

CASE NUMBER: PC-10956

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of The Gayle Townley 2024 Family Trust**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the I-2 Moderate Industrial, AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay Districts. The City Council will consider this zoning application at a public hearing on April 8, 2025. 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:

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 (NE/4) 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 January 10, 2025, with metes and bounds as follows: Beginning at the Southeast corner of the NE/4 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 NE/4 of said Section a distance of 1,315.47 (Recorded 1,318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4; Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 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 NE/4 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°06'44" 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 13,500, Page 1,641; 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 NE/4; Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2,228, 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 NE/4; Thence along the Western boundary of said tract of land for the next two calls: 1. Thence South 43°02'22" West (Recorded South 45°14'00" West) a distance of 44.40 feet; 2 Thence South 44°52'33" East (Recorded South 44°44'00" East) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, 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 NE/4; Thence South 00°05'16" East on the East line of said NE/4 a distance of 1,015.53 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 11th day of March 2025.

SEAL


Amy K. Simpson, City Clerk



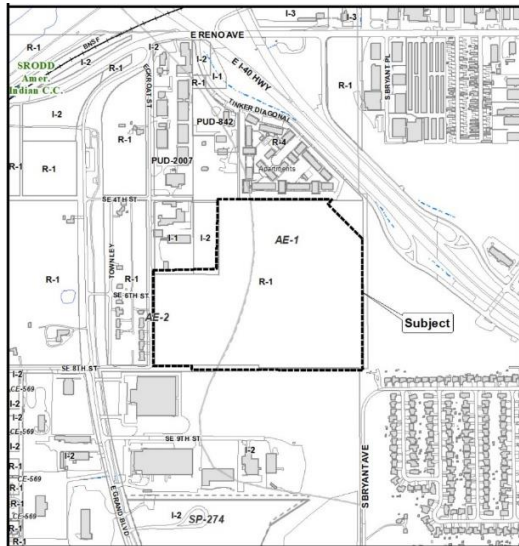
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10956

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

ADDRESS OF PROPERTY: 718 Eckroat Street



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

I-2 Moderate Industrial District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light, **AE-1 Airport Environs Zone One Overlay District** is intended to prevent the occurrence of airport hazards; to protect the long-term utility of airports and the public investment involved therein; and to restore or enhance the public health, safety, and welfare of residents living around airports, and **AE-2 Airport Environs Zone Two Overlay District** is intended to prevent the occurrence of airport hazards; to protect the long-term utility of airports and the public investment involved therein; and to restore or enhance the public health, safety, and welfare of residents living around airports.

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-10956

LOCATION: 718 Eckroat Street

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 I-2 Moderate Industrial District subject to the AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay Districts from the 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. A public hearing will be held by the City Council on April 8, 2025. **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 I-2 Moderate Industrial District would be extended to include the following described property, subject to the AE-1 Airport Environs Zone 1 and AE-2 Airport Environs Zone 2 Overlay District boundaries:

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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 (NE/4) 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 January 10, 2025, with metes and bounds as follows: Beginning at the Southeast corner of the NE/4 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 NE/4 of said Section a distance of 1,315.47 (Recorded 1,318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4; Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 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 NE/4 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°06'44" 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 13,500, Page 1,641; 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 NE/4; Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2,228, 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 NE/4; Thence along the Western boundary of said tract of land for the next two calls: 1. Thence South 43°02'22" West (Recorded South 45°14'00" West) a distance of 44.40 feet; 2. Thence South 44°52'33" East (Recorded South 44°44'00" East) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, 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 NE/4; Thence

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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 11th day of March 2025.

SEAL

Amy K. Simpson, City Clerk

