The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

Posting Date:

AGENDA
CITY OF MUSKOGEE PLANNING AND ZONING COMMISSION
August 2, 2021

Members of the City of Muskogee Planning and Zoning Commission are hereby requested to attend a Regular Meeting to be held on August 2, 2021, at 9:00 a.m. in the Council Chambers, 3rd Floor of the Municipal Building, Muskogee, Oklahoma, for the purpose of discussing the following items:

1. Roll Call.

2. Consider approval of the July 19, 2021 Planning Commission Minutes, or take other necessary action.

3. Hold a Public Hearing and take action on the approval of Ordinance 4124-A to rezone 941 North Main, City of Muskogee, from C-1, Local Commercial to C-2, General Commercial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Tish Callahan)

   A TRACT OF LAND IN LOTS 3, 4, 5 AND 6 THE ALLEYWAY BETWEEN THEM IN BLOCK 286 AND IN LOTS 3 AND 4 BLOCK 296 ALONG WITH A PART OF OLD MAIN STREET ADJACENT THERETO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 286; THENCE S66?55'44"E ALONG THE SOUTHERLY LINES OF LOT 4 AND 5 BLOCK 286 A DISTANCE OF 462.6 FEET TO THE SOUTHWEST CORNER OF LOT 4 BLOCK 296; THENCE CONTINUE S66?55'44"E ALONG THE SOUTHERLY LINE OF SAID LOT 4 BLOCK 296 A DISTANCE OF 7.20 FEET; THENCE N29?55'29"E A DISTANCE OF 150.49 FEET; THENCE N66?55'50"W AND PARALLEL WITH THE NORTHERLY LINE OF THE SOUTH ONE HALF OF LOT 3 BLOCK 286 A DISTANCE OF 480.19 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH ONE HALF OF SAID LOT 3 BLOCK 286 FEET; THENCE S25?58'13"W A DISTANCE OF 149.59 FEET TO THE BEGINNING.

4. Hold a Public Hearing and take action on the approval of Ordinance 4125-A to rezone Lot 8 and Lot 24, Block 2 in Reeves Addition, located at 415 West Shawnee, City of Muskogee, from R-1, Single Family Local Commercial to C-1, Local Commercial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Tish Callahan)

   LOT 8 AND LOT 24 OF BLOCK 2 IN REEVES ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

Adjournment

Planning Commission **2.**

Meeting Date: 08/02/2021

Initiator: Susan Ross, Office Admin I

Information

AGENDA ITEM TITLE:

Consider approval of the July 19, 2021 Planning Commission Minutes, or take other necessary action.

LEGAL DESCRIPTION:

BACKGROUND:

Submitted for your review and approval are the July 19, 2021 Planning Commission Minutes.

RECOMMENDED STAFF ACTION:

Approve the Minutes.

Fiscal Impact

Attachments

Minutes

MINUTES
City of Muskogee Planning and Zoning Commission
July 19, 2021

Members of the City of Muskogee Planning and Zoning Commission were called to order at a Regular Scheduled Meeting on Monday, July 19, 2021 at 9:00 a.m., in the Council Chambers, 3rd Floor of the Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Present:	Chair Stacy Alexander; Vice Chair Darrell Russell; Commissioner Patrick Reeder; Commissioner Leroy Walker Sr.; Commissioner Michelle Shirley
Absent:	Commissioner Paige Frix; Commissioner Evelyn Hibbs
Staff Present:	Tish Callahan, City Planner; Leon Davis Jr. , Economic Development Manager; Susan Ross, Office Administrator

1 Chairperson Stacy Alexander called the meeting to order and Office Administrator Susan Ross called the roll call. A quorum was present.

2 Chairperson Stacy Alexander presented the item to approve the Planning Commission minutes from the June 21, 2021 meeting.

Motion was made by Vice Chair Darrell Russell, seconded by Commissioner Patrick Reeder

AYE: Chair Stacy Alexander, Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

3 Planning Director Tish Callahan presented the staff report to consider approval of the Preliminary and Final Re-Plat of part of Lot 4 and Lot 5 in Block 1 of Texoma Business Park Addition, consisting of one (1) lot on 2.51 acres, located on the northwest corner of Tull Avenue and Eastpointe Drive within the Eastpointe Industrial Park, or take any other necessary action. The applicant, Truenorth Leasing LLC (Randy Scott, ower) has submitted the Preliminary and Final Re-Plat of part of Lot 4 and Lot 5 in Block 1 of Texoma Business Park Addition, consisting of one (1) lot on 2.51 acres. The property is located on the northwest corner of Tull Avenue and Eastpointe Drive within the Eastpointe Industrial Park. The request for the re-plat is to combine a portion of Lot 4 and all of Lot 5, which has previously had lot splits into one lot for future development.Subdivision Review Committee reviewed and recommended approval of the Preliminary and Final re-plat. The property meets the zoning and subdivision regulations.

Motion was made by Vice Chair Darrell Russell, seconded by Commissioner Patrick Reeder

AYE: Chair Stacy Alexander, Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

4 Planning Director Tish Callahan presented the staff report on the item to consider approval of the Preliminary and Final of Scott Properties Addition, consisting of one (1) lot on 3.03 acres, located at 3229 East Harris Road, or take any other necessary action. The applicant and owner, Russell Scott has submitted the Preliminary and Final of Scott Properties Addition consisting of one (1) lot on 3.03 acres, located at 3229 E. Harris Road. The request for the plat is to allow for new construction on the property that had an existing home. Subdivision Review Committee reviewed and recommended approval of the Preliminary and Final Plat. The property meets the zoning and subdivision regulations.

Motion was made by Commissioner Leroy Walker Sr., seconded by Vice Chair Darrell Russell

AYE: Chair Stacy Alexander, Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

There being no further business to come before the City of Muskogee Planning and Zoning Commission, Chairperson Stacy Alexander adjourned the meeting at 9:11 a.m.

Planning Commission **3.**

Meeting Date: 08/02/2021

Initiator: Tish Callahan, Planning Director

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and take action on the approval of Ordinance 4124-A to rezone 941 North Main, City of Muskogee, from C-1, Local Commercial to C-2, General Commercial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Tish Callahan)

LEGAL DESCRIPTION:

A TRACT OF LAND IN LOTS 3, 4, 5 AND 6 THE ALLEYWAY BETWEEN THEM IN BLOCK 286 AND IN LOTS 3 AND 4 BLOCK 296 ALONG WITH A PART OF OLD MAIN STREET ADJACENT THERETO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 286; THENCE S66?55'44"E ALONG THE SOUTHERLY LINES OF LOT 4 AND 5 BLOCK 286 A DISTANCE OF 462.6 FEET TO THE SOUTHWEST CORNER OF LOT 4 BLOCK 296; THENCE CONTINUE S66?55'44"E ALONG THE SOUTHERLY LINE OF SAID LOT 4 BLOCK 296 A DISTANCE OF 7.20 FEET; THENCE N29?55'29"E A DISTANCE OF 150.49 FEET; THENCE N66?55'50"W AND PARALLEL WITH THE NORTHERLY LINE OF THE SOUTH ONE HALF OF LOT 3 BLOCK 286 A DISTANCE OF 480.19 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH ONE HALF OF SAID LOT 3 BLOCK 286 FEET; THENCE S25?58'13"W A DISTANCE OF 149.59 FEET TO THE BEGINNING.

BACKGROUND:

The owner, First Main Street. LLC (Patrick Cale, applicant) is requesting to rezone the property located at 941 North Main from the C-1, Local Commercial District to the C-2, General Commercial District to allow for more options for the lease or future sale of the building. The building is located along North Main Street/Highway 64 within a high commercial corridor, where the majority of the adjacent zoning classifications and/or uses are general commercial, regional commercial or industrial.

Existing zoning and land use:

Site: C-1, C-1, Local Commercial District (former Las Americas grocery store)
North: C-1, Local Commercial District (Car Wash – C-2, General Commercial use)
South: Undeveloped Joplin Street, vacant land
East: North Main/Hwy 64 and C-3, Regional Commercial District (Four lane highway with center median and offices)
West: North 3rd Street and R-1, Single Family Residential

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates local commercial within this area. Therefore, the request to rezone to the C-2 General Commercial District complies with the Comprehensive Plan and Land Use Map.
Notices have been sent to the property owners within a 300 foot radius, as required, and a notice was published in the paper twenty (20) days prior to the Public Hearing. A Public Hearing will be held on the following days:

August 2, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
August 2, 2021 at 5:30 p.m.: Public Work Committee
August 9, 2021 at 5:30 p.m. Muskogee City Council Meeting

RECOMMENDED STAFF ACTION:

Approve Ordinance 4124-A rezoning of the property from C-1, Local Commercial District to C-2, General Commercial District, and authorize staff to revise the Official Zoning Map of the City to reflect said change.

Fiscal Impact

Attachments

Notice - 941 North Main
Aerial Map - 941 North Main
Ordinance 4124-A

Public Hearing Notice



Proposal: To rezone property located at 941 North Main Street, City of Muskogee, Muskogee County, State of Oklahoma, from "C-1" Local Commercial to "C-2" General Commercial District.

The property is more particularly described as:

A TRACT OF LAND IN LOTS 3, 4, 5 AND 6 THE ALLEYWAY BETWEEN THEM IN BLOCK 286 AND IN LOTS 3 AND 4 BLOCK 296 ALONG WITH A PART OF OLD MAIN STREET ADJACENT THERETO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 286; THENCE S66°55'44"E ALONG THE SOUTHERLY LINES OF LOT 4 AND 5 BLOCK 286 A DISTANCE OF 462.6 FEET TO THE SOUTHWEST CORNER OF LOT 4 BLOCK 296; THENCE CONTINUE S66°55'44"E ALONG THE SOUTHERLY LINE OF SAID LOT 4 BLOCK 296 A DISTANCE OF 7.20 FEET; THENCE N29°55'29"E A DISTANCE OF 150.49 FEET; THENCE N66°55'50"W AND PARALLEL WITH THE NORTHERLY LINE OF THE SOUTH ONE HALF OF LOT 3 BLOCK 286 A DISTANCE OF 480.19 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH ONE HALF OF SAID LOT 3 BLOCK 286 FEET; THENCE S25°58'13"W A DISTANCE OF 149.59 FEET TO THE BEGINNING.

Applicant: First Main Street. LLC., owner

This notice is provided to property owners within 300 feet of the above site to inform them of the following public hearings regarding the above proposal:

August 2, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
August 2, 2021 at 5:30 p.m.: City of Muskogee Public Works Committee
August 9, 2021 at 5:30 p.m.: City Council

All of the public hearings will be held in the Council Chambers, 3rd Floor of the City Municipal Building, 3rd Street and Okmulgee, Muskogee, Oklahoma. The purpose of the public hearing is to discuss the above proposal. You are welcome to attend the meeting and express your opinion. You must sign up to speak 15 minutes prior to the Public Works Meeting and the City Council meeting. If you have questions about the proposal, or need additional information prior to the public hearing, please contact the Planning Department at 918.684-6232.


ELM ST
KINSLEY ST
N 3RD ST
N MAIN ST
N MILL ST
OAK ST
JOPLIN ST
SPRUCE ST
PEORIA ST
IOLA ST
© 2021 Eagleview
01/12/2021 - 01/29/2021

ORDINANCE NO. 4124-A

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE AS PROVIDED BY CHAPTER 90, SECTION 01-03, OF THE MUSKOGEE CITY CODE, SEPTEMBER 2014, BY RE-ZONING PROPERTY LOCATED AT 941 N. MAIN STREET. THE PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

A TRACT OF LAND IN LOTS 3, 4, 5 AND 6 THE ALLEYWAY BETWEEN THEM IN BLOCK 286 AND IN LOTS 3 AND 4 BLOCK 296 ALONG WITH A PART OF OLD MAIN STREET ADJACENT THERETO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 286; THENCE S66°55'44"E ALONG THE SOUTHERLY LINES OF LOT 4 AND 5 BLOCK 286 A DISTANCE OF 462.6 FEET TO THE SOUTHWEST CORNER OF LOT 4 BLOCK 296; THENCE CONTINUE S66°55'44"E ALONG THE SOUTHERLY LINE OF SAID LOT 4 BLOCK 296 A DISTANCE OF 7.20 FEET; THENCE N29°55'29"E A DISTANCE OF 150.49 FEET; THENCE N66°55'50"W AND PARALLEL WITH THE NORTHERLY LINE OF THE SOUTH ONE HALF OF LOT 3 BLOCK 286 A DISTANCE OF 480.19 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH ONE HALF OF SAID LOT 3 BLOCK 286 FEET; THENCE S25°58'13"W A DISTANCE OF 149.59 FEET TO THE BEGINNING.

(First Main Street LLC., Owner)

FROM "C-1" LOCAL COMMERCIAL DISTRICT

TO

"C-2" GENERAL COMMERCIAL DISTRICT

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held August 2, 2021, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning;

A TRACT OF LAND IN LOTS 3, 4, 5 AND 6 THE ALLEYWAY BETWEEN THEM IN BLOCK 286 AND IN LOTS 3 AND 4 BLOCK 296 ALONG WITH A PART OF OLD MAIN STREET ADJACENT THERETO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 286; THENCE S66°55'44"E ALONG THE SOUTHERLY LINES OF LOT 4 AND 5 BLOCK 286 A DISTANCE OF 462.6 FEET TO THE SOUTHWEST CORNER OF LOT 4 BLOCK 296; THENCE CONTINUE S66°55'44"E ALONG THE SOUTHERLY LINE OF SAID LOT 4 BLOCK 296 A DISTANCE OF 7.20 FEET; THENCE N29°55'29"E A DISTANCE OF 150.49 FEET; THENCE N66°55'50"W AND

PARALLEL WITH THE NORTHERLY LINE OF THE SOUTH ONE HALF OF LOT 3 BLOCK 286 A DISTANCE OF 480.19 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH ONE HALF OF SAID LOT 3 BLOCK 286 FEET; THENCE S25°58'13"W A DISTANCE OF 149.59 FEET TO THE BEGINNING.

(First Main Street LLC., owner)

FROM "C-1" LOCAL COMMERCIAL DISTRICT

TO

"C-2" GENERAL COMMERCIAL DISTRICT

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3: REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4: SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, and THIS 9TH DAY OF AUGUST 2021.

_____
MARLON J. COLEMAN, MAYOR

ATTEST:

_____
TAMMY L. TRACY, CITY CLERK
(SEAL)

APPROVED as to form and legality this _____ day of _____, 2021.

_____
ROY D. TUCKER, CITY ATTORNEY

Planning Commission **4.**

Meeting Date: 08/02/2021

Initiator: Tish Callahan, Planning Director

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and take action on the approval of Ordinance 4125-A to rezone Lot 8 and Lot 24, Block 2 in Reeves Addition, located at 415 West Shawnee, City of Muskogee, from R-1, Single Family Local Commercial to C-1, Local Commercial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Tish Callahan)

LEGAL DESCRIPTION:

LOT 8 AND LOT 24 OF BLOCK 2 IN REEVES ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

BACKGROUND:

The owner, I Don't Care Bar & Grill is requesting to rezone two lots within the total restaurant property to clear up the title and have all the property zoned correctly for its use. The original development, Applebee's Restaurant, had the property owned at the time zoned for the restaurant. The lots currently zoned residential were acquired after the original development and a parking lot expansion has been done. The C-1, Local Commercial zoning classification will bring all the property currently owned by I Don't Care Bar & Grill under compliance.

Existing zoning and land use:

Site: C-1, Local Commercial District and two lots R-1, Single Family Residential (I Don't Care Bar & Grill)

North: West Shawnee Street
South: R-1, Single Family Residential - vacant land
East: Pickens Avenue with C-3, Regional Commercial District, R-1, Single Family Residential and C-1, Local Commercial zones
West: Chicago Avenue and C-1, Local Commercial (Golden Corral)

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates commercial within this area. Therefore, the request to rezone to the C-1 Local Commercial District complies with the Comprehensive Plan and Land Use Map.

Notices have been sent to the property owners within a 300 foot radius, as required, and a notice was published in the paper twenty (20) days prior to the Public Hearing. A Public Hearing will be held on the following days:

August 2, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
August 2, 2021 at 5:30 p.m.: Public Work Committee
August 9, 2021 at 5:30 p.m. Muskogee City Council Meeting

RECOMMENDED STAFF ACTION:

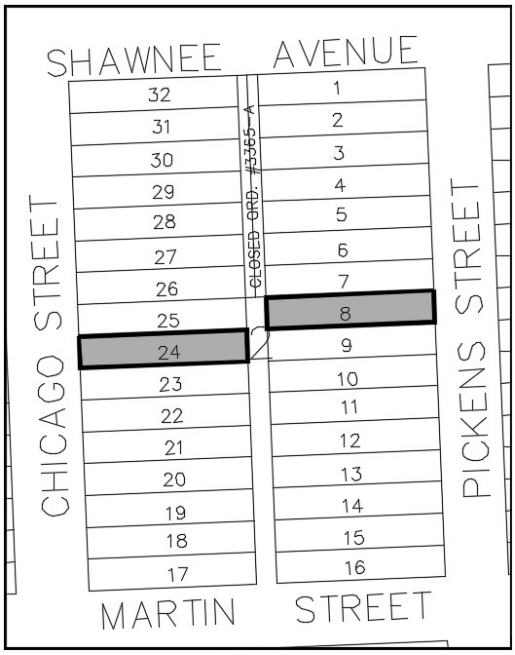
Approve Ordinance 4125-A rezoning of the property from R-1, Single Family Residential to C-1, Local Commercial District and authorize staff to revise the Official Zoning Map of the City to reflect said change.

Fiscal Impact

Attachments

Notice - 415 West Shawnee
Aerial Map - 415 West Shawnee

Public Hearing Notice



Proposal: To rezone property located at 415 W. Shawnee, City of Muskogee, Muskogee County, State of Oklahoma, from "R-1" Single-Family Residential to "C-1" Local Commercial District.

The property is more particularly described as:

LOT 8 AND LOT 24 OF BLOCK 2 IN REEVES ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

Applicant: I Don't Care Bar & Grill OK LLC., Owner

This notice is provided to property owners within 300 feet of the above site to inform them of the following public hearings regarding the above proposal:

August 2, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
August 2, 2021 at 5:30 p.m.: City of Muskogee Public Works Committee
August 9, 2021 at 5:30 p.m.: City Council

All of the public hearings will be held in the Council Chambers, 3rd Floor of the City Municipal Building, 3rd Street and Okmulgee, Muskogee, Oklahoma. The purpose of the public hearing is to discuss the above proposal. You are welcome to attend the meeting and express your opinion. You must sign up to speak 15 minutes prior to the Public Works Meeting and the City Council meeting. If you have questions about the proposal, or need additional information prior to the public hearing, please contact the Planning Department at 918.684-6232.


W SHAWNEE BYPASS
W SHAWNEE ST
W SHAWNEE ST
W SHAWNEE ST
CHICAGO ST
REEVES ST
LOT 8
LOT 23
PICKENS AVE
EUCLID ST
CHICAGO ST
EUCLID ST
MARTIN ST
MARTIN ST
MARTIN ST
© 2021 Eagleview
01/12/2021 - 01/29/2021

ORDINANCE NO. 4125-A

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE AS PROVIDED BY CHAPTER 90, SECTION 01-03, OF THE MUSKOGEE CITY CODE, SEPTEMBER 2014, BY RE-ZONING PROPERTY LOCATED AT 415 W. SHAWNEE STREET. THE PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

LOT 8 AND LOT 24 OF BLOCK 2 IN REEVES ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

(I Don't Care Bar & Gill LLC., Owner)

FROM "R-1" SINGLE-FAMILY DISTRICT

TO

"C-1" LOCAL COMMERCIAL DISTRICT

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held August 2, 2021, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning;

LOT 8 AND LOT 24 OF BLOCK 2 IN REEVES ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

(I Don't Care Bar & Grill LLC., owner)

FROM "R-1" SINGLE-FAMILY DISTRICT

TO

"C-1" LOCAL COMMERCIAL DISTRICT

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3: REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4: SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not

render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, and THIS 9TH DAY OF AUGUST 2021.

_____
MARLON J. COLEMAN, MAYOR

ATTEST:

_____
TAMMY L. TRACY, CITY CLERK
(SEAL)

APPROVED as to form and legality this _____ day of _____, 2021.

_____
ROY D. TUCKER, CITY ATTORNEY