

2025 OCT 10 AM 9:17

A G E N D A

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

October 16, 2025

FILED IN OFFICE
Oklahoma County Clerk

OCT 10 2025

[Signature]
Deputy

1. Notice of meeting posted October 10, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (September 18, 2025)
5. Discussion and possible action to approve/deny the Preliminary Plat of Windstone Estates (PP-2025-06).

Application:

JOHNSON & ASSOCIATES

Owner:

JCKC INVESTMENTS LLC

The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of no less than 1/2 acre. The proposed development is Phase 2 of the Cambridge Addition, which would encompass approximately 60 acres and contain 56 lots. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/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 Northeast (NE) Corner of said NE/4; THENCE South 89°48'05" West, along and with the North line of said NE/4, a distance of 2,654.45 feet to the Northwest (NW) Corner of said NE/4; THENCE South 89°48'01" West, along and with the North line of said NW/4, a distance of 2,654.35 feet to the Northwest (NW) Corner of said NW/4; THENCE South 00°11'36" East, along and with the West line of said NW/4, a distance of 1,390.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 13815, Page 555 (Independent School District 6 Tract), said point being the POINT OF BEGINNING; THENCE North 89°48'15" East (South 89°59'06" East record), along and with the South line of said Independent School District 6 Tract, a distance of 1,188.25 feet; THENCE South 00°11'52" East, departing said South line, a distance of 564.01 feet; THENCE North 89°48'08" East, a distance of 326.51 feet; THENCE South 00°11'52" East, a distance of 135.77 feet; THENCE North 89°48'08" East, a distance of 596.44 feet; THENCE South 00°11'52" East, a distance of 66.32 feet; THENCE North 89°48'08" East, a distance of 188.68 feet; THENCE North 76°11'53" East, a distance of 60.00 feet; THENCE South 13°48'07" East, a distance of 29.77 feet; THENCE North 89°48'08" East, a distance of 185.20 feet; THENCE North 82°31'12" East, a distance of 245.87 feet; THENCE North 89°39'49" East, a distance of 256.60 feet; THENCE South 00°20'11" East, a distance of 19.69 feet; THENCE North 89°39'49" East, a distance of 182.50 feet; THENCE South 00°20'11" East, a distance of 93.62 feet; THENCE North 89°48'08" East, a distance of 242.50 feet; THENCE South 00°20'11" East, a distance of 89.02 feet; THENCE North 89°39'49" East, a distance of 263.90 feet; THENCE South 22°34'54" West, a distance of 329.81 feet to a point on the South line of said NE/4; THENCE South 89°39'54" West (South 89°55'05" West record), along and with the South line of said NE/4, a distance of 953.70 feet to the Southwest (SW) Corner of said NE/4; THENCE South 89°39'47" West (South 89°55'05" West record), along and with the South line of said NW/4, a distance of 1,999.00 feet (1,998.94 feet record) to the Southeast (SE) Corner of a tract of land recorded in Book 15479,

Page 175 (Marcelo Tract); THENCE North 00°11'36" West (North 00°00'43" East record), along and with the East line of said Marcelo Tract, a distance of 264.63 feet (264.00 feet record) to the Northeast (NE) Corner of said Marcelo Tract; THENCE South 89°36'30" West (South 89°55'05" West record), along and with the North line of said Marcelo Tract, a distance of 660.00 feet (660.27 feet record) to a point on the West line of said NW/4; THENCE North 00°11'36" West (North 00°00'43" East record), along and with the West line of said NW/4, a distance of 999.26 feet (995.24 feet record) to the POINT OF BEGINNING. Said tract of land containing 2,594,137 square feet or 59.5532 acres, more or less.

Location: NW 220th St. & MacArthur Blvd. (County Highway District #3)

6. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to R-1 – Acreage Residential (Z-2025-03).

Application:

CERAFTON TULL & ASSOCIATES

Owner:

WP LAND, LLC

The applicant proposes to amend the zoning to allow for development of a single-family residential subdivision. The proposed rezoning would allow a minimum lot size of one acre, and the total development would encompass approximately 228.00 acres. The following is the legal description of the property:

A tract of land situated within the West Half (W/2) of Section Twenty-Seven (27), Township Fourteen North (T14N), Range Four West (R4W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: COMMENCING at the Southwest corner of the Southwest Quarter (SW/4) of said W/2, thence N00°16'05"W a distance of 950.95 feet to the POINT OF BEGINNING; thence continuing N00°16'05"W a distance of 1690.10 feet; thence N00°16'21"W a distance of 1320.49 feet; thence N89°45'01"E a distance of 2645.13 feet; thence S00°05'48"W a distance of 1324.00 feet; thence S00°39'45"E a distance of 2630.98 feet; thence S89°36'24"W a distance of 1898.52 feet; thence N00°23'36"W a distance of 238.69 feet; thence N34°46'22"W a distance of 862.29 feet; thence S89°44'05"W a distance of 267.21 feet to the POINT OF BEGINNING. Said tract contains 9,921,265 Sq Ft or 227.76 Acres, more or less.

Location: NW 178th St. & MacArthur Blvd. (County Highway District #3)

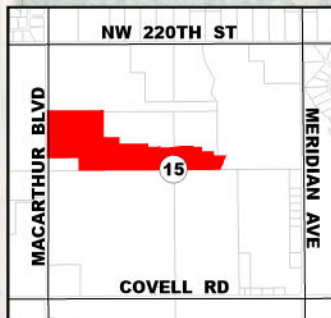
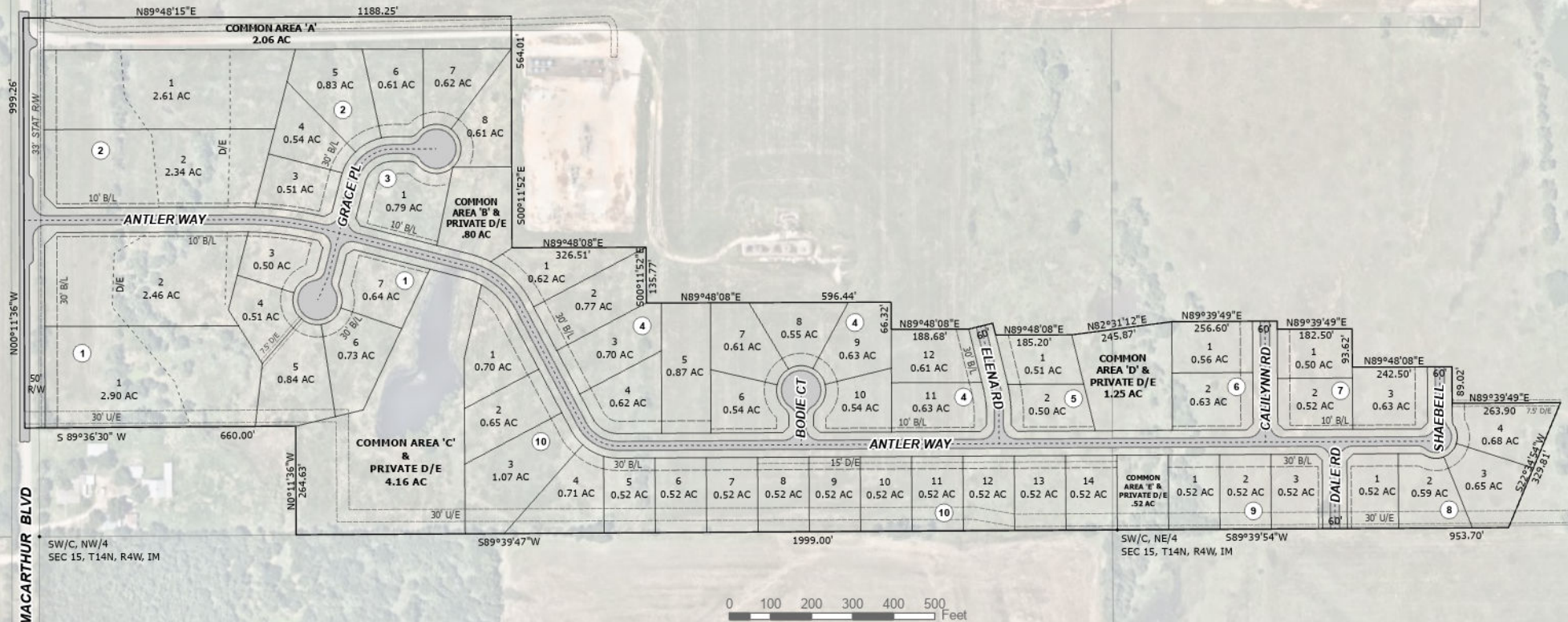
- 7. Discussion and possible action regarding branding options for Oklahoma County's new Master Plan.**
- 8. Discussion and possible action to receive the September 2025 Fee Fund and Expense Reports.**
- 9. New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.
- 10. Adjournment.**

PRELIMINARY PLAT (PP-2025-06)

WINDSTONE ESTATES

LOCATION: NW 220TH & MACARTHUR BLVD

NO. OF LOTS: 55 LOTS/ 60 ACRES



SECTION 15, T-14N, R-4W, 1.M

LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

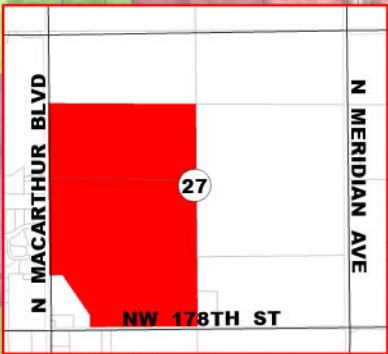
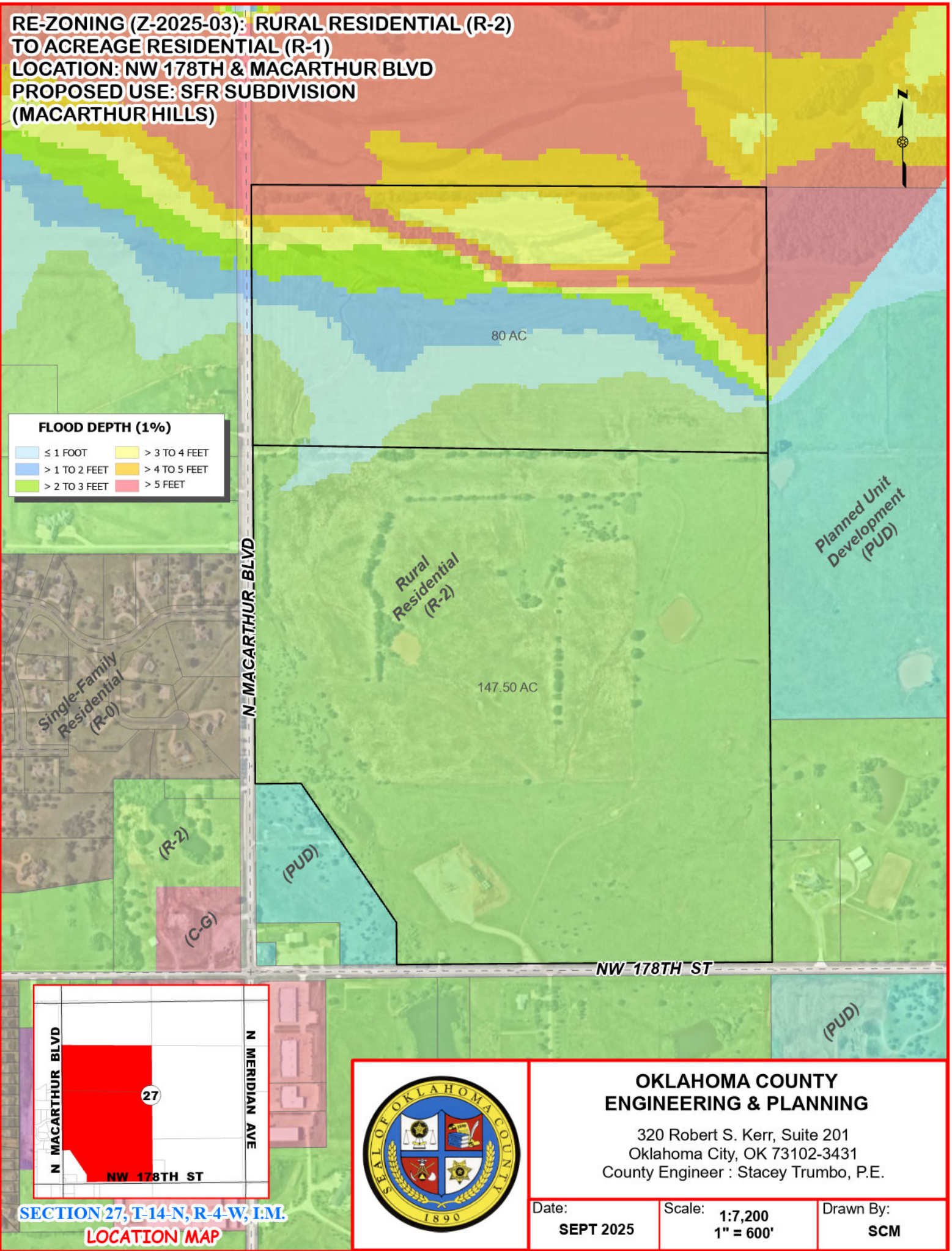
320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date:
SEPT 2025

Scale:
**1:4,500
1" = 375'**

Drawn By:
SCM

RE-ZONING (Z-2025-03): RURAL RESIDENTIAL (R-2)
TO ACREAGE RESIDENTIAL (R-1)
LOCATION: NW 178TH & MACARTHUR BLVD
PROPOSED USE: SFR SUBDIVISION
(MACARTHUR HILLS)



SECTION 27, T-14-N, R-4-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:
SEPT 2025

Scale: **1:7,200**
1" = 600'

Drawn By:
SCM