



# MEMORANDUM

Council Agenda  
Item No. IX. Y  
5/20/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing June 17, 2025 (SPUD-1721) rezoning 432 SE 44th Street from R-1 Single-Family Residential District to SPUD-1721 Simplified Planned Unit Development District. Ward 4.

**Applicant:**

Victor H. Pozadas, ROCA Engineering Inc.  
Martin Perez

**Purpose:**

The purpose of this application is to allow commercial development, specifically auto sales.

**Previous Action:**

On April 24, 2025, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with this condition and the SPUD document has been amended accordingly.

**Amended Technical Evaluation:**

1. If used for access, the alley shall be improved in accordance with the applicable City of Oklahoma City Standards and Specifications.
2. Add to Site Lighting that lights shall be no higher than 16 feet tall and will be directed away from any residential lots.

**Review:**

Planning Department

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