

AGENDA
JENKS CITY COUNCIL
TUESDAY, JANUARY 20, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

CITIZEN COMMENTS

BUSINESS

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on December 16, 2025.
 - B. Monthly Reports
 - C. Approve Plat 25-20, the Preliminary Plat for The Hideaway. General Location: Half mile south of 131st and half mile west of Harvard.
 - D. Continue Ordinance 1680, an Ordinance amending an ordinance of the City Council of the City of Jenks, amending City Code §§ 16-7 (Sign Standards), §§ 16-5 (Use Specific Standards), and §§ 16-11 (Definitions); repealing all ordinances or parts thereof in conflict herewith; providing for severability; and declaring an emergency, to the February 03, 2026, meeting.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Ordinance 1679, and Ordinance amending Chapter 16 Article 3 - Base District Specific Standards, Article 5 - Use Specific Standards, and Article 11 - Definitions, to amend Food Truck regulations; repealing all ordinances or parts thereof in conflict herewith, providing for severability, and declaring an emergency.
4. Emergency Clause for Ordinance 1679, making it effective immediately upon passage since the immediate operations of the provisions of the Ordinance are necessary for the preservation of public health and safety.
5. Downtown Shared Waste Screening Pilot Program — a Pilot Program for shared screened waste enclosures in the Downtown Core, authorizing limited administrative

relief from the Unified Development Ordinance screening requirements. [Hilton]

6. Potential Executive Session under 25 O.S. 307(B)(3) to discuss the potential lease of the softball facility at Park West.
7. Recognize Brankees Management, LLC as the successful proposer under the Request for Proposals for the Lease and Operation of Softball Facilities at Park West and direct staff to negotiate and prepare proposed lease.

OTHER BUSINESS

1. City Manager's Report

ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, DECEMBER 16, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Agenda for the Jenks City Council was posted on the City’s website at 4:31 PM on December 12, 2025. The meeting was called to order at 06:01 PM on the above date with Mayor Cory Box presiding at Jenks City Hall.

ROLL CALL

Present

John Brown
Kevin Short
Matthew Emmons
Donna Ogez
Adam Abel
Craig Murray
Mayor Cory Box

Absent

INVOCATION

Pastor Doug Carey from Crossroad Church gave the invocation.

PLEDGE OF ALLEGIANCE

Pledge was given.

ANIMAL WELFARE SPOTLIGHT

Jenks Animal Control presented an animal for adoption.

CITIZEN COMMENTS

None.

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under “Consent” are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on December 02, 2025.
 - B. Approve Monthly Reports
 - C. Approve Final Plat for 121 Crossing. General Location 2517 W 121st. [Hilton]
 - D. Approve contract with Rainbow Fireworks in the amount of \$65,000 for the July 4th, 2026, fireworks show.

John Brown made a motion to approve Item 1. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn.
3. Ordinance No. 1678, related to JZ 25-700, rezoning from AG (Agriculture) to RE (Residential Estate), repealing all ordinances or parts thereof in conflict herewith, and providing for severability. General Location: 2300 W 91st St.
Planning Director Marcae Hilton introduced Item 3. Craig Murray made a motion to approve Item 3. Matthew Emmons seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None
Motion Carried.
4. Resolution 889 - A Resolution recognizing and accepting the Executive Summary provided by TSW Design from the ranch and wilderness area engagement series.
Planning Director Marcae Hilton introduced Item 4. She answered questions with City Manager Christopher Shrout. Kevin Short made a motion to approve Item 4. John Brown seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None
Motion Carried.
5. Potential Executive Session for the purpose of conferring on matters pertaining to economic development, including the creation of a proposal to entice a business to locate within the City of Jenks where public disclosure of the matter discussed would interfere with the development of products or services or would violate the confidentiality of the business. 25 O.S. §307(C)(11) (Proposed Amendment to Economic Development Agreement with High 5)
Craig Murray made a motion to enter Executive Session. Kevin Short seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None
Motion Carried. *Executive Session was entered at 6:20 PM and exited at 6:32 PM. No other business was discussed and no votes were cast.*
6. First Amendment to Disposition and Economic Development Agreement with HD5 Entertainment, LLC and High Five Entertainment, LLC to provide for construction to begin within 6 months of approval of this Amendment and project completion by December 21, 2027 and other changes.
John Brown made a motion to approve Item 6. Kevin Short seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None
Motion Carried.

OTHER BUSINESS

1. City Manager's Report

City Manager Christopher Shroul gave his update. Police Chief Jason Jackson gave an update.

ADJOURNMENT

Jenks City Council adjourned at 06:43 PM.

City of Jenks
Fund 10
Financial Position
As of 12/31/2025

	Actual FY 25-26 Jul 1 - Dec 31	Budget Year 2 FY 25-26	Actual FY 24-25 Jul 1 - Dec 31
Gross Revenues:			
Sales Tax Collections	\$ 7,519,680.97	\$ 14,116,302.00	\$ 6,277,360.30
Use Tax Collections	1,766,287.51	3,606,572.00	1,838,378.52
Other Licenses & Permits	1,356.50	10,000.00	8,130.00
Electrical Licenses	4,750.00	10,500.00	7,700.00
Plumbing Licenses	5,825.00	10,850.00	8,625.00
Mechanical Licenses	5,325.00	10,250.00	6,325.00
Beverage Licenses	6,595.00	41,500.00	16,290.00
Solicitors Licenses	-	2,000.00	300.00
Sign Permits	916.78	2,000.00	3,082.00
Electrical Permits	14,967.41	26,500.00	12,375.00
Plumbing Permits	12,401.51	31,000.00	14,338.38
Mechanical Permits	11,092.41	27,500.00	11,100.00
Building Permits	49,652.87	200,000.00	41,445.62
Fire Permits	21,899.66	15,000.00	8,402.00
Solid Waste Revenue	29,415.74	58,000.00	28,677.67
Fireworks Permits	6,820.00	7,000.00	8,170.00
Inspection/Reinspection Fees	2,270.00	7,000.00	2,590.50
Engineering Fees	18,800.00	25,000.00	27,200.00
Building Permits Admin Fee	614.58	1,000.00	447.50
Zoning Applications	4,050.00	15,000.00	7,400.00
Alcoholic Beverage Tax	41,629.85	80,000.00	41,698.36
Franchise Fees	779,233.29	1,350,000.00	666,035.45
Rental Income	7,388.25	14,900.00	1,396.54
McDonald's Rental Income	29,996.51	53,000.00	31,080.00
Assessment Letter	400.00	1,000.00	400.00
Miscellaneous Revenue	144,174.07	110,000.00	147,948.82
Municipal Court Fine	143,475.73	165,000.00	94,893.72
Miscellaneous Zoning Fees	17,114.00	40,000.00	18,705.00
SAFER Grant	377,406.15	421,696.00	-
Gross Receipts	74,312.16	205,000.00	42,106.56
Community Room Rental	990.00	1,000.00	910.00
Auction Sales	12,720.00	10,000.00	-
Interest	27,866.76	45,000.00	24,321.43
Interest on Investment	16,047.49	25,000.00	17,934.16
Total Gross Revenues:	\$ 11,155,475.20	\$ 20,744,570.00	\$ 9,415,767.53

Expenditures:			
City Manager	\$ 132,057.86	\$ 332,450.00	\$ 144,688.22
City Clerk	127,215.30	342,000.00	174,506.82
City Treasurer	130,311.36	254,700.00	124,664.10
City Attorney	33,631.62	97,600.00	27,286.45
Personnel	125,109.32	246,900.00	94,760.53
Admin Support / Records	63,499.50	101,100.00	45,192.29
Municipal Court	68,031.89	125,200.00	67,165.32
General Government	207,491.22	244,000.00	172,630.51
City Planner	13,189.87	114,350.00	55,810.80
Community Development	117,189.03	135,500.00	100,990.07
Uniformed Patrol	2,046,984.78	3,938,090.00	1,712,500.14
Police Reserves	92,190.09	284,400.00	101,233.89
Central Dispatch	245,824.50	679,425.00	269,720.57
Code Enforcement	37,592.18	98,700.00	35,148.78
Fire Suppression	2,339,941.89	4,203,113.00	2,154,389.04
Fire Volunteers	5,043.20	77,500.00	5,891.49
Protective Inspections	150,899.15	333,800.00	156,224.54
Street Maintenance	388,328.67	674,273.00	510,448.97
General Maintenance	21,044.00	32,500.00	12,015.80
Parks & Grounds	586,381.55	1,001,400.00	659,783.44
Animal Control	90,943.06	205,740.00	81,091.03
Total Operating Expenditures:	\$ 7,022,900.04	\$ 13,522,741.00	\$ 6,706,142.80
Capital Expenditures:			
Fire Volunteers	\$ -	\$ 35,000.00	\$ -
Small Capital Projects	-	-	-
Total Capital Expenditures:	\$ -	\$ 35,000.00	\$ -
Excess (deficiency) of Revenues over Expenditures:	\$ 4,132,575.16	\$ 7,186,829.00	\$ 2,709,624.73
Transfers (In/Out)			
Transfers In	5,459,724.52	\$ 10,725,067.00	\$ 4,948,000.71
Transfers Out	(9,901,805.93)	(18,878,774.00)	(8,186,110.40)
Total Transfers:	\$ (4,442,081.41)	\$ (8,153,707.00)	\$ (3,238,109.69)
Net Change in Fund Balance:	\$ (309,506.25)	\$ (966,878.00)	\$ (528,484.96)

Prepared by Matthew Johnson 01/14/2026



PARENT ACCOUNT:
CITY OF JENKS 29

REPORT FOR:
CITY OF JENKS 29
2960-00-656689-7
NOV-24-2025 TO DEC-23-2025

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END OF REPORT

Site Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

BRAND	ADDRESS	NO. TRANS	FUEL UNITS	FUEL \$	OTHER \$	EXEMPT TAX	NET \$
QUIKTRIP	18804 Mac Arthur Dr, North Little Rock, AR 72118-1897	1	9.613	24.98	0.00	-1.76	23.22
	900 E Hillside Dr, Broken Arrow, OK 74012	1	20.042	44.87	0.00	-7.48	37.39
	8100 E Highway 51, Broken Arrow, OK 74014	1	21.986	50.55	0.00	-8.20	42.35
	91 W 141st St, Glenpool, OK 74033	1	20.011	48.61	0.00	-7.46	41.15
	712 S Elm St, Jenks, OK 74037	357	4957.341	12674.92	0.00	-1887.64	10787.28
	11590 N 140th East A, Owasso, OK 74055	2	47.859	129.47	0.00	-19.41	110.06
	11502 E 76th St N, Owasso, OK 74055-3637	1	22.509	49.50	0.00	-8.40	41.10
	200 S Highway 97, Sand Springs, OK 74063	1	10.512	24.17	0.00	-3.92	20.25
	12100 S Waco Ave, Sapulpa, OK 74066	8	124.694	290.43	0.00	-46.51	243.92
	3606 S Peoria Ave, Tulsa, OK 74105	1	14.639	35.12	0.00	-5.46	29.66
	18 S 193rd East Ave, Tulsa, OK 74108	1	13.464	33.11	0.00	-5.02	28.09
	807 W 71st St, Tulsa, OK 74132-1837	1	19.174	46.96	0.00	-7.15	39.81
	9555 Riverside Pkwy, Tulsa, OK 74137	5	74.090	212.14	0.00	-29.11	183.03
	PERIOD TOTALS		381	5355.934	13664.83	0.00	-2037.52



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Financial Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
215	PERIOD			0.00	0.00	0.00	0.00	0.00	0.00
	YTD			0.00	1453.63	0.00	-189.11	1264.52	1264.52
252	Unleaded Regular	25.40	2.349	0.00	59.41	0.00	-9.47	49.94	
	PERIOD			0.00	59.41	0.00	-9.47	49.94	49.94
	YTD			0.00	803.65	0.00	-110.82	692.83	692.83
311	Unleaded Plus	14.72	2.649	0.00	39.00	0.00	-5.49	33.51	
	Unleaded Regular	2678.58	2.349	0.00	6290.31	0.00	-999.11	5291.20	
	Unleaded Super	22.11	3.099	0.00	68.50	0.00	-8.25	60.25	
	PERIOD			0.00	6397.81	0.00	-1012.85	5384.96	5384.96
	YTD			0.00	88865.39	0.00	-12264.60	76600.79	76600.79
411	Regular Diesel #2	611.54	3.408	0.00	2077.45	0.00	-264.81	1812.64	
	Unleaded Regular	347.59	2.370	0.00	819.82	0.00	-127.83	691.99	
	PERIOD			0.00	2897.27	0.00	-392.64	2504.63	2504.63
	YTD			0.00	33022.00	0.00	-4279.64	28742.36	28742.36
511	Unleaded Regular	108.46	2.380	0.00	259.01	0.00	-40.47	218.54	
	PERIOD			0.00	259.01	0.00	-40.47	218.54	218.54
	YTD			0.00	4723.64	0.00	-641.60	4082.04	4082.04
512	Unleaded Regular	76.68	2.299	0.00	176.27	0.00	-28.60	147.67	
	PERIOD			0.00	176.27	0.00	-28.60	147.67	147.67
	YTD			0.00	1098.34	0.00	-156.63	941.71	941.71
521	Regular Diesel #2	55.73	3.499	0.00	194.99	0.00	-24.13	170.86	
	Unleaded Plus	25.51	2.599	0.00	66.30	0.00	-9.52	56.78	
	Unleaded Super	26.93	2.989	0.00	80.50	0.00	-10.05	70.45	
	PERIOD			0.00	341.79	0.00	-43.70	298.09	298.09
	YTD			0.00	9162.00	0.00	-1110.86	8051.14	8051.14
522	Unleaded Plus	90.69	2.679	0.00	243.71	0.00	-33.83	209.88	
	Unleaded Regular	82.20	2.392	0.00	196.41	0.00	-30.65	165.76	
	PERIOD			0.00	440.12	0.00	-64.48	375.64	375.64
	YTD			0.00	7527.89	0.00	-979.05	6548.84	6548.84
531	Unleaded Plus	70.93	2.894	0.00	205.33	0.00	-26.46	178.87	
	Unleaded Regular	272.58	2.365	0.00	644.76	0.00	-101.68	543.08	
	Unleaded Super	282.98	2.985	0.00	843.52	0.00	-105.55	737.97	
	PERIOD			0.00	1693.61	0.00	-233.69	1459.92	1459.92
	YTD			0.00	14737.23	0.00	-1892.06	12845.17	12845.17
533	Unleaded Regular	233.70	2.379	0.00	554.19	0.00	-87.16	467.03	
	PERIOD			0.00	554.19	0.00	-87.16	467.03	467.03
	YTD			0.00	11402.15	0.00	-1558.92	9843.23	9843.23



PARENT ACCOUNT:
CITY OF JENKS 29

REPORT FOR:
CITY OF JENKS 29
2960-00-656689-7
NOV-24-2025 TO DEC-23-2025

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END OF REPORT

Financial Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
561	Unleaded Plus	121.82	2.696	0.00	330.57	0.00	-45.42	285.15	
	Unleaded Regular	47.99	2.299	0.00	110.31	0.00	-17.91	92.40	
	PERIOD			0.00	440.88	0.00	-63.33	377.55	377.55
	YTD			0.00	4801.09	0.00	-606.49	4194.60	4194.60
562	Unleaded Regular	94.06	2.350	0.00	221.70	0.00	-35.09	186.61	
	PERIOD			0.00	221.70	0.00	-35.09	186.61	186.61
	YTD			0.00	3404.71	0.00	-466.56	2938.15	2938.15
571	Unleaded Regular	22.65	2.329	0.00	52.75	0.00	-8.44	44.31	
	PERIOD			0.00	52.75	0.00	-8.44	44.31	44.31
	YTD			0.00	487.87	0.00	-67.08	420.79	420.79
911	PERIOD			0.00	0.00	0.00	0.00	0.00	0.00
	YTD			0.00	96.61	0.00	-12.31	84.30	84.30
919	Regular Diesel #2	24.35	3.529	0.00	85.93	0.00	-10.55	75.38	
	Unleaded Regular	18.88	2.314	0.00	44.09	0.00	-7.05	37.04	
	PERIOD			0.00	130.02	0.00	-17.60	112.42	112.42
	YTD			0.00	1463.36	0.00	-196.73	1266.63	1266.63
Unassigned	Rebate	5355.93	0.050	-267.80	0.00	0.00	0.00	0.00	
	PERIOD			-267.80	0.00	0.00	0.00	0.00	-267.80
	YTD			0.00	0.00	0.00	0.00	0.00	0.00
ACCOUNT TOTALS	Regular Diesel #2	691.62	3.529	0.00	2358.37	0.00	-299.49	2058.88	
	Unleaded Plus	323.67	2.696	0.00	884.91	0.00	-120.72	764.19	
	Unleaded Regular	4008.77	2.314	0.00	9429.03	0.00	-1493.46	7935.57	
	Unleaded Super	332.02	2.985	0.00	992.52	0.00	-123.85	868.67	
	Rebate	5355.93	0.050	-267.80	0.00	0.00	0.00	0.00	
	PERIOD			-267.80	13664.83	0.00	-2037.52	11627.31	11359.51
	YTD			0.00	183049.56	0.00	-24532.46	158517.10	158517.10

ACCOUNTS RECEIVABLE SUMMARY - Invoice 109524136	
PREVIOUS BALANCE	11404.76
PAYMENTS	-11404.76
PURCHASES	11627.31
DEBITS	0.00
CREDITS	0.00
QuikTrip Rebate	-267.80
PRIVATE SITE ANCILLARIES	0.00
AMOUNT DUE	11359.51

Transaction Date	Transaction Time	Card Number	Custom Vehicle/Asset ID	Units	Product	Merchant Name	Merchant Address	Merchant City	Merchant State / Province	Merchant Postal Code	Current Odometer	Adjusted Odometer	Driver Last Name	Driver Department	Department
11/19/2025	17:06:59	****01362	411 604 FMARSHAL1	9.613	UNL	Quiktrip 7210	18804 Mac Arthur Dr	North Little Rock	AR	72118-1897	105089	105046	o brien	411	411
11/20/2025	05:42:29	****00281	311 14 0892	8.31	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110191		zumwalt	315	311
11/20/2025	08:32:55	****01471	411 603 COMMAND 3	6.317	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49102		MARTINEZ	411	411
11/20/2025	11:02:13	****00231	311 17 2922	14.22	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	135111		CHANDLEE	311	311
11/20/2025	16:11:04	****01751	311 23 7303	19.11	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34864		simpson-brow	311	311
11/21/2025	06:01:49	****01291	311 18 3658	5.281	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85811		Hash	311	311
11/21/2025	07:45:53	****01811	561 627 19 FORD	31.23	UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	137495	138844	ABBATE	561	561
11/21/2025	09:10:48	****00281	311 14 0892	6.449	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110268		zumwalt	315	311
11/21/2025	13:39:52	****01271	311 18 4850	8.228	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69072		ARNOLD	311	311
11/21/2025	15:04:39	****01901	411 RESCUE 2	16.52	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6120		OSGOOD	411	411
11/21/2025	15:22:59	****01861	311 25 7838	10.53	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7798		DAVIS	311	311
11/21/2025	15:56:13	****01881	562 25 7873	8.963	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8733		MCDANIEL	562	562
11/21/2025	16:12:55	****01831	311 25 8794	11.67	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11492		COLE	311	311
11/22/2025	06:19:09	****01291	311 18 3658	5.315	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85850		Hash	311	311
11/22/2025	06:40:40	****01841	311 25 9123	9.203	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10941		LUTTRELL	311	311
11/22/2025	07:56:40	****01931	561 199 25 FORD	11.37	UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1909		SCOTTJ	561	561
11/22/2025	11:56:50	****00351	311 13 4107	8.003	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	107747		parker	315	311
11/22/2025	12:36:04	****01761	311 23 7425	22.11	SUP	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	19871		Jackson	311	311
11/22/2025	14:41:02	****01421	411 LADDER 2	21.69	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30676		NEIGHLEY	411	411
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11/22/2025	20:38:56	****01463	411 ENGINE 1	19.89	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62693		NEIGHLEY	411	411
11/22/2025	21:44:12	****01302	311 18 9938	14.4	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125769		KAYS	311	311
11/22/2025	21:56:11	****01261	311 18 4849	10.01	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109226		MCFARLAND	311	311
11/22/2025	21:56:27	****01501	311 20 4189	11.62	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56961		Goode	311	311
11/23/2025	08:21:27	****01901	411 RESCUE 2	4.244	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6176		SCHULTZE	411	411
11/23/2025	09:25:03	****01291	311 18 3658	6.751	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85887		Hash	311	311
11/23/2025	10:23:02	****01851	311 25 9080	11.47	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7768		Solomon	311	311
11/23/2025	13:41:09	****00811	311 17 2923	14	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116241		WARD	311	311
11/23/2025	13:46:17	****00411	311 13 9181	9.478	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82118		COMPTON	315	311
11/23/2025	13:48:22	****01311	311 18 3659	9.503	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110478		SPINNER	311	311
11/23/2025	21:51:19	****01302	311 18 9938	8.841	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125861		KAYS	311	311
11/23/2025	22:13:45	****01351	311 18 3661	12.29	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86307	86389	Boileau	311	311
11/23/2025	22:26:02	****01471	411 603 COMMAND 3	8.78	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49194		MARTINEZ	411	411
11/24/2025	05:53:08	****00801	311 15 3007	13.47	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117611		golliday	311	311
11/24/2025	07:26:35	****01841	311 25 9123	9.239	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11039		LUTTRELL	311	311
11/24/2025	08:01:44	****01771	411 601 COMMAND 1	23.1	UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	48637		OSTRUM	411	411
11/24/2025	09:09:31	****00281	311 14 0892	7.029	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110339		zumwalt	315	311
11/24/2025	10:49:03	****01362	411 604 FMARSHAL1	22.19	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	105366		o brien	411	411
11/24/2025	13:58:20	****01311	311 18 3659	5.221	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110538		SPINNER	311	311
11/24/2025	19:58:56	****01641	311 21 3180	15.67	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37343	37410	MARKHAM	311	311
11/24/2025	22:31:13	****00051	311 17 4535	12.56	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83837		FLETCHER	311	311
11/24/2025	23:45:50	****01261	311 18 4849	12.86	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109330		MCFARLAND	311	311
11/25/2025	00:33:37	****01901	411 RESCUE 2	17.39	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6247		MCCAWLEY	411	411
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11/25/2025	05:52:53	****01541	311 20 4199	6.957	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93724		Galloway	311	311
11/25/2025	05:53:11	****00501	311 11 1550	19.25	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	102343		Bowdle	311	311
11/25/2025	06:42:59	****01811	561 627 19 FORD	22.95	UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	138452	138982	ABBATE	561	561
11/25/2025	07:27:27	****01281	311 18 0441	10.12	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49511		SCOTTJ	311	311
11/25/2025	07:32:39	****00231	311 17 2922	13.46	UNL	Quiktrip 0024	18 S 193rd East Ave	Tulsa	OK	74108	135320		CHANDLEE	311	311
11/25/2025	09:15:44	****00841	311 14 0891	5.45	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	96888	95867	RACHAL	315	311
11/25/2025	11:34:15	****00341	411 UTILITY 2	19.19	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	123409		KRIMBILL	411	411
11/25/2025	13:24:17	****00841	311 14 0891	7.403	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	96000	96967	RACHAL	315	311
11/25/2025	13:48:04	****01871	311 25 8786	17.11	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20545		simmons	311	311
11/25/2025	13:51:21	****01311	311 18 3659	6.125	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110617		SPINNER	311	311
11/25/2025	14:12:43	****00901	311 17 4536	11.88	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70283		Mcenulty	311	311
11/25/2025	22:14:29	****01311	311 18 3659	7.836	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110711		SPINNER	311	311
11/25/2025	23:54:19	****01861	311 25 7838	6.592	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7837		DAVIS	311	311
11/26/2025	02:41:57	****01302	311 18 9938	10.45	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125087	126097	KAYS	311	311
11/26/2025	03:03:59	****01731	311 23 7435	19.53	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36043	35585	NUNNELEE	311	311
11/26/2025	07:33:02	****01841	311 25 9123	12.1	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11171		LUTTRELL	311	311
11/26/2025	09:38:50	****00291	311 16 6483	11.71	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108308		zumwalt	315	311
11/26/2025	12:19:12	****01781	411 602 COMMAND 2	20.01	UNL	Quiktrip 0106	91 W 141st St	Glenpool	OK	74033	21033		ZICKEOFoose	411	411
11/26/2025	14:26:33	****01901	411 RESCUE 2	13.73	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6287		SCHULTZE	411	411
11/26/2025	14:26:36	****01471	411 603 COMMAND 3	5.395	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49251		MARTINEZ	411	411
11/26/2025	14:26:55	****01463	411 ENGINE 1	15.65	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62762		IRELAND	411	411
11/26/2025	16:20:20	****01821	311 25 0626	14.62	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11414		SEMKE	311	311

11/27/2025 06:33:42	****01291	311 18 3658	10.73 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85971	Hash	311	311
11/27/2025 07:42:10	****01541	311 20 4199	9.471 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93822	Galloway	311	311
11/27/2025 14:55:21	****00811	311 17 2923	9.93 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116349	WARD	311	311
11/27/2025 18:26:43	****01531	311 20 4197	7.052 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	55952	miller	311	311
11/28/2025 06:16:15	****00411	311 13 9181	8.131 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82210	COMPTON	315	311
11/28/2025 06:40:18	****01831	311 25 8794	14.84 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11613	COLE	311	311
11/28/2025 15:48:10	****01871	311 25 8786	16.95 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20813	simmons	311	311
11/28/2025 19:57:22	****00051	311 17 4535	10.55 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83993	FLETCHER	311	311
11/28/2025 21:57:16	****01261	311 18 4849	12.24 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109447	MCFARLAND	311	311
11/28/2025 22:00:08	****01351	311 18 3661	11.31 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86501	Boileau	311	311
11/29/2025 01:08:42	****01861	311 25 7838	9.274 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7932	7892 DAVIS	311	311
11/29/2025 04:00:47	****01501	311 20 4189	13.23 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57113	Goode	311	311
11/29/2025 06:14:09	****01291	311 18 3658	8.854 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86019	Hash	311	311
11/29/2025 06:58:48	****01841	311 25 9123	9.919 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11262	LUTTRELL	311	311
11/29/2025 08:08:48	****01901	411 RESCUE 2	8.132 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6309	SCHULTZE	411	411
11/29/2025 11:11:52	****01881	562 25 7873	13.78 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	8925	MCDANIEL	562	562
11/29/2025 13:52:02	****01311	311 18 3659	6.174 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110772	SPINNER	311	311
11/29/2025 16:29:00	****01421	411 LADDER 2	17.45 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30738	IRELAND	411	411
11/29/2025 19:59:06	****00811	311 17 2923	12.93 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116485	WARD	311	311
11/30/2025 05:56:38	****01821	311 25 0626	10.89 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11556	SEMKE	311	311
11/30/2025 06:59:18	****01291	311 18 3658	5.205 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86054	Hash	311	311
11/30/2025 12:48:08	****01851	311 25 9080	14.09 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	7825	7899 Solomon	311	311
11/30/2025 14:12:25	****01311	311 18 3659	7.662 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110852	SPINNER	311	311
11/30/2025 22:07:27	****01302	311 18 9938	15.32 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126272	KAYS	311	311
11/30/2025 23:41:18	****01351	311 18 3661	11.9 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86589	86705 Boileau	311	311
12/01/2025 04:40:59	****01531	311 20 4197	5.223 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56002	miller	311	311
12/01/2025 05:52:50	****01541	311 20 4199	10.6 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	93915	Galloway	311	311
12/01/2025 05:57:44	****01841	311 25 9123	14.72 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11456	LUTTRELL	311	311
12/01/2025 06:35:48	****00111	311 13 9781	7.554 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	139399	golliday	311	311
12/01/2025 08:25:16	****01831	311 25 8794	11.79 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11674	COLE	311	311
12/01/2025 10:34:23	****00801	311 15 3007	11.61 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117741	golliday	311	311
12/01/2025 13:38:28	****00811	311 17 2923	8.121 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116570	WARD	311	311
12/01/2025 13:42:54	****00411	311 13 9181	7.099 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82293	COMPTON	315	311
12/01/2025 13:47:40	****01311	311 18 3659	5.663 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110912	SPINNER	311	311
12/01/2025 13:49:38	****01641	311 21 3180	15.57 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37564	MARKHAM	311	311
12/01/2025 13:51:14	****00051	311 17 4535	12.93 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84184	FLETCHER	311	311
12/01/2025 17:26:05	****01421	411 LADDER 2	15.9 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30813	NEIGHLEY	411	411
12/01/2025 21:29:24	****01311	311 18 3659	4.702 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110965	SPINNER	311	311
12/02/2025 05:38:43	****00291	311 16 6483	7.738 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8738	108400 zumwalt	315	311
12/02/2025 05:58:01	****01302	311 18 9938	11.97 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126374	KAYS	311	311
12/02/2025 05:58:05	****01841	311 25 9123	8.122 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11545	LUTTRELL	311	311
12/02/2025 07:54:51	****01931	561 199 25 FORD	9.613 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	2989	SCOTTJ	561	561
12/02/2025 09:43:49	****01541	311 20 4199	13.05 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94061	Galloway	311	311
12/02/2025 10:20:24	****01901	411 RESCUE 2	15.8 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6356	SCHULTZE	411	411
12/02/2025 10:24:43	****01471	411 603 COMMAND 3	4.806 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49245	49298 MARTINEZ	411	411
12/02/2025 13:10:17	****00801	311 15 3007	11.17 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117850	golliday	311	311
12/02/2025 13:35:50	****00411	311 13 9181	4.75 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82324	COMPTON	315	311
12/02/2025 16:34:32	****01901	411 RESCUE 2	6.323 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6376	SCHULTZE	411	411
12/02/2025 17:02:12	****01771	411 601 COMMAND 1	20.92 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49248	48964 OSTRUM	411	411
12/02/2025 21:26:53	****01871	311 25 8786	15.08 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	21051	simmons	311	311
12/03/2025 05:13:59	****01302	311 18 9938	8.706 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126465	KAYS	311	311
12/03/2025 05:29:27	****01531	311 20 4197	11.73 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56240	56127 miller	311	311
12/03/2025 05:54:00	****01631	311 21 3044	9.195 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58174	Galloway	311	311
12/03/2025 08:24:56	****01751	311 23 7303	21.99 UNL	Quiktrip 0050	8100 E Highway 51	Broken Arrow	OK	74014	35154	simpson-brow	311	311
12/03/2025 10:35:14	****01421	411 LADDER 2	19.55 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	30912	SMITH	411	411
12/03/2025 11:17:43	****01291	311 18 3658	6.959 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86093	Hash	311	311
12/03/2025 12:14:00	****00291	311 16 6483	11.61 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	492	108538 zumwalt	315	311
12/03/2025 13:32:27	****01271	311 18 4850	7.666 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69173	ARNOLD	311	311
12/03/2025 13:52:23	****00901	311 17 4536	6.476 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70372	Menuity	311	311
12/03/2025 13:54:02	****01821	311 25 0626	11.75 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11723	SEMKE	311	311
12/03/2025 14:01:48	****01311	311 18 3659	6.524 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	111033	SPINNER	311	311
12/03/2025 15:17:55	****01281	311 18 0441	12.31 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49687	SCOTTJ	311	311
12/03/2025 17:15:46	****01901	411 RESCUE 2	12.34 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6422	OSGOOD	411	411
12/03/2025 23:52:49	****01471	411 603 COMMAND 3	6.027 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49346	MCCAWLEY	411	411
12/04/2025 06:26:50	****01731	311 23 7435	19.11 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36370	35847 NUNNELEE	311	311
12/04/2025 06:27:28	****01302	311 18 9938	10 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126594	KAYS	311	311
12/04/2025 08:27:37	****00231	311 17 2922	15.22 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	135568	CHANDLEE	311	311

12/04/2025 09:53:13	****01971	311 25 0690	15.59 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	211	golliday	311	311
12/04/2025 10:07:55	****00771	561 649 04 FORD	31.89 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	149523	STEED	531	561
12/04/2025 11:36:50	****00801	311 15 3007	11.77 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118013	golliday	311	311
12/04/2025 12:42:48	****01741	311 23 7347	21.31 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11044	Shouse	311	311
12/04/2025 13:30:50	****00534	311 16 8369	12.68 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	140406	TURNER	315	311
12/04/2025 14:15:26	****01421	411 LADDER 2	18.59 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31015	NEIGHLEY	411	411
12/04/2025 15:54:51	****01901	411 RESCUE 2	14.5 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6466	KRIMBILL	411	411
12/04/2025 20:54:14	****01641	311 21 3180	13.79 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37715	MARKHAM	311	311
12/04/2025 21:00:22	****01531	311 20 4197	9.347 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56395	miller	311	311
12/04/2025 22:08:29	****01861	311 25 7838	10.83 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8004	DAVIS	311	311
12/05/2025 06:22:45	****01831	311 25 8794	15.12 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11793	COLE	311	311
12/05/2025 11:29:20	****01811	561 627 19 FORD	22.7 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	175066	139119 ABBATE	561	561
12/05/2025 12:26:57	****01291	311 18 3658	7.395 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86171	Hash	311	311
12/05/2025 13:43:00	****01881	562 25 7873	10.58 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	9076	MCDANIEL	562	562
12/05/2025 13:50:08	****01781	411 602 COMMAND 2	20.01 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	21257	ZICKEFOOSE	411	411
12/05/2025 19:21:51	****00811	311 17 2923	13.05 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116710	WARD	311	311
12/05/2025 20:11:39	****00051	311 17 4535	11.74 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84331	FLETCHER	311	311
12/05/2025 21:15:25	****00534	311 16 8369	9.53 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	140518	TURNER	315	311
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12/07/2025 22:01:02	****01261	311 18 4849	10.87 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109520	MCFARLAND	311	311
12/08/2025 05:55:00	****01841	311 25 9123	11.74 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11659	11700 LUTTRELL	311	311
12/08/2025 06:41:30	****01302	311 18 9938	12.18 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126834	KAYS	311	311
12/08/2025 06:59:26	****01761	311 23 7425	19.19 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	20075	Jackson	311	311
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12/08/2025 09:55:35	****01541	311 20 4199	13.32 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94700	94284 FOSTER	311	311
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12/08/2025 21:52:49	****01641	311 21 3180	9.712 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	37857	MARKHAM	311	311
12/08/2025 21:59:33	****01861	311 25 7838	11.61 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8080	8148 DAVIS	311	311
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12/09/2025 06:12:59	****01302	311 18 9938	9.134 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126941	KAYS	311	311
12/09/2025 06:57:04	****01831	311 25 8794	7.917 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	11965	COLE	311	311
12/09/2025 08:14:29	****00231	311 17 2922	10.51 UNL	Quiktrip 0023	200 S Highway 97	Sand Springs	OK	74063	135737	CHANDLEE	311	311
12/09/2025 10:06:23	****00291	311 16 6483	8.878 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	108589	108643 zumwalt	315	311
12/09/2025 11:13:30	****01231	562 10 0502	22.31 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	114214	MCDANIEL	562	562
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12/09/2025 14:52:52	****00411	311 13 9181	4.498 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82386	COMPTON	315	311
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12/09/2025 17:38:47	****00051	311 17 4535	11.67 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84613	FLETCHER	311	311
12/09/2025 21:50:58	****01261	311 18 4849	15.42 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109694	MCFARLAND	311	311
12/09/2025 22:30:23	****01302	311 18 9938	5.419 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	127027	KAYS	311	311
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12/10/2025 05:56:20	****01841	311 25 9123	11.67 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11785	LUTTRELL	311	311
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12/10/2025 12:05:52	****00801	311 15 3007	12.43 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118166	golliday	311	311
12/10/2025 13:40:44	****01871	311 25 8786	8.883 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	21545	21425 simmons	311	311
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12/10/2025 18:03:24	****01311	311 18 3659	10 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	111374	SPINNER	311	311
12/10/2025 22:31:11	****01351	311 18 3661	12.04 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86814	Boileau	311	311
12/10/2025 22:45:04	****01302	311 18 9938	12.5 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	127158	KAYS	311	311
12/11/2025 02:11:06	****01501	311 20 4189	15.49 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	57312	Goode	311	311
12/11/2025 05:55:19	****01631	311 21 3044	14.68 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58548	Galloway	311	311
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12/11/2025 22:15:55	****01861	311 25 7838	9.453 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8145	8266 DAVIS	311	311
12/12/2025 02:25:46	****01731	311 23 7435	20.95 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	36675	UNNLEELEE	311	311
12/12/2025 11:48:03	****01901	411 RESCUE 2	5.309 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6633	EWEN	411	411
12/12/2025 11:59:15	****00231	311 17 2922	14.06 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	135963	CHANDLEE	311	311
12/12/2025 12:33:27	****01761	311 23 7425	20.86 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20355	Jackson	311	311
12/12/2025 15:55:48	****01771	411 601 COMMAND 1	20.01 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49786	50374 OSTRUM	411	411
12/12/2025 18:20:23	****01531	311 20 4197	7.672 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56738	milller	311	311
12/12/2025 18:27:22	****00811	311 17 2923	14.04 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117024	WARD	311	311
12/12/2025 18:29:59	****00411	311 13 9181	7.127 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82481	COMPTON	315	311
12/12/2025 18:30:27	****00534	311 16 8369	11.37 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	140674	TURNER	315	311
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12/12/2025 21:52:48	****01871	311 25 8786	13.77 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	21754	simmons	311	311
12/12/2025 22:04:31	****01821	311 25 0626	15.02 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12133	SEMKE	311	311
12/13/2025 01:00:44	****01861	311 25 7838	2.898 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8162	8181 DAVIS	311	311
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12/13/2025 07:40:00	****01271	311 18 4850	9.852 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69412	ARNOLD	311	311
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12/13/2025 12:51:28	****01881	562 25 7873	10.59 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9385	MCDANIEL	562	562
12/13/2025 15:57:01	****01471	411 603 COMMAND 3	6.199 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49584	knoepfel	411	411
12/13/2025 21:09:07	****00534	311 16 8369	9.249 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	140804	TURNER	315	311
12/13/2025 21:59:08	****01261	311 18 4849	13.64 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109806	MCFARLAND	311	311
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12/14/2025 06:52:11	****01291	311 18 3658	5.873 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86401	Hash	311	311
12/14/2025 07:48:43	****01841	311 25 9123	8.679 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11833	11879 LUTTRELL	311	311
12/14/2025 12:53:19	****00801	311 15 3007	12.41 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118318	golliday	311	311
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12/15/2025 05:26:19	****00281	311 14 0892	10.32 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110460	zumwalt	315	311
12/15/2025 05:55:09	****01631	311 21 3044	8.76 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58646	Galloway	311	311
12/15/2025 05:59:01	****01261	311 18 4849	10.37 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109894	MCFARLAND	311	311
12/15/2025 07:24:04	****00411	311 13 9181	6.179 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82548	COMPTON	315	311
12/15/2025 12:21:50	****01841	311 25 9123	11.31 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11980	LUTTRELL	311	311
12/15/2025 13:39:10	****00811	311 17 2923	13.12 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117185	WARD	311	311
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12/15/2025 15:28:49	****01971	311 25 0690	20.03 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	425	MARKHAM	311	311
12/15/2025 16:58:44	****01751	311 23 7303	20.14 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	35731	simpson-brow	311	311
12/15/2025 22:59:20	****01302	311 18 9938	10.88 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	127837	127291 KAYS	311	311
12/16/2025 07:25:44	****01831	311 25 8794	14.23 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12363	COLE	311	311
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12/17/2025 04:39:49	****01261	311 18 4849	14.35 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110054	MCFARLAND	311	311
12/17/2025 05:55:41	****01631	311 21 3044	10.85 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58764	Galloway	311	311
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12/18/2025 11:44:42	****00801	311 15 3007	14.23 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118685	golliday	311	311
12/18/2025 12:23:07	****01771	411 601 COMMAND 1	18.92 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	50048	OSTRUM	411	411
12/18/2025 13:01:06	****01781	411 602 COMMAND 2	21.91 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	21745	ZICKEFOOSE	411	411
12/18/2025 14:01:03	****01471	411 603 COMMAND 3	8.529 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	49674	flora	411	411
12/18/2025 14:03:58	****01901	411 RESCUE 2	14.2 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6819	MCCAWLEY	411	411
12/18/2025 15:05:53	****02001	411 LADDER 1	37.92 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1388	SMITH	411	411
12/18/2025 18:00:49	****01531	311 20 4197	11.67 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56870	miller	311	311
12/18/2025 18:56:01	****01541	311 20 4199	11.75 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94470	COMPTON	315	311
12/19/2025 05:52:13	****01631	311 21 3044	11.69 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58894	Galloway	311	311
12/19/2025 06:07:11	****01291	311 18 3658	5.847 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86516	Hash	311	311
12/19/2025 07:46:49	****01281	311 18 0441	12.64 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	50003	SCOTT	311	311
12/19/2025 09:58:46	****01761	311 23 7425	9.621 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20470	Jackson	311	311
12/19/2025 13:29:53	****01321	311 18 3660	1.932 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115877	MARTIN	311	311
12/19/2025 13:38:37	****00811	311 17 2923	10.26 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117295	WARD	311	311
12/19/2025 13:53:41	****00051	311 17 4535	11.64 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84998	FLETCHER	311	311
12/19/2025 17:32:27	****01811	561 627 19 FORD	16.1 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	174553	139299 ABBATE	561	561
12/19/2025 18:05:37	****01531	311 20 4197	3.717 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	56910	miller	311	311
12/19/2025 23:11:31	****01861	311 25 7838	11.23 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8252	DAVIS	311	311
12/20/2025 01:55:32	****01351	311 18 3661	9.183 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86979	Boileau	311	311
12/20/2025 03:04:10	****01981	311 25 0628	14.78 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	886	Goode	311	311
12/20/2025 06:29:49	****01291	311 18 3658	8.207 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86591	Hash	311	311
12/20/2025 11:51:18	****01901	411 RESCUE 2	8.058 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	6837	SCHULTZE	411	411
12/20/2025 13:25:19	****01321	311 18 3660	8.791 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	115974	MARTIN	311	311
12/20/2025 15:01:45	****01881	562 25 7873	8.911 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9605	MCDANIEL	562	562
12/20/2025 18:02:04	****01851	311 25 9080	9.479 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	8184	miller	311	311
12/20/2025 21:23:51	****01871	311 25 8786	15.71 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	22220	simmons	311	311
12/20/2025 21:46:15	****01321	311 18 3660	8.282 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	116080	MARTIN	311	311
12/20/2025 22:06:45	****01261	311 18 4849	15.33 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	110171	MCFARLAND	311	311
12/20/2025 23:50:34	****01463	411 ENGINE 1	15.49 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62903	NEIGHLEY	411	411
12/21/2025 02:33:50	****01302	311 18 9938	10.44 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	127497	127419 KAYS	311	311
12/21/2025 05:49:38	****00281	311 14 0892	8.2 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	110604	zumwalt	315	311
12/21/2025 05:58:13	****01841	311 25 9123	7.831 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12206	12235 LUTTRELL	311	311
12/21/2025 06:57:36	****01831	311 25 8794	14.71 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12546	COLE	311	311
12/21/2025 10:13:31	****01421	411 LADDER 2	18.37 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	31480	SMITH	411	411
12/21/2025 12:46:14	****00801	311 15 3007	12.5 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	118824	golliday	311	311
12/21/2025 13:39:57	****00811	311 17 2923	10.44 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	117404	WARD	311	311
12/21/2025 15:06:29	****00051	311 17 4535	11.85 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85158	FLETCHER	311	311
12/21/2025 20:18:49	****01971	311 25 0690	19.78 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	669	MARKHAM	311	311

Jenks | City Council Staff Report



To Mayor Cory Box, Vice Mayor Brown & City Councilors
Christopher Shrout, City Manager

Hearing Date January 20, 2026

Case Number Plat 25-20

Request *Preliminary Plat for The Hideaway*

Location ½ mile south of 131st and ½ mile west of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

Preliminary Plat

Preparer

Tanner Consulting

Background Information

PROJECT SUMMARY | This preliminary plat is a request is for an infill subdivision in south Jenks a few miles west of the Arkansas river. See the PUD for additional details. PUD 154 was approved on September 30, 2025. The Preliminary Plat for *The Hideaway* incorporates the conditions required by City Council:

- 3 lots for pool, playground area
- 2400 sqft minimum
- 20% set aside for 20% sqft one story homes

This is a preliminary plat and will come back to the PC and CC as a final plat once the project is closer to development.

PC SUMMARY | January 08, 2026 | Preliminary Plat Approved 7-0-0 (Consent Agenda)

CC SUMMARY | September 30, 2025 | PUD Approved with amendments agreed to by developer

CC SUMMARY | August 19, 2025 | Motion Failed, no additional motions were made.

PC SUMMARY | August 07, 2025 | Approved 5-1-1 (Gina Wilson was absent).

REQUESTS

Request	Preliminary Plat Approval
Uses	Single-family Residential
Zoning	PUD Overlay [PUD 154 and (RS2) Single-family Residential]
Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	½ mile south of 131 st and ½ mile west of Harvard
Public Comment	Preliminary plats do not require public notice, the public have asked to be part of the hydrology conversation, the Civil has been made aware of the request.

Current Parcel Data

Plat Unplatted
 STR Section Township and Range | 08-T17N-R13E
 Owner Name HIDEAWAY DEVELOPMENT CO LLC
 Parcel ID 97308-73-08-48010
 Land Area 38.26 acres / 1,666,723 sq ft
 School District JK-4A (Jenks)
 Legal Description Subdivision: UNPLATTED (97308)
 Legal: BEG 1268.77S & 1370.80W NEC SE TH W190 S35 W30 S15 W TO PT
 ON WL SE N TO PT ON NWC SE E APPROX 1269.20 S TO POB
 SEC 8 17 13 38.263ACS

ZONING INFORMATION

Table 16-3-1(A): Residential District Bulk and Dimensional Standards		
Standard	PUD 154	RS2
Lot Standards (Minimum)		
Lot Area (sqft)	8,000	8,000
Lot Area/DU (sqft)	8,000 Max Dwellings: 209 (UDO)/132 Drawn)	
Lot Width (ft)	60	60
Yard Setbacks (Minimum)		
Front (ft)	20	20 (3)
Exterior Side (ft) (131 st)	35	15 (3)
Interior Side (ft)	5/5 (15)	5
Rear (ft)	20	20
Building Standards (Maximum)		
Height (ft)	35*	35
Impervious Surface Coverage	69%	45%
Notes		
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.		
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.		
(3) Garages shall be setback a minimum of 25 feet from the front property line.		
* See PUD for Height exceptions		
UDO/PUD Highlights		
Amenities	pool, playground to be added	
Zoning	RS2 (Residential Single-family) PUD 154 Overlay	
Land Area / Dwelling Unit	38.538 Acres 3.4 DU/Acre Max No. of Lots=132	
Building Materials	100% Masonry on first floor	
Signage	Approved for exception.	

Links and Nodes	1.1
Sidewalks	Approved for exception.
Street Length	800 UDO 1200 minimum PUD TRAFFIC CALMING REQUIRED
Parkland/Amenities	<p>Meets or exceeds UDO. Private Parkland Provision.</p> <p>(1) Five and one-half acres of parkland shall be provided per every 1,000 persons projected to occupy the fully developed subdivision. To determine the number of persons projected to occupy the fully developed subdivision the subdivider shall submit a projected persons study based on occupancy data of similar housing types in subdivisions in communities approved by the City Planner.</p> <p>(2) Parkland shall be located outside of special flood hazard areas, wetlands, and areas of steep slope, and shall not be used for on site stormwater management or other utility functions. Parkland may be located within reserve areas as approved by the City Planner and City Engineer.</p> <p>(3) All areas to be reserved for private parkland shall be indicated on the preliminary plat in order that it may be determined that the requirements of this Subsection have been met.</p>

Zoning

North | RS2 (Providence Hills) | PUD 49

East | RS1 (Torey Lakes) | PUD 119

South & West | RS1 (South/Snow Tree) (West/Pecan Creek)

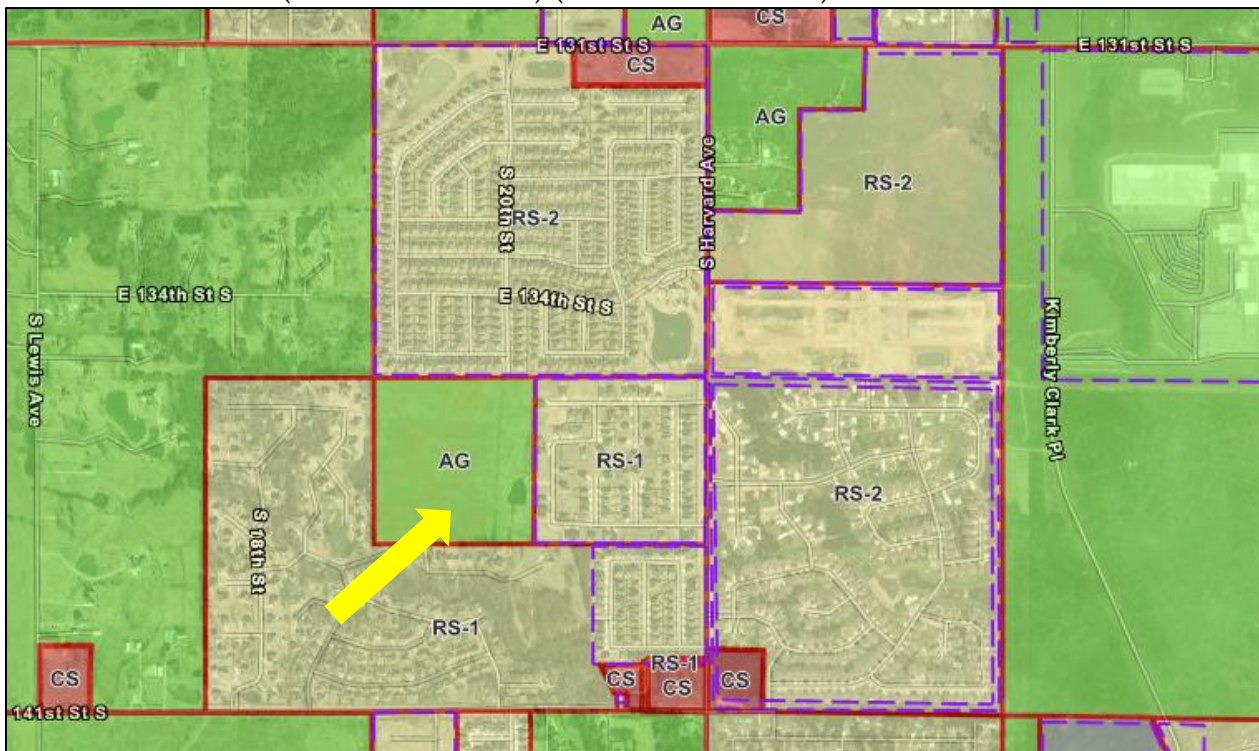


Figure 1: Zoning Map | INCOG

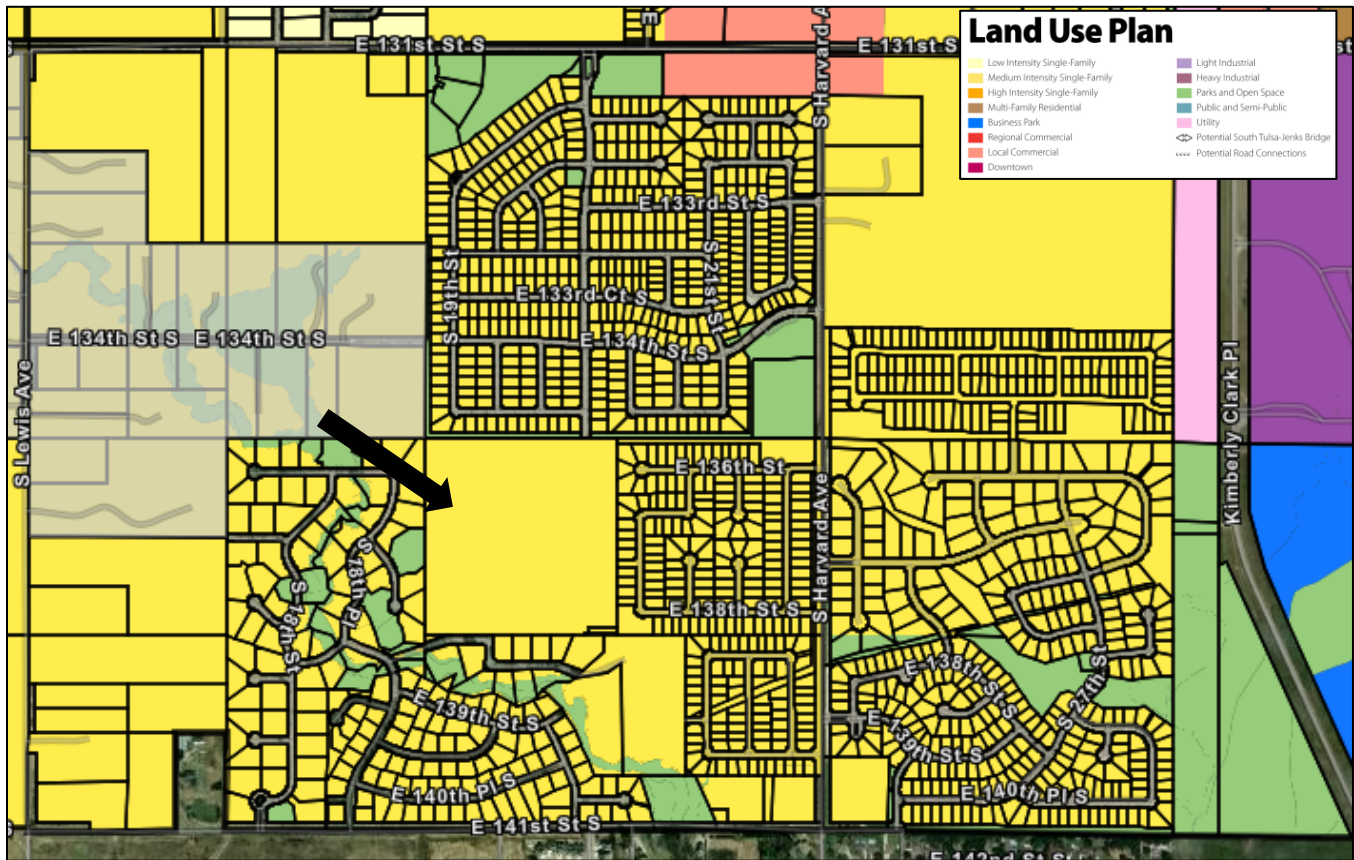


Figure 2: Horizon Jenks Comp Plan

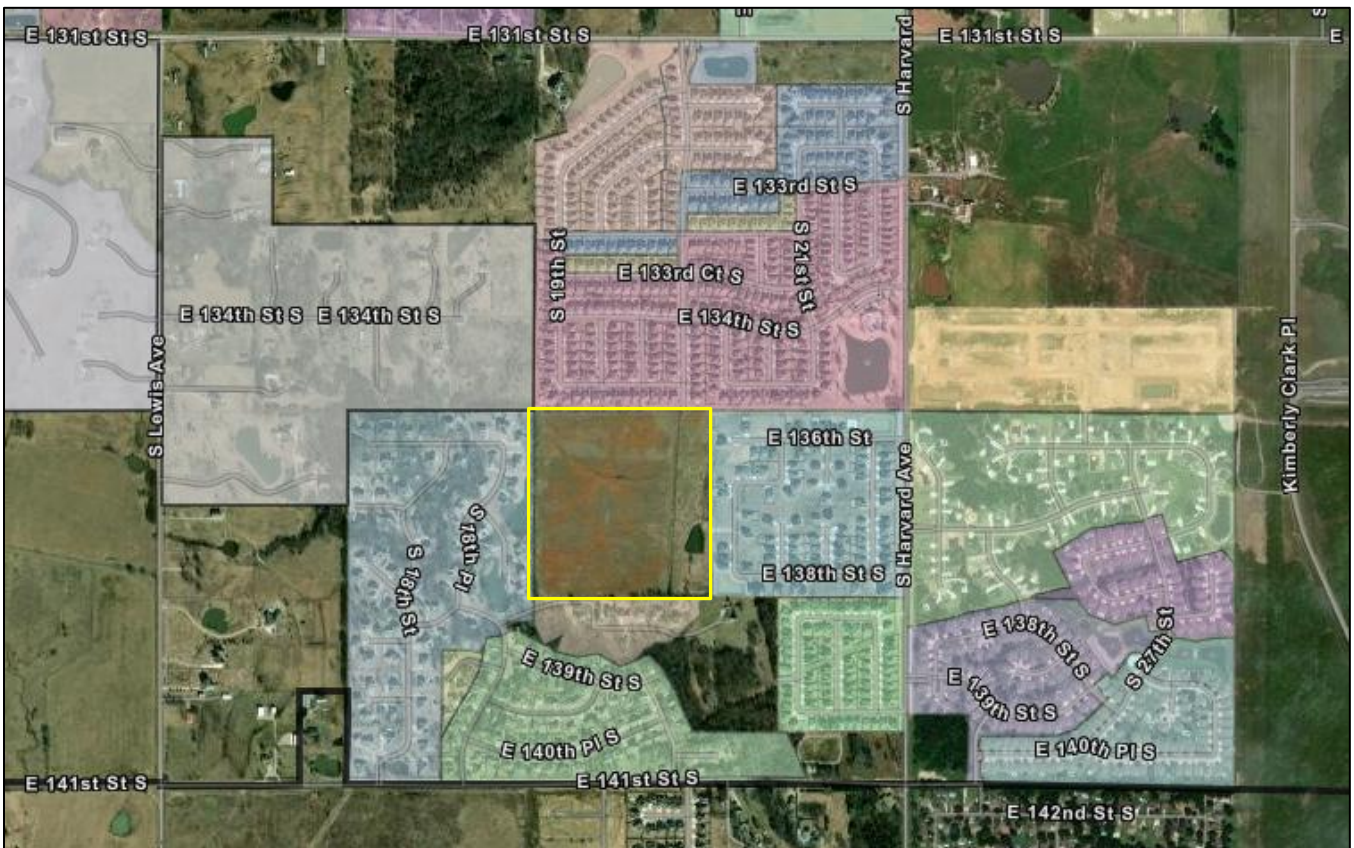


Figure 3: 131st and Harvard NE Corner Subdivisions in colors as platted.

Sec. 16-8-2. - General Subdivision Standards. (4)Street Designations and Names.

(b) Street Names.

- (I) Street names shall meet the naming convention established by the City Engineer and shall not:
 - (i) Exceed 14 characters in length, excluding street-type designation;
 - (ii) Contain hyphens, apostrophes or other non-letter characters;
 - (iii) Exceed two words in length, excluding street-type designation;
 - (iv) Contain directional prefixes or suffixes (i.e., north, south, east, and west);
 - (v) Be phonetically similar to other street names in the City of Jenks (i.e., Shadow - Chateau, Parakeet - Park Heat, Grade - Grate);
 - (vi) Have the same name but different street type designation (i.e. Willow Drive - Willow Court); or
 - (vii) Duplicate facilities or geographic locations (i.e. Basketball Court, Bowling Alley).
- (II) Street names within a subdivision shall have a consistent theme (i.e. tree species, names of artists, bird species).

(5) Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.

- (a) Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:
 - The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - Key or location map showing location of subdivisions within the mile section,
 - An accurate legal description of the property,
 - The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - The location and description of all existing structures, water bodies and watercourses,
 - The areas subject to flooding based upon the regulatory flood plain boundary,
 - The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - All proposed lots progressively numbered and building setback lines, *(This is the responsibility of the developer.)*
 - Blocks progressively numbered,
 - A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,

- Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - Conforms to Subdivision Regulations for design and layout,
 - Connects with current and anticipated future abutting development(s),
 - Lot dimensions and shapes facilitate private use and infrastructure placement,
 - Takes advantage of existing environmental features of the property,
 - *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*
- (i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.*
- (ii) *The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.*
- (iii) *All mine entrances shall be sealed and closed to the specifications of the City Engineer.*

(b) *Additional Engineering Review Items:*

- *Are all lots serviced with public street access? Yes*
- *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*
- *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street? TBD*
- *Are all lots serviced with water and are adequate easements dedicated for water? Yes*
- *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer? Yes*
- *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area. Yes*
- *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area. Yes*
- *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication? Engineering*
- *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be*

responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.

- (c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.
- (d) Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

RECOMMENDATION | Staff, Planning Commission, and TAC recommend conditional approval:

1. PUD Comments (Not Complete list)
 - a. Comply with UDO Subdivision Standards or ask for relief.
 - i. Sec. 16-8-7. Circulation and Connectivity.
 - ii. Sec. 16-8-8. Street Design Standards.
 - iii. Sec. 16-8-10. Anti-Monotony Standards.
 1. Provide system of implementation. How are you tracking this requirement?
 - iv. Sec. 16-8-11. Parkland Provision.
2. Add minimum square footage to the PUD.
3. Provide a clean copy of the PUD.

PLAT Comments:

4. Address outstanding TAC comments, none at this time.
5. Provide addresses to face of plat.
6. Consider comments on name/type of street.
7. Review Subdivision Regulations for compliance.

Preliminary Plat

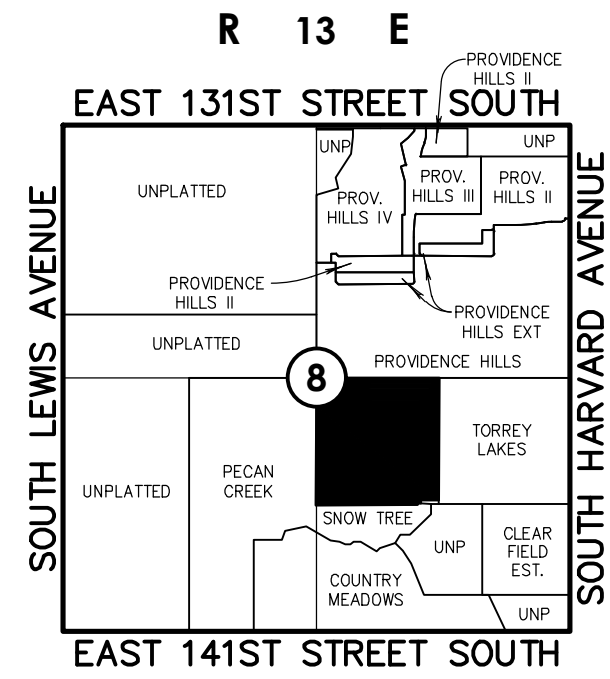
PUD-154

OWNER:
Hideaway Development Co LLC
 CONTACT: RICK DODSON
 EMAIL: DODSONBUILDER@GMAIL.COM
 Address 5929 East 106th Place South
 Tulsa, Oklahoma 74137
 Phone: (918) 638-3033

The Hideaway

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION EIGHT (8),
 TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
 AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

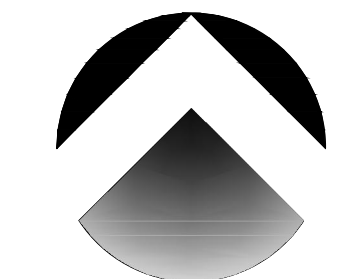
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
 DAN E. TANNER, P.L.S. NO. 1435
 OK CA NO. 2661, EXPIRES 6/30/2027
 EMAIL: DAN@TANNERBAITSHOP.COM
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918) 745-9929



Location Map
 Scale: 1" = 2000'

SUBDIVISION CONTAINS:

ONE HUNDRED AND TWENTY-SEVEN (127) LOTS
 IN SIX (6) BLOCKS
 WITH THREE (3) RESERVE AREAS
 GROSS SUBDIVISION AREA: 38.537 ACRES



NORTH
 Scale: 1" = 100'
 Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
D	DOCUMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
SDD/E	STORMWATER DRAINAGE AND DETENTION EASEMENT
U/E	UTILITY EASEMENT
1/234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

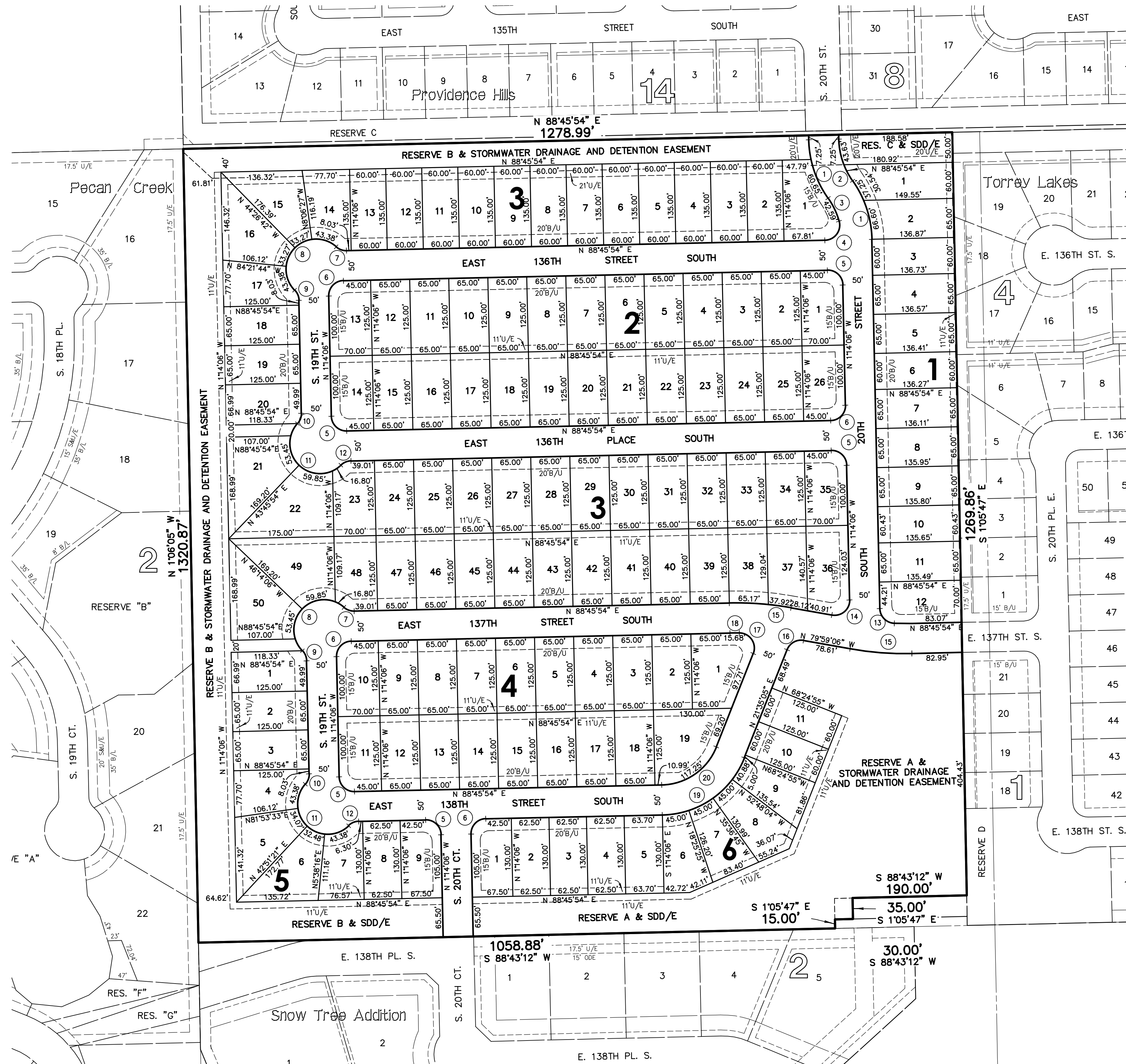
Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 (A) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8;
 (B) MAG NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°45'54" EAST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF JENKS AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 20TH STREET, EAST 137TH STREET SOUTH, EAST 138TH PLACE SOUTH, AND SOUTH 20TH COURT, ALL BEING PUBLIC STREETS.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	103.84'	175.00'	33°59'57"	N18°14'04"W	102.33'
2	74.17'	125.00'	33°59'57"	N18°14'04"W	73.09'
3	42.59'	125.00'	19°31'17"	N25°28'23"W	42.38'
4	45.59'	25.00'	104°28'39"	N36°31'35"E	39.53'
5	39.27'	25.00'	90°00'00"	N46°14'06"W	35.36'
6	18.69'	25.00'	90°00'00"	N43°45'54"E	35.36'
7	39.27'	25.00'	42°50'00"	N69°49'05"W	18.26'
8	153.30'	50.00'	175°40'01"	N43°45'54"E	99.93'
9	18.69'	25.00'	42°50'00"	N22°39'06"W	18.26'
10	18.69'	25.00'	42°50'00"	N20°10'55"E	18.26'
11	153.30'	50.00'	175°40'01"	N46°14'06"W	99.93'
12	18.69'	25.00'	42°50'00"	N67°20'54"E	18.26'
13	37.78'	25.00'	86°35'41"	N44°31'56"W	34.29'
14	44.18'	25.00'	101°15'00"	N49°23'24"E	38.65'
15	103.84'	525.00'	11°15'00"	N85°36'36"W	102.92'
16	34.22'	25.00'	78°25'50"	N60°48'00"E	31.61'
17	48.40'	25.00'	110°55'42"	N33°52'46"W	41.19'
18	15.68'	475.00'	1°53'28"	N89°42'38"E	15.68'
19	175.88'	150.00'	67°10'50"	N55°10'30"E	165.97'
20	117.25'	100.00'	67°10'50"	N55°10'30"E	110.65'

DATE OF PREPARATION: December 1, 2025



FINAL PLAT
 CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council on _____

MAYOR-VICE MAYOR
 This approval is void if the above signature is not endorsed by the City Manager.

 CITY MANAGER

The Hideaway
 SHEET 1 OF 3

Preliminary Plat

PUD-154

The Hideaway

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE HIDEAWAY DEVELOPMENT CO LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID N/2 SE/4; THENCE NORTH 88°55'54" EAST AND ALONG THE NORTH LINE OF THE N/2 SE/4, FOR A DISTANCE OF 1278.99 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF "TORREY LAKES", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6993); THENCE SOUTH 1°05'47" EAST AND ALONG THE WEST LINE OF SAID "TORREY LAKES", FOR A DISTANCE OF 1269.86 FEET; THENCE SOUTH 88°43'12" WEST FOR A DISTANCE OF 190.00 FEET; THENCE SOUTH 1°05'47" EAST FOR A DISTANCE OF 35.00 FEET; THENCE SOUTH 88°43'12" WEST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 1°05'47" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF "SNOW TREE ADDITION", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5281); THENCE SOUTH 88°43'12" WEST AND ALONG THE NORTH LINE OF SAID "SNOW TREE ADDITION", FOR A DISTANCE OF 1058.88 FEET TO A POINT AT THE NORTHWEST CORNER THEREOF; SAID POINT BEING ALONG THE EAST LINE OF "PECAN CREEK", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5130); THENCE NORTH 1°06'05" WEST AND ALONG SAID EAST LINE OF "PECAN CREEK", FOR A DISTANCE OF 1320.87 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,678,702 SQUARE FEET OR 38.538 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8;
- MAG NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°45'54" EAST.

AND THAT THE HIDEAWAY DEVELOPMENT CO LLC, HEREINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "THE HIDEAWAY", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION"; WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "THE HIDEAWAY" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE).

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT AND HEREBY FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, AND REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO AREAS DEPICTED ON THE PLAT, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERCTED, INSTALLED, OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

5. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

6. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

7. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

8. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF OWNER OF THE LOT OR RESERVE AREA OR SUCH OWNER'S AGENTS OR CONTRACTORS.

9. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT OR RESERVE AREA.

2. WITHIN THE UTILITY EASEMENTS AND STORMWATER DRAINAGE AND DETENTION EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR RESERVE AREA, OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO AND UPON ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

D. LOT SURFACE DRAINAGE:

ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. EXCEPT AS OTHERWISE

PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE HOMEOWNERS' ASSOCIATION, AND THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT OR RESERVE AREA DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. STORMWATER DRAINAGE AND DETENTION EASEMENTS:

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS, STREETS, AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF JENKS. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF JENKS. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF STORMWATER DRAINAGE AND DETENTION EASEMENTS, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS.

4. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE LOTS AND RESERVE AREAS CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNERS OF STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THEIR RESPECTIVE AREAS IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE FAILURE TO REMOVE SILTATION, OR THE ALTERATION OF GRADE WITHIN A STORMWATER DRAINAGE AND DETENTION EASEMENT AREA, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY ACCUMULATED SILTATION OR OTHER OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS OR ASSIGNMENT OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT MAINTENANCE TO THE ASSOCIATION. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND BY THESE COVENANTS.

G. OTHER USES WITHIN EASEMENTS

EACH LOT AND RESERVE AREA OWNER SHALL HAVE THE RIGHT TO USE THE UTILITY AND OTHER EASEMENTS SITUATED ON SUCH OWNER'S LOT OR RESERVE AREA IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF JENKS, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, OF THE RIGHTS GRANTED UNDER THIS DEDICATION.

SECTION II. RESERVE AREAS

I. GENERAL

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE RESERVE AREA OWNER, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER/DEVELOPER TO THE ASSOCIATION. FROM AND AFTER SAID DATE, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF THE PRIVATE STORMWATER DRAINAGE AND DETENTION FACILITIES AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES. SEE SECTION IV. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA OR FACILITIES THEREIN LOCATED AS HEREIN PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

4. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

5. THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "THE HIDEAWAY"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

6. THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF IIA.5(A) AND IIA.5(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "THE HIDEAWAY" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVES A, B, AND C

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES A, B, AND C ARE DESIGNATED AND CREATED TO PROVIDE FOR STORMWATER DRAINAGE AND DETENTION AND NEIGHBORHOOD AMENITIES AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PRIVATE PARK AND OTHER PASSIVE AND ACTIVE RECREATION USES, PAVILION AND OTHER PROTECTIVE BUILDINGS OR STRUCTURES, PLAYGROUNDS, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS.

2. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS RESERVES A, B, AND C AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.

C. INDEMNIFICATION OF OWNER AND CITY

1. EACH LOT AND RESERVE AREA OWNER AND RESIDENT AND MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

2. EACH LOT AND RESERVE AREA OWNER AND RESIDENT AND MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES THAT NEITHER THE OWNER/DEVELOPER NOR THE CITY OF JENKS, OKLAHOMA, SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Preliminary Plat

PUD-154

The Hideaway

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. APPROVAL

"THE HIDEAWAY" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 154 ("ROW 40 JENKS") (HEREINAFTER, "PUD-154") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE (UDO).

THE PUD OVERLAY DISTRICT WAS CREATED TO VISUALLY REPRESENT AREAS OF THE COMMUNITY THAT ARE GOVERNED BY AN APPROVED PLANNED UNIT DEVELOPMENT AS DETAILED IN SECTION 16-9-8 OF THE UDO. UPON APPROVAL OF A PLANNED UNIT DEVELOPMENT BY THE CITY COUNCIL, THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PUD OVERLAY.

PUD-154 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON NOVEMBER 15, 2023, AND APPROVED BY THE JENKS CITY COUNCIL ON DECEMBER 4, 2023, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 1633) APPROVED DECEMBER 5, 2023.

PUD-154 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND THE OWNER DESIRES TO ESTABLISH THE RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

B. AMENDMENT(S)

ANY PUD OVERLAY DISTRICT AMENDMENTS TRANSPIRING HEREAFTER SHALL BE AS PROCESSED AS PROVIDED WITHIN SECTION 16-9-8 (I) AMENDMENTS TO APPROVED PLANNED UNIT DEVELOPMENT OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OF THE CITY OF JENKS.

THE PUD PROVISIONS OF THE UDO ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE OFFICE OF CODE ENFORCEMENT, CITY OF JENKS, OKLAHOMA, SUFFICIENT TO INSURE THE IMPLEMENTATION OF AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY FUTURE AMENDMENTS.

C. FILING OF A NEW PUD OR AMENDMENT(S)

THE CITY OF JENKS, IN ORDER TO PROVIDE AN ACCURATE RECORD OF THE APPROVED ESTABLISHED COVENANTS IDENTIFIED IN THE APPROVED ORDINANCE AND DETAILED IN THE DEVELOPMENT CRITERIA AND STANDARDS OF THE PUD OVERLAY DISTRICT DOES REQUIRE THAT ALL APPROVED PUD DOCUMENTS (MINOR OR MAJOR) BE FILED BY "SEPARATE INSTRUMENT" AS AN ADDENDUM TO THE DEED OF DEDICATION OF THE PLAT OF RECORD WITH THE TULSA COUNTY CLERK AND SEPARATE INSTRUMENT DOCUMENT SHALL BE AVAILABLE TO THE PUBLIC AT THE CITY OF JENKS PLANNING DEPARTMENT PER CITY OF JENKS POLICY.

D. PUD OVERLAY DISTRICT DOCUMENT ACCESS

REGARDING DEVELOPMENTS GOVERNED BY A PUD OVERLAY DISTRICT, PRIOR TO ANY SITE DEVELOPMENT OR DESIGN, CONTACT THE CITY OF JENKS OR PERFORM A TITLE SEARCH FOR THE APPROVED PLAT ADDENDUM DOCUMENT.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE HIDEAWAY (THE "HOMEOWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES AND EASEMENT AREAS, PRIVATE PARKS AND OTHER RECREATIONAL FACILITIES, ENTRY FEATURES, AND LANDSCAPING THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION BY THE OWNER OR ITS SUCCESSORS OR ASSIGNS AS FURTHER OUTLINED IN SECTION IV.F. THE OWNER MAY DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNERS' ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS:

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE ASSOCIATION'S BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE ASSOCIATION. AN UNPAID ASSESSMENT SHALL BECOME A LIEN ON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS:

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR, OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON ANY COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

F. EXPANSION RIGHTS OF THE ASSOCIATION:

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE HOMEOWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF RESERVE AREAS, OTHER COMMON AREAS, AND STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE HOMEOWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION.

G. REQUIRED MOWING OF VACANT LOTS:

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT 10 DAYS AFTER THE LOT OWNER HAS RECEIVED NOTICE FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF JENKS CITY CODE SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C. COVENANT FOR ASSESSMENTS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION IV.G. REQUIRED MOWING OF VACANT LOTS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND IV.G., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOT WITHIN THE HIDEAWAY SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE BENEFICIARIES AS SPECIFICALLY OUTLINED HEREIN TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR AN OWNER OF A LOT, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN, OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER, ITS GRANTEEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, SUBSECTION IV.G., AND THIS SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE JENKS PLANNING COMMISSION OR THE CITY OF JENKS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF JENKS, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

D. SEVERABILITY:

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE HIDEAWAY DEVELOPMENT CO LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2026.

BY: _____
[NAME], [TITLE]

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED [NAME], TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS [TITLE] OF THE HIDEAWAY DEVELOPMENT CO LLC, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE HIDEAWAY DEVELOPMENT CO LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

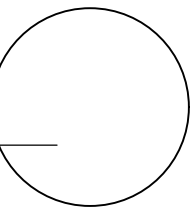


BY: DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

10/15/2028
MY COMMISSION EXPIRES: _____, NOTARY



To Mayor Box, Vice Mayor Brown and City Council
Christopher Shrout, City Manager

Hearing Date January 20, 2025

Case Number Unified Development Ordinance (UDO) | Food Truck Update

Request *Review and Recommend Approval of the UDO Edits to match State Statute*

Staff Report

Preparer | Marcaé Hilton

Attachments
Unified Development Ordinance

Preparer
Staff

Background Information

STAFF COMMENTARY

The UDO| Unified Development Ordinance was adopted in April of 2022. Staff has worked with Planning Commission and others to keep UDO relevant and making sure it does comply with state and federal regulations. In November 2025, House Bill 2459 was passed by the Oklahoma Legislature; this new law could deeply impact the food truck industry and municipalities. This UDO change aligns with state statute.

PC Summary | Approved 6-0-1 (Bowman left the room at 6:39 pm) at the regularly scheduled meeting of 01-06-2026 | PC asked questions and voiced concerns about the potential issues of over saturation of market, unsightly food trucks within the City of Jenks and the potential for parking conflicts. They asked if additional regulations could be adopted on an as needed basis. Staff said yes to additional regulations as needed and as per allowed by the newly adopted state statute.

Staff Evaluation & Recommendation

Evaluation: Staff has included:

- Section 16-3-4 of the UDO for changes
- Food Truck Freedom Act PowerPoint, by Donald D. Maisch, City Attorney for Midwest City
- Food Truck FAQ from Marshall, Mike O'Brien, City of Jenks

Our regulation of Food Trucks may be reevaluated as needed with some options for regulation.

RECOMMENDATION: Staff recommends approval of the requested changes; approval brings our UDO into alignment with the State Statute.

Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.

- (A) The following key is to be used in the interpretation of Table 16-3-4(B) and Table 16-3-4(C) below:
- (1) *Permitted Uses.* Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this UDO.
 - (2) *Conditional Uses.* Uses which are marked as "C" in the tables shall be allowed upon the approval of a Conditional Use Permit as detailed in section 16-9-3(D).
 - (3) *Special Exception Uses.* Uses which are marked as "SE" in the tables shall be allowed upon the approval of a Special Exception as detailed in section 16-9-6.
 - (4) *Specific Use Permits.* Uses which are marked as "S" in the tables shall be allowed upon the approval of a Specific Use Permit (SUP) as detailed in section 16-9-7. Should the project deviate from development standards of the UDO a PUD would be required in lieu of the SUP.
 - (5) *Planned Unit Development.* Uses which are marked as "PUD" in the tables shall be allowed upon the approval of a Planned Unit Development as detailed in section 16-9-8.
 - (6) *Temporary Uses.* Uses which are marked "T" in the tables shall be allowed upon the approval of a Temporary Use Permit as detailed in section 16-9-3(G).
 - (7) *Prohibited Uses.* A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this UDO.
 - (8) *Uses Not Listed.* If a proposed use is not listed in the tables, the City Planner shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
 - (9) *Additional Regulation.* If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted, special exception, and specific uses.
 - (10) *Site Plan Review Requirements.* The site plan review requirements shall be required for applications as specified in section 16-9-3(C).
- (B) *Residential District Permitted, Special Exception, and Specific Uses.*

Table 16-3-4(B) Residential District Permitted, Conditional, Special Exception, and Specific Uses										
Use	Additional Regulation	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Agricultural Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Community Garden	16-5-1(A)	P	P	P	P	P	P	P	P	P
Passive Agriculture		P								
Residential Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Duplex	16-5-2(A)					P	P	P	P	
Group Living Arrangements		P	P	P	P	P	P	P	P	P
Multifamily Building, all units	16-5-2(C)							P	P	
Multifamily Building, less than 8 units	16-5-2(C)						PUD	P	P	
Multifamily Complex	16-5-2(D)									P
Residential Clubhouse			C	C	C	C	C	C	C	C
Residential Facility for Persons with a Disability	16-5-2(B)	P	P	P	P	P	P	P	P	P
Single-Family Detached	16-9-8 (B)	P	P	P	P	P	P	P	P	

Townhome	16-5-2(E)					PUD	P	P	P	
Institutional and Utility Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Government Uses, indoor		P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	S	S	S	S	S	S	S	S	S
Place of Assembly		S	S	S	S	S	S	S	S	S
School, elementary/middle		S	S	S	S	S	S	S	S	S
School, high		S	S	S	S	S	S	S	S	S
Retail Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
General Retail, less than 10,000 sq. ft.	16-5-4(B)					PUD	PUD	C	C	P
Service Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
General Service, less than 10,000 sq. ft.	16-5-5(C)					PUD	PUD	C	C	P
Lodging Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Bed and Breakfast	16-5-6(A)	PUD	PUD							
Short-Term Rental	16-5-6(B)	C	C	C	C	C	C	C	C	C
Eating/Drinking Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Coffee/Tea Shop	16-5-7(A)					PUD	PUD	C	C	P
Accessory Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P	P	P	P					
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P
Home Based Child Care	16-5-12(G)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Home Based Business	16-5-12(H)	C	C	C	C	C	C	C	C	C
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P					
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P	P	P	P	P
Temporary Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Construction Related		T	T	T	T	T	T	T	T	T
Farmers' Market		T						T	T	T
Food Truck	16-5-13(A)		€	€	€			€	€	€
Garage/Estate Sale		T	T	T	T	T				
Outdoor Dining	16-5-13(B)					T	T	T	T	T
Portable Outdoor Storage Device	16-5-13(D)	T	T	T	T	T				

(C) *Nonresidential District Permitted, Special Exception, and Specific Uses.*

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses											
Use	Additional Regulation	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Agricultural Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Commercial Agriculture, Indoor	16-5-11. (B)	P									

Commercial Agriculture, Outdoor		P										
Passive Agriculture		P										
Urban Agriculture, Indoor		S								P	P	
Urban Agriculture, Outdoor		P										
Residential Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM	
Multifamily Building, 8 units or more	16-5-2(C)		S	S	S	S	S	S	S	S		
Multifamily Building, less than 8 units	16-5-2(C)		S	S	S	S	S	S	S	S		
Multifamily Complex	16-5-2(D)		S	S	S	S	S		S			
Residential, above ground floor			S	S	S	P	P	P	P			
Residential Facility for Persons with a Disability	16-5-2(B)	P	S	S	S	S	S	S	S			
Single-Family Detached		P										
Institutional and Utility Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM	
Government Uses, indoor		P	P	P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S	S	S
Place of Assembly		S		S		S	S	S		S	S	
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	P	P	
Wireless Communication Facility, Small Cell	16-5-3(B)	S	C	C	C	C	C	C	C	C	P	P
Retail Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM	
Adult Uses	16-5-4(A)						S					
Convenience Store					P	P	P	P	P			
General Retail, less than 10,000 sq. ft.	16-5-4(B)		P	P	P	P	P	P	P			
General Retail, 10,000 sq. ft.—49,999 sq. ft.	16-5-4(C)				S	P	P	S	P			
General Retail, 50,000 or more sq. ft.	16-5-4(D)					P	P	S	S			
Multitenant Shopping Center	16-5-4(E)				C	P	P	C	P			
Pawn Shop							S					
Service Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM	
Acute Care Center			P	P	S	P	P			S		
Business Park	16-5-5(A)			P						P		
Check Cashing/Pay Day Loan Store							S					
Commercial Animal Boarding	16-5-5(B)	P					P			P		
General Service, less than 10,000 sq. ft.	16-5-5(C)		P	P	P	P	P	P	P			
General Service, 10,000—49,999 sq. ft.	16-5-5(D)				S	P	P	S	S			
General Service, 50,000 sq ft or more	16-5-5(E)					P	P	S	S			
Hospital				S		S	S			S		
Medical/Dental Office			P	P	P	P	P	P	P			

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(Supp. No. 9, Update 1)

Personal Storage Facility	16-5-5(F)					S	S			P	P
Professional Office			P	P	P	P	P	P	P		
Professional Office, above ground floor			P	P	P	P	P	P	P		
Tattoo Parlor							S				
Veterinary Clinic/Animal Hospital		S	S	S	S	P	P			P	P
Lodging Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Hotel						P	P	P	P	P	
Motel						S	S				
Short-Term Rental	16-5-6(B)	C						C	C		
Eating/Drinking Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Bar/Tavern							P	P	P		
Brewery/Winery/Distillery, micro					S	P	P	P	P	P	
Brewery/Winery/Distillery, tasting room					S	P	P	P	P		
Coffee/Tea Shop	16-5-7(A)		P	P	P	P	P	P	P	P	
Food Truck Court	16-5-7(B)				S	S	S		S		
Restaurant, delivery/carry out only					S	P	P	S	S		
Restaurant, fast casual					P	P	P	P	P		
Restaurant, sit down					P	P	P	P	P		
Entertainment Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Archery/Gun Range		S					S				
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	S			P	P	P	P	P		
General Entertainment, indoor, 10,000 sq. ft.— 49,999 sq. ft.	16-5-8(B)	S			S	P	P	S	P		
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S				P	P	S	S		
General Entertainment, outdoor	16-5-8(D)	S				S	S		S		
Vehicle Related Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Autobody Repair						S	S			P	P
Car Wash	16-5-9(A)					S	P				
Fuel Sales	16-5-9(B)					P	P			P	P
Gas Station With Mini-Mart						P	P			P	P
Service Station						P	P				
Trucking Establishment	16-5-9(C)									S	S
Vehicle Sales and Rental							S				
Industrial Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Brewery/Winery/Distillery						S	S			P	P
Laboratory				S						P	P
Manufacturing, Artisan						S	S	S	S	P	P
Manufacturing, Heavy											P
Manufacturing, Light										P	P

Mining and Mineral Processing and Oil and Gas	Municipal Code	S								S	S
Warehouse, distribution										P	P
Warehouse, office	16-5-10(A)			S			S			P	P
Warehouse, storage										P	P
Medical Marijuana Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Medical Marijuana Commercial Grower	16-5-11(A)	P					S			P	P
Medical Marijuana Education Facility	16-5-11(A)	S	P	P			S			P	P
Medical Marijuana Dispensary	16-5-11(A)				P	P	P	S	S	S	S
Medical Marijuana Research Facility	16-5-11(A)						S			P	P
Medical Marijuana Testing Laboratory	16-5-11(A)						S			P	P
Medical Marijuana Processing Facility, Heavy	16-5-11(A)										P
Medical Marijuana Processing Facility, Light	16-5-11(A)						S			P	P
Accessory Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P									
Accessory Retail	16-5-12(C)	P						P		P	
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P	P
Donation Drop Box	16-5-12(E)					P	P				
Drive Through	16-5-12(F)					P	P		P		
Home Based Business	16-5-12(H)	C	C	C	C	C	C	C	C		
Outdoor Activity/Operation, permanent	16-5-12(I)					S	S			SE	P
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)					S	S	S	S		
Outdoor Storage, permanent	16-5-12(K)									SE	P
Solar Energy Collection System, canopy	16-5-12(L)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P	P	P	P	P	P
Temporary Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Carnival/Fair		T				T	T	T			
Construction Related		T	T	T	T	T	T	T	T	T	T
Farmers Market		T			T	T	T	T	T		
Flea Market						T	T	T			
Food Truck	16-5-13(A)				T	T	T		T		
Outdoor Dining	16-5-13(B)	T	T	T	T	T	T	T	T		
Outdoor Activity/Operation, temporary		T				T	T	T	T	T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T				T	T	T	T		

Outdoor Storage, temporary										T	T
Seasonal Sales	16-5-13(E)	T			T	T	T	T	T		

- (1) *ROC District Use Standards.* The permitted, special exception, and specific uses for the ROC—River Oriented Commercial Legacy District shall be as specified for the RTC—Riverfront Tourist Commercial District.
- (2) *CH District Use Standards.* The permitted, special exception, and specific uses for the CH—Commercial High-Intensity Legacy District shall be as specified for the CG—Commercial General District.

(Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § I(Att. B), 10-17-2023; Ord. No. 1625, § II(Att. A), 10-17-2023)

Sec. 16-5-7. Eating/Drinking Use Specific Standards.

(A) *Coffee/Tea Shop.* The following standards shall apply to coffee/tea shop uses in any residential district or the LC District and in any district when the subject lot abuts a residential zoning district.

- (1) The main entrance shall be oriented towards the primary street.
- (2) All off-street parking, as required in section 16-6-1(E) of this UDO, shall be located in the rear and/or interior side yard. Off-street parking located in the interior side yard shall be set back a minimum of one foot from the front elevation of the primary building.
- (3) A maximum of one curb cut shall be permitted per street frontage unless otherwise approved by the City Planner due to site specific constraints.
- (4) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
- (5) Exterior building materials shall be time- and weather-tested materials and techniques such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, and those included in the City of Jenks Preferred Building Materials List.

(B) Food Truck Court.

- (1) The maximum number of food trucks allowed on site shall depend on the size of the lot and sites ability to provide required electrical access and parking. Site plans shall be provided to the City for review before permitting.
- (2) A minimum of ten feet of clearance shall be provided between all individual food trucks.
- (3) The area for a food truck court shall be clearly defined and separated from all patron parking with an enclosure. Any use of fencing or planters to separate the food truck park from parking shall provide visibility into the site and shall not exceed four feet in height.
- (4) Food truck courts are encouraged to create an inviting and attractive aesthetic environment and shall include seating and shade elements.
- (5) A minimum of two permanent restrooms that meet ADA standards shall be made accessible to patrons within 200 feet of the food truck court during hours of operation. Restrooms must include heat and air conditioning.
- (6) Food truck courts shall be located a minimum of 500 feet away from any brick-and-mortar restaurant unless said restaurant is operating a truck within the food truck park, as measured from the facility property line or receives written permission from all brick-and-mortar restaurants within 500 feet.

- (7) Any food truck court shall ~~not~~ be located ~~less-greater~~ than 1,500 feet from any other food truck court, as measured from the facility property line.
- (8) Electrical service shall be provided to each food truck.
- (9) A minimum of one trash receptacle and one recycling receptacle shall be provided per food truck. The food truck park shall also provide a commercial dumpster outside of the designated patron area for waste disposal. The dumpster shall be screened in accordance with section 16-6-4(A).
- (10) Food trucks shall be inspected in accordance with the State of Oklahoma.
- (11) Parking shall be established by the Planning Commission.
- (12) Signs, except for a-frame/sandwich board signs shall be permanently affixed to the food truck.
 - (a) Each food truck may have one temporary sign, a-frame/sandwich board, which may not be located in any right-of-way or impede pedestrian or vehicular traffic.
 - (b) The sign shall be within 25 feet of the food truck.
- (13) Site Requirements.
 - (a) Obstructions.
 - (I) The operation of the food truck shall not block a pedestrian walkway or public sidewalk in a manner which reduces its width to less than five feet or causes damage to improvements within the public right-of-way.
 - (II) Operations shall not obstruct parking lot circulation or block access to a public street, alley, or sidewalk.
 - (III) Operations shall not be located in a driveway or drive aisle except within a residentially zoned parcel, in conjunction with a Conditional Use Permit.
 - (b) City Right-of-Way. Food carts or trucks may not operate within any City right-of-way outside of an approved special event permit.
 - (I) No merchandise shall be offered, displayed or sold and no customers served except from the sidewalk.
 - (II) Only non-motorized carts may be located on sidewalks.
 - (III) Carts or trucks shall be located at least 25 feet from any intersection (measured from the edge of sidewalk to the cart or truck) and 15 feet from any driveway.

(Ord. No. 1581, § II, 4-5-2022)

Sec. 16-5-13. Temporary Use Specific Standards.

~~(A) Food Truck.~~

~~(1) Location.~~

~~(a) Nonresidential. A standalone food truck may locate in the LC, CS, and CG Zoning Districts through the issuance of a Temporary Use Permit in section 16-9-3(G).~~

~~(b) Residential. A stand-alone food truck may locate in a RS1, RS2, RS3, RM1, RM2, RM3 District through the issuance of a Conditional Use Permit in section 16-9-3(D).~~

(c) *Special Districts.* In the DC and DT Districts, food carts or trucks are prohibited except within the "Downtown Commons" park area or during approved special events.

(I) Downtown Commons regulation are subject to adopted Council Policy.

(II) Food trucks shall not stay overnight.

(III) Food trucks shall be located within dedicated food truck spaces.

(IV) In the Riverfront Tourist Commercial District, food carts or trucks are prohibited except within an approved Planned Unit Development or food truck court or during approved special events.

(2) *Criteria For Food Truck Operation.*

(a) The owner or operator of the food cart or truck shall maintain all required licenses, including, but not limited to, any license required by the State of Oklahoma, and Tulsa County Department of Health.

(b) All permits shall be displayed to the public in a visible location on the food truck.

(c) The establishment of a food truck on a one-time basis shall not restrict the number of times the HOA or other entity can go through the Conditional Use Permit process for each individual event.

(d) Multiple food carts or trucks may locate on the same lot or parcel so long as each vendor has the property owner's written permission and all other provisions contained herein may be met.

(e) Operations of any food cart or truck shall be at least 100 feet from any eating and drinking establishment existing unless written permission is granted by the eating or drinking establishment(s).

(f) Food trucks on any privately owned lot or parcel must have written permission from the owner.

(g) Food carts or trucks shall comply with the City's traffic and parking ordinances as amended.

(h) Trash receptacles shall be provided on-site, and the owner/operator shall be responsible for keeping the area surrounding the food cart or truck clear of litter and properly cleaned.

(3) *Signs, except for a frame/sandwich board signs shall be permanently affixed to the food truck.*

(a) Each food truck may have one temporary sign, a frame/sandwich board, which may not be located in any right-of-way or impede pedestrian or vehicular traffic.

(b) The sign shall be within 25 feet of the food truck.

(4) *Site Requirements.*

(a) *Obstructions.*

(I) The operation of the food truck shall not block a pedestrian walkway or public sidewalk in a manner which reduces its width to less than five feet or causes damage to improvements within the public right-of-way.

(II) Operations shall not obstruct parking lot circulation or block access to a public street, alley, or sidewalk.

(III) Operations shall not be located in a driveway or drive aisle except within a residentially zoned parcel, in conjunction with a Conditional Use Permit.

(b) *City Right of Way.* Food carts or trucks may not operate within any City right-of-way outside of an approved special event permit.

(I) No merchandise shall be offered, displayed or sold and no customers served except from the sidewalk.

(II) Only non-motorized carts may be located on sidewalks.

(III) Carts or trucks shall be located at least 25 feet from any intersection (measured from the edge of sidewalk to the cart or truck) and 15 feet from any driveway.

~~(c) Accessories.~~

~~(I) Downtown Commons regulations are subject to adopted Council Policy.~~

~~(II) Tables and chairs (furniture) shall be permitted.~~

~~(i) Shall be located within a dedicated area identified with screening.~~

~~(ii) Shall not be displayed on-site overnight.~~

~~(III) When not in operation, a food cart or truck shall be stored off-site unless approved in conjunction with a Temporary Use Permit.~~

~~(IV) No food cart or truck shall be located within 50 feet of the outer boundary of any City-permitted or licensed event where the sale of merchandise and food is allowed, unless it is part of the event.~~

~~(V) Any location in a City right-of-way, including sidewalks, may be subject to temporary suspension or revocation without cause, but for reasons that may include construction, repairs, maintenance or emergencies.~~

~~(VI) Sites for food trucks are required to have full public improvements (curb, gutter, sidewalk, access drive, etc.).~~

~~(VII) Food trucks shall locate on paved surfaces. Unimproved surfaces, landscaping areas, and required setback areas are prohibited.~~

~~(d) Single Event Exceptions. These permit requirements do not apply to food trucks that are:~~

~~(I) Part of a City-permitted event, or~~

~~(II) For a private, catered event occurring on private property for private parties, reunions, or small gatherings in any district. (See Exception List)~~

~~(i) A special event permit may be required to locate on any city street or right-of-way where the provisions of section 16-5-13(A)(2), (3) cannot be met.~~

~~(ii) Food carts or trucks may not cater private events from either the sidewalk or road right-of-way without a Conditional Use Permit with the City of Jenks.~~

~~(III) Residential districts. No additional permit is required for a food truck servicing a private catered event occurring on private property such as private parties, reunions, or small gatherings.~~

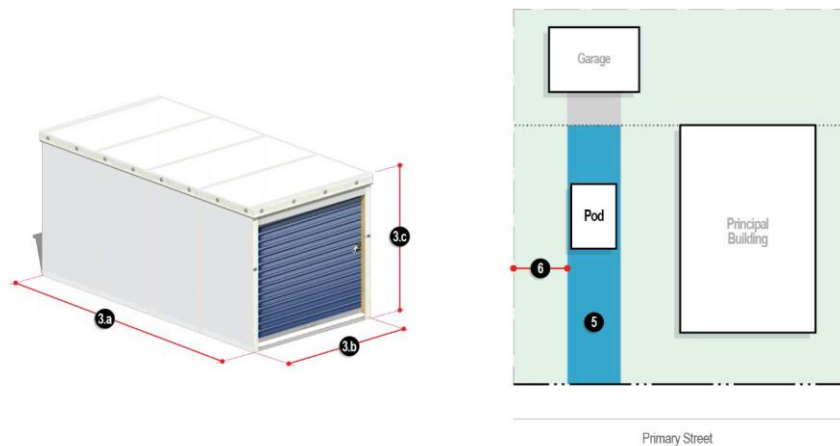
~~(IV) Jenks School District. A food truck may locate on Jenks School District property with written permission from the owner. Food carts or trucks may locate in the right-of-way adjacent to Jenks Public School District property with a Special-Event Permit approval.~~

~~(V) Non-profits. A food truck may locate on the property with written permission from the owner. No event permit is required for a food truck servicing a private, catered event occurring on private property.~~

(B) *Outdoor Dining.*

-
- (1) The outdoor dining area shall be located on an approved hard paved surface.
 - (2) Outdoor dining areas may utilize a maximum of 20 percent of the parking spaces required for the operation of the principal use or 2,000 square feet, whichever is less.
 - (3) Outdoor dining areas shall not block a pedestrian walkway or public sidewalk in a manner which reduces the width of that walkway or sidewalk to less than five feet.
 - (4) A fence, landscape hedge, or wall with a height of four feet shall be utilized to segregate the outdoor dining area.
 - (5) Use of outdoor dining areas shall be limited to the posted operational hours of the associated eating and drinking use.
- (C) *Outdoor Display/Sale of Merchandise, Temporary.*
- (1) Only those goods and materials associated with the existing on-site use may be displayed or sold.
 - (2) Temporary outdoor display/sale of merchandise shall be permitted for a period not to exceed 90 days per calendar year.
 - (3) Temporary outdoor display/sale of merchandise areas shall occur:
 - (a) On the sidewalk area at the foundation of the principal building, not including a five-foot wide pedestrian walkway.
 - (b) In a portion of the parking lot, which shall not exceed 20 percent of the parking spaces required for the operation of the primary use, or 2,000 square feet, whichever is less.
- (D) *Portable Outdoor Storage Device.*
- (1) One portable outdoor storage device shall be permitted per lot.
 - (2) A Temporary Use Permit, as detailed in section 16-9-3(G) of this UDO, shall be obtained prior to the setting of the portable outdoor storage device on the property. A site drawing shall be submitted showing the location on the property where the unit will be placed, size of the unit, and distance to all applicable property lines and all other buildings and structures.
 - (3) No portable outdoor storage device shall be greater than:
 - (a) Twenty feet in length,
 - (b) Eight feet in width, or
 - (c) Eight feet in height.
 - (4) The portable outdoor storage device shall not encroach on City property, City right-of-way, neighboring property, sidewalk, or be placed in the street.
 - (5) The unit must be sited on an approved hard paved surface between the front property line and the rear building line of the principal building.
 - (6) The minimum distance between the portable outdoor storage device and the interior side yard property line is four feet or upon the approval by the City Planner and as agreed upon by written consent by the neighboring property owner.
 - (7) Temporary portable outdoor storage units may be placed for no more than 30 days in any consecutive 12-month period. Extensions beyond the 30-day limit may be granted by the City Planner.

Figure 5.13: Portable Outdoor Storage Devices



(E) *Seasonal Sales.*

- (1) A Temporary Use Permit, as detailed in section 16-9-3(G) of this UDO, shall be obtained prior to the commencement of any seasonal sales activity.
- (2) Seasonal sales shall include the outdoor display or sale of seasonal merchandise not otherwise associated with the principal use of the lot such as holiday tree, firework, or pumpkin sales.
- (3) Seasonal sales shall be permitted for a period not to exceed 42 days per calendar year.
- (4) Seasonal sales areas may utilize a maximum of 20 percent of the parking spaces required for the operation of the principal use or 2,000 square feet, whichever is less.
- (5) Seasonal sales areas shall not block pedestrian walkways in a manner which reduces the width of that walkway to less than five feet.

(Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § III, 10-17-2023)

Sec. 16-11-6. "F" Definitions.

Family means (a) any number of people living together in a dwelling unit who are related by blood, marriage, adoption, or other legal relationship; or (b) one to five unrelated people living together in a dwelling unit.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Hazard Areas means the land area adjoining a floodway which is not reasonably required to carry and discharge the floodwater of the 100-year frequency flood but which would be inundated by the floodwater of the 100-year frequency flood based upon full urbanization of the watershed.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study means the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Flood Protection System means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodplain means the area adjoining the channel of a river, creek, stream or watercourse, or a lake or any other body of standing water which may from time to time be covered by floodwater.

Floodway means the channel of a watercourse or drainage way and those portions of the adjoining floodplain which are reasonably required to carry and discharge the floodwater of the 100-year frequency flood as predicted by the City Engineer, or as predicted by the U.S. Corps of Engineers and confirmed by the City Engineer.

Floodway Fringe means those portions of the floodplain which are not reasonably required to carry and discharge the floodwater of the 100-year frequency flood as predicted by the City Engineer, or as predicted by the U.S. Corps of Engineers and confirmed by the City Engineer.

Floodplain Administrator means a person accredited by the Board and designated by a floodplain board or community to administer and implement laws and regulations relating to floodplain management.

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain Management Regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway means the channel of a watercourse or drainage way and those portions of the adjoining floodplain which are reasonably required to carry and discharge the floodwater of the 100-year frequency flood as predicted by the City Engineer, or as predicted by the U.S. Corps of Engineers and confirmed by the City Engineer.

Floor Area means the sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of the determining compliance with the permitted floor area, of enclosed required off-street parking areas shall not be included.

Floor Area Ratio means the floor area of a building or buildings on a lot divided by the lot area.

Front Elevation means the exterior portion of a dwelling that primarily faces the street and contains the primary entrance to the dwelling.

***Food Truck* means a motorized vehicle or trailer, equipped to cook, prepare, serve, and/or sell food.**

***Food Truck Park-Court* means a permanently established area designed to accommodate multiple food trucks and offering food and/or beverages for sale to the public as the main use of the property and functioning as a single business.**

Fuel Sales means any area of land, including structure thereon, that is used for the retail sales of gasoline of fuel oils.

Functionally Dependent Use means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

(Ord. No. 1624, § VIII(Att. E), 10-17-2023; Ord. No. 1625, § I, 10-17-2023)

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION



By: Donald D. Maisch
City Attorney
City of Midwest City

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

We see scenes like this all across the state



FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

For years, Cities in Oklahoma issued permits allowing Food Trucks to operate in their municipality.

Cities adopted ordinances to properly regulate the operation of Food Trucks within their municipalities.

But on November 1, 2025, that is about to change, with the adoption of the Food Truck Freedom Act.

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

On May 5, 2025, the Governor signed HB 1076,
The Food Truck Freedom Act.

The Bill, which goes into effect November 1,
2025, is meant to allow food truck owner and/or
operators to have one stop shopping (i.e. only
obtain one permit – the state permit) to operate
as a food truck in the State.

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section 2 of the Bill, codified at 63 O.S. § 1-1150 allows a food truck with a Health Department License (either from the State or from a City-County Health Department) to operate anywhere in the state.

Municipalities can require the food truck obtain a City permit (that must be issued within 5 days of the application), provided the permit fee is paid and a demonstration of the State issued permit(s). The requirements of the City permit cannot conflict with the Food Truck Freedom Act.

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Upon receipt of the City Permit, the food truck may operate:

- ▶ In any location allowed by the municipality
- ▶ On private property, provided:
 - ❑ The property is zoned for food service establishments
 - ❑ In a residential zoned area where the permitted food truck has been invited
 - ❑ Where the food truck will not cause a nuisance
- ▶ In a location that does not obstruct a roadway, sidewalk or parkway

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

The food truck while operating must:

- ▶ Maintain the food truck in good working order
- ▶ Provide waste receptacles for patrons
- ▶ Remove and dispose all waste within a 25 ft area of the food truck
- ▶ Display all appropriate food truck licenses
- ▶ Notify the municipality if serving food at a mass gathering

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, codified at 63 O.S. § 1-1151 allows municipalities to:

- ▶ Restrict any noise that exceeds 75 db measured at 23 ft from the food truck
- ▶ Restrict operations in a public park or require a special permit for public park operations, which may include a payment of fees
- ▶ Prohibit the blocking of ingress and egress
- ▶ Develop a food truck metered parking pass for a fee that permits food truck operations in metered parking spaces for longer than the meter would allow
- ▶ Investigate food born illnesses

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, codified at 63 O.S. § 1-1151 allows municipalities to:

- ▶ Report violations of the Food Truck Freedom Act to the State Department of Health
- ▶ Issue citations and penalties to food truck vendors who violate state or municipal laws that do not conflict with the Food Truck Freedom Act
- ▶ Adopt and enforce other regulations that conform to municipal powers that do not conflict with the Food Truck Freedom Act
 - ▶ Any such regulation must address public health or public safety issues

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, also states what municipalities cannot do:

- ▶ Prohibit a food truck from operating in the municipality if the food truck has a Health Department license and is in compliance with all other state and local laws
- ▶ Require a food truck vendor to obtain a City license unless:
 - ▶ The City license is issued as recognition of the required state licenses
 - ▶ The mobile food truck vendor seeks to operate at a City permitted event
 - ▶ The mobile food truck vendor is seeking a food establishment license

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, also states what municipalities cannot do:

- ▶ Require a food truck vendor that is operating on private property to operate a certain distance from a commercial food or retail establishments
- ▶ Require the food truck vendor to enter into any agreement with a commercial food or retail establishments
- ▶ Require a food truck vendor to be fingerprinted or to install GPS
- ▶ Require a food truck to stay in constant motion, except when serving customers

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, also states what municipalities cannot do:

- ▶ Require a food truck vendor to maintain insurance naming the City as an additional insured, unless the vendor is operating at a City sponsored event or public park
- ▶ Require a food truck vendor to maintain a bond naming the City as the beneficiary, unless the vendor is operating at a City sponsored event or public park
- ▶ Require a food truck to comply with any health inspection that is in addition to the required State Health Department inspections, unless investigating a food borne illness or complaint of an imminent health or safety hazard

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, also states what municipalities cannot do:

- ▶ Require a health inspection of more than twice a year unless working with the Health Department to ensure the correction of a violation, investigating a food borne illness or a spot inspection to ensure food safety
- ▶ Charge fees for additional health inspections
- ▶ Charge fees for the local license that exceeds the administrative costs of the permit
- ▶ Submit to a Fire Marshal inspection, if the food truck vendor can demonstrate passage of a Fire Marshal inspection in the past 12 months

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section three (3) of the act, also states what municipalities cannot do:

- ▶ Require a food truck vendor to enter into any agreement with a commercial establishment or restaurant
- ▶ Regulate equipment requirements
- ▶ Require the food truck vendor to associate with a commissary if the food truck vendor has all the equipment necessary to meet state requirements

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Section six (6) of the act, codified at 63 O.S. § 1-1154 finds:

- ▶ That a municipality is not required to adopt ordinances to regulate or license food trucks
- ▶ That a municipality is not required to modify its current City Ordinances, unless the ordinances do not comply with the Food Truck Freedom Act
- ▶ The Food Truck Freedom Act is not codified to impede any investigation of a food borne illness

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

There was a second bill (other legislation) that was passed by the Oklahoma Legislature and vetoed by the Governor, but that veto was overridden by the Legislature that impacts food trucks

House Bill 2459, which also goes into effect November 1, 2025 places an additional state permitting requirements on certain types of food trucks.

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

HB 2459 only impacts those food trucks that either:

- ▶ Are capable of producing smoke or grease-laden vapors or
- ▶ Are utilizing electric energy, liquefied petroleum gas, compressed natural gas or any such combination for cooking

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

If the food truck is capable of producing smoke or grease-laden vapors, then the food truck vendor must demonstrate inspection by the State Fire Marshal and compliance with the current fire and safety code

If the food truck is utilizing electric energy, liquefied petroleum gas, compressed natural gas or any such combination for cooking the food truck vendor must demonstrate it has received a permit and has passed an annual inspection from the Oklahoma Liquefied Petroleum Gas Administration

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Based on the Legislation passed in 2025, what can Municipalities do concerning food trucks:

- ▶ Issue permits
 - ▶ Including requirement of 75 db or less at 23 feet of the food truck
- ▶ Require fees (administrative costs for the permitting program)
- ▶ Require copies of the Health Department Permits
- ▶ Require location information concerning where the food truck will be operating
 - ▶ If operating on City property, can require a special permit
 - ▶ Can ensure no street, sidewalk or parkway is being blocked

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Based on the Legislation passed in 2025, what can Municipalities do concerning food trucks:

- ▶ Obtain information on what kind of food product will be produced by the food truck
- ▶ Require Fire Marshal inspection information if the food truck is capable of producing smoke or grease-laden vapors
- ▶ Require the permit and has passed an annual inspection from the Oklahoma Liquefied Petroleum Gas Administration if the food truck is utilizing electric energy, liquefied petroleum gas, compressed natural gas or any such combination for cooking

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Based on the Legislation passed in 2025, what can Municipalities do concerning food trucks:

- ▶ Inspect food trucks if complaint about public health and/or safety, including food borne illnesses
- ▶ Investigate complaints of nuisance
- ▶ Issue citations and penalties for non-compliance, provided the enforcement does not violate the Food Truck Freedom Act or the Fire Marshal requirements.

FOOD TRUCK FREEDOM ACT & OTHER LEGISLATION

Questions



Jenks Fire Department

Fire Marshall: Mike O'Brien

Phone: 918.298.1491

Email: Mo'brien@jenksok.org

EFFECTIVE NOVEMBER 1, 2025

The Oklahoma Legislature passed House Bill 2459, which changes how fire and life safety inspections for food trucks are handled across the state. Below are answers to the most common questions.

Q: Who inspects food trucks after November 1, 2025?

A: The Oklahoma State Fire Marshal's Office is now responsible for conducting fire and life safety inspections, issuing operational decals, and determining compliance with state-adopted codes

Q: What decals are required to operate in Jenks?

A: Food trucks must display:

- State Fire Marshal Operational Permit Decal - issued after your annual state inspection
- LPG Administration Permit Decal - required if your truck uses propane (LPG).
- Oklahoma Department of Health permit

All decals must be visible on your unit.

Q: What role does the Jenks Fire Marshal's Office play now?

- Any complaints and safety violations will be documented with the State Fire Marshall's office
- Any violations or unsafe conditions we observe will be documented and reported to the Oklahoma State Fire Marshal's Office for enforcement
- Locally, we will continue enforcing zoning, land use, and event permit requirements

Q: What happens if I don't have the decals?

A: Food trucks without decals cannot operate in Tulsa city limits.

- Trucks found operating without decals will be referred to the State Fire Marshal's Office
- Non-compliant trucks may be removed from city events or locations

Q: Who is responsible for compliance and liability?

These requirements are set by state law and apply across Oklahoma. To continue operating in the city of Jenks, schedule your inspection early, obtain the required decals, and be prepared for local safety inspections in addition to state compliance.



Jenks Fire Department

Fire Marshall: Mike O'Brien

Phone: 918.298.1491

Email: Mo'brien@jenksok.org

A: Compliance and liability rest with the State Fire Marshal's Office and the food truck operator

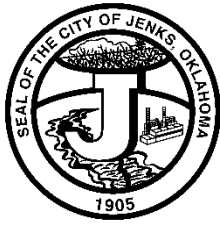
Q: How do I schedule my inspection?

- State Fire Marshall's office: 405-522-5005 or Oklahoma.gov/fire.html
- LPG Administration (if applicable): 405-521-2458 or Oklahoma.gov/lpgas.html

Q: Who can I contact locally if I have questions?

- Jenks Fire Marshal's office: 918-298-1491 or Email: mo'brien@jenksok.org

These requirements are set by state law and apply across Oklahoma. To continue operating in the city of Jenks, schedule your inspection early, obtain the required decals, and be prepared for local safety inspections in addition to state compliance.



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF A PUBLIC HEARING LOCATED IN THE CITY OF JENKS, OKLAHOMA

Request: Code Updates

Request by the City of Jenks for updates to Chapter 16 Article 3 – Base District Specific Standards, Article 5 – Use Specific Standards, and Article 11 – Definitions, to change food truck regulations.

Hearing Date: 08 January 2026 at 6 p.m.

Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 15 December 2025.

Marcae Hilton, Secretary
Jenks Planning Commission

ORDINANCE NO. 1679

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA, AMENDING CITY CODE §§ 16-7 (BASE DISTRICT SPECIFIC STANDARDS), §§ 16-5 (USE SPECIFIC STANDARDS), AND §§ 16-11 (DEFINITIONS); REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

.....
WHEREAS, the City of Jenks has identified areas of the Unified Development Ordinance that require updating to meet current best practices and to better align with City goals; and

WHEREAS, a public hearing on said code change was held by the Jenks Planning Commission on January 08, 2026, and a public hearing on said code change was held by the Jenks City Council on January 20, 2026, and due consideration has been given to any public comments; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the changes promote the health, safety, or general welfare of the Jenks community and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JENKS, OKLAHOMA, AS FOLLOWS:

SECTION I. Chapter 16 Article 3 – Base District Specific Standards shall be amended as follows:

Section 16-3-4 – Permitted, Conditional, Special Exception, and Specific Uses, shall be amended as follows:

Table 16-3-4 (B), Residential District Permitted, Conditional, Special Exception, and Specific Uses, shall be amended to by removing the “Food Truck” entry under “Temporary Uses.”

Table 16-3-4 (C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses, shall be amended by removing the “Food Truck” entry under “Temporary Uses.”

SECTION II. Chapter 16 Article 5 – Use Specific Standards

Section 16-5-7 Eating/Drinking Use Specific Standards

Section 16-5-7 (B)(5) shall be amended to read as follows:

- (5) A minimum of two permanent restrooms that meet ADA standards shall be made accessible to patrons within 200 feet of the food truck court during hours of operation. Restrooms must include heat and air conditioning

Section 16-5-7 (B)(11-13) shall be added as follows:

- (11) Parking shall be established by the Planning Commission.
- (12) Signs, except for a-frame/sandwich board signs shall be permanently affixed to the food truck.
 - (a) Each food truck may have one temporary sign, a-frame/sandwich board, which may not be located in any right-of-way or impede pedestrian or vehicular traffic.
 - (b) The sign shall be within 25 feet of the food truck.
- (13) Site Requirements.
 - (a) *Obstructions.*
 - (I) The operation of the food truck shall not block a pedestrian walkway or public sidewalk in a manner which reduces its width to less than five feet or causes damage to improvements within the public right-of-way.
 - (II) Operations shall not obstruct parking lot circulation or block access to a public street, alley, or sidewalk.
 - (III) Operations shall not be located in a driveway or drive aisle except within a residentially zoned parcel, in conjunction with a Conditional Use Permit.
 - (b) *City Right-of-Way.* Food carts or trucks may not operate within any City right-of-way outside of an approved special event permit.
 - (I) No merchandise shall be offered, displayed or sold and no customers served except from the sidewalk.
 - (II) Only non-motorized carts may be located on sidewalks.
 - (III) Carts or trucks shall be located at least 25 feet from any intersection (measured from the edge of sidewalk to the cart or truck) and 15 feet from any driveway.

Section 16-5-13 Temporary Use Specific Standards

Section 16-5-13 (A) Food Trucks shall be removed and subsequent numbering corrected.

SECTION III. Chapter 16 Article 11 – Definitions

Section 16-11-6 “F” Definitions

“Food Truck Park” shall be amended to read: “Food Truck Court”.

SECTION IV. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

SECTION V. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this ___ day of _____ 2026

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION VI. Since the immediate operation of the provisions of the Ordinance is necessary for

the preservation of public health, welfare and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council.

Emergency Clause approved separately this ___ day of _____ 2026.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

To Mayor Box, Vice Mayor Brown and City Council
Christopher Shrout, City Manager

Hearing Date January 20, 2025

Case Title Downtown Shared Waste Screening Pilot Program – UDO
Administrative Relief (Sec. 16-6-4. – Screening.)

Request Approve a pilot program for shared waste screening enclosures

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

None

None

Background Information

REQUESTED COUNCIL ACTION | Approve a pilot program for shared waste screening enclosures in the downtown core and authorize limited administrative relief from UDO screening requirements.

STAFF COMMENTARY

The UDO | Unified Development Ordinance was adopted in April of 2022. Since adoption, staff has worked closely with the Planning Commission, City departments, and stakeholders to ensure the UDO remains relevant, functional, and compliant with applicable state and federal regulations.

Over the past several years—and again more recently—the City of Jenks has been approached by downtown business owners and tenants regarding the feasibility of providing dedicated, shared service areas for waste-related uses, including trash, recycling, linens, and grease disposal. These requests are largely driven by the physical constraints of the downtown core, increased foot traffic, and the operational challenges of servicing individual receptacles behind historic and urban-style buildings along Main Street.

Regarding the screening enclosures for trash and recycling receptacles, staff has determined that full compliance with the existing UDO standards is difficult to accommodate in the downtown core, particularly along Main Street, due to lot size, building orientation, alley width, and fire and utility constraints. As a result, staff is proposing a pilot program to test a shared, centralized enclosure concept as an interim remedy.

This pilot program is intended to inform potential future UDO amendments specific to downtown conditions and has the following goals:

1. Identify locations

- a. South side of Main between First Street and Second Street
 - i. "Hive" property near the east boundary line.
- b. North side of Main Street between First Street and Second Street
 - i. To be determined, (subject to site feasibility, utility clearance, and property owner coordination).
- c. Other locations as needed/requested.

2. Purpose of screening behind the businesses on main street:

- a. To improve alley access for public safety purposes and operations purposes.
 - i. Reduced conflicts between pedestrians and waste management service vehicles.
 - ii. Reduced conflicts between waste pick-up operations and overhead or underground utility infrastructure.
 - iii. Improved access for motorists, emergency responders, and pedestrians using the alley system. To improve the image of the alley and businesses as more foot traffic uses the rear entrances.
- b. To improve the appearance and functionality of the alley environment.
 - i. Supports increasing use of rear entrances by customers and employees.
 - ii. Reduces visual clutter and odor impacts from exposed waste receptacles.
 - iii. Aligns with downtown revitalization, placemaking, and walkability goals.

3. Type of Merchant receptacles included in the pilot program

- i. Trash bins
- ii. Recycling bins
- iii. Linen pick up containers
- iv. Grease bins (subject to fire, health, and utility review)

4. Who is serviced by this program?

- a. Merchants | Merchants within the identified block will have access to a dedicated, shared space for required waste receptacles, reducing individual site constraints.
- b. Building Owners | Building owners and tenants benefit from improved alley conditions, reduced maintenance issues, and safer access from rear parking areas.
- c. Customers | Customers experience a cleaner, safer, and more visually appealing environment when accessing businesses from rear parking or alley entrances.

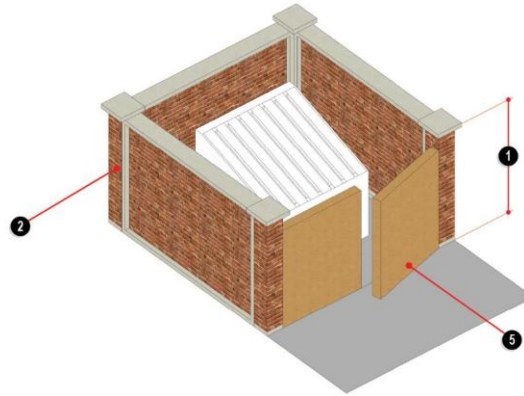
5. Taxpayer costs (Pilot Program) | Staff anticipates costs will be limited to the pilot area and may be offset in part by reduced enforcement, improved efficiency of service access, and long-term downtown infrastructure benefits. Any future expansion would be evaluated separately.

- a. Materials
- b. Installation
- c. Maintenance

Sec. 16-6-4. Screening.

(A) Trash and Recycling Receptacles. The following requirements shall apply to all nonresidential, mixed use, and multifamily development.

- (1) *Trash and recycling receptacles shall be screened on three sides with a solid, opaque material with a minimum height of six feet and a maximum height of eight feet. The use of materials that are not solid, such as slats in chain-link, shall only be used to meet this requirement in the Industrial District, however, solid, opaque materials shall be required on any lot in the Industrial District that is adjacent to a residential lot.*
- (2) *Materials used for screening shall consist of masonry products and (Staff is considering horizontal wood planks on the south side) shall complement the architecture of the primary building.*
- (3) *Materials and elevations for enclosures that are attached to buildings shall be designed to be integrated into the primary building.*
- (4) *If enclosures are to be attached to buildings, they shall comply with applicable fire and building codes.*
- (5) *Enclosure openings shall be gated with an opaque material and shall not be directly visible from a public right-of-way and/or adjoining residential areas. (Alleys are public ROW)*
- (6) *Enclosure openings shall be kept closed at all times except for when the receptacle is being accessed by a service truck or person authorized to place refuse in the enclosure.*
- (7) *Property owners shall be responsible for ensuring that trash and recycling receptacles be placed in the enclosure at all times other than when it is being emptied by a service truck.*
- (8) *Access drives shall be constructed of material and thickness to accommodate truck loading. Year-round accessibility to the enclosure area for service trucks shall be maintained by the property owner or tenant. (Paving is existing)*
- (9) *Enclosures shall be of an adequate size to accommodate expected containers. It is recommended that the enclosure be designed to be expandable to accommodate additional future containers.*
- (10) *Enclosure structures shall be designed to protect the walls from damage by containers. Such protection may be provided by use of barrier curbing, reinforced masonry walls, bollards, or other similar means.*
- (11) *Trash and recycling receptacle enclosures shall not occupy area used for required parking spaces. (The Hive Parking Lot location is currently used for parallel parking.)*



Staff Evaluation & Recommendation

EVALUATION: Downtown Jenks presents unique challenges due to historic development patterns, narrow alleys, limited lot depth, and increased pedestrian activity. Over several years, downtown business owners and tenants have requested City assistance in identifying shared locations for waste-related services, including trash, recycling, linens, and grease disposal. These enclosures will consolidate waste receptacles into dedicated locations, screened in a manner consistent with existing downtown alley improvements. Staff will take a closer look at the UDO as pertains to Downtown and provide updates for consideration as needed. This is a practical, low-risk approach to solving a long-standing downtown issue while maintaining the integrity of the UDO.

RECOMMENDATION: Staff recommends that City Council approve the Downtown Shared Waste Screening Pilot Program for block(s) identified in the Downtown Core along Main Street and authorize limited administrative relief from Sec. 16-6-4 of the Unified Development Ordinance as necessary to allow construction of shared screening enclosures that are compatible with downtown conditions.

Staff further recommends that Council authorize staff to:

1. Finalize enclosure locations in coordination with property owners, utilities, fire, and public works.
 - a. Coordinate with waste management companies for dimensions.
 - b. Coordinate with Jenks Fence for materials and construction.
2. Construct screening enclosures consistent with existing downtown alley screening.
3. Monitor the pilot program for effectiveness related to safety, aesthetics, operations, and maintenance.
4. Return to City Council, if necessary, with recommendations for permanent UDO amendments specific to the downtown core.