

**CASE NUMBER: SPUD-1631**

This notice is to inform you that **David M Box, Williams, Box, Forshee & Bullard P.C., on behalf of The Hub on Morgan, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1631 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 30, 2024. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, 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 lying in the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4); THENCE North 00°18'24" West along the West line of said Southwest Quarter (SW/4), a distance of 503.42 feet; THENCE North 89°41'36" East a distance of 65.00 feet to the POINT OF BEGINNING; THENCE North 00°18'24" West parallel with the West line of said Southwest Quarter (SW/4), a distance of 217.62 feet to the south line of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 25; THENCE North 88°46'18" East, parallel with the South line of said Southwest Quarter (SW/4) and along the South line of said FOUNTAINGRASS ADDITION SECTION 1, a distance of 294.72 feet; THENCE South 00°18'24" East parallel with the West line of said Southwest Quarter (SW/4), a distance of 222.36 feet; THENCE South 89°41'36" West a distance of 294.68 feet to the POINT OF BEGINNING.

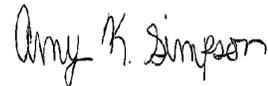
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 2nd day of July 2024.

SEAL



Amy K. Simpson, City Clerk



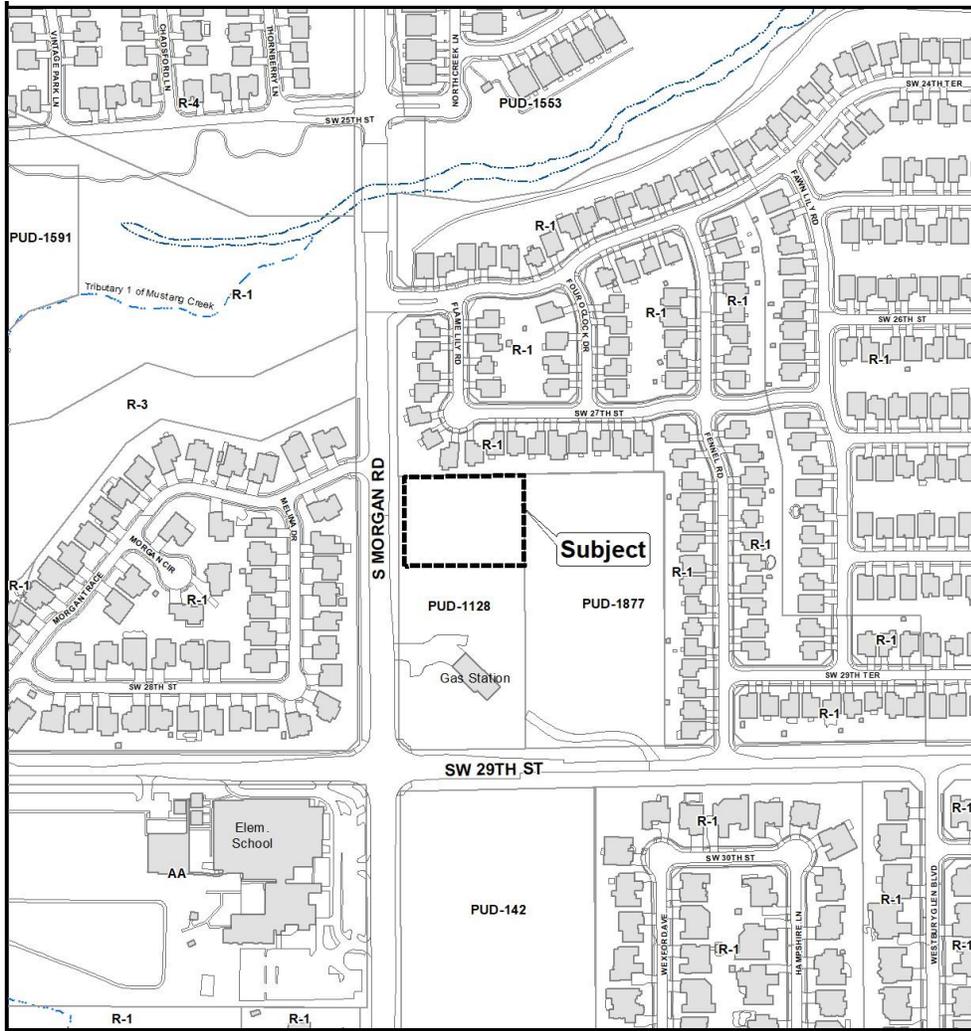
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: SPUD-1631**

**FROM:** PUD-1128 Planned Unit Development District

**TO:** SPUD-1631 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 2800 South Morgan Road



**PROPOSED USE:** The purpose of this application is to allow commercial development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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**

**(405) 297-2495**

**(405) 297-2289**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1631

**LOCATION:** 2800 South Morgan 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-1631 Simplified Planned Unit Development District from PUD-1128 Planned Unit Development District. A public hearing will be held by the City Council on July 30, 2024. **The City Council meets in the Council Chambers, 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 lying in the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4); THENCE North 00°18'24" West along the West line of said Southwest Quarter (SW/4), a distance of 503.42 feet; THENCE North 89°41'36" East a distance of 65.00 feet to the POINT OF BEGINNING; THENCE North 00°18'24" West parallel with the West line of said Southwest Quarter (SW/4), a distance of 217.62 feet to the south line of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 25; THENCE North 88°46'18" East, parallel with the South line of said Southwest Quarter (SW/4) and along the South line of said FOUNTAINGRASS ADDITION SECTION 1, a distance of 294.72 feet; THENCE South 00°18'24" East parallel with the West line of said Southwest Quarter (SW/4), a distance of 222.36 feet; THENCE South 89°41'36" West a distance of 294.68 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow commercial development.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBERS** 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 2nd day of July 2024.

SEAL

Amy K. Simpson, City Clerk

