



# MEMORANDUM

Council Agenda  
Item No. IX. I  
12/3/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing December 31, 2024 (PUD-2034) rezoning 3333 West Hefner Road from PUD-490 Planned Unit Development, SPUD-558 Simplified Planned Unit Development, SPUD-1046 Simplified Planned Unit Development, CUP-58 Community Unit Plan, R-4 General Residential Districts and LHPSC Lake Hefner Parkway Scenic Corridor to PUD-2034 Planned Unit Development District and LHPSC Lake Hefner Parkway Scenic Corridor. Ward 8.

**Applicant:**

David M. Box, Williams, Box, Forshee & Bullard P.C.  
TB Holdings, LLC

**Purpose:**

The purpose of this application is to allow commercial uses.

**Previous Action:**

On November 14, 2024, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

**Technical Evaluation:**

1. Remove the following uses as permitted uses: *8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment*; and *8300.18 Automotive and Equipment: Automobile Dealerships and Malls*
2. Delete the following from the Master Design Statement: The existing signage shall be permitted to remain and deemed to conform to applicable regulations.
3. Amend Section 9.12 Sidewalk Regulations to include: Any repair or replacement of existing sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.
4. Amend the regulations in Tract 2 to address the conditions in the existing SPUD-1046. [See Master Design Statement, Section 9.18]

**Review:**

Planning Department

**Recommendation:** Ordinance be introduced and set for final hearing, and appropriate notice be published and mailed.