

2 ORDINANCE NO. 3482

3 \* Amended \*

4 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY  
5 DESCRIBED IN THIS ORDINANCE FROM C-3, COMMUNITY COMMERCIAL DIS-  
6 TRICT TO R-MD, MEDIUM DENSITY RESIDENTIAL, AND DIRECTING AMEND-  
7 MENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RECLASSI-  
8 FICATION OF THE PROPERTY'S ZONING DISTRICT; AND PROVIDING FOR RE-  
9 PEALER AND SEVERABILITY

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

11 ORDINANCE

12 SECTION I. That the zoning district of the following described property is hereby reclassi-  
13 fied to PUD, Planned Unit Development, subject to the conditions contained in the PC-  
14 2113 file, and that the official Zoning District Map shall be amended to reflect the reclassi-  
15 fication of the property's zoning district as specified in this ordinance:

16 **PROPERTY DESCRIPTION**

17 A tract of land being a part of Southwest Quarter (SW/4) of Section Twelve (12), Township  
18 Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma  
19 County, Oklahoma, and being all of a tract of land recorded in Book 14005, Page 741 (Brawdy  
20 Tract), all of a tract of land designated as Tract 3 recorded in Book 13574, Page 1223 (J Lou  
21 North Tract), and a portion of a tract of land recorded in Book 11100, Page 971 (J Lou East  
22 Tract) being more particularly described as follows:

23 Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

24 THENCE North 89°46'29" East, along and with the South line of said Southwest Quarter  
25 (SW/4), a distance of 1,310.30 feet to the Southwest (SW) Corner of said Brawdy Tract, said  
26 point being the POINT OF BEGINNING;

27 THENCE North 00°39'56" West, along and with the West line of said Brawdy Tract, a distance  
28 of 1,315.40 feet to Northwest (NW) Corner of said Brawdy Tract, said point also being a point  
29 on the South line of said J Lou North Tract;

30 THENCE along and with the South and West line of said J Lou North Tract the following Six  
31 calls:

- 32 1. THENCE South 89°33'42" West, a distance of 927.70 feet;
- 33 2. THENCE North 00°33'15" West, a distance of 115.54 feet;
- 34 3. THENCE ON A non-tangent curve to the right having a radius of 50.00 feet, a chord  
35 bearing of North 64°24'14" West, a chord length of 55.70 feet and an arc length of 59.08  
36 feet;
- 4. THENCE South 89°33'42" West, a distance of 245.00 feet;
- 5. THENCE South 44°30'13" West, a distance of 35.32 feet;
- 6. THENCE North 00°33'15" West, a distance of 100.00 feet to the Northwest (NW) Corner  
of said J Lou North Tract;

THENCE along and with the North and West line of said J Lou North Tract the following Five  
calls:

- 1. THENCE South 45°29'47" East, a distance of 35.39 feet;
- 2. THENCE North 89°33'42" East, a distance of 245.00 feet;
- 3. THENCE ON A non-tangent curve to the right having a radius of 50.00 feet, a chord  
bearing of North 63°17'44" East, a chord length of 55.70 feet and an arc length of 59.08  
feet;
- 4. THENCE North 00°33'15" West, a distance of 115.34 feet;
- 5. THENCE North 89°33'42" East, a distance of 2,243.82 feet to the Northeast (NE) Corner  
of said J Lou North Tract;

THENCE South 00°39'30" East, along and with the East line of said J Lou North Tract, a dis-  
tance of 329.98 feet to the Southeast (SE) Corner of said J Lou North Tract;

THENCE South 89°33'42" West, along and with the South line of said J Lou North Tract, a dis-  
tance of 496.31 feet to the Northeast (NE) Corner of said J Lou East Tract;

THENCE along and with the East and South line of said J Lou East Tract the following Four  
calls:

1. THENCE South 00°35'36" East, a distance of 820.61 feet;  
2. THENCE South 89°46'29" West, a distance of 87.50 feet;  
3. THENCE South 00°35'36" East, a distance of 447.83 feet;  
4. THENCE South 89°46'29" West, a distance of 76.36 feet to the Southwest (SW) Corner of said J Lou East Tract, said point also being a point on the East line of said Brawdy Tract;  
THENCE South 00°39'53" East, along and with the East line of said Brawdy Tract, distance of 50.00 feet to the Southeast (SE) Corner of said Brawdy Tract;  
THENCE South 89°46'29" West, along and with the South line of said Brawdy Tract, a distance of 654.97 feet to the POINT OF BEGINNING;  
Containing 1,790,952 square feet or 41.1146 acres, more or less.  
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 25 day of July, 2023.

THE CITY OF MIDWEST CITY, OKLAHOMA



*[Signature]*  
MATTHEW D. DUKES II, Mayor

ATTEST:

*[Signature]*  
SARA HANCOCK, City Clerk

APPROVED as to form and legality this 26<sup>th</sup> day of July, 2023.

*[Signature]*  
DONALD MAISCH, City Attorney