



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

Project Name Rezoning 1512 S Byers

Address / Location of Property to be Rezoned 1512 S Byers Oklahoma City 73129

Purpose Statement / Proposed Development This duplex is currently zoned commercial & I would like to zone it R2

Proposed Zoning District R2

Staff Use Only:	
Case No.:	PC 10922
File Date:	1-11-24
Ward No.:	W7
Nbhd. Assoc.:	SHIDLER-WHEELER NA
School District:	OKC
Extg Zoning:	C-4
Overlay:	SRODD/MH

Present Use of Property

.10 acres
ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☒ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☒ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☒ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Name Nelson MBM Investments

Mailing Address 13408 Old Iron Rd

City, State, Zip Code Edmond OK 73013

Phone 405 863 8846

Email Andy@NelsonLandscapingok.com

Signature of Applicant

Applicant's Name (please print) Andrew Nelson (owner of Nelson MBM Investments)

← Same
Applicant's Mailing Address

City, State, Zip Code

Phone

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

The North 58.50 feet of Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Eighteen (18), of CENTRAL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Return to:

Neat Escrow And Title
3401 W Rock Creek Rd
Norman, OK 73072
File: 23-0402 AG

Insurer: American Eagle Title Insurance Company

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **Timothy Don McDaniel and Lina McDaniel, husband and wife**, ("Grantors"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Nelson MBM Investments, LLC an Oklahoma limited liability company**, ("Grantees"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

The North 58.50 feet of Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27), in Block Eighteen (18), of CENTRAL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID # R027846075

together with all the improvements thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantees, its heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Timothy Don McDaniel

Timothy Don McDaniel

Lina McDaniel

Lina McDaniel

ACKNOWLEDGMENT

STATE OF Texas, COUNTY OF Harri s SS:

The foregoing instrument was acknowledged, signed, and sworn to before me this 13th day of December, 2023 by **Timothy Don McDaniel and Lina McDaniel, husband and wife.**

SEAL



Sabriyeh Cellis

IC NUMBER
13305542

Sabriyeh Cellis

Sabriyeh Cellis

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)

) ss.

COUNTY OF OKLAHOMA

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Andy Nelson
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Managing Member (role, such as titled officer or trustee) of Nelson MBM Investments, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

12-13-23
Date

The foregoing instrument was acknowledged before me this 13th day of December, 2023
by Andy Nelson.

[Signature]
NOTARY PUBLIC

My Commission Expires: 9-1-26

My Commission Number: 22011935



NOTARY PUBLIC CERTIFICATE OF ELECTRONIC DOCUMENT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

To: County Clerk of Oklahoma County, Oklahoma

In accordance with 16 O.S. § 87 (OSCN 2020), Uniform Real Property Electronic Recording Act, I hereby certify that the preceding or attached document General Warranty Deed dated December 13, 2023, containing 3 pages is a true and correct copy of an electronic document printed by me or under my supervision, and that, at the time of printing, no security features present on the electronic document indicated any changes or errors in an electronic signature or other information in the electronic document since its creation or execution.

Dated this 13th day of December, 2023.

(SEAL)



Alicia Garrett
Alicia Garrett, Escrow Officer
Notary Public

My commission expires: 11-26-26

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R027846070** and is a **300-foot** radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **The Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300' Radius
filed in the office of the County Assessor
on the 14th day of December, 2023
Given under my hand and official seal this
14th day of December, 2023

County Assessor

Deputy

**Oklahoma County Assessor's
300ft Radius Report
12/14/2023**

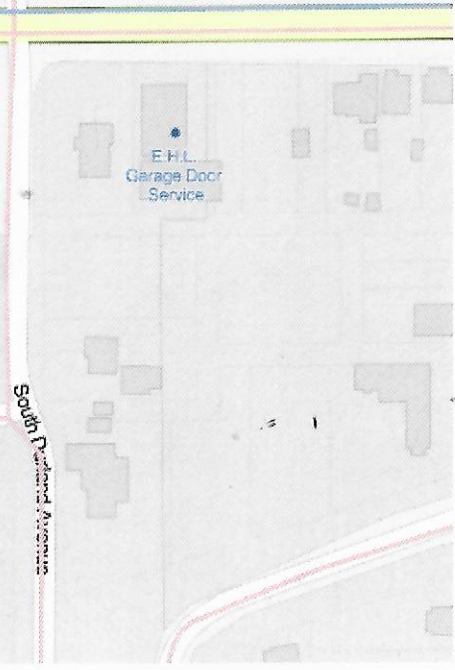
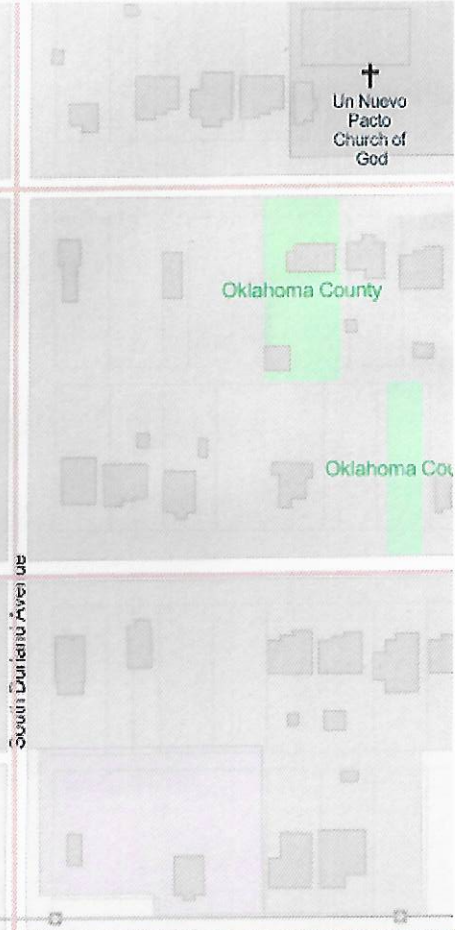
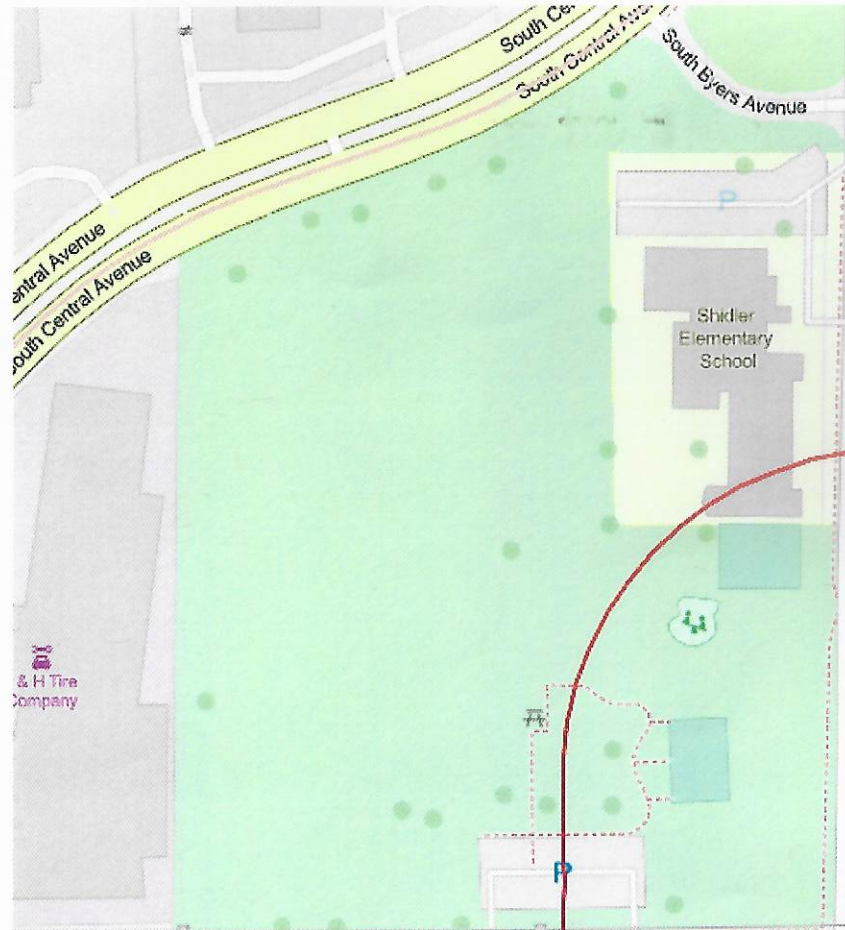
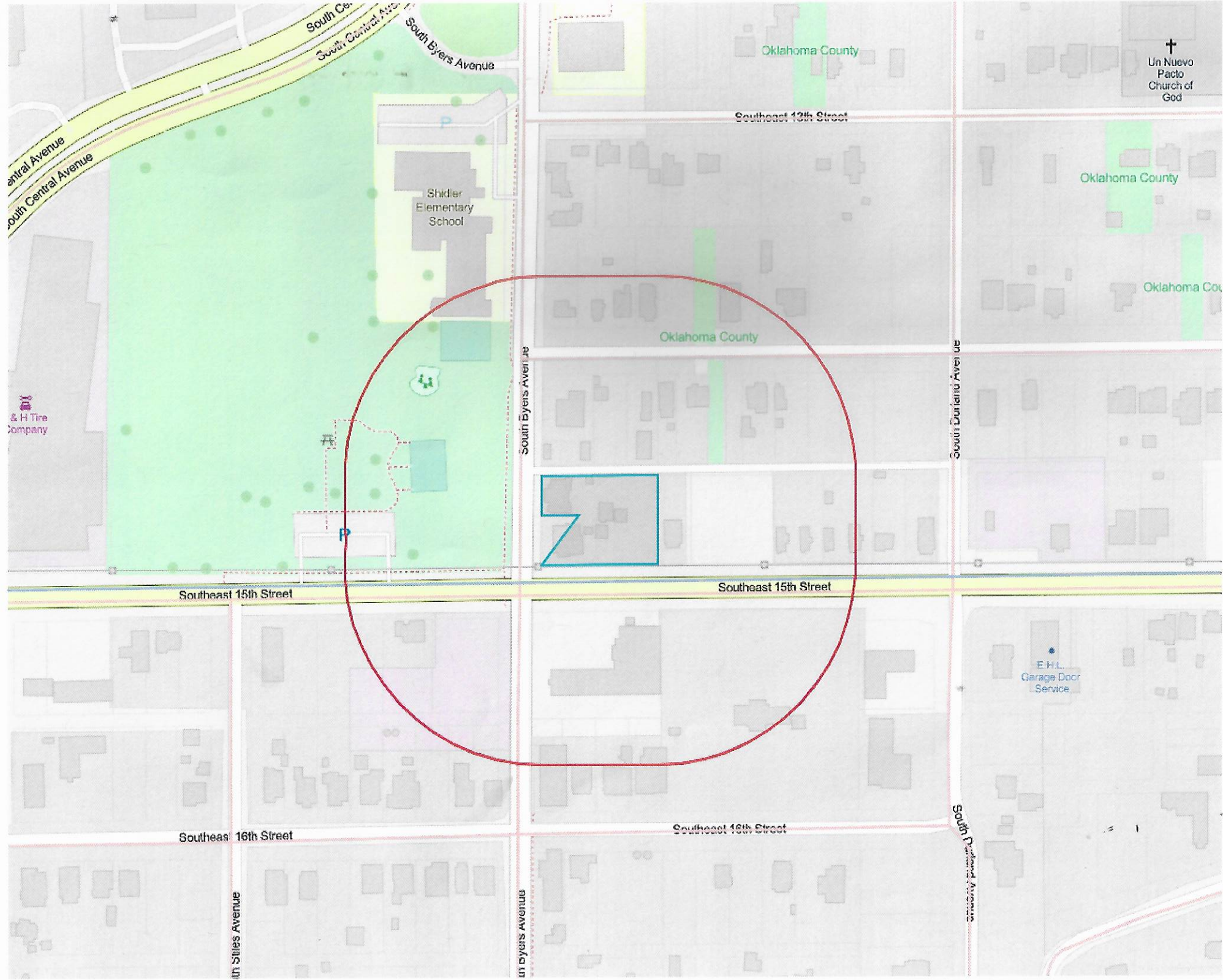
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R098330340	AGUILERA ISABEL	No Data	No Data	417 SE 16TH ST	OKLAHOMA CITY	OK	73129-1403	ECKROAT ADDITION	001	000	ECKROAT ADDITION 001 000 LOTS 26 & 27	421 SE 16TH ST OKLAHOMA CITY
R027845925	BADILLO MARIA & ENCARNACION	BADILLO MONICA	No Data	324 SW 11TH ST	OKLAHOMA CITY	OK	73109	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 9 & 10	528 SE 14TH ST OKLAHOMA CITY
R027846060	BONFIL LOUIS A	No Data	No Data	501 SE 15TH ST	OKLAHOMA CITY	OK	73129-4301	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 BEG SW/C OF LOT 25 TH N 76.77FT	501 SE 15TH ST OKLAHOMA CITY
R027846420	DRANNIK PROPERTIES LLC	No Data	No Data	1149 E BROOKS ST	NORMAN	OK	73071-3434	CENTRAL ADDITION	019	034	CENTRAL ADDITION 019 034	0 UNKNOWN OKLAHOMA CITY
R027846480	ESCOBEDO QUINONEZ EULOGIO	No Data	No Data	911 SE 14TH ST	OKLAHOMA CITY	OK	73129-6041	CENTRAL ADDITION	019	000	CENTRAL ADDITION 019 000 LOTS 38 39 & 40	529 SE 14TH ST OKLAHOMA CITY
R027846070	EVANS BILLY R	EVANS MARGIE L	No Data	10108 SE 45TH ST	OKLAHOMA CITY	OK	73150-4404	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 28 THRU 31 BLK 18 EX BEG NW/C OF LOT 28 TH E2.71FT SLY TO A POINT 2.65FT E OF SW/C LOT 28	503 SE 15TH ST OKLAHOMA CITY
R027846090	FLORES ERICKA	No Data	No Data	515 SE 15TH ST	OKLAHOMA CITY	OK	73129-4301	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 32 & 33	515 SE 15TH ST OKLAHOMA CITY
R027846105	GALVEZ JAIME	GARCIA M DE LOURDES GARCIA	No Data	1405 NW 7TH ST	OKLAHOMA CITY	OK	73106	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 34 THRU 38	517 SE 15TH ST OKLAHOMA CITY
R027846390	GARCIA YVONNE	HERNANDEZ JONATHAN	No Data	509 SE 14TH ST	OKLAHOMA CITY	OK	73129	CENTRAL ADDITION	019	000	CENTRAL ADDITION 019 000 LOTS 27 28 & 29 & W 1/2 LOT 30	509 SE 14TH ST OKLAHOMA CITY
R027846405	HERNANDEZ JONATHAN	No Data	No Data	511 SE 14TH ST	OKLAHOMA CITY	OK	73129-4316	CENTRAL ADDITION	019	000	CENTRAL ADDITION 019 000 E 1/2 OF LOT 30 & ALL OF LOTS 31 THRU 33	511 SE 14TH ST OKLAHOMA CITY
R027846000	MANZANO ANA	MANZANO PETRA	No Data	324 SW 11TH ST	OKLAHOMA CITY	OK	73109-5612	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOT 17 & E3FT LOT 18	514 SE 14TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/14/2023**

R027845985	MANZANO PETRA A	No Data	No Data	516 SE 14TH ST	OKLAHOMA CITY	OK	73129-4317	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 15 & 16	516 SE 14TH ST OKLAHOMA CITY
R027846135	MONREAL JORGE SANCHEZ	DURON TANIA G SANCHEZ	No Data	529 SE 15TH ST	OKLAHOMA CITY	OK	73129	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 39 THRU 41	529 SE 15TH ST OKLAHOMA CITY
R027845910	OMEGA INVESTMENTS LLC	No Data	No Data	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
R027845895	OMEGA INVESTMENTS LLC	No Data	No Data	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 5 & 6	538 SE 14TH ST OKLAHOMA CITY
R131888200	PENTECOSTAL CHURCH OF	JESUS CHRIST	No Data	0 Unknown	NO	00000	UNPLTD PT SEC 10 11N	000	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT OF NE4 SEC 10 11N 3W BEG 193FT	0 UNKNOWN OKLAHOMA CITY
R027846380	PROPERTY MANAGEMENT	SERVICES INC	No Data	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	CENTRAL ADDITION	019	000	CENTRAL ADDITION 019 000 S 1/2 LOTS 25 & 26	501 SE 14TH ST OKLAHOMA CITY
R027846150	QUINONES EVANJELINA	No Data	No Data	1421 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106-4443	CENTRAL ADDITION	018	000	CENTRAL ADDITION 018 000 LOTS 42 & 43	535 SE 15TH ST OKLAHOMA CITY
R098330070	RANJEL ANSELMO LOPEZ	No Data	No Data	414 SE 15TH ST	OKLAHOMA CITY	OK	73129	ECKROAT ADDITION	001	000	ECKROAT ADDITION 001 000 LOTS 5 6 & 7	414 SE 15TH ST OKLAHOMA CITY
R027846440	RIVERA NATIVIDAD ELVIA	No Data	No Data	2112 SE 5TH ST	MOORE	OK	73160-8374	CENTRAL ADDITION	019	000	CENTRAL ADDITION 019 000 LOTS 35 THRU 37	523 SE 14TH ST OKLAHOMA CITY
R131888220	ROSCHAL JAMES K & SONIA L	No Data	No Data	PO BOX 45747	TINKER AFB	OK	73145-0747	UNPLTD PT SEC 10 11N	000	000	UNPLTD PT SEC 10 11N 3W 000 000 BEG AT A PT ON N LINE OF PEARL ST	509 SE 16TH ST OKLAHOMA CITY
R131888240	ROSCHAL JAMES K & SONIA L	No Data	No Data	PO BOX 45747	TINKER AFB	OK	73145-0747	UNPLTD PT SEC 10 11N	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PART OF THE NE4 SEC 10 11N 3W	511 SE 16TH ST OKLAHOMA CITY
R131749015	ROTARY PLAYGRND ASSN	No Data	No Data	0 Unknown	NO	00000	UNPLTD PT SEC 03 11N	000	000	000	UNPLTD PT SEC 03 11N 3W 000 000 BEG 30FT W & 33FT N SE&C SW4 TH	0 UNKNOWN OKLAHOMA CITY
R027846360	SIMMONS JOE D & VINA M	C/O PROPERTY MANAGEMENT	No Data	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	CENTRAL ADDITION	019	000	CENTRAL ADDITION 019 000 N 1/2 OF LOTS 25 & 26	1412 S BYERS AVE OKLAHOMA CITY
R098330035	SKYLINE URBAN MINISTRY INC	No Data	No Data	500 SE 15TH ST	OKLAHOMA CITY	OK	73129-4302	ECKROAT ADDITION	001	000	ECKROAT ADDITION 001 000 LOTS 1 THRU 4	0 UNKNOWN OKLAHOMA CITY
R131888100	SKYLINE URBAN MINISTRY INC	No Data	No Data	500 SE 15TH ST	OKLAHOMA CITY	OK	73129-4302	UNPLTD PT SEC 10 11N	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT NE4 SEC 10 11N 3W BEG 33FT S &	512 SE 15TH ST OKLAHOMA CITY
R131888080	SKYLINE URBAN MINISTRY INC	No Data	No Data	500 SE 15TH ST	OKLAHOMA CITY	OK	73129-4302	UNPLTD PT SEC 10 11N	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT NE4 SEC 10 11N 3W BEG 220FT E	517 SE 16TH ST OKLAHOMA CITY
R098330375	STP HOMES INC	No Data	No Data	PO BOX 8067	OKLAHOMA CITY	OK	73153-8067	ECKROAT ADDITION	001	000	ECKROAT ADDITION 001 000 LOT 28 & W 1/2 LOT 29	425 SE 16TH ST OKLAHOMA CITY
R098330410	STP HOMES INC	No Data	No Data	PO BOX 8067	OKLAHOMA CITY	OK	73153-8067	ECKROAT ADDITION	001	000	ECKROAT ADDITION 001 000 E 1/2 LOT 29 & ALL LOT 30	429 SE 16TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/14/2023**

[illegible]



AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 14th day of December, 20 29




Applicant Signature

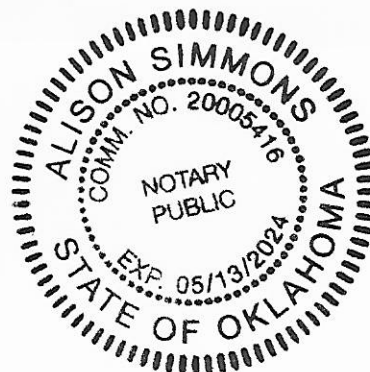
Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 10th day of January, 20 24.

My Commission Expires:

~~20005416~~ as
05/13/2024



Notary Public
Commission # 20005416



Site plan

