

To the City of Norman Planning Commission

Date: June 8th 2026

Subject: Rezoning to SPUD of 3.23 acres. Defective notification process of property owners affected.

For the June 11th, 2026, 5:30 pm meeting:

I want the planning commission to entirely reject PD 26-13 for rezoning and to report the following reasons to the City Council as legal concerns: failing to provide diligent efforts to correctly implement the notification processes (OMA). The system of project management is not suited to the use of public monies.

- 1) The required public notification is defective as of June 8, 2026, 8 AM
- 2) One of the maps mailed through the US mail is defective.
- 3) This letter and map served as a notification to property owners for the following reasons:
 - a. Provided notice to property owners with 350 feet of the subject property being rezoned to SPUD
 - b. The purpose was not served by the US mail, a legal requirement.
 - c. Verbal notice was given about the mailed and website map being unusable
 - i. Verbal contact with a city employee:
 1. Advised that the letter and website were the best they could do.
 - ii. The contracted engineering firm was not contactable phones were blocked.
 - iii. The architectural firm was not contactable before the meeting.
 - iv. The architectural firm only provided verbal information at the meeting
 - d. This letter provided a notice scheduling a time and date for the meeting
 - i. Verbal assurance was given over the phone
 1. The map would be viewable with full details, but this did not occur.
 2. The website concept map was NOT viewable with full details on the website.
 3. The reason given was website technical problems uploading the correctly scaled map.
 4. This scaling of the map task requires the City's IT to correct:
 - a. Possible server adjustments depending on the software used.
 - b. Correction of the HTML code to enhance the scaling, making it:
 - i. Download capacity to the public
 - ii. To be able to zoom in and out using browser controls.
 - iii. The map was finally provided by the city clerk
 - iv. It was a full-detailed D-sheet in PD format.
 - 4) This map was also provided to the pre-development meeting
 - a. The site concept map was not viewable, lacking details
 - b. The screen was dark, colors were shades of green, blue, and gray hues

fms

3/6

- c. It lacked any significant detail to inform the property owners.
 - d. It lacked any significant detail to inform the general public
 - e. The meeting provided less than 14 minutes of input to the property owners.
- 5) The architectural firm was not available after the meeting.
- 6) The architectural firm only promised email contact after the meeting
- a. This is not a practical or ethical way to engage in a complex 8-million-dollar project.
 - b. This circumvents the purpose of the property owner's due process and input
- 7) City employee cut the room and hallway lighting meeting off at 6 pm
- a. They began turning out the room and hall lighting (unsafe act).
 - b. A city employee advised the architectural firm to use about 15 minutes of a 30-minute meeting.
- 8) Future request for notifications for PD 26-13 rezoning of 3.23 acres

The PD 26-13 rezoning project (3.23 acres) requires standard engineering version control, utilizing numerical sequences for internal conceptual design and lettering for client-facing revisions, compliant with ISO-9001. A formal clarification log is required for all public revisions, with the design freezing once concerns are addressed to prevent additional costs.

This is only one example that reflects the addressing of high-risk, safety concerns, legal notices, and health concerns of the current retention pond at the current shelter, as designed and now built. It is now standing as a continuous water retention, functioning as a pond, full of trash, snapping turtles, mosquitoes, and an area health risk.

This is a safety concern, and the shelter has several children present who attend school from the shelter. The pond is unlit at night, and per state law, unattended ponds and pools should be fenced and locked – a reasonable consideration. Also, no mechanical barriers (only a minor curb) are provided to prevent a car from going into the pond, resulting in the drowning of one or more persons in the car.

Example -- Clarification log:

Customer: Does the retention pond hold water all the time?

Engineering: Yes, as designed

Customer: Could it be changed to a temporary pond lasting less than 72 hours of retained water?

Engineering: The increased cost would be needed to reflect the increased square footage to maintain the required volume of retained water. Would you like me to provide a cost and timeline for this additional earthwork? A pond holding water year-round would need a fence for safety reasons for the general public. I will advise you of the needed area that correctly and safely drains into Bishop Creek.

Customer: What if you consider a 168-hour one-week retained water? Please advise the additional cost for this case instead (ballpark it 100k plus or minus)

pm5

3/6

Failure to remedy these known, high-risk liabilities immediately will result in further formal action, including reportage to municipal code enforcement, state health boards, and appropriate legal tribunals to enforce compliance and protect public safety.

Phillip Starr

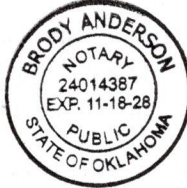


915 EAST APACHE ST
NORMAN, OK, 73071-5248

State of Oklahoma
County of Cleveland

Signed and attested before me on 6/8/26
By Phillip Starr


Notary Public



My commission expires: 11/18/28
My commission number: 24014387



4/6

Engineering: We can do this; it will take about one week to get back with you.
etc., until the log is frozen, then construction or manufacturing processes can start.

NOTICE OF EXISTENCE OF HAZARDOUS CONDITIONS AND INTENT TO SEEK REMEDY

TO: [City of Norman]

ADDRESS: [201 Reed Ave and related structures]

DATE: June 8, 2026

RE: Formal Notice of Safety, Health, and Liability Violations Regarding Newly Constructed Retention Pond at [Shelter/201 Reed Ave].

NOTICE IS HEREBY GIVEN that the newly constructed water retention pond located on the aforementioned property currently exists in a state of severe non-compliance with health, safety, and statutory regulations. This condition poses an immediate threat to the life, health, and safety of the residents, particularly minor children residing at the shelter.

I. STATEMENT OF HAZARDOUS CONDITIONS

Investigation and observation of the subject property reveal the following actionable faults and deficiencies:

- **Public Health Hazard:** The retention pond currently holds stagnant, continuous water. It is heavily accumulated with refuse, debris, and trash. This ecosystem has generated a severe infestation of vectors, specifically mosquitoes and snapping turtles, creating an active biological and physical health risk to residents.
- **Lack of Mandated Safety Enclosures:** The body of water is entirely unlit during hours of darkness. Contrary to applicable state laws governing unattended bodies of water, pools, and hazardous excavation sites, the pond lacks an engineered, locked safety fence.
- **Absence of Vehicle Barriers:** No mechanical structural barriers or guardrails have been installed to isolate vehicular traffic from the basin. The existing structure features only a minor decorative curb, which is insufficient to prevent a vehicle from entering the water, creating a critical risk of vehicular submersion and drowning.

II. DEMAND FOR IMMEDIATE CURE

You are hereby requested to bring the subject property into immediate regulatory compliance. Specifically, you must:

1. Remediate the stagnant water and biological hazards.
2. Install security fencing and locking gates meeting state statutory specifications.
3. Erect structural vehicle crash barriers sufficient to protect the retention basin from traffic lanes.

PMS

Next is a page for the planning commission and the city to understand the rush of any projects. To use effective project management to the benefit of the public's safety and interest.

PMS

6/6

The three primary constraints of project management are **time, cost, and scope**. Together, they form what is known as the **Triple Constraint Theory** or the "**Iron Triangle**". [1, 2, 3]

While you mentioned quality, it is actually the direct result of how well you balance these three core variables. If you change one constraint, the others must adjust, or the quality of your final deliverable will suffer. [1, 2, 3, 4]

The Iron Triangle Breakdown

- **Time (The Schedule):** This represents the project timeline, including individual task deadlines, milestones, and the final delivery date. [1, 2]
- **Cost (The Budget):** This covers the financial resources required to complete the project, including personnel salaries, equipment, materials, and administrative costs. [1, 2]
- **Scope (The Requirements):** This defines the exact goals, features, functions, and deliverables that are expected to be produced. [1, 2]

The Interdependency (How Trade-offs Work) [1]

The core principle of this model is that you cannot alter one side of the triangle without forcing a change in at least one of the other sides. Project managers use tools like the [Asana Project Guide](#) or [Coursera PM Insights](#) to communicate these trade-offs to stakeholders: [1, 2, 3]

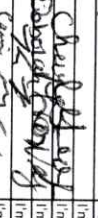
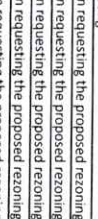
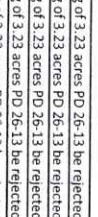
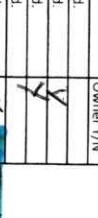
1. **If you increase the scope (Add features):** You will either need more **Time** (extend the deadline) or more **Cost** (hire more people/buy more resources) to prevent quality from dropping. [1, 2, 3, 4, 5]
2. **If you cut the Cost (Reduce budget):** You must either reduce the **Scope** (remove features) or increase **Time** (rely on a smaller, slower team). [1]
3. **If you shorten the Time (Rush the deadline):** You will need to increase **the cost** (pay for overtime/expedited services) or reduce the **Scope** to ensure the work is actually finished. [1]

If stakeholders refuse to adjust the other sides of the triangle during a change, the **Quality** at the center of the triangle collapses—leading to bugs, errors, or a failed launch. [1, 2, 3, 4, 5]

Are you currently planning a specific project? I can help you figure out **which constraint to fix** or show you **how to prevent scope creep** from derailing your budget.

pm5

For Planning Commission. Meeting - PD 26-13 Rezone 3.23 Acres
5:30pm June 11th 2026

Account #	Owner's Name	Street Number	Street Name	Mailing Address	Print Name	Signature	Voting	Owner Y/N
43642	JIMENEZ, ERIKA	902	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43643	GEORGE, CHERYL	904	E SYMMES ST		CHERYL GEORGE		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	Y
43644	HARVEY, DEBORAH	906	E SYMMES ST		DEBORAH HARVEY		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	Y
87831	LINN, KENNETH JR.	908	E SYMMES ST		Kenneth Lin		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43646	BROWN, VICTORIA SOPHIE	910	E SYMMES ST		Victoria Brown		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	Y
43647	MORENO, JACQUELINE	916	E SYMMES ST	11 41	JACQUELINE MORENO		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	Y
43637	FETTER, ASHLEY DAWN	919	E SYMMES ST		ASHLEY FETTER		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	Y
43637	FETTER, ASHLEY DAWN	921	E SYMMES ST		ASHLEY FETTER		I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	Y
43636	GREENMAIL, LLC	921	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43636	GREENMAIL, LLC	921	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43635	GREENMAIL, LLC	923	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43633	ALONSO, OMAR	923	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43633	ALONSO, OMAR	927	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43633	ALONSO, OMAR	927	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43639	POWELL, JASON R	905-907	E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
87830	WILLIAMS, WALTER R		E SYMMES ST				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	
43638	POWELL, JASON R & JESSICA	909	E SYMMES ST, Unit 911				I'm requesting the proposed rezoning of 3.23 acres PD 26-13 be rejected.	

PAILED STAR PLAN 405-795-4914
PMSAR @ icloud.com

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6-11-26

UNVERIFIED PROTEST

LETTERS:

MISSING ADDRESS

OR

NOT OWNER OF PROPERTY

ON RECORD

TO: CITY CLERK OF THE CITY OF NORMAN

I hereby protest the proposed zoning designation of SPUD, Simple Planned Unit Development for property generally located at the southeast corner of Reed Ave. and Eufaula St. and I hereby request that the Planning Commission reject said zoning request.

Owner of property within 350 feet of subject property:

BKG Properties LLC

Bradley Goodman
By Bradley Goodman, Member

FILED IN THE OFFICE
OF THE CITY CLERK
ON 06/05/26-LW

FILED IN THE OFFICE
OF THE CITY CLERK

ON 06/08/26-LW

Date: June 7th 2026

AMS
8/8

To the City of Norman Planning Commission

Subject: Change of zoning for 3.23 acres to housing for 120-person units

My concerns are that I have not had time to evaluate this proposal and its impact on our neighborhood. I respectfully request that this proposal be tabled and addressed in the next Planning Commission meeting on July 9th, 2026, at 5:30 PM. I, along with many others, was given short notice to understand all the concerns and impacts it will have on me and the general public.

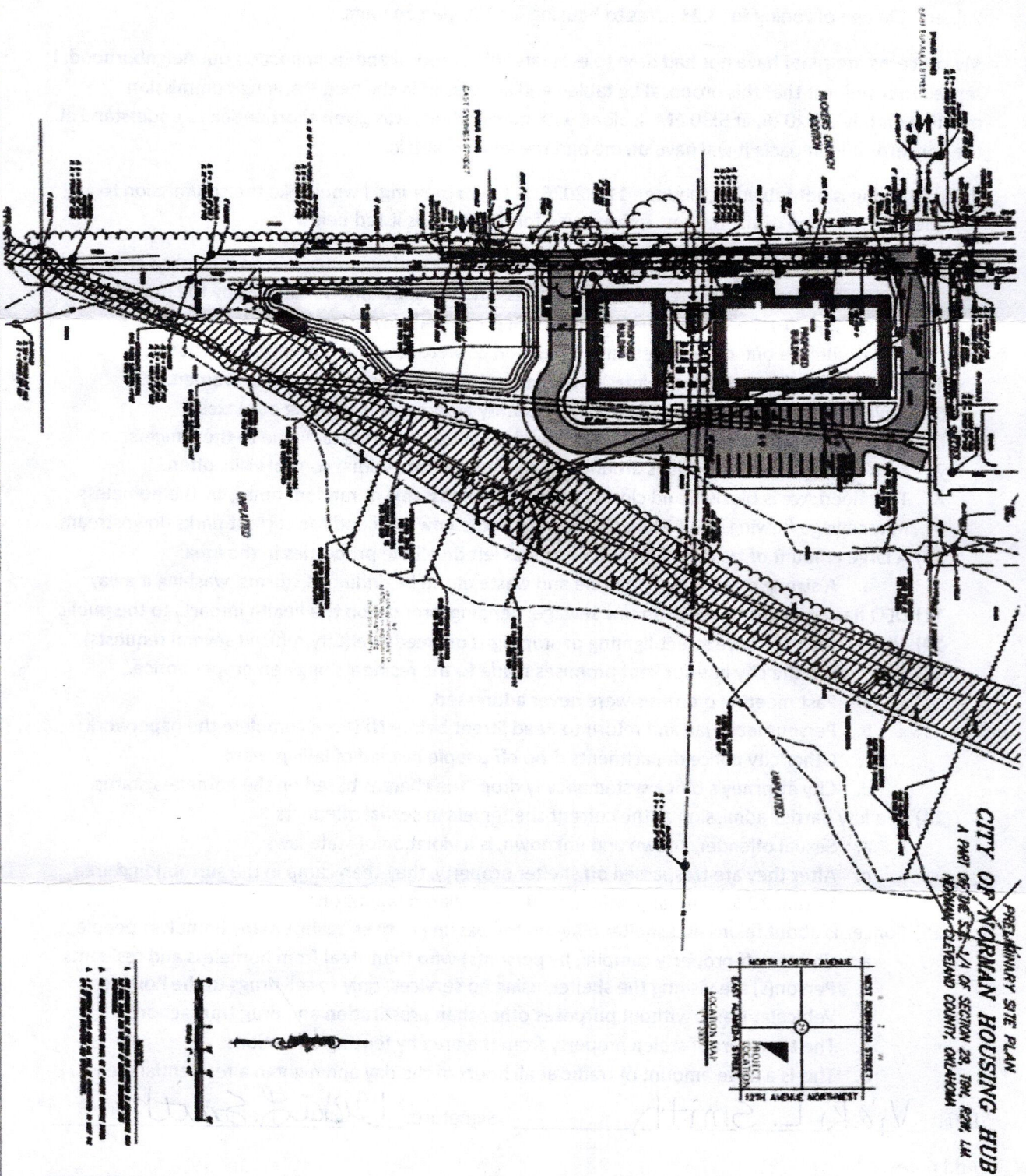
If this rezoning is not tabled at the June 11th, 2026, 5:30 pm meeting, I would like the commission to consider the rejection of the request for rezoning for the reasons listed below

- 1) The current shelter operation is a major public nuisance, dangerous, and an increased crime.
- 2) This extends crime into the nearby properties, and residents are threatened by the homeless.
- 3) Crimes span from murder to petty theft. OSBI is currently investigating the last murder.
 - a. Before one officer's retirement, 22 bodies were found in 8 months (overdoses)
- 4) The largely under-reported crimes, including systematic raping of homeless women.
- 5) Devaluation of property values, while the county assessor is increasing our taxes
- 6) The large number of elderly moving away (Elder abuse per state law) due to the dangers.
- 7) Loose and dangerous animals around the current shelter. Animal control visits often.
- 8) That Reed Ave is blocked and closed, otherwise impassable at random times, by the homeless.
- 9) Raw sewage flowing into Bishop Creek impacts the new park and the current parks downstream.
- 10) A large amount of trash and human feces was left on all the properties in the area.
 - a. A strong odor of human urine and waste at the beginning of storms, washing it away.
- 11) DEQ has been out to check on raw sewage, pending a report on the health impacts to the public
- 12) Shelter does not have street lighting or stop signs on Reed Ave (City refused several requests)
- 13) Historically, the city has not kept promises made to the residents or given proper notice.
 - a. Past meeting promises were never addressed.
 - b. Persons leave jail and return to Reed Street before NPD can complete the paperwork
 - c. Other city police departments drop off people instead of jailing them
 - d. City attorney's office systematically drops the charges based on the homeless status.
- 14) The low barrier admission at the current shelter lets in sexual offenders
 - a. Sexual offender, known and unknown, is a violation of state laws
 - b. After they are trespassed off shelter property, they then camp in the surrounding area
 - c. Within 2000 ft are approximately 9 child-related operations.
- 15) Concerns about felons and shelter filing no trespassing notices against many homeless people
 - a. Creates off-property camping by person(s) who then steal from homeless and residents.
 - b. Person(s) are visiting the shelter, using no services, only to sell drugs to the homeless.
 - c. Vehicular traffic without purposes other than prostitution and drug transactions
 - d. The transport of stolen property from the area by fencing operations
 - e. This is a large amount of traffic at all hours of the day and night in a residential area

Print: Vicki L. Smith Signature: Vicki L. Smith

Add notes:

OVER --->



OWNER/DEVELOPER CITY OF NORMAN NORMAN, OKLAHOMA	DESIGNER SMC SPECIALIZED MANAGEMENT CONSULTANTS NORMAN, OKLAHOMA	CITY OF NORMAN HOUSING HUB S. REED AVE. & E. EUPAULA ST. NORMAN, OKLAHOMA	SMC SPECIALIZED MANAGEMENT CONSULTANTS NORMAN, OKLAHOMA PRELIMINARY SITE PLAN DATE: 1/1/00
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FILED IN THE OFFICE
OF THE CITY CLERK
ON 06/08/26-RW

PMS
7/8

To the City of Norman Planning Commission

Date: June 7th 2026

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- 11) DEQ has been out to check on raw sewage, pending a report on the health impacts to the public
- 12) Shelter does not have street lighting or stop signs on Reed Ave (City refused several requests)
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- 14) The low barrier admission at the current shelter lets in sexual offenders
 - a. Sexual offender, known and unknown, is a violation of state laws
 - b. After they are trespassed off shelter property, they then camp in the surrounding area
 - c. Within 2000 ft are approximately 9 child-related operations.
- 15) Concerns about felons and shelter filing no trespassing notices against many homeless people
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 - b. Person(s) are visiting the shelter, using no services, only to sell drugs to the homeless.
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Print:

Victoria A. Garcia

Signature:

VICTORIA A. GARCIA

Add notes:

OVER ---→

THE
CITY OF
NEW YORK

IN SENATE
January 1, 1901

REPORT
OF THE
COMMISSIONER OF THE
LAND OFFICE
IN RESPONSE TO A
RESOLUTION PASSED
BY THE SENATE
MAY 1, 1899

ALBANY:
J. B. LIPPINCOTT & CO.,
PRINTERS,
1899

ON 06/08/26-LW

6/8

To the City of Norman Planning Commission

Date: June 7th 2026

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Print:

ROSE STARR

Signature:

Rose Starr

Add notes:

OVER --->

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THE CITY OF NEW YORK

ON 06/08/26-XW

Ans
5/8

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Print: Jeanette Coker

Signature: Jeanette Coker

Add notes:

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Print: Monica Rodriguez Signature: Monica Rodriguez

Add notes:

OVER ---→

ON 06/08/26-xw

pm5
3/8

To the City of Norman Planning Commission

Date: June 7th 2026

Subject: Change of zoning for 3.23 acres to housing for 120-person units

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Print: Floyd Carroll

Signature: Floyd Carroll

Add notes:

OVER --->

FILED IN THE OFFICE
OF THE CITY CLERK

APR 12 1904

TO THE HONORABLE THE COMMISSIONERS OF THE LAND OFFICE
STATE OF NEW YORK
ALBANY

SIR:

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the application of the State of New York for a lease of the land in the town of ...

The application is hereby approved and the lease is granted for the term of years specified in the application.

Very respectfully,
[Signature]

To the City of Norman Planning Commission

Date: June 7th 2026

Subject: Change of zoning for 3.23 acres to housing for 120-person units

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Print:

Cynthia Tuccillo

Signature:

Cynthia Tuccillo

Add notes:

OVER ---->

THE NEW YORK
PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
125 WEST 47TH STREET
NEW YORK 19

THE NEW YORK
PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
125 WEST 47TH STREET
NEW YORK 19

FILED IN THE OFFICE
OF THE CITY CLERK
ON 06/08/26-rw

Ans
1/8

To the City of Norman Planning Commission

Date: June 7th 2026

Subject: Change of zoning for 3.23 acres to housing for 120-person units

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Print: Valerie Warren Signature: Valerie Warren

Add notes: please help this neighborhood!

Can we please get a streetlight in the Cook alley - there is a lot of foot traffic due to the unhomed!

OVER --->

408 S. Cook
NORMAN, OK 73071-5248

OFFICE OF THE CLERK
OF THE CITY OF NEW YORK
JAN 12 1900

IN SENATE
JANUARY 12, 1900.
REPORT
OF THE
COMMISSIONER OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 1, 1899.
ALBANY:
J. B. LIPPINCOTT & CO.,
PRINTERS.
1900.

FILED IN THE OFFICE
OF THE CITY CLERK

ON 06/09/26-KW

To the City of Norman Planning Commission

Date: June 7th 2026

Subject: Change of zoning for 3.23 acres to housing for 120-person units

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Print: Misty Lamb

Signature: [Signature]

Add notes:

605 East Main St,

OVER ---->

FILED IN THE OFFICE
OF THE CITY CLERK

ON 06/09/26-LW

To the City of Norman Planning Commission

Date: June 7th 2026

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Print: CHAS BEAVER

Signature: Chas Beaver

Add notes:

701 E. Main.
Norman, OK

OVER --->

ON 06/09/26-XW

To the City of Norman Planning Commission

Date: June 7th 2026

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Print: WEISSON Lara

Signature: [Signature]

Add notes: 615 E Main

Norman, Ok.

OVER --->

ON 06/09/26-XW

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Print:

Jeannette Beavert

Signature:

Jeannette Beavert

Add notes:

701 E Main
Norman, Ok.

OVER ---->

ON 06/09/26-xw

To the City of Norman Planning Commission

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Print: Ariana Bradley Signature: ariana bradley

Add notes:

701 E. Main
Norman, OK

OVER --->