FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-5-2625

October 5, 2026

City of Norman Planning Commission
City of Norman
Norman, Oklahoma

RE: Formal Protest of Proposed AutoZone Development – Beatrice Yorktown Holdings, LLC

Dear Members of the Planning Commission:

I am writing on behalf of Beatrice Yorktown Holdings, LLC, as the owner of property directly affected by the proposed AutoZone development (Case Number: PD 26-25, Applicant: Pape-Dawson Engineers, LLC, Location 328 E Robinson St), to formally protest the application and request that the Planning Commission deny the proposed development as currently presented.

There are several significant concerns that I believe must be addressed before this application is considered for approval.

1. Uncertainty Regarding Property Boundaries and Potential Encroachment

The proposed plan is not sufficiently clear as to whether any portion of the proposed development, improvements, access, drainage, easements, landscaping, fencing, or other site features will encroach upon or otherwise adversely affect my property.

As the owner of the adjoining property, I should not be placed in a position where the development is approved without clear assurance that the proposed improvements will remain entirely within the applicant's property boundaries and will not interfere with my property rights.

I have attempted to obtain clarification directly from the applicant's representatives. I contacted Mical Stephenson of Pape-Dawson Engineers at 817-870-3668, the contact identified in connection with the application, to discuss the proposed development and my concerns. Despite my attempts to reach him by telephone, I did not receive a response.

The lack of clarity regarding the property line and potential encroachment is particularly concerning given the immediate adjacency of the proposed development to my property. I respectfully request that the Planning Commission require the applicant to clearly establish all property boundaries and demonstrate that no portion of the development will encroach upon or interfere with adjoining property.

2. Incompatibility with the Existing Character of the Neighborhood

The predominant character of this area is residential. The introduction of a high-traffic automotive retail operation such as AutoZone would represent a substantial change in the character and intensity of use of the area.

The proposed development would introduce a commercial use with substantial vehicle traffic, parking activity, deliveries, lighting, signage, and associated noise into an area where residential properties are an important component of the surrounding neighborhood.

I am concerned that this substantial change in use will adversely affect the established character of the neighborhood and could negatively impact the desirability and value of surrounding residential properties.

The Planning Commission should carefully consider whether this proposed use is compatible with the existing neighborhood rather than evaluating the property in isolation from the surrounding community.

3. The Property Is Currently Zoned for Multifamily Residential Use

The property is currently zoned Multifamily Dwelling District, and I believe that zoning should be maintained.

Norman continues to need additional housing, and this is a valuable location for residential development. Maintaining the existing multifamily zoning would allow this property to contribute to Norman's housing needs and provide an opportunity for families and residents to live in an established area with existing infrastructure and access to the community.

Converting this property from an intended residential use to a high-traffic commercial automotive retail use permanently removes an opportunity for housing in a community that continues to need it.

I respectfully ask the Planning Commission to consider whether approving the proposed commercial use is consistent with the City's broader need for housing and with the existing zoning designation.

4. Increased Traffic, Noise, and Intensity of Use

The proposed AutoZone would substantially increase the amount of vehicle traffic and activity associated with the property. This would include customer vehicles, employees, deliveries, loading and unloading, parking activity, and increased vehicle circulation.

The resulting increase in traffic will also create additional noise and activity for surrounding properties. This is particularly concerning given the proximity of neighboring residential uses.

The proposed development should not be viewed simply as a change in the type of business occupying the property. It represents a significant increase in the intensity of activity occurring on the site and will affect the surrounding properties accordingly.

5. Concerns Regarding Crime, Vandalism, and Security

I am also concerned that the substantial increase in traffic and commercial activity associated with the proposed development could create additional opportunities for crime, vandalism, theft, and other security concerns in the surrounding area.

A high-traffic retail operation with extended operating hours, increased vehicle turnover, parking activity, deliveries, and significant public access is materially different from the residential use contemplated by the current zoning.

I ask the Planning Commission to consider the potential security impacts of this substantial change in land use on the surrounding properties and neighborhood.

For all of these reasons, I respectfully request that the Planning Commission deny the proposed AutoZone application as currently presented and maintain the existing multifamily residential zoning for the property.

At a minimum, the application should not be approved without clear resolution of the property-boundary and potential-encroachment issues and a thorough evaluation of the proposed development's effects on surrounding property owners, neighborhood character, traffic, noise, security, and Norman's need for additional housing.

I respectfully request that this letter be entered into the official record for the application and that the concerns expressed herein be considered before the Planning Commission takes any action.

Thank you for your consideration.

Sincerely,

John Rufus Turbyfill III
Owner, Beatrice Yorktown Holdings, LLC
1130 N. Porter Avenue
Norman, OK 73071
(214) 773-8564 (cell)
hamsb5@yahoo.com
anita@bailorcpa.com