

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-10976

DATE OF HEARING: June 12, 2025

NOTICE IS HEREBY GIVEN that **BancFirst, Custodial Agent for Kanwal K. Obhrai, M.D. I.R.A. and Kanwal K. Obhrai** 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: 13803 North Council Road

PROPOSED ZONING

From: PUD-1430 Planned Unit Development and AA Agricultural Districts
To: C-3 Community Commercial 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 commercial use and development.

LEGAL DESCRIPTION: The South Half (S/2) of the South Half (S/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) AND the South Half (S/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seven (7), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma As recorded in Book 6966, Page 1700, Oklahoma County, Oklahoma **AND** Beginning at a point N00°08'57"W 826.33 feet and N89°15'08"W 80.01 feet from the southeast corner of Section Seven (7) Township Thirteen (13) North, Range Four (4) West for a point of beginning, Thence N89°15'08"W 638.85 feet; Thence N00°10'18"W 495.986 feet; Thence S89°14'15"E 639.04 feet; Thence S00°08'57" E 495.82 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. 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 June 6, 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, June 12, 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:

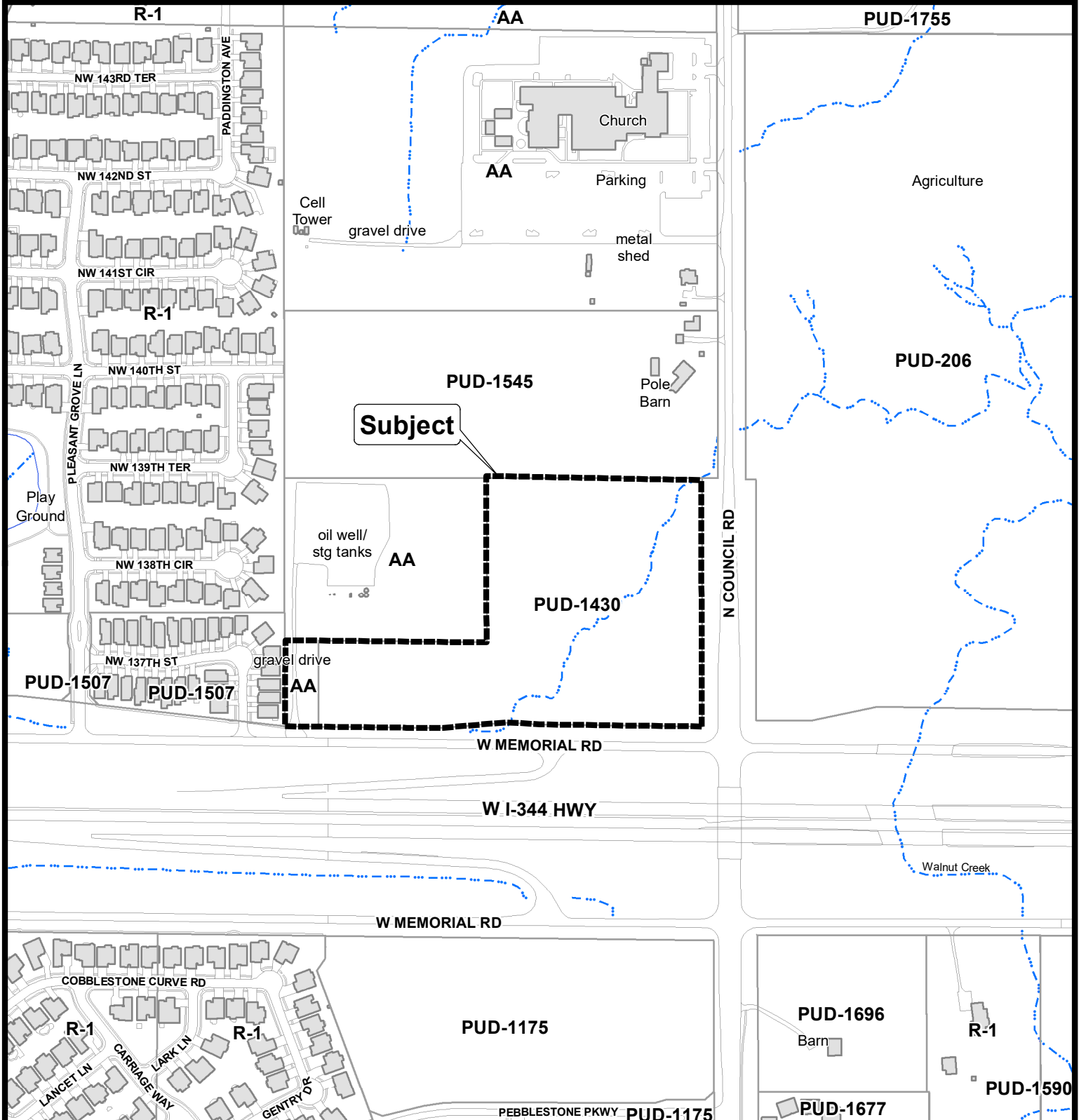
<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

City of Oklahoma City Planning Department

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

Case No: PC-10976 **Applicant: BancFirst, Custodial Agent for Kanwal K. Obhrai, M.D. I.R.A. and Kanwal K. Obhrai**
Existing Zoning: PUD-1430 / AA **Proposed zoning: C-3**
Location: 13803 N. Council Rd.



The City of
OKLAHOMA CITY

Rezoning Application



0 200 400
Feet