

JUL 14 2026

Deputy

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION ROOM 204 1:30 p.m.

July 16, 2026

1. Notice of meeting posted July 10, 2026.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (June 18, 2026)
5. Discussion and possible action to approve/deny a zoning change from R-1 – Acreage Residential District to Planned Unit Development (PUD-2026-01) – Avondale Estates.

2026 JUL 10 AM 8:53

Applicant:

JOHNSON & ASSOCIATES (MARK ZITZOW)

Owner:

SILVER OAK INVESTMENTS, LLC

The proposed PUD would be governed by the R-1 – Acreage Residential zoning district and would allow a minimum 10-foot side-yard setback on all lots. The proposed PUD would encompass approximately 148 acres. The following is the legal description of the property:

A Tract of Land being a part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner (SW/C) of said SW/4; THENCE North 00°11'10" West along and with the West line of said SW/4, a distance of 660.00 feet to the POINT OF BEGINNING; THENCE continuing North 00°11'10" West along and with the West line of said SW/4, a distance of 1,982.35 feet to the Northwest Corner (NW/C) of said SW/4; THENCE North 89°39'47" East (North 89°36'25" record), along and with the North line of said SW/4, a distance of 2659.00 feet to the Northeast Corner (NE/C) of the said SW/4; THENCE South 00°17'01" East along and with the East line of said SW/4, a distance of 2328.31 feet (2330.91 feet record) to the Northeast Corner (NE/C) of the tract of land described in the Warranty Deed filed as Book 11892, Page 524 (North Cemetery Tract); THENCE South 89°38'31" West, along and with the North line of said North Cemetery Tract, a distance of 417.42 feet to the Northwest Corner (NW/C) of said North Cemetery Tract; THENCE South 00°17'01" East, along and with the West line of said North Cemetery Tract, and the West line of tract of land described in the Warranty Deed filed in Book 4180, Page 1094 (South Cemetery Tract), a distance of 313.07 feet to a point on the South line of the said SW/4, said point being the Southwest Corner (SW/C) of said South Cemetery Tract; THENCE South 89°38'31" West along and with the South line of said SW/4, a distance of 1,586.08 feet; THENCE North 00°11'10" West, departing said South line, a distance of 660.00 feet; THENCE South 89°38'31" West, a distance of 660.00 feet to the POINT OF BEGINNING. Containing 6,464,366 square feet or 148.4014 acres, more or less.

Location: NW 206th St. & MacArthur Blvd. (County Highway District #3)

6. Discussion and possible action to approve/deny the General Plat of 7227 North Peebly Road Addition (GP-2026-05).

Applicant:

MICHAEL & EMILY SMITH

Owner:

JAMES M & GAY LYNN FINLEY

The applicant proposes to develop a 2-lot residential subdivision on approximately 10 acres. If approved, each lot would be no less than 2 acres in size. The following is the legal description of the property:

A part of the Northeast Quarter (NE/4) of Section Five (5), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Southeast corner of said NE ¼; Thence North 89°28'57" West along the South line of said NE ¼ a distance of 1320.00 feet; Thence North 00°26'30" West a distance of 330.00 feet; Thence South 89°28'57" East a distance of 1320.00 feet to the East line of said NE ¼; Thence South 00°26'30" East along the East line of said NE ¼ a distance of 330.00 feet to the Point of Beginning.

Location: Peebly Rd. & Britton Rd. – 7227 N. Peebly Rd. (County Highway District #2)

7. Discussion and possible action to approve/deny the Replat of Deer Creek Hills III (Lots 3 and 4, Block 9).

Applicant:

ZIMMERMAN & HARDY, LLC (DAVID HARDY) for

Owner:

DEBRA WITTROCK

Owner:

BLAKE & PAHRVONEH BRADDOCK

The applicant proposes adjusting the lot line between Lots 3 and 4 to allow the owner of Lot 3 to plant trees along the west side of an existing accessory structure on their property. Each lot would maintain their existing acreage by swapping equal portions of their properties. If approved the replat will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

Lot Three (3), Block Nine (9) of Deer Creek Hills III, an addition to Oklahoma County, Oklahoma, as shown by the recorded plat thereof, Less and Except that part of said lot 3 more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence North 00°01'28" West along the West line of said Lot 3 a distance of 188.23 feet; thence South 09°47'59" East a distance of 161.71 feet to a point on the South line of said Lot 3, said point being a non-tangent curve to the left with a radius of 252.17 feet, a delta of 02°28'48", a chord bearing of South 41°52'02" West and a chord length of 10.91 feet for an arc distance of 10.92 feet to a point reverse curvature, thence along a curve to the right with a radius of 234.25, a delta of 07°04'51", a chord bearing of South 44°10'04" West and a chord length of 28.93 feet for an arc distance of 28.95 feet to the point of beginning; And a part of Lot Four (4), Block Nine (9) of Deer Creek Hills III, an addition to Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said Lot 4, thence South 00°01'28" East along the East line of said Lot 4 a distance of 188.23 feet; thence North 09°47'59" West a distance of 191.00 feet to a point on the North line of said Lot 4, thence 89°58'36" East along the said North line a distance of 32.43 feet to the point of beginning.

AND

Lot Four (4), in Block Nine (9), of Deer Creek Hills III, an addition to Oklahoma County, Oklahoma, as shown by the recorded plat thereof, Less and Except that part of said Lot 4 more particularly described as follows, Beginning at the Northeast corner of said Lot 4; thence South 00°01'28" East along the East line of said Lot 4 a distance of 188.23 feet; thence North 09°47'59" West a distance of 191.00 feet to a point on the North line of said Lot 4; thence North 89°58'32" East along the North line a distance of 32.43 feet to the point of beginning, And a part of Lot Three (3), in Block Nine (9), of Deer Creek Hills III, and addition to Oklahoma County, Oklahoma as shown by the recorded plat

thereof, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence North 00°01'28" West along the West line of said Lot 3 a distance of 188.23 feet; thence South 09°47'59" East a distance of 161.71 feet to a point on the South line of said Lot 3, said point being a non-tangent curve to the left with a radius of 252.17 feet, a delta of 02°28'48", a chord bearing of South 41°52'02" West and chord length of 10.91 feet for an arc distance of 10.92 feet to a point of reverse curvature, thence along a curve to the right of 234.25 feet, a delta of 07°04'51", a chord bearing of South 44°10'04" West and a chord length of 28.93 feet for an arc distance of 28.95 feet to the point of beginning.

Location: 6033 & 6075 Whitetail Dr. (County Highway District #3)

8. Discussion and possible action to approve/deny the Preliminary Plat of Parkstone Estates (PP-2026-04).

Applicant:

COOPER BUILT LLC (NICHOLAS COOPER)

The applicant proposes to develop a 13-lot residential subdivision on approximately 37.55 acres. If approved, construction of the proposed development would begin with lots no less than 2 acres in size. The following is the legal description of the property:

A tract of land situated within the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen North (T14N), Range One West (R1W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: COMMENCING at the Northwest corner of said NW/4; thence S00°25'06"E along the West line of said NW/4 a distance of 1352.24 feet to the POINT OF BEGINNING; thence N89°34'54"E a distance of 2538.86 feet; thence S00°25'06"E a distance of 644.33 feet; thence S89°34'54"W a distance of 2538.86 feet to the West line of said NW/4; thence N00°25'06"W along said West line a distance of 644.33 feet to the POINT OF BEGINNING. Said tract contains 1,635,854 Sq. Ft. or 37.55 acres, more or less.

Location: Post Rd. & Waterloo Rd. (County Highway District #3)

9. Discussion and possible action to approve/deny the Preliminary Plat of The Farm at Harrah Estates (PP-2026-01).

Applicant:

22THOUSAND STICKS LLC (GINA MOORE)

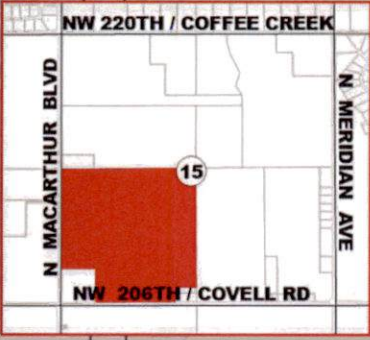
The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of no less than one acre. The proposed development would encompass approximately 22.11 acres and contain 15 lots. The following is the legal description of the property:

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on December 2, 2025, with metes and bounds as follows: Beginning at the Southwest corner of said NW/4; Thence North 00°18'31" East as the Basis of Bearing on the West line of said NW/4 a distance of 1204.00 feet; Thence South 89°46'16" East and parallel to the South line of said NW/4 a distance of 800.00 feet; Thence South 00°18'31" West and parallel to the West line of said NW/4 a distance of 1204.00 feet to a point on the South line of said NW/4; Thence North 89°46'16" West on the South line of said NW/4 a distance of 800.00 feet to the Point of Beginning. This description contains 963,199 square feet or 22.11 acres, more or less. Subject to Easements and Rights-of-Way of record.

Location: Harrah Rd. & Hefner Rd. (County Highway District #1)

10. **Discussion and possible action to receive the June 2026 Fee Fund and Expense Report.**
11. **New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.
12. **Adjournment.**

**OKLAHOMA COUNTY PLANNING COMMISSION
 PLANNED UNIT DEVELOPMENT (PUD-2026-01)
 R-1 TO PUD
 LOCATION: NW 206TH & MACARTHUR BLVD
 (AVONDALE)
 PROPOSED USE: SFR SUBDIVISION**



**SECTION 15, T-14-N, R-4-W, I.M.
 LOCATION MAP**



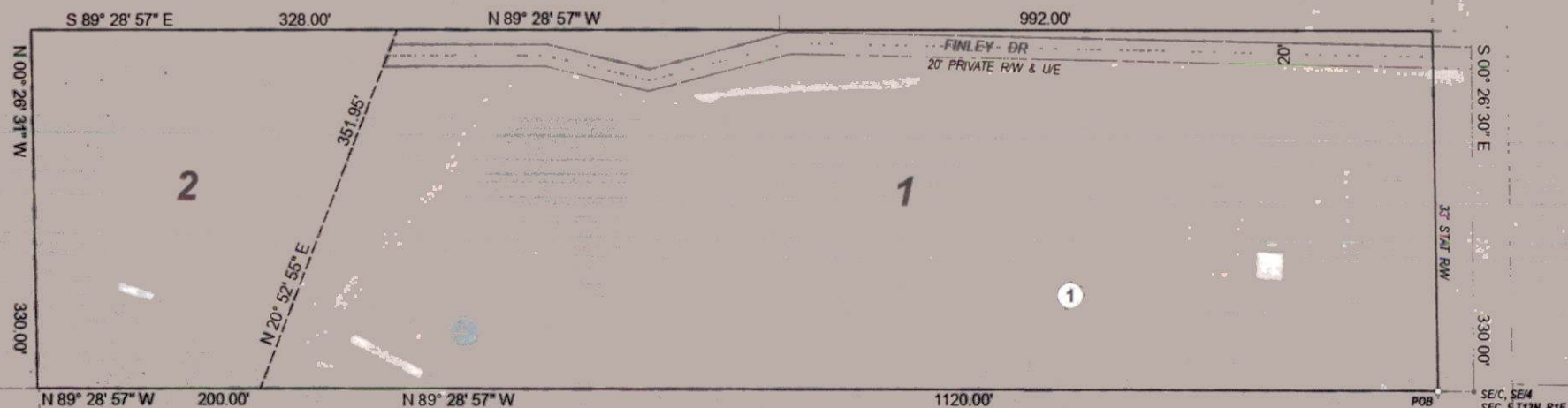
**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201
 Oklahoma City, OK 73102-3431
 County Engineer : Stacey Trumbo, P.E.

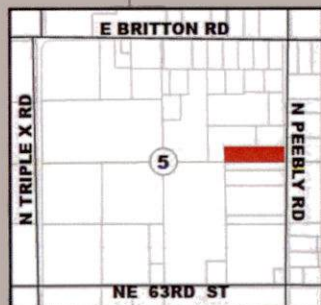
Date:	Scale:	Drawn By:
JUNE, 2026	1:400 1:4,800	SCM

GENERAL PLAT (GP-2026-05)
NORTH PEEBLY ROAD ADDITION
LOCATION: PEEBLY RD & BRITTON
NO. OF LOTS: 2 LOTS/ 10 ACRES

BASIS OF BEARINGS
 Basis of Bearings
 S 00°26'10" E on the
 East line of the NE-4
 Sec 5, T12N, R1E1M



0 50 100 200 300 Feet



SECTION 5, T-12-N, R-1-E, 1.M
LOCATION MAP



OKLAHOMA COUNTY
ENGINEERING & PLANNING

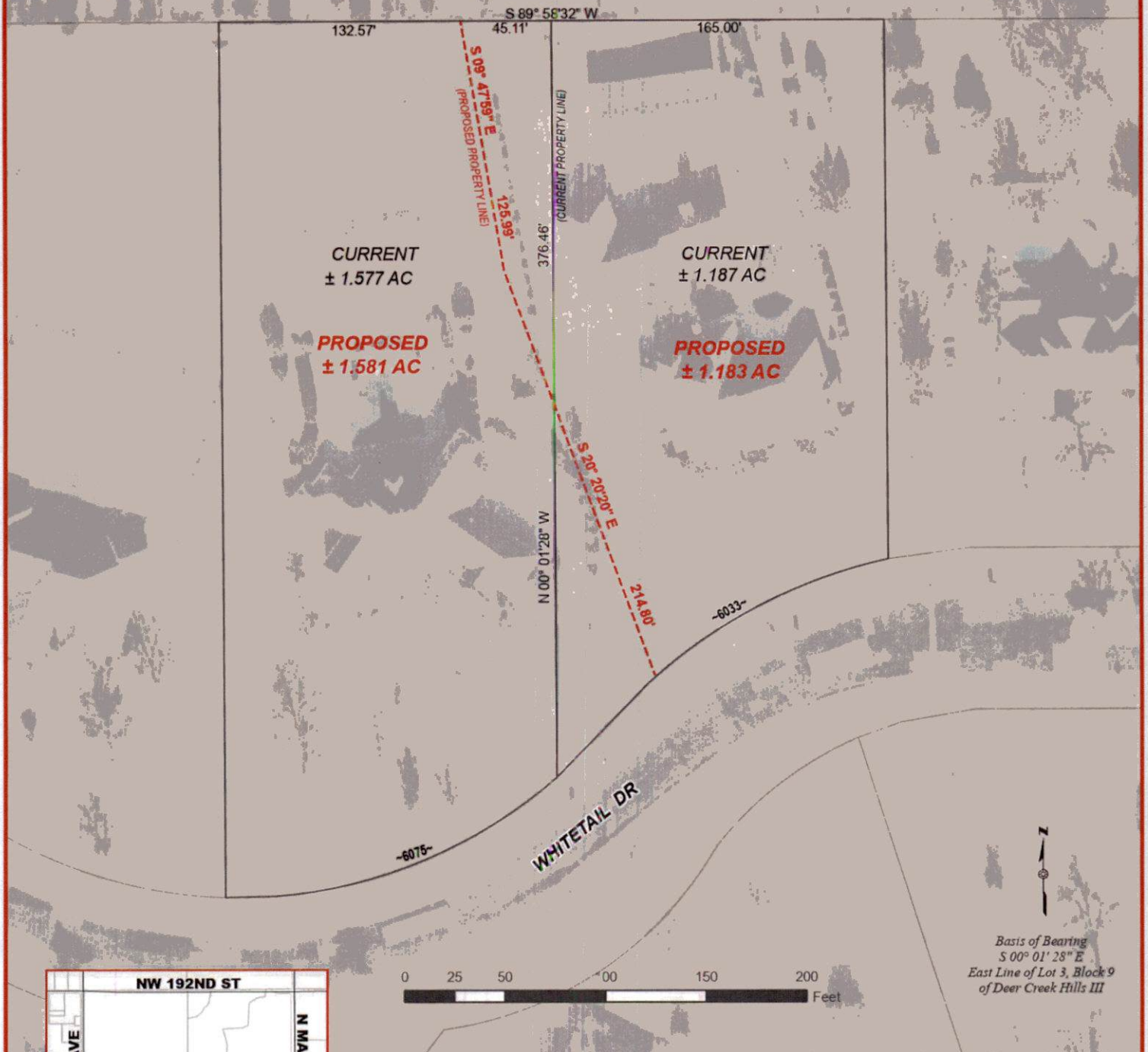
320 Robert S. Kerr, Suite 201
 Oklahoma City, OK 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date:
JUNE 2026

Scale: **1:1,800**
1" = 150'

Drawn By:
SCM

OKLAHOMA COUNTY PLANNING COMMISSION
 RE-PLAT (RE-2026-01)
 BLOCK 9, DEER CREEK HILLS III
 LOCATION: 6033 & 6075 WHITETAIL DR
 PROPOSED USE: LOT LINE ADJUSTMENT



SECTION 28, T-14-N, R-4-W, I.M.
 LOCATION MAP



OKLAHOMA COUNTY
 ENGINEERING & PLANNING

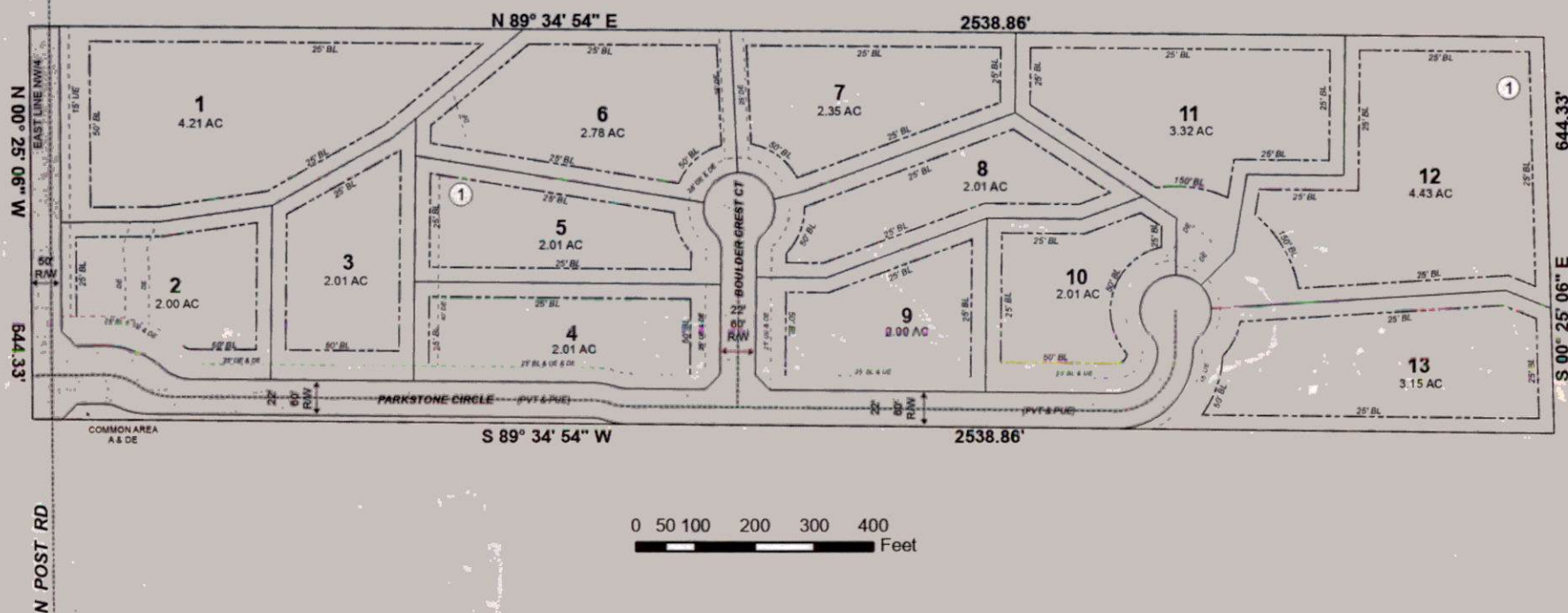
320 Robert S. Kerr, Suite 201
 Oklahoma City, OK 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date:
 JUNE, 2026

Scale: 1:840
 1" = 70'

Drawn By:
 SCM

PRELIMINARY PLAT (PP-2026-04)
PARKSTONE ESTATES
LOCATION: WATERLOO & POST RD
NO. OF LOTS: 13 LOTS/ 37.5 ACRES



SECTION 6, T-14-N, R-1-W, 1-M
LOCATION MAP



OKLAHOMA COUNTY
ENGINEERING & PLANNING

320 Robert S. Kerr, Suite 201
 Oklahoma City, OK 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date:
JUNE 2026

Scale:
1:3,300
1" = 275'

Drawn By:
SCM

NO. OF LOTS: 13 LOTS/ 25 ACRES



Drawn By:
SCM