

## Johnson, Thad A

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**From:** ccorgan1@aol.com  
**Sent:** Friday, March 24, 2023 3:44 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** SPUD 1507 March 23, 2023

I am sorry I was not able to attend your meeting on Thursday March 23, 2023. I would like to provide you with some additional information that you were not given at the meeting. I doubt that it matters now but it bothers me that you weren't given this information prior to your decision. There seemed to be some concern that the applicant got bad assurances from the developers. Lets set the record straight. The applicant is an attorney. I believe she drafted the covenants (that do not apply to her property) and I believe she drafted the document that excludes her property from the covenants. To believe she was taken advantage of by the developers is ludicrous.

Mowing can be done. There are portions of the property that would be problematic however the area that faces Timber Ridge Estates Blvd. can be mowed but the owner chose not to do it. It is a eyesore. (Once again, I was assured this property would be properly maintained.) I should not further suffer with less requirements because the property owner wants different rules to apply to her. Also only three trees along the expanse of these three lots is not enough.

I tried to convey my concerns to staff but no one returned my call.

Please let me know how to protest at the City Council level. Also, please forward this email to all Planning Commission members and all City Council members. Please let me know if you need additional information. I will be glad to provide it. Unfortunately I do not live close enough to these properties to have received notice. However, this affects the entire neighborhood as well as my property values. Thank you.

Craig Corgan  
13627 NW 142nd St.  
Yukon, OK 73099

ccorgan1@aol.com

405-590-4616

**City of Oklahoma City Planning Department**  
**420 W. Main St., Ste. 910**  
**Oklahoma City, OK 73102**

RE: case number SPUD-1507

Dear commission members,

I am writing in regards to the proposed application for change of residential based zoning of 14017 Timber Ridge Estates Boulevard, located within the confines of the Oklahoma City jurisdiction. My wife and I purchased property, located approximately 100 yards north of the proposed site, in April 2018. At that time, we were in the early stages of this subdivision plan. We purchased our home under the auspices of a proper neighborhood, well-established, with some limited amenities, larger lot sizes, and with a homeowners association. Since that purchase, we have seen many changes, which we were led to believe would not occur, however that is only indirectly connected to this current issue.

Lots 7, 8 and 9, Block 1 of Timber Ridge Estates, has for the past 5 years gone with minimal upkeep (ie., unkempt, unmowed), and has failed to comply with many of the rules and regulations (ie., proper fencing) which have been forced upon other residents within the subdivision. It is ironic, that one of the petitioners is reported to have been involved with writing the current HOA covenant restrictions for which the rest of us are forced to comply, for which she has failed to adhere. In our opinion, this proposal is an effort to continue to fail to comply with the regulations and bylaws as part of this subdivision. It will in fact continue to erode and affect our property values, and in the long run does not support the initial plan in which the current homeowners purchased their property. I would fail to see, how the planning commission, in good faith, would be able to grant a restructure of this property to agricultural/residential zoning without due consideration to the changes and domino effect it will likely have on our neighborhood. Given the promises which were made by the developers, their intent to develop the neighborhood, and the commitment made by the homeowners of this neighborhood, it would be illogical for this change to take place. Multiple homes, some of which have value greater than \$500,000 have been built adjacent to these 3 lots and would further endanger the homeowner's investments. Also, there had been attempts to purchase these lots in an effort to keep them within the neighborhood and compliant with the HOA covenant, however that was dismissed.

It is with these considerations that I ask the commission to reconsider the zoning application and deny it. Thank you for your time and consideration in this matter.

Respectfully,

Tommy and Shannon Yates  
14120 Timber Ridge Estates Blvd  
Yukon OK 73099  
docyatesva@cox.net

**TOMMY**  
**YATES**

Digitally signed by  
TOMMY YATES  
Date: 2023.03.07  
08:01:51 -06'00'

NORTH OF FENCED PROPERTY



ACROSS THE STREET OF 14000 TIMBER RIDGE ESTATES BLVD  
YUKON.

DAN & CONNIE FIFE  
(LOOKING WEST INTO LOTS)





HOME ON SOUTH SIDE OF LOTS.

(N)

(S)



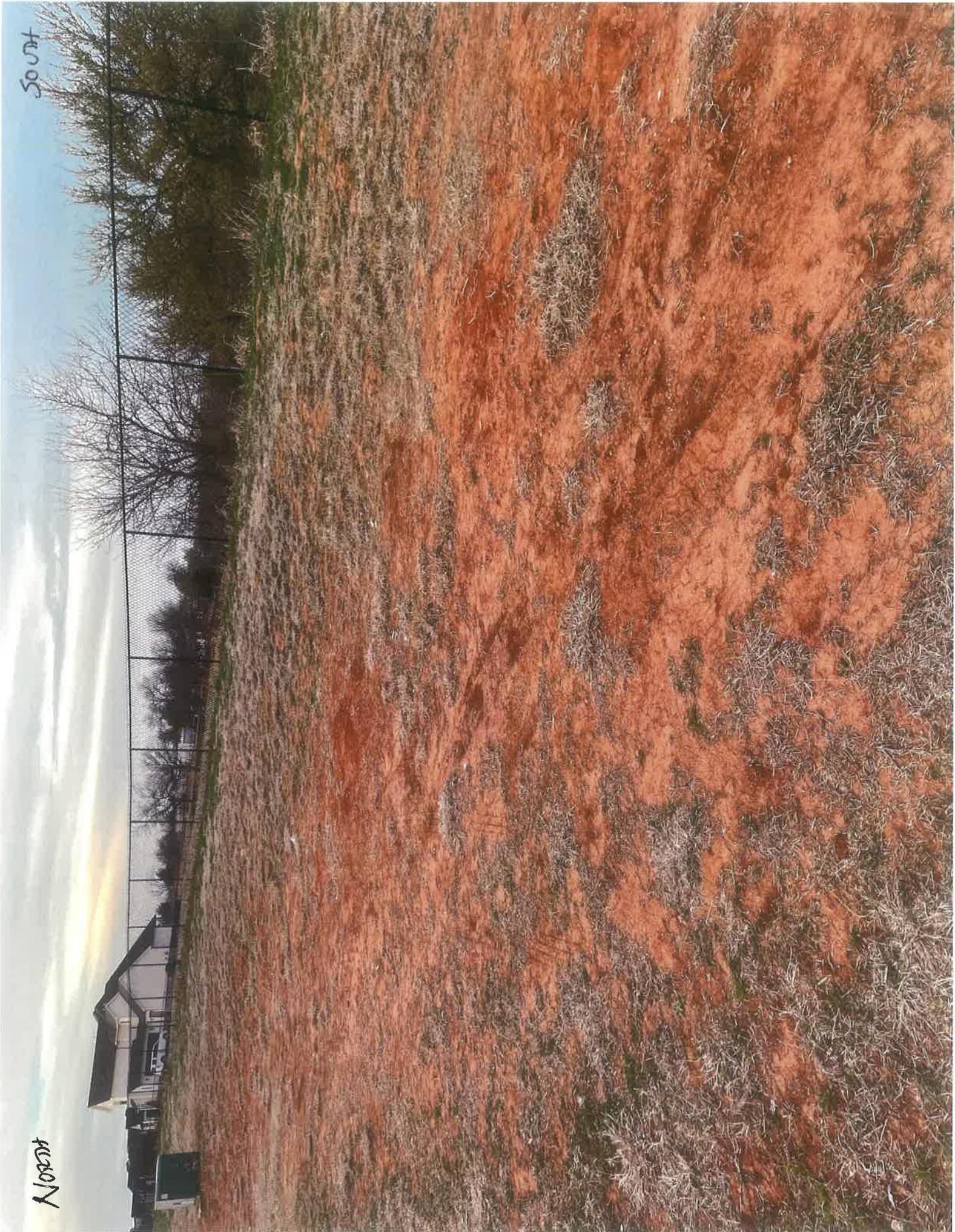
LOOKING NORTH UP FENCE LINE.

14000 - DAN + CAUREN FIVE



South

North



Dawn & Dawn's Home

14000 TIMBER RIDGE ESTATES  
BLVD  
YUKON



