

ORDINANCE NO. 621

AN ORDINANCE OF THE CITY OF NOBLE, OKLAHOMA, AMENDING THE ZONING MAP OF THE CITY OF NOBLE, AS AMENDED, TO REZONE FROM A-1 (GENERAL AGRICULTURAL) TO C-3 (COMMUNITY COMMERCIAL); PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP OF THE CITY OF NOBLE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, WR RE LLC (Samantha Rudder, Managing Member), Owner, filed an application for Zoning Reclassification of the tract of property described in Section 1 below; and

WHEREAS, the said properties described in Section 1 below is currently zoned A-1, General Agricultural; and

WHEREAS, the Noble Planning Commission held a Public Hearing to solicit general input in accordance with the Noble Code of Ordinances and Title 11 O.S. Section 43-104, as to the proposal to rezone the said property from A-1 to C-3.

WHEREAS, at the conclusion of said Public Hearing, the Noble Planning Commission recommended approval of the Rezoning Request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOBLE, OKLAHOMA:

SECTION 1. That the property described as:

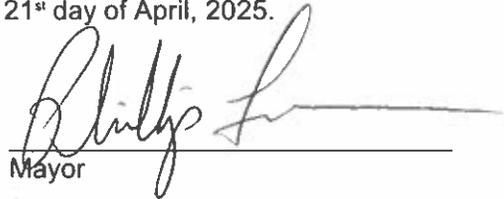
A tract of land in the Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, dated January 29, 2025, using a Deed bearing of S89°57'26"W between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as: COMMENCING at the Southwest Corner of said (SW1/4); Thence N89°57'26"E, along the South line of said (SW1/4), for a distance of 1455.00 feet to the POINT OF BEGINNING. Thence N00°21 '34"E, for a distance of 990.45 feet to the North line of a Tract of land Described by a Warranty Deed filed in Book 5307, page 851; Thence N89°55'38"E, Along the North line of said tract described in Book 5307, Page 851, for a distance of 377.10 feet to the West Right-of-Way of US Highway #77 as filed in Book 4799, Page 44; Thence along the said Right-of-Way for the next 5 calls; Thence S34°00'52"E a distance of 1106.22 feet; Thence S34°01'08"W a distance of 28.03 feet; Thence S89°57'35" W a distance of 142.29 feet; Thence S75°42'22"W a distance of 69.05 feet; Thence S00°51'02"W a distance of 33.00 feet to the South line of said (SW/4), said point being located S89°57'26"W a distance of 405.99 feet from the Southeast corner of said (SW/4); Thence S89°57'26"W along the South line of said Southwest (SW/4) a distance of 776.76 to the POINT OF BEGINNING. Containing 15.95 acres more or less and subject to easements and rights-of-way of record, is hereby rezoned from A-1 to C-3 and the Official Zoning Map of the City of Noble shall be amended accordingly to reflect said rezoning

SECTION 2. REPEALER. All former Ordinances and/or parts of Ordinances that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. EMERGENCY. WHEREAS, it being immediately necessary for the preservation of the public health, peace and safety of the City of Noble, Oklahoma and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Noble, Oklahoma on this 21st day of April, 2025.



Mayor

ATTEST:



City Clerk

