

Planning Commission Minutes
February 13, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:45 p.m. on February 7, 2025)

11. (PC-10956) Application by The Gayle Townley 2024 Family Trust to rezone 718 Eckroat Street from R-1 Single-Family Residential, I-1 Light Industrial, I-2 Moderate Industrial, AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay Districts to I-2 Moderate Industrial, AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay Districts. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 13, 2025

Item No. IV. 11.

(PC-10956) Application by The Gayle Townley 2024 Family Trust to rezone 718 Eckroat Street from R-1 Single-Family Residential, I-1 Light Industrial, I-2 Moderate Industrial, AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay Districts to I-2 Moderate Industrial, AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay Districts. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-669-3395
david@boxlawgroup.com

B. Case History

This is a new application. This application was deferred from the January 9, 2025, Planning Commission hearing date.

C. Reason for Request

The purpose of this request is to allow industrial development.

D. Existing Conditions

1. Size of Site 41.34 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/I-2/I-2	R-1/R-4	R-1/Del City	I-2	R-1/I-2
Land Use	Undeveloped	Residential	Undeveloped	Industrial	Residential/Body Shop

3. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to

retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

II. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Crooked Oak)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire (OCFD) ***
- 4. Information Technology/Geographic Support (IT/GIS)**
- 5. Parks and Recreation**
- 6. Police (OCPD)**
- 7. Public Works**

a. Engineering

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until

construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.

- 9) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this PC will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 12) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

8. Stormwater Quality Management

9. Traffic Services *

10. Utilities

a. Wastewater Comments

- 1) An existing 3-inch/6-inch/8-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

Wastewater Availability

- 1) An existing 36-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be

permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.
- 8) Each unit must have a separate wastewater connection to the main.
- 9) New easement will be required for sanitary sewer outside of recorded easement. Recorded easement will be abandoned once new easement is obtained.

b. Solid Waste Management

No Solid Waste Management services needed.

11. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The I-2 District regulations, along with reduced building height and increased setbacks and landscaping due to proximity to residential zoning, could provide a floor to area ratio within the Urban Medium LUTA range.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site is located along the east side of Eckroat Street. SE 8th Street terminates at the southwest corner of the site. The site does not currently have improved access. Access cannot be specified in a base zoning request and is per Code and Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not available on the subject site. Sidewalk requirements would be per Code and cannot be stipulated in a base zoning request.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The application seeks to rezone R-1 zoned land to the I-2 District. The site abuts I-1, I-2, R-1, and R-4 zoning to the north, I-2 zoning to the south, and R-1 zoned land to the west. The R-1 property to the west is included in a separate application attempting to rezone to I-2. The lot coverage in I-2 (100%) differs from the adjacent R-1 District (50%). The adjacent R-4 District does not have a specified maximum lot coverage. The proposed I-2 zoning would limit the height of buildings to 35 feet within 75 feet of the residential districts and require landscaping buffers and screening. Mitigation measures beyond Code requirements cannot be defined within base zoning requests.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the east side of Eckroat Street, a neighborhood street. SE 8th Street terminates at the southwest corner of the site. The site does not currently have improved access.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found

in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The proposed I-2 District allows uses that could have operational impacts near residential uses. The I-2 District allows most C-3 uses except hotels, as well as light industrial, moderate industrial, manufacturing, outdoor work and storage, and off-premise signs/billboards. The proposed I-2 zoning would limit the height of buildings to 35 feet within 75 feet of the residential districts and require landscaping buffers and screening. Mitigation measures beyond Code requirements cannot be defined within base zoning requests.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site adjacent to Crooked Oak Creek. Floodplain is not present. National, state, and local permitting require basic best management practices for stormwater management. Plan conformance could be strengthened by providing a continuous system of open space along the riparian corridor; however, this cannot be stipulated in a base zoning request.*
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the east side of Eckroat Street. SE 8th Street terminates at the southwest corner of the site. Both Neighborhood Streets in the Urban Low LUTA. The nearest transit (bus) service is located over a mile to the northwest, at the intersection of North

Martin Luther King Avenue and NE 4th Street. Access to the City trail system is available west of the site, along the east side of Grand Blvd with a trail head located north of SE 4th Street

6) Other Development Related Policies

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Avoid placing heavy industrial uses on borders of industrial areas to avoid conflicts with adjacent development. (SU-35)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the east side of Eckroat Street, in an area generally located east of East Grand Boulevard and south of East Reno Avenue. SE 8th Street terminates at the southwest corner of the site. The site abuts I-1, I-2, R-1, and R-4 zoning to the north, I-2 zoning to the south, and R-1 zoned land to the west. The R-1 property to the west is included in a separate application attempting to rezone to I-2 (PC-10955) which was recommended for approval by the Planning Commission on January 9, 2025. Abutting land to the east is located within the Del City limits. The surrounding area consists of a mixture of single-family residences, apartments, industrial, and undeveloped land. The site is split between the Airport Environs Zone One (AE-1) and Two (AE-2) Overlay Districts.

The proposed I-2 District is consistent with industrial zoning and development to the south and the proposed/expected zoning change to the west. Land to the south is within an area where the comprehensive plan applies the Heavy Industrial (HI) Layer. However, the proposed I-2 District allows uses that could have operational impacts near residential zoning or uses to the north. The I-2 District allows most C-3 uses except hotels, as well as light industrial, moderate industrial, manufacturing, outdoor work and storage, and off-premise signs/billboards. The proposed I-2 zoning would limit the height of buildings to 35 feet within 75 feet of the residential districts and require landscaping buffers and screening. Mitigation measures beyond Code requirements cannot be defined within base zoning requests. A Planned Unit Development (PUD) may be appropriate if additional measures are desired.

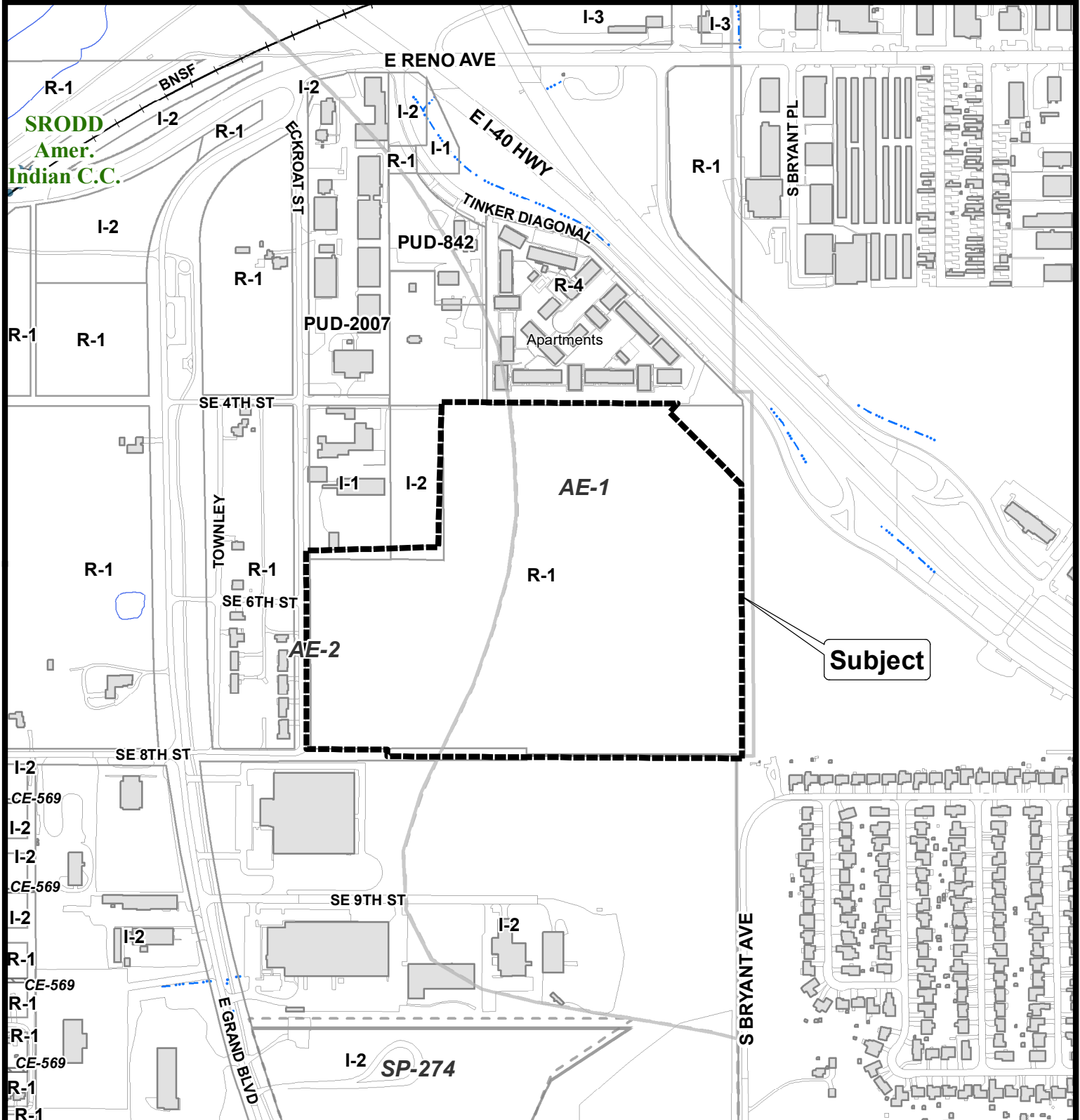
IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

gjh

Case No: PC-10956 Applicant: The Gayle Townley 2024 Family Trust
Existing Zoning: R-1 / I-1 / I-2 / AE-1 / AE-2
Proposed zoning: I-2 / AE-1 / AE-2 Location: 718 Eckroat Street



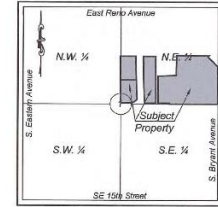
The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet

Plat of Survey
Part of the Northeast Quarter of
Section 1, Township 11 North, Range 3 West
City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map
Section 1, Township 11N, Range 3W
Not To Scale

Legal Descriptions

Tract 1

Quit Claim Deed ~ Book 13438, Page 5

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 2

Warranty Deed ~ Book 7988, Page 463

The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

Tract 3

Warranty Deed ~ Book 5506, Page 620

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 4

Warranty Deed ~ Book 7996, Page 175

Part of the NE1/4, Sec. 1, T-11-N, R-3-W, I.M. Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the SE corner of said NE 1/4, thence West along the South line of said NE 1/4 a distance of 1318.4' to the SW corner of the East 1/2, of said NE 1/4, thence North along the West line of said East 1/2, NE 1/4, a distance of 330.00 feet, thence East and parallel to the South line of said NE 1/4 1318.4', thence South along the East line of said NE 1/4 a distance of 330' to the point or place of beginning, except easement and right-of-ways of record.

Tract 5

Warranty Deed ~ Book 4085, Page 279

Part of the NE 1/4, Sec. 1, T-11-N, R-3-W, I.M. Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 330' North of the said SE corner of said NE 1/4, thence West along a line 330' North of the South line of said NE 1/4 a distance of 1318.4' to West side of the East 1/2 of the NE1/4 330' North of the SW corner of the East 1/2 of NE 1/4, thence North 330' along the West line of the said East 1/2, of NE 1/4, thence East and parallel to the South line of said 1318.4' a distance of 330', thence North 330' to a point 990.00 feet North of the South line of the NE 1/4, thence East 988.4' and parallel to the said 1318.4', thence South along the East line of said NE 1/4 a distance of 660' to a point or place of beginning, except easement and right-of-ways of record.

Legal Descriptions

Tract 6

Warranty Deed ~ Book 2995, Page 423

All of Block 3 of Second East View Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof, and Part of the NE1/4, Sec. 1, Twp. 11-N, R-3-W, I.M. Oklahoma County, Oklahoma; more particularly described as follows: Beginning at the NE corner of the SE 1/4 of NE 1/4, thence West along the North line of the said SE 1/4 of NE 1/4 a distance of 1318.4' to the NW corner of said SE 1/4 of NE 1/4, thence South along the West line of the said SE 1/4 of the NE 1/4 a distance of 660', thence East 330', thence North 330', thence East 988.4', thence North along the East line of the NE 1/4 a distance of 330', to the point or place of beginning, excepting easement and right-of-ways of record.

Tract 7

Quit Claim Deed ~ Book 4335, Page 210

A remainder interest in part of NE4 of Section 1, T11N, R3W, (Unplatted) Begin at S.E. Corner NE2, thence West 1318.4', North 25', West 300', North 634', East 300', South 328, East 1318.4', South 300' to point of beginning in Oklahoma County, Oklahoma. (Note: Legal Description does not close by 30' North-South.)

Less & Except No. 1

Channel Change Easement ~ Bk. 2228, Pg. 568 (R142933020)

A strip, piece or parcel of land lying on the SE 1/4 NE 1/4 of Section 1, T 11 N, R 3 W in Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Beginning at the NE corner of said SE 1/4 NE 1/4, thence West along the North line of said SE 1/4 NE 1/4 a distance of 235.6 feet, thence S 45°14' W a distance of 44.4 feet, thence S 44°44' E a distance of 377.5 feet to a point on the East line of said SE 1/4 NE 1/4, thence North along said East line a distance of 298.3 feet to the point of beginning.

Containing 0.78 acres, more or less, of new right-of-way, the remaining area included in the above description being the 33 foot section line right-of-way.

Less & Except No. 2

Quit Claim Deed ~ Book 13500, Page 1641

A part of Block Three (3), of Second View Addition to Oklahoma City, Oklahoma, and a part of the Northeast (NE4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner (NEC) of the Southeast Quarter (SE4) of the Northeast Quarter (NE4) of said Section; thence North 89°35'45" West on the North line of said Southeast Quarter (SE4) of the Northeast Quarter (NE4) for a distance of 1113.66 feet to a point or place of beginning; thence continuing North 89°35'45" West on the North line of said Southeast Quarter (SE4) of the Northeast Quarter (NE4) for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; thence South 00°00'00" West for a distance of 20.00 feet to the Northeast Corner (NE4) of said Block 3; thence North 89°35'45" West on the North line of said Block 3 for a distance of 300.00 feet to the Northwest Corner (NW4) of said Block 3; thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; thence North 88°27'11" East for a distance of 490.44 feet; thence North 01°22'53" East for a distance of 538.27 feet to the point or place of beginning.

Legal Descriptions

Recommended Legal Description Encompassing Tracts 4, 5, 6, 7, Less & Except Numbers 1 & 2

A part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE4) of said NE4;

Thence North 00°04'03" West on the West line of the SE4 of said NE4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°05'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE4;

Thence South 89°35'45" East on the North line of the S/2 of said NE4 a distance of 876.17 feet to the Northwest most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;
2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE4;

Thence South 00°05'16" East on the East line of said NE4 a distance of 1015.93 feet to the Point of Beginning.

This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.

Surveyor's Notes

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
2. Date of Last Site Visit: March 4, 2024
3. This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.
4. Easements not provided for S. Townley Drive North of Southeast 5th Street.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 8th day of March, 2024.

Curtis Lee Hale, LS 1084

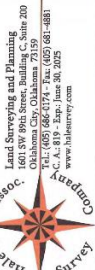


3-08-24
Date



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHETHER BY OTHER MEANS AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

Sam A. Townley Trust
c/o Debee Clark & Weber
1200 NW 63rd Street, Suite 5000
Oklahoma City, Oklahoma 73116

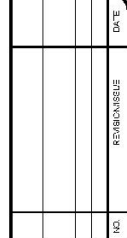


Second East View Addition
Blocks 3, 4, 5, 6 & 7
Oklahoma City, Oklahoma
Plat of Survey

PROJECT NO. 6970.1
FILE 6670-1.dwg
DATE 3/5/2024
DRAWN BY JMA
CHECKED BY CWA
FIELD CREW CH, CH

SHEET
1
OF 2

Section 1, Township 11N, Range 3W
Not To Scale



Sam A. Townley Trust
c/o Debee Clark & Weber
1200 NW 63rd Street, Suite 5000
Oklahoma City, Oklahoma 73116

Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 260
Oklahoma City, Oklahoma 73159
Tel: (405) 586-0174 Fax: (405) 681-4883
eC: A-819-1-ep-1000-30, 2025
www.halesurvey.com



**Second East View Addition
Blocks 3, 4, 5, 6 & 7
Oklahoma City, Oklahoma**

Plat of Survey

DATE	6/9/2024
FILE	6970-1.dwg
DATE	3/8/2024
DESIGNER	JMA
CHECKED	CWA
FILE OPEN	CH CH

2

OF 2

Case No: PC-10956 Applicant: The Gayle Townley 2024 Family Trust
Existing Zoning: R-1 / I-1 / I-2 / AE-1 / AE-2
Proposed zoning: I-2 / AE-1 / AE-2 Location: 718 Eckroat Street



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Rezoning Application

