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The City of  
**OKLAHOMA CITY**

**Downtown Design Commission  
Agenda**

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**9:30 AM**

**June 18, 2026**

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**Council Chambers, City Hall, 200 North Walker Ave., Third Floor – 9:30 AM**

**Eric Schmid, Chair**  
**Mariana Sarur, Vice-Chair**  
**Anthony Blatt**  
**Kayla Copeland**  
**Justin Brannon**

Kathryn Friddle, Principal Planner  
Laura Griggs, Senior Planner  
Michael Philbrick, Senior Planner  
Daryl Callaway, Associate Planner  
John Clark, Assistant Municipal Counselor  
Keith Daniels, Administrative Assistant

### **PARTICIPANT INSTRUCTIONS**

Free parking is available at the Sheridan-Walker Parking Garage (501 West Sheridan Ave, northwest corner of Sheridan and Walker, immediately north of John Rex School) and the Arts Garage at 431 W. Main St., south of City Hall. Parking tickets must be validated by City staff before or after the meeting.

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service, or alternate format of the agenda in order to participate in this meeting should contact the ADA Coordinator of the Planning Department at (405) 297-2406 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please contact the ADA department coordinator listed above 48 hours prior to the scheduled meeting.

### **ADDRESSING THE COMMISSION**

Citizens may address the Commission on agenda items by responding to Chair's call for speakers during discussion on each item. All comments must be relevant to the item. The Chair or presiding officer may in his or her discretion prohibit a person from addressing the Commission and/or remove that person from the Council Chambers, if that person commits any disorderly or disruptive behavior. Disorderly conduct includes, but is not limited to, any of the following: speaking without being recognized by the Chair or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chair or presiding officer; engaging in other conduct, activity or speech that delays, pursuant to 21 O.S. §280, disruptive conduct includes any conduct that is "violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others". A person may also be subject to arrest and removal from the Municipal Building for violation of Oklahoma City Municipal Code 2020, §30-81- Disorderly conduct and/or violation of Okla. Stat. tit. 21, §280 – Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees. Please limit your comments to three minutes.

### **COMMISSION ACTIONS**

Official Action can only be taken on items which appear on the Agenda. The Downtown Design Commission may adopt, approve, deny, defer, recommend, amend, strike or continue any Agenda item. When more information is needed to act on an item, the Downtown Design Commission may refer the matter to Planning Department staff. All items are either approved, denied, continued to a specific later date, or stricken from the Agenda entirely.

**Downtown Design Commission  
Agenda  
June 18, 2026**

**I. Call to Order**

**II. Approval of Minutes**

- A. May 21, 2026, meeting.

**III. Cases Withdrawn**

- A. None.

**IV. Continuance Requests**

- A. None.

**V. Consent Docket (Anyone may request individual consideration of a consent item.)**

- A. **BCA-26-00005 at 201 E Sheridan Avenue (Bricktown).** Application by Brandon Phelps, Millenium Lounge, for Brett Brewer, Building Site Materials, Inc., to: 1) Remove existing windows at the west elevation and install two new glazed overhead doors; 2) Create new opening at the north end of the west elevation and install rolling shutter door for new service window; 3) Remove existing wood siding and extended parapet near the middle portion of the west elevation; 4) Paint the north wall of the building black; 5) Construct a six-foot-wide metal roof awning with support posts along the west side of the building; 6) Construct an 18' x 20' metal roof awning with four inch square steel support posts at the south elevation of the building; 7) Install one attached wall sign at the west elevation; 8) Install one attached wall sign at the south elevation; 9) Install string lighting on 10 foot tall wood posts in the open area west of the building; 10) Construct a 300 sf stage area with Trex decking material at the north end of the open area west of the building; 11) Install artificial turf from the north edge of the site to the south property line in the open area west of the building; 12) Remove existing bollards at the alley; 13) Install Trex decking material on the existing concrete pad area at the south of the building; 14) Close existing driveway on Mickey Mantle Dr near E Sheridan by removing the existing curb cut, installing new curb and gutter, and installing new sidewalk using brick to match existing brick sidewalk; 15) Construct a 4-foot-tall wrought iron fence at the north edge of the site approximately 26 feet south of the north property line (to meet the 8-foot-tall wood fence) and along the west and south property lines (with double swinging gates at the west and south portions of the fence); and 16) Construct an 8-foot-tall stockade fence along the east property line and at the north edge of the site approximately 26 feet south of the north property line (to meet the 4-foot-tall wrought iron fence) and then

turn south to connect to the northwest corner of the building (with a 12 foot wide double swinging gate on the north side).

## VI. Case for Individual Consideration

- A. **DTCA-25-00099 R1 at 125 W Reno Avenue (DBD).** Application by Purvi Patel, Wallace Design Collaborative, for David Todd, Oklahoma City MAPS, to: 1. Main Building: consolidate the General Admission vestibules into a single, larger entrance lobby located on the west end of the building at the Main Concourse Level; 2. Construct two-level concrete parking structure with stair towers clad in formed metal wall panels and aluminum curtain walls (original Certificate of Approval item 3.b.); 3. Construct/install guard house on upper deck of parking structure, clad in brick and glazed aluminum curtain walls; 4. Construct/install guard house adjacent to entrance drive to service yard, clad in brick and glazed aluminum curtain walls; 5. Construct north tunnel entry lobby adjacent to Sheridan in the northern portion of the site, to be clad in brick, formed metal wall panels and structural glazed aluminum curtain wall with faux wood metal panel soffit; 6. Revise the landscape and hardscape design at the northeast corner to add additional hardscape areas to improve pedestrian circulation (original Certificate of Approval items 7.b. and 7.c.); 7. Install bollards (deep foundation, shallow foundation, and hydraulic removable), install vehicular wedge barriers, construct vehicular rated poured concrete site walls, and install cable barriers; 8. Install powder coated perforated aluminum panels at the loading dock; 9. Install powder coated aluminum, anti-climb fence on west side of site around Thunder Alley; and 10. Install lighting within the parking structure.
- B. **DTCA-26-00020 at 200 SE 4th Street (DBD/SRODD – Regatta District).** Application by Mark Zitzow, Johnson & Associates, for Nicholas J Preftakes, Jar Associates LLC, to: 1. Paint signs on north and south façades of elevator house on top of the silos (Variance required from maximum allowable wall signage); and 2. Paint mural on east and west façades of the elevator house on top of the silos; and provide a recommendation to the Board of Adjustment for a variance from the maximum allowable wall signage.

## VII. Other Business

- A. **CE-01161 at 515 Kings of Leon Lane (Bricktown).** Request for recommendation from the Downtown Design Commission to the Planning Commission on a request to close a portion of the adjacent public right-of-way along the north side of Kings of Leon Lane and a one-foot-wide strip of public right-of-way at the east building face along the west side Charlie Christian Ave to resolve a proposed encroachment.

## VIII. Communications

## A. Administrative Approval Report

### Bricktown Cases:

1. **BCA-26-00002(P1) at 515 Kings of Leon Lane (BC).** Application by Scott Steen, Steenhaus, LLC, for Graham Cook, Skyline Holdings, LLC, to: 1) Remove the existing shed structure at the north end of the building; 2) Install new storefront glass entry system in the existing opening at the north elevation (in the wall behind the existing shed to be removed); 3) Modify the existing concrete stoop to include stairs, a handicap lift system, and handrails; 4) Construct new sidewalk and Type B sidewalk ramp at the alley; 5) Install metal awning at the north elevation over the new entry; 6) Install two lighting fixtures at the north elevation; 7) Install one attached wall sign at the north elevation; 8) Install new storefront glass entry system at the existing opening for the overhead door at the south elevation; 9) Install new windows in the two existing window openings at the south elevation; 10) Remove existing attached wall sign at the south elevation; 11) Remove existing electrical boxes and conduit, and the existing light at the south elevation; 12) Install new window in the existing window opening at the south end of the east elevation; 13) Infill the two existing window openings at the north end of the east elevation; 14) Install eight light fixtures, four each on the east and west elevations; 15) Remove all existing HVAC equipment; 16) Construct new mechanical roof platform for proposed HVAC equipment at the northwest corner of the roof and install the new HVAC units; and 17) Apply new waterproof coating (white) at the west, north, and east elevations.

### Downtown Cases:

2. **DTCA-24-00088(R1) at 200 N Walker Avenue (DBD).** Application by Patrick Schoenfeldt, Studio Architecture PC, for Debbie Miller, Public Works Director, City of Oklahoma City Public Works Department, to: North facade: 1) Demolish existing entry doors, existing aluminum handrails, concrete walks, and concrete mow strip; 2) Remove existing mailbox and reuse in new location; 3) Remove granite steps and salvage for reuse; 4) Construct concrete retaining walls, stairs, ramps, and mow strip; 5) Install clear anodized aluminum storefront system and door; 6) Install stainless steel handrails; and 7) Install landscaping.
3. **DTCA-25-00076 R2 at 11 NW 8th Street (DBD).** Application by Christel Van Tuyle, Insignia Signs, Inc., for Steve Mason, Mason Realty Investors, to: 1) Install attached wall sign of halo lit channel letters on south/8th St facade, MYDEFENCE; and 2) Install attached wall sign of halo lit channel letters on east facade, MD.

4. **DTCA-26-00018 at 121 Dean A McGee Avenue (DBD).** Application by Tasha Cook, Nabholz Construction, for Leo Dela Pasion, AT&T, to: 1) Remove portion of south/Dean A McGee façade to create door opening; and 2) Install double door on south/Dean A McGee façade, to be painted black.
5. **DTCA-26-00045 at 431 W Main Street (DBD).** Application by Eric Nazim, City of Oklahoma City PIM, for Cory Hubert, OKC Public Transportation & Parking, to: Install 6 incidental signs on windows on the north façade.
6. **DTCA-26-00046 at 529 SW 12th Street (DTD-2).** Application by Todd Brand, T&W Asset Management, to: Demolish house, accessory structure, fence and all concrete.
7. **DTCA-26-00047 at 811 N Broadway Avenue (DBD).** Application by Bryan Green, Signs by Bryan, for Megan Salyer, Meg Sipperly Salyer 2017 Rev Trust, to: 1) Remove projecting sign for previous tenant (already removed); and 2) Install projecting sign, Lyt. NOTE: sign to be fastened through the mortar, and sign not to be fastened to any architectural feature.
8. **DTCA-26-00048 at 608 NW 9th Street (DTD-1).** Application by Amanda Labrosse, ADG Blatt, for Barry Haynes, SSM Health of OK/St Anthony Hospital, to: 1) Remove existing storefront and doors at north and south vestibules; and 2) Install new storefront system and doors at north and south vestibules.

**B. Comments from Planning Department Staff**

**C. Comments from Commission Members**

**D. Next Meeting Date**

1. The next regular Commission meeting is **Thursday, July 16, 2026**. New applications were to be submitted to staff by **4:00 p.m., Tuesday, June 16, 2026**. Revisions and information on continued projects are to be submitted by **Tuesday, June 23, 2026**.

**IX. Adjourn**