

**CASE NUMBER: SPUD-1611**

This notice is to inform you that **Dakota Desai, Smith, Roberts, Baldischwiler, LLC, on behalf of Fisher's Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1611 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 21, 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:**

The South 152.15 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East strip of road granted to the public February 17, 1912, as shown of record in Book 150 of Deeds, Page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 724.08 feet, said point being the Point or Place of Beginning; Thence East parallel with the North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.15 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.15 feet to the Point of Beginning. **AND** The North 152.16 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty- Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2,619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown in the record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma; Thence Northwesterly along said East boundary line of said public road 876.23 feet, said point being the Point or Place of Beginning; Thence East parallel with the North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.16 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.16 feet to the Point of Beginning.

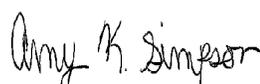
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 23rd day of April 2024.

SEAL

  
Amy K. Simpson, City Clerk 

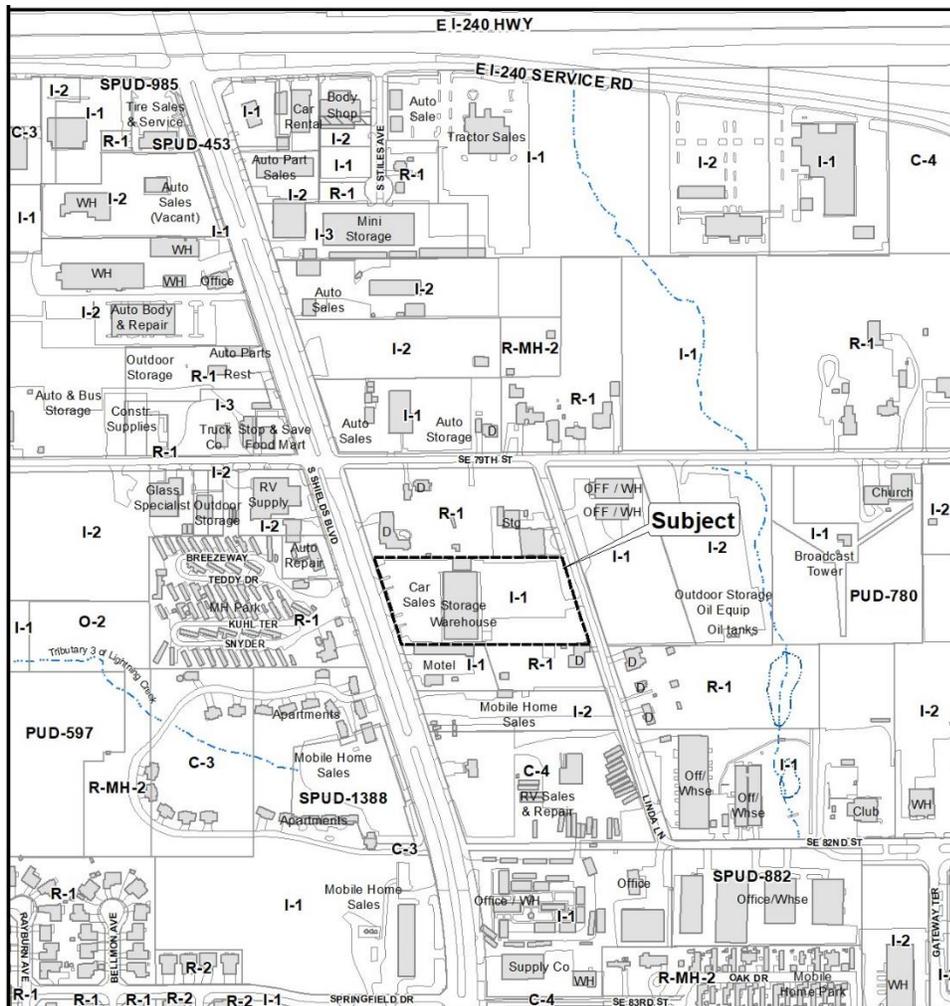
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: SPUD-1611**

**FROM:** I-1 Light Industrial District

**TO:** SPUD-1611 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 8000 South Shields Boulevard



**PROPOSED USE:** The purpose of this request is to allow moderate industrial uses, specifically an Automotive Dealership.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **I-1 Light Industrial 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-1611

**LOCATION:** 8000 South Shields Boulevard

**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-1611 Simplified Planned Unit Development District from I-1 Light Industrial District. A public hearing will be held by the City Council on May 21, 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:**

The South 152.15 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East strip of road granted to the public February 17, 1912, as shown of record in Book 150 of Deeds, Page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 724.08 feet, said point being the Point or Place of Beginning; Thence East parallel with the North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.15 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.15 feet to the Point of Beginning. **AND** The North 152.16 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2,619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown in the record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma; Thence Northwesterly along said East boundary line of said public road 876.23 feet, said point being the Point or Place of Beginning; Thence East parallel with the North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.16 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.16 feet to the Point of Beginning.

**PROPOSED USE:** The purpose of this request is to allow moderate industrial uses, specifically an Automotive Dealership.

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

This site will be developed in accordance with the regulation of the modified **I-1 Light Industrial 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 23rd day of April 2024.

SEAL

Amy K. Simpson, City Clerk

