SPUD-1799

Published in The Journal Record JUNE 17, 2026

ORDINANCE NO. 28,095

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

~~EMERGENCY~~ ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 24TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 16TH day of JUNE, 2026.

ATTEST:

CITY CLERK

MAYOR

REVIEWED for form and legality.

ASSISTANT MUNICIPAL COUNSELOR

ADOPTED AS AMENDED SUBJECT TO THE SUMMARY OF TECHNICAL EVALUATION.

MEMORANDUM

Council Agenda
Item No. XI. F
6/16/2026

The City of
OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (seven affirmative votes required for approval) (SPUD-1799), rezoning 5401 South Mustang Road from R-1 Single-Family Residential District to SPUD-1799 Simplified Planned Unit Development District. Ward 3.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.
52.72% Protest
Deferred from April 21 and May 5 and 19, 2026.

Applicant:
David M. Box, Box Law Group, PLLC
Todd Land & Livestock, Inc.

Purpose:
The purpose of this application is to allow office development.

Background:
On February 26, 2026, 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 these conditions, and the SPUD document has been amended accordingly.

Amended Technical Evaluation:
1. ~~Provide additional details regarding the architecture of the proposed office buildings.~~ Buildings shall be single-story residential-style buildings with pitched composition-style shingle roofs, the pitch being 6:12 minimum.
2. ~~Increase the amount of landscaping (e.g., number or spacing of trees, number of points).~~ Add to Landscaping Section that within the landscape buffers, 2.5-inch caliper canopy trees shall be planted on 20-foot centers.
3. Revise Exhibit B to reflect the access and landscape buffers in Master Design Statement.
4. An 8-foot masonry fence on continuous footing shall be required along the west and south SPUD boundaries. Along the south boundary, the fence will be limited to the span of the single-family residential lot that exists on the south.
5. No more than four buildings with a maximum square footage of 7,500 square feet per building are allowed.

6. Public water and public sewer are required.
7. The landscaping points required for parking areas shall be doubled.
8. The landscaping points required along the northern boundary shall be doubled.
9. A Specific Plan shall be required.
10. Revise Architecture regulations to move cementitious siding from the 70% to the 30% allowance.
11. No access shall be permitted to SW 54th Street.

Protests:
59 Protests, 9 Legal, 52.72%

Previous Action:
The Ordinance was introduced March 24, 2026, and set for final hearing April 21, 2026. Appropriate notice was published and mailed.

Review:
Planning Department

Recommendation: Ordinance be adopted.

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 10:24 am, Apr 30, 2026

HALL ESTILL
ATTORNEYS AT LAW

Collin Walke
100 North Broadway Ave., Suite 2900
Oklahoma City, Oklahoma 73102

April 30, 2026

VIA CITY CLERK
The Honorable Bradley Carter
The Honorable James Cooper
The Honorable Katrina Avers
The Honorable Todd Stone
The Honorable Matt Hinkle
The Honorable JoBeth Hamon
The Honorable Camal Pennington
The Honorable Mark K. Stonecipher

Re: Objections to SPUD-1799

Dear City Council,

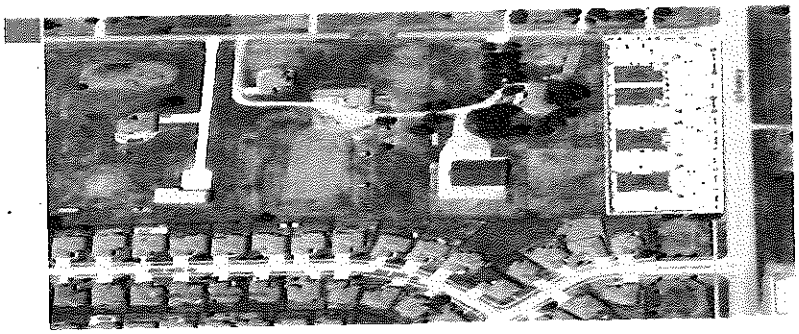
I represent Thoroughbred Acres Homeowners Association ("Thoroughbred"), an homeowners association located in an agriculturally zoned area since 1989. As can be seen by the cattle grazing in the left-hand side of the below photograph, this development was always intended to remain agricultural:



Moreover, the only access point to the neighborhood is the above-pictured private road maintained by Thoroughbred. Inserting an office development off of a Major Arterial Street will necessarily increase maintenance costs, as people missing turns will undoubtedly occur and will increase the usage of the private road. The developer will not be responsible for these costs under the current SPUD, but rather the innocent homeowners.

Further, while the City has an ostensible policy of disregarding covenants with regard to zoning, it is known that the City does in fact request copies of covenants when issuing short-term rental permits. Therefore, the City's consideration of covenants in one instance, but not another would be arbitrary and capricious, as the City is no doubt examining covenants to determine if a short-term rental permit is allowed per covenants. The City should do the same thing here because the Covenants explicitly prohibit anything in the proposed SPUD area except "retail trade." *See*: Covenants, at Section 6.[1] The applicant's proposed use is not "retail trade," but rather, office use. Given the distinction, even within the City Code, between "retail" and "office" use, one can clearly see that the Covenants prohibit the proposed use. Should this SPUD go through, undoubtedly litigation would ensue, and the City's use of covenants in one instance (i.e., short-term rentals), but not in another (zoning) will certainly be an issue.

Finally, there are 11 technical evaluations for this SPUD. These were necessitated because the applicant is attempting to put a round peg in a square hole. This area, unlike areas to the south, is agricultural in nature:



The areas further south, which do have office/retail space, are also filled with higher-density neighborhoods. In other words, while there is development to the south that includes retail/office, the nature of that area is not the same as the nature of this area. The applicant and City can place as many TEs as they would like, but no TE could ever overcome the fact that this is not an appropriate use for this area. *See*: Filed Objections.

Accordingly, Thoroughbred respectfully requests the Council deny the SPUD.

Sincerely,

Collin R. Walke

[1]The context of this limitation within the Covenants indicates that the retail space should relate to cattle, swine, or other agricultural implements.

APPROVED
06-16-2026
BY THE CITY COUNCIL
CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1799

MASTER DESIGN STATEMENT FOR

S Mustang Rd. & SW 54th St.

October 30, 2025
February 2, 2026
March 6, 2026
Amended by City Council June 16, 2026

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

SPUD-1799 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **O-1 Limited Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8200.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.53	Medical Services: Restricted
8300.59	Personal Services: Restricted

Marijuana uses and vape shops shall be prohibited within this SPUD.

Buildings shall be single-story residential-style buildings with pitched composition-style shingle roofs, the pitch being 6:12 minimum.

1.1 Minimum Lot Size:

The minimum lot size shall be 6,000 square feet.

1.2 Minimum Lot Width:

The minimum lot width shall be 100 feet.

2. Maximum Building Height:
The maximum building height within this SPUD shall be one-story and 20 feet.

3. Maximum Building Size:
No more than four buildings with a maximum square footage of 7,500 square feet per building are allowed.

4. Maximum Number of Buildings:
No more than four buildings with a maximum square footage of 7,500 square feet per building are allowed.

5. Building Setback Lines

Building setback lines shall be as follows:

25 feet from the SPUD boundary lines along the north, south, east, and west.

6. Sight-Proof Screening:
An 8-foot masonry fence on continuous footing shall be required along the west and south SPUD boundaries. Along the south boundary, the fence will be limited to the span of the single-family residential lot that exists on the south.

7. Landscaping:
The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 20-foot landscape buffer will be provided along the north, west and south SPUD boundaries. Within the landscape buffers, 2.5-inch caliper canopy trees shall be planted on 20-foot centers.
The landscaping points required for parking areas shall be doubled. The landscaping points required along the northern boundary shall be doubled.

8. Signs:
Per code, except freestanding signs are limited to a maximum of 8 feet high and are not permitted along SW 54th Street. EMD signs are not permitted within this SPUD

9. Access:
Access shall be limited to one curb cut off S. Mustang Rd. No access shall be permitted to SW 54th St.

10. **Sidewalks**
Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. **Architecture:**
Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry. No more than 30% EIFS (Exterior Insulation Finish System), stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. **Open Space:**
Open space shall be in accordance with the base zoning district.

3. **Street Improvements:**
N/A.

4. **Site Lighting:**
The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. **Dumpsters:**
Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

   Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. **Parking:**
The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. **Maintenance:**
Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. **Drainage:**
   Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. **Other:**
   Public water and public sewer are required.
   A Specific Plan shall be required.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

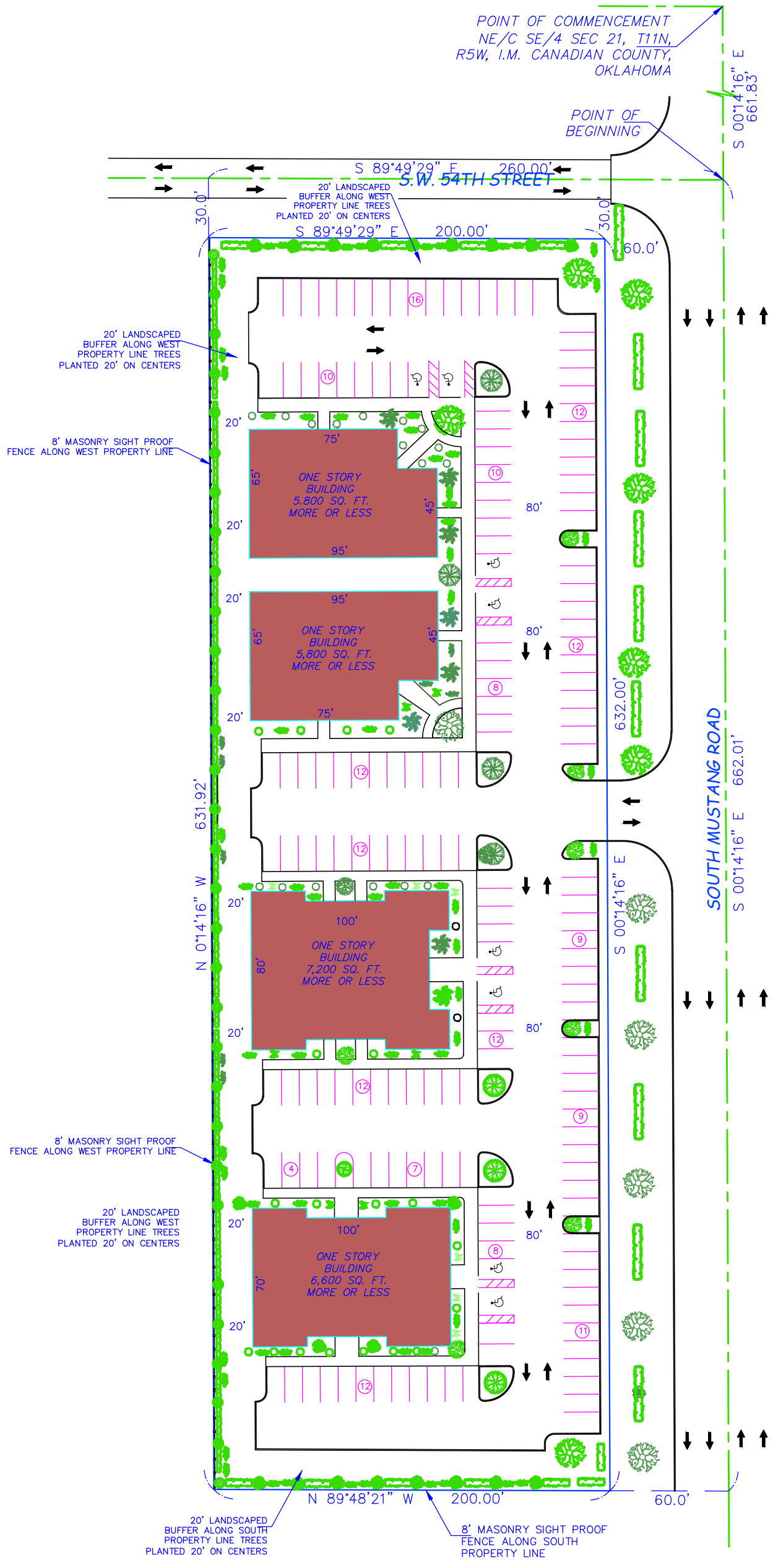
SPUD-1799 Exhibit A – Legal Description

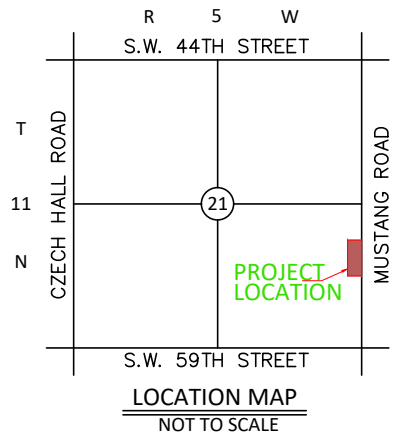
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Exhibit B

5501 SOUTH MUSTANG ROAD
CONCEPTUAL DESIGN PLAN







LOCATION MAP
NOT TO SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

REVISED PER SPUD REVISIONS 6-18-26
REVISED PER SPUD REVISIONS 3-5-26

JOE A. COVEY, PLS
2805 Northwest 24th Street
Newcastle, Oklahoma 73065
Phone: (405) 990-0323

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DyAnn Allen

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5613 Tiger Stone pr. Mustang

Signature of Property Owner: DyAnn Allen

Date: 11/16/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Jason Allen

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

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The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5613 Tiger Stone Dr Mustang, OK 73064

Signature of Property Owner:

Date: 11-16-25

OBJECTION TO SPUD-1799

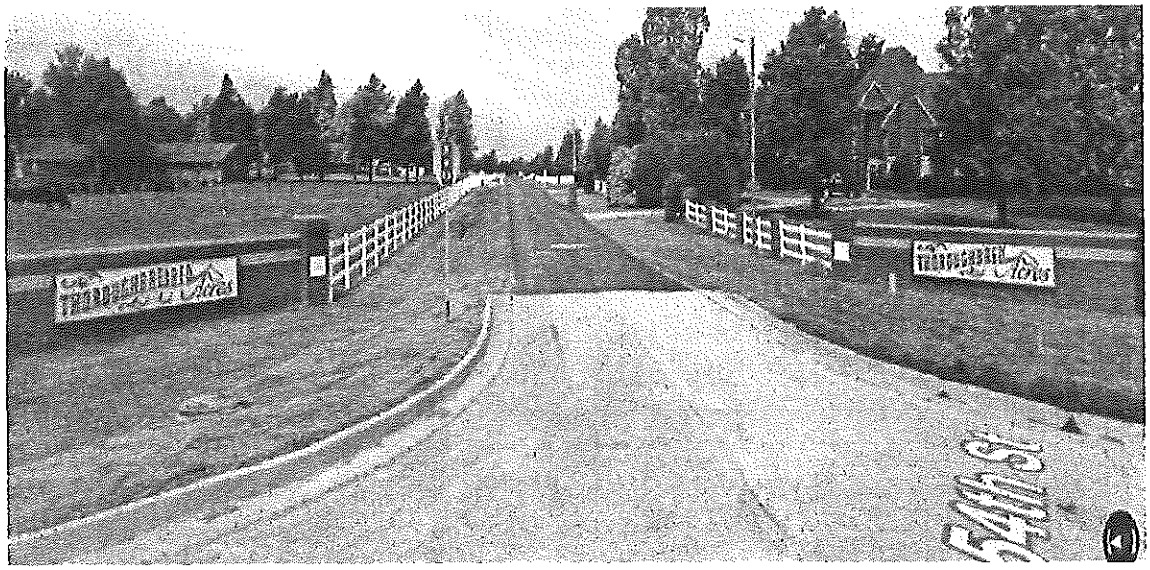
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Name of Property Owner: Kory & Michele Autrey

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11549 SW 54th St

Signature of Property Owner: Kenny Autrey Date: 11/12/25

Michelle Autrey

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: CARY BARGER & KAREN BARGER

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11648 SW 54th STREET

Signature of Property Owner: Cary Barger Date: 11/13/2025

Kari Barger 11/13/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

Katrina Avers
Ward 3 Councilwoman
City Hall
200 N Walker
Oklahoma City, OK 73102
Date: 1/15/2026
Subject: Rezoning Application SPUD-1799

Dear Mrs. Avers,
Congratulations on your appointment to Ward 3 last year. I know you are excited about the challenges of the office. We are pleased you are also a small farm owner in our ward.

As you may already know, the subject SPUD is coming up for consideration by one of our lot owners inside Thoroughbred Acres Addition requesting a change of the existing Residential zoning to a Commercial zone lot. I would like to add some content to this matter from our perspective. Thoroughbred Homeowners Addition was developed in 1989 as (16) 5-acre tracts for families looking for semi-rural living with the ability to have horses or cattle and other small farm animals and enjoy a diverse amount of wildlife along our creek. The addition has an equestrian appearance with a single outlet to a private road as SW 54th street and has been a great place to live for more than 30 years until now, as a corporate entity located in Texas (Todd Land & Livestock Inc.) wants to impose a commercial enterprise inside our addition boundaries which recently applied to OKC for rezoning. This is the last lot in our addition left to develop. It was once part of four lots owned together by one owner.

The original developer was granted single family residential zone on all lots, including the subject property and we would desperately want to keep it that way. Our covenants and restrictions do not convey any reason to an owner to operate under a commercial zoning. The corporate owners are members of the Thoroughbred Homeowners Association and are not interested in working with the Association on the covenant restrictions. It appears we would have to file suit against the owners to protect the value and character of our addition if this application were to be approved and to go forward as a commercial zone.

We are in hopes that the OKC council will reject the application in our favor to preserve our long-established residential zoning that was granted in the beginning. It is still a very active Homeowners community. We are not opposed to commercial development in otherwise commercial areas, just not inside a long-established neighborhood governed by Homeowners Covenants. We would have to change our covenants to include parameters intended for commercial restrictions which I don’t believe has ever been done before and have many obvious conflicts.

Thoroughbred Acres hosted a meeting recently with the owner's representative and Box Law firm (which submitted the application) only to find out they already presume this application will be approved by the city and are only interested in knowing which type of business would be acceptable to the homeowners. The Association of course has rejected any type of consideration at this time as this application has not been approved to date, and it is currently still a residential zone until we go through the process and a decision by OKC council is granted for some unpredictable reason.

Our covenants do provide only two exceptions for two of the lots, 1 and 2, for retail trade (and is intentionally not defined as what trade is to be determined by the association) such as commercial breeding of animals or raising swine. This is only permitted when there is, and I will paraphrase; "no noxious or offensive trade or enterprise carried out, nor shall it become an annoyance or nuisance to the neighborhood". The operation of a commercial business inside Thoroughbred would be an unwanted nuisance. These restrictions are enforced as a residential zone and are not intended for commercial zoning purposes. Switching this property to a commercial zone while in a Homeowners Association change all the intentions of the restrictions in place for residential purposes and will only have relevance when considered as a residential zone. Further, the amended covenants have removed the exceptions all together and the next owners would have to remove the enterprise and would not be allowed to do the same. What happens when the business closes? The subject lot will still be under the jurisdiction of the residential covenants and restrictions. The second provision to lot 1 & 2 is that the owner has the option to build a house on the lot or leave undeveloped to use as pasture or buffer from the highway. One of the two lots has already constructed a house.

Please be advised that Thoroughbred Acres was not listed on the required properties to be notified on the application. However, Ledge Stone Addition (bordered on the south side of the subject property) was notified. I believe this was intentional strategy by the subject property owners that wanted this to get this passed without notifying the Thoroughbred Acres Homeowners proper. We have collected and submitted 45 signed objection affidavits that was sent to the planning commission from the surrounding area (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surround the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property objecting to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. These affidavits should be already received by the planning commission.

I hope that this information has in some way provided guidance to the decision before you make a final decision as it matters a great deal to those living near the rezoning lot. Thank you for your consideration

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 [redacted] or 405.615.1642
(See Attachment below for entrance view and layout of all lots in Thoroughbred Acres)

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact on its rural characteristics. The subject lot is on the left side shown with cattle grazing. Also, more than 40% of homeowners here have horses or cattle.



Thoroughbred Acres Addition, Subject 3.9 acre lot for rezoning.

Johnson, Thad A

From: Cary Barger <[redacted]
Sent: Wednesday, January 21, 2026 6:28 PM
To: PL, Subdivision and Zoning
Subject: Fw: Objection affidavits to SPUD-1799
Attachments: Creekside signed Objection to SPUD 1799.pdf; Thoroughbred objection Affidavit outside the list of notification.pdf; Ledgestone signed required contact objection to SPUD 1799.pdf; OKC council signed objection affidavits SPUD 1799.pdf

You don't often get email from [redacted] Learn why this is important

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From: Cary Barger
Sent: Wednesday, January 21, 2026 6:24 PM
To: [redacted]
Subject: Objection affidavits to SPUD-1799

Please review the attached cover letter outlining the objection affidavits obtained on both the required notice landowners noted in the subject SPUD-1799 and others outside the 300 ft range. All total it identifies (45) homeowners and business owners near the location of the lot application for rezoning from Residential to Commercial zone in the established Thoroughbred Homeowners Addition. This application comes up before the planning commission on February 12th. We are opposed to the rezoning proposed. This is not a good fit for the Addition, community or traffic concerns.

Respectfully,
Cary Barger
President of Thoroughbred Acres Addition
405.615.1642

Johnson, Thad A

From: Cary Barger <[redacted]
Sent: Monday, February 2, 2026 3:44 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Thoroughbred Acres SPUD-1799 Objections
Attachments: director council objection letter 2026.pdf

You don't often get email from [redacted] Learn why this is important

Attention: Geoffrey Butler, Director of City Council / planning commission
From: Cary Barger President Thoroughbred Acres Addition

Please see the attached brief on our objections to the subject SPUD. Despite our good faith negotiations with the applicant and Box Law firm in the last few weeks concerning this matter, we are too far apart from reaching an agreement in changing the current Zoning and the proposed commercial zoning and use of same. There are just too many differences in what they desire, and our use of the residential addition and the established covenants and restrictions. The two uses are just incompatible. Therefore, we request you consider our perspective in the attached letter in your decision to reject the application of the Lot owner to change to Commercial Zone.
Thank you,

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

Jeoffrey Butler
OKC Council
Date: 2/2/2026
Subject: Rezoning Application SPUD-1799 Agenda set for February 12th, 2026

As you may already know, the subject SPUD is coming up for consideration by one of our lot owners inside Thoroughbred Acres Addition is requesting a change of the existing Residential zoning to a Commercial zone. I would like to share the basis of why this application is not a good fit for our established HOA community, which is inside our boundaries and part of the Thoroughbred covenants.

What the application does not consider is that all the lots were first developed to qualify for urban Farm use as well as residential internally by design. All lots are just over 5 acres each qualify for tax exemption as farm use. More than half of the lot owners still have horses and or cattle, donkeys etc., as the original owner of the subject lot did as well in the beginning. They owned (4) lots together to begin with and ran horses and cattle. The current owner illegally changed the subject lot to less than (4) acres without notification to the HOA which now seeks to change the character and value of our Addition.

The subject lot owner would have you to believe that the covenants permit converting his lot for commercial gain. The covenants only permit the subject lot for commercial breeding of animals, any swine or retail trade as an urban farm or residential lot. At one point, it did indeed have trade in cattle and horses which was permitted, but not as commercial trade. It goes on to prohibit all other types of businesses for public use or any noxious or offensive trade, or which may become a nuisance to the neighborhood which it would become in our opinion in many obvious ways if allowed to set up commercial enterprise inside the HOA boundaries. Our covenants was not set up to enforce a commercial enterprise. This section of the covenants has since been revised to omit any business activity to avoid any confusion in the future. Even if this were allowed for this lot, the next owner would have to remove any commercial activity and revert it back to residential use.

We have collected 45 signed objection affidavits (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surround the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property **objecting** to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. See attached for our collection of objections to rezoning and permitting commercial zone to be approved on the subject lot.
Thank you for your consideration.

See view below of subject lot in the middle of two residential entrances from Mustang Road with Ledgestone Addition on the left and Thoroughbred Acres Addition on the right.



(11) OBJECTIONS FROM HOMES WITHIN 300' ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

Thoroughbred Acres – 50%

Donna Greene 11449 SW 54th Street
Cory and Tasha Franks 11500 SW 54th Street

Ledgestone Addition – (8) 89%

Stacy Frances 5512 Ledgestone Dr.
James and Patrica Hanney 5516 Ledgestone Dr.
Richard J. Rayes Medez and Rocio Pares 5509 Ledgestone Dr.
Steven and Tiffini Lissolo 5513 Ledgestone Dr.
John and Terri Jurek 5517 Ledgestone Dr.
Scott Branch 5521 Ledgestone Dr.
Damion And Jessie Liu 5525 Ledgestone Dr.
Hieu VU and Ncoc VO 11509 SW 55th Street

Creekside Plaza – 100%

Chris Bishop 5408 South Mustang Road

There are 33 more objection affidavits from just 300' to 500' from the subject lot and further from Thoroughbred Acres Addition and Ledgestone (see below)

SIGNED OBJECTIONS FROM HOMES OUTSIDE 300' NOT LISTED ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

THOROUGHBRED ACRES – (12) 75%
Russell and Darian Rouse 11501 SW 54th Street
David and Lori Odom 11520 SW 54th Street
Kory and Michele Autry 11549 SW 54th Street
Brad and Karli Geurin 11550 SW 54th Street
Rob and Cheryl Workman 11601 SW 54th Street
Dale McFarland 11600 SW 54th Street
Cary and Karen Barger 11648 SW 54th Street
Wayde and LeAnn Whetstone 11649 SW 54th Street
Kevin and Ginger Jackson 11700 SW 54th Street
David and Carla Brockman 11701 SW 54th Street
Chris and Brittany Cummings 11748 SW 54th Street
June Roy 11749 SW 54th Street

LEDGESTONE ADDITION (21)
Glen Nelson 5709 Ledgestone Dr
Michelle Hines 5604 Ledgestone Dr
Connie Gray 5520 Ledgestone Dr
Joe Parsons 5600 Ledgestone Dr
Shirley Freeman 11521 SW 55th Street
Holly Strecker 11513 SW 55th Street
David C Haygood 11500 SW 55th Street
Karen Devenee 11536 SW 54th Street
Wanda Barks 11525 SW 55th Street
Debra Marquez 11616 SW 55th Street
Casey Bryant 11612 SW 55th Street
Carolyn Paharas 11541 SW 55th Street
Nathan Helvey 11609 SW 56th Street
Stacey Mattingly 11601 SW 58th Street
Christpher Rush 11525 SW 58th Street
Scott & Lori Braig 5712 Tiger Dr
Mike Knutson 5805 Tiger Dr
Robert Collins 5608 Tiger Dr
Chadley & Magan Hamil 5609 Tiger Dr
Aaron Fife 5712 Tiger Dr
Jason & Dyann Allen 5613 Tiger Dr

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 [redacted] or 405.615.1642

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Wanda Barks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11525 SW. 55th St.

Signature of Property Owner: Wanda Barks

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Scott & Lori BRALY

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5612 TIGER STONE DR

Signature of Property Owner:

Date: 11/6/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: S. A Brack

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5521 Ledgestone Dr

Signature of Property Owner:

Date: 11/12/15

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David & Carla Brockman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15…nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 SW 54th St., Mustang, OK 73064

Signature of Property Owner: _____

Date: 11-15-25

Carla Buchman

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Casey Bryant

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11612 SW 55th

Signature of Property Owner:

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Robert Collins

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5608 Tiger Stone Dr. Mustang

Signature of Property Owner:

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: **CREEKSIDE PLAZA LLC**

I hereby object to proposed SPUD-1799 for the above-referenced legal description.

Address of Property Owner: 5408 South Mustang Rd.

Signature of Property Owner: [signature] Date: 12-12-2025

OBJECTION TO SPUD-1799

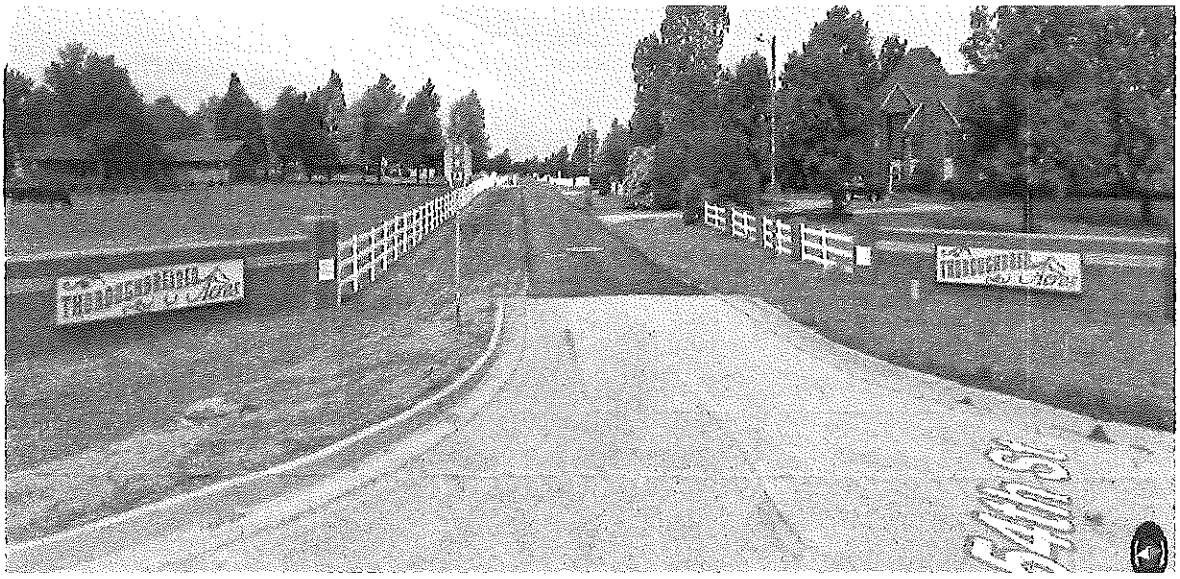
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Chris and Brittany Cummings

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11748 SW 54th Street, Mustang OK 73064

Signature of Property Owner: [signature] Date: 11/13/25

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: AARON FIFE

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5712 TIGER STONE DR

Signature of Property Owner: [signature]

Date: 11/15/25

2025 JAN 8 AM 10:49
OKLAHOMA COUNTY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Francis

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[o]mmercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5512 Ledgestone Dr

Signature of Property Owner: Stacy Francis

Date: 12-28-25

OBJECTION TO SPUD-1799

Location 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.08 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING

Name of Property Owner Cory Franks & Tasha Franks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2 . . . shall be used solely as residential lots . . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 54th St. Mustang, OK 73064

Signature of Property Owner: Andrew Sanks

Date: 11/13/2025

Dear Katrina Avers,

I am writing to strongly oppose the SPUD-1799 proposal to rezone Lot 2 in Thoroughbred Acres to commercial. This neighborhood, established in the late 1980s, was intentionally designed as premier acreages dedicated to the cattle and horse community, with a rich history of families involved in equine sports such as barrel racing, racehorses, and team roping. My home, built by the HL Todd family, originally consisted of four 5-acre lots with cross-fenced pastures, a custom barn with stables, and a fully piped and lighted roping arena that rivaled many round-up clubs. As a teenager in the early 1990s, I spent countless weekends roping on the very property where my family now resides.

When Rita and HL moved on, the property was sold to Don Hall, who continued the tradition of team roping competitions and clinics. However, before the sale, the property boundaries were altered without notifying the established HOA, dividing my current homesite, the arena and barn, and the two pasture lots. These changes, necessitated by existing fixed structures on original property lines, transformed the four 5-acre lots into 5, 5, 6, and 4-acre parcels. Lots 1 and 2 were exempt from building to provide a buffer to Mustang Road for adjoining lot owners. Upon learning of these changes, the HOA made an exception allowing residence on this property, although it was originally 5 acres.

Had I known there was any possibility of a lot within this well-established residential neighborhood being rezoned commercial, I would never have purchased my property. Our community works tirelessly to maintain and improve our homes, preserving the neighborhood's desirability. More than half of the residents have lived here for many years, drawn by the location and well-kept properties. County records value all properties at $500,000 or more, with two homes selling last year for over a million dollars due to the neighborhood's prime location, established character, and private road.

Allowing this rezoning would severely diminish our property values and disrupt the quality of life we cherish—acreages that offer a peaceful retreat from the hustle and bustle of city living. While I support growth necessary for community success, it must be managed responsibly. Mustang Road, from 59th to I-40, offers numerous opportunities for commercial development without sacrificing our neighborhood to another gas station, hotel, apartment complex, or bar.

The increased traffic from ongoing commercial projects south and east of us already complicates access to SW 54th onto Mustang Road. A recent serious accident on October 14th, involving a vehicle stopped to turn onto SW 54th, highlights the dangers. Oklahoma City's enthusiasm for commercial growth and revenue often comes at the expense of safety. Infrastructure improvements have not kept pace; Mustang Road remains outdated, lacking necessary widening and designated turn lanes to accommodate growth.

I urge you to consider these concerns carefully when this proposal is reviewed by you and the planning commission next month. The negative impact on our residential neighborhood would be significant. I would welcome the opportunity to meet with you personally and show you our street to demonstrate the unique value and character of our community.

Thank you for your attention to this important matter.

Sincerely, Cory Franks and family

11500 SW 54th ST.

Johnson, Thad A

From: Tasha Franks <[redacted]
Sent: Friday, November 21, 2025 3:07 PM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1799 Proposal

You don't often get email from [redacted] Learn why this is important

I am writing as a deeply invested resident of this community to express my heartfelt opposition to the proposed rezoning of the residential lot at the entrance of our neighborhood. This lot sits at the gateway to a small, peaceful community of only 15 homes - all on five acre parcels - and one single private feeling street that ends in a quiet cul-de-sac.

When my family chose this home, we did so because we believed in the peaceful, stable promise of a small somewhat secluded residential neighborhood with spacious lots. The lot behind us is woven into that sense of home. To convert it to commercial use would bring noise, lights, traffic, danger, and daily uncertainty at the front of a very quiet residential street. This is not just a zoning change; it is a disruption to our quality of life, our privacy, and our security.

This neighborhood is more than a place we live. It is our sanctuary. It is slow, peaceful, and intentionally protected by its zoning and HOA covenants. A commercial development at its entrance would fundamentally and permanently change the character and safety of every person and family who lives here.

Our neighborhood is small and close-knit. Many of us moved here *because* of the quiet, rural/residential setting - something becoming more rare within Oklahoma City limits. The five-acre lots give families space, safety, privacy, and the tranquility that comes with low traffic and predictable surroundings.

The lot in question sits at the *only entrance* to our neighborhood. Every resident must pass it daily. Turning this entrance into a commercial zone means bringing:

- Increased traffic at the choke point of our single road access.
- Safety risks for residents pulling trailers, walking pets, teaching kids to ride bikes, etc.
- Light pollution at night in a neighborhood that currently enjoys low light and quiet.
- Noise and activity inconsistent with the setting that was intended for this neighborhood, per HOA covenants and restrictions.
- Strangers and commercial activity into a place that has always felt safe.

This rezoning wouldn't just affect the homes adjacent to the lot - it would affect every single residence every day. And for many of us, this isn't just where we live. It's where we raise our children, walk our property, and find peace.

Safety Concerns
The most significant safety issue is the adding commercial traffic to the only entrance and exit we have. The main city street right outside our neighborhood is already extremely busy, and we have seen far too many wrecks there - including tragic, fatal ones. Every time we pull out of our neighborhood, we do so with extreme caution because we know how dangerous this stretch of road can already be. The idea of adding business traffic, delivery trucks, customers turning in and out, and unfamiliar drivers right at that very spot feels terrifying. It would put every single resident at greater risk every day. For families pulling in or out of their homes, for children playing outdoors, for neighbors hauling equipment or trailers, the danger becomes very real. It's heartbreaking to imagine a preventable accident happening simply because a commercial business was allowed to occupy a location that was never meant to handle that kind of traffic.

Oklahoma City Ordinances Supporting this Opposition
This request conflicts with several core principles of the Oklahoma City Municipal Code in Chapter 59.

- Purpose of Residential Districts

The City claims it will protect the character of existing residential neighborhoods and ensure that new uses are compatible.
A commercial use at the entrance to a rural/residential 5-acre lot community is not compatible by definition.

- General Zoning Intent

City zoning must promote public health, safety, comfort, convenience, prosperity, and general welfare.
A commercial use at the sole access point to a 15 home neighborhood introduces traffic and safety hazards that directly violate this purpose.

- Compatibility Standards

This requires consideration of noise, lighting, operating hours, and traffic levels.
A commercial use would fail compatibility with the quiet rural character of our small cul-de-sac community.

- Commercial Use Location Requirements

Commercial districts are intended for areas with appropriate access, roadway capacity, and buffers - typically along arterials or well planned corridors.
Our one-road neighborhood accessed by a single residential street with no alternate exits, does **not** meet these criteria.

Conflict with HOA Covenants
The lot is part of a legally established HOA whose covenants explicitly forbid commercial use. Every homeowner purchased their land with this guarantee and agreed to said covenants and restrictions per contract. Approving a zoning change in direct conflict with these covenants creates legal tension, destabilizes expectations, and undermines trust among homeowners who relied upon these protections when they chose to purchase in this particular community.

A Respectful Request for Protection
We are a small neighborhood. We are not a subdivision with hundreds of homes or multiple entrances. We are 15 families who chose rural/residential life for safety, peace, and privacy. A commercial intrusion at our only entrance, would reshape the character and experience of our neighborhood permanently - and not for the better. For these reasons - personal, practical, and legally supported - I am respectfully asking you to deny the zoning request for the lot at 5401 S. Mustang Rd.

Thank you for your consideration and for your time to the family whose daily lives will be affected by this decision.

Sincerely,
Tasha Franks
Homeowner/Thoroughbred Acres HOA Member

Sent from my iPhone

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Shirley Freeman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11521 SW 55th Mustang

Signature of Property Owner: Shirley Freeman

Date: 11-13-2025

OBJECTION TO SPUD-1799

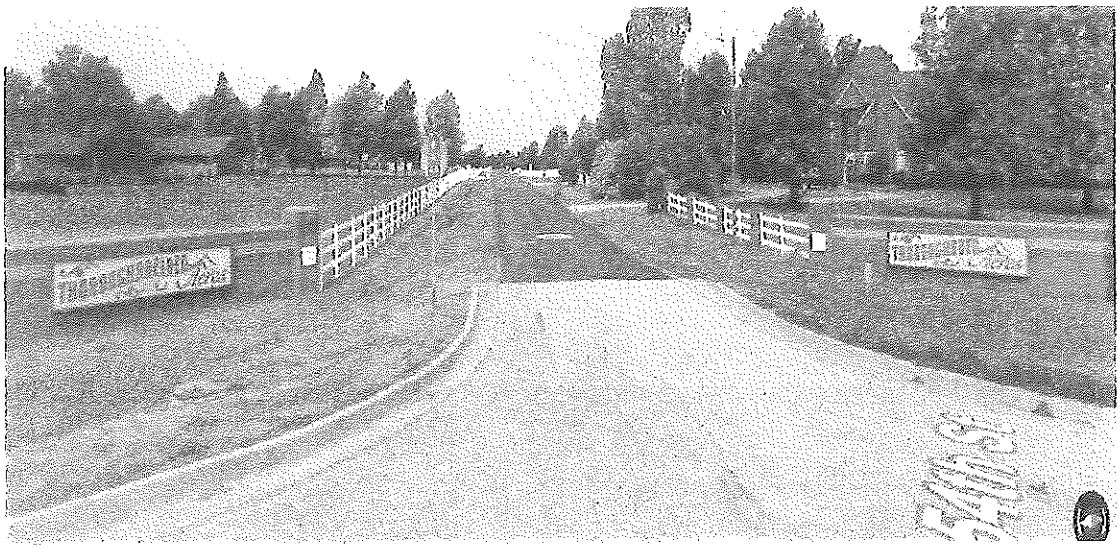
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Brad and Karli Gearin

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11550 SW 54th St, Mustang, OK 73064

Signature of Property Owner: Yarli Lewis Date: 11/13/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: CONNIE GRAY

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: *5705 Tiger Stone Drive* (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5520 Ledgestone Dr.

Signature of Property Owner: Connie Gray

Date: 11-12-25

OBJECTION TO SPUD-1799

Location 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING

Name of Property Owner: Donna Greene

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2 . . . shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.)

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11449 S W 54 Street Mustang, OK

Signature of Property Owner: Donna Greene

Date: 11-13-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING: THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Chadley Hamil

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5609 Tiger Stone Dr, Mustang, OK, 73064

Signature of Property Owner:

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Megan Hamil

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5609 Tiger Stone Dr, Mustang, OK 73064

Signature of Property Owner: [signature]

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David C. Haygood

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 55th St, Mustang

Signature of Property Owner: David C. Haygood

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Nathan Helvey

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11609 SW 56th ST Mustang, OK 73064

Signature of Property Owner:

Date: 11-15-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Michelle Hines

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

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> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5604 Ledgestone Mustang

Signature of Property Owner: Michelle Hines

Date: 11/12/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kevin & Ginger Jackson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11700 SW 54th St Mustang, OK 73064

Signature of Property Owner: [signature] Date: 11-13-2005

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tari Jurek

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5517 Ledgestone Dr.

Signature of Property Owner: Tari Jurek
Date: 11/12/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: MIKE KNUTSON

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5805 TIGER STONE DR

Signature of Property Owner: [signature]

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: STEVEN M. LISSO

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5513 Ledgestone Dr.

Signature of Property Owner:

Date: 11/12/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

2026 APR 7 AM 7:11
OKLAHOMA CITY CLERK

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tiffani Lissolo

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5513 Ledgestone Dr. Mustang OK 73064

Signature of Property Owner: [signature] Date: 3/18/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DAMION LIU

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5525 LEDGESTONE DRIVE, MUSTANG, OK 73064

Signature of Property Owner:

Date: 12 NOV 25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Debra Marquez

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11616 SW 55th St 73064

Signature of Property Owner: Debra Marquez

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Mattingly

I hereby object to proposed SPUD-1799 for the above-refereneed legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 SW 58th Street

Signature of Property Owner: Stacy Mattingly

Date: 11/15/2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DALE C McFARLAND

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11600 SW 54TH ST.

Signature of Property Owner: [signature] Date: 11-14-25

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: JAMES + PATRICIA VANCE

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5516 LEDGESTONE DRIVE

Signature of Property Owner:

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Glen Nilson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character.***" (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5709 Ledgestone Dr

Signature of Property Owner: Glen Nilson

Date: _____

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Karen Devenee

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural; Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11536 SW 55th St.

Signature of Property Owner: Karen Devenee

Date: 11-13-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N 2 SE 4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING

Name of Property Owner: David Odom

I hereby object to proposed SPUD-1799 for the above-refereneed legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11520 SW 54th Street

Signature of Property Owner:

Date: 11-12-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Carolyn Panaras

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 1541 SW 55th

Signature of Property Owner:

Date: 12-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Joe Parsons

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5600 Ledgestone Drive

Signature of Property Owner:

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Ricardo Reyes

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5509 Ledgestonen Dr.

Signature of Property Owner:

Date: 11-12-25

OBJECTION TO SPUD-1799

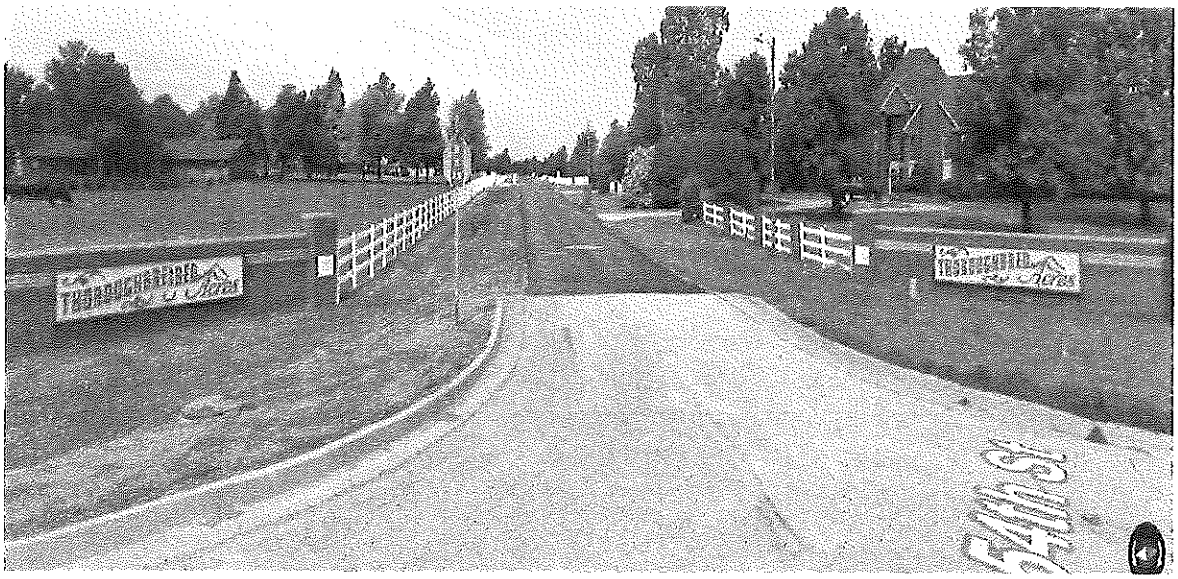
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Russell W. Rouse

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11501 SW 54th St

Signature of Property Owner: [signature] Date: 11.12.2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: June A. Ray

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11749 SW 54th St.

Signature of Property Owner: [signature] Date: 11/17/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Christopher Rush

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11525 SW 58th St

Signature of Property Owner: [signature]

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Holly Stricker

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character.***" (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11513 SW 55th

Signature of Property Owner: Holly Stricker

Date: 11-12-25

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

OKC Council
Date: 1/21/2026
Subject: Rezoning Application SPUD-1799

As you may already know, the subject SPUD is coming up for consideration by one of our lot owners inside Thoroughbred Acres Addition requesting a change of the existing Residential zoning to a Commercial zone lot. Thoroughbred Homeowners Addition was developed in 1989 as (16) 5-acre tracts for families looking for semi-rural living with the ability to have horses or cattle and other small farm animals and enjoy a diverse amount of wildlife along our creek. The addition has an equestrian appearance with a single outlet to a private road as SW 54th street and has been a great place to live for more than 30 years until now, as a corporate entity located in Texas (Todd Land & Livestock Inc.) wants to impose a commercial enterprise inside our addition boundaries which recently applied to OKC for rezoning. This is the last lot in our addition left to develop. It was once part of four lots owned together by one owner.

The original developer was granted single family residential zone on all lots. However, not sure he would be successful in getting all lots sold, at that time not many were selling, he left himself one option in the covenants if he was not able to sell all of them as residential and added two lots with retail trade if needed. He was able to sell all the lots as residential. One lot built a home and the other purchased four lots together, including one of the lots left open as options. The four lots combined set a home just 10' from the front lot, a roping arena on another and a barn on yet another all spaced out. However, as the owner of the four lots grew tired of the covenant restrictions, he moved off just after a few years and sold to a partner that started selling each lot off to other homeowners that built home. With only one lot left, he has now decided to flip the lot to commercial.

Please be advised that Thoroughbred Acres was not listed on the required properties to be notified on the application. However, Ledge Stone Addition (bordered on the south side of the subject property) was notified. We have collected 45 signed objection affidavits (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surround the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property objecting to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. See attached for our collection of objections to rezoning and permitting commercial zone to be approved on the subject lot.
Thank you for your consideration.

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 [redacted] or 405.615.1642

See view below of subject lot in the middle of two residential entrances from Mustang Road with Ledgestone Addition on the left and Thoroughbred Acres Addition on the right.



(11) OBJECTIONS FROM HOMES WITHIN 300' ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

Thoroughbred Acres – 50%

Donna Greene 11449 SW 54th Street
Cory and Tasha Franks 11500 SW 54th Street

Ledgestone Addition – (8) 89%

Stacy Frances 5512 Ledgestone Dr.
James and Patrica Hanney 5516 Ledgestone Dr.
Richard J. Rayes Medez and Rocio Pares 5509 Ledgestone Dr.
Steven and Tiffini Lissolo 5513 Ledgestone Dr.
John and Terri Jurek 5517 Ledgestone Dr.
Scott Branch 5521 Ledgestone Dr.
Damion And Jessie Liu 5525 Ledgestone Dr.
Hieu VU and Ncoc VO 11509 SW 55th Street

Creekside Plaza – 100%

Chris Bishop 5408 South Mustang Road

There are 33 more objection affidavits from just 300' to 500' from the subject lot and further from Thoroughbred Acres Addition and Ledgestone (see attached.)

OBJECTIONS FROM HOMES OUTSIDE 300' NOT LISTED ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

THOROUGHBRED ACRES – (12) 75%
Russell and Darian Rouse 11501 SW 54th Street
David and Lori Odom 11520 SW 54th Street
Kory and Michele Autry 11549 SW 54th Street
Brad and Karli Geurin 11550 SW 54th Street
Rob and Cheryl Workman 11601 SW 54th Street
Dale McFarland 11600 SW 54th Street
Cary and Karen Barger 11648 SW 54th Street
Wayde and LeAnn Whetstone 11649 SW 54th Street
Kevin and Ginger Jackson 11700 SW 54th Street
David and Carla Brockman 11701 SW 54th Street
Chris and Brittany Cummings 11748 SW 54th Street
June Roy 11749 SW 54th Street

LEDGESTONE ADDITION (21)
Glen Nelson 5709 Ledgestone Dr
Michelle Hines 5604 Ledgestone Dr
Connie Gray 5520 Ledgestone Dr
Joe Parsons 5600 Ledgestone Dr
Shirley Freeman 11521 SW 55th Street
Holly Strecker 11513 SW 55th Street
David C Haygood 11500 SW 55th Street
Karen Devenee 11536 SW 54th Street
Wanda Barks 11525 SW 55th Street
Debra Marquez 11616 SW 55th Street
Casey Bryant 11612 SW 55th Street
Carolyn Paharas 11541 SW 55th Street
Nathan Helvey 11609 SW 56th Street
Stacey Mattingly 11601 SW 58th Street
Christpher Rush 11525 SW 58th Street
Scott & Lori Braig 5712 Tiger Dr
Mike Knutson 5805 Tiger Dr
Robert Collins 5608 Tiger Dr
Chadley & Magan Hamil 5609 Tiger Dr
Aaron Fife 5712 Tiger Dr
Jason & Dyann Allen 5613 Tiger Dr

See attachment for (45) signed copies of objections to be rezoning to Commercial in lieu of residential

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

OKC Council
Amy K. Simpson, City Clerk
Date: 4/7/2026
Subject: Rezoning Application SPUD-1799

This is to formally protest the subject SPUD coming up for consideration on April 21, 2026, by one of our lot owners as a member of Thoroughbred Acres Addition requesting a change of the existing Residential zoning to a Commercial zone lot. Thoroughbred Homeowners Addition was developed in 1989 as (16) 5-acre tracts for families looking for semi-rural living with the ability to have horses or cattle and other small farm animals and enjoy a diverse amount of wildlife along our creek. It is unique in that it qualifies for Farm use tax exemption because of the lot size. The addition has an equestrian appearance with a single outlet from a private road as SW 54th street and has been a great place to live for more than 30 years until now, as a corporate entity located in Texas (Todd Land & Livestock Inc.) wants to impose a commercial enterprise inside our addition boundaries. This is the last lot in our addition left to develop. It was once part of four lots owned together by this one owner and has vacated the addition for more than 20 years and now seeks to damage the character and purpose of our addition.

This proposal is a violation against the covenants attached to the property and will absolutely go to district court if allowed to proceed with the approval of the application. If by some oversight this is approved by the council, there are several conditions that fall short of public safety, compatibility with the surrounding homes and a flooding issue that need to be addressed. This lot is located directly next to a major highway with 55 mph speed limit and adds two entrances within 200 feet of our road that is limited in size with stock trailers and horse trailers entering. The proposal has (4) 7,500 sq. ft. buildings that are way oversized to surrounding homes. These should be limited to (2) 5000 sq. ft. or smaller. Also, there is no provision for water retention. This intersection is subject to flooding each year with only one drain below street level. This proposal needs a water retention pond on site to control flooding.

We have collected 45 signed objection affidavits (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surrounds the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property objecting to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. See attached for our collection of objections to rezoning and permitting commercial zone to be approved on the subject lot.

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 ckbarranch@gmail.com or 405.615.1642

See view below of subject lot in the middle of two residential entrances from Mustang Road with Ledgestone Addition on the left and Thoroughbred Acres Addition on the right.



(11) OBJECTIONS FROM HOMES WITHIN 300' ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

Thoroughbred Acres – 50%
Donna Greene 11449 SW 54th Street
Cory and Tasha Franks 11500 SW 54th Street

Ledgestone Addition – (8) 89%
Stacy Frances 5512 Ledgestone Dr.
James and Patrica Hanney 5516 Ledgestone Dr.
Richard J. Rayes Medez and Rocio Pares 5509 Ledgestone Dr.
Steven and Tiffini Lissolo 5513 Ledgestone Dr.
John and Terri Jurek 5517 Ledgestone Dr.
Scott Branch 5521 Ledgestone Dr.
Damion And Jessie Liu 5525 Ledgestone Dr.
Hieu VU and Ncoc VO 11509 SW 55th Street

Creekside Plaza – 100%
Chris Bishop 5408 South Mustang Road

There are 33 more objection affidavits from just 300' to 500' from the subject lot and further from Thoroughbred Acres Addition and Ledgestone (see attached.)

OBJECTIONS FROM HOMES OUTSIDE 300' NOT LISTED ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

THOROUGHBRED ACRES – (12) 75%
Russell and Darian Rouse 11501 SW 54th Street
David and Lori Odom 11520 SW 54th Street
Kory and Michele Autry 11549 SW 54th Street
Brad and Karli Geurin 11550 SW 54th Street
Rob and Cheryl Workman 11601 SW 54th Street
Dale McFarland 11600 SW 54th Street
Cary and Karen Barger 11648 SW 54th Street
Wayde and LeAnn Whetstone 11649 SW 54th Street
Kevin and Ginger Jackson 11700 SW 54th Street
David and Carla Brockman 11701 SW 54th Street
Chris and Brittany Cummings 11748 SW 54th Street
June Roy 11749 SW 54th Street

LEDGESTONE ADDITION (21)
Glen Nelson 5709 Ledgestone Dr
Michelle Hines 5604 Ledgestone Dr
Connie Gray 5520 Ledgestone Dr
Joe Parsons 5600 Ledgestone Dr
Shirley Freeman 11521 SW 55th Street
Holly Strecker 11513 SW 55th Street
David C Haygood 11500 SW 55th Street
Karen Devenee 11536 SW 54th Street
Wanda Barks 11525 SW 55th Street
Debra Marquez 11616 SW 55th Street
Casey Bryant 11612 SW 55th Street
Carolyn Paharas 11541 SW 55th Street
Nathan Helvey 11609 SW 56th Street
Stacey Mattingly 11601 SW 58th Street
Christpher Rush 11525 SW 58th Street
Scott & Lori Braig 5712 Tiger Dr
Mike Knutson 5805 Tiger Dr
Robert Collins 5608 Tiger Dr
Chadley & Magan Hamil 5609 Tiger Dr
Aaron Fife 5712 Tiger Dr
Jason & Dyann Allen 5613 Tiger Dr

See attachment for (45) signed copies of objections to rezone to Commercial in lieu of residential.

2025 DEC 19 AM 10:43
OKLAHOMA COUNTY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: **CREEKSIDE PLAZA LLC**

I hereby object to proposed SPUD-1799 for the above-referenced legal description.

Address of Property Owner: 5408 South Mustang Rd.

Signature of Property Owner: [signature] Date: 12-17-2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING, THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Hieu Vu

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11509 SW 55th, Mustang, OK 73064

Signature of Property Owner:

Date: 11-12-25

OBJECTION TO SPUD-1799

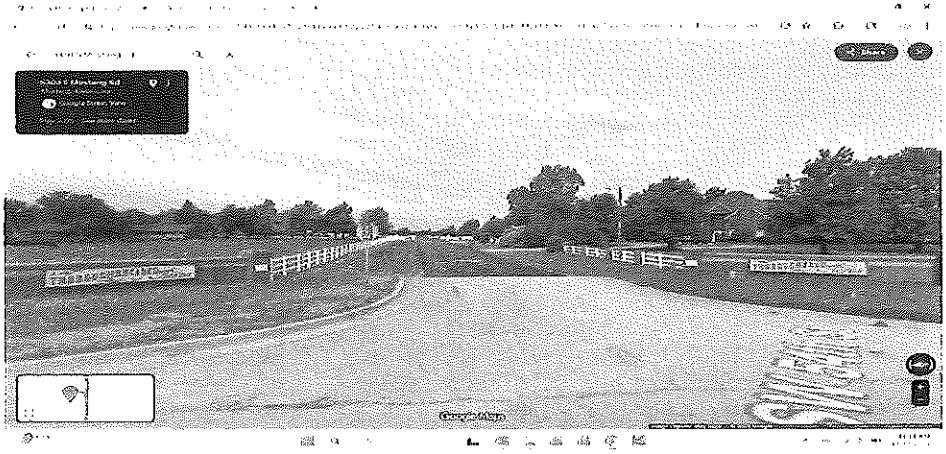
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Gerald Wayde Whetstone

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15…nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" "***they [cannot] negatively impact the rural residential character.***" (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11649 SW 54th St

Signature of Property Owner: G Wayde White

Date: 11-13-2025

Johnson, Thad A

From: Lee Ann Whetstone <[redacted]
Sent: Tuesday, January 13, 2026 7:52 PM
To: PL, Subdivision and Zoning
Subject: Thoroughbred Acres SPUD-1799

You don't often get email from [redacted] Learn why this is important

To whom it may concern;

I am writing on behalf of the residents of Thoroughbred Acres to express our concerns regarding the proposed retail space at the intersection of Highway 4 and 54th St.

We have been proud residents of Thoroughbred Acres for over eight years, and it has always been a lovely, quiet neighborhood. We enjoy close relationships with our neighbors and value the tight-knit community we have built together.

Firstly, it is important to note that the proposed retail units would be situated within our neighborhood's boundary lines and could possibly utilize our private entry and road that ends in a dead end. It has been zoned residential for over thirty years. This means that the increased traffic flow would lead to significant wear and tear on our privately maintained and funded road

Additionally, the higher traffic volume raises, safety concerns, especially for our elderly, handicap, and young residents who frequently walk in our neighborhood along with the travelers on Highway 4. The current speed limit on Highway 4 is 55 mph and the lack of turn lanes and traffic signals has already led to many accidents. The wait times to pull onto Highway 4 last several minutes because of the high traffic volume that already exist.

We are also concerned about the potential impact on property values. If the retail unit units are not well-maintained or if high traffic businesses, such as fast food outlets are introduced, we risk accidents, litter, and a decrease in property values.

In light of these concerns, we are vehemently opposed to the development of the retail space in Thoroughbred Acres.

Thank you for your attention to this matter. We trust that the city council will carefully consider our concerns and prioritize the well-being of Thoroughbred Acres' residents.

Thank you for your time,

G. Wayde & Lee Ann Whetstone
11649 SW 54th St.
Mustang, OK 73064

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

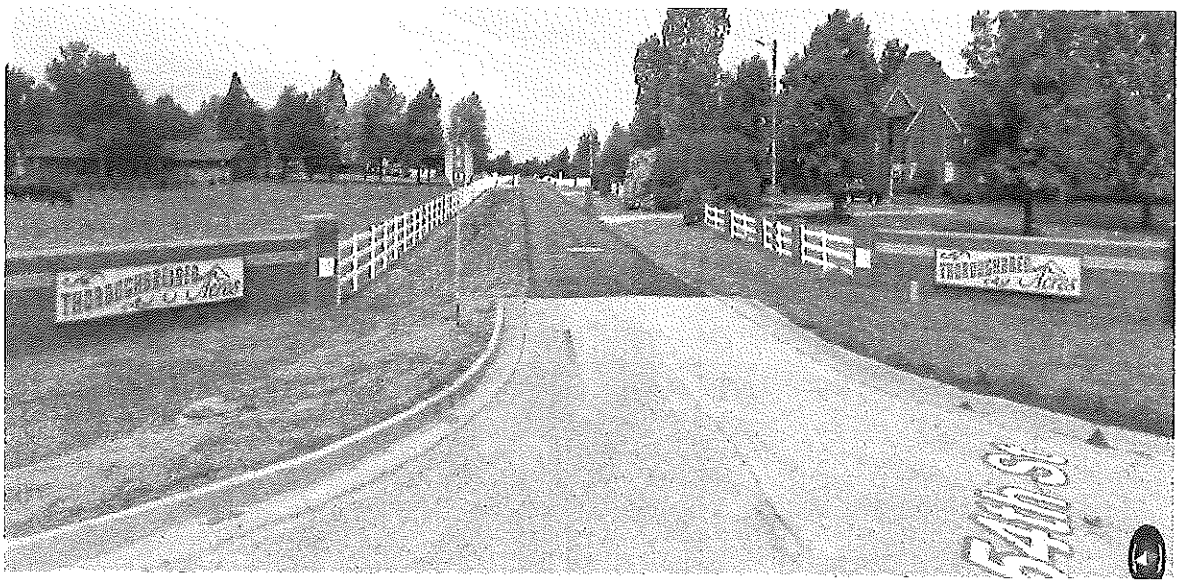
LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner:

Robert Workman_____

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 SW 54st

Signature of Property Owner: Robert Workman Date: 11-12-2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

2026 MAR 12 PM 12:28
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tasha & Cory Franks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 54th St, Mustang OK 73064

Signature of Property Owner: _____ Date: 3/9/2024

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Donna Greene

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

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The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11449 S.W. 54 St. Mustang, OK 73064

Signature of Property Owner: Donna F. Dixon Date: Mar 5, 2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Creekside Plaza LLC

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

CREEKSIDE PLAZA LLC IS A PROPERTY OWNER

I have property just across from the subject SPUD project: It combines a rural feel with close proximity to urban amenities

The entire area surrounding the proposed SPUD is rural/residential with some small commercial developments. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Thoroughbred Acres. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5408 South Mustang Road

Signature of Property Owner: [signature] Date: 3-6-2026

2026 MAR 12 PM 12:29
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Carey and Karen Barger

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11648 S.W 54th St Lot 12

Signature of Property Owner: Kim Bangs Date: 03-03-2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: June A Roy

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11749 SW 54th St

Signature of Property Owner: Jane A Kay Date: 2/5/26

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Robert Workman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 sw 54th Mustang, Ok

Signature of Property Owner: Robert Workman Date: 3-4-2026

2026 MAR 12 PM 12:28
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kevin Jackson Ginger Jackson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11700 SW 54th St

Signature of Property Owner: [signature] Date: 3-3-26

[signature] 3-3-26

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David & Carla Brockman Lot 13

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 SW 54th St, Mustang OK 73064

Signature of Property Owner: Carla Brockman Date: 3-6-26

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 S.W. 54th St. Mustang Ok 73064

Signature of Property Owner: [signature] Date: 3-6-26

2025 MAR 12 PM 12:28
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DAVID AND LORI OTTEN

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11520 S.W. 54TH STREET MUSTANG, OK

Signature of Property Owner: [signature] Date: 3/20/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Russell Rouse

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11501 SW 54th STREET MUSTANG, OK.

Signature of Property Owner: R. Rowe Date: 3/8/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DALE MCFARLAND

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, ***2***, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11400 S.W. 54th MUSTANG, OK

Signature of Property Owner: [signature] Date: 3/6/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Ricardo S. Reyes

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5509 Ledgestone Dr. Mustang OK 73064

Signature of Property Owner: _____ Date: 3-23-26

2026 APR 7 AM 7:11
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: James & Patricia Nanney

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 3316 Ledgestone Dr.

Signature of Property Owner: Patricia Nanney Date: 3/31/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

2026 APR 7 AM 7:11
OKLAHOMA CITY CLERK

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tiffani Lissolo

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5513 Ledgestone Dr. Mustang OK 73064

Signature of Property Owner: [signature] Date: 3/18/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

2020 APR 7 AM 7:11
CITY CLERK

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-One (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Hien Vu

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11509 SW 55th, Mustang, Ok 73064

Signature of Property Owner: _____ Date: 3/25/26

2026 APR 7 AM 7:11
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tari Jurek

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5517 Ledgestone Dr.

Signature of Property Owner: [signature] Date: 3/18/26

2026 APR 7 AM 7:11
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DAMION Hill

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5525 LEDGESTONE DR, MUSTANG, OK 73064

Signature of Property Owner: [signature]

Date: 18 MAR 25

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

OKC Council
Amy K. Simpson, City Clerk
Date: 4/7/2026
Subject: Rezoning Application SPUD-1799

This is to formally protest the subject SPUD coming up for consideration on April 21, 2026, by one of our lot owners as a member of Thoroughbred Acres Addition requesting a change of the existing Residential zoning to a Commercial zone lot. Thoroughbred Homeowners Addition was developed in 1989 as (16) 5-acre tracts for families looking for semi-rural living with the ability to have horses or cattle and other small farm animals and enjoy a diverse amount of wildlife along our creek. It is unique in that it qualifies for Farm use tax exemption because of the lot size. The addition has an equestrian appearance with a single outlet from a private road as SW 54th street and has been a great place to live for more than 30 years until now, as a corporate entity located in Texas (Todd Land & Livestock Inc.) wants to impose a commercial enterprise inside our addition boundaries. This is the last lot in our addition left to develop. It was once part of four lots owned together by this one owner and has vacated the addition for more than 20 years and now seeks to damage the character and purpose of our addition.

This proposal is a violation against the covenants attached to the property and will absolutely go to district court if allowed to proceed with the approval of the application. If by some oversight this is approved by the council, there are several conditions that fall short of public safety, compatibility with the surrounding homes and a flooding issue that need to be addressed. This lot is located directly next to a major highway with 55 mph speed limit and adds two entrances within 200 feet of our road that is limited in size with stock trailers and horse trailers entering. The proposal has (4) 7,500 sq. ft. buildings that are way oversized to surrounding homes. These should be limited to (2) 5000 sq. ft. or smaller. Also, there is no provision for water retention. This intersection is subject to flooding each year with only one drain below street level. This proposal needs a water retention pond on site to control flooding.

We have collected 45 signed objection affidavits (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surrounds the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property objecting to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. See attached for our collection of objections to rezoning and permitting commercial zone to be approved on the subject lot.

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 ckbarranch@gmail.com or 405.615.1642

See view below of subject lot in the middle of two residential entrances from Mustang Road with Ledgestone Addition on the left and Thoroughbred Acres Addition on the right.



(11) OBJECTIONS FROM HOMES WITHIN 300' ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

Thoroughbred Acres – 50%
Donna Greene 11449 SW 54th Street
Cory and Tasha Franks 11500 SW 54th Street

Ledgestone Addition – (8) 89%
Stacy Frances 5512 Ledgestone Dr.
James and Patrica Hanney 5516 Ledgestone Dr.
Richard J. Rayes Medez and Rocio Pares 5509 Ledgestone Dr.
Steven and Tiffini Lissolo 5513 Ledgestone Dr.
John and Terri Jurek 5517 Ledgestone Dr.
Scott Branch 5521 Ledgestone Dr.
Damion And Jessie Liu 5525 Ledgestone Dr.
Hieu VU and Ncoc VO 11509 SW 55th Street

Creekside Plaza – 100%
Chris Bishop 5408 South Mustang Road

There are 33 more objection affidavits from just 300' to 500' from the subject lot and further from Thoroughbred Acres Addition and Ledgestone (see attached.)

OBJECTIONS FROM HOMES OUTSIDE 300' NOT LISTED ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

THOROUGHBRED ACRES – (12) 75%
Russell and Darian Rouse 11501 SW 54th Street
David and Lori Odom 11520 SW 54th Street
Kory and Michele Autry 11549 SW 54th Street
Brad and Karli Geurin 11550 SW 54th Street
Rob and Cheryl Workman 11601 SW 54th Street
Dale McFarland 11600 SW 54th Street
Cary and Karen Barger 11648 SW 54th Street
Wayde and LeAnn Whetstone 11649 SW 54th Street
Kevin and Ginger Jackson 11700 SW 54th Street
David and Carla Brockman 11701 SW 54th Street
Chris and Brittany Cummings 11748 SW 54th Street
June Roy 11749 SW 54th Street

LEDGESTONE ADDITION (21)
Glen Nelson 5709 Ledgestone Dr
Michelle Hines 5604 Ledgestone Dr
Connie Gray 5520 Ledgestone Dr
Joe Parsons 5600 Ledgestone Dr
Shirley Freeman 11521 SW 55th Street
Holly Strecker 11513 SW 55th Street
David C Haygood 11500 SW 55th Street
Karen Devenee 11536 SW 54th Street
Wanda Barks 11525 SW 55th Street
Debra Marquez 11616 SW 55th Street
Casey Bryant 11612 SW 55th Street
Carolyn Paharas 11541 SW 55th Street
Nathan Helvey 11609 SW 56th Street
Stacey Mattingly 11601 SW 58th Street
Christpher Rush 11525 SW 58th Street
Scott & Lori Braig 5712 Tiger Dr
Mike Knutson 5805 Tiger Dr
Robert Collins 5608 Tiger Dr
Chadley & Magan Hamil 5609 Tiger Dr
Aaron Fife 5712 Tiger Dr
Jason & Dyann Allen 5613 Tiger Dr

See attachment for (45) signed copies of objections to rezone to Commercial in lieu of residential.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: JAMES + PATRICIA NANCE

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5516 LEDGESTONE DRIVE

Signature of Property Owner:

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tari Jurek

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5517 Ledgestone Dr.

Signature Date: 11/12/25 of Property Owner: Tari Jurek

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Scott Branch

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5521 Ledgestone Dr

Signature of Property Owner:

Date: 11/12/15

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DAMION LIU

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5525 LEDGESTONE DRIVE, MUSTANG, OK 73064

Signature of Property Owner:

Date: 12 NOV 25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Ricardo Reyes

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5509 Ledgestonen Dr.

Signature of Property Owner:

Date: 11-12-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Hieu Vu

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11509 SW 55th, Mustang, OK 73064

Signature of Property Owner:

Date: 11-12-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Steven N. Lissis

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5513 Ledgestone Dr.

Signature of Property Owner:

Date: 11/12/25

OBJECTION TO SPUD-1799

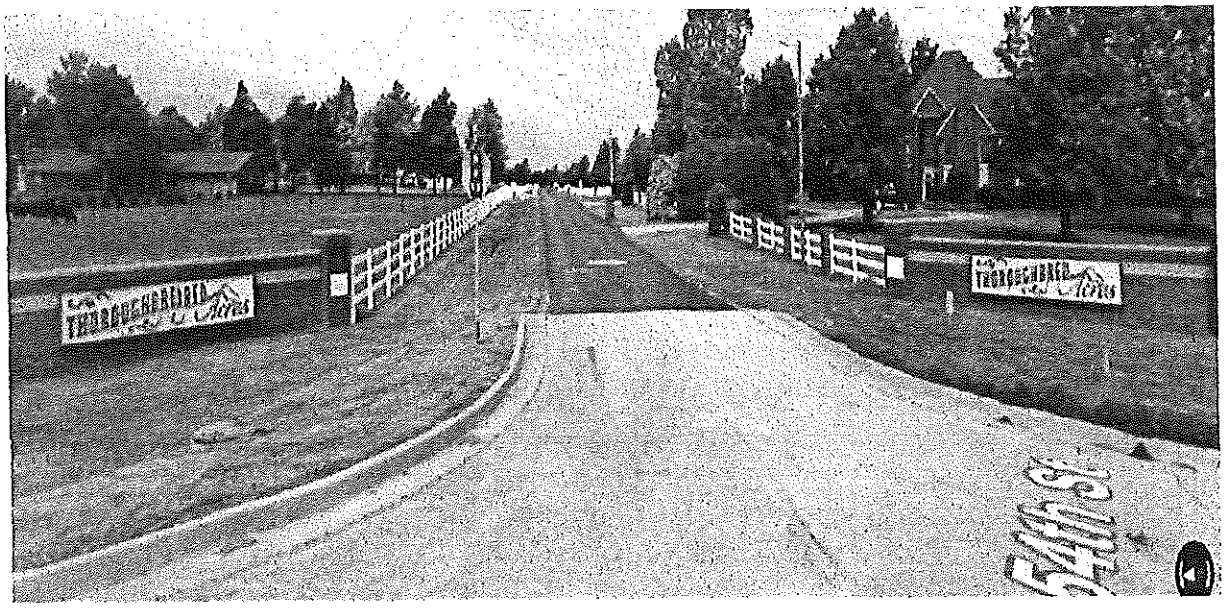
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kory & Michele Autrey

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11549 SW 54th St

Signature of Property Owner: Kerry Autrey Date: 11/12/25

Michelle Autrey

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

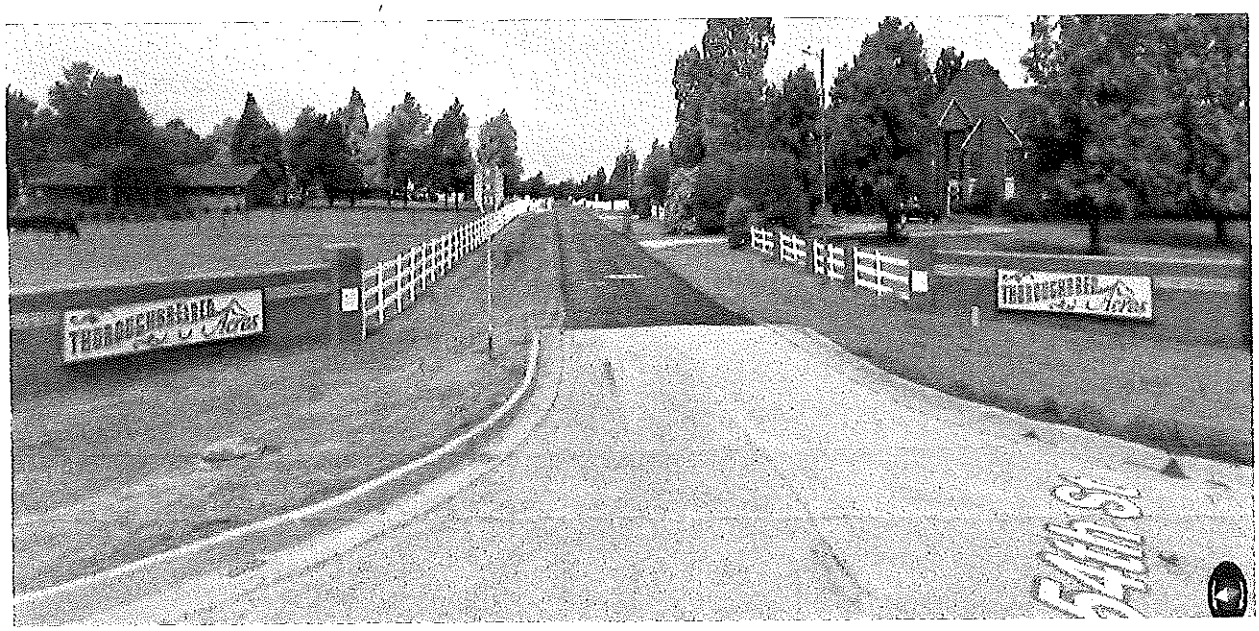
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Chris and Brittany Cummings

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

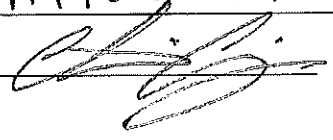
The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11748 SW 54th Street, Mustang OK 73064

Signature of Property Owner:  Date: 11/13/25

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

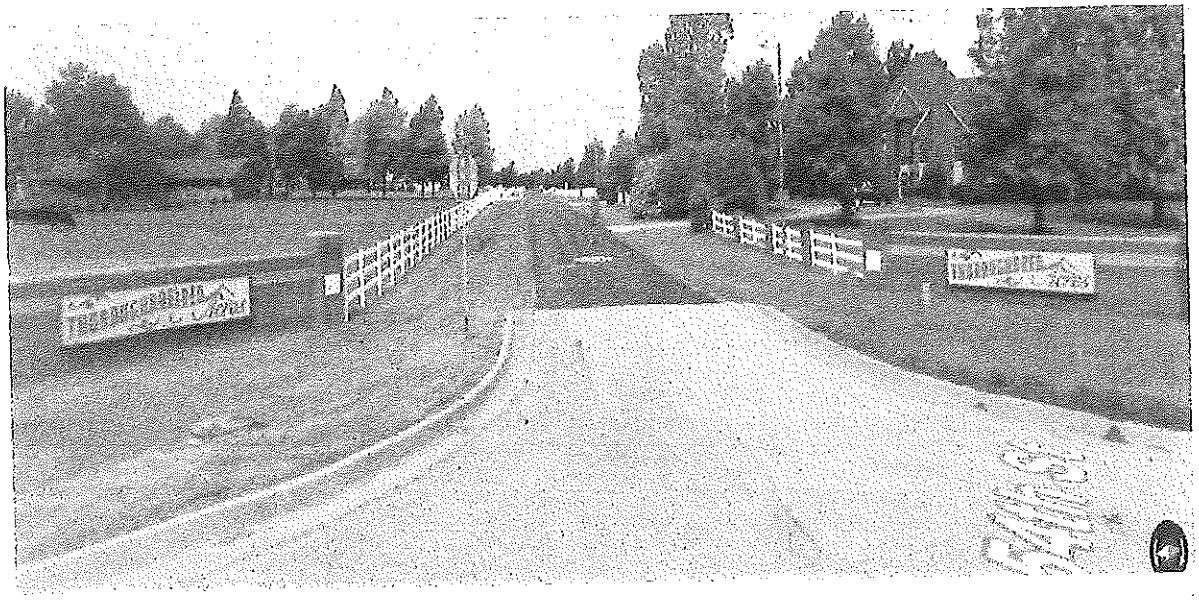
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Brad and Karli Gearin

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11550 SW 54th St, Mustang, OK 73064

Signature of Property Owner: Karli Gerwin Date: 11/13/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner:

Robert Workman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner:_11601 SW 54st _____

Signature of Property Owner: Robert Workman_____ Date:_11-12-2025_____

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

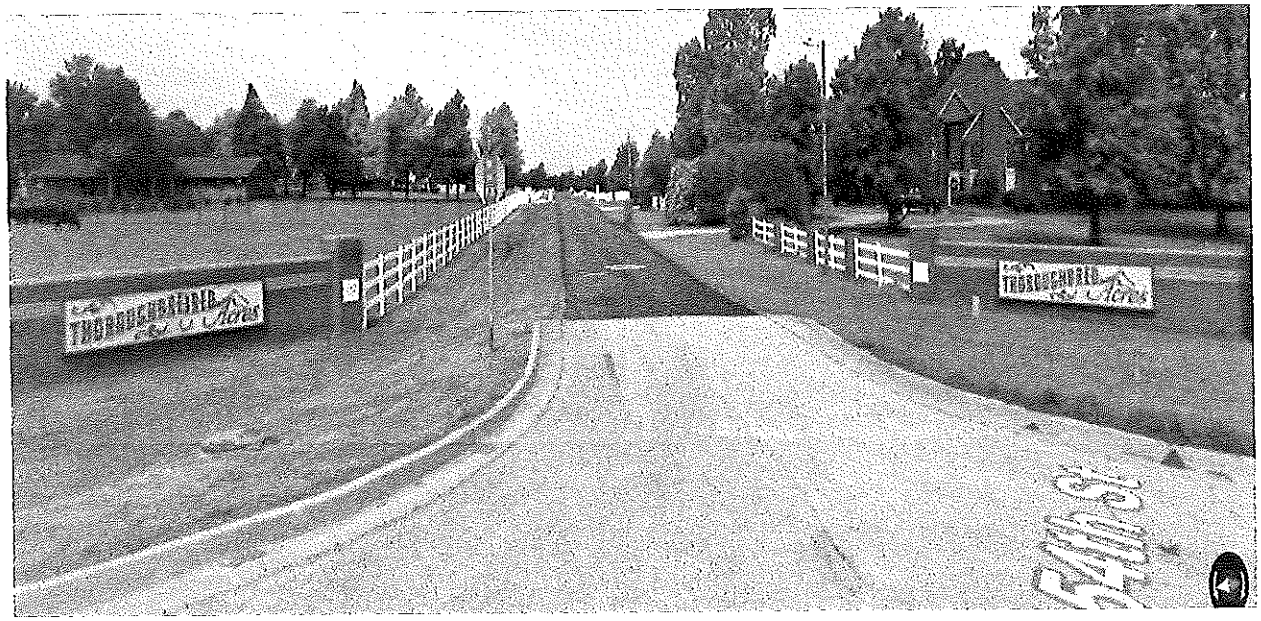
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: June A. Roy

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



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A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11749 SW 54th St

Signature of Property Owner: [signature] Date: 11/17/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: CARY BARGER & KAREN BARGER

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11648 SW 54th STREET

Signature of Property Owner: [signature] Date: 11/13/2025

Kari Barger 11/13/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

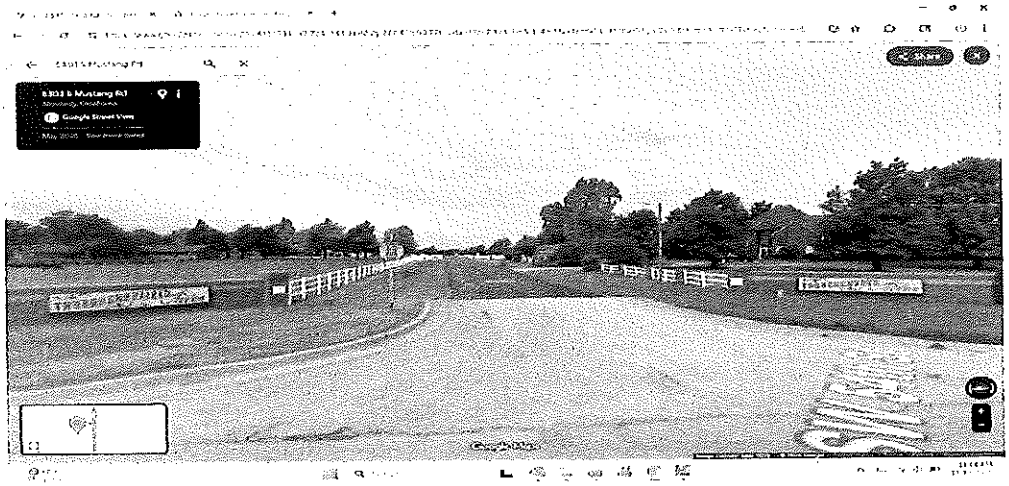
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David & Carla Brockman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 SW 54th St., Mustang, OK 73064

Signature of Property Owner: Carla Buckman

Date: 11-15-25

OBJECTION TO SPUD-1799

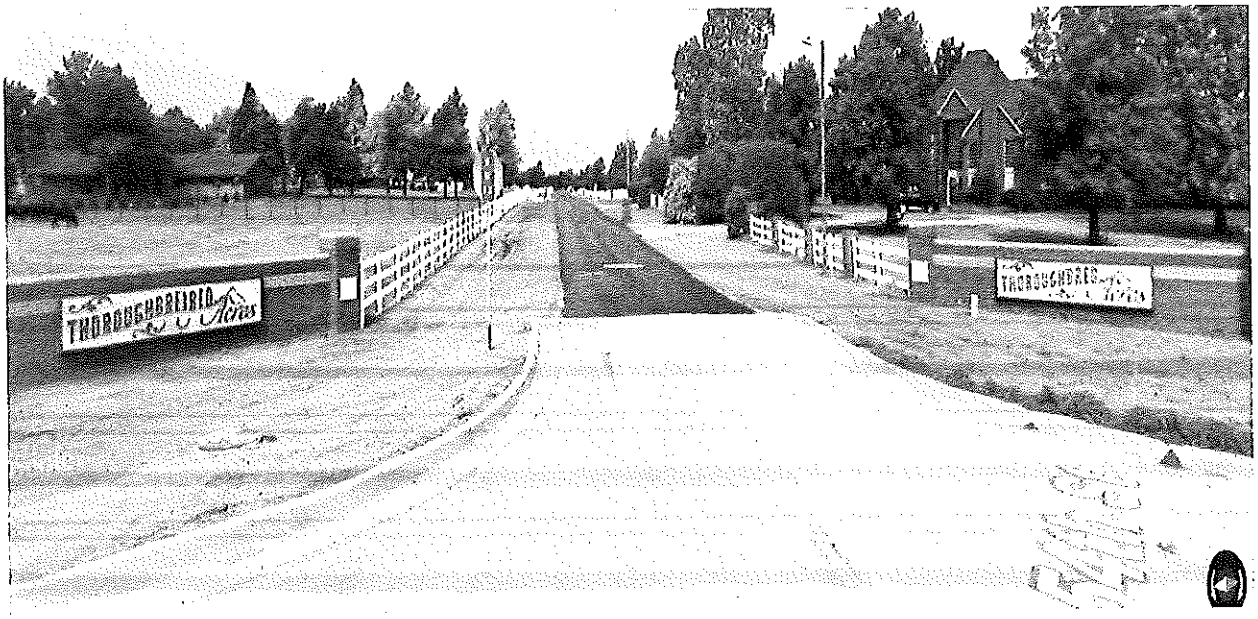
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kevin & Ginger Jackson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11700 SW 54th St Mustang OK

Signature of Property Owner: Ginger Jackson Date: 11-13-2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kevin & Ginger Jackson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, ***2***, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11700 SW 54th St Mustang, OK 73064

Signature of Property Owner: [signature] Date: 11-13-2005

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Gerald Wayde Whetstone

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2…shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11649 SW 54th St

Signature of Property Owner: B Wayne White

Date: 11-13-2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Russell W. Rouse

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11501 SW 54th St

Signature of Property Owner: [signature] Date: 11-12-2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DALE C MCFARLAND

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, ***2***, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11600 SW 54TH St.

Signature of Property Owner: [signature] Date: 11-14-25

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David Odom

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11520 SW 54th Street

Signature of Property Owner:

Date: 11-12-25

OBJECTION TO SPUD-1799

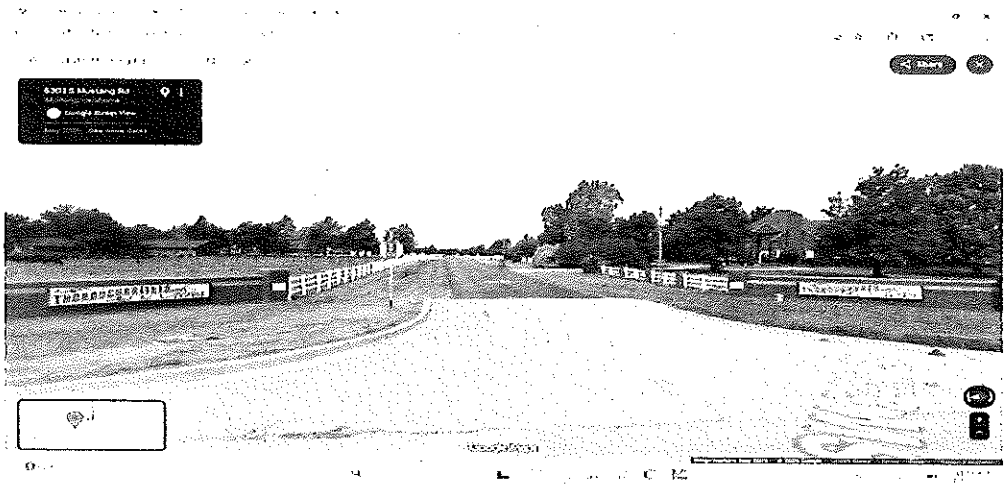
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Donna Greene

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, **2**, 4, 6, 8, or 15…nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11449 S W 54 Street Mustang, OK

Signature of Property Owner: Donna Greene

Date: 11-13-25

OBJECTION TO SPUD-1799

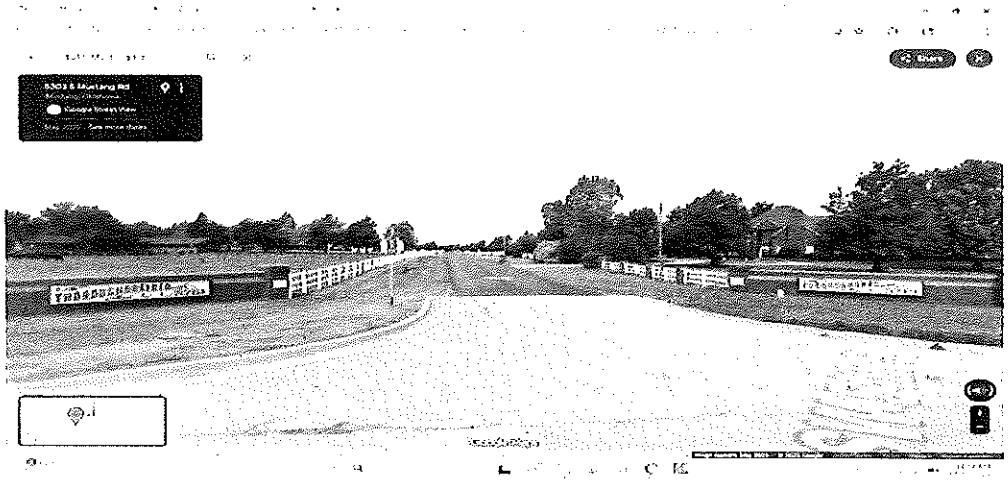
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Cory Franks + Tasha Franks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 54th St. Mustang, OK 73064

Signature of Property Owner: Andrew Sanders

Date: 4/13/2025

2025 DEC 04 PM 1:59
OKLAHOMA COUNTY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: **CREEKSIDE PLAZA LLC**

I hereby object to proposed SPUD-1799 for the above-referenced legal description.

Address of Property Owner: 5408 South Mustang Rd.

Signature of Property Owner: _____ Date: 12-12-2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Carolyn Parnell

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 1641 SW 55th

Signature of Property Owner:

Date: 11-15-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Debra Marquez

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11616 SW 55th St 73064

Signature of Property Owner: Debra Marquez

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Casey Bryant

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 1160 2 SW 55th

Signature of Property Owner:

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: JOE PARSONS

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5600 Ledgestone Drive

Signature of Property Owner:

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Michelle Hines

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5604 Ledgestone Mustang

Signature of Property Owner: Michelle Hines

Date: 11/12/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DyAnn Allen

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5613 Tiger Stone Dr. Mustang

Signature of Property Owner: DyAnn Allen

Date: 11/16/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Jason Allen

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5613 Tiger Stone Dr Mustang, OK 73064

Signature of Property Owner:

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Chadley Hamil

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

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> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5609 Tiger Stone Dr, Mustang, OK, 73064

Signature of Property Owner: Chadley Hamil

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: AARON FIFE

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

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> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5712 TIGER STONE DR

Signature of Property Owner: [signature]

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Megan Hamil

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5609 Tiger Stone Dr, Mustang, OK 73064

Signature of Property Owner: [signature]

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Scott a Lori BRALY

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5612 TIGER STONE DR

Signature of Property Owner:

Date: 11/6/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Robert Collins

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5608 Tiger Stone Dr. Mustang

Signature of Property Owner:

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: MIKE KNUTSON

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5805 TIGER STONE DR

Signature of Property Owner: [signature]

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Christopher Rush

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11525 SW 58th St

Signature of Property Owner: Christopher Rush

Date: 11/15/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Mattingly

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 SW 58th Street

Signature of Property Owner: Stacy Mattingly

Date: 11/15/2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Mattingly

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 SW 58th Street

Signature of Property Owner: Stacy Mattingly

Date: 11/15/2025

2025 NOV 04 11:55
OKLAHOMA COUNTY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Nathan Helvey

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11609 SW 56th ST Mustang, OK 73064

Signature of Property Owner:

Date: 11-15-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Shirley Freeman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11521 SW 55th Mustang

Signature of Property Owner: Shirley Freeman

Date: 11-13-2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Wanda Barks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re; 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11525 SW. 55th St.

Signature of Property Owner: Wanda Barks

Date: 11/13/25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: KAREN NEVENEE

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11536 SW 55th St.

Signature of Property Owner: Karen Nevenee

Date: 11-13-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David C. Haygood

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 55th St, Mustang

Signature of Property Owner: David C. Haygood

Date: 11/13/25

2025 APR 23 A 11:15
OKLAHOMA COUNTY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Holly Stricker

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11513 SW 55th

Signature of Property Owner: Holly Stricker
Date: 11-12-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Connie Gray

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5520 Ledgestone Dr.

Signature of Property Owner: Connie Gray

Date: 11-12-25

2025 DEC 8 AM 9:15
OKLAHOMA CO. CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Glen Wilson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5709 Ledgestone Dr

Signature of Property Owner: Glen Wilson

Date: 11-12-2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Francis

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5512 Ledgestone Dr

Signature of Property Owner: Stacy Francis

Date: 12-28-25

2025 DEC 29 P 12:58
CANADIAN COUNTY, OK
COURT CLERK

Caseno	Owner	Mailing Address	City	Zipcode
SPUD-1799	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY, OK	73103
SPUD-1799	MUSTANG SCHOOL DISTRICT, CHARLES BRADLEY, SUPERINTENDENT	12400 SW 15TH ST	YUKON, OK	73099
SPUD-1799	BRYAN COWNS	11505 SW 55TH ST	MUSTANG, OK	73064
SPUD-1799	CHARLES R PETERS FAMILY REVOCABLE TRUST	8012 NW 82ND ST	OKLAHOMA CITY, OK	73132
SPUD-1799	CORY FRANKS & TASHA FRANKS	11500 SW 54TH ST	MUSTANG, OK	73064
SPUD-1799	CREEKSIDE PLAZA LLC	805 S MUSTANG RD	YUKON, OK	73099
SPUD-1799	DAMION LIU & JESSIE JANE HENDRICKSON LIU	5525 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	DONNA F GREENE	11449 SW 54TH ST	MUSTANG, OK	73064
SPUD-1799	GARY R CRAIGHEAD REVOCABLE TRUST	PO BOX 295	MUSTANG, OK	73064
SPUD-1799	HIEU Q VU & NGOC VO	11509 SW 55TH ST	MUSTANG, OK	73064
SPUD-1799	JAMES T NANNEY & PATRICIA H NANNEY	5516 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	JOHN JUREK & TARI JUREK	5517 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	LEDGE STONE PROPERTY OWNERS ASSOCIATION	PO BOX 1351	BETHANY, OK	73008
SPUD-1799	NAPIER INVESTMENTS LLP	4320 MCAULEY BLVD	OKLAHOMA CITY, OK	73120
SPUD-1799	REDCLIFF DEVELOPMENT LP	PO BOX 250	MUSTANG, OK	73064
SPUD-1799	RICARDO J REYES MENDEZ & ROCIO PARES	5509 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	SCOTT MICHAEL BRANCH	5521 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	STACEY L WILLDERMOOD & KELLEY JO HATTER	11401 SW 54TH ST	MUSTANG, OK	73064
SPUD-1799	STACY L FRANCIS	5512 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	STATE OF OKLAHOMA DEPT OF TRANS-LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY, OK	73105
SPUD-1799	STEVEN M LISSOLO & TIFFANI B LISSOLO	5513 LEDGESTONE DR	MUSTANG, OK	73064
SPUD-1799	TODD LAND & LIVESTOCK INC-C/O KIM HODGE	3091 OLD MARBLE FALLS RD	ROUND MOUNTAIN, TX	78663

CASE NUMBER: SPUD-1799

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Todd Land & Livestock, Inc.,** filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1799 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 21, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at https://okc.primegov.com/public/portal.

LEGAL DESCRIPTION:

A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Your property <u>is not</u> included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 24th day of March 2026.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk

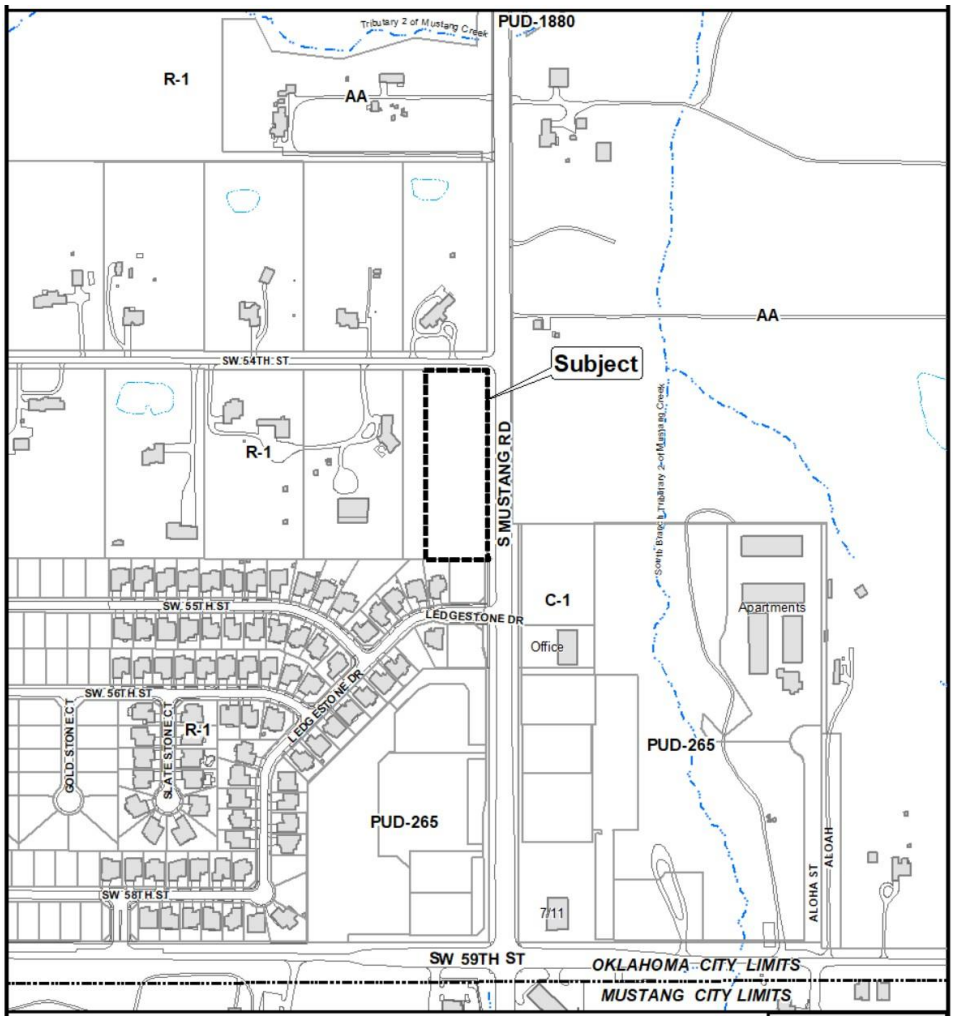
SEAL OF THE CITY OF OKLAHOMA CITY

PROPOSED ZONING CHANGE: **CASE NUMBER:** SPUD-1799

FROM: R-1 Single-Family Residential District

TO: SPUD-1799 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 5401 South Mustang Road



PROPOSED USE: The purpose of this application is to allow office development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **O-1 Limited Office District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application, please call:

The City of Oklahoma City
Planning Department
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1799

LOCATION: 5401 South Mustang Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1799 Simplified Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on April 21, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at https://okc.primegov.com/public/portal.

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow office development.

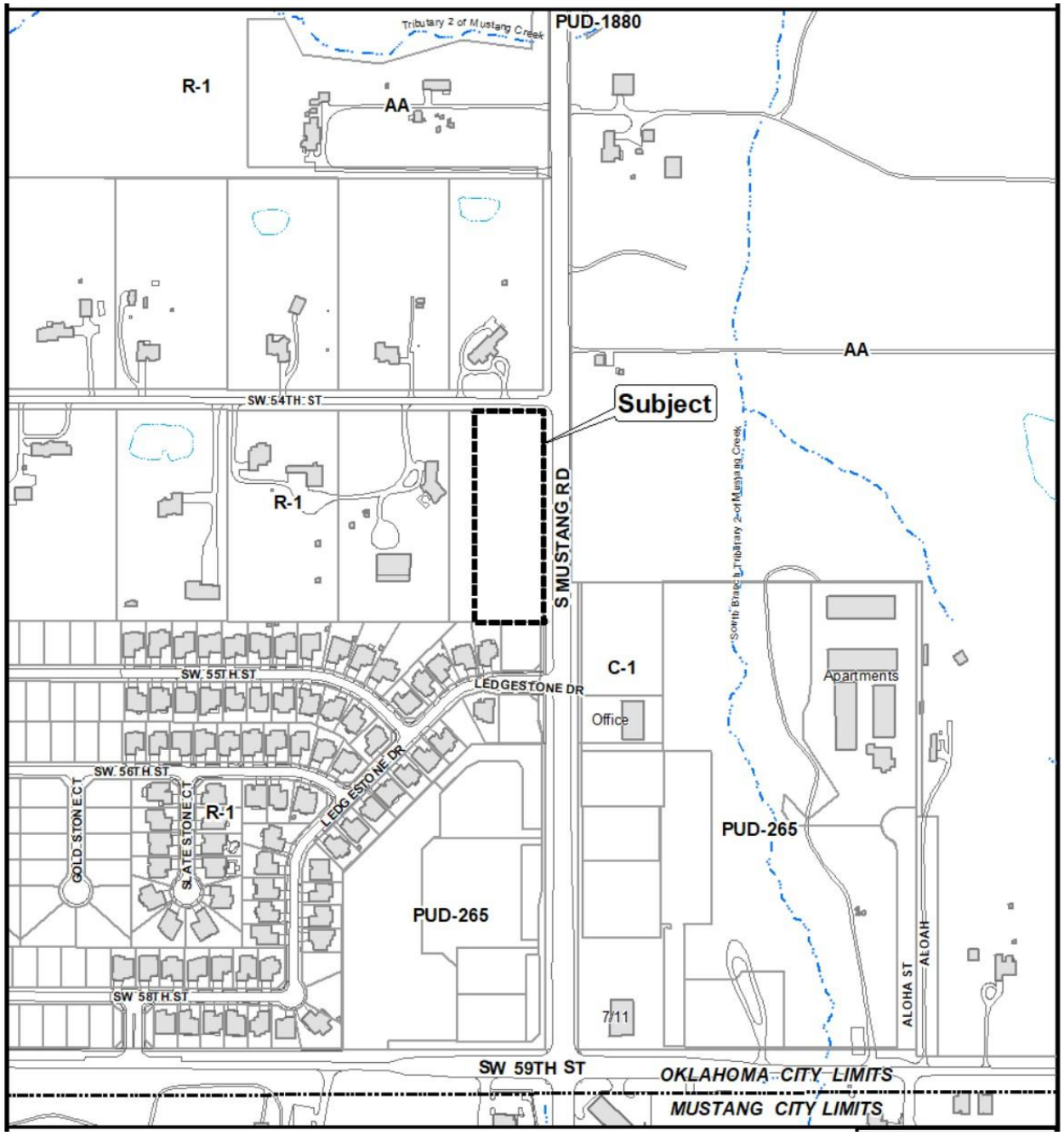
BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:
This site will be developed in accordance with the regulations of the modified **O-1 Limited Office District** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 24th day of March 2026.

SEAL Amy K. Simpson, City Clerk


Tributary 2 of Mustang Creek
PUD-1880
R-1
AA
AA
SW 54TH ST
Subject
S MUSTANG RD
R-1
South Branch Tributary 2 of Mustang Creek
C-1
Apartments
SW 55TH ST
LEDGESTONE DR
Office
SW 56TH ST
GOLDSTONE CT
SLATESTONE CT
R-1
LEDGESTONE DR
PUD-265
PUD-265
ALOHA ST
ALOAH
7/11
SW 58TH ST
SW 59TH ST
OKLAHOMA CITY LIMITS
MUSTANG CITY LIMITS

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on February 20, 2026)

9. (SPUD-1799) Application by Todd Land & Livestock, Inc. to rezone 5401 South Mustang Road from R-1 Single-Family Residential District to SPUD-1799 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. ~~Provide additional details regarding the architecture of the proposed office buildings.~~ Buildings shall be single-story residential-style buildings with pitched composition-style shingle roofs, the pitch being 6:12 minimum.
2. ~~Increase the amount of landscaping (e.g., number or spacing of trees, number of points).~~ Add to Landscaping Section that within the landscape buffers, 2.5-inch caliper canopy trees shall be planted on 20-foot centers.
3. Revise Exhibit B to reflect the access and landscape buffers in Master Design Statement.
4. An 8-foot masonry fence on continuous footing shall be required along the west and south SPUD boundaries. Along the south boundary, the fence will be limited to the span of the single-family residential lot that exists on the south.
5. No more than four buildings with a maximum square footage of 7,500 square feet per building are allowed.
6. Public water and public sewer are required.
7. The landscaping points required for parking areas shall be doubled.
8. The landscaping points required along the northern boundary shall be doubled.
9. A Specific Plan shall be required.
10. Revise Architecture regulations to move cementitious siding from the 70% to the 30% allowance.
11. No access shall be permitted to SW 54th Street.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.
MOVED BY NOBLE, SECONDED BY POWERS
AYES: CLAIR, POWERS, PRIVETT, MILNER, HARRISON, NOBLE
NAY: MEEK, NEWMAN
ABSENT: LAFORGE

STAFF REPORT
The City of Oklahoma City
Planning Commission **Item No. IV. 9.**
February 26, 2026

(SPUD-1799) Application by Todd Land & Livestock, Inc. to rezone 5401 South Mustang Road from R-1 Single-Family Residential District to SPUD-1799 Simplified Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group
(405) 652-0099

2. Case History

This application was continued from the December 11, 2025, and January 15, 2026, Planning Commission meetings.

3. Reason for Request

The purpose of this application is to allow office development.

B. EXISTING CONDITIONS

1. **Size of Site:** 3.02 Acres

2. **School District:** Mustang

3. **Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	R-1	R-1	AA	R-1	R-1
Land Use	Agricultural	Residential	Agricultural	Residential	Residential

4. **Comprehensive Plan Land Use Typology Area:** Rural – Medium Intensity (RM)

   Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service, and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **O-1 Limited Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1 Administrative and Professional Offices
8200.23 Building Maintenance Services
8300.24 Business Support Services
8250.2 Community Recreation: General
8250.3 Community Recreation: Property Owners Association
8250.4 Community Recreation: Restricted
8250.14 Low Impact Institutional: Neighborhood-Related
8300.53 Medical Services: Restricted
8300.59 Personal Services: Restricted

Marijuana uses and vape shops shall be prohibited within this SPUD.

1.1 Minimum Lot Size:

The minimum lot size shall be 6,000 square feet.

1.2 Minimum Lot Width:

The minimum lot width shall be 100 feet.

2. Maximum Building Height:
The maximum building height within this SPUD shall be one-story and 20 feet.

3. Maximum Building Size:
The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:
The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines
Building setback lines shall be as follows:

25 feet from the SPUD boundary lines along the north, south, east, and west.

6. Sight-Proof Screening:
No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or

fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

7. **Landscaping:**
The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a 20-foot landscape buffer will be provided along the north, west and south SPUD boundaries.

8. **Signs:**
Per code, except freestanding signs are limited to a maximum of 8 feet high and are not permitted along SW 54th Street. EMD signs are not permitted within this SPUD

9. **Access:**
Access may be taken from a maximum of two driveways on S Mustang Rd. spaced at least 200 feet apart, or spacing per ODOT if greater.

10. **Sidewalks**
Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. **Architecture:**
Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System), stucco shall be permitted. Exposed concrete block buildings shall not be permitted.

2. **Open Space:**
Open space shall be in accordance with the base zoning district.

3. **Street Improvements:**
N/A.

4. **Site Lighting:**
The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. **Dumpsters:**
   Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

   Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. **Parking:**
   The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. **Maintenance:**
   Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. **Drainage:**
   Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.

2. **Fire (OCFD):** No objection.

3. **Public Works Department:**

   a. **Traffic Services:** No objection.

   b. **Engineering - Storm Sewer Availability:**

1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.

2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.

4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage–easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*

6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.

7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

   A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

8) Sidewalks shall be installed for all new construction in accordance with the

Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

9) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

1) The City cannot provide service, contact private hauler.

b. Water Availability:

1. An existing 12-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

9. Plat may be revised after review and approval of utility plans.
10. Each unit must have a separate water meter and connection to the main.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.
8. Each unit must have a separate wastewater connection to the main.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Location:

- Support limited amounts of commercial in rural areas appropriate to the needs of rural residents and passersby. Commercial uses in rural areas should be

located in small clusters either on uninterrupted arterials or at freeway interchanges.

The SPUD has been modified since first submitted to remove some proposed commercial uses, and is now requested to allow office development along the west side of South Mustang Road, a Major Arterial Street. At this location, South Mustang Road serves primarily residential uses to the north and southwest. South of abutting R-1 zoning to the south is PUD-265 (1986). PUD-265 spans both sides of South Mustang Road, north of SW 59th Street, and allows residential and commercial development. Land on the south side of S Mustang Road is within Mustang City limits.

2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, "Building Scale and Site Design" and "Traffic" are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow office use governed by the O-2 District regulations, except that setbacks are proposed at 25 feet from the SPUD boundaries, and the maximum building height allowed is one story.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located at the southwest corner of South Mustang Road, a Major Arterial Street, and SW 54th Street, a private Neighborhood Street.*

3) **Service Efficiency:**
   - Water: *Served*
   - Sewer: *Fully Served*
   - Fire Service: *Urban Response*

4) **Environmentally Sensitive Areas:** No ESAs were identified on the subject site.

5) **Transportation System:** The subject site is located at the southwest corner of South Mustang Road, a Major Arterial Street, and SW 54th Street, a private Neighborhood Street. Transit (bus) service is not available nearby.

6) **Other Development Related Policies**
   - Support limited amounts of commercial (one to two acres per use) in rural areas appropriate to the needs of rural residents. Commercial uses in rural areas should be located on major, uninterrupted arterials or at freeway interchanges. (SU-46)

- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)

b. Plan

The subject site is located on the west side of South Mustang Road, generally one-quarter-mile north of SW 59th Street. The site has frontage along both South Mustang Road, classified as an arterial street by planokc, and SW 54th Street, a private neighborhood street. The site is currently zoned R-1 and undeveloped. Land to the north and west is zoned R-1 and within the Thoroughbred Acres, a 5+ acre rural residential neighborhood that is within the Rural Medium Intensity Land Use Typology Area (LUTA). Land to the south is also zoned R-1 developed with homes within the Ledgestone neighborhood on primarily 8,000 to 10,000 square foot lots. Much of the area east, south, and north is within the Urban Low Intensity LUTA. Farther south at the arterial intersection is PUD-265 (1986). PUD-265 spans both sides of South Mustang Road, north of SW 59th Street, and allows residential and commercial development. Land on the south side of S Mustang Road is within Mustang City limits. The SPUD was originally requested to allow office and commercial uses. The conceptual plan for the development illustrates four (4) one-story buildings on the property, surrounded on the north, east, and south sides by parking areas. A six-foot sight-proof screen and a three-foot landscaped buffer are illustrated along the western boundary.

Staff does not support extending non-residential uses farther north of SW 59th Street, or away from the arterial intersections. In response to staff concerns, the applicant has revised the SPUD to remove commercial uses and now limits the uses to 8 uses with an O-1 (office) base district. The application has been modified since first submitted to also limit building height 20 feet, require a 20-foot landscape buffer along the north, west and south SPUD boundaries; prohibit EMD signs; limit freestanding signs to a maximum of 8 feet tall and prohibit signs along SW 54th Street; require at least 200 feet of spacing between a maximum of two driveways; and limit the amount of stucco and architectural metal that can be used on facades. The applicant has indicated that the proposed office buildings would be "residential style", but this is not captured in the Master Design Statement. Should the application be approved and desired by the Planning Commission, more detail regarding architectural style could be added to the MDS. In addition, the amount of landscaping should be increased within the proposed 20-foot landscape buffers.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time

of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Denial of the application, or

If approved, subject to the following Technical Evaluation:

1. Provide additional details regarding the architecture of the proposed office buildings.
2. Increase the amount of landscaping (e.g. number or spacing of trees, number of points) within the north, west and south setbacks.
3. Revise Exhibit B to reflect the access and landscape buffers in Master Design Statement.

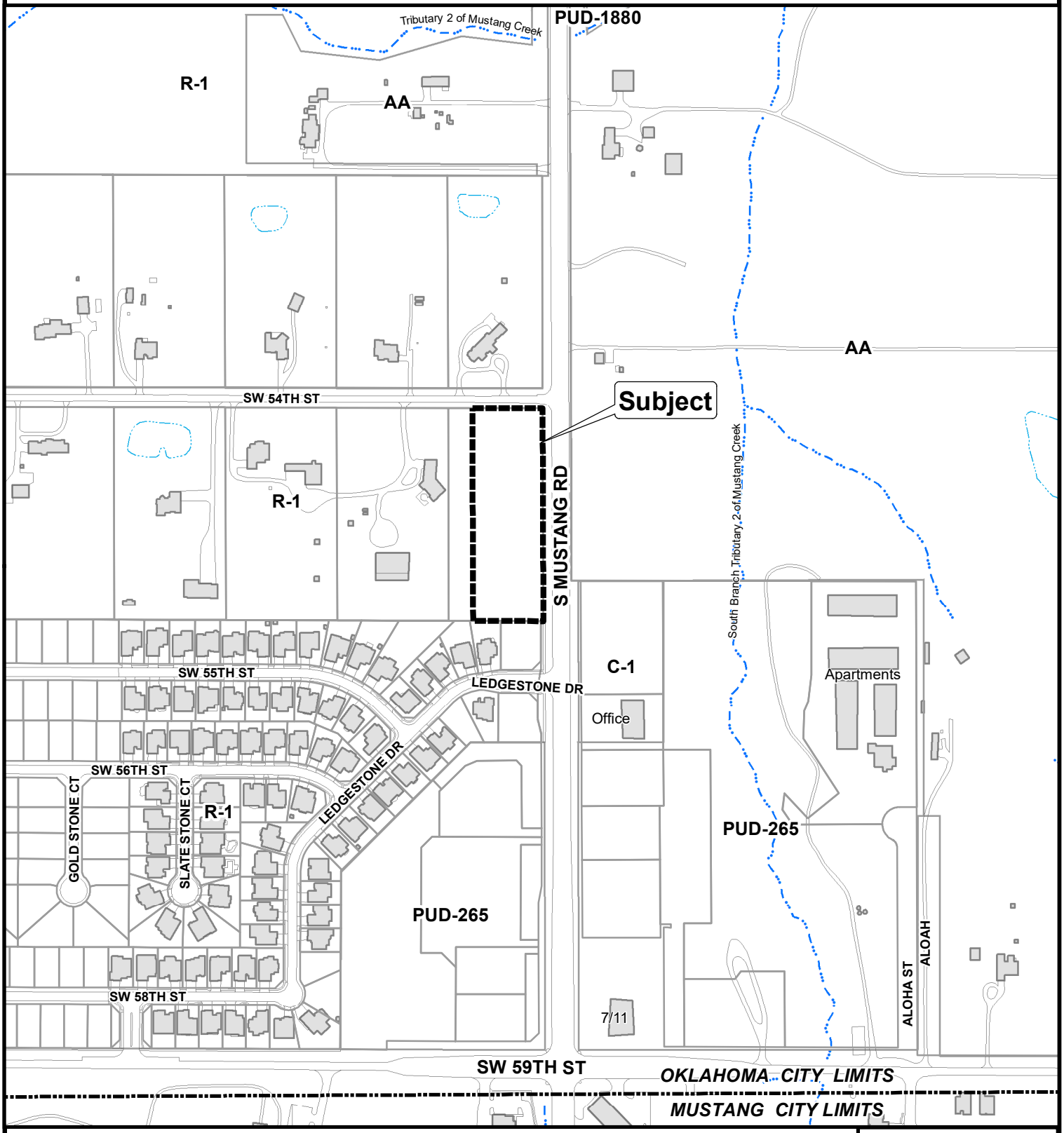
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1799 **Applicant: Todd Land & Livestock, Inc.**

Existing Zoning: R-1

Location: 5401 S. Mustang Rd.



Aerial Photo from 2/2022

The City of OKLAHOMA CITY

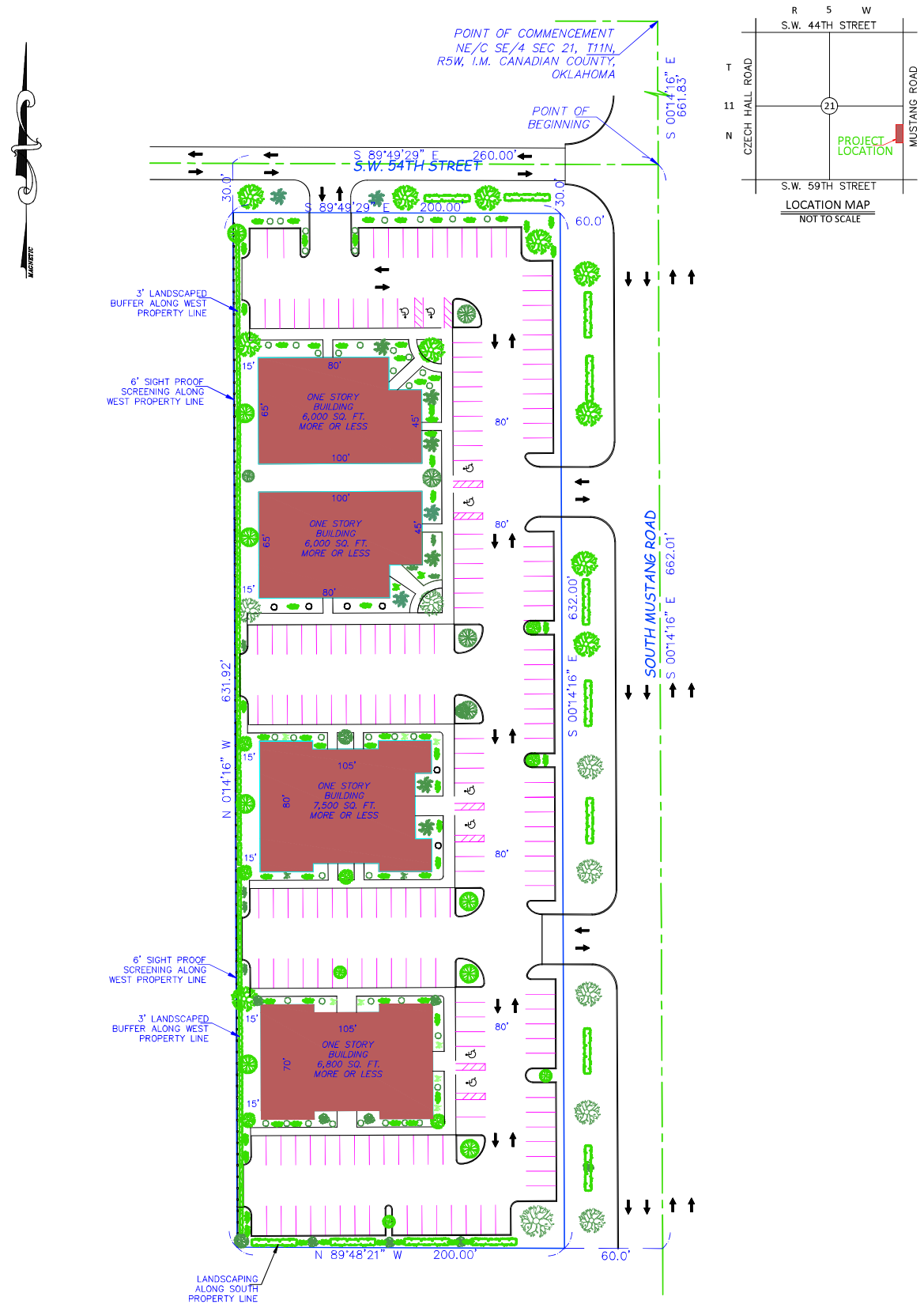
Simplified Planned Unit Development

N W E S

0 200 400 Feet

SPUD-1799 Exhibit B

CONCEPTUAL DESIGN PLAN



JOE A. COVEY, PLS
2805 Northwest 24th Street
Newcastle, Oklahoma 73065
Phone: (405) 990-0323

Case No: SPUD-1799 **Applicant: Todd Land & Livestock, Inc.**

Existing Zoning: R-1

Location: 5401 S. Mustang Rd.



Aerial Photo from 3/2025

The City of OKLAHOMA CITY

Simplified Planned Unit Development

N W E S

0 200 400 Feet

2026 MAR 12 PM 12:29
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Carey and Karen Barger

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11648 S.W 54th St Lot 12

Signature of Property Owner: Kim Bangs Date: 03-03-2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: June A Roy

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

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To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

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The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11749 SW 54th St

Signature of Property Owner: Jane A Kay Date: 2/5/26

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Robert Workman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

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The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 sw 54th Mustang, Ok

Signature of Property Owner: Robert Workman Date: 3-4-2026

2025 MAR 12 PM 12:28
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DAVID AND LORI OTTEN

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11520 S.W. 54TH STREET MUSTANG, OK

Signature of Property Owner: [signature] Date: 3/20/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Russell Rouse

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11501 SW 54th STREET MUSTANG, OK.

Signature of Property Owner: R. Rowe Date: 3/8/2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DALE MCFARLAND

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, ***2***, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11400 S.W. 54th MUSTANG, OK

Signature of Property Owner: [signature] Date: 3/6/2026

2026 MAR 12 PM 12:28
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kevin Jackson Ginger Jackson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11700 SW 54th St

Signature of Property Owner: [signature] Date: 3-3-26

[signature] 3-3-26

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David & Carla Brockman Lot 13

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 SW 54th St, Mustang OK 73064

Signature of Property Owner: Carla Brockman Date: 3-6-26

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 S.W. 54th St. Mustang Ok 73064

Signature of Property Owner: [signature] Date: 3-6-26

2026 MAR 12 PM 12:28
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tasha & Cory Franks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 54th St, Mustang OK 73064

Signature of Property Owner: _____ Date: 3/9/2024

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Donna Greene

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. PLANNING COMMISSION.

At the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

B. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, *2*, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

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[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11449 S.W. 54 St. Mustang, OK 73064

Signature of Property Owner: Donna F. Dixon Date: Mar 5, 2026

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Creekside Plaza LLC

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

CREEKSIDE PLAZA LLC IS A PROPERTY OWNER

I have property just across from the subject SPUD project: It combines a rural feel with close proximity to urban amenities

The entire area surrounding the proposed SPUD is rural/residential with some small commercial developments. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Thoroughbred Acres. For example, at the Planning Commission, it was explained that staff recommended denial of the proposed SPUD. Additionally, two members voted against the SPUD; and, but for the litany of TEs, 9 in all, it is doubtful the other members would have voted for the SPUD. If it takes 9 TEs to fit this round peg into the square hole, that should tell the council members that placing an office building in the middle of a rural neighborhood comprised of five (5) acre tracts containing horses and cattle is not in keeping with the development of the area.

Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5408 South Mustang Road

Signature of Property Owner: [signature] Date: 3-6-2026

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DyannAllen

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5613 Tiger Stone pr. Mustang

Signature of Property Owner: DyannAllen

Date: 11/16/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Jason Allen

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5613 Tiger Stone Dr Mustang, OK 73064

Signature of Property Owner:

Date: 11-16-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:18 am, Nov 20, 2025

OBJECTION TO SPUD-1799

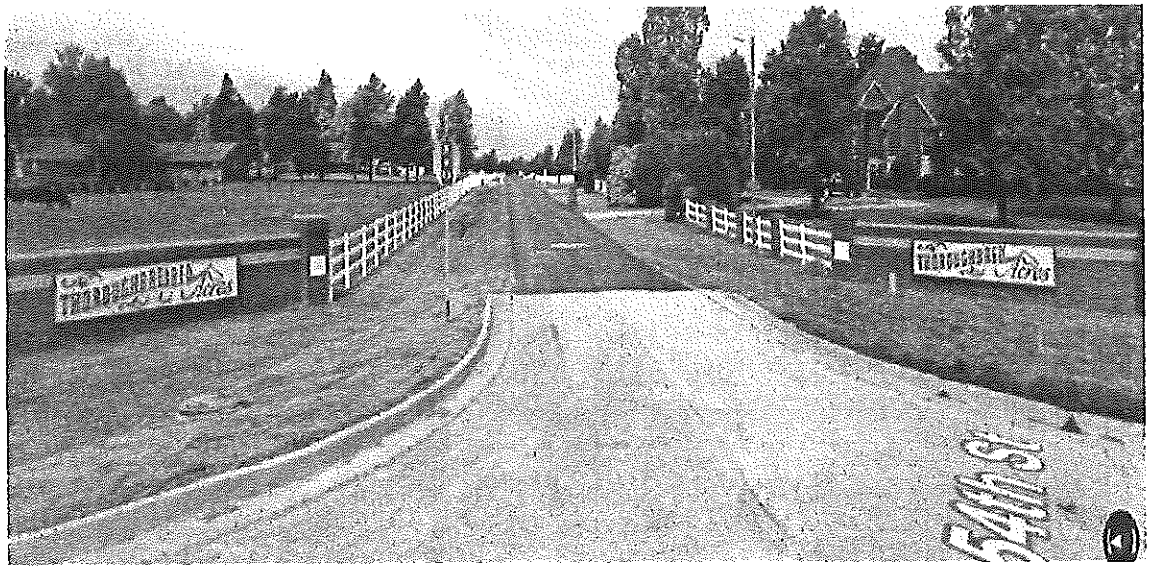
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kory & Michele Autrey

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11549 SW 54th St

Signature of Property Owner: Kerry Autrey Date: 11/12/25

Michelle Autrey

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:17 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: CARY BARGER & KAREN BARGER

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11648 SW 54th STREET

Signature of Property Owner: Cary Barker Date: 11/13/2025

Kari Barker 11/13/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

Katrina Avers
Ward 3 Councilwoman
City Hall
200 N Walker
Oklahoma City, OK 73102
Date: 1/15/2026
Subject: Rezoning Application SPUD-1799

Dear Mrs. Avers,
Congratulations on your appointment to Ward 3 last year. I know you are excited about the challenges of the office. We are pleased you are also a small farm owner in our ward.

As you may already know, the subject SPUD is coming up for consideration by one of our lot owners inside Thoroughbred Acres Addition requesting a change of the existing Residential zoning to a Commercial zone lot. I would like to add some content to this matter from our perspective. Thoroughbred Homeowners Addition was developed in 1989 as (16) 5-acre tracts for families looking for semi-rural living with the ability to have horses or cattle and other small farm animals and enjoy a diverse amount of wildlife along our creek. The addition has an equestrian appearance with a single outlet to a private road as SW 54th street and has been a great place to live for more than 30 years until now, as a corporate entity located in Texas (Todd Land & Livestock Inc.) wants to impose a commercial enterprise inside our addition boundaries which recently applied to OKC for rezoning. This is the last lot in our addition left to develop. It was once part of four lots owned together by one owner.

The original developer was granted single family residential zone on all lots, including the subject property and we would desperately want to keep it that way. Our covenants and restrictions do not convey any reason to an owner to operate under a commercial zoning. The corporate owners are members of the Thoroughbred Homeowners Association and are not interested in working with the Association on the covenant restrictions. It appears we would have to file suit against the owners to protect the value and character of our addition if this application were to be approved and to go forward as a commercial zone.

We are in hopes that the OKC council will reject the application in our favor to preserve our long-established residential zoning that was granted in the beginning. It is still a very active Homeowners community. We are not opposed to commercial development in otherwise commercial areas, just not inside a long-established neighborhood governed by Homeowners Covenants. We would have to change our covenants to include parameters intended for commercial restrictions which I don't believe has ever been done before and have many obvious conflicts.

Thoroughbred Acres hosted a meeting recently with the owner's representative and Box Law firm (which submitted the application) only to find out they already presume this application will be approved by the city and are only interested in knowing which type of business would be acceptable to the homeowners. The Association of course has rejected any type of consideration at this time as this application has not been approved to date, and it is currently still a residential zone until we go through the process and a decision by OKC council is granted for some unpredictable reason.

Our covenants do provide only two exceptions for two of the lots, 1 and 2, for retail trade (and is intentionally not defined as what trade is to be determined by the association) such as commercial breeding of animals or raising swine. This is only permitted when there is, and I will paraphrase; "no noxious or offensive trade or enterprise carried out, nor shall it become an annoyance or nuisance to the neighborhood". The operation of a commercial business inside Thoroughbred would be an unwanted nuisance. These restrictions are enforced as a residential zone and are not intended for commercial zoning purposes. Switching this property to a commercial zone while in a Homeowners Association change all the intentions of the restrictions in place for residential purposes and will only have relevance when considered as a residential zone. Further, the amended covenants have removed the exceptions all together and the next owners would have to remove the enterprise and would not be allowed to do the same. What happens when the business closes? The subject lot will still be under the jurisdiction of the residential covenants and restrictions. The second provision to lot 1 & 2 is that the owner has the option to build a house on the lot or leave undeveloped to use as pasture or buffer from the highway. One of the two lots has already constructed a house.

Please be advised that Thoroughbred Acres was not listed on the required properties to be notified on the application. However, Ledge Stone Addition (bordered on the south side of the subject property) was notified. I believe this was intentional strategy by the subject property owners that wanted this to get this passed without notifying the Thoroughbred Acres Homeowners proper. We have collected and submitted 45 signed objection affidavits that was sent to the planning commission from the surrounding area (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surround the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property objecting to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. These affidavits should be already received by the planning commission.

I hope that this information has in some way provided guidance to the decision before you make a final decision as it matters a great deal to those living near the rezoning lot. Thank you for your consideration

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 ckbarranch@gmail.com or 405.615.1642
(See Attachment below for entrance view and layout of all lots in Thoroughbred Acres)

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact on its rural characteristics. The subject lot is on the left side shown with cattle grazing. Also, more than 40% of homeowners here have horses or cattle.



Thoroughbred Acres Addition, Subject 3.9 acre lot for rezoning.

Johnson, Thad A

From: Cary Barger <ckbarranch@gmail.com>
Sent: Wednesday, January 21, 2026 6:28 PM
To: PL, Subdivision and Zoning
Subject: Fw: Objection affidavits to SPUD-1799
Attachments: Creekside signed Objection to SPUD 1799.pdf; Thoroughbred objection Affidavit outside the list of notification.pdf; Ledgestone signed required contact objection to SPUD 1799.pdf; OKC council signed objection affidavits SPUD 1799.pdf

You don't often get email from ckbarranch@gmail.com. Learn why this is important

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From: Cary Barger
Sent: Wednesday, January 21, 2026 6:24 PM
To: subdivisionandzoning@okc.gov
Subject: Objection affidavits to SPUD-1799

Please review the attached cover letter outlining the objection affidavits obtained on both the required notice landowners noted in the subject SPUD-1799 and others outside the 300 ft range. All total it identifies (45) homeowners and business owners near the location of the lot application for rezoning from Residential to Commercial zone in the established Thoroughbred Homeowners Addition. This application comes up before the planning commission on February 12th. We are opposed to the rezoning proposed. This is not a good fit for the Addition, community or traffic concerns.

Respectfully,
Cary Barger
President of Thoroughbred Acres Addition
405.615.1642

Johnson, Thad A

From: Cary Barger <ckbarranch@gmail.com>
Sent: Monday, February 2, 2026 3:44 PM
To: PL, Subdivision and Zoning
Cc: okcward3.planning@gmail.com
Subject: Thoroughbred Acres SPUD-1799 Objections
Attachments: director council objection letter 2026.pdf

You don't often get email from ckbarranch@gmail.com. Learn why this is important

Attention: Geoffrey Butler, Director of City Council / planning commission
From: Cary Barger President Thoroughbred Acres Addition

Please see the attached brief on our objections to the subject SPUD. Despite our good faith negotiations with the applicant and Box Law firm in the last few weeks concerning this matter, we are too far apart from reaching an agreement in changing the current Zoning and the proposed commercial zoning and use of same. There are just too many differences in what they desire, and our use of the residential addition and the established covenants and restrictions. The two uses are just incompatible. Therefore, we request you consider our perspective in the attached letter in your decision to reject the application of the Lot owner to change to Commercial Zone.
Thank you,

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

Jeoffrey Butler
OKC Council
Date: 2/2/2026
Subject: Rezoning Application SPUD-1799 Agenda set for February 12th, 2026

As you may already know, the subject SPUD is coming up for consideration by one of our lot owners inside Thoroughbred Acres Addition is requesting a change of the existing Residential zoning to a Commercial zone. I would like to share the basis of why this application is not a good fit for our established HOA community, which is inside our boundaries and part of the Thoroughbred covenants.

What the application does not consider is that all the lots were first developed to qualify for urban Farm use as well as residential internally by design. All lots are just over 5 acres each qualify for tax exemption as farm use. More than half of the lot owners still have horses and or cattle, donkeys etc., as the original owner of the subject lot did as well in the beginning. They owned (4) lots together to begin with and ran horses and cattle. The current owner illegally changed the subject lot to less than (4) acres without notification to the HOA which now seeks to change the character and value of our Addition.

The subject lot owner would have you to believe that the covenants permit converting his lot for commercial gain. The covenants only permit the subject lot for commercial breeding of animals, any swine or retail trade as an urban farm or residential lot. At one point, it did indeed have trade in cattle and horses which was permitted, but not as commercial trade. It goes on to prohibit all other types of businesses for public use or any noxious or offensive trade, or which may become a nuisance to the neighborhood which it would become in our opinion in many obvious ways if allowed to set up commercial enterprise inside the HOA boundaries. Our covenants was not set up to enforce a commercial enterprise. This section of the covenants has since been revised to omit any business activity to avoid any confusion in the future. Even if this were allowed for this lot, the next owner would have to remove any commercial activity and revert it back to residential use.

We have collected 45 signed objection affidavits (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surround the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property **objecting** to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. See attached for our collection of objections to rezoning and permitting commercial zone to be approved on the subject lot.
Thank you for your consideration.

See view below of subject lot in the middle of two residential entrances from Mustang Road with Ledgestone Addition on the left and Thoroughbred Acres Addition on the right.



(11) OBJECTIONS FROM HOMES WITHIN 300' ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

Thoroughbred Acres – 50%

Donna Greene 11449 SW 54th Street
Cory and Tasha Franks 11500 SW 54th Street

Ledgestone Addition – (8) 89%

Stacy Frances 5512 Ledgestone Dr.
James and Patrica Hanney 5516 Ledgestone Dr.
Richard J. Rayes Medez and Rocio Pares 5509 Ledgestone Dr.
Steven and Tiffini Lissolo 5513 Ledgestone Dr.
John and Terri Jurek 5517 Ledgestone Dr.
Scott Branch 5521 Ledgestone Dr.
Damion And Jessie Liu 5525 Ledgestone Dr.
Hieu VU and Ncoc VO 11509 SW 55th Street

Creekside Plaza – 100%

Chris Bishop 5408 South Mustang Road

There are 33 more objection affidavits from just 300' to 500' from the subject lot and further from Thoroughbred Acres Addition and Ledgestone (see below)

SIGNED OBJECTIONS FROM HOMES OUTSIDE 300' NOT LISTED ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

THOROUGHBRED ACRES – (12) 75%
Russell and Darian Rouse 11501 SW 54th Street
David and Lori Odom 11520 SW 54th Street
Kory and Michele Autry 11549 SW 54th Street
Brad and Karli Geurin 11550 SW 54th Street
Rob and Cheryl Workman 11601 SW 54th Street
Dale McFarland 11600 SW 54th Street
Cary and Karen Barger 11648 SW 54th Street
Wayde and LeAnn Whetstone 11649 SW 54th Street
Kevin and Ginger Jackson 11700 SW 54th Street
David and Carla Brockman 11701 SW 54th Street
Chris and Brittany Cummings 11748 SW 54th Street
June Roy 11749 SW 54th Street

LEDGESTONE ADDITION (21)
Glen Nelson 5709 Ledgestone Dr
Michelle Hines 5604 Ledgestone Dr
Connie Gray 5520 Ledgestone Dr
Joe Parsons 5600 Ledgestone Dr
Shirley Freeman 11521 SW 55th Street
Holly Strecker 11513 SW 55th Street
David C Haygood 11500 SW 55th Street
Karen Devenee 11536 SW 54th Street
Wanda Barks 11525 SW 55th Street
Debra Marquez 11616 SW 55th Street
Casey Bryant 11612 SW 55th Street
Carolyn Paharas 11541 SW 55th Street
Nathan Helvey 11609 SW 56th Street
Stacey Mattingly 11601 SW 58th Street
Christpher Rush 11525 SW 58th Street
Scott & Lori Braig 5712 Tiger Dr
Mike Knutson 5805 Tiger Dr
Robert Collins 5608 Tiger Dr
Chadley & Magan Hamil 5609 Tiger Dr
Aaron Fife 5712 Tiger Dr
Jason & Dyann Allen 5613 Tiger Dr

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 ckbarranch@gmail.com or 405.615.1642

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Wanda Barks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11525 SW. 55th St.

Signature of Property Owner: Wanda Barks

Date: 11/13/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Scott & Lori BRALY

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5612 TIGER STONE DR

Signature of Property Owner:

Date: 11/16/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:15 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: S. A Brock

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5521 Ledgestone Dr

Signature of Property Owner:

Date: 11/12/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:17 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David & Carla Brockman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2…shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15…nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11701 SW 54th St., Mustang, OK 73064

Signature of Property Owner: Carla Buchman

Date: 11-15-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:12 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Casey Bryant

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11612 SW 55th

Signature of Property Owner:

Date: 11/15/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Robert Collins

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

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> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5608 Tiger Stone Dr. Mustang

Signature of Property Owner:

Date: 11-16-25

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: **CREEKSIDE PLAZA LLC**

I hereby object to proposed SPUD-1799 for the above-referenced legal description.

Address of Property Owner: 5408 South Mustang Rd.

Signature of Property Owner: [signature] Date: 12-12-2025

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:17 am, Nov 20, 2025

OBJECTION TO SPUD-1799

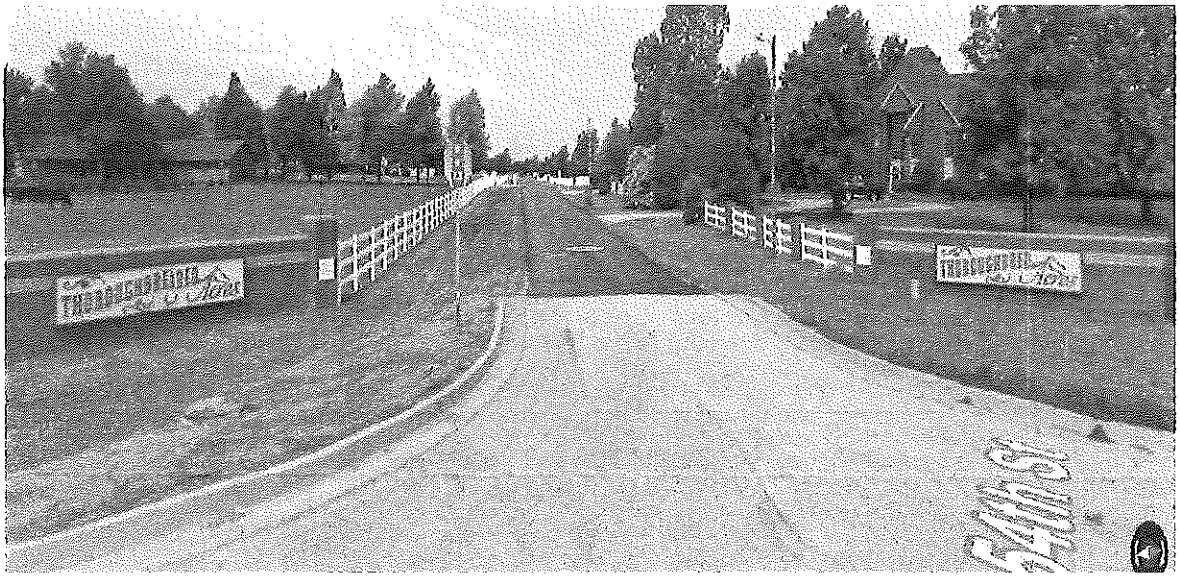
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Chris and Brittany Cummings

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11748 SW 54th Street, Mustang OK 73064

Signature of Property Owner: [signature] Date: 11/13/25

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: AARON FIFE

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5712 TIGER STONE DR

Signature of Property Owner:

Date: 11/15/25

2025 JAN 28 AM 10:49
OKLAHOMA CITY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Francis

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[o]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5512 Ledgestone Dr

Signature of Property Owner: Stacy Francis

Date: 12-28-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter, THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East along said north line, a distance of 260.00 feet to the POINT OF BEGINNING

Name of Property Owner Cory Franks + Tasha Franks

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2 . . . shall be used solely as residential lots . . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11508 SW 54th St. Mustang, OK 73064

Signature of Property Owner: [signature] Andrew Sanks

Date: 11/13/2025

Dear Katrina Avers,

I am writing to strongly oppose the SPUD-1799 proposal to rezone Lot 2 in Thoroughbred Acres to commercial. This neighborhood, established in the late 1980s, was intentionally designed as premier acreages dedicated to the cattle and horse community, with a rich history of families involved in equine sports such as barrel racing, racehorses, and team roping. My home, built by the HL Todd family, originally consisted of four 5-acre lots with cross-fenced pastures, a custom barn with stables, and a fully piped and lighted roping arena that rivaled many round-up clubs. As a teenager in the early 1990s, I spent countless weekends roping on the very property where my family now resides.

When Rita and HL moved on, the property was sold to Don Hall, who continued the tradition of team roping competitions and clinics. However, before the sale, the property boundaries were altered without notifying the established HOA, dividing my current homesite, the arena and barn, and the two pasture lots. These changes, necessitated by existing fixed structures on original property lines, transformed the four 5-acre lots into 5, 5, 6, and 4-acre parcels. Lots 1 and 2 were exempt from building to provide a buffer to Mustang Road for adjoining lot owners. Upon learning of these changes, the HOA made an exception allowing residence on this property, although it was originally 5 acres.

Had I known there was any possibility of a lot within this well-established residential neighborhood being rezoned commercial, I would never have purchased my property. Our community works tirelessly to maintain and improve our homes, preserving the neighborhood's desirability. More than half of the residents have lived here for many years, drawn by the location and well-kept properties. County records value all properties at $500,000 or more, with two homes selling last year for over a million dollars due to the neighborhood's prime location, established character, and private road.

Allowing this rezoning would severely diminish our property values and disrupt the quality of life we cherish—acreages that offer a peaceful retreat from the hustle and bustle of city living. While I support growth necessary for community success, it must be managed responsibly. Mustang Road, from 59th to I-40, offers numerous opportunities for commercial development without sacrificing our neighborhood to another gas station, hotel, apartment complex, or bar.

The increased traffic from ongoing commercial projects south and east of us already complicates access to SW 54th onto Mustang Road. A recent serious accident on October 14th, involving a vehicle stopped to turn onto SW 54th, highlights the dangers. Oklahoma City's enthusiasm for commercial growth and revenue often comes at the expense of safety. Infrastructure improvements have not kept pace; Mustang Road remains outdated, lacking necessary widening and designated turn lanes to accommodate growth.

I urge you to consider these concerns carefully when this proposal is reviewed by you and the planning commission next month. The negative impact on our residential neighborhood would be significant. I would welcome the opportunity to meet with you personally and show you our street to demonstrate the unique value and character of our community.

Thank you for your attention to this important matter.

Sincerely, Cory Franks and family

11500 SW 54th ST.

Johnson, Thad A

From: Tasha Franks <tasha@sqconstructionllc.com>
Sent: Friday, November 21, 2025 3:07 PM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1799 Proposal

You don't often get email from tasha@sqconstructionllc.com. Learn why this is important

I am writing as a deeply invested resident of this community to express my heartfelt opposition to the proposed rezoning of the residential lot at the entrance of our neighborhood. This lot sits at the gateway to a small, peaceful community of only 15 homes - all on five acre parcels - and one single private feeling street that ends in a quiet cul-de-sac.

When my family chose this home, we did so because we believed in the peaceful, stable promise of a small somewhat secluded residential neighborhood with spacious lots. The lot behind us is woven into that sense of home. To convert it to commercial use would bring noise, lights, traffic, danger, and daily uncertainty at the front of a very quiet residential street. This is not just a zoning change; it is a disruption to our quality of life, our privacy, and our security.

This neighborhood is more than a place we live. It is our sanctuary. It is slow, peaceful, and intentionally protected by its zoning and HOA covenants. A commercial development at its entrance would fundamentally and permanently change the character and safety of every person and family who lives here.

Our neighborhood is small and close-knit. Many of us moved here *because* of the quiet, rural/residential setting - something becoming more rare within Oklahoma City limits. The five-acre lots give families space, safety, privacy, and the tranquility that comes with low traffic and predictable surroundings.

The lot in question sits at the *only entrance* to our neighborhood. Every resident must pass it daily. Turning this entrance into a commercial zone means bringing:

- Increased traffic at the choke point of our single road access.
- Safety risks for residents pulling trailers, walking pets, teaching kids to ride bikes, etc.
- Light pollution at night in a neighborhood that currently enjoys low light and quiet.
- Noise and activity inconsistent with the setting that was intended for this neighborhood, per HOA covenants and restrictions.
- Strangers and commercial activity into a place that has always felt safe.

This rezoning wouldn't just affect the homes adjacent to the lot - it would affect every single residence every day. And for many of us, this isn't just where we live. It's where we raise our children, walk our property, and find peace.

Safety Concerns
The most significant safety issue is the adding commercial traffic to the only entrance and exit we have. The main city street right outside our neighborhood is already extremely busy, and we have seen far too many wrecks there - including tragic, fatal ones. Every time we pull out of our neighborhood, we do so with extreme caution because we know how dangerous this stretch of road can already be. The idea of adding business traffic, delivery trucks, customers turning in and out, and unfamiliar drivers right at that very spot feels terrifying. It would put every single resident at greater risk every day. For families pulling in or out of their homes, for children playing outdoors, for neighbors hauling equipment or trailers, the danger becomes very real. It's heartbreaking to imagine a preventable accident happening simply because a commercial business was allowed to occupy a location that was never meant to handle that kind of traffic.

Oklahoma City Ordinances Supporting this Opposition
This request conflicts with several core principles of the Oklahoma City Municipal Code in Chapter 59.

- Purpose of Residential Districts

The City claims it will protect the character of existing residential neighborhoods and ensure that new uses are compatible.
A commercial use at the entrance to a rural/residential 5-acre lot community is not compatible by definition.

- General Zoning Intent

City zoning must promote public health, safety, comfort, convenience, prosperity, and general welfare.
A commercial use at the sole access point to a 15 home neighborhood introduces traffic and safety hazards that directly violate this purpose.

- Compatibility Standards

This requires consideration of noise, lighting, operating hours, and traffic levels.
A commercial use would fail compatibility with the quiet rural character of our small cul-de-sac community.

- Commercial Use Location Requirements

Commercial districts are intended for areas with appropriate access, roadway capacity, and buffers - typically along arterials or well planned corridors.
Our one-road neighborhood accessed by a single residential street with no alternate exits, does **not** meet these criteria.

Conflict with HOA Covenants
The lot is part of a legally established HOA whose covenants explicitly forbid commercial use. Every homeowner purchased their land with this guarantee and agreed to said covenants and restrictions per contract. Approving a zoning change in direct conflict with these covenants creates legal tension, destabilizes expectations, and undermines trust among homeowners who relied upon these protections when they chose to purchase in this particular community.

A Respectful Request for Protection
We are a small neighborhood. We are not a subdivision with hundreds of homes or multiple entrances. We are 15 families who chose rural/residential life for safety, peace, and privacy. A commercial intrusion at our only entrance, would reshape the character and experience of our neighborhood permanently - and not for the better. For these reasons - personal, practical, and legally supported - I am respectfully asking you to deny the zoning request for the lot at 5401 S. Mustang Rd.

Thank you for your consideration and for your time to the family whose daily lives will be affected by this decision.

Sincerely,
Tasha Franks
Homeowner/Thoroughbred Acres HOA Member

Sent from my iPhone

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Shirley Freeman

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11521 SW 55th Mustang

Signature of Property Owner: Shirley Freeman

Date: 11-13-2025

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:17 am, Nov 20, 2025

OBJECTION TO SPUD-1799

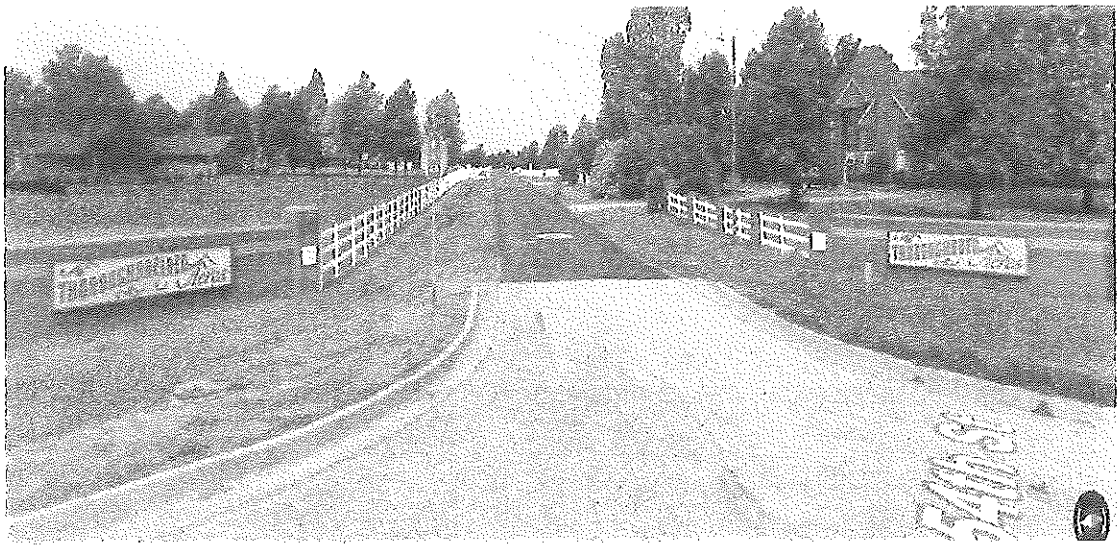
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Brad and Karli Geurin

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11550 SW 54th St, Mustang, OK 73064

Signature of Property Owner: Yarli Lewis Date: 11/13/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: CONNIE GRAY

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: *5705 Tiger Stone Drive* (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5520 Ledgestone Dr.

Signature of Property Owner: Connie Gray

Date: 11-12-25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:15 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21) Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter, THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING

Name of Property Owner: Donna Greene

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

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This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

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The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2 . . . shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.)

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Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11449 S W 54 Street Mustang, OK

Signature of Property Owner: Donna Greene

Date: 11-13-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING: THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Chadley Hamil

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The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5609 Tiger Stone Dr, Mustang, OK, 73064

Signature of Property Owner:

Date: 11-16-25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Megan Hamil

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5609 Tiger Stone Dr, Mustang, OK 73064

Signature of Property Owner:

Date: 11-16-25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David C. Haygood

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11500 SW 55th St, Mustang

Signature of Property Owner: David C. Haygood

Date: 11/13/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:12 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Nathan Helvey

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11609 SW 56th ST Mustang, OK 73064

Signature of Property Owner:

Date: 11-15-25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Michelle Hines

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5604 Ledgestone Mustang

Signature of Property Owner: Michelle Hines

Date: 11/12/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:16 am, Nov 20, 2025

OBJECTION TO SPUD-1799

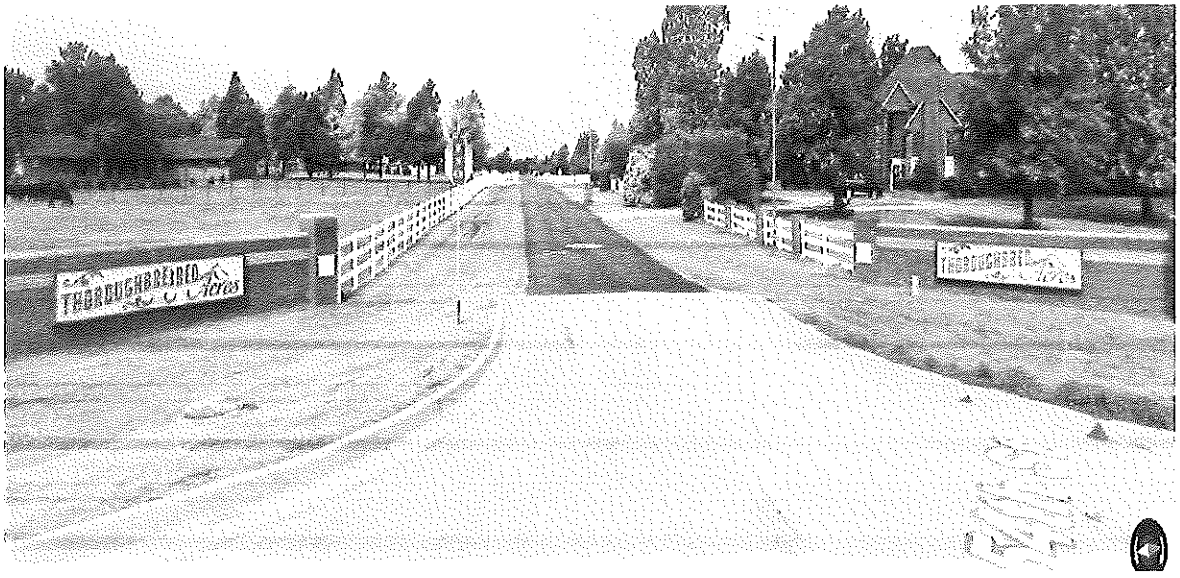
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Kevin & Ginger Jackson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11700 SW 54th St Mustang, OK 73064

Signature of Property Owner: [signature] Date: 11-13-2005

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

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OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Tari Jurek

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5517 Ledgestone Dr.

Signature of Property Owner: Tari Jurek
Date: 11/12/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:12 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: MIKE KNUTSON

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5805 TIGER STONE DR

Signature of Property Owner: [signature]

Date: 11/15/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:12 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Steven M. Lissau

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5513 Ledgestone Dr.

Signature of Property Owner:

Date: 11/12/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:15 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DAMION LIU

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

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RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5525 LEDGESTONE DRIVE, MUSTANG, OK 73064

Signature of Property Owner:

Date: 12 NOV 25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:12 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Debra Marquez

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11616 SW 55th St 73064

Signature of Property Owner: Debra Marquez
Date: 11/15/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Stacy Mattingly

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 SW 58th Street

Signature of Property Owner: Stacy Mattingly

Date: 11/15/2025

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:15 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: DALE C McFARLAND

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11600 SW 54TH ST.

Signature of Property Owner: [signature] Date: 11-14-25

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: JAMES + PATRICIA NAMES

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5516 LEDGESTONE DRIVE

Signature of Property Owner:

Date: 11/13/25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Glen Nilson

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5709 Ledgestone Dr

Signature of Property Owner: Glen Nilson

Date: _____

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Karen Devenee

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural; Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11536 SW 55th St.

Signature of Property Owner:

Date: 11-13-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:15 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N 2 SE 4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: David Odom

I hereby object to proposed SPUD-1799 for the above-refereneed legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2…shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11520 SW 54th Street

Signature of Property Owner:

Date: 11-12-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:12 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Carolyn Panaras

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural; Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 1541 SW 55th

Signature of Property Owner:

Date: 11-16-25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:14 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: JOE PARSONS

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5600 Ledgestone Drive

Signature of Property Owner:

Date: 11/13/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:15 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Ricardo Reyes

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 5509 Ledgestonen Dr.

Signature of Property Owner:

Date: 11-12-25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:16 am, Nov 20, 2025

OBJECTION TO SPUD-1799

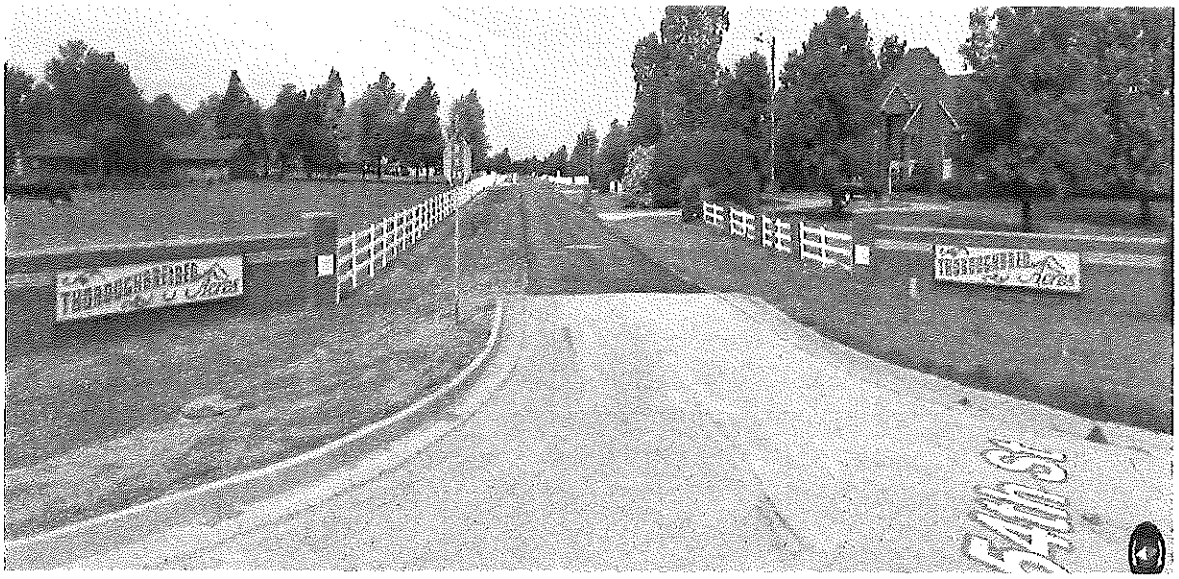
Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Russell W. Rouse

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&RS").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, ***2***, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11501 SW 54th St

Signature of Property Owner: [signature] Date: 11.12.2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:17 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: June A. Ray

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11749 SW 54th St.

Signature of Property Owner: [signature] Date: 11/17/2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Christopher Rush

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11525 SW 58th St

Signature of Property Owner: Christopher Rush

Date: 11/15/25

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:13 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Holly Stricker

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities.***" (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character.***" (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11513 SW 55th

Signature of Property Owner: Holly Stricker
Date: 11-12-25

THOROUGHBRED ACRES ADDITION HOMEOWNERS ASSOCIATION

OKC Council
Date: 1/21/2026
Subject: Rezoning Application SPUD-1799

As you may already know, the subject SPUD is coming up for consideration by one of our lot owners inside Thoroughbred Acres Addition requesting a change of the existing Residential zoning to a Commercial zone lot. Thoroughbred Homeowners Addition was developed in 1989 as (16) 5-acre tracts for families looking for semi-rural living with the ability to have horses or cattle and other small farm animals and enjoy a diverse amount of wildlife along our creek. The addition has an equestrian appearance with a single outlet to a private road as SW 54th street and has been a great place to live for more than 30 years until now, as a corporate entity located in Texas (Todd Land & Livestock Inc.) wants to impose a commercial enterprise inside our addition boundaries which recently applied to OKC for rezoning. This is the last lot in our addition left to develop. It was once part of four lots owned together by one owner.

The original developer was granted single family residential zone on all lots. However, not sure he would be successful in getting all lots sold, at that time not many were selling, he left himself one option in the covenants if he was not able to sell all of them as residential and added two lots with retail trade if needed. He was able to sell all the lots as residential. One lot built a home and the other purchased four lots together, including one of the lots left open as options. The four lots combined set a home just 10' from the front lot, a roping arena on another and a barn on yet another all spaced out. However, as the owner of the four lots grew tired of the covenant restrictions, he moved off just after a few years and sold to a partner that started selling each lot off to other homeowners that built home. With only one lot left, he has now decided to flip the lot to commercial.

Please be advised that Thoroughbred Acres was not listed on the required properties to be notified on the application. However, Ledge Stone Addition (bordered on the south side of the subject property) was notified. We have collected 45 signed objection affidavits (Thoroughbred Acres, Ledgestone, and Creekside Plaza) that surround the subject property with 80 percent or (12) of those on the required properties to be notified within 300 feet of the subject property objecting to the rezoning and the rest near the homeowners within 500 feet or more that objected as well to the rezoning of the subject property. See attached for our collection of objections to rezoning and permitting commercial zone to be approved on the subject lot.
Thank you for your consideration.

Sincerely,
Cary & Karen Barger
President & Secretary, Thoroughbred Acres Homeowners Association
11648 SW 54th Street Mustang, OK 73064 ckbarranch@gmail.com or 405.615.1642

See view below of subject lot in the middle of two residential entrances from Mustang Road with Ledgestone Addition on the left and Thoroughbred Acres Addition on the right.



(11) OBJECTIONS FROM HOMES WITHIN 300' ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

Thoroughbred Acres – 50%

Donna Greene 11449 SW 54th Street
Cory and Tasha Franks 11500 SW 54th Street

Ledgestone Addition – (8) 89%

Stacy Frances 5512 Ledgestone Dr.
James and Patrica Hanney 5516 Ledgestone Dr.
Richard J. Rayes Medez and Rocio Pares 5509 Ledgestone Dr.
Steven and Tiffini Lissolo 5513 Ledgestone Dr.
John and Terri Jurek 5517 Ledgestone Dr.
Scott Branch 5521 Ledgestone Dr.
Damion And Jessie Liu 5525 Ledgestone Dr.
Hieu VU and Ncoc VO 11509 SW 55th Street

Creekside Plaza – 100%

Chris Bishop 5408 South Mustang Road

There are 33 more objection affidavits from just 300' to 500' from the subject lot and further from Thoroughbred Acres Addition and Ledgestone (see attached.)

OBJECTIONS FROM HOMES OUTSIDE 300' NOT LISTED ON REQUIRED NOTICE FROM SUBJECT LOT REZONING APPLICATION

THOROUGHBRED ACRES – (12) 75%
Russell and Darian Rouse 11501 SW 54th Street
David and Lori Odom 11520 SW 54th Street
Kory and Michele Autry 11549 SW 54th Street
Brad and Karli Geurin 11550 SW 54th Street
Rob and Cheryl Workman 11601 SW 54th Street
Dale McFarland 11600 SW 54th Street
Cary and Karen Barger 11648 SW 54th Street
Wayde and LeAnn Whetstone 11649 SW 54th Street
Kevin and Ginger Jackson 11700 SW 54th Street
David and Carla Brockman 11701 SW 54th Street
Chris and Brittany Cummings 11748 SW 54th Street
June Roy 11749 SW 54th Street

LEDGESTONE ADDITION (21)
Glen Nelson 5709 Ledgestone Dr
Michelle Hines 5604 Ledgestone Dr
Connie Gray 5520 Ledgestone Dr
Joe Parsons 5600 Ledgestone Dr
Shirley Freeman 11521 SW 55th Street
Holly Strecker 11513 SW 55th Street
David C Haygood 11500 SW 55th Street
Karen Devenee 11536 SW 54th Street
Wanda Barks 11525 SW 55th Street
Debra Marquez 11616 SW 55th Street
Casey Bryant 11612 SW 55th Street
Carolyn Paharas 11541 SW 55th Street
Nathan Helvey 11609 SW 56th Street
Stacey Mattingly 11601 SW 58th Street
Christpher Rush 11525 SW 58th Street
Scott & Lori Braig 5712 Tiger Dr
Mike Knutson 5805 Tiger Dr
Robert Collins 5608 Tiger Dr
Chadley & Magan Hamil 5609 Tiger Dr
Aaron Fife 5712 Tiger Dr
Jason & Dyann Allen 5613 Tiger Dr

See attachment for (45) signed copies of objections to be rezoning to Commercial in lieu of residential

2025 JAN 06 PM 12:29
OKLAHOMA COUNTY CLERK

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: **CREEKSIDE PLAZA LLC**

I hereby object to proposed SPUD-1799 for the above-referenced legal description.

Address of Property Owner: 5408 South Mustang Rd.

Signature of Property Owner: [signature] Date: 12-17-2025

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:11 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

LEGAL DESCRIPTION: A tract of land being a part Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-one (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: The East 260.00 feet of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Southeast Quarter; THENCE South 00°14'16" East, along the east line of said Southeast Quarter, a distance of 661.83 feet to the Northeast corner of Tract Two (2) of the unrecorded plat of THOROUGHBRED ACRES and the POINT OF BEGINNING; THENCE South 00°14'16" East a distance of 662.01 feet to the Southeast corner of said Tract 2; THENCE North 89°48'21" West, along said south line, a distance of 260.00 feet; THENCE North 00°14'16" West a distance of 661.92 feet to a point on the north line of said Tract 2; THENCE South 89°49'29" East, along said north line, a distance of 260.00 feet to the POINT OF BEGINNING.

Name of Property Owner: Hieu Vu

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

LEDGESTONE IS A RURAL RESIDENTIAL COMMUNITY

I live in Ledgestone for a reason: It combines a rural feel with close proximity to urban amenities. Not only do I feel this way, but the realtors marketing in this area do to:

> We've saved something pretty awesome - the backyard. ***It is set up for entertaining and watching the wild life. With the right offer you can keep the hot tub and watch the deer, turkey and other wildlife through the winter!***

RE/MAX Energy re: 5705 Tiger Stone Drive (emphasis supplied). Increasing the development and traffic in this area with the uses proposed under the SPUD would certainly inhibit realtors' ability to sell homes if their selling point is the wild life in the area.

The entire area surrounding the proposed SPUD is rural/residential. Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character."*** (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of Ledgestone. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11509 SW 55th, Mustang, OK 73064

Signature of Property Owner:

Date: 11-12-25

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:16 am, Nov 20, 2025

OBJECTION TO SPUD-1799

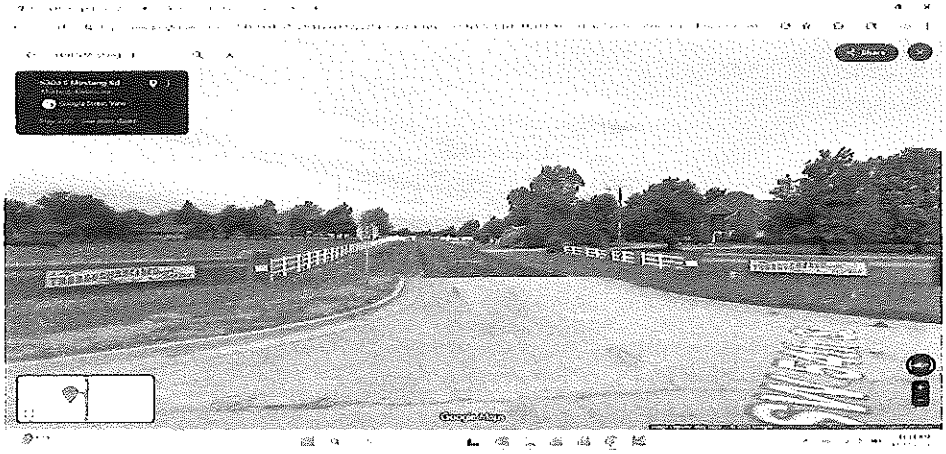
Location: 5401 South Mustang Road

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Name of Property Owner: Gerald Wayde Whetstone

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. The Covenants, Conditions, and Restrictions ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD. The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2…shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the

CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15…nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

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The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11649 SW 54th St

Signature of Property Owner: B Wayne White

Date: 11-13-2025

Johnson, Thad A

From: Lee Ann Whetstone <gonetotexastoo@gmail.com>
Sent: Tuesday, January 13, 2026 7:52 PM
To: PL, Subdivision and Zoning
Subject: Thoroughbred Acres SPUD-1799

You don't often get email from gonetotexastoo@gmail.com. Learn why this is important

To whom it may concern;

I am writing on behalf of the residents of Thoroughbred Acres to express our concerns regarding the proposed retail space at the intersection of Highway 4 and 54th St.

We have been proud residents of Thoroughbred Acres for over eight years, and it has always been a lovely, quiet neighborhood. We enjoy close relationships with our neighbors and value the tight-knit community we have built together.

Firstly, it is important to note that the proposed retail units would be situated within our neighborhood's boundary lines and could possibly utilize our private entry and road that ends in a dead end. It has been zoned residential for over thirty years. This means that the increased traffic flow would lead to significant wear and tear on our privately maintained and funded road

Additionally, the higher traffic volume raises, safety concerns, especially for our elderly, handicap, and young residents who frequently walk in our neighborhood along with the travelers on Highway 4. The current speed limit on Highway 4 is 55 mph and the lack of turn lanes and traffic signals has already led to many accidents. The wait times to pull onto Highway 4 last several minutes because of the high traffic volume that already exist.

We are also concerned about the potential impact on property values. If the retail unit units are not well-maintained or if high traffic businesses, such as fast food outlets are introduced, we risk accidents, litter, and a decrease in property values.

In light of these concerns, we are vehemently opposed to the development of the retail space in Thoroughbred Acres.

Thank you for your attention to this matter. We trust that the city council will carefully consider our concerns and prioritize the well-being of Thoroughbred Acres' residents.

Thank you for your time,

G. Wayde & Lee Ann Whetstone
11649 SW 54th St.
Mustang, OK 73064

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 11:17 am, Nov 20, 2025

OBJECTION TO SPUD-1799

Location: 5401 South Mustang Road

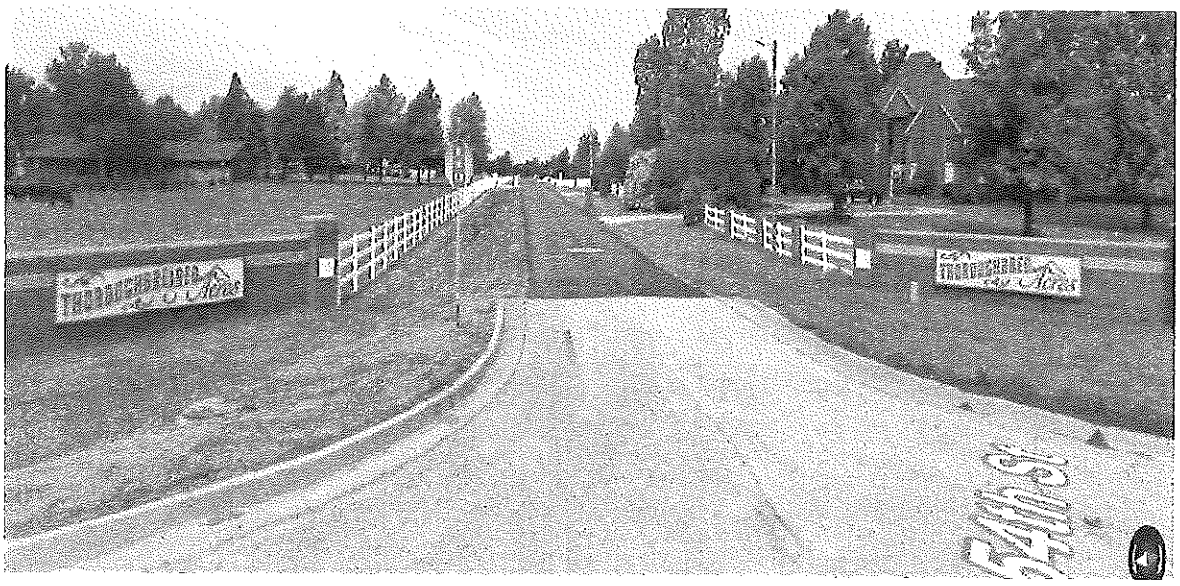
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Name of Property Owner:

Robert Workman_____

I hereby object to proposed SPUD-1799 for the above-referenced legal description due to the following:

THOROUGHBRED ACRES IS A RURAL RESIDENTIAL COMMUNITY



This is the entrance to our neighborhood. As you can see, Thoroughbred Acres combines a neighborhood feel with a rural aesthetic. The proposed SPUD, with its commercial uses, will absolutely decrease the aesthetic and functional aspects of our neighborhood and negatively impact its rural characteristics.

A. THE COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&Rs").

In 1989, CC&Rs were filed covering the neighborhood, including the area for the proposed SPUD.[1] The CC&Rs explain that S.W. 54th Street is a private road. However, the proposed SPUD seeks to use at least a portion of this private road. The increased traffic will obviously increase costs for road maintenance. It is inequitable to expect homeowners who do not desire commercial development to also foot the bill for the unwanted commercial development's use.

The proposed SPUD is for tract 2, and the CC&Rs do state that "[a]ll lots, except tracts 1 and 2...shall be used solely as residential lots. . . ." However, tract 1 now has a house on it. Leaving tract 2 as the sole surviving undeveloped tract within the neighborhood. It is clearly not in keeping with the CC&Rs, nor the overall development in the area, for office/retail development. As proof, Section 6 of the CC&Rs limits what could be developed within tract 2 to "commercial breeding of animals, any swine, [and] any retail trade. . . ." While "retail trade" is not defined, many of the proposed SPUD uses certainly do not fall within this category. *See e.g.*, SPUD at p. 2 (Child care centers, business support services, and Dwelling Units and Mixed Uses, etc.).

To further show that the proposed uses do not fall within the intended uses per the CC&Rs and would ruin the character of our neighborhood, in 1991, there was a third amendment to the CC&Rs. That amendment explained that "no residential dwelling shall be erected on lots 1, 2, 4, 6, 8, or 15...nearer than 10 feet from any side line of such lots." (Emphasis supplied.) This filing, two years after the original, clearly evinces an intent to make tract 2 limited to residential development, or, at a minimum, emphasizes that the types of proposed uses in the SPUD are incompatible with the CC&Rs' limitations of what can be developed on tract 2.

Per the City's development guide, the present land use typology is Rural: Medium Intensity. This is essentially the same as Rural-Low Typology Area, "except that it allows higher ***housing densities***." (Emphasis supplied.) And so, while "[c]ommercial and light industrial uses may be appropriate[,]" ***"they [cannot] negatively impact the rural residential character***." (Emphasis supplied.)

The proposed SPUD clearly and unequivocally "negatively impact[s] the rural residential character" of our neighborhood. Accordingly, I respectfully request that you deny the proposed SPUD.

Address of Property Owner: 11601 SW 54st

Signature of Property Owner: Robert Workman Date: 11-12-2025

[1] Even if the proposed SPUD were approved, per the CC&Rs, the Applicant would have to receive approval from the HOA's equivalent of an architectural review committee before construction could commence. *See*: CC&Rs, at Section 3.