

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: 01/31/2025

AGENDA
PLANNING AND ZONING COMMISSION
FEBRUARY 4, 2025

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

REGULAR SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider the request for a lot consolidation for the property located at 807 North C Street, or take other necessary action. (Jody King)
2. Consider the request for a lot split for the property located at 805 Kershaw Drive, or take other necessary action. (Jody King)
3. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve ordinance 4246-A , a rezone request for the property located at 3800 South Cherokee Drive rezoning the property from R-1 Single Family to R-A. Agricultural Residential, and if approved, authorize staff to update the official city map.

ADJOURN

Planning Commission

1.

Meeting Date: 02/04/2025

Initiator: Jody King, Planning Director

Information

AGENDA ITEM TITLE:

Consider the request for a lot consolidation for the property located at 807 North C Street, or take other necessary action. (Jody King)

LEGAL DESCRIPTION:

THE SOUTH 59 FEET EAST 168.7 FEET OF LOT 7, BLOCK 37, CITY OF MUSKOGEE,
MUSKOGEE COUNTY, STATE OF OKLAHOMA.

AND

THE SOUTH 50 FEET NORTH 150 FEET OF THE EAST 168.7 FEET OF LOT 7, BLOCK 37, CITY
OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

CONTAINING A TOTAL OF 0.42 ACRES, MORE OR LESS.

BACKGROUND:

The applicant is requesting a lot consolidation of their two adjoining lots into one parcel. The addressed parcel (Tract 1) contains a residential structure and will be consolidated to incorporate the adjoining second tract which is currently vacant. (Tract 2). The purpose of this consolidation is to enlarge the lot size and erect a fence along the outer boundaries of the consolidated lots. The approximate size of tract 1 and 2 is roughly 17,120 square feet, more or less.

Planning Department Analysis

- o Current Zoning & Use: R-1 Single Family Residential, Residential Use
- o Northeast quarter of Section 26, Township 15 North, Range 18 East

RECOMMENDED STAFF ACTION:

Approve Lot Consolidation

Fiscal Impact

Attachments

Staff Report

Planning & Community Development Staff Report

Agenda Item Title

Consider the request for a lot consolidation for the property located at 807 North C Street, or take other necessary action.

Meeting Information:

A meeting will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

1. City of Muskogee Planning & Zoning Commission on Monday, February 4, 2025 at 9:00 A.M.

A public hearing will be conducted at the Planning & Zoning Commission meeting.

Legal Description:

THE SOUTH 59 FEET EAST 168.7 FEET OF LOT 7, BLOCK 37, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

AND

THE SOUTH 50 FEET NORTH 150 FEET OF THE EAST 168.7 FEET OF LOT 7, BLOCK 37, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

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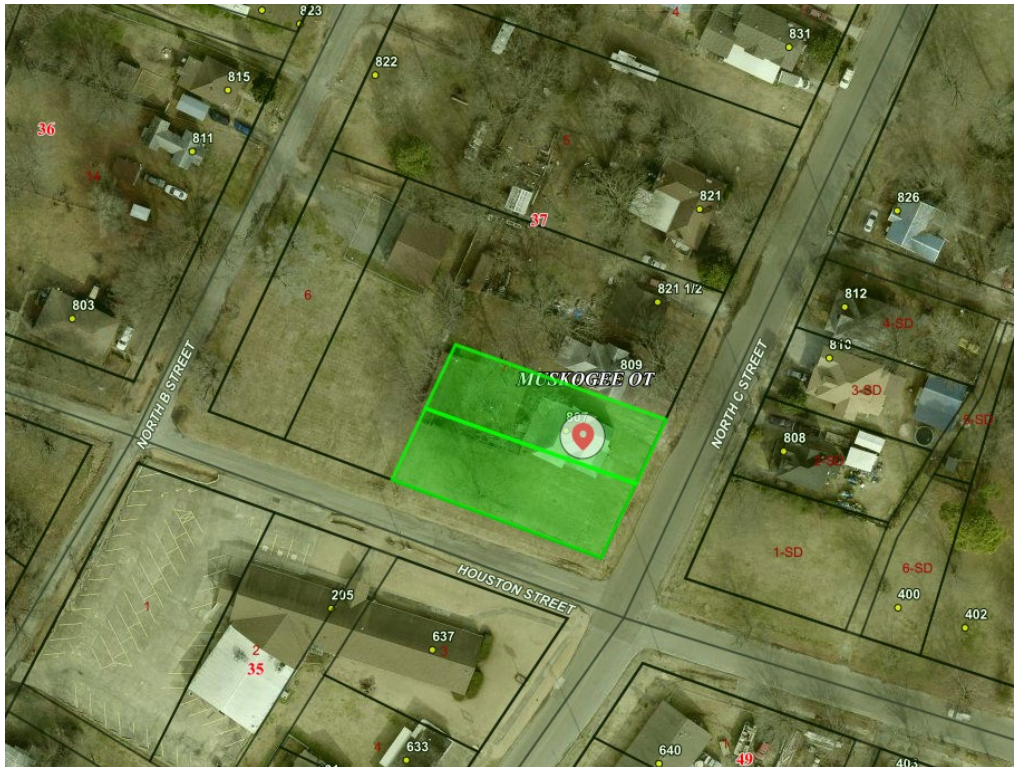
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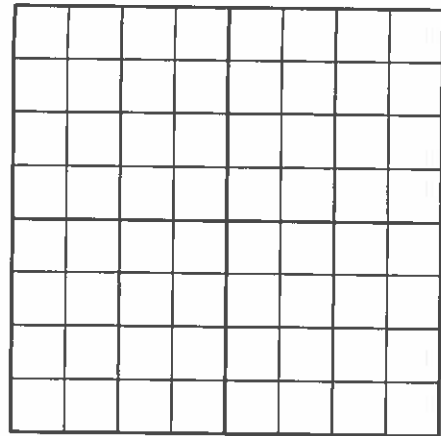
Planning Department Analysis

- Current Zoning & Use: R-1 Single Family Residential, Residential Use
- Northeast quarter of Section 26, Township 15 North, Range 18 East

RECOMMENDATION: Approval of Lot Consolidation







LOT CONSOLIDATION

LEGAL DESCRIPTION
THE SOUTH 59 FEET EAST 168.7 FEET OF LOT 7, BLOCK 37, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.
AND
THE SOUTH 50 FEET NORTH 150 FEET OF THE EAST 168.7 FEET OF LOT 7, BLOCK 37, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.
CONTAINING A TOTAL OF 0.42 ACRES, MORE OR LESS

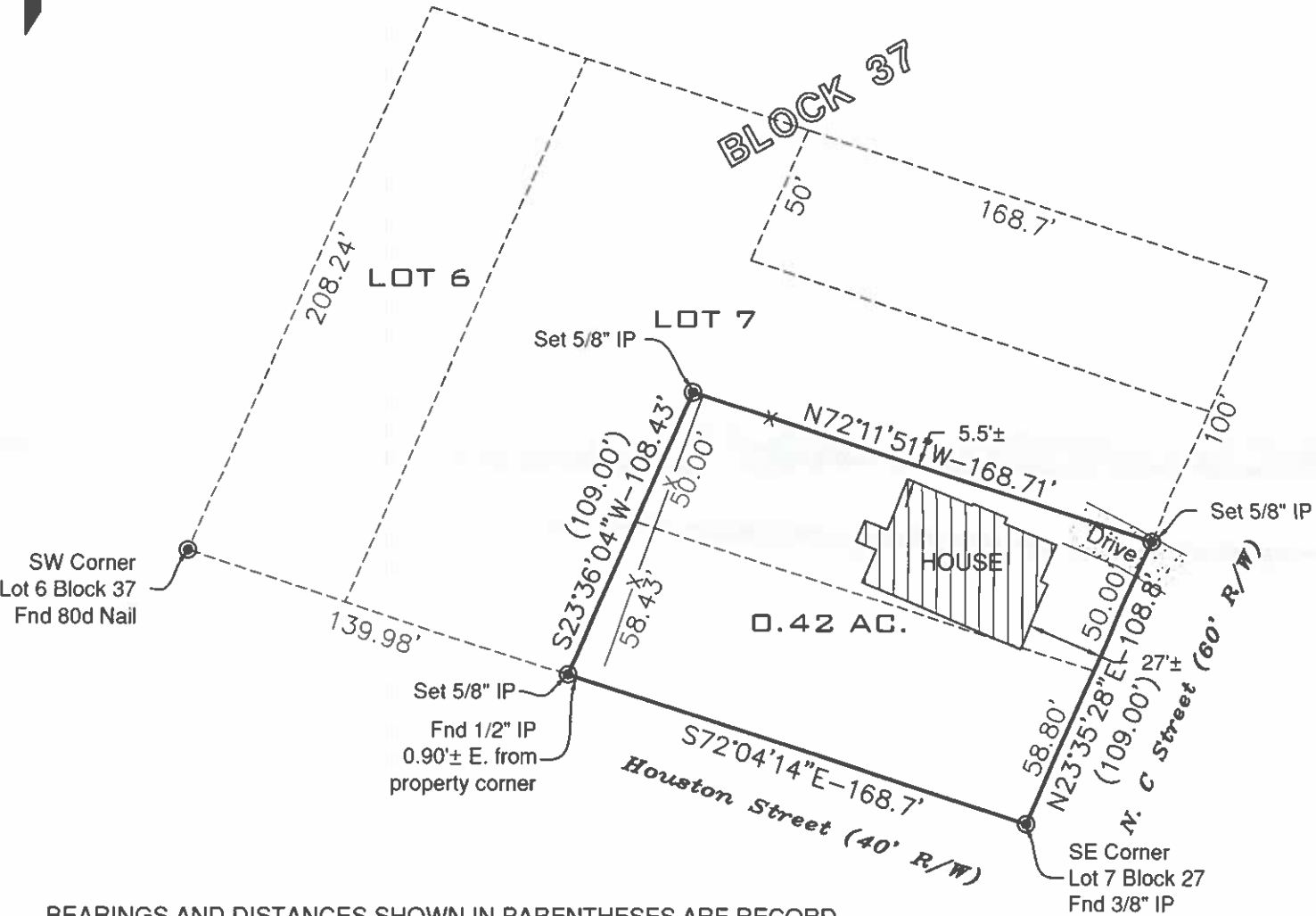
LOCATION MAP

SEC. _____ T _____ N, R _____ E
SHEET SIZE 8.5x14
SCALE: 1" = 60'
⊙ = IRON PIN
—x— = FENCE

I certify that this survey accurately represents the action of the City of Muskogee Planning and Zoning Commission taken on _____.

Planning Commision Chairman

Date



BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES. ALL OTHERS ARE FIELD MEASURED.

In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.

12/23/2024
Tony Robison
TONY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC



FOR: Monica Yahuitl
914 N. L St., Muskogee
DATE: 12/18/2024

W.O.# 12681
SURVEYED BY: RT/TT
DRAWN BY: AM
Last Site Visit: 12/17/24

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 882-7796 THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

FILE NAME
Dec 23, 2024 - 11:43am
S:\CAD - HEARTLAND-FILES\wo12681.dwg

Meeting Date: 02/04/2025

Initiator: Corrine Storey, Admin I

Information

AGENDA ITEM TITLE:

Consider the request for a lot split for the property located at 805 Kershaw Drive, or take other necessary action. (Jody King)

LEGAL DESCRIPTION:

TRACT 21 A: A PART OF TRACT 21 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 W/2 NE4, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 11/25/2024 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NE CORNER OF TRACT 21, THENCE S1°36'59"E ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 134.45 FEET; THENCE S88°32'23"W A DISTANCE OF 291.40 FEET; THENCE N1°36'59"W A DISTANCE OF 135.27 FEET TO POINT ON THE NORTH LINE OF TRACT 21; THENCE N 88°30'17"E ALONG SAID NORTH LINE A DISTANCE OF 290.79 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES, MORE OR LESS.

TRACT 21: TRACT 21 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 W/2 NE/4, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA.

LESS

PART OF TRACT 21 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 W/2 N/4, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. BEGINNING AT THE NE CORNER OF TRACT 21, THENCE S1°36'59"E ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 134.45 FEET; THENCE S88°32'23"W A DISTANCE OF 291.40 FEET; THENCE N1°36'59"W A DISTANCE OF 135.27 FEET TO POINT ON THE NORTH LINE OF TRACT 21; THENCE N88°30'17"E ALONG THE SAID NORTH LINE A DISTANCE OF 290.79 FEET TO THE POINT OF BEGINNING. CONTAINING A TOTAL OF 1.51 ACRES, MORE OR LESS.

BACKGROUND:

The applicant is requesting the lot split of their tract of land into two parcels. The original parcel (Tract 21) will be split to incorporate a second tract (Tract 21A). Tract 21 A, once split, will include an existing house and driveway. While the other portion (Tract 21) will remain in its vegetative state until developed in the future by the applicant. The approximate size of Tract 21 is roughly 65,561 square feet, more or less. While the approximate size of Tract 21A is roughly 39,443 square feet, more or less.

Planning Department Analysis

- o Current Zoning & Use: R-1 Single Family Residential, Residential Use

- o Property Address:
 - o Lot Split Address – 805 Kershaw Drive (tract 21 and 21A)
- o Southeast quarter of Section 30, Township 15 North, Range 18 East

RECOMMENDED STAFF ACTION:

Approve Lot Split

Fiscal Impact

Attachments

Staff Report

Planning & Community Development Staff Report

Agenda Item Title

Consider the request for a lot split for the property located at 805 Kershaw Drive, or take other necessary action.

Meeting Information:

- City of Muskogee Planning & Zoning Commission on Monday, February 4, 2024 at 9:00 A.M. in Council Chambers on the Third Floor of City Hall located at 229 West Okmulgee Street, Muskogee, Oklahoma 74401

Legal Description:

TRACT 21 A: A PART OF TRACT 21 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 W/2 NE4, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 11/25/2024 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NE CORNER OF TRACT 21, THENCE S1°36'59"E ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 134.45 FEET; THENCE S88°32'23"W A DISTANCE OF 291.40 FEET; THENCE N1°36'59"W A DISTANCE OF 135.27 FEET TO POINT ON THE NORTH LINE OF TRACT 21; THENCE N 88°30'17"E ALONG SAID NORTH LINE A DISTANCE OF 290.79 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES, MORE OR LESS.

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ALONG THE SAID NORTH LINE A DISTANCE OF 290.79 FEET TO THE POINT OF BEGINNING. CONTAINING A TOTAL OF 1.51 ACRES, MORE OR LESS.

Background:

The applicant is requesting the lot split of their tract of land into two parcels. The original parcel (Tract 21) will be split to incorporate a second tract (Tract 21A). Tract 21 A, once split, will include an existing house and driveway. While the other portion (Tract 21) will remain in its vegetative state until developed in the future by the applicant. The approximate size of Tract 21 is roughly 65,561 square feet, more or less. While the approximate size of Tract 21A is roughly 39,443 square feet, more or less.

Planning Department Analysis

- Current Zoning & Use: R-1 Single Family Residential, Residential Use
- Property Address:
 - Lot Split Address – 805 Kershaw Drive (tract 21 and 21A)
- Southeast quarter of Section 30, Township 15 North, Range 18 East

RECOMMENDATION: Approval of Lot Split

City of Muskogee Zoning Map



12/23/2024

Zoning Districts

A
R-1

World Imagery

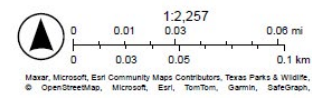
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

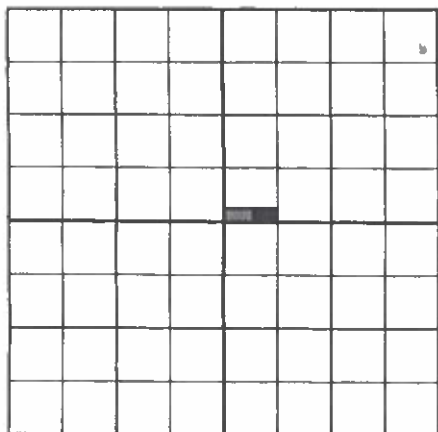
Citations

60cm Resolution Metadata





LOT SPLIT



LOCATION MAP

SEC. 30 T 15 N, R 18 E
SCALE: 1" = 100'

LEGAL DESCRIPTIONS

TRACT 21 A: A PART OF TRACT 21 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 W/2 NE/4, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 11/25/2024 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NE CORNER OF TRACT 21, THENCE S1°36'59"E ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 134.45 FEET; THENCE S88°32'23"W A DISTANCE OF 291.40 FEET; THENCE N1°36'59"W A DISTANCE OF 135.27 FEET TO POINT ON THE NORTH LINE OF TRACT 21; THENCE N88°30'17"E ALONG THE SAID NORTH LINE A DISTANCE OF 290.79 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES, MORE OR LESS.

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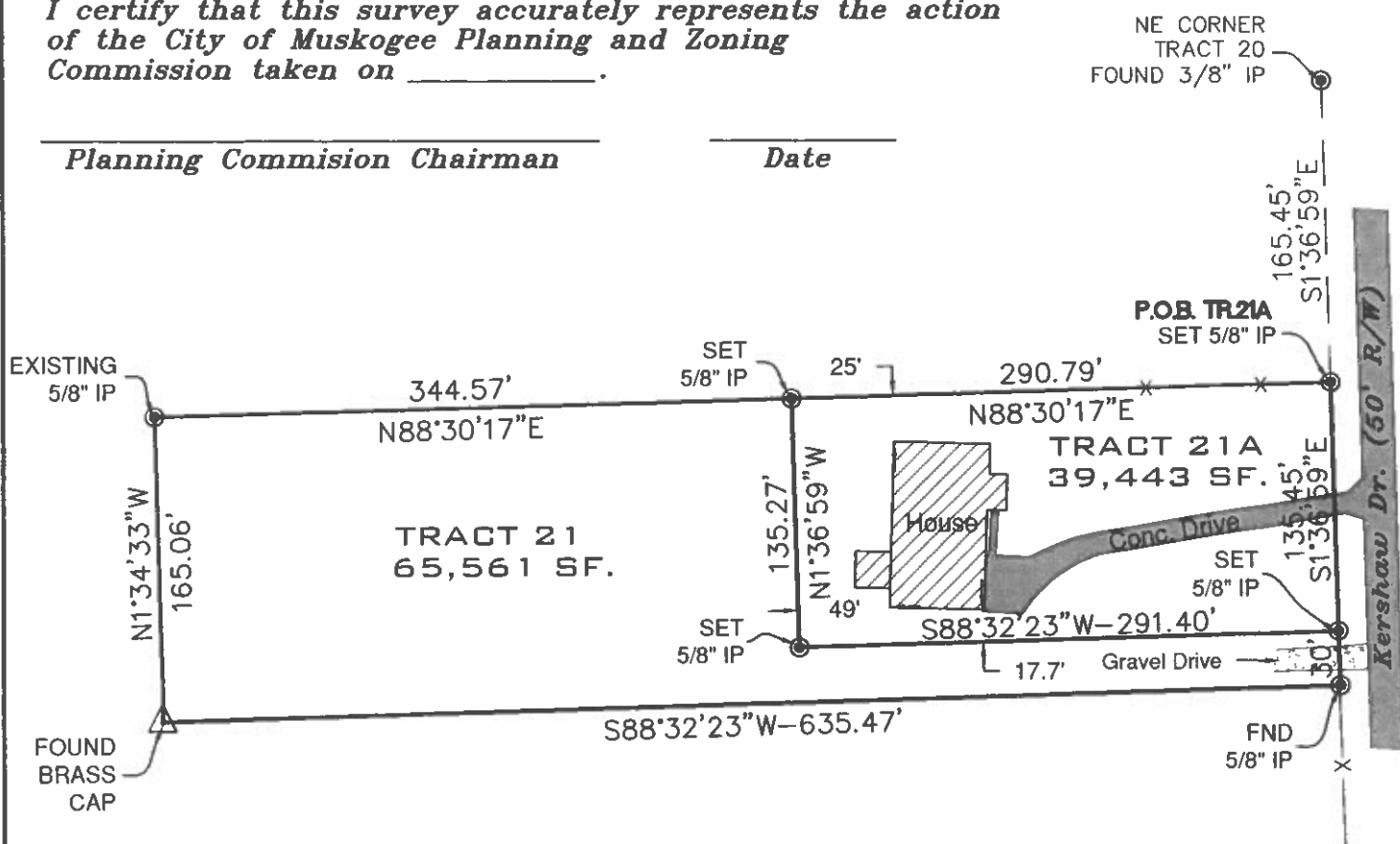
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I certify that this survey accurately represents the action
of the City of Muskogee Planning and Zoning
Commission taken on _____.

Planning Commision Chairman

Date



12/16/2024

BEARINGS ARE BASED ON NAD83
OKLAHOMA STATE PLANE
COORDINATE SYSTEM.



TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying &
Mapping, PLLC

CA #4849

600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401

(918) 682-7796

FOR: George Collins

DATE: 11/25/2024

W.O.# 12647

SURVEYED BY: JT/BE

DRAWN BY: AM

Last Site Visit: 11/20/24

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

FILE NAME
Dec 16, 2024 - 12:14pm
S:\CAD -HEARTLAND-FILES\W012647.dwg

Planning Commission

3.

Meeting Date: 02/04/2025

Initiator: Corrine Storey, Admin I

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve ordinance 4246-A , a rezone request for the property located at 3800 South Cherokee Drive rezoning the property from R-1 Single Family to R-A. Agricultural Residential, and if approved, authorize staff to update the official city map.

LEGAL DESCRIPTION:

THE SOUTH 125.00 FEET OF THE WEST 697.00 FEET OF THE S/2 N/2 NW/4 SW/4 OF SECTION 11, T14N, R18E OF THE I.B.M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.00 ACRES, MORE OR LESS.

BACKGROUND:

Planning Department Analysis

- Current Zoning & Use
 - R-1. Single Family
 - Single Family Dwelling
- Proposed Zoning & Use
 - R-A. Agricultural Residential.
 - Single Family Dwelling
- Street Address: 3800 South Cherokee Drive

Surrounding Zoning & Land Use

North: R-1. Single-family, Single family dwelling

East: R-1. Single-family, Single family dwelling

South: R-1. Single-family, Single family dwelling

West: Outside of zoning boundaries

Discussion

The applicants have requested a rezone of the property located at 3800 South Cherokee Drive from R-1 Single Family to R-A Residential Agricultural. The proposed use of the property will be for the erection of an accessory dwelling unit and apiary barn. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

RECOMMENDED STAFF ACTION:

Approve the Rezone Request

Fiscal Impact

Attachments

Planning & Community Development Staff Report

Agenda Item Title:

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve ordinance 4246-A , a rezone request for the property located at 3800 South Cherokee Drive rezoning the property from R-1 Single Family to R-A. Agricultural Residential, and if approved, authorize staff to update the official city map.

Meeting Information:

Meetings will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

- 1. City of Muskogee Planning & Zoning Commission on Monday, February 4, 2025 at 9:00 A.M.**
- 2. City of Muskogee City Council on Monday, February 24, 2025 at 5:30 P.M.**

A public hearing will be conducted at the Planning & Zoning Commission meeting. The notice was published in the Muskogee Daily Phoenix no later than Wednesday, January 15, 2025 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

THE SOUTH 125.00 FEET OF THE WEST 697.00 FEET OF THE S/2 N/2 NW/4 SW/4 OF SECTION 11, T14N, R18E OF THE I.B.M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.00 ACRES, MORE OR LESS.

Background:

Planning Department Analysis

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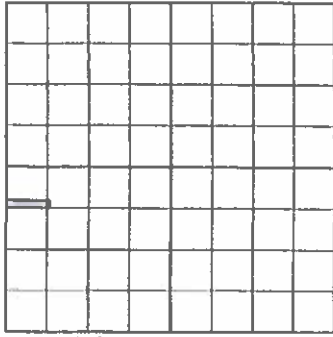
RECOMMENDATION: Approve the Rezone Request



PLAT OF SURVEY

LEGAL DESCRIPTION

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LOCATION MAP

SEC. 11 T 14 N, R 18 E

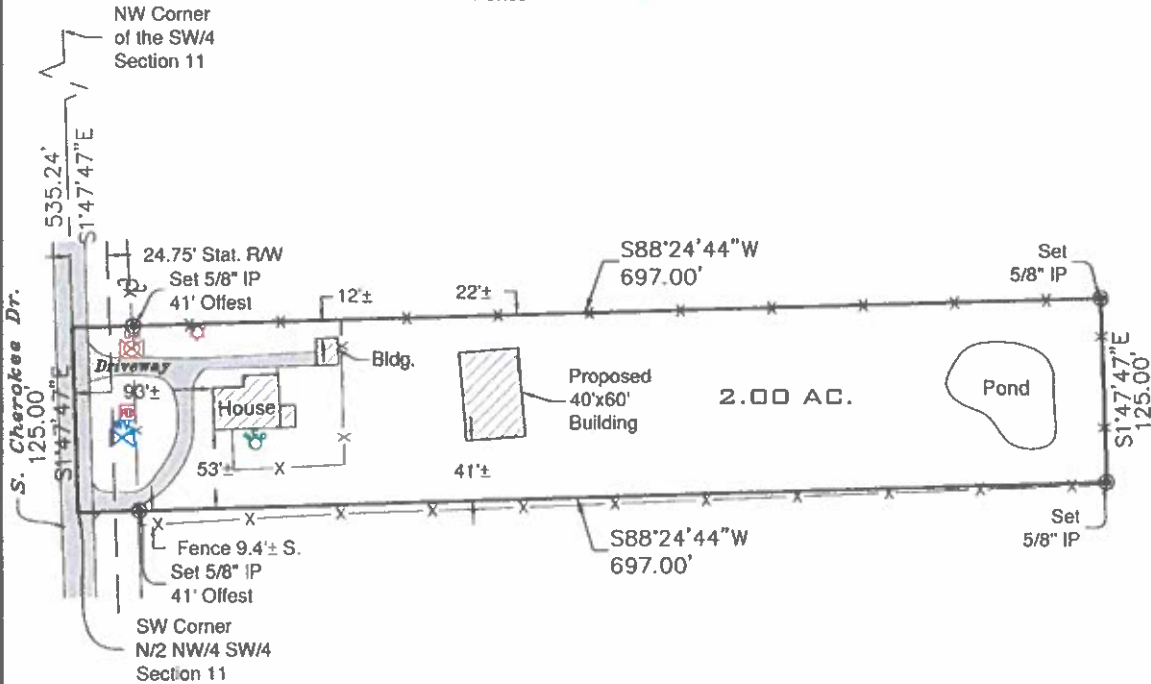
SHEET SIZE 8.5x14

SCALE: 1" = 100'



LEGEND

- = Iron Pin
- ☆ = Light Pole
- ⊕ = Power Pole
- X— = Fence
- ⊕ = Sanitary Clean-out
- ⊕ = Water Valve
- ⊕ = Gas Meter
- ⊕ = Telephone Pedestal



In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.



TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA 84849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: Juliet Colyer
3800 S. Cherokee Ave., Muskogee
DATE: 12/17/2024

W.O.# 12693
SURVEYED BY: RT/TT
DRAWN BY: AM
Last Site Visit: 12/13/24

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

FILE NAME
Dec 19, 2024 - 2:39pm
S:\CADD - HEARTLAND - FILES\W012693.dwg

ORDINANCE NO. 4246-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 3800 SOUTH CHEROKEE DRIVE. THE TRACT OF LAND IS IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 81,190 SQUARE FEET MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

THE SOUTH 125.00 FEET OF THE WEST 697.00 FEET OF THE S/2 N/2 NW/4 SW/4 OF SECTION 11, T14N, R18E OF THE I.B.M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.00 ACRES, MORE OR LESS.

(Grasshopper Holdings Series 11, LLC, Applicant)

FROM R-1. Single Family

TO

R-A. Agricultural Residential

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held Monday, February 4, 2025 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;

THE SOUTH 125.00 FEET OF THE WEST 697.00 FEET OF THE S/2 N/2 NW/4 SW/4 OF SECTION 11, T14N, R18E OF THE I.B.M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.00 ACRES, MORE OR LESS.

FROM R-1. Single Family

TO

R-A. Agricultural Residential

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, THIS 24th Day of FEBRUARY 2025.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of _____, 20 ____.

KATRINA BODENHAMER, CITY ATTORNEY