

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

October 17, 2024

1:35 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Rob Talbot, Chairman, at 1:35 p.m., in Room 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Rob Talbot, Chairman
Ms. Denise Patterson, Vice-Chairperson
Mr. Rob Murray, Member
Mr. Charles Defuria, Member
Mr. Myles Davidson, County Commissioner District 3

Also in attendance:

Mr. Erik Brandt, County Planner
Ms. Lisa Endres, Assistant District Attorney

Mr. Brandt called roll and a quorum was declared.

The Commission moved items 4 (Approval of Minutes of Previous Meeting) and 5 (Re-Plat of Coffee Creek Farms) to the heel of agenda.

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 proposed developing 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 was 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)

Mr. Brandt presented the staff report and stated that the applicant wished to create a 7-lot subdivision on approximately 43.81 acres. He added that the general plat application was a companion item to the final plat application.

Mr. Charles Allen, applicant, was present to speak on behalf of the general plat application.

There was no one present to speak against the general plat application.

Mr. Murray motioned to approve the general plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye. The general plat application was approved.

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 proposed developing 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 was 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)

Mr. Brandt stated that the final plat application was a companion item to the previous general plat application.

Mr. Charles Allen, applicant, was present to speak on behalf of the final plat application.

There was no one present to speak against the final plat application.

Mr. Murray motioned to approve the final plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye. The final plat application was recommended for approval and forwarded to the BOCC for final consideration.

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

Application:

RR131, LLC (ERICK HEALD)

The applicant proposed developing 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 was 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)

Mr. Brandt presented the staff report and stated that the property in question had been on a previous Commission agenda but had been withdrawn. He added that the general plat application was the first step in the platting process as the proposed 2-acre minimum lot size did not require a zoning change. He also added that all application requirements had been met.

Mr. Brandt stated that one letter of protest had been received.

Mr. Kendall Dillon, Crafton Tull & Associates, was present to speak on behalf of the general plat application. He stated that the proposed development conformed with Oklahoma County's Master Plan, Subdivision Regulations and Zoning Regulations.

Mr. Davidson joined the meeting.

Karly McEntire, adjacent property owner to the west, was present to voice her opposition to the proposed development. She had the following concerns:

- Won't be able to access her rear yard and may lose current driveway access
- Proposed development will decrease aesthetic and property values
- Want to maintain rural feel
- Not compatible with lot sizes in the area
- Would like to see a tree buffer maintained between her property and the proposed development

Mr. Talbot explained that the Commission had no authority over property access. He added that all access issues would have to be resolved between the property owners.

Mr. Dillon stated that he and his client would be happy to continue conversations with Ms. McEntire regarding her property access and a possible buffer between her property and the proposed development.

Ms. Patterson motioned to approve the general plat application. Mr. Talbot seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The general plat application was approved.

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 proposed continuing 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 was 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)

Mr. Brandt gave the staff report and stated that the Villagio Phase 2 (NE portion) general plat had previously been heard in conjunction with the SW portion of Villagio Phase 2. That application was denied due to floodplain issues and had now been resubmitted as a general plat of just the northeast portion. Mr. Brandt explained that if the general plat of the NE portion were approved, the developer would still be required to complete a flood study, submit the flood study to FEMA for their approval, present FEMA approved flood mitigation techniques to the Oklahoma County Floodplain Management Board and then submit the preliminary plat which would include construction of all required floodplain structures. Once the development was constructed, the developer would then have to go back to FEMA to submit a letter of map amendment proving that the flooding hazards had been mitigated and that the development was no longer in the floodplain.

Mr. Brandt stated that several protest letters had been received.

Mr. David Box, attorney for the applicant, was present to speak on behalf of the general plat application. He stated that the general plat application met all the requirements for the PUD that was approved in 2018. He reiterated that approval from the Commission would only allow them to submit their flood study to FEMA. He added that no dirt could or would be moved until they had approval from FEMA and Oklahoma County.

Mr. Mark Nowell and Ms. Lisa Nowell, Villagio residents, were present to speak against the general plat application. They had the following concerns.

- Heavy flooding in the area is already a concern
- Flood insurance is highest in Oklahoma
- Developer told them that homes would not be built behind them in the floodplain
- Travel concerns due to flooding

Mr. Davidson motioned to approve the general plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The general plat application was approved.

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 proposed amending 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 was 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 29th St. (County Highway District #2)**

Mr. Brandt gave the staff report and stated that the property was recently platted. He added that the owner wished to rezone one of the platted lots to allow for construction of retail shopping and/or a strip mall. He also added that the proposed rezoning would be compatible with other zonings in the area.

Ms. Tamera Jackson, applicant, was present to speak on behalf of her rezoning application.

There was no one present to speak against the rezoning application.

Ms. Patterson motioned to approve the rezoning application. Mr. Talbot seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The rezoning application was recommended for approval and forwarded to the BOCC for final consideration.

Approval of Minutes of the Previous Meeting: (September 19, 2024)

Ms. Patterson motioned to approve the minutes as submitted. Mr. Talbot seconded the motion. Vote taken: Murray – Aye, Defuria – Abstain, Talbot – Aye, Patterson – Aye, Davidson – Aye. The September 19, 2024 minutes were approved as submitted.

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 proposed lot line adjustments between 5 platted lots. If approved, the Re-plat application would be forwarded to the BOCC for final consideration and filing. The following was 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)

Mr. Brandt presented the staff report and stated that the applicant was asking to decrease the sizes of four existing lots and increase the size of one existing lot. He explained that no new lots would be created, and that the application was just a manipulation of lot lines.

Mr. Talbot asked if the re-plat still complied with the zoning regulations.

Mr. Brandt replied that all lots were a minimum of 2 acres which was required in the R-2 – Rural Residential zoning classification.

Mr. Charles Defuria, applicant, was present to speak on behalf of his re-plat application.

There was no one present to speak against the re-plat application.

Mr. Murray motioned to approve the re-plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Defuria – Abstain, Talbot – Aye, Patterson – Aye, Davidson – Aye. The re-plat application was recommended for approval and forwarded to the BOCC for final consideration.

Discussion and possible action to receive the September 2024 Fee Fund and Expense Reports.

Ms. Patterson motioned to receive the fee fund and expense reports. Mr. Davidson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The reports were received.

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.


There was no new business.

Adjournment:

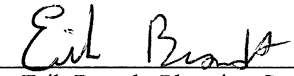
Ms. Patterson motioned to adjourn. Mr. Murray seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The meeting was adjourned at 2:50 p.m.

Approved this 21st day of November, 2024

**OKLAHOMA COUNTY
PLANNING COMMISSION**



Mr. Rob Talbot, Chairman



Mr. Erik Brandt, Planning Secretary