

**SPECIAL MEETING OF PLANNING AND ZONING COMMISSION**

**WHEN: THURSDAY, MARCH 27, 2025@12:10 P.M.**

**PLACE: OKEMAH CITY HALL, 502 WEST BROADWAY, OKEMAH, OK**

**AGENDA:**

**1) MEETING CALLED TO ORDER AND FLAG SALUTE.**

**2) ROLL CALL AND DECLARATION OF QUORUM.**

**3) APPROVAL OF MINUTES.**

**4) PUBLIC HEARING ON THE APPLICATION OF THE CITY OF OKEMAH TO REZONE THE HERINEAFTER DESCRIBED REAL PROPERTIES FROM AGRICULTRUAL DISTRICT TO HIGHWAY COMMERCIAL, TO-WIT:**

***THE SOUTHALF (S/2) OF THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO;***

***28 ACRES OF LAND, MORE OR LESS, IN A PART OF MCINTOSH ADDITION TO OKEMAH, OK AND PART OF THE S/2 SECTION 13, T11N-R9E, OKFUSKEE COUNTY, OKLAHOMA.***

***and,***

***COMMA TSW/C OF SAID SEC. 18 TH N ALONG THE W LINE OF SAID SEC. A DIST OF 1305.94' TH E A DIST OF 360' TO POB SAID POINT BEING ON THE S RIWLINE OF GLEN JOHNSON R. THS 66 DEG 14'44" E 122.61' TH ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 398.46' A DIST OF 134.54' TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 558.64' A DIST OF 367.67' TH N 78 DEG 54' 57" E 125.06' TH N 89 55' 50"E 1015.89' TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.96' A DIST OF 524.22' TH N 42 DEG 28' 40" E 20.85' TO A PT WHERE THE S RIWLINE OF SAID GLEN JOHNSON RD. INTERSECTS THE E LINE OF SAID SW/4 THS 00 DEG 06' 04" E ALONG SAIDE LINE 452.22' TO A PT ON THEN RIWLINE OF INTERSTATE 40 TH SB;***

***and,***

***COMMA TNWICOR OF SW/4 THS ALONG THE W LINE OF SWA DIST OF 481.50' THE 268. 71' TH S 10' TO POB THS 410.48' TH W 208.71' THS 50' THE 208.71' THS 40' THE 91.29' THS 247.99' TO A PT ON THEN R/2 LINE OF GLEN JOHNSON RD. TH N 80 DEG 13' 36" E AL ONG SAID RIW 107.90' TH SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 558.46' A DIST OF 246.92' TH SOUTH;***

***and,***

***COMM. AT THE SW/COR OF SAID SEC. 18 TH N ALONG THE W LINE OF SAID SEC. A DIST OF 1218.19' THE 1560.33' TO POB SAID PT BEING ON THE NORTH RIW LINE OF GLEN JOHNSON RD. TH N 89 DEG 55' 50" E ALONG SAID RIWA DIST OF 396.09' TH N 84 DEG 59' 57" E A DIST OF 116.32' TH NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 502.96' A DIST FOF 416.56' TH N 42 DEG 28' 40" E 161.68' TO A PT WHERE THEN RIW LINE OF SAID GLEN JOHNSON ROAD INTERSECTS THE EAST LINE OF SAID SW/4 TH N 00 DEG 06' 04" W ALONG S AID EAST LINE 585.42' THS 89 DEG 57' 52" W 1045.41' THS 06 DEG 54' 45" E 458.08' THS 00 DEG 04' 10" E 421.56' TO THE PT OF BEG CONTAINING 19.08 ACRES MORE OR LESS;***

*and,*

**COMMA TNWIC LOT 3; THENCE N89DEG44'24"E ALONG THE NORTH LINE 115' TO E RIW LINE OF HWY 27; THENCE SOUTH ALONG THE ROW LINE A DIST OF 50' TO THE POB; THENCE SOUTH ALONG ROW LINE 260.10'; THENCE WEST ALONG SAID ROW A DIST OF 55'; THENCE SOUTH ALONG SA ID ROW A DIST OF 121.40'; THENCE EAST A DIST OF 265.86'; THENCE NORTH A DIST OF 382.46'; THENCE S89DEG44'24" WEST A DIST OF 210.86' TO POB 18-11-10 ARIZONA-OKLAHOMA TRACT;**

*and,*

**THE SOUTH 71.71 FEET OF A TRACT COMMENCING AT THE NW/C OF LOT 3, THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 A DISTANCE OF 683.27' THENCE EAST 60 FEET TO THE POB, THENCE EAST 208.71' THENCE SOUTH 208.71' THENCE WEST 208.71' THENCE NORTH 208.71' TO THE POB 18-11-10 OKEMAH TWP**

*and,*

**COMMENCING AT THE NW/C OF LOT 3 THENCE N89DEG 57' 50" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 325.86' TO THE POB; THENCE N89DEG 57' 50" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 465.84'; THENCE S00DEG 00' 00" WEST A DISTANCE OF 447.87' THENCE N86DEG 54'49" WEST ALONG THE NORTH LINE OF EAST DATE STREET A DISTANCE OF 466.52' THENCE N00DEG 00' 00" EAST A DISTANCE OF 422.46' TO THE POB, CONSISTING OF 4.65 ACRES MOL 18-11-10;**

*and,*

**COMMA AT THE NW/C SW/4 OF SAID SEC.18 TH N89DEG57'50"E 115' TO POB SAID PT BEING ON E RIW LINE OF STATE HWY 27 TH S00DEG00'00"E 50' TH N89DEG57'50"E 210.86' TH S00DEG00'00"E 372.46' TH S86DEG54'49"E 1106.24' TH N00DEG06'04"E 1040.08' TH S89DEG57'52"W 636.96' TH S00DEG00'00"E 557.37' TH S89DEG57'50"W 676.70' TO POB CONTAINING 19.88 AC MIL LESS 4.65 ACRES ARIZONA-OKLAHOMA TRACT; THE SOUTH 71.71 FEET OF A TRACT COMMENCING AT THE NWIC OF LOT 3, THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 A DISTANCE OF 683.27' THENCE EAST 60 FEET TO THE POB, THENCE EAST 208.71' THENCE SOUTH 208.71' THENCE WEST 208.71' THENCE NORTH 208.71' TO THE POB 18-11-10 OKEMAH TWP;**

*and,*

**BEG AT CENTER OF SEC. LINE DIST 515' W OF SEIC & EXTENDING N DIST 272' TH W DIST 151' TH N DIST 63' TH W DIST OF 107.16' TO W PROP. LINE OF ABANDONED FT. S & W RR RIW TH ON A CURVE TO LEFT 1687.77' AN ARC DIST OF 152.12' TH W DIST 22.55' TO NEICOR OF LOT 4 BLK. 8 FLETCHER WHITE ADDITION TH S ALONG SIDE OF SAID ADDITION DIST OF 183' TO CENTER OF SEC. LINE THE ALONG SAID SEC. DIST 276.17' TO POB 12-11-9 LAKE ROAD TRACT;**

*and,*

**LOTS 2-3-4-5 & 6 BLOCK 8 FLETCHER WHITE ADD,**

*and,*

***BEG AT SW/C SW (LOT 4); THENCE NORTH 00DEG56'29" WEST ALONG THE WEST LINE OF SAID SW A DISTANCE OF 297'; THENCE NORTH 88DEG55'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID SW A DISTANCE OF 495'; THENCE SOUTH 00DEG56'29" EAST PARALLEL WITH THE WEST LINE OF SAID SW A DISTANCE OF 297' TO A POINT ON THE SOUTH LINE OF SAID SW; THENCE SOUTH 88DEG55'07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 495' TO THE POB (3.375 AC) & COMMENCING AT THE SW/C SW (LOT 4) THENCE NORTH 00DEG56'29" WEST ALONG THE WEST LINE OF SAID SW A DISTANCE OF 297'; THENCE CONTINUING NORTH 00DEG56'29" WEST ALONG THE WEST LINE OF SAID SW A DISTANCE OF 25'; THENCE NORTH 88DEG55'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID SW A DIS***

**5) PUBLIC HEARING ON THE APPLICATION OF THE CITY OF OKEMAH TO REZONE THE HERINEAFTER DESCRIBED REAL PROPERTIES FROM AGRICULTURAL DISTRICT TO SINGLE FAMILY RESIDENTIAL, TO-WIT:**

***THE NORTH HALF (N/2) OF THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.***

**6) DISCUSSION AND TAKE POSSIBLE ACTION TO ADOPT A RECOMMENDATION TO THE OKEMAH CITY COUNCIL REGARDING THE APPLICATION OF THE CITY OF OKEMAH TO REZONE THE ABOVE-DESCRIBED REAL PROPERTY.**

**7) ADJOURNMENT.**

**This agenda was posted in public view at the Okemah City Hall, 502 West Broadway, Okemah, OK prior to 12:10 p.m. on March 26<sup>th</sup>, 2025.**

*Relena Haddox*

**Relena Haddox, City Clerk**

EXHIBIT "A"

Lot Seven (7) of Block Twenty-one (21), McIntosh Addition to the City of Okemah, Okfuskee

County, State of Oklahoma, according to the recorded plat thereof,

A tract Beginning 433.00 feet North of the Southeast Corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9) East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma; thence North a distance of 75.00 feet; thence West a distance of 179.00 feet to the actual Point of Beginning; thence West a distance of 396.30 feet; thence South a distance of 75.00 feet; thence East a distance of 396.30 feet; thence North a distance of 75.00 feet to the Point of Beginning,

AND

A tract of land Beginning at the Southeast Corner of the Northeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9) East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma; thence North 433.0 feet; thence West 575.3 feet; thence South 433.0 feet; thence East 575.3 feet to the Point of Beginning,

LESS AND EXCEPT: A tract of land conveyed to Orvel Lee Thompson and Brenda J. Thompson, deed recorded on September 14, 2009 in Book 1068, Page 704 (Instrument No. 412253) in the office of the County Clerk of Okfuskee County, State of Oklahoma, said tract of land being described as: That part of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma, more particularly described as follows: Commencing at the Southeast Corner of the said NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence North along the East line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 280.00 feet; thence West a distance of 15.00 feet to the Point of Beginning; thence continuing West a distance of 40.3 feet; thence North a distance of 140.00 feet; thence East a distance of 40.3 feet; thence South a distance of 140.00 feet to the Point of Beginning,

AND LESS AND EXCEPT: A tract of land conveyed to John M. Raspberry, deed recorded on September 14, 2009 in Book 1068, Page 706 (Instrument No. 412254) of the office of the County Clerk of Okfuskee County, State of Oklahoma, said tract of land being described as: That part of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma, more particularly described as follows: Commencing at the Southeast Corner of the said NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence North along the East line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 280.00 feet; thence West a distance of 166.20 feet to the Point of Beginning; thence continuing West a distance of 166.20 feet; thence North a distance of 140.00 feet; thence East a distance of 166.20 feet; thence South a distance of 140.00 feet to the Point of Beginning,

AND

The East Half of the Southeast Quarter of the Southwest Quarter (E $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9) East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma,

LESS AND EXCEPT: A tract of land conveyed to John W. Black, Jr. and Mona L. Black, Co-Trustees of the John W. Black, Jr. and Mona L. Black Revocable Trust dated 9/6/91, deed recorded on June 7, 1995 in Book 835, Page 595 (Instrument No. 335549) in the office of the County Clerk of Okfuskee County; State of Oklahoma, said tract of land being described as: A tract of land Beginning at a point 420 feet North of the Southeast Corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma; thence West a distance of 179 feet; thence North a distance of 88 feet; thence East a distance of 179 feet; thence South a distance of 88 feet to the Point of Beginning,

AND

A tract of land Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  of SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9) East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma; thence East 367.0 feet; thence South 180.0 feet; thence East 190.0 feet; thence South 1140.0 feet; thence West 557.0 feet; thence North 1320.0 feet to the Point of Beginning,

state of Oklahoma

**LESS AND EXCEPT:** Rights acquired on lands taken in Condemnation Proceeding No. 13701, District Court of Okfuskee County, by State of Oklahoma ex rel., Department of Highways for Interstate 40 and being more particularly described as follows: A strip, piece or parcel of land lying in the E $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  and part of the W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point on the West line of said E $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$ , 24.75 feet North of the SW corner of said E $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence North along said West line a distance of 113.39 feet; thence Northeasterly on a curve to the left, having a radius of 1352.4 feet, a distance of 154.16 feet; thence Northeasterly on a curve to the right, having a radius of 8068.06 feet, a distance of 1137.39 feet to a point 557.01 feet East of the West line and 567.91 feet North of the South line of said W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence S01°00'43"E, a distance of 441.28 feet; thence Southwesterly on a curve to the left, having a radius of 7643.06 feet, a distance of 343.04 feet to a point 24.75 feet North of the South line of said W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence West on a line parallel to and 24.75 feet North of the South line of said Section 13, a distance of 890.01 feet to the Point of Beginning,

**AND LESS AND EXCEPT:** A tract of land conveyed to Edwin D. Landers and Barbara D. Landers, deed recorded on October 12, 1984 in Book 696, Page 920 (Instrument No. 281722) in the office of the County Clerk of Okfuskee County, State of Oklahoma, said tract of land being described as: A tract of land located entirely within the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma, described as follows: Beginning at a point 187.5 feet East and 15 feet South of the SW corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 13, or a distance of 40 feet South of the SW corner of Lot 6, Block 21 McIntosh Addition to the Town of Okemah, Oklahoma and extending South a distance of 150 feet; thence extending East a distance of 155 feet; thence extending North a distance of 150 feet; thence extending West a distance of 155 feet to the Point of Beginning,

**AND LESS AND EXCEPT:** A tract of land conveyed to Edwin D. Landers and Barbara D. Landers, deed recorded on August 22, 1994 in Book-826, Page 852 (Instrument No. 332234) in the office of the County Clerk of Okfuskee County, State of Oklahoma, said tract of land being described as: A tract of land in the W $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma, described as follows: Beginning at the Southwest Corner of Lot 6, Block 21 McIntosh Addition to the Town of Okemah, Oklahoma and running thence South 40 feet; thence East 155 feet; thence North 40 feet; thence West 155 feet to the Point of Beginning,

**AND LESS AND EXCEPT:** A tract of land conveyed to Colonial Park N.H. Inc., deeds recorded on October 25, 2000 in Book 904, Page 338 (Instrument No. 360857), and October 27, 2000 in Book 904, Page 487 (Instrument No. 360930) in the office of the County Clerk of Okfuskee County, State of Oklahoma, said tract of land being described as: A tract of land lying in the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma and further described as Beginning 760.00 feet West and 180.00 feet South of the Northeast Corner of said SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence S01°01'25"E and parallel to the East line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 586.00 feet; thence S73°05'31"W, a distance of 245.00 feet; thence N01°01'25"W, and parallel to the East line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 653.76 feet; thence N89°08'51"E, and parallel to the North line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 235.65 feet to the Point of Beginning,

**AND LESS AND EXCEPT:** A tract of land conveyed to Billy L. Elliott and Cammy L. Elliott, deed recorded on January 28, 2002 in Book 923, Page 270 (Instrument No. 367586) in the office of the County Clerk of Okfuskee County, State of Oklahoma, said tract of land described as: All that part of the following tract lying South of Highway I-40, Okfuskee County, State of Oklahoma: Beginning at the Northwest Corner of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 13, Township 11 North, Range 9 East of the Indian Base and Meridian, Okfuskee County, State of Oklahoma; thence East 367 feet; thence South 180 feet; thence East 190 feet; thence South 1140 feet; thence West 557 feet; thence North 1320 feet to the Point of Beginning.

# RE ZONING

## Joe D. & Page Davidson (Davidson J & J Living Trust)

[page@okjoes.com](mailto:page@okjoes.com), 918-549-1585

28 Acres of land, more or less, in a part of McIntosh addition to Okemah, OK and part of the S/2 Section 13, T11N-R9E, Okfuskee County, Oklahoma.

The South½ of the property should be zoned Highway Commercial and the North½ should be zoned Single Family Residential, per the property owners request.

See attached photo of survey.

## Do Holdings LLC

### HIGHWAY COMMERCIAL

COMM AT SW/C OF SAID SEC. 18 TH N ALONG THE W LINE OF SAID SEC. A DIST OF 1305.94' THE A DIST OF 360' TO POB SAID POINT BEING ON THE S R/W LINE OF GLEN JOHNSON R TH S 66 DEG 14'44" E 122.61' TH ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 398.46' A DIST OF 134.54' TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 558.64' A DIST OF 367.67' TH N 78 DEG 54' 57" E 125.06' TH N 89 55' 50"E 1015.89' TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.96' A DIST OF 524.22' TH N 42 DEG 28' 40" E 20.85' TO A PT WHERE THE S R/W LINE OF SAID GLEN JOHNSON RD. INTERSECTS THEE LINE OF SAID SW/4 TH S 00 DEG 06' 04" E ALONG SAIDE LINE 452.22' TO A PT ON THEN R/W LINE OF INTERSTATE 40 TH S8

## Creek Trading #1

### HIGHWAY COMMERCIAL

Creek Trading Ltd., 2000 N Classen Blvd., Suite 210, Box 36, Oklahoma City, OK 73106

Office phone: 405 840 3616, Julian Wylie Hibbard, [frauhibbard@gmail.com](mailto:frauhibbard@gmail.com)

Laura Wylie Katen: [laura.katen@yahoo.com](mailto:laura.katen@yahoo.com)

COMM AT NW/COR OF SW/4 TH S ALONG THE W LINE OF SW A DIST OF 481.50' THE 268.71' TH S 10' TO POB TH S 410.48' TH W 208.71' TH S 50' THE 208.71' TH S 40' THE 91.29' TH S 247.99' TO A PT ON THEN R/2 LINE OF GLEN JOHNSON RD. TH N 80 DEG 13' 36" E ALONG SAID R/W 107.90' TH SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 558.46' A DIST OF 246.92' TH SOUTH

**Creek Trading #2**    **HIGHWAY COMMERCIAL**

COMM. AT THE SW/COR OF SAID SEC. 18 TH N ALONG THE W LINE OF SAID SEC. A DIST OF 1218.19' TH E 1560.33' TO POB SAID PT BEING ON THE NORTH R/W LINE OF GLEN JOHNSON RD. TH N 89 DEG 55' 50" E ALONG SAID R/W A DIST OF 396.09' TH N 84 DEG 59' 57" E A DIST OF 116.32' TH NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 502.96' A DIST OF 416.56' TH N 42 DEG 28' 40" E 161.68' TO A PT WHERE THEN R/W LINE OF SAID GLEN JOHNSON ROAD INTERSECTS THE EAST LINE OF SAID SW/4 TH N 00 DEG 06' 04" W ALONG SAID EAST LINE 585.42' TH S 89 DEG 57' 52" W 1045.41' TH S 06 DEG 54' 45" E 458.08' TH S 00 DEG 04' 10" E 421.56' TO THE PT OF BEG CONTAINING 19.08 ACRES MORE OR LESS.

**Vivian Sue Ellexson Kennedy**    **HIGHWAY COMMERCIAL**

918-623-4100

COMM AT NW/CLOT 3; THENCE N89DEG44'24"E ALONG THE NORTH LINE 115' TO E R/W LINE OF HWY 27; THENCE SOUTH ALONG THE ROW LINE A DIST OF 50' TO THE POB; THENCE SOUTH ALONG ROW LINE 260.10'; THENCE WEST ALONG SAID ROW A DIST OF 55'; THENCE SOUTH ALONG SA ID ROW A DIST OF 121.40'; THENCE EAST A DIST OF 265.86'; THENCE NORTH A DIST OF 382.46'; THENCE S89DEG44'24" WEST A DIST OF 210.86' TO POB 18-11-10 ARIZONA-OKLAHOMA TRACT

**Curtis Daily (PHARMACY)**    **HIGHWAY COMMERCIAL**

918-623-6540

COMMENCING AT THE NW/C OF LOT 3 THENCE N89DEG 57' 50" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 325.86' TO THE POB; THENCE N89DEG 57' 50" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 465.84'; THENCE S00DEG 00' 00" WEST A DISTANCE OF 447.87' THENCE N86DEG 54'49" WEST ALONG THE NORTH LINE OF EAST DATE STREET A DISTANCE OF 466.52' THENCE N00DEG 00' 00" EAST A DISTANCE OF 422.46' TO THE POB, CONSISTING OF 4.65 ACRES MOL 18-11-10

**Palmers OK LLC**    **HIGHWAY COMMERCIAL**

Tom Palmer, 918-623-0582

COMM AT THE NW/C SW/4 OF SAID SEC.18 TH N89DEG57'50"E 115' TO POB SAID PT BEING ONE R/W LINE OF STATE HWY 27 TH S00DEG00'00"E 50' TH N89DEG57'50"E 210.86' TH S00DEG00'00"E 372.46' TH S86DEG54'49"E 1106.24' TH N00DEG06'04"E 1040.08' TH S89DEG57'52"W 636.96' TH S00DEG00'00"E 557.37' TH S89DEG57'50"W 676.70' TO POB CONTAINING 19.88 AC M/L LESS 4.65 ACRES ARIZONA-OKLAHOMA TRACT

**Kathryn Redeker-Bedwell**

**HIGHWAY COMMERCIAL** CURRENTLY IN ANNEXATION PROCESS

405-517-2298

THE SOUTH 71.71 FEET OF A TRACT COMMENCING AT THE NW/C OF LOT 3, THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 A DISTANCE OF 683.27' THENCE EAST 60 FEET TO THE POB, THENCE EAST 208.71' THENCE SOUTH 208.71' THENCE WEST 208.71' THENCE NORTH 208.71' TO THE POB 18-11-10 OKEMAH TWP

**Amos Property**

**HIGHWAY COMMERCIAL** RECENTLY ANNEXED

**Truck Shop**

**HIGHWAY COMMERCIAL** CURRENTLY IN ANNEXATION PROCESS

**Jeannie E. McMahan**

**HIGHWAY COMMERCIAL** CURRENTLY IN ANNEXATION PROCESS

**Swade Johnson & Roy Lee Neal**

**HIGHWAY COMMERCIAL**

Roy 918-716-0410 Swade 918-623-7303

BEG AT CENTER OF SEC. LINE DIST 515' W OF SE/C & EXTENDING N DIST 272' TH W DIST 151' TH N DIST 63' TH W DIST OF 107.16' TOW PROP. LINE OF ABANDONED FT. S & W RR R/W TH ON A CURVE TO LEFT 1687.77' AN ARC DIST OF 152.12' TH W DIST 22.55' TO NE/COR OF LOT 4 BLK. 8 FLETCHER WHITE ADDITION TH S ALONG SIDE OF SAID ADDITION DIST OF 183' TO CENTER OF SEC. LINE THE ALONG SAID SEC. DIST 276.17' TO POB 12-11-9 LAKE ROAD TRACT

LOTS 2-3-4-5 & 6 BLOCK 8 FLETCHER WHITE ADD.

TWO SEPARATE PARCELS THAT ARE SIDE BY SIDE

**Dolgencorp LLC**

**HIGHWAY COMMERCIAL**

BEG AT SW/C SW {LOT 4}; THENCE NORTH 00DEG56'29" WEST ALONG THE WEST LINE OF SAID SW A DISTANCE OF 297'; THENCE NORTH 88DEG55'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID SW A DISTANCE OF 495'; THENCE SOUTH 00DEG56'29" EAST PARALLEL WITH THE WEST LINE OF SAID SW A DISTANCE OF 297' TO A POINT ON THE SOUTH LINE OF SAID SW; THENCE SOUTH 88DEG55'07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 495' TO THE POB {3.375 AC} & COMMENCING AT THE SW/C SW (LOT 4) THENCE NORTH 00DEG56'29" WEST ALONG THE WEST LINE OF SAID SW A DISTANCE OF 297'; THENCE CONTINUING NORTH 00DEG56'29" WEST ALONG THE WEST LINE OF SAID SW A DISTANCE OF 25'; THENCE NORTH 88DEG55'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID SW A DIS



**MINUTES SPECIAL MEETING OF PLANNING AND ZONING COMMISSION**

**WHEN: MONDAY, JULY 22, 2024@ 12:15 P.M.**

**PLACE: OKEMAH CITY HALL, 502 WEST BROADWAY, OKEMAH, OK**

**PRESENT:** Dennis Condict, Nick Lambeth, Melissa Farris, Carl Brown, Matt Miller

**ABSENT:** None

**ALSO PRESENT:** Kristy Lesley, City Manager; Relena Haddox, City Clerk/Treasurer

**MEETING CALLED TO ORDER AND FLAG SALUTE.**

**Chairman Dennis Condict** initiated the meeting and confirmed the presence of a quorum.

**ROLL CALL AND DECLARATION OF QUORUM.**

**City Clerk Relena Haddox** completed roll call confirmed attendance.

**Chairman Dennis Condict** called the meeting to order, confirming a quorum was present.

**APPROVAL OF MINUTES.**

**Motion:** Approve minutes.

- **Proposed by:** Dennis Condict
- **Seconded by:** Carol Brown
- **Discussion:** None
- **Vote:** Unanimous approval

**CONSIDERATION AND APPROPRIATE ACTION RELATING TO A RESOLUTION RECOMMENDING THAT THE CITY OF OKEMAH, OKLAHOMA, THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE OKEMAH ECONOMIC DEVELOPMENT PROJECT PLAN.**

**Motion:** Recommend approving

- **Proposed by:** Dennis Condict
- **Seconded by:** Matt Miller
- **Discussion:** None
- **Vote:** Unanimous approval

**ADJOURNMENT.**

Meeting was adjourned at 12:57pm by Chairman Dennis Condict.

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**Relena Haddox, City Clerk**

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**Dennis Condict, Chairman**