

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING BOARD**

**TUESDAY, JANUARY 13, 2015**

A regular meeting of the Planning and Zoning Board of the City of Clinton, Oklahoma, was held on Tuesday, January 13, 2015, at 9:00am in the City of Clinton Council Room, City Hall. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on Thursday, January 8, 2015.

Chairman Corky Heard opened the meeting with the following present:

Members Present were: Corky Heard, Bryan Foster, Aaron Hemingway, Julie Strong  
Others Present: Lisa Anders, Toby Anders, Rick Koch, Jeff Short

**2. CONSIDER MINUTES OF MEETING ON AUGUST 12, 2014 MEETING**

Motion was made by Aaron Hemmingway and seconded by Julie Strong to approve the minutes of the previous meeting.

Chairman put the motion to roll call vote:

Aye: Hemmingway, Strong, Foster, Heard  
Nay: None

Chairman declared motion carried.

**3. CONSIDER THE REQUEST ASAP ENERGY, INC. TO REZONE PROPERTY IN SECTION TOW IN TOWNSHIP ELEVEN NORTH, RANGE SEVENTEEN W.I.M. CITY OF CLINTON, OKLAHOMA, WASHITA COUNTY TO GENERAL COMMERCIAL DISTRICT (C-4) TO ALLOW FOR THE OPERATION OF AN AUTOMOBILE RETAIL GASOLINE SERVICE STATION AND LIQUOR STORE. (3001 S HIGHWAY 183)**

Chairman Corky Heard reviewed the request for rezoning of property located in Washita County but annexed into the city limits of the City of Clinton. The rezone request is for C-4 to allow for the operation of a service station and liquor store. ABLE requires the correct zoning for licensing purposes.

Building Inspector Toby Anders said the construction is complete so the rezoning is necessary for the operation.

City Clerk Lisa Anders said notice was provided to property owners within 300 feet and there had been no response.

Motion was made by Julie Strong and seconded by Aaron Hemmingway to approve the request to rezone the property to C-4.

Chairman put the motion to a roll call vote:

Aye: Strong, Hemingway, Foster, Heard  
Nay: None

Chairman declared the motion carried.

City Clerk Lisa Anders explained that a public notice 20 days prior to the public hearing would be published in the newspaper and the recommendation of the Planning and Zoning Board would be presented along with an ordinance to rezone the property. This would be presented at the February 3<sup>rd</sup> Council meeting.

**5. ADJOURN**

Motion was made by Aaron Hemmingway and seconded by Julie Strong to adjourn the meeting.

Chairman put the motion to roll call vote:

Aye: Hemmingway, Strong, Foster, Heard

Nay: None

Chairman declared the meeting adjourned at 9:10 am

ORDINANCE NUMBER 956

AN ORDINANCE CHANGING THE ZONING  
FROM A-1 (AGRICULTURAL DISTRICT) TO C-4 (GENERAL COMMERCIAL DISTRICT)  
FOR PROPERTY LOCATED IN LOT 4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE  
17 W.I.M. OF CLINTON, WASHITA COUNTY, OKLAHOMA;  
AND DECLARING AN EMERGENCY.

**WHEREAS**, the owners of a tract of land located in Lot 4 of Section 2, Township 11 North, Range 17 W.I.M. in Clinton, Washita County, Oklahoma request that the zoning of said land be changed from A-1 (Agricultural District) to C-4 (General Commercial District); and

**WHEREAS**, the Planning and Zoning Board of said City of Clinton, Oklahoma met on January 13, 2015, after due legal notice thereof to all owners of property situated within a radius of 300 feet of subject tract of land and has reviewed the Application and has recommended to this Council that the zoning of such property be approved as requested; and

**WHEREAS**, the City Council did conduct a Public Hearing on this matter on this date in the Council Room of the Clinton City Hall pursuant to due legal notice thereof published in the Clinton Daily (Oklahoma) News on January 15, 2015; and

**WHEREAS**, the matter was discussed in open forum at this Public Hearing before and by the members of the Council and the Council being fully informed in the premises, does find that the interest of the City of Clinton will be served best by establishing the subject zoning district as requested in the subject application and as recommended by the Clinton Planning and Zoning Board; and

**NOW THEREFORE**, be it ordained by the City Council of the City of Clinton, Oklahoma that the following described property, to wit:

A tract of land in Lot 4 of Section 2, Township 11 North, Range 17 WIM, described as follows: Beginning at the intersection of the North boundary line of said Lot 4 of Section 2, Township 11 North Range 17 W.I.M. Washita County, Oklahoma and the new East right-of-way line of US 183, said point bearings S 89°15'46" E a distance of 141.07 feet from the Northwest corner of said Lot 4, thence S 89°15'46" E a distance of 292.47 feet along said North boundary line to the NW corner of a tract presently owned by James Green, thence S 00°47'17" W a distance of 473.00 feet along the West boundary line of said Green tract, thence N 89°15'46" W a distance of 291.61 feet to a point on the said East right-of-way line, thence N 00°51'16" E a distance of 329.02 feet and N 00°17'46" E a distance of 143.98 feet along said East right-of-way line to the point of beginning.

be and the same is hereby zoned C-4 (General Commercial District).

**WHEREOF**, an emergency is hereby declared to exist and the Ordinance shall be in full force and effect from and after its passage and proof of publication.

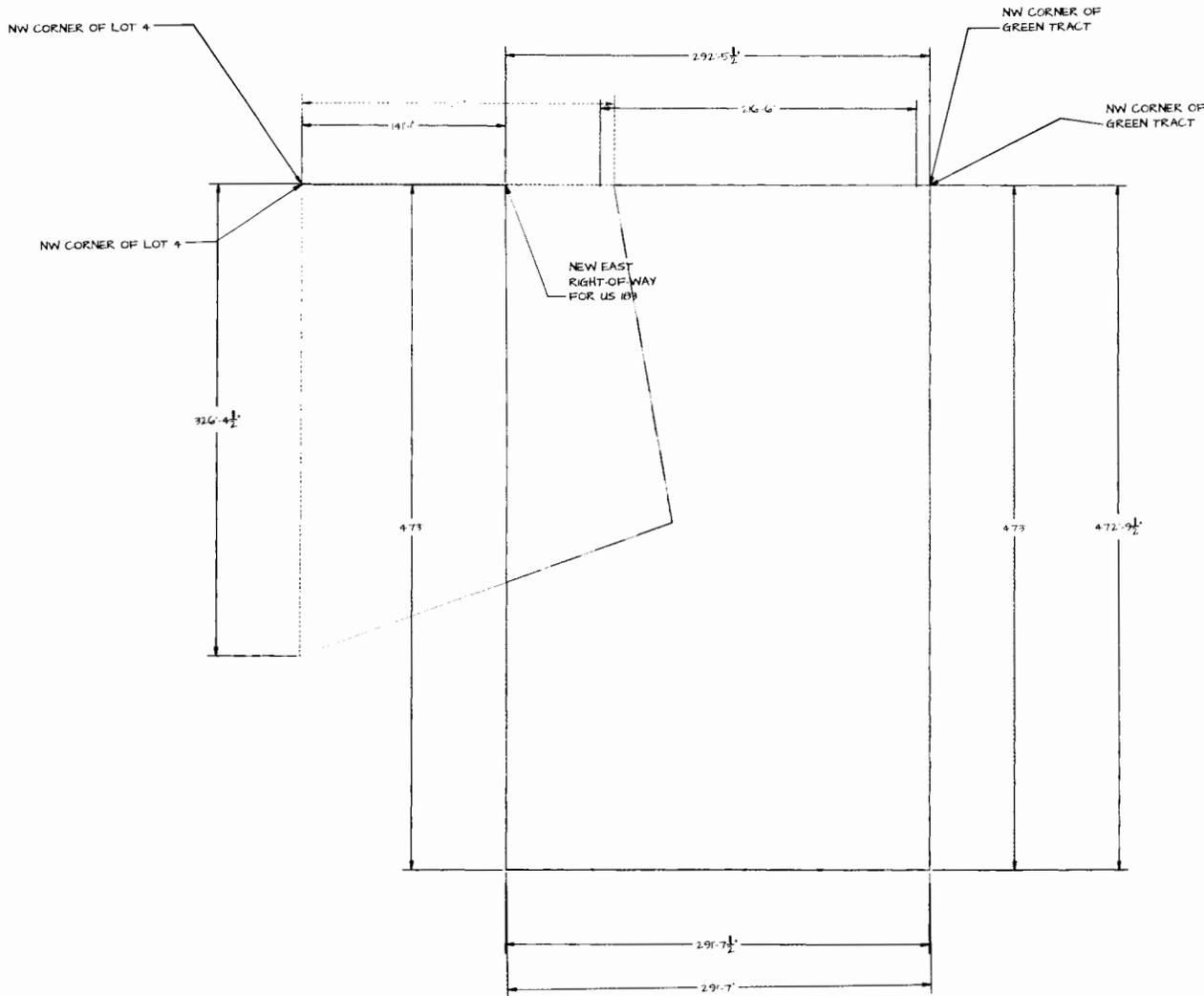
**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Seth Adams, Mayor

**ATTEST:**

\_\_\_\_\_  
Lisa Anders, City Clerk

# Fast Lane 300 Property Descriptions



- ..... No. 61762
- No. 102668
- No. 99461
- No. 99670

Abstract Legend

## Lisa Anders

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**From:** Jeff Short <jeff@asapenergyinc.com>  
**Sent:** Wednesday, January 28, 2015 2:09 PM  
**To:** Lisa Anders  
**Cc:** Rick Koch  
**Subject:** Description of Fast Lane 300 Property in Clinton, OK Washita County  
**Attachments:** Fast Lane 300 Property Boundaries from Titles 01.28.15.pdf

Lisa Anders:

In preparation of the City Council Meeting of next week, I understand you need a description of the property to be re-zoned and classified. I understand the confusion of this piece of land due to its numerous descriptions in the abstract.

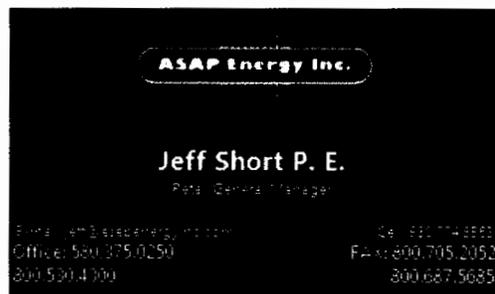
Attached is a drawing I produced from the legal descriptions of the property. It appears the property was once an irregularly shaped piece with much of that being taken by US 183 as right-of-way. Then, the surrounding property was purchased to produce a nearly rectangular piece of property we have today. From this, I surmise that the Abstract of Title 102668-S appears to be the most correct description of the property for your purposes.

It states:

A tract of land in Lot Four (4) of Section Two (2), Township Eleven (11) North, of Range Seventeen (17) West of the Indian Meridian, described as follows:

Beginning at the intersection of the North boundary line of said Lot 4 of Section 2, Township 11 North, Range 17 W.I.M., Washita County, Oklahoma and the new East right-of-way line of US 183, said point bearing S 89° 15' 46" E a distance of 141.07 feet from the Northwest corner of said Lot 4, thence S 89° 15' 46" E a distance of 292.47 feet along said North boundary line to the NW corner of a tract presently owned by James Green, thence S 00° 47' 17" W a distance of 473.00 feet along the West boundary line of said Green tract, thence N 89° 15' 46" W a distance of 291.61 feet to a point on the said East right-of-way line, thence N 00° 51' 16" E a distance of 329.02 feet and N 00° 17' 46" E a distance of 143.98 feet along said East right-of-way line to the point of beginning.

I calculate the said description above to describe 3.166 acres of land in Washita County, OK.



*"Individual commitment to a group effort – that is what makes a team work, a company work, a society work, a civilization work." – Vince Lombardi  
Green Bay Packers*

Confidentiality Statement This email is intended solely for the use of the individual to whom it is addressed and may contain information that is confidential or otherwise exempt from