

# **A G E N D A**

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

**November 20, 2025**

2025 NOV 14 AM 8:29

FILED IN OFFICE  
Oklahoma County Clerk

1. **Notice of meeting posted November 14, 2025.**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meeting:    (October 16, 2025)**
5. **Discussion and possible action to withdraw the General Plat of Fontenot Subdivision (GP-2025-01). *Item was deferred by the Planning Commission on April 17, 2025.***

NOV 14 2025

*T. Wooline*  
Deputy

Applicant:

**BLAKE FONTENOT**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.75 acres. Each proposed lot would be no less than two acres in size. The following is the legal description of the property:

A ±4.75-acre tract of land, being situated in the Northeast Quarter (NE/4) of Section 17, Township 14 North, Range 3 West, Indian Meridian, Oklahoma County, Oklahoma: Commencing at a point from a ½-inch Iron Rod found for the Center of said Section 17; Thence North 00°39'23" West, a distance of 330.34 feet to a fence corner found, the same being the Southwest Corner of this tract and being the Point Of Beginning; Thence, North 00°28'09" West, a distance of 328.15 feet to a fence corner found for the Northwest Corner of this tract; Thence, South 89°51'39" East, a distance of 629.41 feet to a 3/8-inch Iron Rod found for the Northeast Corner of this tract, passing a ½-inch Iron Rod set at a distance of 188.55 feet; Thence South 00°30'46" East, a distance of 329.36 feet to a ½-inch Iron Rod found for the Southeast Corner of this tract; Thence North 89°45'02" West, a distance of 629.68 feet to the Point Of Beginning, passing a fence corner found at a distance of 294.48 feet.

Location: NW 220<sup>th</sup> St & Western Ave (County Highway District #3)

6. **Discussion and possible action to withdraw the Final Plat of Fontenot Subdivision (FP-2025-01). *Item was deferred by the Planning Commission on April 17, 2025.***

Applicant:

**BLAKE FONTENOT**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.75 acres. Each proposed lot would be no less than two acres in size. 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 ±4.75-acre tract of land, being situated in the Northeast Quarter (NE/4) of Section 17, Township 14 North, Range 3 West, Indian Meridian, Oklahoma County, Oklahoma: Commencing at a point from

a ½-inch Iron Rod found for the Center of said Section 17; Thence North 00°39'23"West, a distance of 330.34 feet to a fence corner found, the same being the Southwest Corner of this tract and being the Point Of Beginning; Thence, North 00°28'09"West, a distance of 328.15 feet to a fence corner found for the Northwest Corner of this tract; Thence, South 89°51'39" East, a distance of 629.41 feet to a 3/8-inch Iron Rod found for the Northeast Corner of this tract, passing a ½-inch Iron Rod set at a distance of 188.55 feet; Thence South 00°30'46"East, a distance of 329.36 feet to a ½-inch Iron Rod found for the Southeast Corner of this tract; Thence North 89°45'02"West, a distance of 629.68 feet to the Point Of Beginning, passing a fence corner found at a distance of 294.48 feet.

Location: NW 220<sup>th</sup> St & Western Ave (County Highway District #3)

**7. Discussion and possible action to approve/deny the Final Plat of Timberline (FP-2025-10).**

Applicant:

**CRAFTON TULL & ASSOCIATES**

Owner:

**DOUGLAS80 LAND CO., LLC.**

The applicant proposes to develop a single-family residential subdivision with 58 lots on approximately 81.76 acres. Each proposed lot would be no less than one acre in size. If approved, the final plat will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A tract of land situated within the Northwest Quarter (NW/4) of Section One (1), Township Fourteen North (T14N), Range Two West (R2W) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, said tract being more particularly described by metes and bounds as follows: BEGINNING at the Southwest corner of said NW/4; thence N00°17'02"W with the West line of said NW/4 a distance of 1315.23 feet; thence N89°14'05"E a distance of 2583.64 feet; thence N00°17'14"W a distance of 1328.29 feet to the North line of said NW/4; thence N89°21'13"E with said North line a distance of 60.00 feet; thence S00°17'14"E a distance of 1328.17 feet; thence S00°17'14"E a distance of 1318.93 feet to the South line of said NW/4 thence S89°18'54"W with said South line a distance of 2643.69 feet to the POINT OF BEGINNING. Said tract contains 3,561,515 Sq Ft or 81.76 Acres, more or less.

Location: N. Douglas Blvd. & Waterloo Rd. (County Highway District #3)

**8. Discussion and possible action to approve/deny the General Plat of 4 Corners Land (GP-2025-10).**

Applicant:

**SWAISS PROPERTY GROUP (SAMI SWAISS)**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 9.89 acres. If approved, each lot would be no less than 2 acres in size. The following is the legal description of the property:

A tract of land lying in part of Gov't Lot 4 in the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows: Beginning at the Northwest Corner of said Section 6 (aka The Northwest Corner of Gov't Lot 4); Thence N89°53'10"E on the North Line of Section 6 a distance of 330.00 feet; Thence S00°07'34"E a distance of 1316.48 feet; Thence N86°25'26"W a distance of 330.69 feet to a point on the West Line of said Northwest Quarter (NW/4); Thence N00°07'34"W on the West Line of said Northwest Quarter (NW/4) a distance of 1295.19 feet to the Point of Beginning.

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



**9. Discussion and possible action to approve/deny the Final Plat of 4 Corners Land (FP-2025-11).**

Applicant:

**SWAISS PROPERTY GROUP (SAMI SWAISS)**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 9.89 acres. Each proposed lot would be no less than 2 acres in size. If approved, the final plat will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A tract of land lying in part of Gov't Lot 4 in the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows: Beginning at the Northwest Corner of said Section 6 (aka The Northwest Corner of Gov't Lot 4); Thence N89°53'10"E on the North Line of Section 6 a distance of 330.00 feet; Thence S00°07'34"E a distance of 1316.48 feet; Thence N86°25'26"W a distance of 330.69 feet to a point on the West Line of said Northwest Quarter (NW/4); Thence N00°07'34"W on the West Line of said Northwest Quarter (NW/4) a distance of 1295.19 feet to the Point of Beginning.

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

**10. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to Planned Unit Development (PUD-2025-03) – N. Meridian Ave. & Coffee Creek Rd.**

Applicant:

**BOX LAW GROUP, PLLC**

Owner:

**WINSTON SCOTT BYRON**

The proposed PUD would be governed by the I - Industrial zoning district and allow the current manufacturing use to remain. The proposed PUD would encompass approximately 1.17 acres. The following is the legal description of the property:

A tract of land lying in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Ten (10), 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 corner of said Southeast Quarter (SE/4) of Section Ten (10); Thence S89°47'38"W along the North line of said SE/4 a distance of 512.72 feet; Thence S00°12'22"E a distance of 188.18 feet to the POINT OF BEGINNING; Thence S00°04'21"E a distance of 142.00 feet; Thence S89°55'39"W a distance of 360.00 feet; Thence N00°04'21"W a distance of 142.00 feet; Thence N89°55'39" a distance of 360.00 feet to the POINT OF BEGINNING.

Location: 22555 N. Meridian Ave., Edmond, OK 73025 (County Highway District #3)

**11. Discussion and possible action to approve/deny a zoning change from R-1 – Acreage Residential District to Planned Unit Development (PUD-2025-04) – NW 164<sup>th</sup> St. & N. Rockwell Ave.**

Applicant:

**BOX LAW GROUP, PLLC**

Owner:

**BEE PALPA HAPPY, LLC.**

The proposed PUD would be governed by the CG - Commercial - General zoning district and allow the current non-conforming commercial gym use to remain. The proposed PUD would encompass approximately 5.07 acres. The following is the legal description of the property:

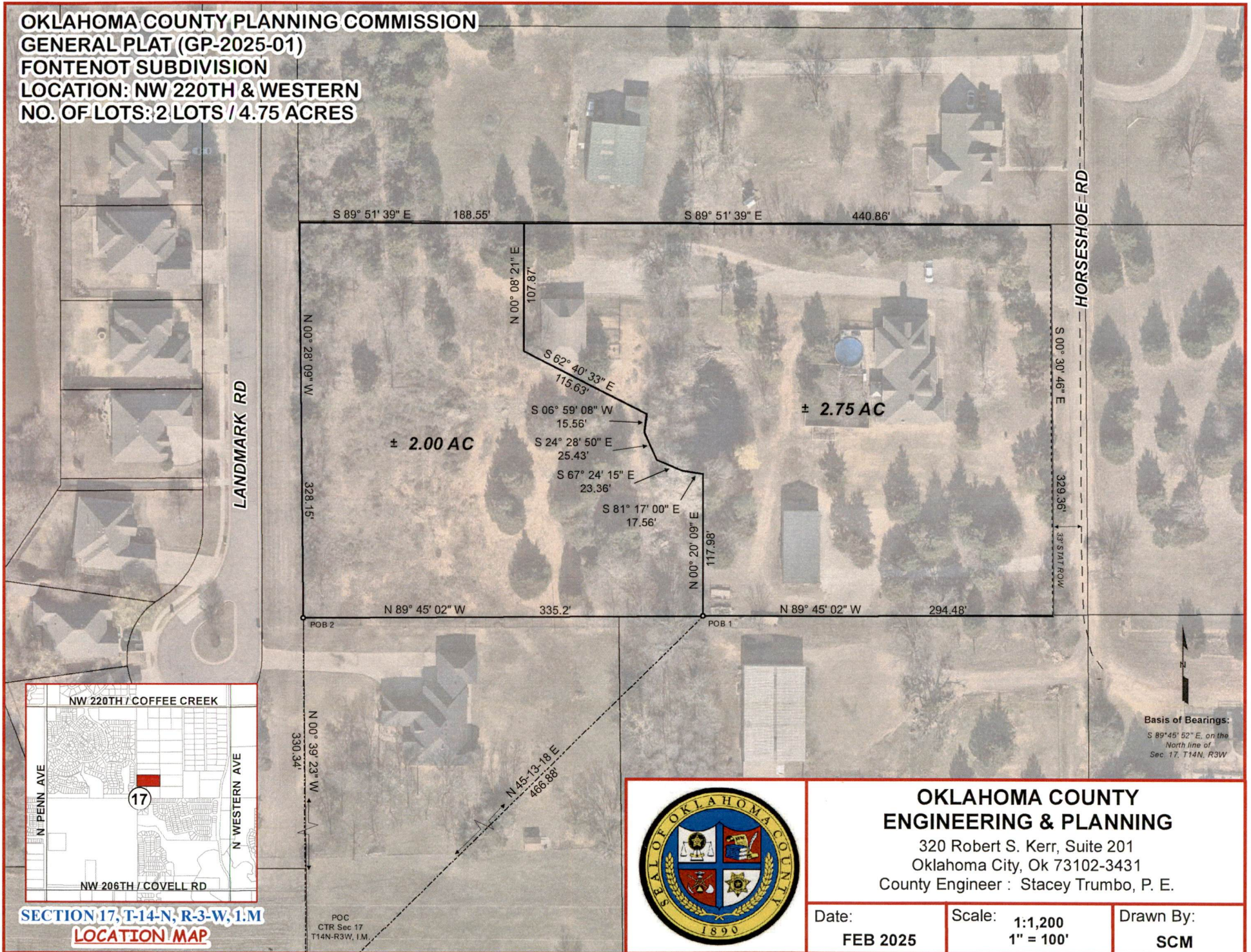
A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; THENCE North 89°47'50" East along said south line of said SW/4 and being the basis of bearing for this description a distance of 444.91 feet to the POINT OF BEGINNING; THENCE continuing along said south line, North 89°47'50" East a distance of 318.50 feet; THENCE North 00°35'23" West a distance of 690.13 feet; THENCE North 48°43'16" West a distance of 10.63 feet; THENCE South 88°13'34" West a distance of 310.64 feet; THENCE South 00°35'23" East a distance of 688.65 feet to the POINT OF BEGINNING; Said tract of land containing an area of 220,690 square feet or 5.07 acres, more or less.

Location: 22555 N. Meridian Ave., Edmond, OK 73025 (County Highway District #3)

12. **Discussion and possible action to receive the October 2025 Fee Fund and Expense Reports.**
13. **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.
14. **Adjournment.**

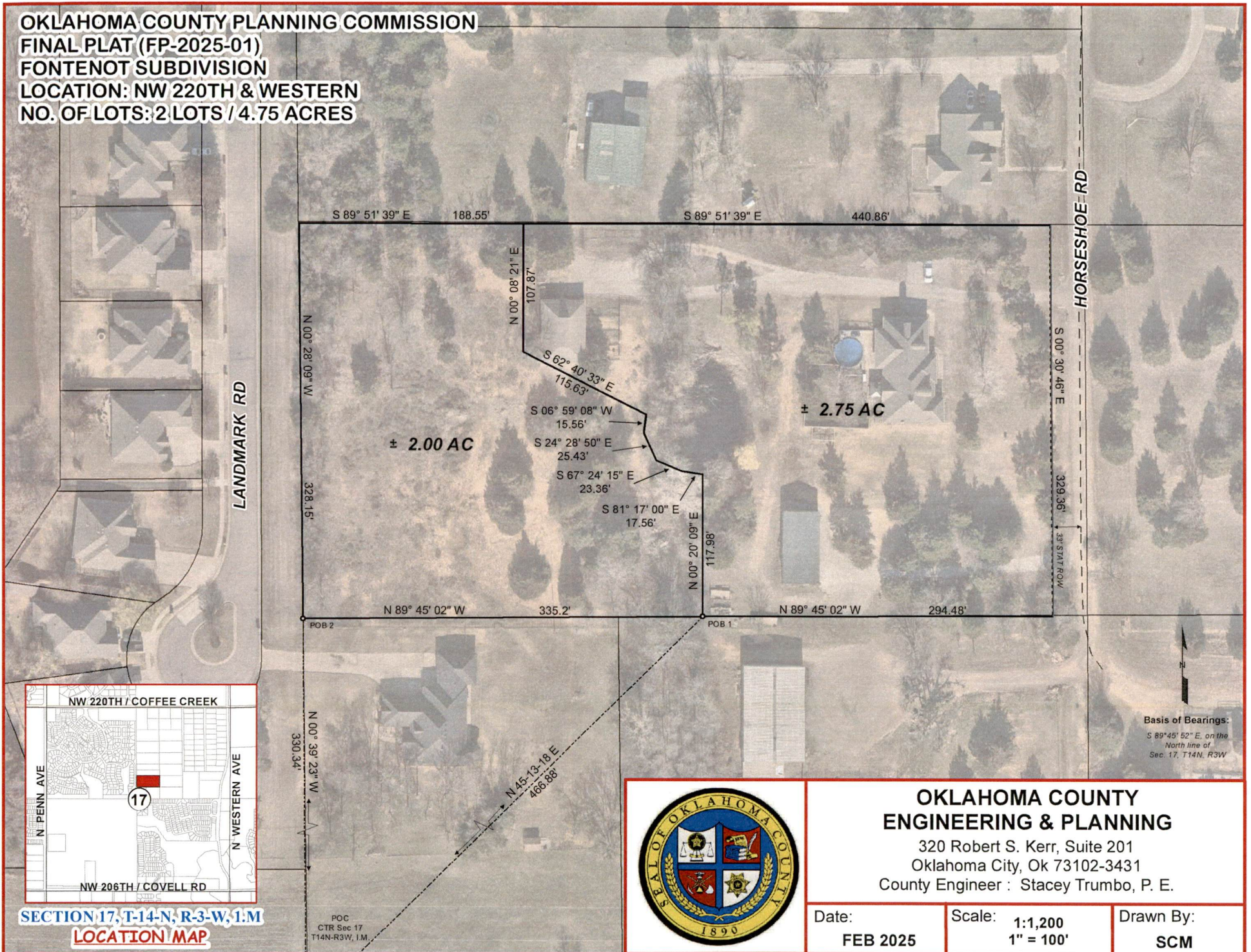


**OKLAHOMA COUNTY PLANNING COMMISSION**  
**GENERAL PLAT (GP-2025-01)**  
**FONTENOT SUBDIVISION**  
**LOCATION: NW 220TH & WESTERN**  
**NO. OF LOTS: 2 LOTS / 4.75 ACRES**





**OKLAHOMA COUNTY PLANNING COMMISSION**  
**FINAL PLAT (FP-2025-01)**  
**FONTENOT SUBDIVISION**  
**LOCATION: NW 220TH & WESTERN**  
**NO. OF LOTS: 2 LOTS / 4.75 ACRES**





FINAL PLAT (PP-2025-10)

TIMBERLINE

LOCATION: DOUGLAS & WATERLOO RD

NO. OF LOTS: 58 LOTS/ 81.76 ACRES

NW/4, NW/4  
SEC 1, T14N, R2W, I.M.

E WATERLOO RD

N 89° 21'13" E

Basis of Bearing  
N 00° 17' 02" W  
West Line of NW/4  
Sec. 1, T14N, R2W

N 00° 17'02" W  
1333.68'

1315.25'

N 00° 17'02" W

SW/4, NW/4  
SEC 1, T14N, R2W, I.M.

N 89° 14'05" E

2583.64'

S 89° 18'54" W

2643.69'

SOUTH LINE NW/4

SE/4, NW/4  
SEC 1, T14N, R2W, I.M.

1328.29'

1328.17'

1.76 AC

COMMON AREA B

S 00° 17'14" E

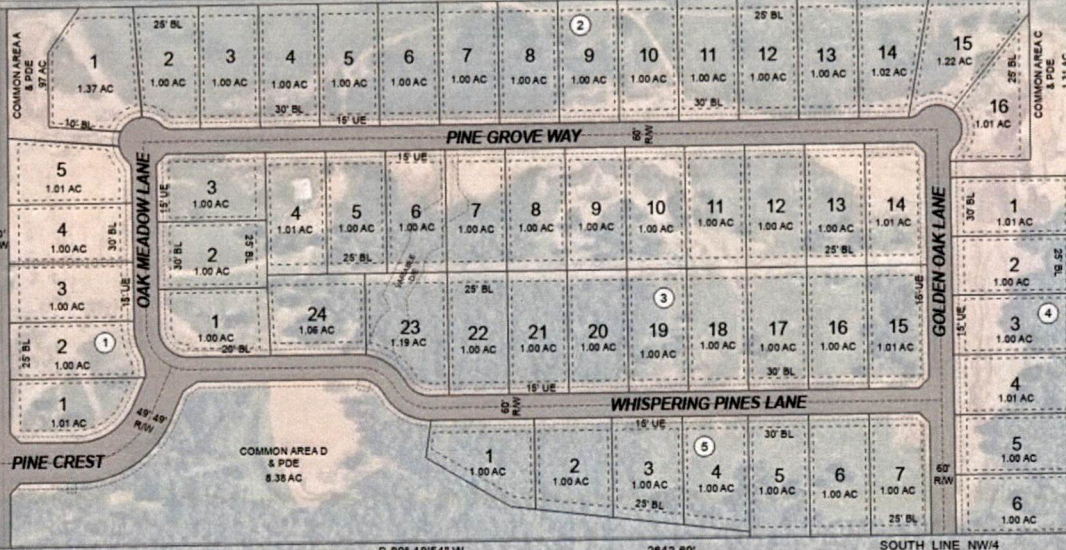
S 00° 17'14" E

EAST LINE NW/4

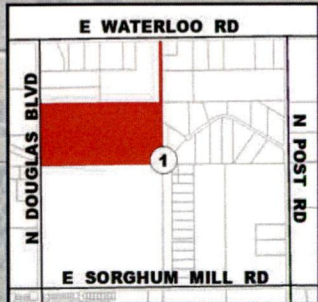
1318.63'

S 00° 17'14" E

SKY RIDGE



0 100 200 300 400 500 Feet



SECTION 1, T-14-N, R-2-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:<br>OCT 2025 | Scale:<br>1" = 450' | Drawn By:<br>SCM |
|-------------------|---------------------|------------------|

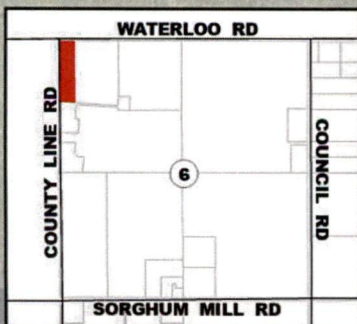
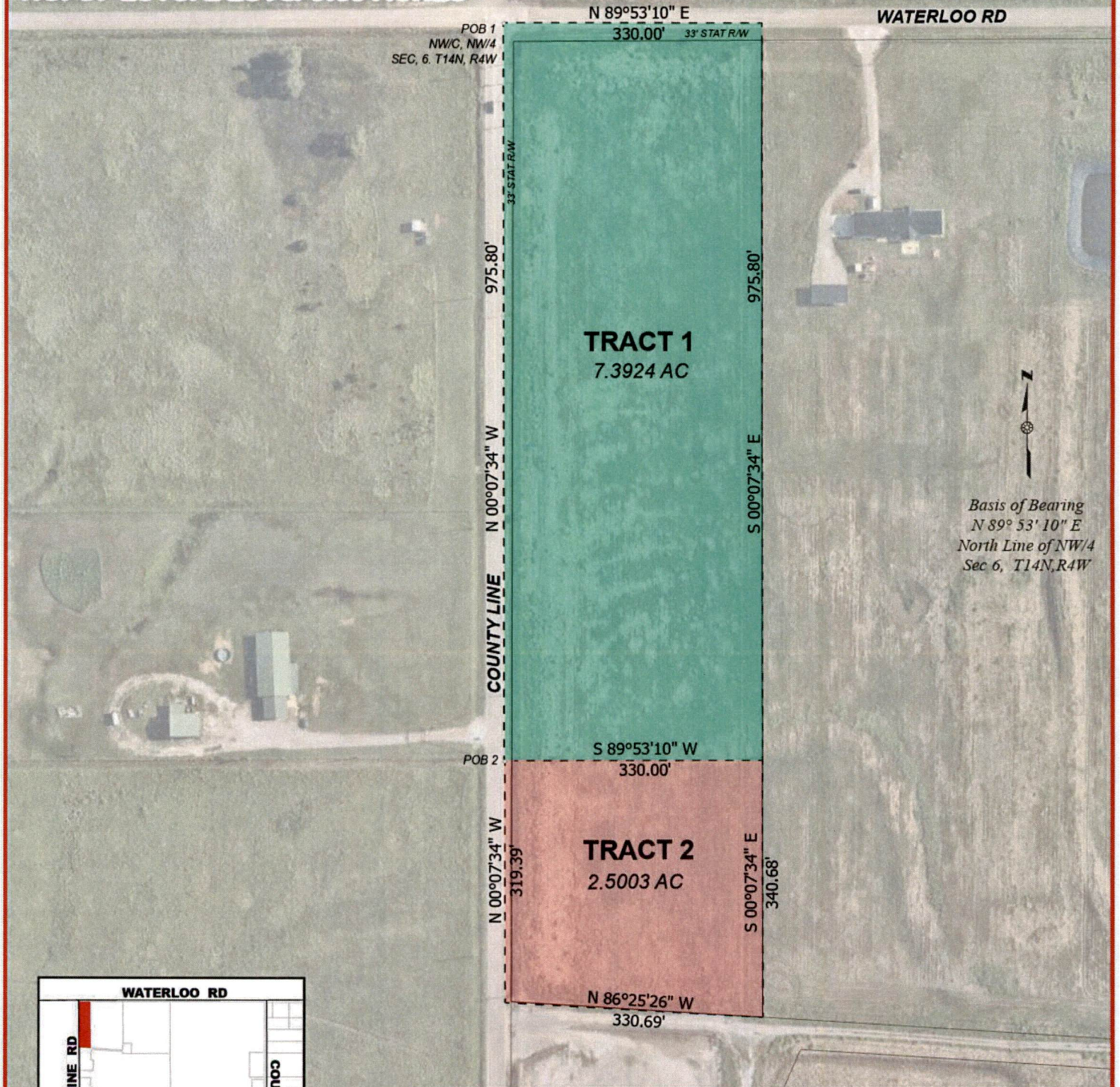


**GENERAL PLAT (GP-2025-10)**

**4 CORNERS LAND**

**LOCATION: WATERLOO & COUNTY LINE RD**

**NO. OF LOTS: 2 LOTS/ 9.89 ACRES**



**SECTION 6, 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:  
**OCT 2025**

Scale: **1:2,160**  
**1" = 180'**

Drawn By:  
**SCM**

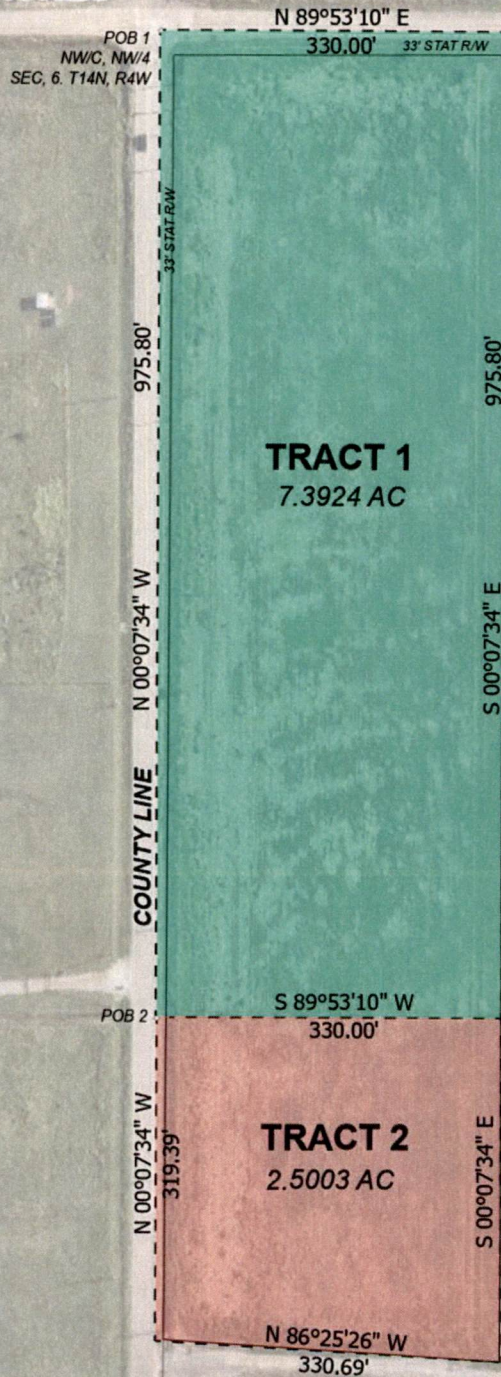


**FINAL PLAT (FP-2025-11)**

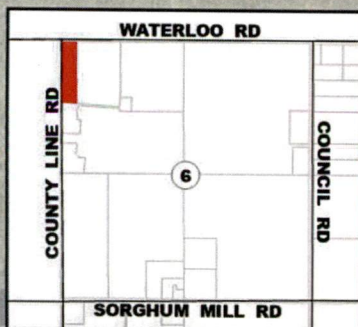
**4 CORNERS LAND**

**LOCATION: WATERLOO & COUNTY LINE RD**

**NO. OF LOTS: 2 LOTS/ 9.89 ACRES**



*Basis of Bearing  
N 89° 53' 10" E  
North Line of NW/4  
Sec 6, T14N, R4W*



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



**OKLAHOMA COUNTY  
ENGINEERING & PLANNING**

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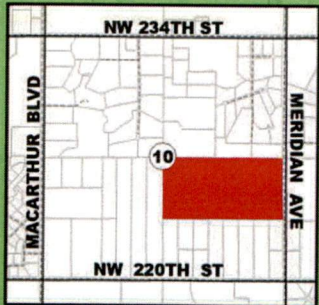
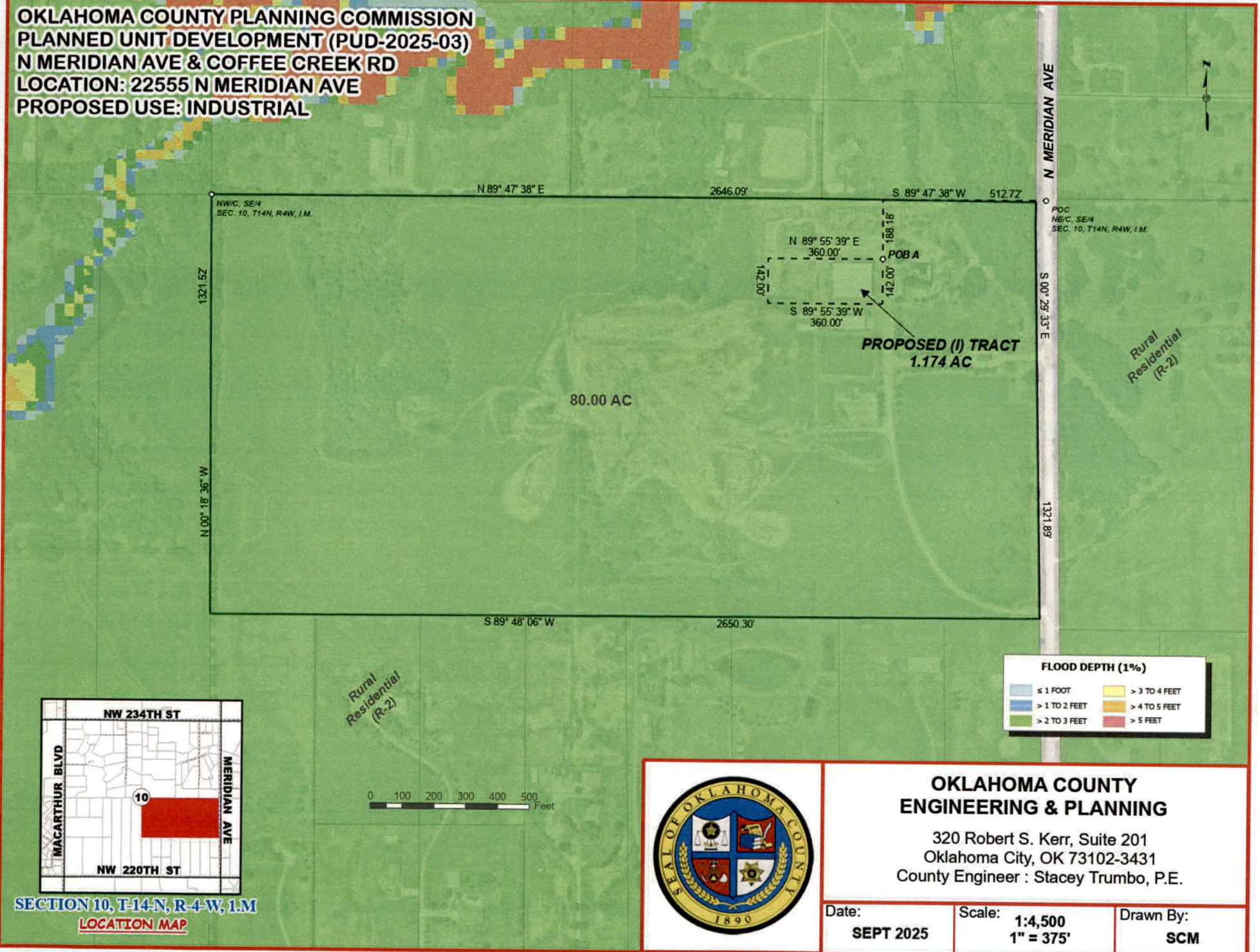
Date:  
**OCT 2025**

Scale:  
**1:2,160  
1" = 180'**

Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION  
 PLANNED UNIT DEVELOPMENT (PUD-2025-03)  
 N MERIDIAN AVE & COFFEE CREEK RD  
 LOCATION: 22555 N MERIDIAN AVE  
 PROPOSED USE: INDUSTRIAL**



**SECTION 10, T-14-N, R-4-W, 1-M  
 LOCATION MAP**

Rural  
Residential  
(R-2)



| FLOOD DEPTH (1%) |               |  |               |
|------------------|---------------|--|---------------|
|                  | ≤ 1 FOOT      |  | > 3 TO 4 FEET |
|                  | > 1 TO 2 FEET |  | > 4 TO 5 FEET |
|                  | > 2 TO 3 FEET |  | > 5 FEET      |



**OKLAHOMA COUNTY  
 ENGINEERING & PLANNING**

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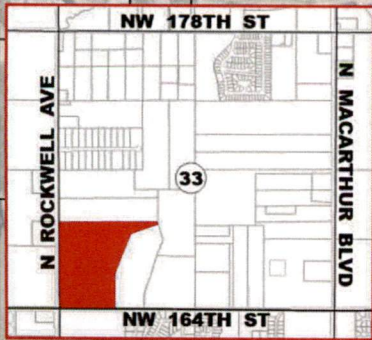
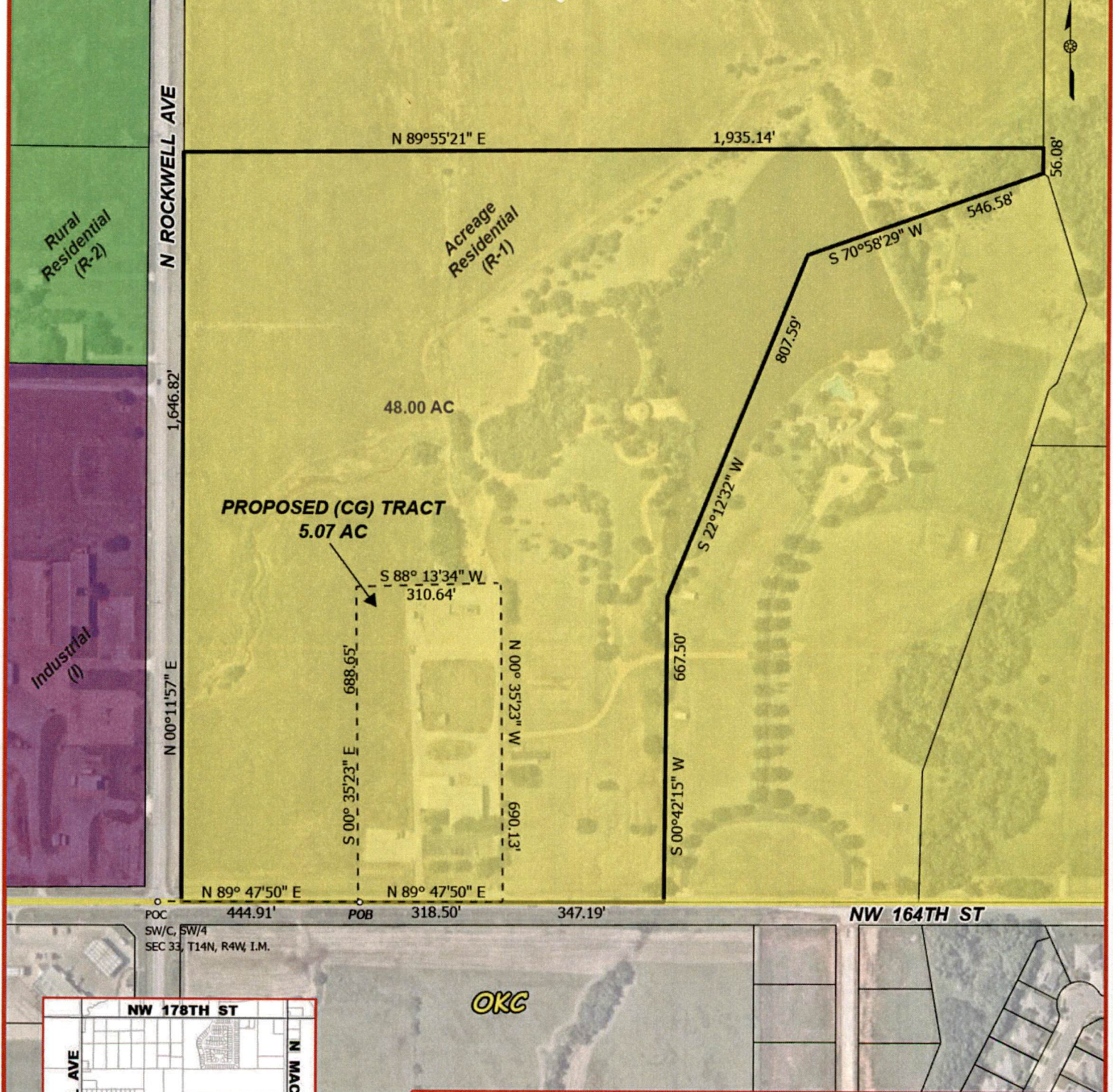
Date:  
**SEPT 2025**

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

Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**PLANNED UNIT DEVELOPMENT (PUD-2025-04)**  
**NW 164TH ST & N ROCKWELL AVE**  
**LOCATION: 7001 NW 164TH ST**  
**PROPOSED USE: COMMERCIAL GENERAL (GYM)**



**SECTION 33, T-14-N, R-4-W, I.M.**  
**LOCATION MAP**



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

320 Robert S. Kerr, Suite 201  
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 County Engineer : Stacey Trumbo, P.E.

|          |                      |           |
|----------|----------------------|-----------|
| Date:    | Scale:               | Drawn By: |
| OCT 2025 | 1:3,600<br>1" = 300' | SCM       |