

## Johnson, Thad A

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**From:** Ronnie Morris <rokmo78@gmail.com>  
**Sent:** Wednesday, June 12, 2024 12:41 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** CPA-24-4 / PUD-2014

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Hello,

My name is Ronnie Morris, I serve Westbrooke Estates HOA as president. Following last week's receipt of a notice of hearing on PUD-2014 by some of our neighbors, we put a survey out to homeowners who overwhelmingly (91%) are in opposition to removing the employment layer and rezoning the property at 2140 S. County Line Rd.

That being said, we will be preparing a formal letter opposing the rezoning; however, I wanted to send this email in the event any hearings or discussion of the employment layer occurs before that date.

Thank you,  
Ronnie Morris  
405-820-4526  
9333 SW 21st St, Oklahoma City, OK 73128

## Johnson, Thad A

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**From:** Ronnie Morris <rokmo78@gmail.com>  
**Sent:** Friday, June 21, 2024 9:39 AM  
**To:** PL, Subdivision and Zoning; okcward3planning@gmail.com; City Clerk Email; Peck, Barbara M; The Mayor; michael.brooks@oksenate.gov  
**Subject:** PUD-2014 and CPA-24-4 - Westbrooke Estates  
**Attachments:** PUD-2014 AND CPA-24-4 Opposition Letter - Westbrooke Estates HOA.pdf

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The Honorable David Holt, Councilwoman Barbara Peck, Commissioner Jerimy Meek, and Senator Michael Brooks-Jimenez,

Please see the attached letter opposing the rezoning of 2140 S. County Line Rd. Our neighborhood is located southwest of this property, and is not in favor of the rezoning application or an employment layer change. We gave neighbors one opportunity to sign on Tuesday, June 18th (an election day with a meeting on Swisher Park), and we had 67 neighbors sign onto this letter along with 6 board members from our Homeowners Association.

I appreciate you reading this letter; I know your time is valuable and limited. If you have any questions, please feel free to contact me by phone at 405-820-4526.

Thank you,  
Ronnie Morris  
9333 SW 21st St, Oklahoma City, OK 73128

Ronnie K. Morris, Jr.  
9333 SW 21<sup>st</sup> Street  
Oklahoma City, OK 73128  
[rokmo78@gmail.com](mailto:rokmo78@gmail.com)  
405-820-4526

June 20, 2024

City of Oklahoma City Planning Commission  
Jerimy Meek, Ward 3  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

**RE: PUD-2014 and CPA-24-4 / Rezoning 2140 S. County Line Rd OKC OK**

Honorable Mr. Meek and fellow Commissioners,

I send you this letter on behalf of the residents of Westbrooke Estates and Westbrooke Estates Homeowners' Association to ask that you deny the request to remove the employment layer and/or rezone the property at 2140 S. County Line Rd. Westbrooke Estates is directly west of the southern part of the subject property, and is a fully developed subdivision with 409 homes.

We respect the right of the applicant to develop the property; however, we feel that the I-2 zoning currently in place is appropriate for the property due to the following:

1. **Employment Layer** – The property is the only remaining parcel of land in the immediate area with this designation. This layer should remain to preserve the long-term guidance and vision provided by PlanOKC.
2. **Jobs** – The surrounding area has exploded with growth. This space needs to be reserved for employment opportunities where workers do not have to commute long distances.
3. **Logistics** – The property sits near SW 15<sup>th</sup>, Council Rd and Morgan Rd, major arterial streets, with excellent access to Interstate 40, Airport Rd, the Kilpatrick Turnpike, Will Rogers World Airport, USPS and UPS distribution facilities, making it ideal for its I-2 zoning.
4. **Understanding of the Area, and Consumer Preference** – Homebuyers in this area prefer to be in the Mustang Public School District (MPS); the subject property is not within its boundaries. Consider the example demonstrated by Anton's Landing, the subdivision immediately to the property's south. Its Design Statement was approved by the City Council on January 30<sup>th</sup>, 2018, calling for over 100 lots. As of the date of this letter, only 10 homes have begun or completed construction. Morgan Creek, a nearby neighborhood within MPS with comparable homes (SW 29<sup>th</sup> west of County Line Rd) has built out at a much faster pace. This suggests that the property's potential might be fully realized if reserved for industry.

5. **Swisher Park** – Oklahoma City’s new Regional Metropolitan Park will be located immediately northwest of this area at SW 15<sup>th</sup> and County Line Rd. The Oklahoma City Parks Master Plan discusses evaluation of the economic sustainability of our parks. If used for industry, the property has the potential to offer goods and services that can compliment the use of Swisher Park, while generating sales tax revenue that helps fund the operating costs of the park. If this property is rezoned for residential use, this opportunity for our city and Swisher Park is largely lost.

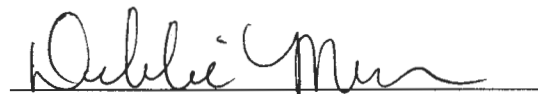
In conclusion, we feel that the most suitable and appropriate use for the property at 2140 S. County Line Rd is in alignment with its current zoning of I-2 and ask that you deny the request to remove the employment layer and/or rezone the property. Below you will find the signature of the Board of Directors of Westbrooke Estates, 2700 Lysander Pl, Oklahoma City, OK 73128. In the attached Exhibit A, you will find the names and addresses with signatures of homeowners in Westbrooke Estates that agree with this position.

If you have any questions or concerns, please feel free to contact me at the phone number listed on page one of this letter. Thank you for reading this letter and considering the position of Westbrooke Estates.

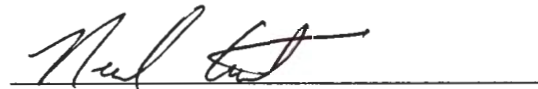
Sincerely,



Ronnie K. Morris, Jr.  
President, Westbrooke Estates Homeowners' Association



Debbie Munson, Secretary  
2409 Kingsley Ln OKC OK 73128



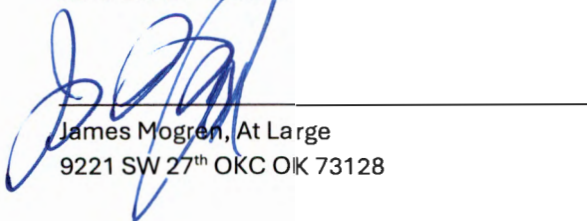
Neal Acosta, At Large  
9216 SW 27<sup>th</sup> OKC OK 73128



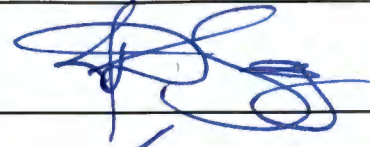
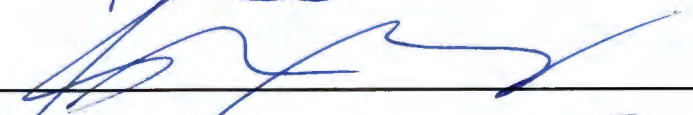

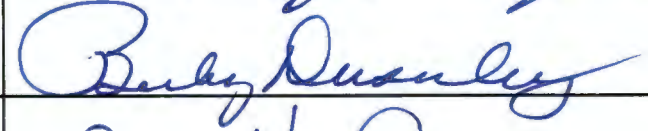
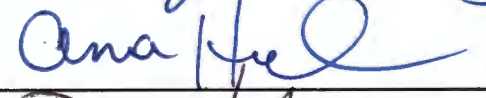
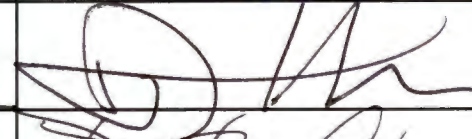
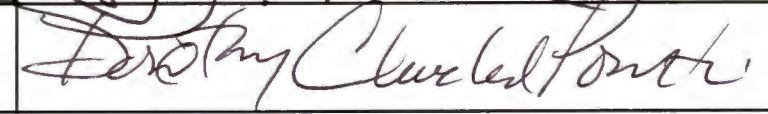
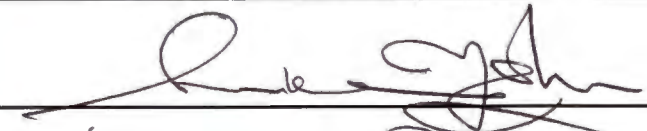


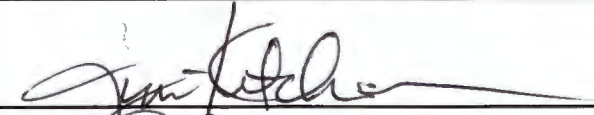
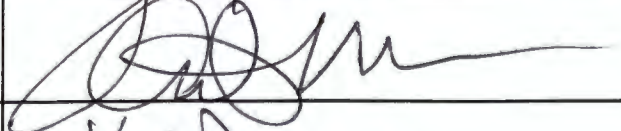
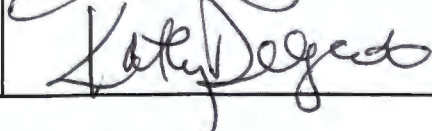
Matthew Tonay, At Large  
9216 SW 23<sup>rd</sup> St OKC OK 73128



Derek Villanueva, At Large  
2700 Lysander Pl OKC OK 73128



James Mogren, At Large  
9221 SW 27<sup>th</sup> OKC OK 73128

	Printed Name	Address (house number and street - all homes OKC OK 73128)	Signature
1	J.D. Strong	9349 SW 21st St.	
2	Joseph Mallon	9121 SW 21st St.	
3	Kathy Mallon	9121 SW 21st St	
4	Becky Dusenbury	9309 SW 23rd St.	
5	Anna Henson	9101 SW 24th	
6	DUSTY HENSON	9101 SW 24th	
7	Dorothy Cleveland Pointer	9208 SW 24th St	
8	Luke Yohannan	2601 Renwick Ave	
9	H.S. Pointer	9208 SW 24th St	
10	Alan Middleman	9100 SW 23rd St	
11	Jim Cochran	2524 RENWICK AVE	
12	ART MUNSON	2409 Kingsley Lane	
13	Kathy Delgado	9116 SW 22nd St	



	Printed Name	Address (house number and street - all homes OKC OK 73128)	Signature
14	Marie Clever	2805 Lysander Pl. OKC, OK 73128	Marie Clever
15	Wayne CLEVER	2805 LYSANDER PL OKC, OK, 73128	Wayne Clever
16	Mark LaHue	2401 Lysander Pl OKC, OK 73128	Mark LaHue
17	Richard Rosson	2316 Renwick Ave, OKC, OK 73128	Richard Rosson
18	JEFFREY D. BAITY	9125 SW 22 <sup>ND</sup> ST., OKC, OK 73128	Jeffrey D. Baity
19	Linda Baity	9125 SW 22nd St OKC, OK 73128	Linda Baity
20	Jason Kluge	2301 Renwick Ave 73128	Jason Kluge
21	Jenae Kluge	2301 Renwick Ave 73128	Jenae Kluge
22	THOMAS FRANCZAK	9201 SW 21ST ST 73128	Thomas Fraczak
23	Jesse Castillo	9100 SW 28 <sup>TH</sup> ST 73128	Jesse C. Castillo
24	Jessica Sanchez	9100 SW 28 <sup>TH</sup> ST OKC 73128	Jessica Sanchez
25	Jeanne Tally	9320 SW 21 <sup>ST</sup> ST	Jeanne Tally
26	PATRICIA MARTIN	2301 Renwick Ave	Patricia Martin

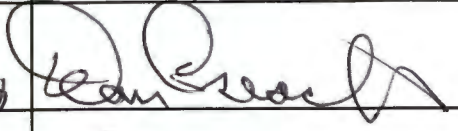

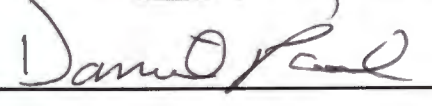



	Printed Name	Address (house number and street - all homes OKC OK 73128)	Signature
27	LAWRENCE ANTHONY MARTIN	2317 RENWICK AVE.	Lawrence anahony martin
28	Sherrie R Womack	9321 SW 21 <sup>st</sup> St OKC 73128	Sheri R Womack
29	Julie Scott	9325 SW 24 <sup>th</sup> St OKC 73128	Julie Scott
30	Alvin Scott	9325 SW 24 <sup>th</sup> St OKC 73128	Alvin Scott
31	Troy Jackson	9300 SW 25 <sup>th</sup> St OKC 73128	Troy
32	Amy Jackson	9300 SW 25 <sup>th</sup> St OKC 73128	Amy Jackson
33	JUSTUS BABY	9324 SW 27 <sup>th</sup> St OKC 73128	Justin
34	Deidre Glidden	9300 SW 28 <sup>th</sup> St OKC 73128	Deidre Glidden
35	Pete Glidden	9300 SW 28 <sup>th</sup> St OKC 73128	Pete Glidden
36	Kim Decker	2309 Renwick Ave OKC 73128	Kim Decker
37	Kenny Decker	2309 Renwick Ave OKC 73128	Kenny Decker
38	Des + Mrs David Roberts	9341 SW 21 <sup>st</sup> St	Des + Mrs
39	Daniel Hines	2308 Renwick 73128	Daniel Hines



	Printed Name	Address (house number and street - all homes OKC OK 73128)	Signature
40	Casey Morford	9309 SW 21st Street	Casey Morford
41	Patric Morford	9309 SW 21 Street	<del>Patric Morford</del>
42	Jack Bryan	9209 SW 23RD Street	Jack Bryan
43	Keith Rush	2408 Renwick	Keith Rush
44	Charlene Rush	2408 Renwick	Charlene Rush
45	Gail Terry Bowlby	2717 Renwick	Gail + Terry Bowlby
46	Joshua S. Hill	9025 SW. 22nd Terr.	Joshua S. Hill
47	Sherry Bowman	9441 SW 29th	Sherry Bowman
48	MATT BOWMAN	9441 SW 29th	MATT BOWMAN
49	Dana Tallon	2324 Renwick Ave	Dana Tallon
50	Wanda Tallon	2324 Renwick Ave	Wanda Tallon
51	Christina Moreno	9112 SW 21st street	Christina Moreno
52	Gwen Sears	9337 SW 22nd	Gwen Sears



	Printed Name	Address (house number and street - all homes OKC OK 73128)	Signature
53	Jon Radka	9104 SW 25 <sup>th</sup> St	Jon Radka
54	Kelly Radka	9104 SW 25 <sup>th</sup> St	Kelly Radka
55	DOROTHY BANKS	9324 SW 24 St	Dorothy Banks
56	Jennifer Morris	9333 SW 21st St	Jennifer Morris
57	William J. Park	9314 SW 21st	William J. Park
58	Eva Mogren	9221 SW 27th Street	Eva Mogren
59	Donald J. Beaudin	9217 SW 27th St	Donald J. Beaudin
60	Raimy Charles	9336 SW 23rd St	Raimy Charles
61	James Charles	9336 SW 23rd St	James Charles
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	Printed Name	Address (house number and street - all homes OKC OK 73128)	Signature
66	DAN CREACH	9100 SW 24TH ST OKC 73128	
67	Teresa S. Creach	9100 SW 24th St OKC 73128	
68	Daniel Page	9212 SW 26th St, OKC OK 73128	
69	Amada Page	9212 SW 26th St, OKC, OK 73128	
70	Angela Roper	9324 SW 25th St, OKC, OK 73128	
71	Charles Roper	9324 SW 25th St, OKC, OK 73128	
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