

CASE NUMBER: PUD-2034

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of TB Holdings, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2034 Planned Unit Development District and LHPSC Lake Hefner Parkway Scenic Corridor. 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 A: All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** TRACT A-2: A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence S09°27'01"W along the West line of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block "B" (chord bearing S54°22'34"E, chord distance = 199.15 feet) for an arc distance of 199.83 feet to the POINT OF BEGINNING; Thence S00°06'44"E and parallel to the East line of said Block "B" a distance of 84.55 feet; Thence N89°33'31"E and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet (chord bearing N41°35'50"W, chord distance = 112.29 feet) and along the Southwesterly line of Block "B" an arc distance of 112.42 feet to the POINT OF BEGINNING. **AND** TRACT B: A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 24; Thence S89°33'31"W along the South line of said SW/4 a distance of 630.03 feet; Thence N00°26'29"W for a distance of 33.00 feet; Thence along a curve to the left having a radius of 700.00 feet (chord bearing N01°31'44"W, chord distance = 27.00 feet) for an arc distance of 27.00 feet to the point or PLACE OF BEGINNING; said point being on the Southwesterly line of Block "B" in Quail Creek, Section 24, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence Northwesterly (along the Southwesterly line of said Block "B") along a curve and to the left having a radius of 700.00 feet (chord bearing N19°48'24"W, chord distance = 413.36 feet) for an arc distance of 419.61 feet; Thence S89°33'31"W a for a distance of 74.39 feet; Thence N00°06'44"W for a distance of 84.55 feet to a point on a curve; said point also being on the Southwesterly line of said Block "B"; Thence Northwesterly (along the Southwesterly line of said Block "B") along a curve and to the left having a radius of 700.00 feet (chord bearing N54°22'34"W; chord distance = 199.15 feet) for an arc distance of 199.83 feet; Thence S09°27'01"W for a distance of 120.00 feet; Thence S56°40'00"E for a distance of 190.00 feet; Thence S23°12'12"E for a distance of 322.92 feet; Thence S00°06'44"E for a distance of 46.00 feet; Thence S78°05'25"E for a distance of 112.68 feet to the point or PLACE OF BEGINNING. **AND** TRACT C: Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

Amy K. Simpson, City Clerk

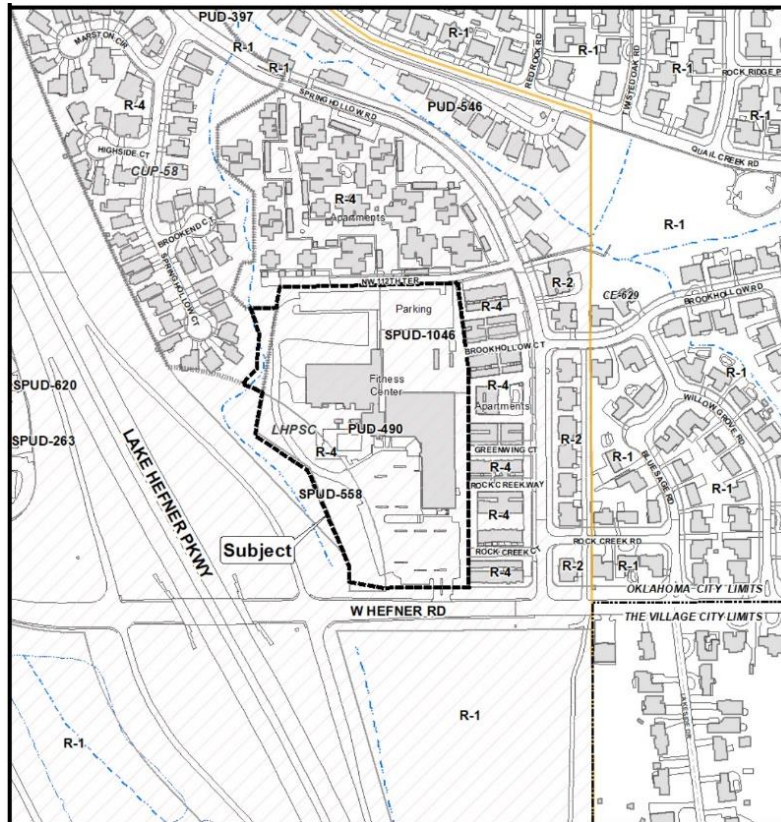


PROPOSED ZONING CHANGE:**CASE NUMBER:** PUD-2034

FROM: PUD-490 Planned Unit Development, SPUD-558 Simplified Planned Unit Development, SPUD-1046 Simplified Planned Unit Development, CUP-58 Community Unit Plan, R-4 General Residential Districts and LHPSC Lake Hefner Parkway Scenic Corridor

TO: PUD-2034 Planned Unit Development District and LHPSC Lake Hefner Parkway Scenic Corridor

ADDRESS OF PROPERTY: 3333 West Hefner Road



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District and Lake Hefner Parkway Scenic Corridor** (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

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2034

LOCATION: 3333 West Hefner 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 PUD-2034 Planned Unit Development District subject to the subject to the LHPSC Lake Hefner Parkway Scenic Corridor from PUD-490 Planned Unit Development, SPUD-558 Simplified Planned Unit Development, SPUD-1046 Simplified Planned Unit Development, CUP-58 Community Unit Plan, R-4 General Residential Districts and LHPSC Lake Hefner Parkway Scenic Corridor. 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.**

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Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property, subject to the LHPSC Lake Hefner Parkway Scenic Corridor boundary:

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a radius of 700.00 feet (chord bearing N54°22'34"W; chord distance = 199.15 feet) for an arc distance of 199.83 feet; Thence S09°27'01"W for a distance of 120.00 feet; Thence S56°40'00"E for a distance of 190.00 feet; Thence S23°12'12"E for a distance of 322.92 feet; Thence S00°06'44"E for a distance of 46.00 feet; Thence S78°05'25"E for a distance of 112.68 feet to the point or PLACE OF BEGINNING. **AND TRACT C:** Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District and Lake Hefner Parkway Scenic Corridor** (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 3rd day of December 2024.

SEAL

Amy K. Simpson, City Clerk

