

2024 OCT 11 AM 08:19

FILED IN OFFICE  
Oklahoma County Clerk

## A G E N D A

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

OCT 11 2024  
*[Signature]*  
Deputy

October 17, 2024

1. Notice of meeting posted October 11, 2024.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (September 19, 2024)
5. Discussion and possible action to approve/deny the Replat of Lots 7A, 7B, 8A, 8B & 9 of Coffee Creek Farms (RE-2024-01).

Application:

**CHARLES & VICKI DEFURIA**

The applicant proposes lot line adjustments between 5 platted lots. If approved, the Re-plat application will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

Lot 7A, Lot 7B, Lot 8A and Lot 8B of the Re-Plat of Lot 7 and Lot 8 of Coffee Creek Farms, to Oklahoma County, Oklahoma, according to the Recorded Plat Thereof  
AND  
Lot Nine (9) of Coffee Creek Farms to Oklahoma County, Oklahoma, According to the Recorded Plat Thereof.

Location: NE 220th St. & Triple X Rd. (County Highway District #3)

6. Discussion and possible action to approve/deny the General Plat of Council Plains (GP-2024-14).

Application:

**HALE & ASSOCIATES SURVEY CO (CHARLES ALLEN)**

Owner:

**SILVERADO INVESTMENTS LLC**

The applicant proposes to develop a single-family residential subdivision with 7 lots on approximately 43.81 acres. Each proposed lot would be no less than 5.50 acres. The following is the legal description of the property:

A part of the Southeast Quarter (SE/4) of Section Six (6), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on June 27, 2024, with metes and bounds as follows: Beginning at the Southeast corner of said SE/4; Thence North 89°56'07" West as the basis of bearing on the South line of said SE/4 a distance of 780.36 feet; Thence North 00°12'09" West and parallel to the East line of said SE/4 a distance of 2644.79 feet to a point on the North line of said SE/4; Thence South 89°48'56" East on the North line of said SE/4 a distance of 780.37 feet to the Northeast Corner of said SE/4; Thence

South 00°12'09" East on the East line of said SE/4 a distance of 1881.17 feet; Thence South 89°47'51" West a distance of 370.00 feet; Thence South 00°12'09" East and parallel to the East line of said SE/4 a distance of 419.00 feet; Thence North 89°47'51" East a distance of 370.00 feet to a point on the East line of said NE/4; Thence South 00°12'09" East on said East line a distance of 342.99 feet to the Point of Beginning. This description contains 1,908,204 square feet, or 43.81 acres, more or less. Subject to Easements and Right-of-Ways of record.

Location: NW 234th St & Council Rd (County Highway District #3)

**7. Discussion and possible action to approve/deny the Final Plat of Council Plains (FP-2024-10).**

Application: **HALE & ASSOCIATES SURVEY CO (CHARLES ALLEN)**  
Owner: **SILVERADO INVESTMENTS LLC**

The applicant proposes to develop a single-family residential subdivision with 7 lots on approximately 43.81 acres. Each proposed lot would be no less than 5.50 acres. If approved, the final plat would be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A part of the Southeast Quarter (SE/4) of Section Six (6), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on June 27, 2024, with metes and bounds as follows: Beginning at the Southeast corner of said SE/4; Thence North 89°56'07" West as the basis of bearing on the South line of said SE/4 a distance of 780.36 feet; Thence North 00°12'09" West and parallel to the East line of said SE/4 a distance of 2644.79 feet to a point on the North line of said SE/4; Thence South 89°48'56" East on the North line of said SE/4 a distance of 780.37 feet to the Northeast Corner of said SE/4; Thence South 00°12'09" East on the East line of said SE/4 a distance of 1881.17 feet; Thence South 89°47'51" West a distance of 370.00 feet; Thence South 00°12'09" East and parallel to the East line of said SE/4 a distance of 419.00 feet; Thence North 89°47'51" East a distance of 370.00 feet to a point on the East line of said NE/4; Thence South 00°12'09" East on said East line a distance of 342.99 feet to the Point of Beginning. This description contains 1,908,204 square feet, or 43.81 acres, more or less. Subject to Easements and Right-of-Ways of record.

Location: NW 234th St & Council Rd (County Highway District #3)

**8. Discussion and possible action to approve/deny the General Plat of Hawkins Ridge (GP-2024-13).**

Application: **RR131, LLC (ERICK HEALD)**

The applicant proposes to develop a single-family residential subdivision with 13 lots on approximately 29.65 acres. Each proposed lot would be no less than 2 acres. The following is the legal description of the property:

A tract of land situated within the Southeast Quarter (SE/4) of Section Eight (8), Township Thirteen North (T13N), Range One East (R1E) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence S89°22'01"W along the South line of said SE/4 a distance of 335.96 feet to the POINT OF BEGINNING; thence continuing S89°22'01"W along said South line a distance of 652.36 feet; thence continuing S89°22'01"W along said South line a distance of 325.86 feet; thence N00°24'19"W a distance of 1321.53 feet; thence N89°31'09"E a distance of 252.09 feet; thence continuing N89°31'09"E a distance of 726.13

feet; thence S00°24'19"E a distance of 1318.93 feet to the POINT OF BEGINNING. Said tract contains 1,291,475 Sq Ft or 29.65 Acres, more or less.

Location: E. Memorial Rd. and Peebly Rd. (County Highway District #3)

**9. Discussion and possible action to approve/deny the General Plat of Villagio Phase 2 (Northeast Portion) (GP-2024-15).**

Application:

**JOHNSON & ASSOCIATES (MARK ZITZOW)**

Owner:

**DEER CREEK FARM DEVELOPMENT**

The applicant proposes to continue development of the existing Villagio Addition by adding 35 lots on approximately 38.37 acres. If approved, the proposed lots would be no less than .60 acres in size. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said NE/4; THENCE North 89°43'31" East, along and with the North line of said NE/4, a distance of 290.47 feet to the POINT OF BEGINNING; THENCE continuing North 89°43'31" East, along and with said North line, a distance of 1,029.58 feet to a point on the extended West line of the Tract of land described in Warranty Deed filed in Book 13855, Page 406 (Tract); THENCE South 00°15'47" East, along the West line extended of said Tract, a distance of 1,500.94 feet; THENCE South 89°43'31" West, departing said West line, a distance of 779.02 feet, THENCE North 81°47'41" West, a distance of 480.12 feet to a point on the East line of the plat VILLAGIO AT DEER CREEK I REPLAT filled in Book 63, Page 19 (plat); THENCE along and with the East line of said plat the following Four (4) courses:

1. North 14°46'54" East, a distance of 301.54 feet;

2. North 00°16'29" West, a distance of 460.99 feet;

3. North 61°01'27" East, a distance of 166.77 feet;

4. North 00°16'29" West, a distance of 597.86 feet to the POINT OF BEGINNING.

Containing 1,671,492 square feet or 38.3722 acres, more or less. Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The North line of the NE/4 of Section 14, T14N R4W having a bearing of N89°43'31"E. Rotate bearings 00°14'52" counterclockwise to match the plat VILLAGIO AT DEER CREEK I REPLAT

Location: NW 220th St. & Meridian Ave. (County Highway District #3)

**10. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to C-G - Commercial-General District (Z-2024-06).**

Applicant:

**TAMERA JACKSON**

The applicant proposes to amend the zoning to allow for development of a personal storage facility and/or a retail shopping strip. The proposed rezoning would encompass approximately 5.7 acres. The following is the legal description of the property:

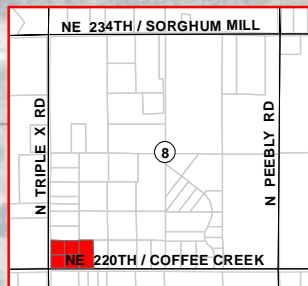
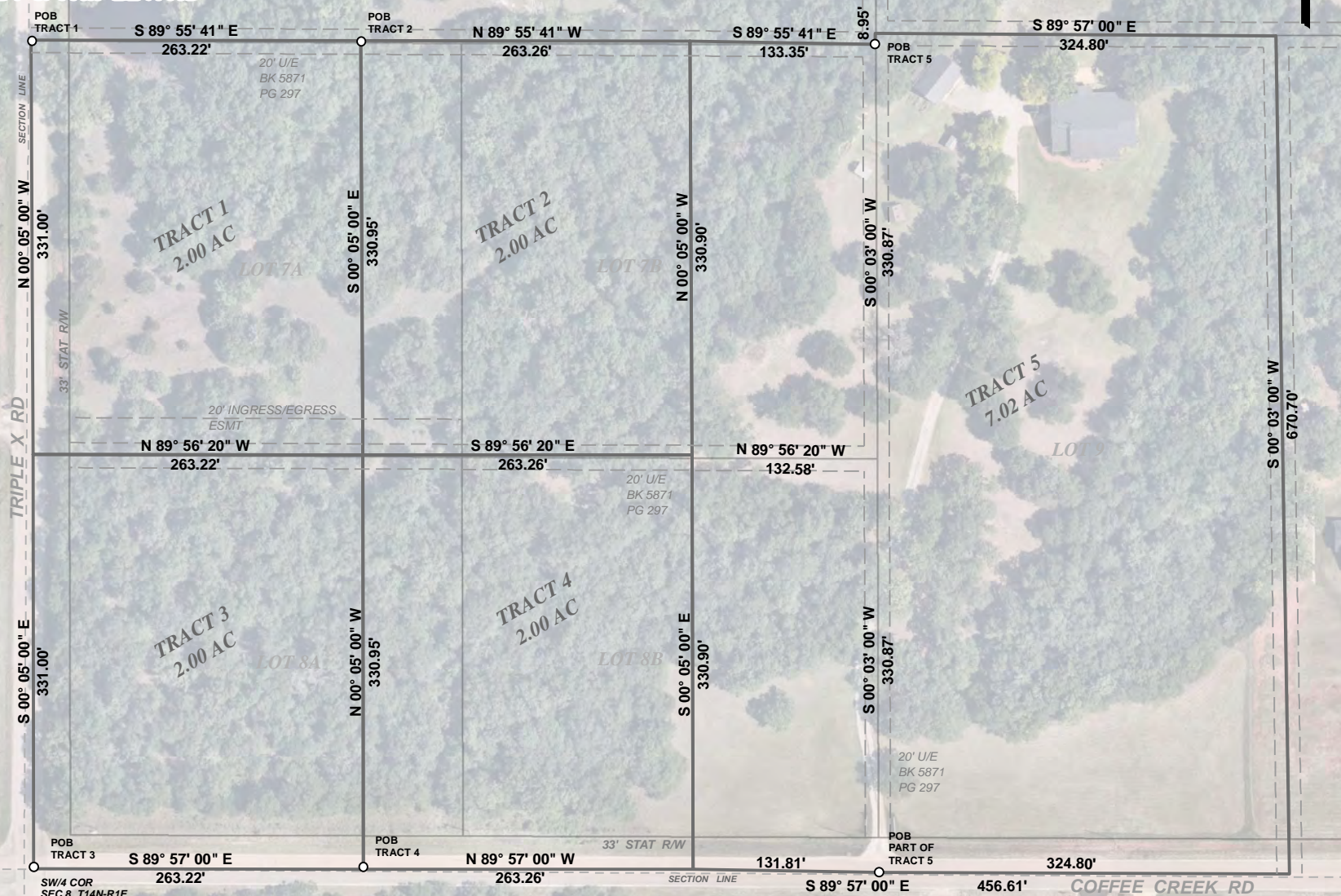
Lot One (1), Block One (1) of Cardinal Acres, a Subdivision in the Southwest Quarter, Section 11, Township 11 North, Range One 1 West of the Indian Meridian, Oklahoma County, Oklahoma.

Location: 14301 SE 29<sup>th</sup> St. (County Highway District #2)

11. **Discussion and possible action to receive the September 2024 Fee Fund and Expense Reports.**
12. **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.
13. **Adjournment.**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**RE-PLAT (RE-2024-01)**  
**LOTS 7A, 7B, 8A, 8B & 9 OF COFFEE CREEK FARMS**  
**LOCATION: NE 220TH ST & TRIPLE X RD**



**SECTION 8, T-14-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.

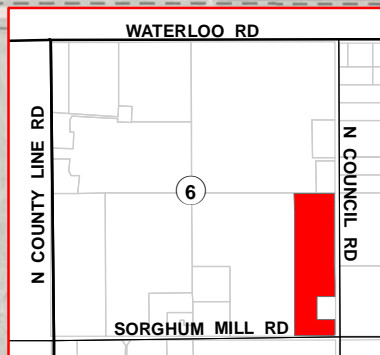
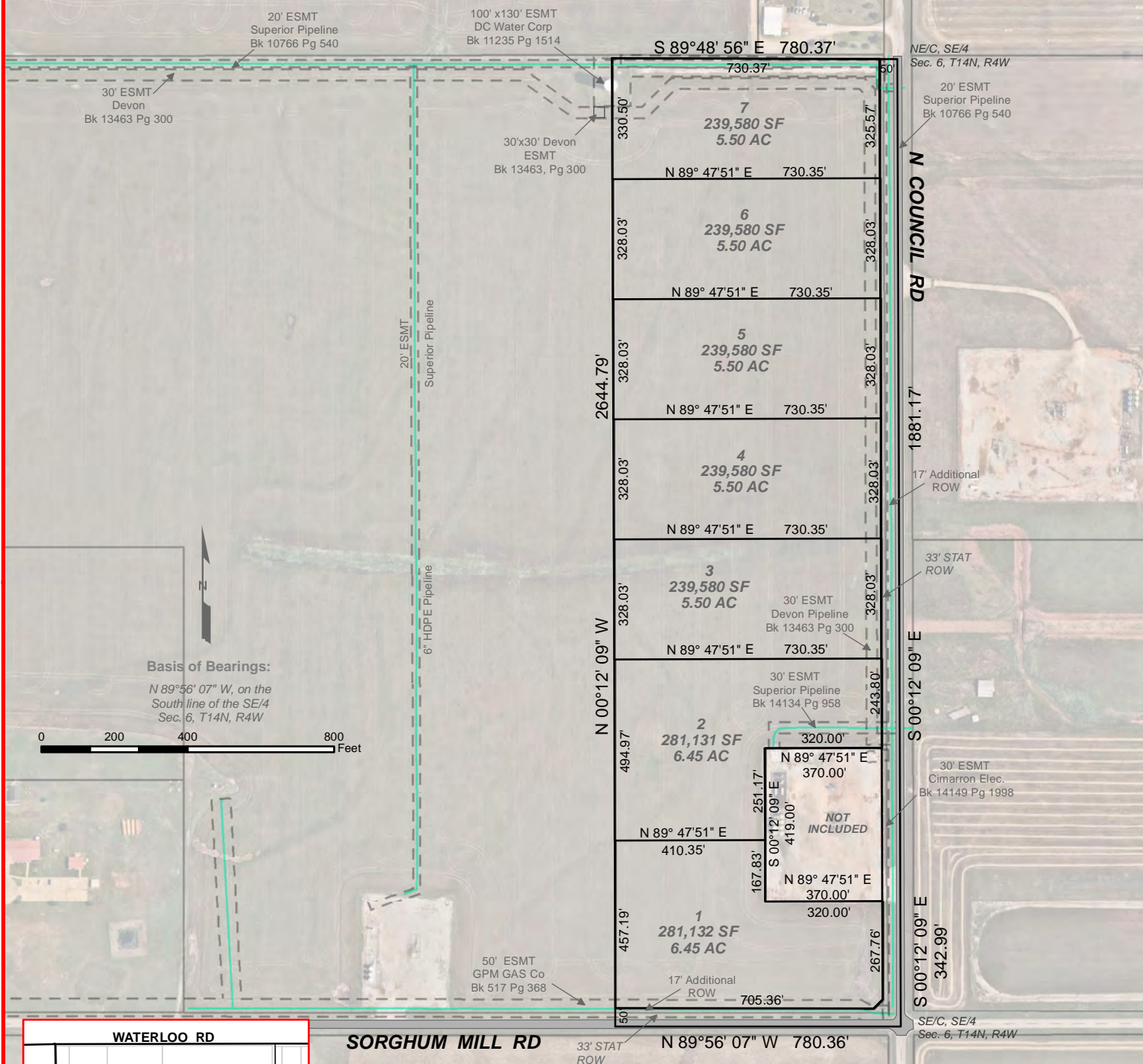
Date:  
**SEPT 2024**

Scale: **1:1,500**  
**1" = 125'**

Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION  
GENERAL PLAT (GP-2024-14)  
COUNCIL PLAINS  
LOCATION: NW 234TH ST & COUNCIL  
NO. OF LOTS/ACRES: 7 LOTS ON 43.81 ACRES**



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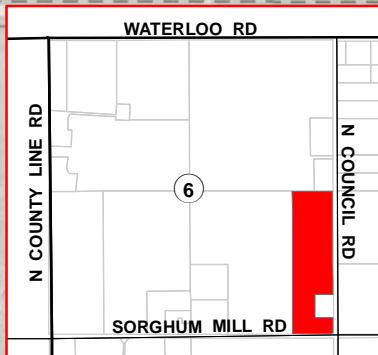
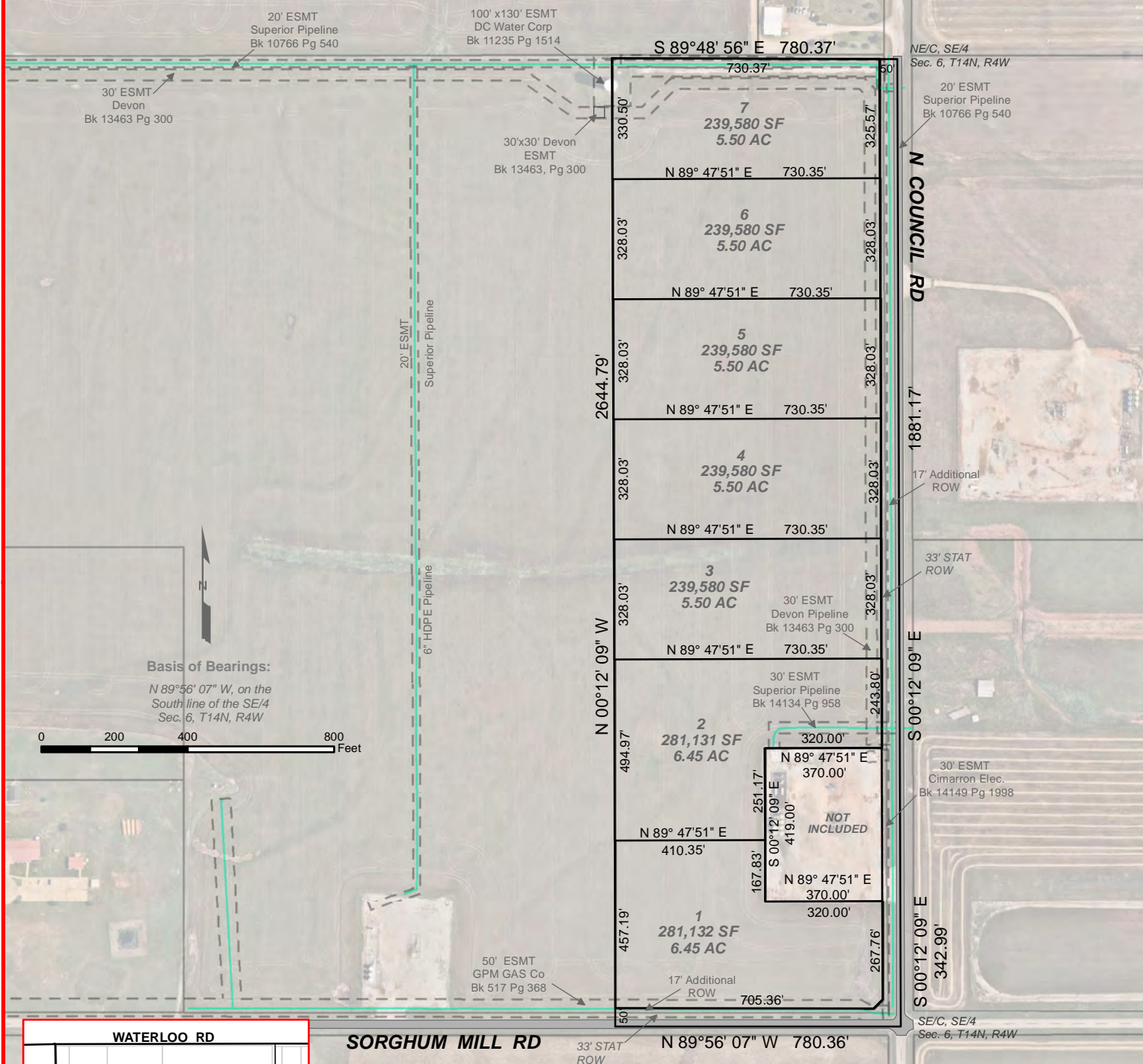
Date: **SEPT 2024**

Scale: 1:4,800  
1" = 400'

Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**FINAL PLAT (FP-2024-10)**  
**COUNCIL PLAINS**  
**LOCATION: NW 234TH ST & COUNCIL**  
**NO. OF LOTS/ACRES: 7 LOTS ON 43.81 ACRES**



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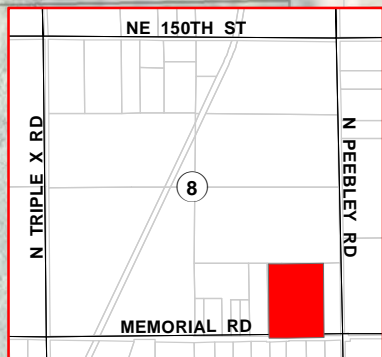
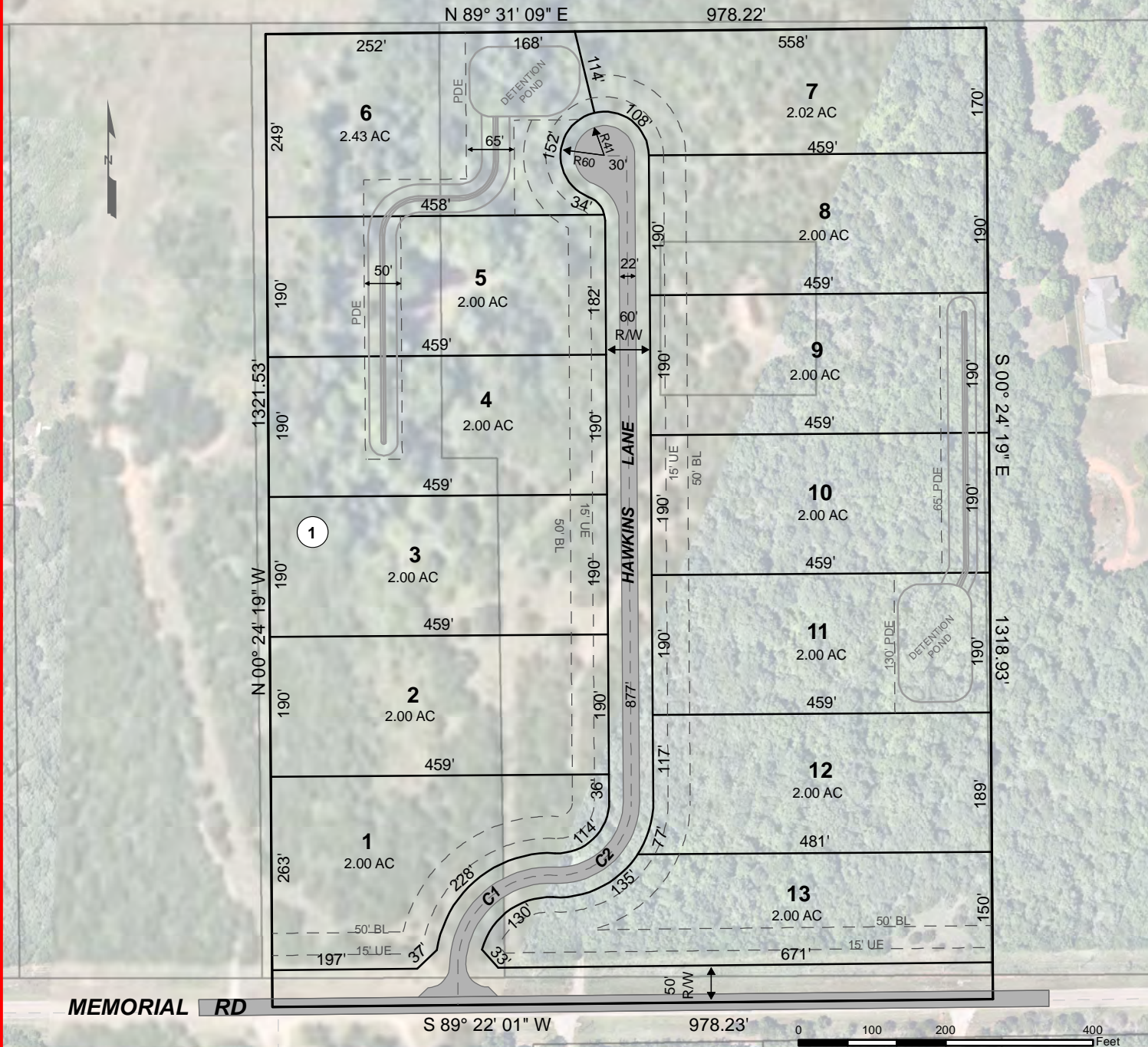
Date: **SEPT 2024**

Scale: 1:4,800  
1" = 400'

Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**GENERAL PLAT (GP-2024-13)**  
**HAWKINS RIDGE**  
**LOCATION: MEMORIAL & PEEBLEY**  
**NO. OF LOTS/ACRES: 13 LOTS ON 29.65 ACRES**



**SECTION 6, T-14-N, R-4-W, 1.M**  
**LOCATION MAP**

CURVE No.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	125.00'	203.71'	93° 22' 34"	S46° 03' 17" W	181.91'
C2	100.00'	162.57'	93° 08' 53"	N46° 10' 08" E	145.25'



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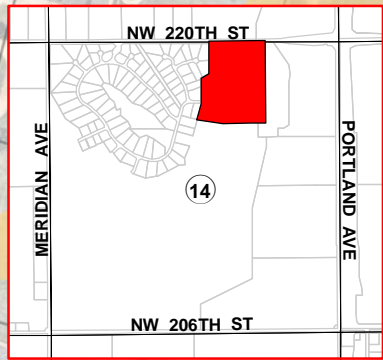
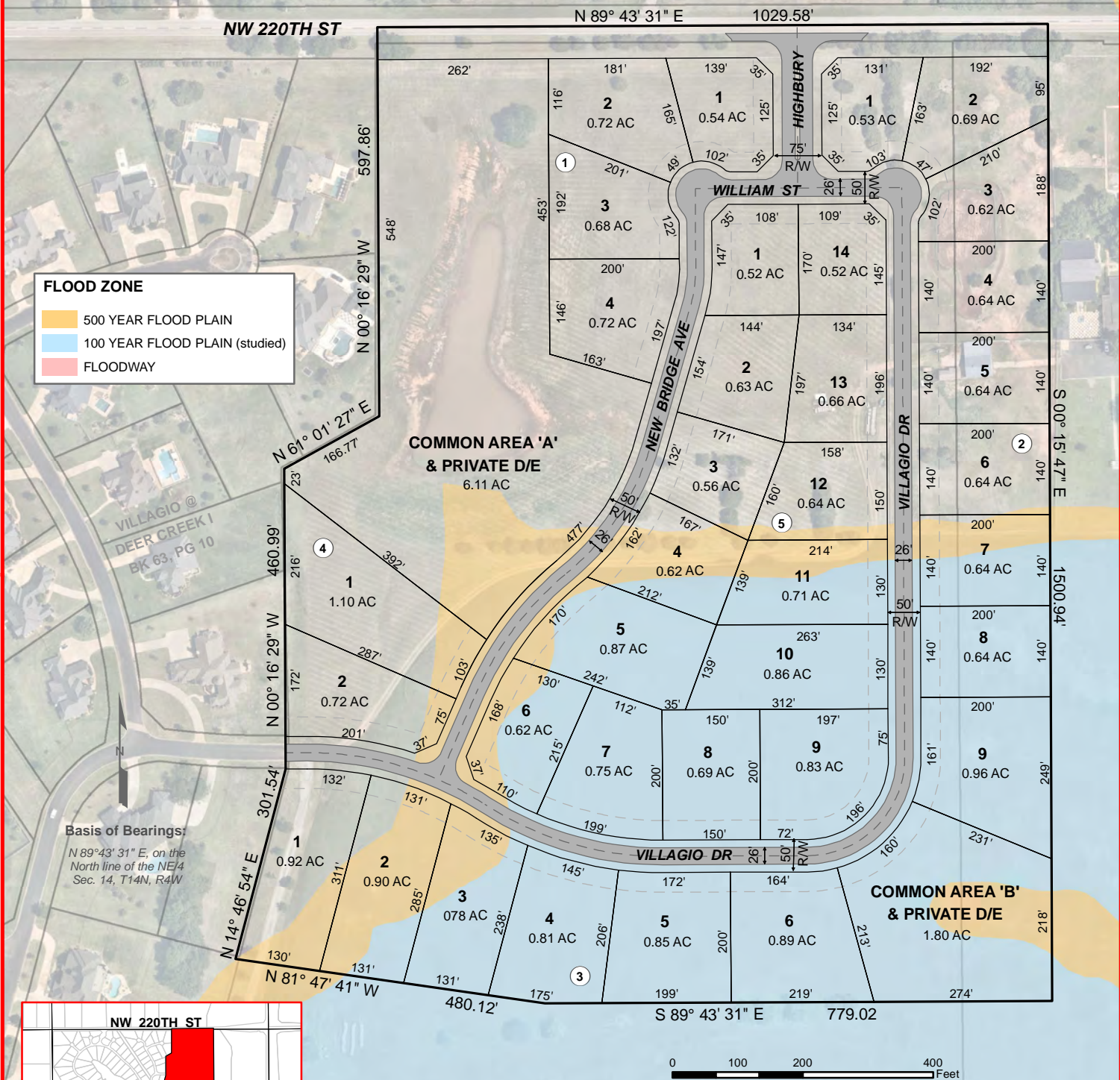
Date:  
**SEPT 2024**

Scale: **1:2,400**  
**1" = 200'**

Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**GENERAL PLAT (GP-2024-15)**  
**VILLAGIO PHASE 2 (NE PORTION)**  
**LOCATION: NW 220TH & MERIDIAN**  
**NO. OF LOTS/ACRES: 35 LOTS ON 38.37 ACRES**



**SECTION 14, T-14-N, R-4-W, 1.M**  
**LOCATION MAP**



**OKLAHOMA COUNTY**  
**ENGINEERING & PLANNING**

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Date: **SEPT 2024**

Scale: **1:2,640**  
**1" = 220'**

Drawn By:  
**SCM**





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**SCM**