

Published in the Journal Record January 2, 2025.

CASE NUMBER: SPUD-1690

LOCATION: 2421 South Portland 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 SPUD-1690 Simplified Planned Unit Development District subject to the AE-2 Airport Environs Zone 2 Overlay District from C-3 Community Commercial and AE-2 Airport Environs Zone 2 Overlay Districts. A public hearing will be held by the City Council on January 28, 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.**

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 SPUD Simplified Planned Unit Development District would be extended to include the following described property, subject to the AE-2 Airport Environs Zone 2 Overlay District boundary:

LEGAL DESCRIPTION:

TRACT "A": A 0.91 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14,807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S89°49'05"W, WITH THE NORTHERLY LINE OF SAID SE/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.33 FEET; THENCE S89°09'18"W A DISTANCE OF 192.92 FEET; THENCE N00°16'38"W A DISTANCE OF 205.56 FEET TO THE AFOREMENTIONED NORTHERLY LINE; THENCE N89°49'05"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 192.97 FEET TO THE POINT OF BEGINNING. **AND TRACT "B":** A 0.90 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14,807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S00°15'46"E, WITH THE EASTERLY LINE OF SAID SE/4, A DISTANCE OF 256.43 FEET; THENCE S89°46'46"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.54 FEET; THENCE S89°49'05"W A DISTANCE OF 192.85 FEET; THENCE N00°16'38"W A DISTANCE OF 203.41 FEET; THENCE N89°46'46"E A DISTANCE OF 192.90 FEET TO THE POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial and AE-2 Airport Environs Zone 2 Overlay Districts** (OKC Zoning Ordinance, 2020).

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 31st day of December 2024.

SEAL

Amy K. Simpson, City Clerk

