

(Published in The Journal Record August 14, 2024.)

NOTICE OF HEARING

CASE NUMBER: SPUD-1648

LOCATION: 512 South Mustang Road

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-1648 Simplified Planned Unit Development District from PUD-287 Planned Unit Development District. A public hearing will be held by the City Council on September 10, 2024. **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:

LEGAL DESCRIPTION:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being a portion of Lot 1 in Block 1, WESTPOINTE PARKWAY PHASE 1 recorded in Book 8 of Plats, Page 277, being more particularly described as follows: COMMENCING at the northwest (NW) corner of said Northwest Quarter (NW/4); THENCE South 00°25'56" East, along and with the west line of said Northwest Quarter (NW/4), a distance of 1,175.16 feet; THENCE North 89°34'04" East, departing said west line, a distance of 50.00 feet to a point on the west line of said Lot 1, said point lying 250.00 feet South 00°25'56" East of the northwest corner of said Lot 1, also being the POINT OF BEGINNING; THENCE continuing North 89°34'04" East, departing the west line of said Lot 1, a distance of 360.00 feet; THENCE South 00°25'56" East, a distance of 209.02 feet; THENCE South 89°37'15" West, a distance of 360.00 feet to a point on the west line of said Lot 1; THENCE North 00°25'56" West, along and with the west line of said Lot 1, a distance of 208.69 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 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 13th day of August 2024.

SEAL

Amy K. Simpson, City Clerk

