

## **CASE NUMBER: PUD-1963**

This notice is to inform you that **Charles Allen, Allen Engineering Services, Inc., on behalf of Salazar Commercial Properties, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1963 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 26, 2023. 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:**

(Residential Tract 1) A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. AND (Commercial Tract 2) A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning; Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning.

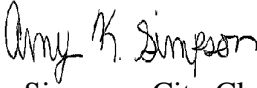
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 29th day of August 2023.

SEAL

  
Amy Simpson, City Clerk



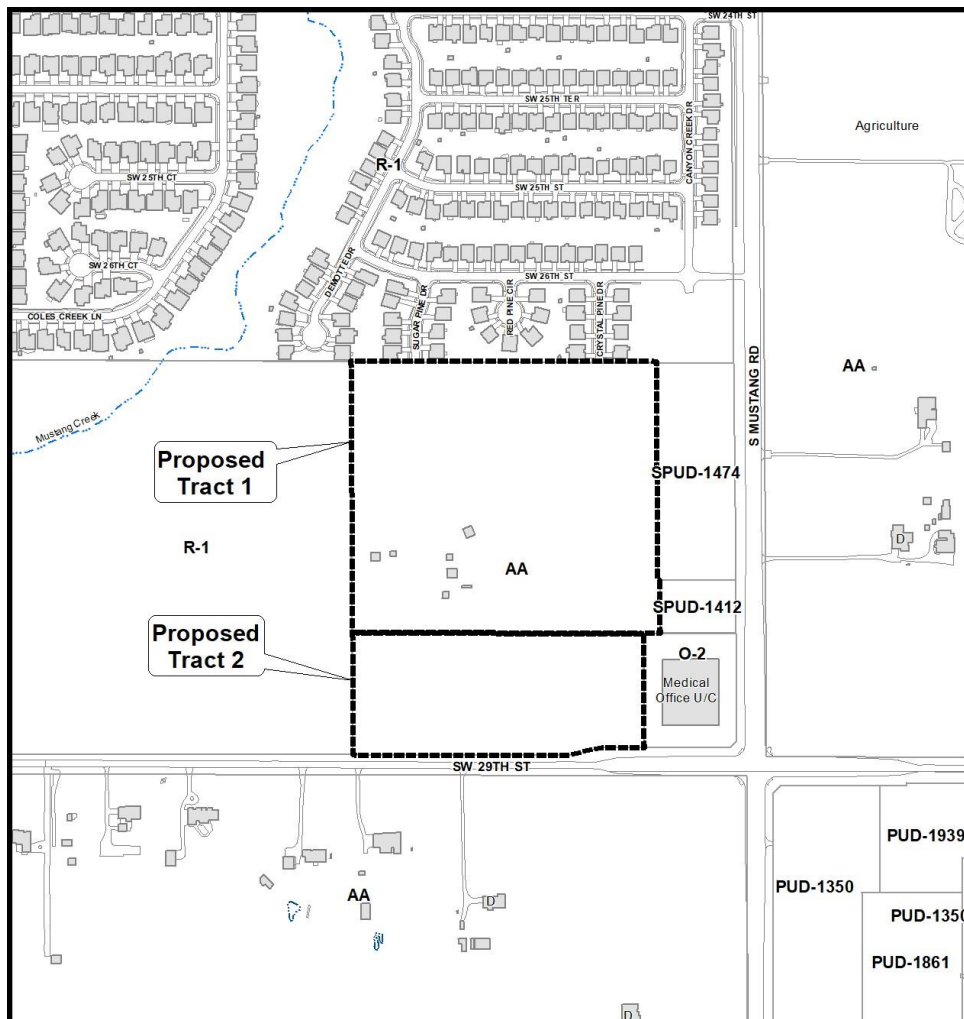
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-1963

**FROM:** AA Agricultural District

**TO:** PUD-1963 Planned Unit Development District

**ADDRESS OF PROPERTY:** 11503 SW 29th Street



**PROPOSED USE:** The purpose of this application is to allow single-family and/or duplex development on Tract 1, and commercial/office/warehouse uses and development on Tract 2.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-2 Medium-Low Density Residential District (Tract 1)**, and the **C-3 Community Commercial District (Tract 2)** (OKC Zoning Ordinance, 2020).

**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**

**(405) 297-3908**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1963

**LOCATION:** 11503 SW 29th 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 PUD-1963 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on September 26, 2023. **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 PUD Planned Unit Development District would be extended to include the following described property:

## **LEGAL DESCRIPTION:**

(Residential Tract 1) A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. AND (Commercial Tract 2) A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning; Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning.

**PROPOSED USE:** The purpose of this application is to allow single-family and/or duplex development on Tract 1, and commercial/office/warehouse uses and development on Tract 2.

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

This site will be developed in accordance with the regulation of the modified **R-2 Medium-Low Density Residential District (Tract 1), and the C-3 Community Commercial District (Tract 2)** (OKC Zoning Ordinance, 2020).

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 29th day of August 2023.

SEAL

Amy Simpson, City Clerk

