

**Johnson, Thad A**

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**From:** Nick Felix <nickfelix2@gmail.com>  
**Sent:** Wednesday, November 13, 2024 3:20 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** I feel you should at least do a traffic study in that area before you change any zoning on PUD 2034

[You don't often get email from nickfelix2@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Sent from my iPhone

## Johnson, Thad A

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**From:** Sherri <sherrifelix777@gmail.com>  
**Sent:** Wednesday, November 13, 2024 2:52 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD 2034

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Hello, I am writing to express my concerns about the zoning changes requested in this PUD 2034, With a hearing date of November 14, 2024

I live in the area and the traffic entering and exiting in that location on Hefner Road is already so congested. The cars sitting at the traffic light at the intersection of Hefner Road (westbound) and Hefner Parkway lineup all the way down Hefner Road blocking the entrance to the PUD location and to Spring Hollow Road.

My concern is the requested change in the zoning for this location will increase the traffic and the way the locations entry is situated, that traffic will be blocking that intersection even more.

At the very least, I think a traffic study should be done for that entire intersection to determine if the possible change in traffic volume will be a hindrance to neighborhood accessibility.

The stoplight that is currently present on the west side of Hefner Parkway (Saint Andrews) on Hefner Road causes traffic to back up all the way across that intersection at busy times of day. There is no way it can handle the east side of that intersection also having that kind of situation.

It is very hard to explain these traffic complications. That's why again, I extremely protest to anything that will increase the traffic and would again request that a traffic study be done before any changes be made.

Thank you for your consideration,  
Sherri Felix  
40554188838

Sent from my iPhone

## Johnson, Thad A

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**From:** Gary Myles <garymyles53@gmail.com>  
**Sent:** Wednesday, November 13, 2024 1:39 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2035

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To whom it may concern

Please accept this as my opposition to the re-zoning request of TB Holdings of a property located at 3333 W Hefner Road.

Sincerely  
Gary K Myles  
11409 Springhollow Rd. Condo 503  
Oklahoma City, OK. 73120

Sent from my iPhone

## Johnson, Thad A

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**From:** Deb Rathbun <drathbun50@gmail.com>  
**Sent:** Wednesday, November 13, 2024 3:22 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** zoning change PUD-2034

You don't often get email from drathbun50@gmail.com. [Learn why this is important](#)

I was recently given a copy of a letter that was sent to residents within 300 feet, however I am the HOA President of Springhollow Condo Association (128 unit complex), my personal residence is 11401 Springhollow Rd, Oklahoma City, OK 73120.

I cannot attend the meeting but called and got your email address. I oppose the change due to the amount of traffic on Springhollow and Hefner Road especially during the busy AM and PM hours. I would like a study of traffic in that area for a light as well. If you add a possible food court and used car lot it will bring considerable more traffic, the whole point of a business to the area that I travel due to my home being on Springhollow Road. Please consider the residents that must turn onto Hefner when you consider the possible zone change.

Thank you,

Debra Rathbun, resident and HOA President  
11401 Springhollow Rd, Oklahoma City, OK 73120  
405-205-3999

## Johnson, Thad A

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**From:** Deb Rathbun <drathbun50@gmail.com>  
**Sent:** Wednesday, November 13, 2024 3:22 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** zoning change PUD-2034

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Thank you,

Debra Rathbun, resident and HOA President  
11401 Springhollow Rd, Oklahoma City, OK 73120  
405-205-3999

## Johnson, Thad A

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**From:** jhstovall23@gmail.com  
**Sent:** Wednesday, November 13, 2024 3:29 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** I want to express an objection to the rezoning reference PUD-2034. There is so much traffic coming off Hefner parkway onto Hefner it very difficult to out or into the Springhollow road. As the manager of Springhollow condominiums I object to any more t...

[You don't often get email from jhstovall23@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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