

(Published in The Journal Record October 28, 2024)

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: PUD-2034

DATE OF HEARING: November 14, 2024

NOTICE IS HEREBY GIVEN that **TB Holdings, LLC** 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.

To review copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts .

ADDRESS: 3333 W Hefner Road

CURRENT ZONING: PUD-490 Planned Unit Development, SPUD-558 Simplified Planned Unit Development, SPUD-1046 Simplified Planned Unit Development, CUP-58 Community Unit Plan and LHPSC Lake Hefner Parkway Scenic Corridor Overlay Districts

PROPOSED USE: The purpose of this request is to allow commercial development, including auto sales and outdoor food court.

LEGAL DESCRIPTION: See attachment Exhibit A – Legal Description

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, November 8, 2024**, 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, November 14, 2024, 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

PUD-2034 Exhibit A – Legal Description

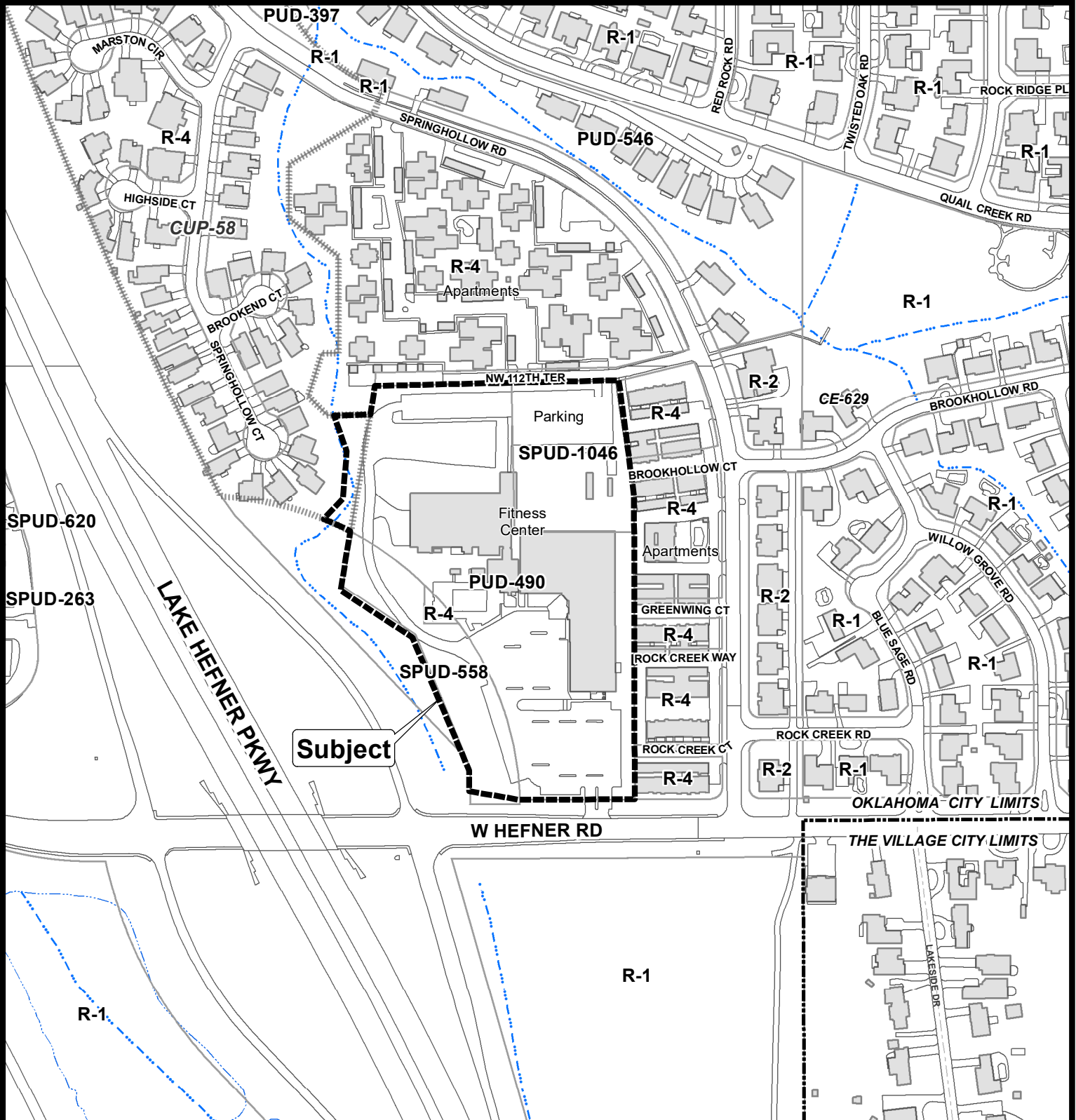
Tract A: All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South $09^{\circ}27'01''$ West along the West line of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block "B" an arc distance of 199.83 feet to the Point of Beginning; Thence South $00^{\circ}06'44''$ East and parallel to the East line of said Block B" a distance of 84.55 feet; Thence North $89^{\circ}33'31''$ East and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and along the Southwesterly line of Block "B" an arc distance of 112.42 feet to the Point of Beginning. A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 24; Thence S $89^{\circ}33'31''$ W along the South line of said SW/4 a distance of 630.03 feet; Thence North $00^{\circ}26'29''$ W for a distance of 33.00 feet; Thence along a curve to the left having a radius of 700.00 feet (chord bearing $N01^{\circ}31'44''$ W, chord distance = 27.00 feet) for an arc distance of 27.00 feet to the point or place of beginning; said point being on the Southwesterly line of Block "B" in Quail Creek, Section 24, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing $N19^{\circ}48'24''$ W, chord distance = 413.36 feet) for an arc distance of 419.61 feet; Thence South $89^{\circ}33'31''$ W for a distance of 74.39 feet; thence $N00^{\circ}06'44''$ W for a distance of 84.55 feet to a point on a curve; said point also being on the Southwesterly line of said Block "B"; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing $N59^{\circ}19'18''$ W; chord distance= 199.15 feet) for an arc distance of 199.83 feet; Thence S $09^{\circ}27'01''$ W for a distance of 120.00 feet; Thence S $56^{\circ}40'00''$ E for a distance of 190.00 feet; Thence S $23^{\circ}12'12''$ E for a distance of 322.92 feet; thence S $00^{\circ}06'44''$ E for a distance of 46.00 feet; Thence S $78^{\circ}04'31''$ E for a distance of 112.09 feet to the point or place of Beginning. Tract C: Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Case No: PUD-2034

Applicant: TB Holdings, LLC

Existing Zoning: PUD-490 / SPUD-558 / SPUD-1046 / CUP-58 / LHPSC

Location: 3333 W. Hefner Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet