

ORDINANCE NO. 2025-___

AN ORDINANCE CHANGING THE EXISTING ZONING CLASSIFICATION FROM A-1 GENERAL AGRICULTURAL DISTRICT TO A-2 SUBURBAN DISTRICT ZONING CLASSIFICATION ON THE TRACT OF LAND WHICH IS HEREINAFTER MORE PARTICULARLY DESCRIBED IN SECTION ONE (1) AND CHANGING THE EXISTING ZONING CLASSIFICATION FROM A-1 GENERAL AGRICULTURAL DISTRICT TO RESIDENTIAL ESTATE DISTRICT ZONING CLASSIFICATION ON THE TRACT OF LAND WHICH IS HEREINAFTER MORE PARTICULARLY DESCRIBED IN SECTION TWO (2) HEREOF; APPROVING THE SITE PLAN ATTACHED AS EXHIBIT A; AND AUTHORIZING CHANGES TO BE MADE UPON THE OFFICIAL ZONING MAP IN ACCORDANCE WITH THIS ORDINANCE.

WHEREAS, the zoning changes to be made by this ordinance have been recommended for approval by the City Planning Commission; and

WHEREAS, legal notice has been given and a public hearing held regarding the said changes.

NOW, THEREFORE, be it ordained by the Council of the City of Lawton, Oklahoma, that:

SECTION 1. The following described tract of land, to-wit:

A tract of land located in the Northwest Quarter of Section 9, Township 1-N, Range 12-W, of the Indian Meridian, Comanche County, Oklahoma; Commencing at the Northwest Corner of the Northwest Quarter of Section 9, Township 1-N, Range 12-W, of the Indian Meridian, Comanche County, Oklahoma; THENCE S89°27'52"E a distance of 2271.81 feet on the North line of said Northwest Quarter, point being 400 feet from the Northeast Corner of said Northwest Quarter; THENCE S00°16'05"W a distance of 332.00 feet parallel with the East line of said Northwest Quarter to the Point of Beginning; THENCE N89°27'52"W a distance of 304.36 feet parallel with the North line of said Northwest Quarter; THENCE N00°32'08"E a distance of 272.00 feet; THENCE N89°27'52"W a distance of 70.00 feet parallel with the North line of said Northwest Quarter; THENCE S00°32'08"W a distance of 272.00 feet; THENCE N89°27'52"W a distance of 656.00 feet parallel with the North line of said Northwest Quarter; THENCE N00°32'08"E a distance of 272.00 feet; THENCE N89°27'52"W a distance of 70.00 feet parallel with the North line of said Northwest Quarter; THENCE S00°32'08"W a distance of 272.00 feet; THENCE N89°27'52"W a distance of 295.00 feet parallel with the North line of said Northwest Quarter; THENCE N00°32'08"E a distance of 272.00 feet; THENCE N89°27'52"W a distance of 100.00 feet parallel with the North line of said Northwest Quarter; THENCE S00°32'08"W a distance of 350.00 feet; THENCE S27°56'07"E a distance of 155.94 feet; THENCE S00°01'09"E a distance of 211.71 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 470.00 feet; THENCE S00°01'09"E a distance of 375.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 70.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 290.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 75.00 feet

parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 173.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 70.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 479.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 70.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 271.88 feet parallel with the West line of said Northwest Quarter to the South line of said Northwest Quarter; THENCE S89°26'38"E a distance of 2281.58 feet on the South line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; THENCE N00°16'05"E a distance of 2093.44 feet on the East line of said Northwest Quarter; THENCE N89°27'52"W a distance of 400.00 feet parallel with the North line of said Northwest Quarter; THENCE N00°16'05"E a distance of 212.51 feet parallel with the East line of said Northwest Quarter to the Point of Beginning containing 118.30 acres more or less.

be and the same hereby is changed from the existing classification of A-1 General Agricultural District to A-2 Suburban District.

SECTION 2. The following described tract of land, to-wit:

A tract of land located in the Northwest Quarter of Section 9, Township 1-N, Range 12-W, of the Indian Meridian, Comanche County, Oklahoma; Beginning at the Northwest Corner of the Northwest Quarter of Section 9, Township 1-N, Range 12-W, of the Indian Meridian, Comanche County, Oklahoma; THENCE S89°27'52"E a distance of 2271.81 feet on the North line of said Northwest Quarter, point being 400 feet from the Northeast Corner of said Northwest Quarter; THENCE S00°16'05"W a distance of 332.00 feet parallel with the East line of said Northwest Quarter; THENCE N89°27'52"W a distance of 304.36 feet parallel with the North line of said Northwest Quarter; THENCE N00°32'08"E a distance of 272.00 feet; THENCE N89°27'52"W a distance of 70.00 feet parallel with the North line of said Northwest Quarter; THENCE S00°32'08"W a distance of 272.00 feet; THENCE N89°27'52"W a distance of 656.00 feet parallel with the North line of said Northwest Quarter; THENCE N00°32'08"E a distance of 272.00 feet; THENCE N89°27'52"W a distance of 70.00 feet parallel with the North line of said Northwest Quarter; THENCE S00°32'08"W a distance of 272.00 feet; THENCE N89°27'52"W a distance of 295.00 feet parallel with the North line of said Northwest Quarter; THENCE N00°32'08"E a distance of 272.00 feet; THENCE N89°27'52"W a distance of 100.00 feet parallel with the North line of said Northwest Quarter; THENCE S00°32'08"W a distance of 350.00 feet; THENCE S27°56'07"E a distance of 155.94 feet; THENCE S00°01'09"E a distance of 211.71 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 470.00 feet; THENCE S00°01'09"E a distance of 375.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 70.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 290.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance

of 317.00 feet; THENCE S00°01'09"E a distance of 75.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 173.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 70.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 479.00 feet parallel with the West line of said Northwest Quarter; THENCE S89°58'51"W a distance of 317.00 feet; THENCE S00°01'09"E a distance of 70.00 feet parallel with the West line of said Northwest Quarter; THENCE N89°58'51"E a distance of 317.00 feet; THENCE S00°01'09"E a distance of 271.88 feet parallel with the West line of said Northwest Quarter to the South line of said Northwest Quarter; THENCE N89°26'38"W a distance of 377.02 feet on the south line of said Northwest Quarter to the Southwest Corner of said Northwest Quarter; THENCE N00°01'09"W a distance of 2637.11 feet on the West line of said Northwest Quarter to the Point of Beginning containing 38.07 acres more or less.

be and the same hereby is changed from the existing classification of A-1 General Agricultural District to RE - Residential Estate District zoning classification.

SECTION 3. The changes be made upon the Official Zoning Map and/or sheets thereof reflecting the changes described in this ordinance and the Mayor and City Clerk are hereby authorized to execute the entry on said Official Zoning Map describing the nature of the changes.

PASSED and APPROVED by the Mayor and Council of the City of Lawton this ____ day of _____ 2025.

STANLEY BOOKER, MAYOR

ATTEST:

DONALYNN BLAZEK-SCHERLER, CITY CLERK

APPROVED as to form and legality this ____ day of _____, 2025.

JOHN R. ANDREW, CITY ATTORNEY

ORDINANCE NO. 2025-_____

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Brief Gist

This ordinance changes the zoning classification of property located at the southeast corner of SW 67th Street and SW Bishop Road, Lawton, OK, 73505 from A-1 General Agricultural District to A-2 Suburban District and Residential Estate District zoning classifications. 3-D Conservation Group, LLC is the owner of the property located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505. The parcel is currently vacant and not documented on any record plats. The applicant's proposed use is to plat the property and split it into 24 separate lots ranging in size from 1.26 acres up to 5.60 acres and leaving 69.31 acres unplatted. The subdivision name is Prairie Acres Addition. The development sketch has been submitted for review and the developer will be installing addition fire hydrants. This will give the proposed subdivided lots adequate fire protection. The City planning Commission help a public hearing and made a recommendation of approval with the vote of 8-0 on December 14, 2024. 3-D Conservation Group, LLC is the owner of the property located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505. The parcel is currently vacant and not documented on any record plats. The applicant's proposed use is to plat the property and split it into 24 separate lots ranging in size from 1.26 acres up to 5.60 acres and leaving 69.31 acres unplatted. The subdivision name is Prairie Acres Addition. The development sketch has been submitted for review and the developer will be installing addition fire hydrants. This will give the proposed subdivided lots adequate fire protection.

PASSED and APPROVED by the Council of the City of Lawton, Oklahoma, this _____ day of _____, 2025.

STANLEY BOOKER, MAYOR

ATTEST:

DONALYNN BLAZEK-SCHERLER, CITY CLERK

(Published in *The Lawton Constitution* this _____ day of _____, 2025.)