

**CASE NUMBER: PC-10598**

This notice is to inform you that **CSW Investor, LLC** filed an application with the City of Oklahoma City to change the zoning designation of their property to the I-1 Light Industrial District. The City Council will consider this zoning application at a public hearing on September 24, 2019. 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.**

**LEGAL DESCRIPTION:** Tract 1: A parcel of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, said parcel being more particularly described as follows: From the Northeast corner of said NW/4, South 89°48'00" West along the North line of said NW/4 a distance of 1102.00 feet; Thence South 00°20'00" East a distance of 50.00 feet to the point or place of beginning; Thence from said point of beginning continuing South 00°20'00" East a distance of 44.76 feet to a point of curvature of a curve to the right, said curve having a central angle of 45°27'30" and a radius of 204.53 feet; Thence along said curve a distance of 81.16 feet to a point on the East property line of Everest Avenue, said point being the Northwest corner of Lot 1, Block 9, as shown on the recorded plat of Section 2, Top O' The Town Addition to Oklahoma City, Oklahoma County, Oklahoma; Thence South 37°20'30" East along the East line of said Lot 1 a distance of 18.29 feet; Thence North 89°48'00" East a distance of 358.07 feet; Thence North 18°23'03" East a distance of 145.59 feet; Thence South 89°48'00" West a distance of 400.00 feet to the point or place of beginning. **LESS AND EXCEPT THE FOLLOWING:** A strip, piece or parcel of land lying in Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being described by meets and bounds as follows: Beginning at a point on the present South right of way line of S.E. 15th Street, a distance of 729.84 feet West of the East line and 50.00 feet South of the North line of said NE/4 of NW/4; Thence East along said right of way line a distance of 28.01 feet; Thence Southwesterly a distance of 90.55 feet; Thence North 00°22'06" East a distance of 85.86 feet to the point of beginning. **AND LESS AND EXCEPT:** Beginning at a point on the present South right of way line of S.E. 15th Street, a distance of 1102.00 feet West of the East line and 50.00 feet South of the North line of said NE/4 of NW/4; Thence East along said right of way line a distance of 30.00 feet; Thence South 45°04'32" West a distance of 42.59 feet to a point on the present East right of way line of Everest Avenue; Thence North along said right of way line a distance of 30.00 feet to the point of beginning. Tract 2: strip, piece or parcel of land lying in part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the northeast corner of said NE/4 of NW/4; Thence west along the north line of said NE/4 of NW/4 a distance of 685.07 feet; Thence S18°23'03"W a distance of 143.28 feet to the point of beginning; Thence continuing S18°23'03"W a distance of 55.06 feet; Thence S89°48'00"W a distance of 358.07 feet to a point on the east line of Lot 1, Block 9, Top O' The Town Second Addition to the City of Oklahoma City; Thence southeasterly along the northerly line of Block 9 a distance of 823.15 feet; Thence North 17°50'50" West a distance of 649.96 feet to said 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.**

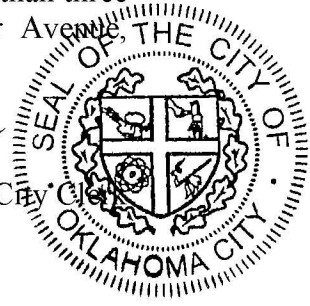
**You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.**

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 27<sup>th</sup> day of August, 2019

SEAL

  
Frances Kersey, City Clerk



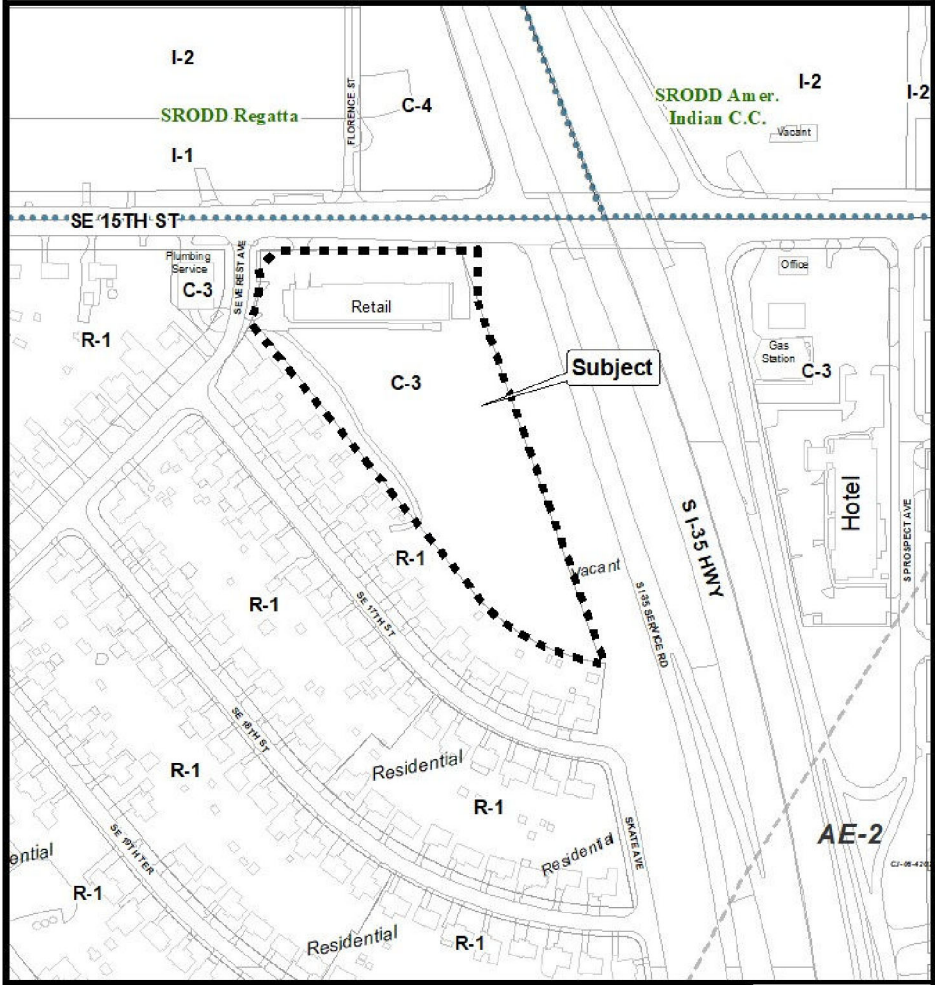
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: PC-10598**

**FROM:** C-3 Community Commercial District

**TO:** I-1 Light Industrial District

**ADDRESS OF PROPERTY:** 1206 SE 15<sup>th</sup> Street



**PROPOSED USE:** The purpose of this request is to permit light industrial development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**I-1 Light Industrial** accommodates low impact industrial development where little or no nuisance effects are generated.

**Should you have any questions or concerns regarding this application please call:**

**The City of Oklahoma City  
Development Services Department  
420 West Main Street, Suite 910  
Oklahoma City, Oklahoma 73102**

**(405) 297-2623 · (405) 297-2495 · (405) 297-2289 · (405) 297-2614**

**TDD (405) 297-2020**

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

## FOR PUBLICATION ONLY

CASE NUMBER: PC-10598

**LOCATION:** 1206 SE 15<sup>th</sup> 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 the I-1 Light Industrial District from the C-3 Community Commercial District. A public hearing will be held by the City Council on September 24, 2019. **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.**

Under the terms of said ordinance, the limits of and boundaries of the I-1 Light Industrial District would be extended to include the following described property:

Tract 1: A parcel of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, said parcel being more particularly described as follows: From the Northeast corner of said NW/4, South 89°48'00" West along the North line of said NW/4 a distance of 1102.00 feet; Thence South 00°20'00" East a distance of 50.00 feet to the point or place of beginning; Thence from said point of beginning continuing South 00°20'00" East a distance of 44.76 feet to a point of curvature of a curve to the right, said curve having a central angle of 45°27'30" and a radius of 204.53 feet; Thence along said curve a distance of 81.16 feet to a point on the East property line of Everest Avenue, said point being the Northwest corner of Lot 1, Block 9, as shown on the recorded plat of Section 2, Top O' The Town Addition to Oklahoma City, Oklahoma County, Oklahoma; Thence South 37°20'30" East along the East line of said Lot 1 a distance of 18.29 feet; Thence North 89°48'00" East a distance of 358.07 feet; Thence North 18°23'03" East a distance of 145.59 feet; Thence South 89°48'00" West a distance of 400.00 feet to the point or place of beginning. **LESS AND EXCEPT THE FOLLOWING:** A strip, piece or parcel of land lying in Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being described by meets and bounds as follows: Beginning at a point on the present South right of way line of S.E. 15th Street, a distance of 729.84 feet West of the East line and 50.00 feet South of the North line of said NE/4 of NW/4; Thence East along said right of way line a distance of 28.01 feet; Thence Southwesterly a distance of 90.55 feet; Thence North 00°22'06" East a distance of 85.86 feet to the point of beginning. **AND LESS AND EXCEPT:** Beginning at a point on the present South right of way line of S.E. 15th Street, a distance of 1102.00 feet West of the East line and 50.00 feet South of the North line of said NE/4 of NW/4; Thence East along said right of way line a distance of 30.00 feet; Thence South 45°04'32" West a distance of 42.59 feet to a point on the present East right of way line of Everest Avenue; Thence North along said right of way line a distance of 30.00 feet to the point of beginning. Tract 2: strip, piece or parcel of land lying in part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the northeast corner of said NE/4 of NW/4; Thence west along the north line of said NE/4 of NW/4 a distance of 685.07 feet; Thence S18°23'03"W a distance of 143.28 feet to the point of beginning; Thence continuing S18°23'03"W a distance of 55.06 feet; Thence S89°48'00"W a distance of 358.07 feet to a point on the east line of Lot 1, Block 9, Top O' The Town Second Addition to the City of Oklahoma City; Thence southeasterly

along the northerly line of Block 9 a distance of 823.15 feet; Thence North 17°50'50" West a distance of 649.96 feet to said point of beginning.

**PROPOSED USE:** Light industrial development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**I-1 Light Industrial** accommodates low impact industrial development where little or no nuisance effects are generated.

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.

Dated this 27<sup>th</sup> day of August, 2019

SEAL

For further information call 297-2417



Frances Kersey, City Clerk

TDD 297-2020

