

**PROCEEDINGS OF THE ELK CITY PLANNING AND ZONING BOARD, TUESDAY, JUNE 28, 2022 AT 6:00 P.M AT CITY HALL CONFERENCE ROOM, 320 W 3<sup>RD</sup>, ELK CITY, OKLAHOMA.**

A G E N D A

Public Hearing for Rezoning as Advertised:

Petitioner: Cole J & Christine McCollum

Address: 1306 S Pioneer

Legal Description: A tract of land in the SW ¼ of Section 28, T11N, R21WIM, Beckham County, Oklahoma, being described by metes and bounds as follows: Beginning at the NW corner of said SW ¼ of Section 28; Thence South 89°40'18" East along the North line of said SW ¼ a distance of 1320.00 feet; Thence South 660.00 feet; Thence North 89°40'18" West a distance of 1320.00 feet to a point on the West line of said SW ¼; Thence North along said West line a distance of 660.00 feet to the point of beginning, containing 20.00 acres, more or less and except all of the oil, gas and other minerals

Rezoning Request: Rezone from I-1, Light Industrial District to A-1, Agricultural District

Public Participation

Public hearing closed.

Public Hearing for Annexation as Advertised:

#1

Petitioner: Mouse Family Holdings LP

Address: 2100 block of E 7<sup>th</sup>

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

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/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, SAME BEING THE POINT OF BEGINNING; THENCE S89°09'47"E, WITH THE SOUTHERLY LINE OF SAID NW/4 NW/4, A DISTANCE OF 698.03 FEET TO THE EASTERLY LINE OF THAT CERTAIN 15.41 ACRE PARCEL DESCRIBED IN JOINT TENANCY WARRANTY DEED RECORDED IN BOOK 139, PAGE 369 OF THE DEED RECORDS OF SAID BECKHAM COUNTY; THENCE N00°08'01"E, WITH THE EASTERLY LINE OF SAID 15.41 ACRE PARCEL, A DISTANCE OF 1187.46 FEET TO THE MOST SOUTHERLY NORTHEAST CORNER OF BLOCK ONE (1) OF 333 ELK CITY, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE, WITH SAID BLOCK 1, THE FOLLOWING THREE (3) CALLS: S71°39'36"W A DISTANCE OF 73.80 FEET; S00°06'36"W A DISTANCE OF 241.00 FEET; N89°52'39"W A DISTANCE OF 487.50 FEET TO THE EASTERLY LINE OF THE HIGHWAY RIGHT OF WAY DESCRIBED IN DEDICATION DEED RECORDED IN BOOK 164, PAGE 104 OF THE DEED RECORDS OF SAID BECKHAM COUNTY; THENCE, WITH SAID RIGHT OF WAY, THE FOLLOWING FIVE (5) CALLS: S40°14'36"W A DISTANCE OF 29.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 211.50 FEET AND A CHORD BEARING AND DISTANCE OF S19°57'58"W, 146.60 FEET; WITH SAID CURVE AN ARC DISTANCE OF 149.70 FEET; S00°01'45"W A DISTANCE OF 120.70 FEET; S10°48'31"W A DISTANCE OF 214.20 FEET; N89°57'54"W A DISTANCE OF 33.00 FEET TO THE WESTERLY LINE OF SAID NW/4 NW/4; THENCE S00°01'45"W, WITH SAID WESTERLY LINE, A DISTANCE OF 422.52 FEET TO THE POINT OF BEGINNING CONTAINING 624,465 SQUARE FEET OR 14.34 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.

**DESCRIPTION: (TRACT "B")**

A TRACT OF LAND, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/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 698.03 FEET TO THE EASTERLY LINE OF THAT CERTAIN 15.41 ACRE PARCEL DESCRIBED IN JOINT TENANCY WARRANTY DEED RECORDED IN BOOK 139, PAGE 369 OF THE DEED RECORDS OF SAID BECKHAM COUNTY, THIS BEING THE POINT OF BEGINNING; THENCE N00°08'01"E, WITH THE EASTERLY LINE OF SAID 15.41 ACRE PARCEL, A DISTANCE OF 1187.46 FEET TO THE MOST SOUTHERLY NORTHEAST CORNER OF BLOCK ONE (1) OF 333 ELK CITY, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N00°08'01"E, WITH THE EASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 62.10 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S89°06'24"E, WITH THE SOUTHERLY LINE OF THE HIGHWAY RIGHT OF WAY DESCRIBED IN DEDICATION DEED RECORDED IN BOOK 164, PAGE 104 OF THE DEED RECORDS OF SAID BECKHAM COUNTY, A DISTANCE OF 5.24 FEET TO THE WESTERLY LINE OF BLOCK ONE (1) OF ELK CITY BURGER KING PLAT 1, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S00°09'48"W, WITH SAID WESTERLY LINE, A DISTANCE OF 243.29 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S00°09'48"W, WITH THE WESTERLY LINE OF THE EAST 18.5 ACRES OF THE AFOREMENTIONED NW/4 NW/4, A DISTANCE OF 1006.26 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N89°09'47"W, WITH THE SOUTHERLY LINE OF SAID NW/4 NW/4, A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING CONTAINING 6,139 SQUARE FEET OR 0.14 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.

**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.

**DESCRIPTION: (TRACT "D")**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/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 1303.56 FEET TO THE POINT OF BEGINNING, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 15.41 ACRE PARCEL DESCRIBED IN JOINT TENANCY WARRANTY DEED RECORDED IN BOOK 139, PAGE 369 OF THE DEED RECORDS OF SAID BECKHAM COUNTY; THENCE N00°01'45"E, WITH SAID WESTERLY LINE, A DISTANCE OF 21.72 FEET TO THE NORTHWEST CORNER OF SAID SW/4 NW/4; THENCE S89°09'47"E, WITH THE NORTHERLY LINE OF SAID SW/4 NW/4, A DISTANCE OF 698.03 FEET TO THE EASTERLY LINE OF SAID 15.41 ACRE PARCEL; THENCE S00°02'08"W, WITH SAID EASTERLY LINE, A DISTANCE OF 22.44 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N89°06'12"W, WITH THE SOUTHERLY LINE OF SAID 15.41 ACRE PARCEL, A DISTANCE OF 698.00 FEET TO THE POINT OF BEGINNING CONTAINING 15,410 SQUARE FEET OR 0.35 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.

Proposed Zoning: C-2, Highway Commercial and Commercial Recreation District

Public Participation

#2

Petitioner: Saundra K Mouse Trust et al

Address: 2200 E 7<sup>th</sup>

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

A TRACT OF LAND (SUBJECT TRACT) LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 25, T11N, R21W, I.M., BECKHAM COUNTY, OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID SUBJECT TRACT ALSO BEING A PART OF THE EAST 18 1/2 ACRES OF SAID NW/4 NW/4, SAID 18 1/2 ACRE PARCEL DESCRIBED IN JOINT TENANCY WARRANTY DEED RECORDED IN BOOK 135, PAGE 129 OF THE DEED RECORDS OF SAID BECKHAM COUNTY, SAID SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE S89°06'24"E, WITH THE NORTHERLY LINE OF SAID NW/4, A DISTANCE OF 705.73 FEET TO THE NORTHWEST CORNER OF SAID 18 1/2 ACRE PARCEL; THENCE S89°06'24"E, WITH THE NORTHERLY LINES OF SAID NW/4 AND SAID 18 1/2 ACRE PARCEL, A DISTANCE OF 563.81 FEET TO THE POINT OF BEGINNING OF SAID SUBJECT TRACT; THENCE S89°06'24"E, WITH SAID NORTHERLY LINES, A DISTANCE OF 44.91 FEET TO THE NORTHEAST CORNER OF SAID NW/4 AND SAID 18 1/2 ACRE PARCEL; THENCE S00°10'00"W, WITH THE EASTERLY LINES OF SAID NW/4 AND SAID 18 1/2 ACRE PARCEL, A DISTANCE OF 250.94 FEET; THENCE N89°54'45"W A DISTANCE OF 43.95 FEET; THENCE N00°02'58"W A DISTANCE OF 251.58 FEET TO THE POINT OF BEGINNING CONTAINING 11,162 SQUARE FEET SQUARE FEET OR 0.26 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS OF DESCRIPTION IS THE NORTHERLY LINE OF SAID NW/4 - S89°06'24"E (GPS).

**DESCRIPTION: (TRACT "B")**

A TRACT OF LAND (SUBJECT TRACT) LOCATED IN THE NE/4 OF THE NW/4 OF SECTION 25, T11N, R21W, I.M., BECKHAM COUNTY, OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID NE/4 NW/4 BEING A PART OF THAT CERTAIN PARCEL DESCRIBED IN JOINT TENANCY WARRANTY DEED RECORDED IN BOOK 135, PAGE 129 OF THE DEED RECORDS OF SAID BECKHAM COUNTY, SAID SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE S89°06'24"E, WITH THE NORTHERLY LINE OF SAID NW/4, A DISTANCE OF 1314.45 FEET TO THE NORTHWEST CORNER OF SAID NE/4 NW/4, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN 18 1/2 ACRE PARCEL DESCRIBED IN SAID DEED; THENCE S00°10'00"W, WITH THE WESTERLY LINE OF SAID NE/4 NW/4 AND THE EASTERLY LINE OF SAID 18 1/2 ACRE PARCEL, A DISTANCE OF 250.94 FEET; THENCE S89°54'45"E A DISTANCE OF 201.23 FEET; THENCE N58°10'44"E A DISTANCE OF 33.02 FEET; THENCE N41°58'44"E A DISTANCE OF 72.66 FEET; THENCE N09°04'38"E A DISTANCE OF 177.29 FEET TO THE NORTHERLY LINE OF SAID NE/4 NW/4; THENCE N89°06'24"W, WITH SAID NORTHERLY LINE, A DISTANCE OF 305.16 FEET TO THE POINT OF BEGINNING CONTAINING 69,148 SQUARE FEET SQUARE FEET OR 1.59 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS OF DESCRIPTION IS THE NORTHERLY LINE OF SAID NW/4 - S89°06'24"E (GPS).

Proposed Zoning: 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 April 26th meeting.
3. Board to consider and approve or disapprove Rezoning request from Cole J & Christine McCollum, 1306 S Pioneer from I-1, Light Industrial District to A-1, Agricultural District.
4. Board to consider and approve or disapprove Annexation request from Mouse Family Holdings LP for property located in the 2100 block of E 7th.
5. Board to consider and approve or disapprove Annexation request from Sandra K Mouse Trust & et al for property located at 2200 E 7<sup>th</sup>.

6. New Business (New business consists of matters that could not have been known about or reasonably foreseen prior to posting of the agenda)
7. Motion to adjourn meeting.