

CASE NUMBER: PC-10906

This notice is to inform you that **David M. Box, Williams, Box, Forshee, and Bullard, P.C., on behalf of OnCue RE, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of the property to the I-1 Light Industrial District. The City Council will consider this zoning application at a public hearing on January 2, 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 being the South Half of Lot 2 through 20, all of Lot 28 through Lot 47, Block 2, all of Lots 1 through 22, part of Lot 23, part of Lot 25 through 48, Block 3, PASADENA HEIGHTS ADDITION recorded in Book 7 of Plats, Page 20, together with the vacated alley in said Block 2 AND that portion of vacated S.E. 37th Street adjacent to said Blocks 2 and 3 as vacated in the District Court of Oklahoma County by JOURNAL ENTRY OF JUDGEMENT Case No. CJ-81-2448 recorded in Book 5735, Page 1915 and JOURNAL ENTRY OF JUDGEMENT Case No. CV-2021-1566 recorded in Book 14900, Page 81 AND together with the vacated alley in said Block 3 as vacated by DECREE OF VACATION Case No. CD-72-373 recorded in Book 4053, Page 141, all lying in the Southeast Quarter of Section 14, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 2 in said Block 2; THENCE South 00°20'00" East, along the east line of said Lot 2, a distance of 70.18 feet to the Northeast Corner of the South Half of said Lot 2 and the POINT OF BEGINNING; THENCE continuing South 00°20'00" East, along the east line of said Lot 2, the east line of Lot 2 extended, the east line of Lot 47, Block 2 and the east line of Lot 47 extended, a distance of 255.11 feet; THENCE North 89°39'16" East a distance of 25.00 feet to a point of intersection with the east line of Lot 1 in said Block 3 extended; THENCE South 00°20'00" East, along said extended line, the east line of said Lot 1, the east line of said Lot 1 extended and part of the east line of Lot 48 in said Block 3, a distance of 262.37 feet; THENCE South 89°40'00" West a distance of 577.80 feet; THENCE North 06°01'21" East a distance of 77.77 feet; THENCE North 07°43'37" East a distance of 136.87 feet to a point on the west line of Lot 22 in said Block 3; THENCE North 00°20'00" West, along said west line, a distance of 34.48 feet to the Northwest Corner of said Lot 22; THENCE North 31°40'17" East a distance of 47.17 feet to the Southwest Corner of Lot 28 in said Block 2; THENCE North 00°20'00" West, along the west line of said Lot 28, a distance of 140.00 feet to the Northwest Corner of said lot 28; THENCE North 51°00'25" East a distance of 32.02 feet to the Southwest Corner of Lot 20 in said Block 2; THENCE North 00°20'00" West, along the west line of said Lot 20, a distance of 70.23 feet to the Northwest Corner of the South Half of said Lot 20; THENCE North 89°40'25" East, along the north line of the South Half of Lot 20 through Lot 2, a distance of 475.00 feet to the POINT OF BEGINNING.

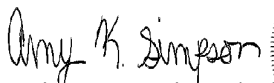
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 5th day of December 2023.

SEAL


Amy K. Simpson, City Clerk



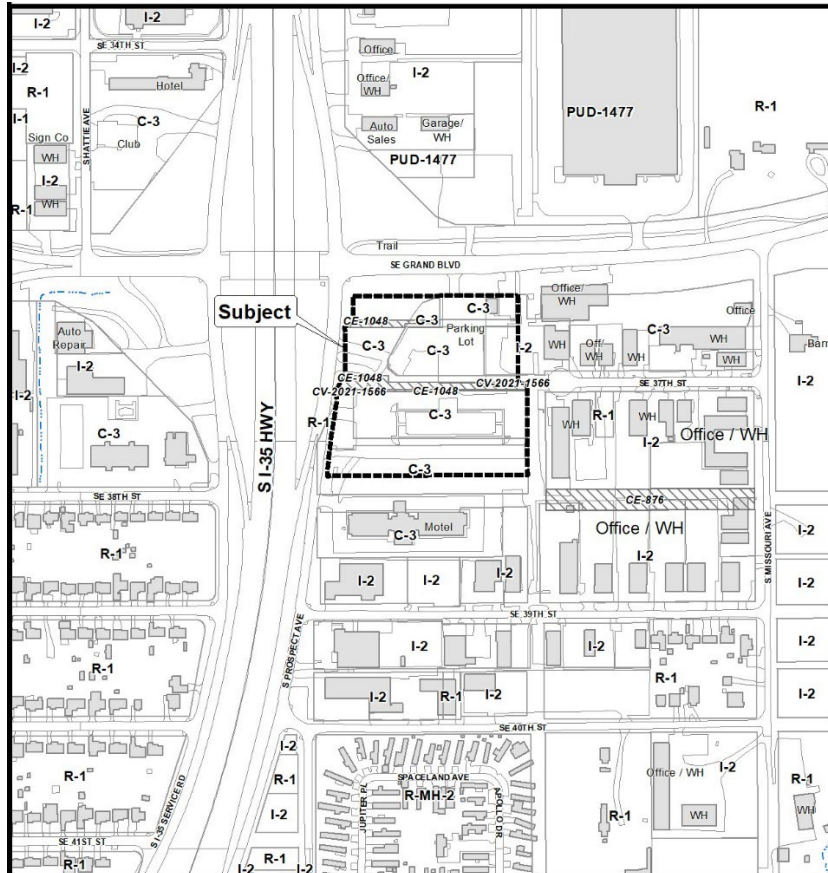
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10906

FROM: C-3 Community Commercial District

TO: I-1 Light Industrial District

ADDRESS OF PROPERTY: 3850 South Prospect Avenue



PROPOSED USE: The purpose of this request is to allow industrial based zoning that will permit development of a gasoline sales & convenience store.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

I-1 Light Industrial District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated.

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-10906

LOCATION: 3850 South Prospect Avenue

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-1 Light Industrial District from the C-3 Community Commercial District. A public hearing will be held by the City Council on January 2, 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 I-1 Light Industrial District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land being the South Half of Lot 2 through 20, all of Lot 28 through Lot 47, Block 2, all of Lots 1 through 22, part of Lot 23, part of Lot 25 through 48, Block 3, PASADENA HEIGHTS ADDITION recorded in Book 7 of Plats, Page 20, together with the vacated alley in said Block 2 AND that portion of vacated S.E. 37th Street adjacent to said Blocks 2 and 3 as vacated in the District Court of Oklahoma County by JOURNAL ENTRY OF JUDGEMENT Case No. CJ-81-2448 recorded in Book 5735, Page 1915 and JOURNAL ENTRY OF JUDGEMENT Case No. CV-2021-1566 recorded in Book 14900, Page 81 AND together with the vacated alley in said Block 3 as vacated by DECREE OF VACATION Case No. CD-72-373 recorded in Book 4053, Page 141, all lying in the Southeast Quarter of Section 14, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 2 in said Block 2; THENCE South 00°20'00" East, along the east line of said Lot 2, a distance of 70.18 feet to the Northeast Corner of the South Half of said Lot 2 and the POINT OF BEGINNING; THENCE continuing South 00°20'00" East, along the east line of said Lot 2, the east line of Lot 2 extended, the east line of Lot 47, Block 2 and the east line of Lot 47 extended, a distance of 255.11 feet; THENCE North 89°39'16" East a distance of 25.00 feet to a point of intersection with the east line of Lot 1 in said Block 3 extended; THENCE South 00°20'00" East, along said extended line, the east line of said Lot 1, the east line of said Lot 1 extended and part of the east line of Lot 48 in said Block 3, a distance of 262.37 feet; THENCE South 89°40'00" West a distance of 577.80 feet; THENCE North 06°01'21" East a distance of 77.77 feet; THENCE North 07°43'37" East a distance of 136.87 feet to a point on the west line of Lot 22 in said Block 3; THENCE North 00°20'00" West, along said west line, a distance of 34.48 feet to the Northwest Corner of said Lot 22; THENCE North 31°40'17" East a distance of 47.17 feet to the Southwest Corner of Lot 28 in said Block 2; THENCE North 00°20'00" West, along the west line of said Lot 28, a distance of 140.00 feet to the Northwest Corner of said lot 28; THENCE North 51°00'25" East a distance of 32.02 feet to the Southwest Corner of Lot 20 in said Block 2; THENCE North 00°20'00" West, along the west line of said Lot 20, a distance of 70.23 feet to the Northwest Corner of the South Half of said Lot 20; THENCE North 89°40'25" East, along the north line of the South Half of Lot 20 through Lot 2, a distance of 475.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to allow industrial based zoning that will permit development of a gasoline sales & convenience store.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

I-1 Light Industrial District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated.

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 5th day of December 2023.

SEAL

Amy K. Simpson, City Clerk

