



CITY OF LAWTON
PLANNING DEPARTMENT
212 SW 9th Street, Lawton, Oklahoma 73501
Phone (580) 581-3375 • www.lawtonok.gov

NOTICE OF PUBLIC HEARING ON AN AMENDMENT TO THE LAND USE PLAN
AND A REZONING REQUEST REZONING REQUEST

Jesus Rodriguez-Contreras has submitted a request for an amendment to the 2030 Land Use Plan and a change of zoning for the property located at 3116 SW J Avenue, Lawton, OK, 73505. City Council will conduct a public hearing to review this request.

The public hearing will be held at 6:00 p.m. on Tuesday, August 27, 2024, in the Wayne Gilley Auditorium of City Hall, 212 SW 9th Street. City Council will review the request for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial and a change of zoning from the R-1 Single-Family Dwelling District to the C-4 Tourist Commercial District zoning classification. This request was previously scheduled for August 13, 2024. Below is the legal description for the requested area:

Beginning at the Northeast Corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE West 314 feet; THENCE South 330 feet; THENCE East 314 feet; THENCE North 330 feet to the point of beginning.

The above described property is shown on the attached map as the "Area Described." Also attached is a proposed site plan for this request. The proposed use for these properties is soccer fields and a concession. You are being notified of the public hearing because your property is within 300 feet of the property requested to be rezoned. If you desire to make a statement for or against said change of zoning at this location, you are invited to appear in person, by petition, or by attorney to so state your position to the City Council on the above date.

If you wish to submit a petition to the City Council, it must be submitted to the City Clerk at least three (3) days prior to the public hearing. If you have any questions regarding this notice, please call the Planning Department at (580) 581-3375.

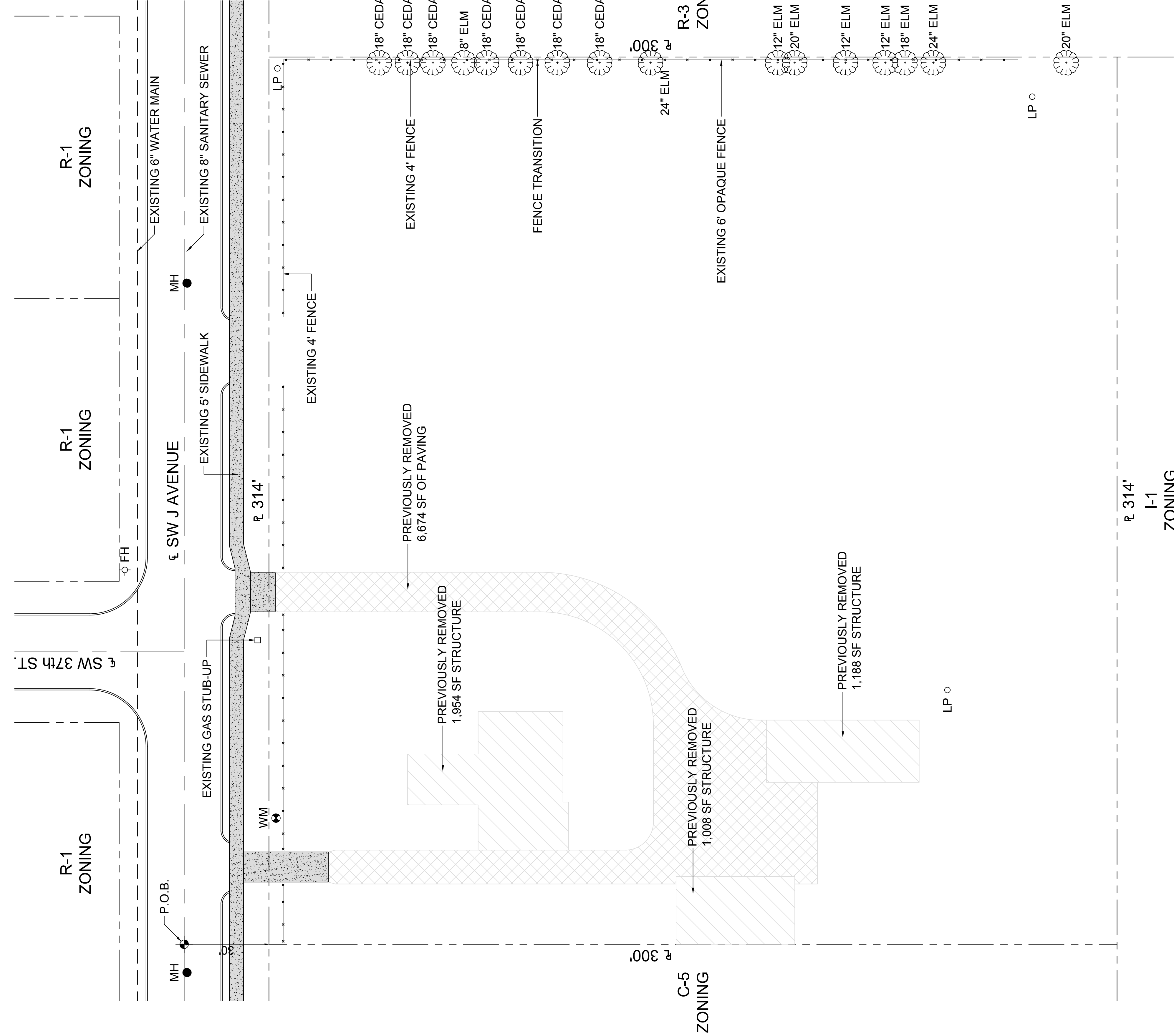
CITY OF LAWTON, OKLAHOMA

A blue ink signature of Donalynn Blazek-Scherler, written in a cursive style.

DONALYNN BLAZEK-SCHERLER, CITY CLERK

Attachment – Location Map
Site Plan





OWNER'S INFORMATION
Jesus Alberto Rodriguez Contreras
2805 NW 24th Street
Lawton, OK 73505
580-458-0686

LEGAL DESCRIPTION
The East 314 feet of the North 330 feet of the West Half (W/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; Further described by metes and bounds as follows: Beginning at the Northeast Corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE West 314 feet; THENCE South 330 feet; THENCE East 314 feet; THENCE North 330 feet to the point of beginning.
LESS AND EXCEPT THE FOLLOWING DESCRIBED TWO TRACTS OF LAND:
TRACT 1: A strip, piece or parcel of land lying in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, said parcel of land being described as follows: Beginning at the Northeast Corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE South a distance of 20 feet; THENCE East a distance of 314 feet; THENCE North a distance of 20 feet to the point of beginning.
TRACT 2: A strip, piece or parcel of land lying in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, said parcel of land being described as follows: Beginning at point 20 feet South of the Northeast Corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE South a distance of 10 feet; THENCE East 314 feet; THENCE North a distance of 10 feet to the point of beginning.

General Notes

No.	Revision/Issue	Date	

Firm Name and Address
CHRIS BOYD
7501 NW Wycliffe Lane
Lawton, OK 73505

Project Name and Address
Little Champion Soccer Academy
3116 SW J Avenue
Lawton, OK

Project	2406	Sheet	C1.0
Date	07.17.24		
Scale	1" = 20'		

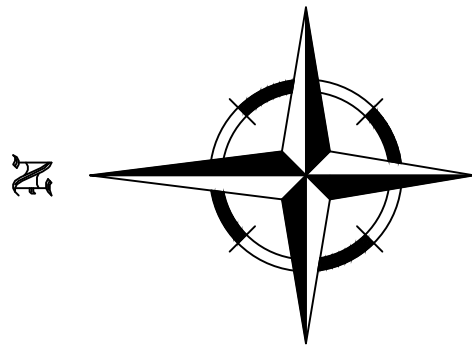
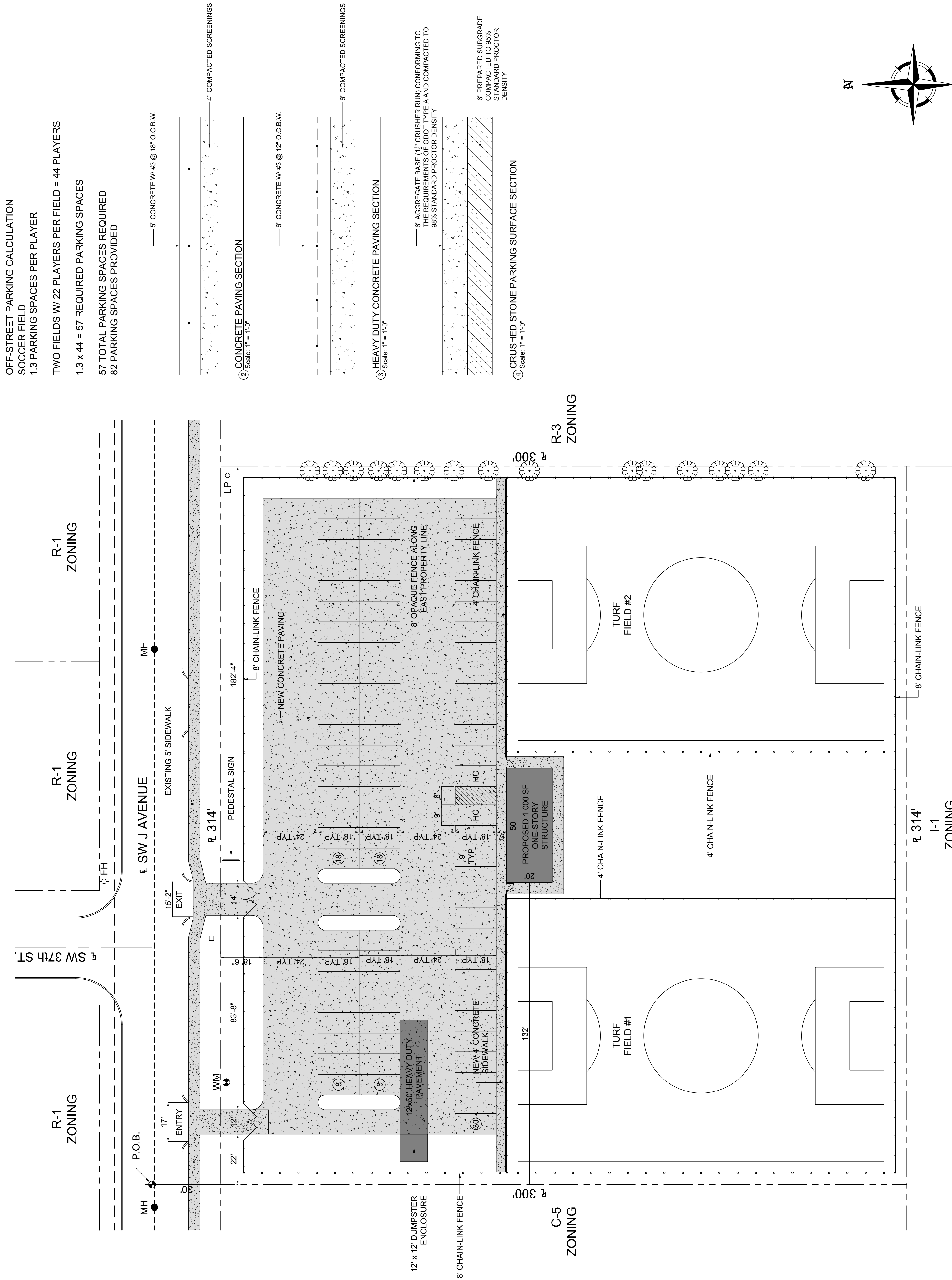


EXHIBIT A



No.	Revision/Issue	Date

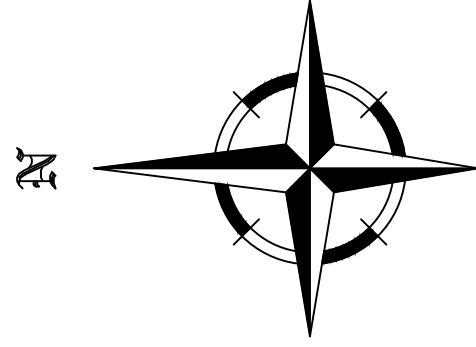
Firm Name and Address

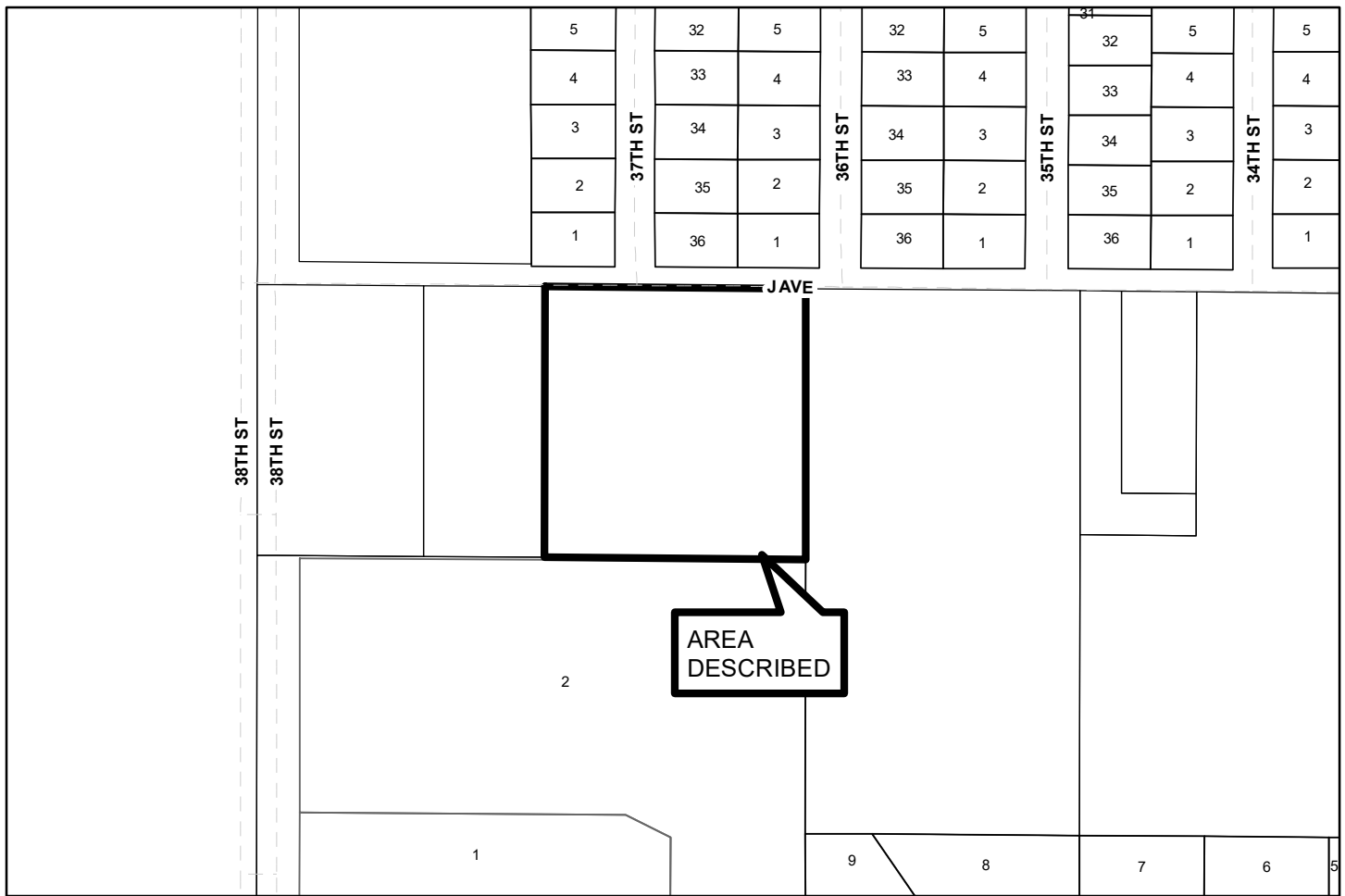
CHRIS BOYD
7501 NW Wycliffe Lane
Lawton, OK 73505

Project Name and Address

**Little Champion
Soccer Academy**
3116 SW J Avenue
Lawton, OK

Project	2406	Sheet
Date	07.17.24	C2.0
Scale	1" = 20'	





AMENDMENT TO THE LAND USE PLAN AND REZONING

REQUESTED BY: Rodriguez Contreras, Jesus A

PROPOSED USE:

Amend the 2030 Land Use Plan from Residential/High Density to Commercial and change the zoning from Single-Family DwellingI District (R-1) to Tourist CommercialI District (C-4)

AREA DESCRIBED AS:

Beginning at the Northeast Corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE West 314 feet; THENCE South 330 feet; THENCE East 314 feet; THENCE North 330 feet to the point of beginning

Legend

--- Street Centerline

3116 SW J

Lot

0 100 200 400 Feet

