



# MEMORANDUM

Council Agenda  
Item No. XI. G  
2/25/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1698) rezoning 3331 SW 104th Street from SPUD-1652 Simplified Planned Unit Development and AE-1 Airport Environs Zone 1 Overlay Districts to SPUD-1698 Simplified Planned Unit Development and AE-1 Airport Environs Zone 1 Overlay Districts. Ward 5.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

**Applicant:**

David M. Box, Box Law Group, PLLC  
I-44, LLC

**Purpose:**

The purpose of this application is to allow commercial development.

**Background:**

On January 9, 2025, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

**Amended Technical Evaluation:**

1. Access to SW 104th Street shall be limited to one driveway.
2. The following Use Units shall be deleted: 8300.4 Eating Establishments: Drive-In; 8300.35; Eating Establishments: Fast Food; 8300.37; Eating Establishments: Sitdown; 8300.38 Eating Establishments: Alcohol Permitted.

**Protests:**

None

**Previous Action:**

The Ordinance was introduced January 28, 2025 and set for final hearing February 25, 2025. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.