

PROCEEDINGS OF THE ELK CITY PLANNING AND ZONING BOARD, TUESDAY, AUGUST 30, 2022 AT 6:00 P.M AT CITY HALL CONFERENCE ROOM, 320 W 3RD, ELK CITY, OKLAHOMA.

A G E N D A

Public Hearing for Annexation as Advertised:

#1

Petitioner: Mouse Family Holdings LP

Address: 2100 block of E 7th

Legal Description: **DESCRIPTION: (TRACT "C")**

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) AND THE NORTHEAST QUARTER OF SAID NW/4 (NE/4 NW/4) OF SECTION TWENTY FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TWENTY ONE (21) WEST OF THE INDIAN MERIDIAN, BECKHAM COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4; THENCE N00°01'45"E, WITH THE WESTERLY LINE THEREOF, A DISTANCE OF 1325.28 FEET TO THE SOUTHWEST CORNER OF SAID NW/4 NW/4; THENCE S89°09'47"E, WITH THE SOUTHERLY LINE OF SAID NW/4 NW/4, A DISTANCE OF 702.62 FEET TO THE SOUTHWEST CORNER OF THE EAST 18.5 ACRES OF SAID NW/4 NW/4, SAME BEING THE POINT OF BEGINNING; THENCE N00°09'48"E, WITH THE WESTERLY LINE OF SAID 18.5 ACRE PARCEL, A DISTANCE OF 1006.26 FEET TO THE SOUTHWEST CORNER OF BLOCK ONE (1) OF ELK CITY BURGER KING PLAT 1, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE, WITH SAID BLOCK 1, THE FOLLOWING TWO (2) CALLS: S89°50'12"E A DISTANCE OF 155.10 FEET; N00°09'48"E A DISTANCE OF 275.33 FEET; THENCE, WITH THE HIGHWAY RIGHT OF WAY DESCRIBED IN DEDICATION DEED RECORDED IN BOOK 164, PAGE 106 OF THE DEED RECORDS OF SAID BECKHAM COUNTY, THE FOLLOWING TWO (2) CALLS: N79°35'39"E A DISTANCE OF 40.72 FEET; N00°53'36"E A DISTANCE OF 33.00 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED NW/4 NW/4; THENCE S89°06'24"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 368.24 FEET TO THE NORTHWEST CORNER OF TRACT "B" OF THAT CERTAIN PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2178, PAGE 473 OF SAID DEED RECORDS; THENCE, WITH TRACT "B" AND TRACT "A" OF SAID PARCEL, THE FOLLOWING FIVE (5) CALLS: S00°02'58"E A DISTANCE OF 251.58 FEET; S89°06'24"E A DISTANCE OF 245.18 FEET; N58°10'44"E A DISTANCE OF 33.03 FEET; N41°58'44"E A DISTANCE OF 72.66 FEET; N09°04'38"E A DISTANCE OF 177.29 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED NE/4 NW/4; THENCE S89°06'24"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 1009.28 FEET TO THE NORTHEAST CORNER OF SAID NE/4 NW/4; THENCE S00°17'52"W, WITH THEN EASTERLY LINE OF SAID NE/4 NW/4, A DISTANCE OF 1322.62 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N89°09'47"W, WITH THE SOUTHERLY LINES OF SAID NE/4 NW/4 AND NW/4 NW/4, A DISTANCE OF 1920.10 FEET TO THE POINT OF BEGINNING CONTAINING 2,412,304 SQUARE FEET OR 55.38 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS THE CALLS IN WARRANTY DEED RECORDED IN BOOK 2178, PAGE 473 OF THE DEED RECORDS OF BECKHAM COUNTY, OKLAHOMA.

THIS PROPERTY DESCRIPTION WAS PREPARED ON 8/14/2021 BY LEE ALLEN SCHROEDER, PROFESSIONAL ALND SURVEYOR NO. 1502.

Proposed Zoning: C-2, Highway Commercial and Commercial Recreation District for 3.11 acres and A-1, General Agricultural District for 52.27 acres

Public Participation
Public Hearing closed

#2

Petitioner: 4 Star Storage Plus
Address: 1224 S Eastern Ave
Legal Description:

A Tract of land in the Southwest Quarter (SW/4) of Section 25, Township 11 North, Range 21 West of the Indian Meridian, being described by metes and bounds as follows: Beginning at a point 1699.00 feet North 0°09'53" West of the Southwest corner of the Southwest Quarter of Section 25; thence North 0°09'53" West a distance of 322.67 feet; thence North 89°48'27" East a distance of 675.00 feet; thence South 0°09'53" East a distance of 322.67 feet; thence South 89°48'27" West a distance of 675.00 feet to the point of beginning, containing 5.00 acres

Proposed Zoning will be C-2, Highway Commercial and Commercial Recreation District

Public Participation
Public Hearing closed

1. Meeting called to order.
2. Consider and approve or disapprove minutes of the June 28th meeting.
3. Board to consider and approve or disapprove Annexation request from Mouse Family Holdings LP for property located in the 2100 block of E 7th.
4. Board to consider and approve or disapprove Annexation request from 4 Star Storage Plus for property located at 1224 S Eastern Ave.
5. New Business (New business consists of matters that could not have been known about or reasonably foreseen prior to posting of the agenda)
6. Motion to adjourn meeting.