

RESOLUTION NO. 2025-4598
A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did, on the 20th day of November 2025, hold a public hearing to amend the existing zoning FROM: **R-2-Rural Residential District** TO: **PUD-2025-03** on a tract of land known as **N. Meridian Ave. & Coffee Creek Rd.**, described below, and as provided in Title 19 O.S., §868.16 as follows:

A tract of land lying in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Ten (10), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter (SE/4) of Section Ten (10); Thence S89°47’38”W along the North line of said SE/4 a distance of 512.72 feet; Thence S00°12’22”E a distance of 188.18 feet to the POINT OF BEGINNING; Thence S00°04’21”E a distance of 142.00 feet; Thence S89°55’39”W a distance of 360.00 feet; Thence N00°04’21”W a distance of 142.00 feet; Thence N89°55’39” a distance of 360.00 feet to the POINT OF BEGINNING.

Location: 22555 N. Meridian Ave. (County Highway District #3)

PROPOSED USE: The use and development regulations of the R-2 Rural Residential District shall govern this PUD, except as herein modified. In addition to the uses permitted in the R-2 District, the following use shall be the only additional use permitted within this PUD:
Industrial: Limited, further limited to the manufacturing of aviation blade balancing equipment. All operations shall be conducted within the existing structure. Outdoor storage shall not be permitted. Noise levels shall not exceed 70 decibels as measured at the property line. Hours of operation shall be from 8:00 a.m. to 3:00 p.m., Monday through Friday, and the facility shall remain closed on Saturdays and Sundays.

NOW, THEREFORE, BE IT RESOLVED THAT THE FOLLOWING RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE

(Approve or Deny)

the request of WINSTON SCOTT BYRON to change the zoning

FROM: R-2 - Rural Residential District **TO:** PUD-2025-03

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, hereby (approves) (denies)

the zoning change to PUD-2025-03 the above-described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County,
Oklahoma this _____ day of _____, 2025.

APPROVED: **BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA**

Stacey Trumbo, P.E.
County Engineer _____
Chairman

ATTEST: _____
Member

Maressa Treat
County Clerk _____
Member

APPROVED as to form and legality this _____ day of _____, 2025.

Assistant District Attorney

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OKLAHOMA COUNTY, OKLAHOMA**

Stacey Trumbo, P.E.
County Engineer

Chairman

ATTEST:

Member

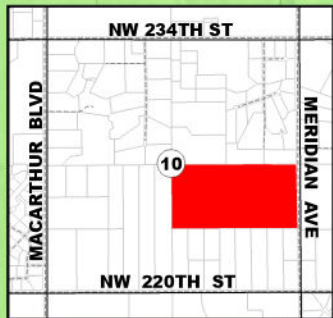
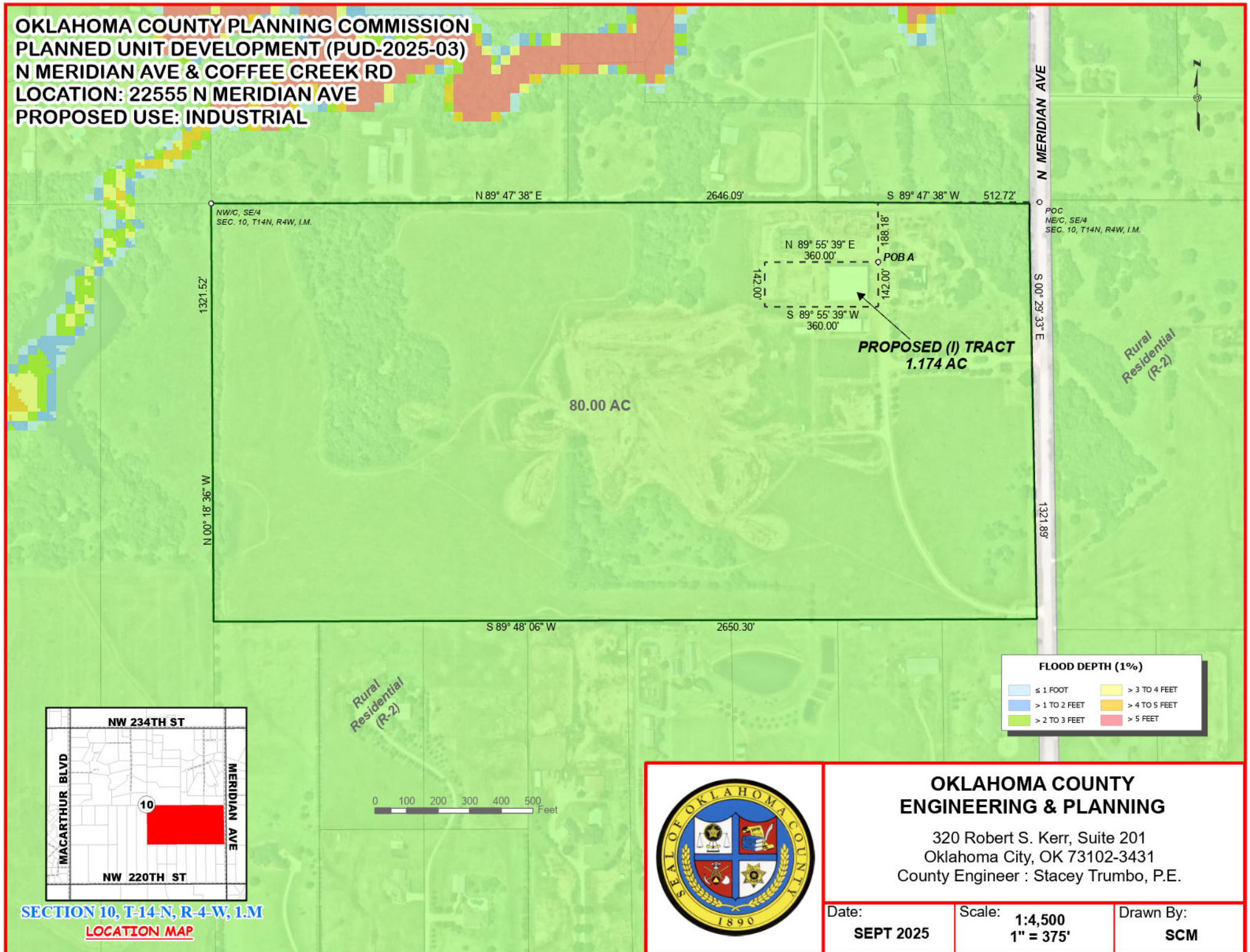
Maressa Treat
County Clerk

Member

APPROVED as to form and legality this 2 day of Dec, 2025.


Assistant District Attorney

**OKLAHOMA COUNTY PLANNING COMMISSION
 PLANNED UNIT DEVELOPMENT (PUD-2025-03)
 N MERIDIAN AVE & COFFEE CREEK RD
 LOCATION: 22555 N MERIDIAN AVE
 PROPOSED USE: INDUSTRIAL**



SECTION 10, T-14-N, R-4-W, 1-M
LOCATION MAP



FLOOD DEPTH (1%)			
	≤ 1 FOOT		> 3 TO 4 FEET
	> 1 TO 2 FEET		> 4 TO 5 FEET
	> 2 TO 3 FEET		> 5 FEET



**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201
 Oklahoma City, OK 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date:	Scale:	Drawn By:
SEPT 2025	1:4,500 1" = 375'	SCM

OKLAHOMA COUNTY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2025-03

MASTER DESIGN STATEMENT FOR

N Meridian Ave. & Coffee Creek Rd.

October 6, 2025
November 20, 2025

PREPARED FOR:

Trust for Winston Scott Byron, under the Louis and
Linda Byron, Family Revocable Trust
2716 Barton Creek Blvd. #2414
Austin, TX 78735

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
SUBDIVISION REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
EXHIBITS	10.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of N Meridian Ave. & Coffee Creek Rd., consisting of 1.174 acres, is located within the Southeast Quarter (SE/4) of Section 10, Township 14 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 22555 N Meridian Ave.

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

The owner of this property is Trust for Winston Scott Byron, under the Louis and Linda Byron, Family Revocable Trust.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-2 Rural Residential. Surrounding properties are zoned and used for:

North: R-2 District and used for greenhouse/canopy/residential uses.
East: R-2 District and used for residential development.
South: R-2 District and used for a metal building/residential uses.
West: R-2 District and is currently 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 5.0PHYSICAL CHARACTERISTICS

The property is currently developed with a metal structure.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a commercial development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Sorghum Mill Rd. The nearest street to the east is N Meridian Ave. The nearest street to the south is Coffee Creek Rd. The nearest street to the west is N MacArthur Blvd.

7.2 SANITARY SEWER

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

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Deer Creek Fire Department located at 20855 N Meridian Ave. It is approximately 5 miles from this PUD development.

7.5GAS, 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 FEMA flood plain.

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 Oklahoma County Zoning Regulations 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 County Zoning Regulations ("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, 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-2 Rural Residential District shall govern this PUD, except as herein modified.

In addition to the uses allowed under the R-2 District, the following use shall be the only other use permitted within this PUD:

Industrial: Limited, further limited to the manufacturing of aviation blade balancing equipment. All operations will be contained within the existing structure. Outdoor storage shall not be permitted. There shall be a maximum of 70 decibels measured at the property line.

9.0.....SPECIAL CONDITIONS

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The landscaping regulations shall be in accordance with the base zoning district.

9.3 LIGHTING REGULATIONS

Any outdoor lighting shall be in accordance with the R-2 zoning district and shall be oriented in a manner to prohibit light spillover onto adjacent residential properties.

9.4 SCREENING REGULATIONS

The screening regulations shall be in accordance with the base zoning district.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma County Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the Oklahoma County Regulations.

9.7 DUMPSTER REGULATIONS

Dumpsters, if any, shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster 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.

9.8 ACCESS REGULATIONS

There shall be taken from N Meridian Ave.

9.9 PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. Gravel parking shall be permitted within this PUD.

9.10 SIGNAGE REGULATIONS

Signage shall be in accordance with the Oklahoma County Regulations.

9.11 ROOFING REGULATIONS

Each 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

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians 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.

9.17 HOURS OF OPERATION

Hours of operation shall be from 8:00 a.m. to 3:00 p.m. Monday through Friday and closed on Saturday and Sunday.

10.0 EXHIBITS

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

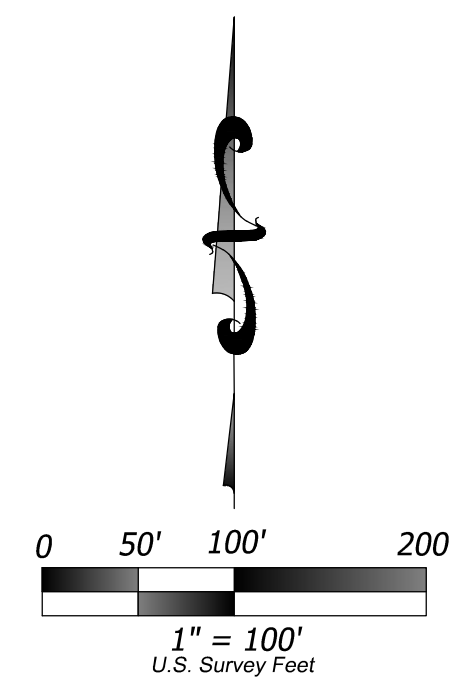
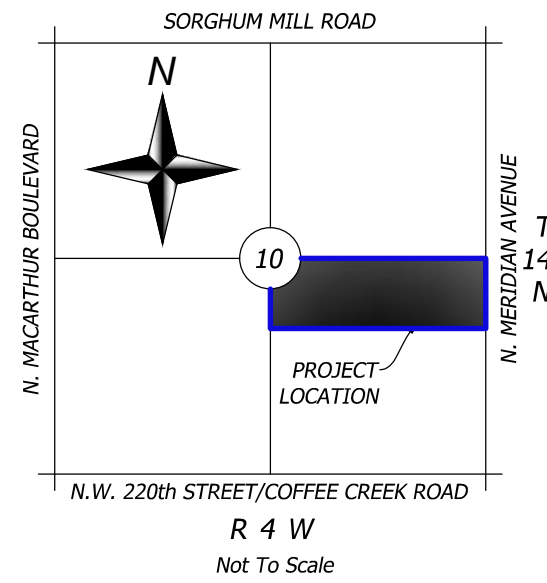
- Exhibit A - Legal Description
- Exhibit B – Survey

A tract of land lying in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Ten (10), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Southeast Quarter (SE/4) of Section Ten (10); Thence S89°47'38"W along the North line of said SE/4 a distance of 512.72 feet; Thence S00°12'22"E a distance of 188.18 feet to the POINT OF BEGINNING; Thence S00°04'21"E a distance of 142.00 feet; Thence S89°55'39"W a 360.00 feet; Thence N00°04'21"W a distance of 142.00 feet; Thence N89°55'39"E a distance of 360.00 feet to the POINT OF BEGINNING.

Containing 51,120.00 Sq. Ft. or 1.174 Acres, more or less.

EXHIBIT
OF
22555 N. MERIDIAN AVENUE, OKLAHOMA
CITY, OKLAHOMA

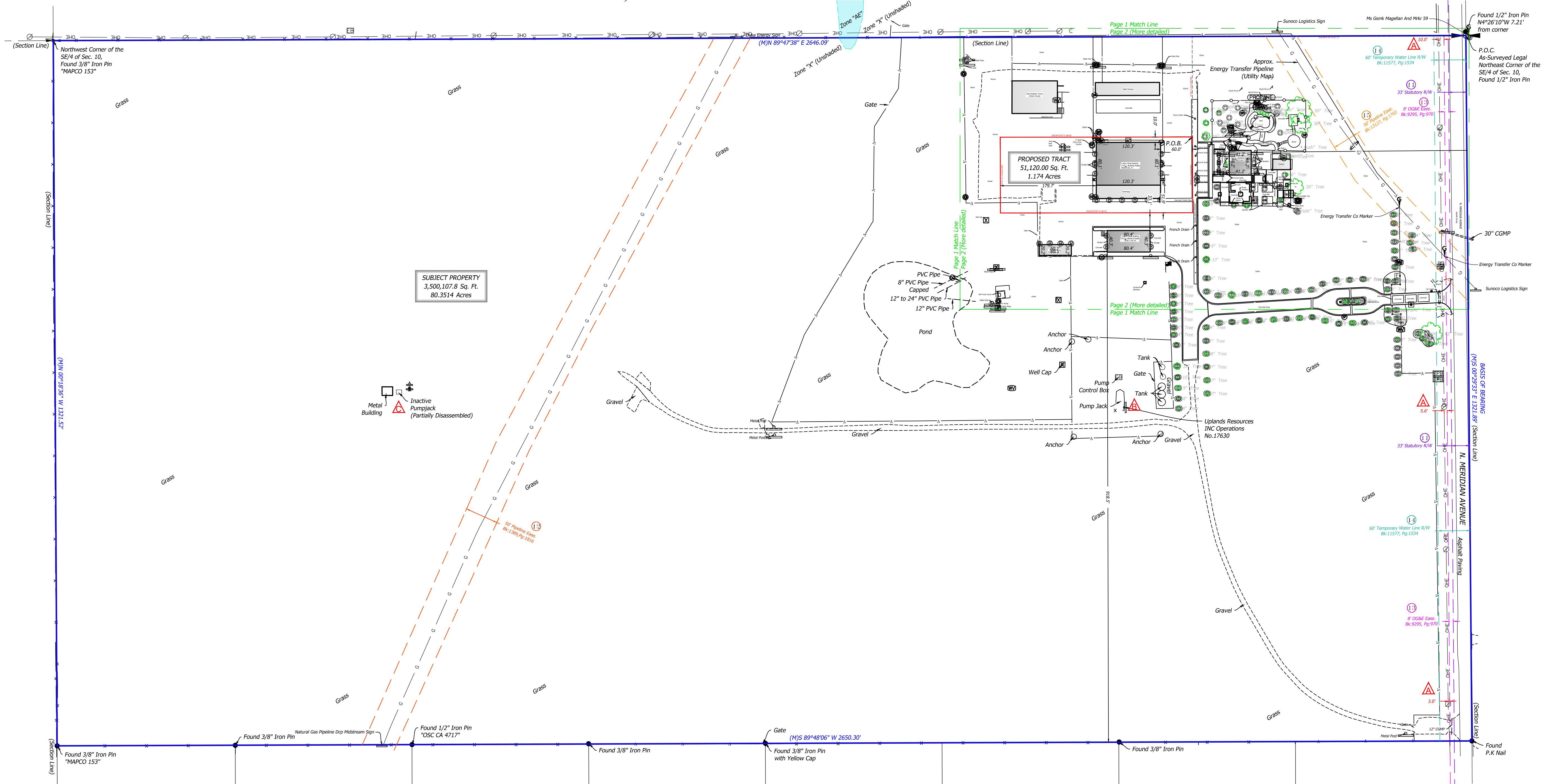


UTILITY NOTE
Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #11 #24100908260769



LEGEND	
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	ELECTRIC METER
	ELECTRIC BOX
	ELEC. TRANSFORMER
	ELEC. MANHOLE
	ELEC. PEDESTAL
	ELEC. PULL BOX
	SPOT LIGHT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM SEWER MANHOLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	TELEPHONE MARKER
	TELEPHONE PULL BOX
	FIBER OPTIC MARKER
	FIBER OPTIC PULL BOX
	CABLE TV PEDESTAL
	CABLE MARKER
	CABLE TV PULL BOX
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROLLAR
	FIRE DEPARTMENT CONNECT
	PROPANE TANK
	GAS METER
	GAS VALVE
	GAS MASKER
	OIL PIPELINE MARKER
	MAIL BOX
	SIGN
	FLAG POLE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	DOWN SPOUT
	AIR CONDITONER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	PEDESTRIAN CROSSING SIGNAL
	KEY PAD
	COLUMN
	SECTION CORNER
	QUARTER CORNER
	SET IRON PIN W/ CAP
	SET MAG NAIL W/ W/ASHER
	FOUND MONUMENT
	RIGHT OF WAY MARKER
	YARD HYDRANT/SPOCKET
	BENCHMARK
	WELL HEAD
	CHAIN LINK FENCE
	WOOD PANEL FENCE
	MASONRY FENCE
	IRON FENCE
	FIBER OPTIC LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	S.I.P. - SET IRON PIN
	S.I.P. - FOUND IRON PIN
	H.C. - HANDICAP
	R.C.P. - REINFORCED CONCRETE PIPE
	B.U.L. - BUILDING LIMIT LINE
	U.E. - UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE



GENERAL NOTES

- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) and "AE" by FEMA, on Flood Insurance Rate Map No. 40109C0030H, dated 12-18-2009.
- The Property has direct access to N. Meridian Avenue, being a dedicated public street.
- Pursuant to Table A Item 9, At the time of this survey there were no striped parking spaces on the subject property.
- Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- A assumed bearing of South 00° 29' 33" East as the East line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- All unit of measurements are US Survey feet (Grid).

POSSIBLE ENCROACHMENTS

- An Overhead Power line running North South extends out of the 8' Easement (Bk.9295, Pg.970) as much as 10.0' more or less as shown hereon.

SCHEDULE B-II EXCEPTIONS

- Statutory right of way along all section lines. **AFFECTS, SHOWN HEREON.**
- RIGHT OF WAY, recorded in Book 713, Page 187. Part Release in Book 13189, page 1816. **AFFECTS, SHOWN HEREON.**
- EASEMENT, recorded in Book 9295, Page 970. **AFFECTS, SHOWN HEREON.**
- EASEMENT, recorded in Book 11577, Page 1534. **AFFECTS, SHOWN HEREON.**
- EASEMENT, recorded in Book 13127, Page 1702. **AFFECTS, SHOWN HEREON.**

LEGAL DESCRIPTION

The North Half (N/2) of the Southeast Quarter (SE/4) of Section Ten (10), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

Containing 3,500,107.8 Sq. Ft. or 80.3514 Acres, more or less.

The property described hereon is located completely within the property described in Old Republic Title Insurance Company's Commitment No. 202400202-1 dated February 28, 2024 at 7:30 AM.

PROPOSED REZONING TRACT DESCRIPTION

A tract of land lying in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Ten (10), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
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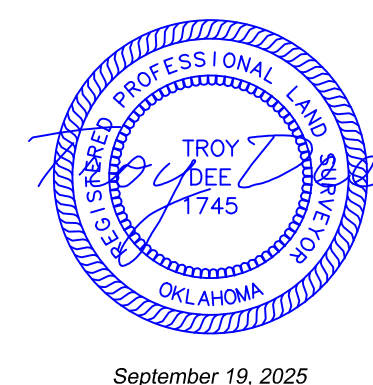
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ALTA/NSPS LAND TITLE SURVEY

To: Winston Scott Byron, Trustee of the Exempt Trust for Winston Scott Byron under Louis & Linda Byron Family Revocable Trust, Oklahoma Prime Title & Escrow, LLC, and Old Republic Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 8, 9, 11, and 16 of Table A thereof. The field work was completed on October 10, 2024.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

Drawn by: JF
Plot Date: September 19, 2025 Paper Size: 24"x36"
GLS Job No.: 240208

Sheet 1 Of 2