

CASE NUMBER: PC-10951

This notice is to inform you that **David M. Box, Williams, Box, Forshee, and Bullard, P.C., on behalf of 7500 Center, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the C-3 Community Commercial District. The City Council will consider this zoning application at a public hearing on December 31, 2024. 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:

Tract 1: Lots Seven (7), Eight (8) and Nine (9), Block One Hundred Eighteen (118), NICHOLS COUNTRY CLUB HEIGHTS, an Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Tract 2: That certain property identified on the Plat of Nichols Country Club Heights, recorded in Book 27, page 64, known as Boulevard Center Parking, the legal description being as follows: Beginning at the South corner of Lot 9, Block 118, Nichols Country Club Heights; Thence West a distance of 77.33 feet; Thence North 00°00'00" East a distance of 140.04 feet; Thence East a distance of 73.91 feet to the Northwest corner of Lot 9; Thence South along the West line of Lot 9, a distance of 140 feet to the Southwest corner of Lot 9, being the point of beginning.

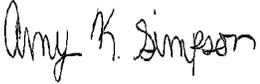
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 3rd day of December 2024.

SEAL


Amy K. Simpson, City Clerk 

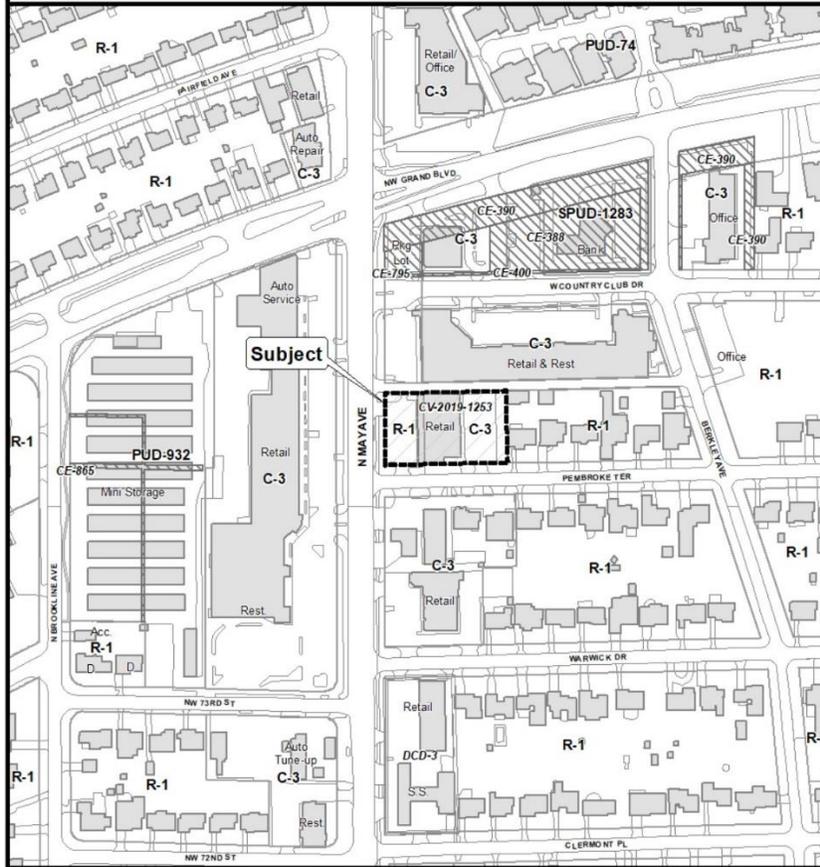
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10951

FROM: R-1 Single-Family Residential and C-3 Community Commercial Districts

TO: C-3 Community Commercial District

ADDRESS OF PROPERTY: 7502 North May Avenue



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods.

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

FOR PUBLICATION ONLY

CASE NUMBER: PC-10951

LOCATION: 7502 North May Avenue

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 C-3 Community Commercial District from the R-1 Single-Family Residential and C-3 Community Commercial Districts. A public hearing will be held by the City Council on December 31, 2024. **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 C-3 Community Commercial District would be extended to include the following described property:

LEGAL DESCRIPTION:

Tract 1: Lots Seven (7), Eight (8) and Nine (9), Block One Hundred Eighteen (118), NICHOLS COUNTRY CLUB HEIGHTS, an Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Tract 2: That certain property identified on the Plat of Nichols Country Club Heights, recorded in Book 27, page 64, known as Boulevard Center Parking, the legal description being as follows: Beginning at the South corner of Lot 9, Block 118, Nichols Country Club Heights; Thence West a distance of 77.33 feet; Thence North 00°00'00" East a distance of 140.04 feet; Thence East a distance of 73.91 feet to the Northwest corner of Lot 9; Thence South along the West line of Lot 9, a distance of 140 feet to the Southwest corner of Lot 9, being the point of beginning.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods.

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 3rd day of December 2024.

SEAL

Amy K. Simpson, City Clerk

