

NOTICE OF HEARING

El presente aviso trata sobre un asunto de zonificación y delimitación de linderos cerca de su propiedad. La agenda a tratar y el informe del personal se publicarán en el siguiente vínculo: <https://okc.primegov.com/public/portal>. Llame al (405) 297-3533 si requiere información adicional.

CASE NUMBER: PC-10972

DATE OF HEARING: May 8, 2025

NOTICE IS HEREBY GIVEN that **Marvin D Jirous 2013 Trust and MJJTC, LLC** has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice. The Planning Commission will hold a public hearing on the date shown above to consider the rezoning request.

ADDRESS: 11239 NW Expressway

PROPOSED ZONING

From: AA Agricultural District

To: R-1 Single-Family Residential District

To review Use Unit Classification allocations for the proposed zoning district visit www.okc.gov/districts.

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

LEGAL DESCRIPTION: See attachment Exhibit A – Legal Description

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. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following: You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to City staff at the address below **by noon on Friday May 2, 2025**, to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, May 8, 2025, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

PC-10972 Exhibit A – Legal Description

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 89°47'51" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4) (BASIS OF BEARING), A DISTANCE OF 878.08 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 3; THENCE N 76°08'29" W ALONG SAID RIGHT OF WAY, A DISTANCE OF 304.62 FEET; THENCE N 62°11'23" W CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 174.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4); THENCE N 00°06'27" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 220.94 FEET; THENCE N 89°53'33" E A DISTANCE OF 50.00 FEET; THENCE N 00°06'27" W A DISTANCE OF 943.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4); THENCE N 89°48'12" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1,274.94 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 00°14'47" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1,320.76 FEET TO THE POINT OF BEGINNING.

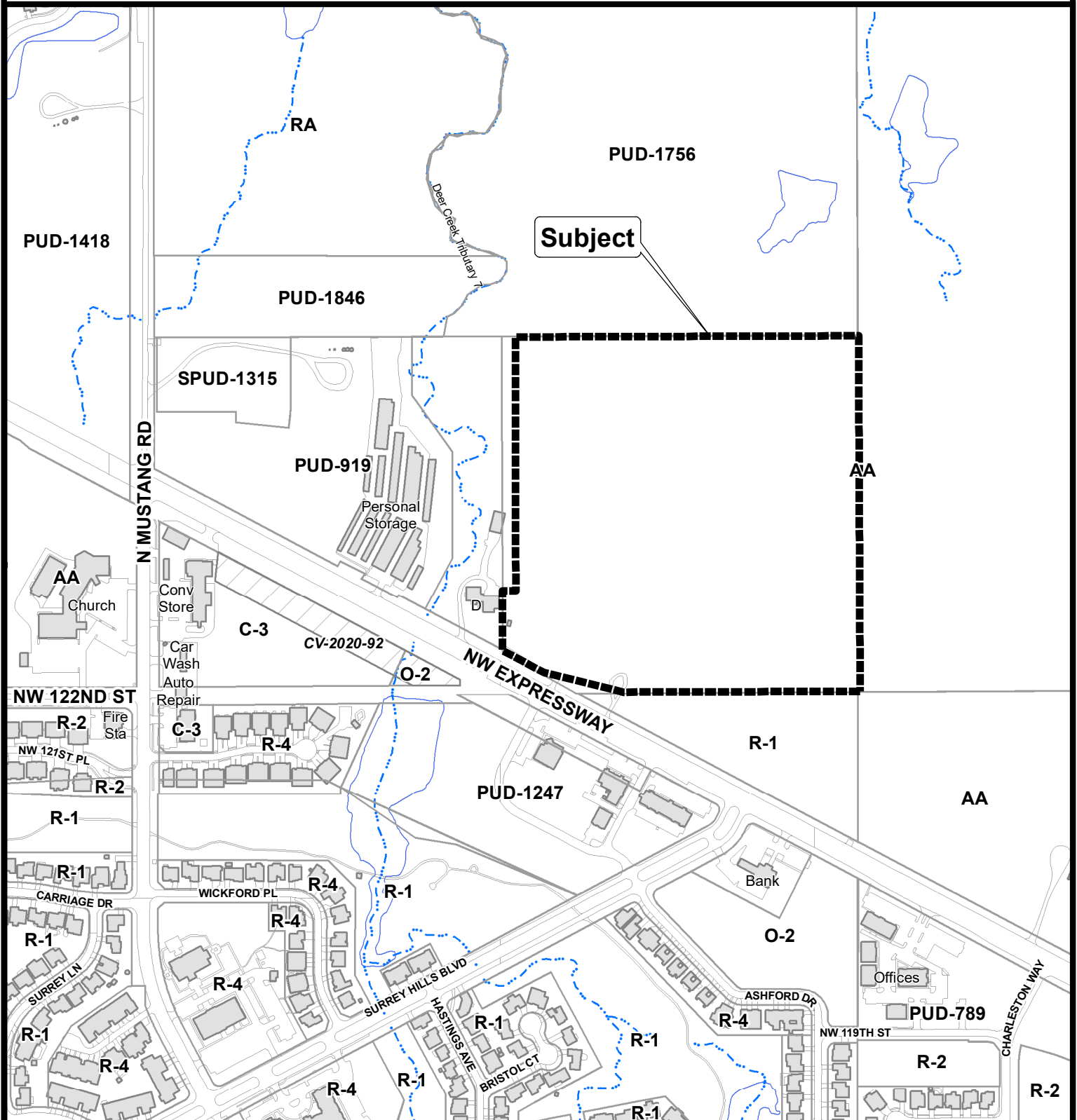
Case No: PC-10972

Applicant: Marvin D. Jirous 2013 Trust and MJJTC, LLC

Existing Zoning: AA

Proposed zoning: R-1

Location: 11239 NW Expressway



The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet