



# MEMORANDUM

Council Agenda  
Item No. XI. F  
12/17/2024

## 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) (PUD-2031) rezoning 1328 East Hefner Road from R-1 Single-Family Residential District to PUD-2031 Planned Unit Development District. Ward 7.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.  
Deferred from November 19, 2024.

**Applicant:**

Mark W. Zitzow, Johnson & Associates  
Henry Dewberry

**Purpose:**

The purpose of this application is to allow office and commercial development.

**Background:**

On September 26, 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. The PUD western setback shall be increased from zero to 10 feet.
2. Call boxes for the Use Unit Classifications Eating Establishments: Drive-In (8300.34) and 8300.36 Eating Establishments: Fast Food with Drive Through Order Windows shall be located at least 150 feet from a residential use.

**Protests:**

None

**Previous Action:**

The Ordinance was introduced October 22, 2024 and set for final hearing November 19, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.