

(Published in The Journal Record October 1, 2024)

## BOARD OF ADJUSTMENT NOTICE

**CASE NO. 15766**

**ADDRESS: 2217 Northwest 23<sup>rd</sup> Street**

This notice is to inform you that Luke James on behalf of Walmart, has filed a Special Exception application with the Oklahoma City Board of Adjustment for a Special Exception for Aboveground Flammable Liquid Storage: Restricted (59-8350.2) The Board of Adjustment meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma. The Board of Adjustment will hold a public hearing on **October 17, 2024, at 1:30 pm** to consider the request.

- The agenda and staff report for the October 17, 2024, meeting will be posted at the following link: <https://okc.primegov.com/public/portal>
- Please conduct your business with us by phone or email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

### LEGAL DESCRIPTION:

A TRACT OF LAND lying in the Southeast Quarter Section 19, Township 12 North, Range 3 West of the Indian meridian of Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the Southeast corner (SE/C) of the Southeast Quarter (SE/4) of said Section Nineteen (19); Thence South 89°18'59" West, along the South line of said Section 19, a distance of 760.37 feet; Thence North 00°43'01" West, a distance of 50.00 feet to the Point of Beginning; Thence South 89°18'59" West, a distance of 268.15 feet to the Southeast corner (SE/C) of said Shepherd Plaza Addition; Thence North 00°11'26" West, along the East line of Shepherd Plaza Addition a distance of 612.61 feet to a point on the South line of Cashion Place Addition; Thence along the South line of Cashion Place Addition North 89°18'59" East, a distance of 345.46 feet; Thence South 00°11'26" East, a distance of 209.68 feet; Thence South 19°32'08" West, a distance of 55.25 feet; Thence South 00°11'26" East, a distance of 161.07 feet; Thence South 89°18'59" West, a distance of 60.30 feet; Thence South 00°43'01" East, a distance of 190.00 feet to the Point of Beginning; Said tract containing 4.4374 acres or 193,293 square feet more or less.

### **This notice is being provided to you because you own property nearby.**

- If you are not the applicant, 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 Board with information supporting or opposing the request, please consider the following:**

- Lengthy written materials should not be presented to the Board during the hearing. Lengthy written materials in support or opposition of the application should be emailed or submitted to City staff at the address below **by noon October 11, 2024**, in order to be delivered to the Board members.

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

Cynthia Lakin, Clerk  
Board of Adjustment  
[cindy.lakin@okc.gov](mailto:cindy.lakin@okc.gov)  
(405) 297-2289

City of Oklahoma City  
Planning Department  
420 West Main Street, Suite 910  
(405) 297-2623

*Para asistencia en Español, favor de llamar al (405) 297-3533.*

**Case No: BOA-15766 Applicant: Wal-Mart Real Estate Business Trust**

Location of case: 2217 NW 23rd St.

Present Zoning: PUD-422 / UD / TT

Present Use of Land: Commercial

Nature of Request: Special exception for above ground flammable liquid storage. (8350.2)



The City of OKLAHOMA CITY

# Application for Board of Adjustment



0 150 300 Feet