grantee agrees to sign off on the PLAT of HighPoint Estates LLC if and when it is ready to be filed by the developer.
2. There shall be no more than one primary residential structure of no less than 3,500 SF (measured frame).
3. All fencing that fronts Bryant Avenue shall be black wrought iron with a standard to be set by HighPoint Estates LLC.
4. 1 main residence allowed per every 5 acres.
5. 1 guest house is allowed, subject to zoning and permits of not more than 1,850 SF (measured frame).
6. Manufactured housing of any kind will not be allowed
7. Barns and/or outbuildings are allowable, subject to zoning and permits and shall have a minimum 100' set back from Bryant Avenue.
8. Grantee agrees to sign off on and/or simultaneously apply for R-5 zoning, or its equivalent, should developer so apply prior to July 29, 2025
9. The west ravine area, if applicable, shall be reserved for wildlife and shall not be used for "off road" recreation with motorized vehicles of any kind.

**EXHIBIT "B"**  
**DEED RESTRICTIONS**

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9. The west ravine area, if applicable, shall be reserved for wildlife and shall not be used for "off road" recreation with motorized vehicles of any kind.

## LETTER OF AUTHORIZATION

Nikolaus L. Kammerer and Rosanna Angela P. Kammerer (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 8049 N Bryant Ave, Oklahoma City, OK 73131



By: \_\_\_\_\_

Title: Property Owners

Date: 06/27/2023

**CERTIFICATE OF BONDED ABTRACTOR**

(700 FEET RADIUS REPORT)

STATE OF OKLAHOMA                    )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 700 feet in all directions of the following described land:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (9 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: June 21, 2023 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0019  
File No. 2820465-OK99

**Exhibit A**  
**LEGAL DESCRIPTION**

A part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter (SE/4); THENCE N 00°34'00" W along the East line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 580.81 feet to the POINT OF BEGINNING; THENCE S 89°11'22" W a distance of 600.01 feet; THENCE N 32°11'38" W a distance of 185.90 feet; THENCE N 08°14'52" E a distance of 160.57 feet; THENCE N 00°50'48" E a distance of 14.98 feet; THENCE N 89°11'22" E a distance of 672.51 feet to a point on the East line of said Southeast Quarter (SE/4); THENCE S 00°34'00" E along the East line of said Southeast Quarter (SE/4), a distance of 332.24 feet to the POINT OF BEGINNING.

OWNERSHIP REPORT  
ORDER 2820465-OK99

DATE PREPARED: JUNE 26, 2023 AT 7:30 AM  
EFFECTIVE DATE: JUNE 21, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	LEGAL	LOCATION
3742	R140692000	KAMMERER NIKOLAUS L & ROSANNA A		PO BOX 14068	OKLAHOMA CITY	OK	73113- 0068	UNPLTD PT SEC 36 13N 3W	UNPLTD PT SEC 36 13N 3W BLK 000 LOT 000 PT SE4 SEC 36 13N 3W BEG 580.81FT N OF SE/C SE4 TH W600.01FT NWLY185.90FT NELY160.57FT N14.98FT E672.51FT S332.24FT TO BEG CONT 5.09ACRS MORE OR LESS AKA TR 6 H (SUBJECT PROPERTY)	8049 N BRYANT AVE OKLAHOMA CITY
2601	R140873400	HPH INVESTORS LP		11837 KINGSVILLE DR	FRISCO	TX	75035	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W E 1/2 OF NW4 NE4 SUBJ TO EASEMENTS OF RECORD	2700 E WILSHIRE BLVD OKLAHOMA CITY
2601	R140871800	CJR CHILDRENS TRUST		1629 N MARION AVE	OKLAHOMA CITY	OK	73106- 4441	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W BEG 1032.1FT W OF NE/C NE4 TH S632.1FT W275.3FT N631.6FT E276.6FT TO BEG OR TR 4 OF NE4 SUBJ TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
2601	R140871000	KINGS CROSS CHURCH INCORPORATED		PO BOX 8337	EDMOND	OK	73083	UNPLTD PT SEC 01 12N 3W	UNPLTD PT NE4 SEC 1 12N 3W PT OF NE4 BEG 343.9FT W OF NE/C OF NE4 TH S633.1FT W344.1FT N632.6FT E344.1FT TO BEG EX N50FT TO CITY	0 UNKNOWN OKLAHOMA CITY
2601	R140871005	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W BEG 343.9FT W OF NE/C OF NE4 S50FT W344.1FT N TO N LINE TH E TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2820465-OK99

DATE PREPARED: JUNE 26, 2023 AT 7:30 AM  
EFFECTIVE DATE: JUNE 21, 2023 AT 7:30 AM

2601	R140871200	BAHREINI AHMAD	NASSER SHAKIBA	14501 N WESTERN AVE	EDMOND	OK	73013-1828	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W BEG AT NE/C NE4 TH S633.6FT W273.9FT N633.1FT E273.9FT TO BEG EX A TR BEG NE/C NE4 TH S632.06FT W40FT NLY310.72FT W180FT N272.37FT NW54.85FT N33FT E282.15FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2601	R140871210	STATE OF OKLA DEPT OF HWYS		200 NE 21ST ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W BEG NE/C OF NE4 S632.06FT W40FT N310.72FT WLY 180FT N272.3FT W54.85FT N TO N LINE E282.15FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2601	R140871600	CJR CHILDRENS TRUST		1629 N MARION AVE	OKLAHOMA CITY	OK	73106-4441	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W BEG 688FT W OF NE/C OF NE4 TH S632.6FT W344.1FT N632.1FT E344.1FT TO BEG OR TR 3 OF NE4 SUBJ TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
2601	R140871400	BAHREINI AHMAD	NASSER SHAKIBA	14501 N WESTERN AVE	EDMOND	OK	73013-1828	UNPLTD PT SEC 01 12N 3W	UNPLTD PT SEC 01 12N 3W 000 000 PT NE4 SEC 1 12N 3W BEG 273.9FT W OF NE/C OF NE4 TH S633.6FT W70FT N633.1FT E70FT TO BEG OR W70FT OF TR 1 EX N50FT OF E9.04FT TO STATE	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
 ORDER 2820465-OK99

DATE PREPARED: JUNE 26, 2023 AT 7:30 AM  
 EFFECTIVE DATE: JUNE 21, 2023 AT 7:30 AM

3523	R141617600	MARTIN EQUITIES LLC		8000 N BRYANT AVE	OKLAHOMA CITY	OK	73131- 5615	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 83.94FT E & 40FT N OF SW/C SW4 TH NELY242.09FT NELY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 229.60FT NELY134.24FT NELY ALONG A CURVE RIGHT AN ARC DISTANCE OF 154.38FT NELY51.79FT NLY124.72FT WLY661.70FT SLY660FT TO BEG	7900 N BRYANT AVE OKLAHOMA CITY
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OWNERSHIP REPORT  
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DATE PREPARED: JUNE 26, 2023 AT 7:30 AM  
EFFECTIVE DATE: JUNE 21, 2023 AT 7:30 AM

3523	R141616610	KOHLMAN LOU TRS	KOHLMAN LOU TRUST	8100 N BRYANT AVE	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 SEC 31 13N 2W BEG 661.08FT N & 252.5FT E OF SW/C OF SW4 E408.95FT N230FT W68.62FT S35FT W360.33FT S195FT TO BEG OR TRS 4 & 4A & A TR BEG 661FT N OF SW/C SW4 TH E219FT N127FT W219FT S127FT TO BEG & A TR BEG 289FT N & 452FT E OF SW/C OF N/2 OF GOVT LOT 4 TH E195.8FT S59FT W68.5FT S35FT W138.3FT NLY95FT TO BEG EX A TR IN NW/C SD TR TH E49.41FT SE2.64FT S23.41FT W49.92FT N26FT TO BEG PLUS A TR BEG 195FT N & 219FT E OF SW/C OF N/2 OF GOVT LOT 4 TH E222FT NLY95FT W233FT S94FT TO BEG EX APPROX THE N26FT PLUS A TR BEG 397FT S & 33FT E OF NW/C GOVT LT 4 TH E186FT S136FT W186FT N136FT TO BEG	8100 N BRYANT AVE OKLAHOMA CITY
3523	R141616645	CORBIN JOAN ANNETTE & CORBIN W THOMAS & CORBIN WILLIAM G	KNICKMEYER LAURA E & WILLIS CONTANCE C & GENTRY CAROLYN SUE	729 NW 53RD ST	OKLAHOMA CITY	OK	73118- 6008	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 178FT S & 33FT E OF NW/C GOVT LT 4 TH E259.60FT S219FT W259.60FT N219FT TO BEG	UNKNOWN

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3523	R141616630	CALLARMAN MICHELLE	C/O LILITA CALLARMAN	1531 28TH AVE UNIT 7	OAKLAND	CA	94601	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 219FT E & 141.08FT S OF NW/C OF GOVT LOT 4 TH S115.5FT E210FT NLY 115.5FT W200FT TO BEG EX W73.60FT OF S78.58FT & EX N36.42FT PLUS A TR BEG 256.58FT S & 292.60FT E OF NW/C GOVT LT 4 TH E136.40FT NWLY TO A POINT 178FT S & 422.20FT E OF NW/C GOVT LT 4 E50.01FT SELY TO A POINT 256.58FT S & 479FT E OF NW/C GOVT LT 4 SELY TO A POINT 371FT S & 501.41FT E OF NW/C GOVT LT 4 W208.81FT N114.42FT TO BEG PLUS A TR BEG 397FT S & 292.60FT E OF NW/C GOVT LT 4 TH E209.32FT N23.41FT NWLY TO A POINT 371FT S & 501.41FT E OF NW/C GOVT LT 4 W208.81FT S26FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3523	R141616607	SWALWELL ELMER F		3012 NE 82ND ST	OKLAHOMA CITY	OK	73131- 5601	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 1297.16FT N & 33FT E OF SW/C OF LOT 4 OF SW4 TH E186FT S101.08FT W186FT N101.08FT TO BEG KNOWN AS TR 12	0 UNKNOWN OKLAHOMA CITY
3523	R141616605	SWALWELL ELMER F		3012 NE 82ND ST	OKLAHOMA CITY	OK	73131- 5601	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT OF SW4 SEC 31 13N 2W BEG 1297.16FT N & 412FT E OF SW/C OF LOT 4 OF SW4 TH W193FT S116.08FT E200FT NWLY TO BEG	3012 NE 82ND ST OKLAHOMA CITY

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3523	R141616600	SWALWELL ELMER FRANK	3012 NE 82ND ST	OKLAHOMA CITY	OK	73131- 5601	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEING PT OF GOVT LOT 4 OF SW4 BEG 126.08FT S & 33FT E OF NW/C GOVT LT 4 TH E186FT S51.92FT W186FT N51.92FT PLUS A TR BEG 141.58FT S & 219FT E OF NW/C GOVT LT 4 TH E250.04FT SELY TO A POINT 178FT S & 472.21FT E OF NW/C GOVT LT 4 W253.21FT N36.42FT TO BEG PLUS A TR BEG 25FT S & 412FT E OF NW/C GOVT LT 4 TH SELY TO A POINT 141.58FT S & 419FT E OF NW/C GOVT LT 4 CONT SELY TO A POINT 178FT S & 422.20FT E OF NW/C GOVT LT 4 E50.01FT NWLY TO A POINT 141.58FT S & 469.04FT E OF NW/C GOVT LT 4 CONT NWLY TO A POINT 25FT S & 462FT E OF NW/C GOVT LT 4 W50FT TO BEG AKA TRS D E & F	0 UNKNOWN OKLAHOMA CITY
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3523	R141616625	KNICKMEYER ELLEN		1851 BILTMORE APT A	WASHINGTON	DC	20009	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT A POINT 25FT S & 462FT E OF NW/C SD GOVT LOT 4 TH E180.55FT S348.04FT W145.88FT TH NWLY TO A POINT 256.58FT S & 479FT E OF NW/C SD GOVT LOT 4 TH NWLY TO A POINT 141.08FT S & 469FT E OF SD NW/C TH NWLY TO A POINT 25FT S & 462FT E OF SD NW/C GOVT LOT 4 TO POINT OF BEG	3100 NE 82ND ST OKLAHOMA CITY
3523	R141616620	JOHNSON LEONARD H	JOHNSON LINDSEY SCOTT	3104 NE 82ND ST	OKLAHOMA CITY	OK	73131- 5602	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W PT GOVT LOT 4 BEG 642.55FT E OF NW/C GOVT LOT 4 TH E362.30FT S332.06FT W362.84FT N332.04FT TO BEG	3104 NE 82ND ST OKLAHOMA CITY
3523	R141616602	STOAKDALE LLC		204 N ROBINSON, Unit 2600	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SW4 SEC 31 13N 2W BEG 1273.98FT E & 663FT N & 375.09FT W OF SW/C SW4 TH W247.09FT N330FT E362.84FT N332.06FT E310.64FT S69.13FT SWLY ON A CURVE 290.87FT SWLY197.54FT SWLY ALONG A CURVE 248.37FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3523	R141617015	SEALY LP OKC I 35 LLC	C/O SEALY & COMPANY LLC	8401 N CENTRAL EXPY #150	DALLAS	TX	75225	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG	8301 N I 35 SERVICE RD OKLAHOMA CITY

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3742	R140692005	EISNER BLAKE R & KELLY		7311 NICHOLS RD	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 36 13N 3W	UNPLTD PT SEC 36 13N 3W BLK 000 LOT 000 PT SE4 SEC 36 13N 3W BEG SE/C OF SE4 TH W525FT N580.81FT E525FT S580.81FT TO BEG AKA TR 7 HIGH POINT ESTATES UNREC SUBJ TO ESMTS OF RECORD	7901 N BRYANT AVE OKLAHOMA CITY
3742	R140692010	ADOCK JOHN		8301 N BRYANT AVE	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 36 13N 3W	UNPLTD PT SEC 36 13N 3W BLK 000 LOT 000 PT SE4 SEC 36 13N 3W BEG 1287.74FT N OF SE/C SE4 TH W648.85FT NELY199.70FT NE58.43FT NWLY125.94FT NW55.41FT E627.38FT S396.42FT TO BEG AKA TR 4 HIGH POINT ESTATES UNREC	8301 N BRYANT AVE OKLAHOMA CITY

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3742	R168514400	HIGHPOINT ESTATES LLC		7501 N BROADWAY EXT	OKLAHOMA CITY	OK	73116- 9015	BRITTON TOWNSHIP	BRITTON TOWNSHIP BLK 000 LOT 000 PT SE4 SEC 36 13N 3W BEING SE4 EX A TR BEG 580.81FT N OF SE/C SE4 TH W600.01FT NWLY185.90FT NELY160.57FT N14.98FT E672.51FT S332.24FT TO BEG AKA TR 6 HIGH POINT ESTATES UNREC & EX A TR BEG SE/C OF SE4 TH W525FT N580.81FT E525FT S580.81FT TO BEG AKA TR 7 HIGH POINT ESTATES UNREC & EX A TR BEG 1287.74FT N OF SE/C SE4 TH W648.85FT NELY199.70FT NE58.43FT NWLY125.94FT NW55.41FT E627.38FT S396.42FT TO BEG AKA TR 4 HIGH POINT ESTATES UNREC & EX A TR BEG 1684.16FT N OF SE/C SE4 TH W627.38FT NWLY62.52FT NELY61.97FT NW73.01FT NWLY65.10FT NW193.82FT NWLY41.23FT E665.07FT S450FT TO BEG AKA TR 3 HIGH POINT ESTATES UNREC	2601 E WILSHIRE BLVD UNINCORPORATED
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**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**8049 N. Bryant Ave.**

**June 29, 2023**

**PREPARED FOR:**

Nikolaus L. Kammerer and  
Rosanna Angela P. Kammerer  
PO Box 14068  
Oklahoma City, OK 73113

**PREPARED BY:**

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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 8049 N. Bryant Ave., consisting of 5.09 acres, is located within the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Thirteen (13) N, Range Three (3) W, of the Indian Meridian, Oklahoma County, Oklahoma.

**SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

**SECTION 3.0 ..... OWNER/DEVELOPER**

The owners and developers of this property are Nikolaus L. Kammerer and Rosanna Angela P. Kammerer.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned R-1 Single-Family Residential District and Healthy Neighborhoods Overlay District. Surrounding properties are zoned and used for:

- North: R-1/HNO District and is undeveloped.
- East: R-1 and PUD-1083 District and used for residential development.
- South: R-1/HNO District and used for residential development.
- West: R-1/HNO District and is undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently developed as a single-family home.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to allow for the development of a guest house.

**SECTION 7.0 ..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is E. Britton Rd. The nearest street to the east is N. Bryant Ave. The nearest street to the south is E. Wilshire Blvd. The nearest street to the west is N. Eastern Ave.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd. It is approximately .9 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 8.0 .....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 .....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

**All uses in the R-1 District shall be permitted.**

\*Manufactured/mobile housing shall not be permitted within this PUD.

9.0 .....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 .....FAÇADE REGULATIONS

The existing structure shall be permitted to remain and deemed to conform to applicable façade regulations. In the event of an additional structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted.

9.2 ..... LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable landscaping regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.

9.3 ..... LIGHTING REGULATIONS

The existing lighting shall be permitted to remain and deemed to conform to applicable lighting regulations. In the event of a new structure, the site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 ..... SCREENING REGULATIONS

The existing screening shall be permitted to remain and deemed to conform to applicable screening regulations. In the event of a new structure, screening regulations shall be in accordance with the base zoning district.

9.5 ..... PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 ..... DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

There shall be one (1) access point from N. Bryant Ave.

9.9 ..... PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable parking regulations. In the event a new structure, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be prohibited.

9.11 ..... ROOFING REGULATIONS

The existing roofing shall be permitted to remain and deemed to conform to applicable roofing regulations. In the event of a new structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Setback regulations within this PUD shall be as follows:

- Front: 300 feet
- Side: 50 feet
- Interior Side: 5 feet
- Rear: 120 feet

9.15 ..... DENSITY REGULATIONS

There shall be a maximum of two (2) dwelling units and one (1) accessory structure within this PUD.

9.16 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17 ..... COMMON AREAS

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 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 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.

9.18 ..... SPECIFIC PLAN

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

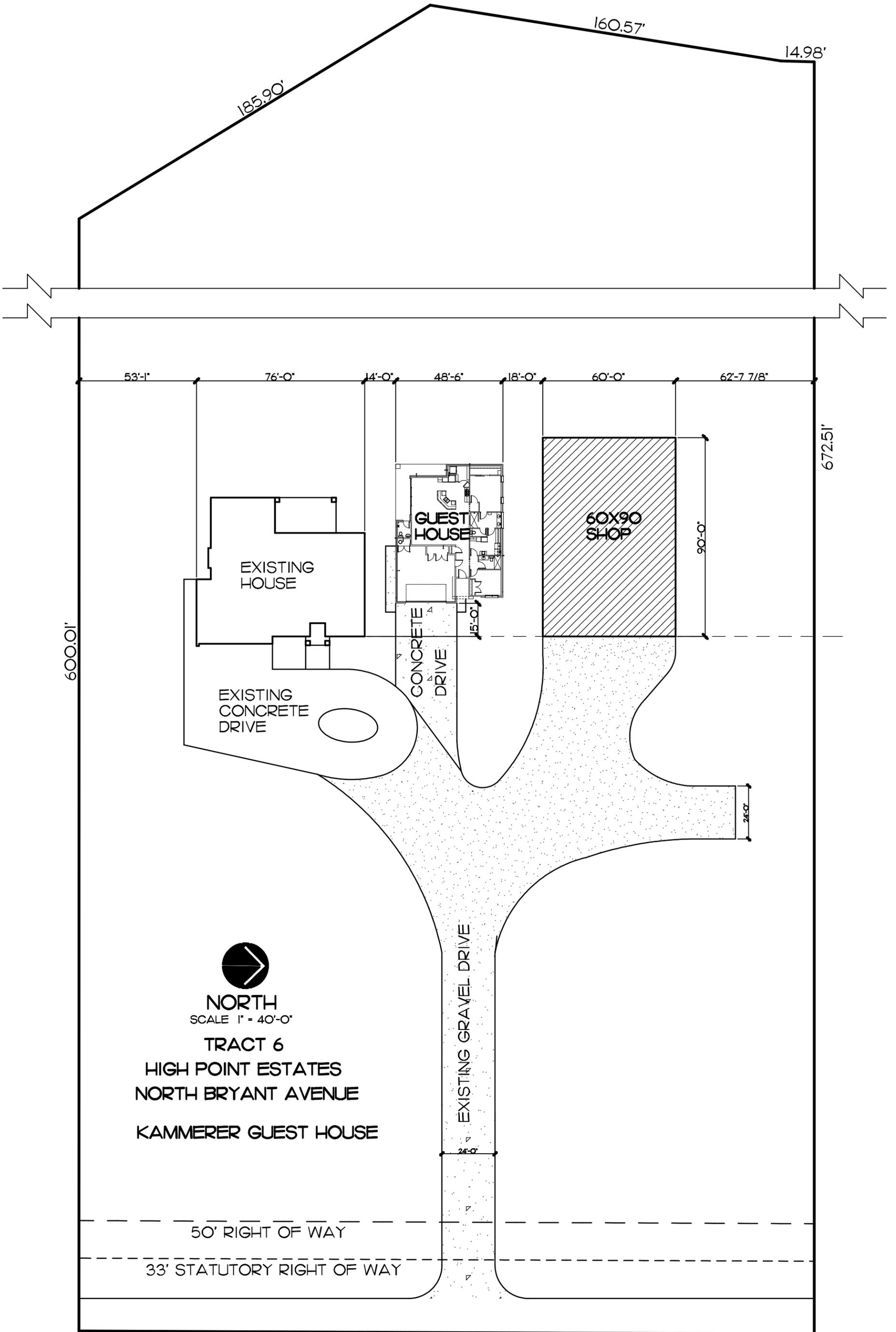
**11.0 ..... EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

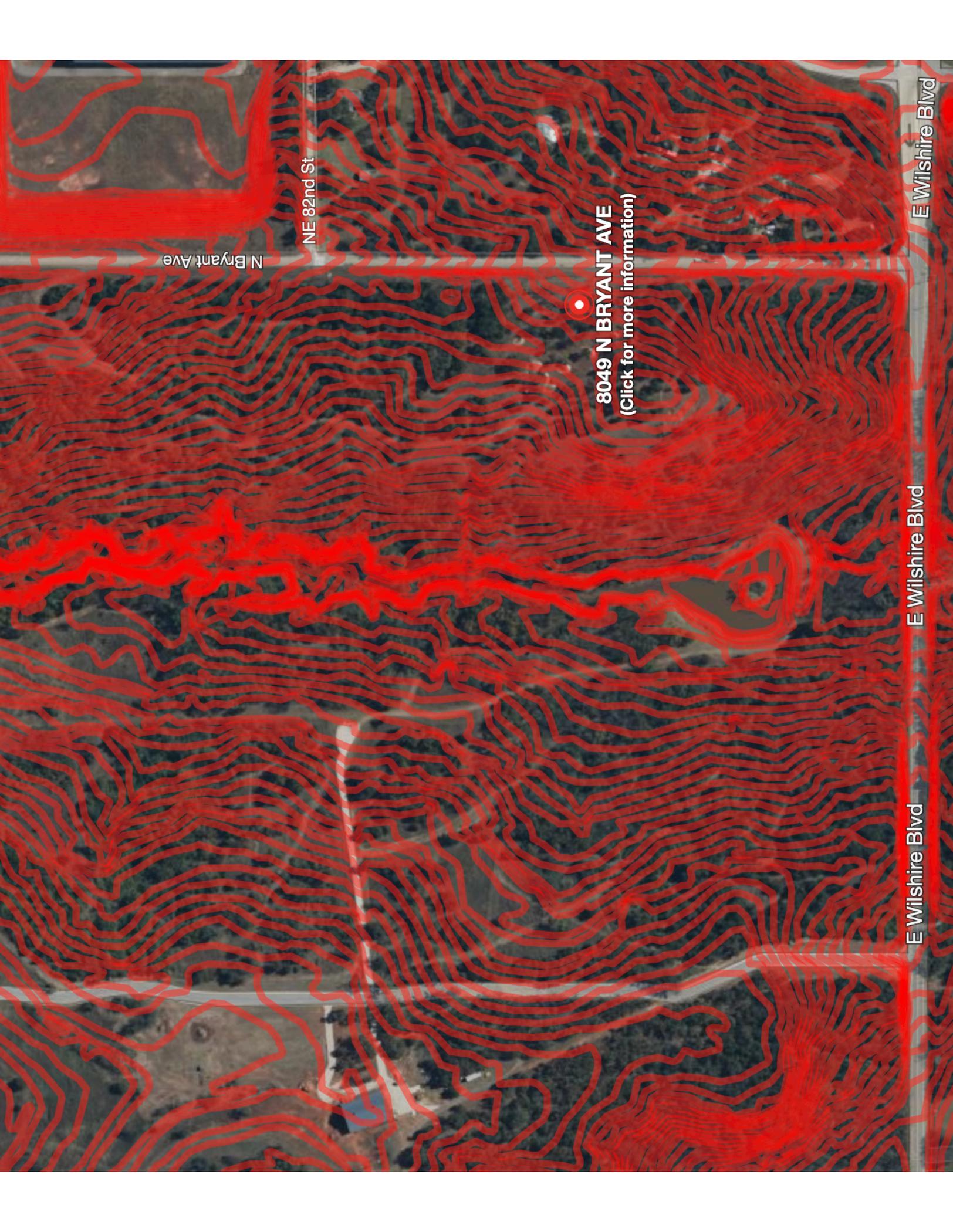
**Exhibit A**  
**LEGAL DESCRIPTION**

A part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter (SE/4); THENCE N 00°34'00" W along the East line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 580.81 feet to the POINT OF BEGINNING; THENCE S 89°11'22" W a distance of 600.01 feet; THENCE N 32°11'38" W a distance of 185.90 feet; THENCE N 08°14'52" E a distance of 160.57 feet; THENCE N 00°50'48" E a distance of 14.98 feet; THENCE N 89°11'22" E a distance of 672.51 feet to a point on the East line of said Southeast Quarter (SE/4); THENCE S 00°34'00" E along the East line of said Southeast Quarter (SE/4), a distance of 332.24 feet to the POINT OF BEGINNING.



**NORTH**  
SCALE 1" = 40'-0"

**TRACT 6**  
**HIGH POINT ESTATES**  
**NORTH BRYANT AVENUE**  
**KAMMERER GUEST HOUSE**



N Bryant Ave

NE 82nd St

**8049 N BRYANT AVE**  
(Click for more information)

E Wilshire Blvd

E Wilshire Blvd

E Wilshire Blvd