

**CASE NUMBER: PC-10931**

This notice is to inform you that **Dwight H. Butler, P.E., of Cowan Group Engineering, LLC, on behalf of Claud Cypert, The Greenbrier, LLC, Surrey, LLC, & SH Golf Club, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the R-1 Single-Family Residential District. The City Council will consider this zoning application at a public hearing on August 13, 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:**

A Tract of land in the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Thirteen North, T-13-N, Range Five West, R-5-W, of the Indian Meridian, (I.M.) Canadian County, Oklahoma more particularly described as follows: Commencing at the SW Corner of said SW/4; thence N89°46'57"E a distance of 2,416.67 feet to the Point Of Beginning; Thence from said Point of Beginning N00°13'03"W a distance of 50.00 feet; Thence N00°03'24"E a distance of 250.00 feet; Thence N14°07'36"E a distance of 668.85 feet; Thence S30°43'36"E a distance of 97.47 feet; Thence S04°45'51"E a distance of 187.20 feet; Thence S40°34'57"W a distance of 152.10 feet; Thence S67°58'50"W a distance of 42.09 feet; Thence S03°04'09"W a distance of 547.53 feet; Thence S89°46'57"W a distance of 61.37 feet to the Point of Beginning. AND A Tract of land in the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Thirteen North, T-13-N, Range Five West, R-5-W, of the Indian Meridian, (I.M.) Canadian County, Oklahoma more particularly described as follows: Commencing at the SW Corner of said SW/4; Thence N89°46'55"E a distance of 2,033.40 feet; Thence N00°12'55"W a distance of 1,343.87 feet to the Point of Beginning; Thence from said Point of Beginning S88°33'24"W a distance of 105.17 feet; Thence N00°31'38"W a distance of 107.50 feet; Thence S45°20'50"E a distance of 149.18 feet to the Point of Beginning.

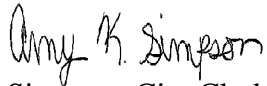
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 16th day of July 2024.

SEAL

  
Amy K. Simpson, City Clerk



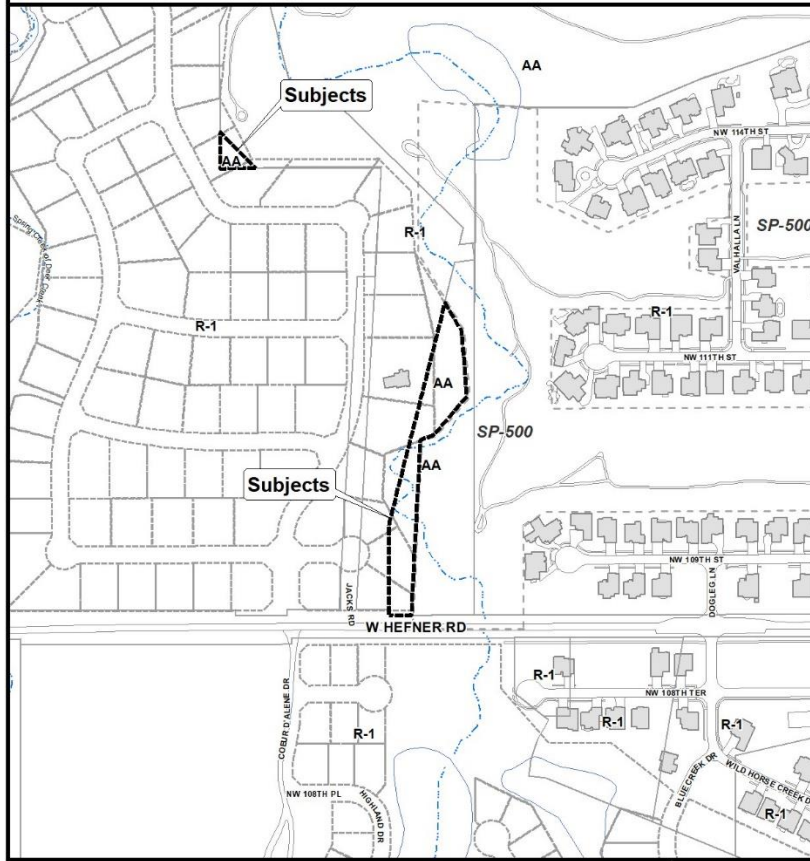
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PC-10931

**FROM:** AA Agricultural District

**TO:** R-1 Single-Family Residential District

**ADDRESS OF PROPERTY:** 12143 West Hefner Road



**PROPOSED USE:** The purpose of this request is to allow single-family residential development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**R-1 Single-Family Residential District** is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area.

**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:** PC-10931

**LOCATION:** 12143 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 the R-1 Single-Family Residential District from the AA Agricultural District. A public hearing will be held by the City Council on August 13, 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 R-1 Single-Family Residential District would be extended to include the following described property:

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

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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 16th day of July 2024.

SEAL

Amy K. Simpson, City Clerk

