

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 204 1:30 p.m.

2025 SEP 12 AM 8:20

September 18, 2025

FILED IN OFFICE
Oklahoma County Clerk

SEP 12 2025

T. Woolmer
Deputy

1. Notice of meeting posted September 12, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (August 21, 2025)
5. Discussion and possible action to approve/deny the Final Plat of Jackalope Corner (FP-2025-09).

Owner:

JACKALOPE HOLDINGS LLC

Application:

CEDAR CREEK CONSULTING

The applicant proposes to develop a commercial subdivision with 5 lots on approximately 8.92 acres. Each proposed lot would be no less than 1/2 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 Lying in the Northwest Quarter (NW/4) Of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, Being More Particularly Described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Said Section 4; Thence N89°34'19"E Along the North Line of Said NW/4 A Distance of 65.96 Feet; Thence S00°25'41"E a Distance of 72.00 Feet to a Point on the South Right-Of-Way Line of Waterloo Road and to the Point of Beginning; Thence N89°34'19"E Along Said South Right-Of-Way Line a Distance of 289.37 Feet; Thence S00°20'52"E a Distance of 320.38 Feet; Thence N89°34'19"E a Distance of 444.05 Feet; Thence S00°21'17"E a Distance of 433.13 Feet; Thence S89°32'04"W a Distance of 444.10 Feet; Thence N00°20'52"W a Distance of 127.71 Feet; Thence S89°34'19"W a Distance of 313.18 Feet to a Point on the East Right-Of-Way Line of Sooner Road; Thence N00°27'22"W Along Said East Right-Of-Way Line a Distance of 601.09 Feet; Thence N44°33'29"E a Distance of 35.35 Feet to the Point of Beginning. Containing 388,544.48 Sq. Ft. Or 8.92 Acres, More or Less.

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

6. Discussion and possible action to approve/deny the General Plat of Jordan Oaks (GP-2025-09).

Applicant:

JASON LOVETTE

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 25 acres. If approved, each lot would be no less than 4 acres in size. The following is the legal description of the property:

COMMENCING at the Northeast corner of the Northwest Quarter of Section Two (2), Township Twelve (12) North, Range One (1) East; Thence N89°21'06"W along the North line of said Northwest

Quarter a distance of 1314.17 feet to the Point of Beginning; Thence S01°11'00"W along the West line of the Northeast Quarter of said Northwest Quarter a distance of 1309.89 feet to the southwest corner of the Northeast Quarter of said Northwest Quarter; Thence S89°42'53"E along the South line of said Northeast Quarter of the Northwest Quarter a distance of 774.09 feet; Thence S00°52'42"W, 1304.94 feet to a point on the South line of the Southeast Quarter of said Northwest Quarter; Thence S89°55'43"W along the South line of said Northwest Quarter a distance of 670.60 feet; Thence N01°47'15"E, 1002.31 feet; Thence N89°49'54"W 437.17 feet; Thence N01°47'15"E, 629.85 feet; Thence N88°36'33"W, 352.88 feet; Thence N01°29'11"E, 657.10 feet; Thence N89°26'33"W 658.83 feet to a point on the West line of the aforesaid Northwest Quarter; Thence N01°47'15"E along said West line a distance of 329.63 feet to the Northwest Corner of said Northwest Quarter; Thence S89°21'02"E along the North line of said Northwest Quarter a distance of 1314.17 feet to the Point of Beginning.

LESS AND EXCEPT

A Tract of land being a part of the Northwest Quarter (NW/4) of Section Two (2), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter of Section Two (2), Township Twelve (12) North, Range One (1) East; Thence N89°21'06"W along the North line of said Northwest Quarter a distance of 1314.17 feet; Thence S01°11'00"W along the West line of the Northeast Quarter of said Northwest Quarter a distance of 1309.89 feet to the southwest corner of the Northeast Quarter of said Northwest Quarter; Thence S89°42'53"E along the South line of the Northeast Quarter of the Northwest Quarter a distance of 124.33 feet to the Point of Beginning; Thence continuing S89°42'53"E a distance of 649.76 feet; Thence S00°52'42"W a distance of 1305.55 feet; Thence S89°56'41"W a distance of 670.60 feet; Thence N01°47'15"E a distance of 1309.92 feet to the Point of Beginning. Contains 19.81 acres more or less.

Location: Dobbs Rd. & Wilshire Blvd. (County Highway District #2)

7. Discussion and possible action to approve/deny the Final Plat of Jordan Oaks (FP-2025-08).

Applicant:

JASON LOVETTE

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 25 acres. Each proposed lot would be no less than 4 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:

COMMENCING at the Northeast corner of the Northwest Quarter of Section Two (2), Township Twelve (12) North, Range One (1) East; Thence N89°21'06"W along the North line of said Northwest Quarter a distance of 1314.17 feet to the Point of Beginning; Thence S01°11'00"W along the West line of the Northeast Quarter of said Northwest Quarter a distance of 1309.89 feet to the southwest corner of the Northeast Quarter of said Northwest Quarter; Thence S89°42'53"E along the South line of said Northeast Quarter of the Northwest Quarter a distance of 774.09 feet; Thence S00°52'42"W, 1304.94 feet to a point on the South line of the Southeast Quarter of said Northwest Quarter; Thence S89°55'43"W along the South line of said Northwest Quarter a distance of 670.60 feet; Thence N01°47'15"E, 1002.31 feet; Thence N89°49'54"W 437.17 feet; Thence N01°47'15"E, 629.85 feet; Thence N88°36'33"W, 352.88 feet; Thence N01°29'11"E, 657.10 feet; Thence N89°26'33"W 658.83 feet to a point on the West line of the aforesaid Northwest Quarter; Thence N01°47'15"E along said West line a distance of 329.63 feet to the Northwest Corner of said Northwest Quarter; Thence S89°21'02"E along the North line of said Northwest Quarter a distance of 1314.17 feet to the Point of Beginning.

LESS AND EXCEPT

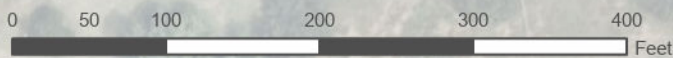
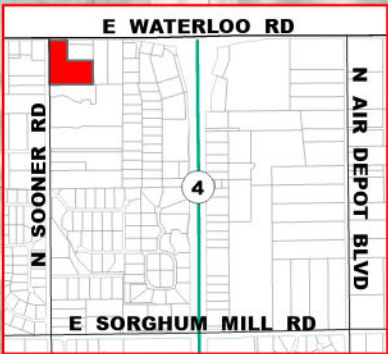
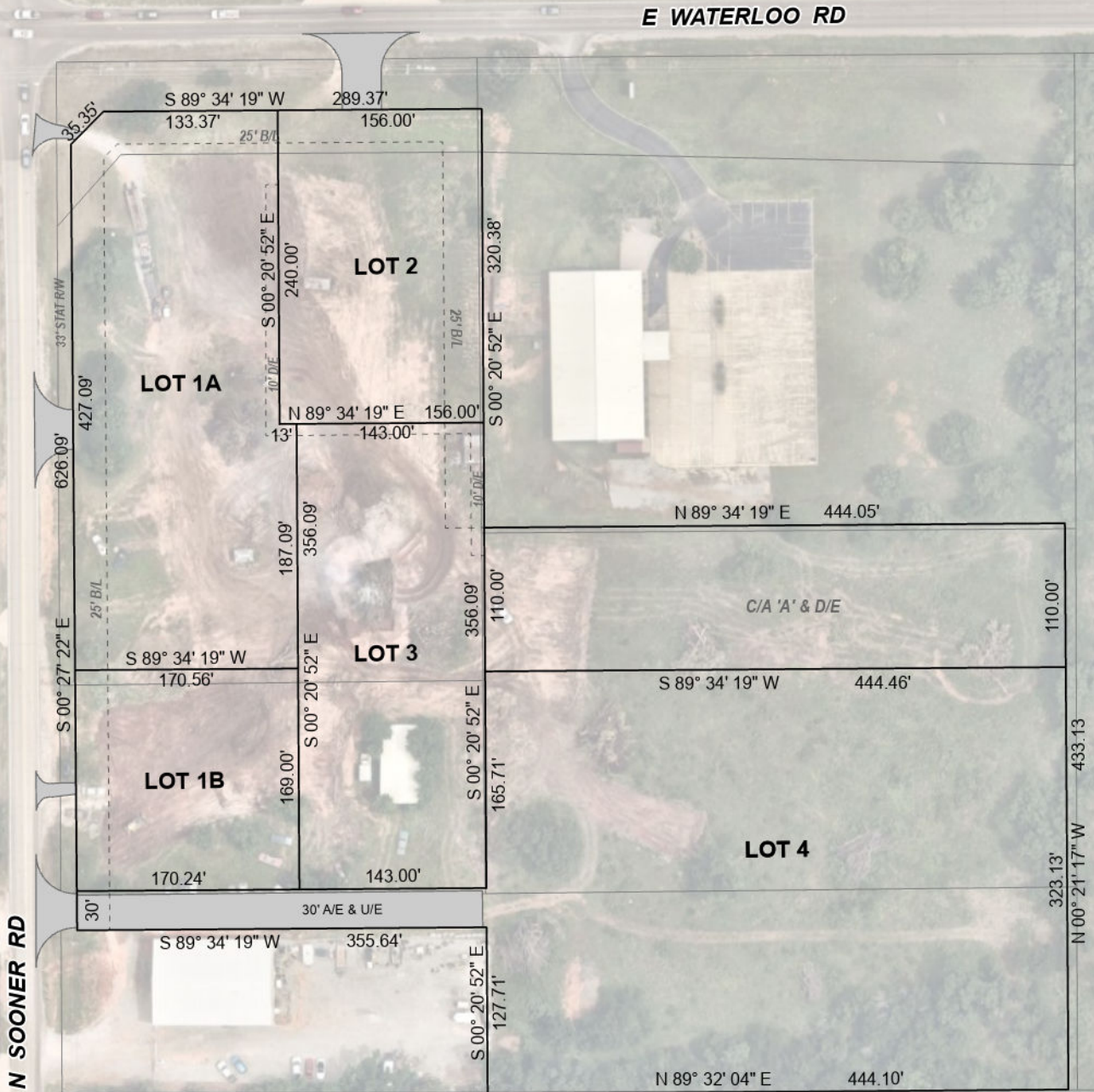
A Tract of land being a part of the Northwest Quarter (NW/4) of Section Two (2), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter of Section Two (2), Township Twelve (12) North, Range One (1) East; Thence N89°21'06"W along the North line of said Northwest Quarter a distance of 1314.17 feet; Thence S01°11'00"W along the West line of the Northeast

Quarter of said Northwest Quarter a distance of 1309.89 feet to the southwest corner of the Northeast Quarter of said Northwest Quarter; Thence S89°42'53"E along the South line of the Northeast Quarter of the Northwest Quarter a distance of 124.33 feet to the Point of Beginning; Thence continuing S89°42'53"E a distance of 649.76 feet; Thence S00°52'42"W a distance of 1305.55 feet; Thence S89°56'41"W a distance of 670.60 feet; Thence N01°47'15"E a distance of 1309.92 feet to the Point of Beginning. Contains 19.81 acres more or less.

Location: Dobbs Rd. & Wilshire Blvd. (County Highway District #2)

8. **Discussion and possible action regarding an overview of the Oklahoma County Master Plan Steering Committee's role in the planning process, an update on data collection efforts and identification of information gaps, discussion of major land use, infrastructure, and regulatory issues in unincorporated areas, identification of key stakeholders and partner organizations to engage for stronger collaboration and information-sharing, and next steps in the planning process.**
9. **Discussion and possible action to receive the August 2025 Fee Fund and Expense Reports.**
10. **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.
11. **Adjournment.**

OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT (FP-2025-09)
JACKALOPE CORNER
LOCATION: WATERLOO & SOONER RD
NO. OF LOTS: 5 LOTS/8.92 ACRES

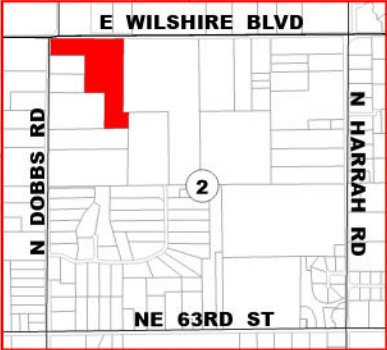
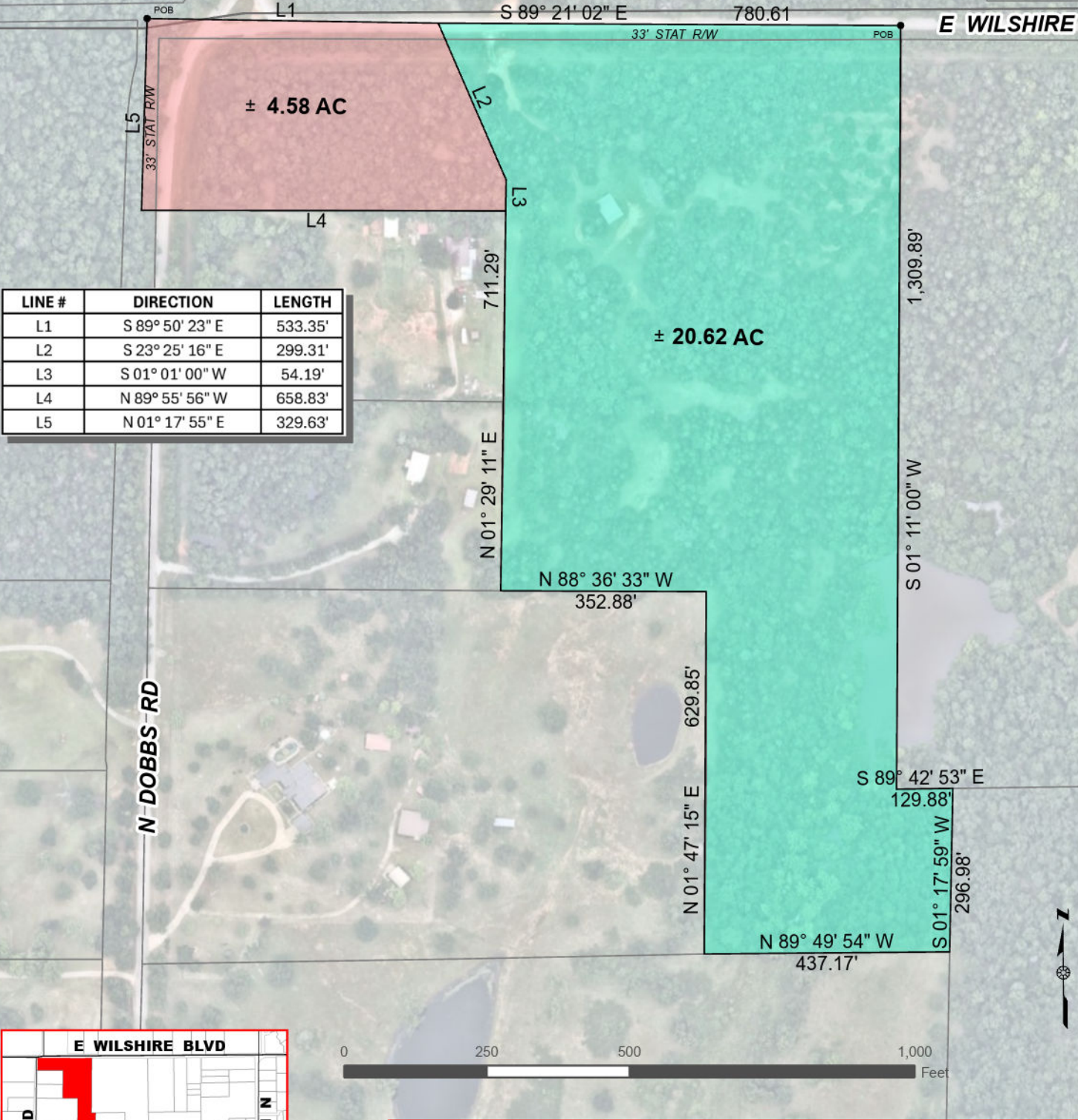


**OKLAHOMA COUNTY
ENGINEERING & PLANNING**
320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date: AUGUST 2025	Scale: 1"=125'	Drawn By: SCM
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**SECTION 4, T-14-N, R-2-W, I.M.
LOCATION MAP**

OKLAHOMA COUNTY PLANNING COMMISSION
GENERAL PLAT (GP-2025-09)
JORDAN OAKS
LOCATION: DOBBS & WILSHIRE BLVD
NO. OF LOTS: 2 LOTS / 25 ACRES



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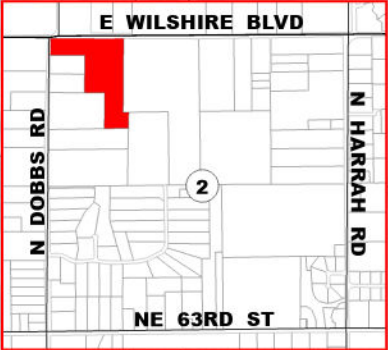
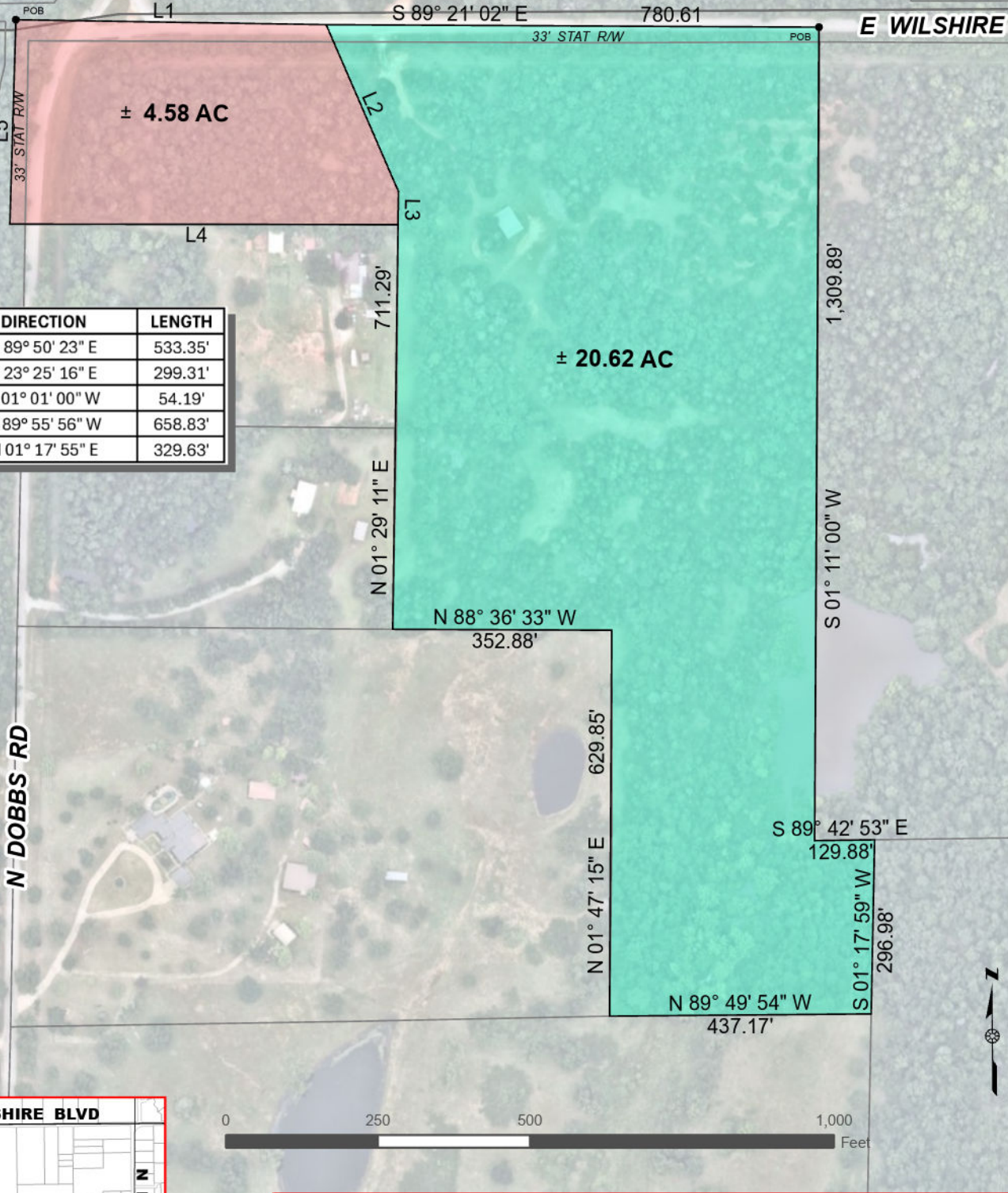
Date:
AUGUST 2025

Scale: 1:3,000
1" = 250'

Drawn By:
SCM

OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT (FP-2025-08)
JORDAN OAKS
LOCATION: DOBBS & WILSHIRE BLVD
NO. OF LOTS: 2 LOTS / 25 ACRES

LINE #	DIRECTION	LENGTH
L1	S 89° 50' 23" E	533.35'
L2	S 23° 25' 16" E	299.31'
L3	S 01° 01' 00" W	54.19'
L4	N 89° 55' 56" W	658.83'
L5	N 01° 17' 55" E	329.63'



SECTION 2, T-12-N, R-1-E, I.M.
LOCATION MAP



OKLAHOMA COUNTY
ENGINEERING & PLANNING

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AUGUST 2025	1:3,000 1" = 250'	SCM