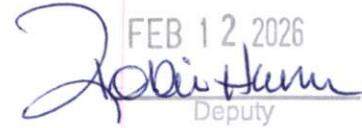


A G E N D A

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

February 19, 2026

FILED IN OFFICE
Oklahoma County Clerk

FEB 12 2026

Deputy

2026 FEB 12 AM 8:40

1. Notice of meeting posted February 12, 2026.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (January 15, 2026)
5. Discussion and possible action to approve/deny the Final Plat of Villagio Phase 2 Subdivision (FP-2026-01).

Applicant: **JOHNSON & ASSOCIATES (MARK ZITZOW) for**
Owner: **DEER CREEK FARM DEVELOPMENT**

The applicant proposes to develop the second phase of an existing single-family residential subdivision (Villagio @ Deer Creek I Replat) with a minimum lot size of no less than .75 acres. The proposed development would encompass approximately 24.05 acres and contain 26 lots. 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 being a part of the Northwest Quarter (NW/4) and Southwest Quarter (SW/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 the Northeast Quarter (NE/4) of said Section 14; THENCE North 89°43'31" East, along and with the North line of said NE/4, a distance of 290.47 feet to the Northeast (NE) Corner 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 Nine (9) courses:

1. South 00°16'29" East, a distance of 597.86 feet;
 2. South 61°01'27" West, a distance of 166.77 feet;
 3. South 00°16'29" East, a distance of 460.99 feet;
 4. South 14°46'54" West, a distance of 606.54 feet;
 5. North 75°13'06" West, a distance of 300.00 feet;
 6. South 14°46'54" West, a distance of 208.35 feet;
 7. South 75°13'06" East, a distance of 300.00 feet;
 8. South 21°38'41" West, a distance of 229.53 feet;
 9. THENCE South 03°31'30" East, a distance of 126.72 feet to the Southeasternmost corner of Lot 5 Block 4 of said plat, said point being the POINT OF BEGINNING;
- THENCE South 23°50'35" West, departing said East line, a distance of 215.45 feet; THENCE South 44°35'45" West, a distance of 274.01 feet; THENCE South 23°08'34" West, a distance of 267.21 feet; THENCE South 62°43'31" West, a distance of 269.50 feet; THENCE North 73°58'05" West, a distance of 651.99 feet; THENCE North 21°44'26" West, a distance of 94.41 feet; THENCE North 89°58'59" West, a distance of 244.48 feet; THENCE North 49°59'09" West, a distance of 413.80 feet; THENCE North 18°53'36" West, a distance of 404.17 feet; THENCE North 48°32'56" East, a distance

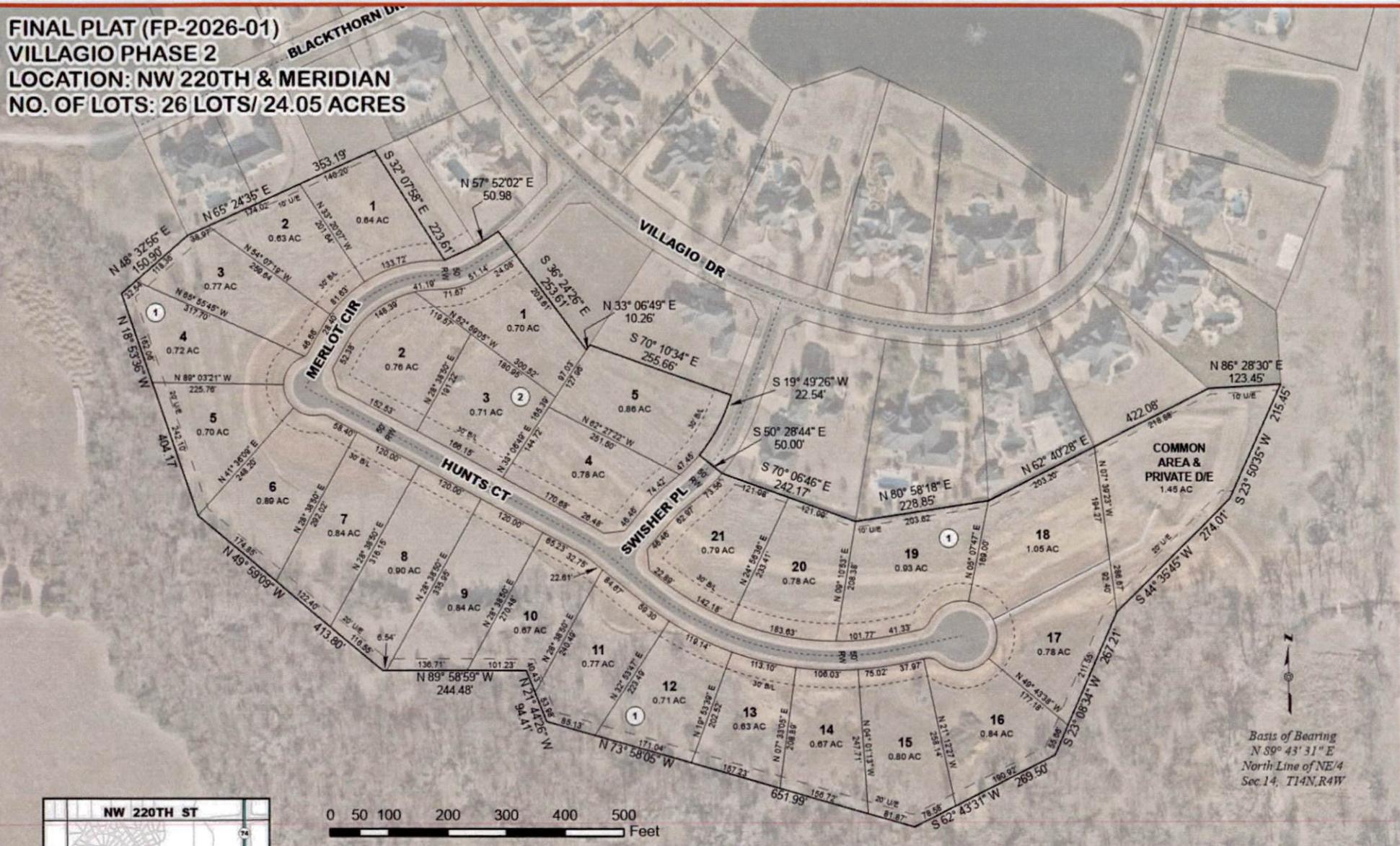
of 150.90 feet to the Southernmost corner of Lot 1 Block 2 of said plat; THENCE South 32°07'58"East, departing said South line, a distance of 223.61 feet; THENCE on a non-tangent curve to the left having a radius of 75.00 feet, a chord bearing of North 70°47'22"East, a chord length of 33.54 feet and an arc length of 33.83 feet to a point on the extended Southeast (SE) line of said Lot 5; THENCE North 57°52'02"East along and with said extended Southeast (SE) line, a distance of 50.98 feet to a point on the South line of said Plat; THENCE along and with the South line of said plat the following Eleven (11) courses:

1. a non-tangent curve to the left having a radius of 275.00 feet, a chord bearing of North 55°43'48"East a chord length of 20.51 feet and an arc length of 20.51 feet;;
 2. South 36°24'26" East, a distance of 253.61 feet;
 3. North 33°06'49" East, a distance of 10.26 feet;
 4. South 70°10'34" East, a distance of 255.66 feet;
 5. South 19°49'26" West, a distance of 22.54 feet;
 6. a non-tangent curve to the right having a radius of 275.00 feet, a chord bearing of South 29°40'21"West, a chord length of 94.08 and an arc length of 94.54 feet;
 7. South 50°28'44" East, a distance of 50.00 feet;
 8. South 70°06'46" East, a distance of 242.17 feet;
 9. North 80°58'18" East, a distance of 228.85 feet;
 10. North 62°40'28" East, a distance of 422.08 feet;
 11. North 86°28'30" East, a distance of 123.45 feet to the POINT OF BEGINNING;.
- Containing 1,047,802 square feet or 24.0542 acres, more or less.

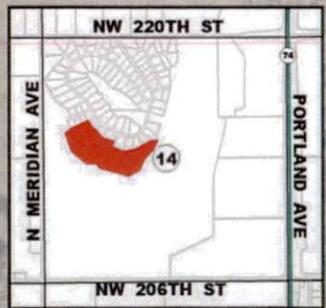
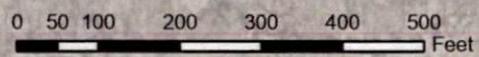
Location: NW 220th St. & Meridian Ave. (County Highway District #3)

6. **Discussion and possible action to receive the January 2026 Fee Fund and Expense Reports.**
7. **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.
8. **Adjournment.**

FINAL PLAT (FP-2026-01)
VILLAGIO PHASE 2
LOCATION: NW 220TH & MERIDIAN
NO. OF LOTS: 26 LOTS/ 24.05 ACRES



Basis of Bearing
 N 89° 43' 31" E
 North Line of NE/4
 Sec 14, T14N, R4W



SECTION 14, T14N, R4W, 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: JAN 2026	Scale: 1:2,760 1" = 230'	Drawn By: SCM
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