

(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: SPUD-1685**

**DATE OF HEARING: November 14, 2024**

**NOTICE IS HEREBY GIVEN** that **Arturo De Lara Escalera** 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 SPUD visit [www.okc.gov/districts](http://www.okc.gov/districts) .

**ADDRESS: 3104 NE 82<sup>nd</sup> Street**

**CURRENT ZONING:** PUD-771 Planned Unit Development, AA Agricultural and C-4 General Commercial Districts

**PROPOSED USE:** The purpose of this request is to allow industrial development, specifically the sales, storage and handling of construction materials, sand, and gravel.

**LEGAL DESCRIPTION:** A part of Government Lot 4 of Section 31, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest Corner of said Lot 4; Thence East along the North line of Lot 4 a distance of 642.55 feet to the point or place of beginning; Thence continuing East along the North line of said Lot 4 a distance of 362.30 feet to a point that is 310.64 feet West of the NE corner of Lot 4; Thence South and parallel to the West line of Section 31 a distance of 332.06 feet; Thence West and parallel to the North line of said Lot 4 a distance of 362.84 feet; Thence Northerly a distance of 332.04 feet to the point or place 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, 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**

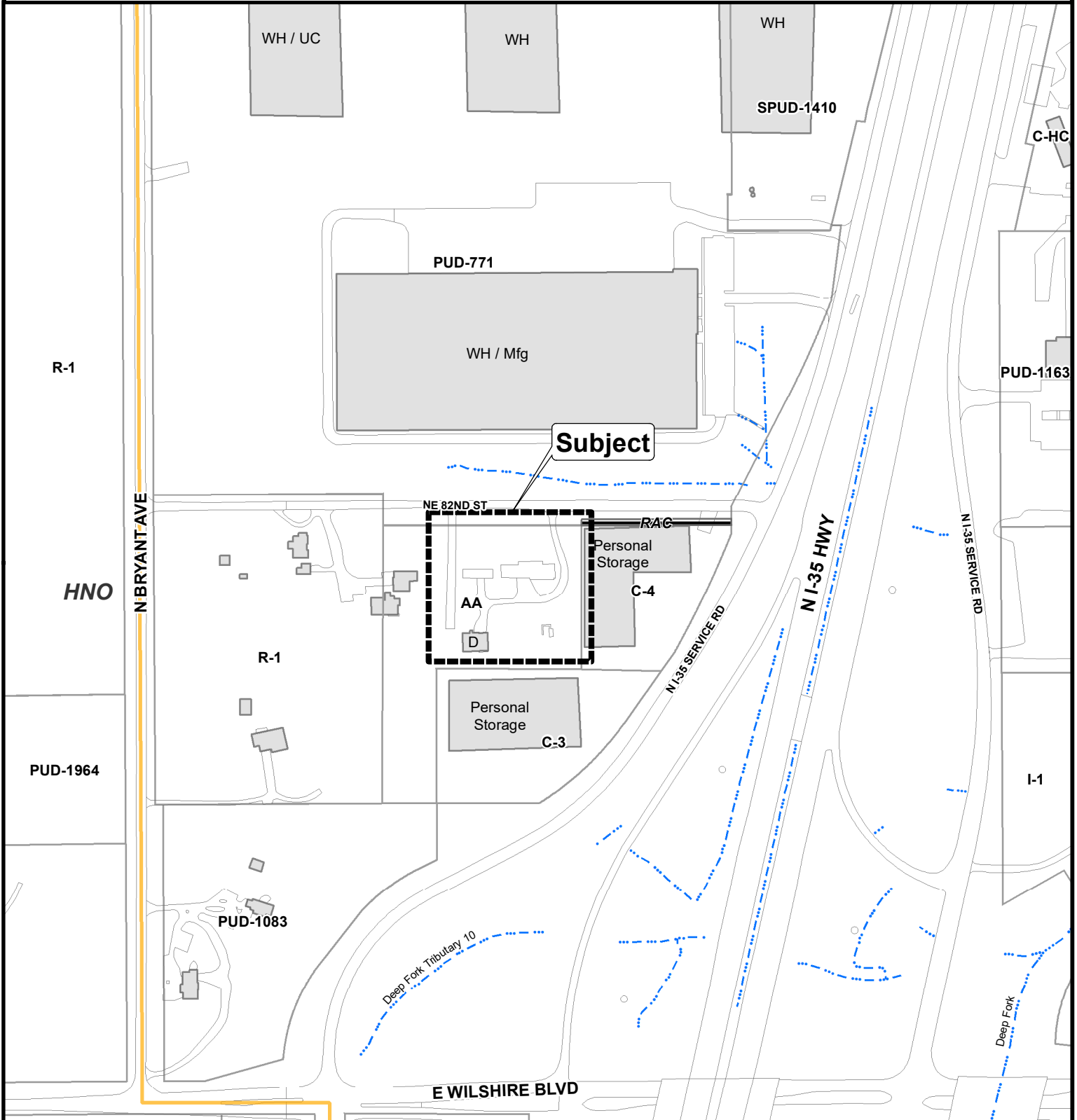
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Case No: SPUD-1685

Applicant: Arturo De Lara Escalera

Existing Zoning: C-4 / AA / PUD-771

Location: 3104 NE 82nd St.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

