

LOCATION: 8612 South Walker 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 PUD-2054 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on May 20, 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 PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SE/4; Thence N00°10'12"W a distance of 1,058.05 feet; Thence N89°28'15"E a distance of 10.00 feet to the POINT OF BEGINNING; Thence N00°10'12"W a distance of 325.00 feet; Thence N89°28'15"E a distance of 303.92 feet; Thence S00°21'35"E a distance of 325.00 feet; Thence S89°28'15"W a distance of 305.00 feet to the POINT OF BEGINNING.

AND A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; Thence N00°10'12"W a distance of 1,058.05 feet; Thence N89°28'15"E a distance of 315.00 feet to the POINT OF BEGINNING; Thence N00°21'35"W a distance of 325.00 feet; Thence N89°28'15"E a distance of 340.61 feet; Thence N00°00'00"E a distance of 25.00 feet; Thence N89°28'15"E a distance of 435.46 feet; Thence S00°28'16"E a distance of 350.00 feet; Thence S89°28'15"W a distance of 776.90 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow single-family and/or two-family (duplex) residential development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District and R-2 Medium-Low Density Residential District** (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 22nd day of April 2025.

SEAL

Amy K. Simpson, City Clerk

