

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 204 1:30 p.m.

August 21, 2025

FILED IN OFFICE
Oklahoma County Clerk

AUG 15 2025
Robin Ham
Deputy

1. Notice of meeting posted August 15, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (July 17, 2025)
5. Discussion and possible action to approve/deny the General Plat of 50th Street Estates (GP-2025-08).

Owner: 4LS HOLDINGS INC
Application: 40 OK OK 25 LLC

The applicant proposes to develop a single-family residential subdivision with 5 lots on approximately 40 acres. If approved, each lot would be no less than 6 acres in size. The following is the legal description of the property:

A tract of land being the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 9, Township 12 North, Range 1 East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the southwest corner of said Southwest Quarter; THENCE North 00°08'56" West, along the west line of said Southwest Quarter, a distance of 1318.55 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter and the southwest corner of that certain Warranty Deed recorded in Book 14882, Page 1380; THENCE South 89°17'42" East, along the north line of said Southwest Quarter of the Southwest Quarter and the south line of said Warranty Deed, a distance of 1321.07 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter, the southeast corner of said Warranty Deed and a point on the west line of that certain Deed of Trust recorded in Book 15268, Page 434; THENCE South 00°08'41" East, along the west line of said Deed of Trust and the west line of that certain Warranty Deed recorded in Book 11475, Page 1090, a distance of 1322.26 feet to the southwest corner of said Warranty Deed and a point on the south line of said Southwest Quarter of the Southwest Quarter; THENCE North 89°08'03" West, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 1321.03 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 1,744,089 square feet or 40.0388 acres, more or less.

Location: NE 50th St. & Peebly Rd. (County Highway District #2)

6. Discussion and possible action to approve/deny the Final Plat of Choctaw Estates (FP-2025-07).

Owner: 4LS HOLDINGS INC
Application: 40 OK OK 25 LLC

2025 AUG 15 4:09:22

The applicant proposes to develop a single-family residential subdivision with 5 lots on approximately 40 acres. Each proposed lot would be no less than 6 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 being the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 9, Township 12 North, Range 1 East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the southwest corner of said Southwest Quarter; THENCE North 00°08'56" West, along the west line of said Southwest Quarter, a distance of 1318.55 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter and the southwest corner of that certain Warranty Deed recorded in Book 14882, Page 1380; THENCE South 89°17'42" East, along the north line of said Southwest Quarter of the Southwest Quarter and the south line of said Warranty Deed, a distance of 1321.07 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter, the southeast corner of said Warranty Deed and a point on the west line of that certain Deed of Trust recorded in Book 15268, Page 434; THENCE South 00°08'41" East, along the west line of said Deed of Trust and the west line of that certain Warranty Deed recorded in Book 11475, Page 1090, a distance of 1322.26 feet to the southwest corner of said Warranty Deed and a point on the south line of said Southwest Quarter of the Southwest Quarter; THENCE North 89°08'03" West, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 1321.03 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 1,744,089 square feet or 40.0388 acres, more or less.

Location: NE 50th St. & Peebly Rd. (County Highway District #2)

7. Discussion and possible action to approve/deny the Preliminary Plat of Cambridge Estates East – Phase I (PP-2025-05).

Application:

JOHNSON & ASSOCIATES (MARK ZITZOW)

Owner:

JCKC INVESTMENTS LLC

The applicant proposes to begin construction of the first phase of a single-family residential subdivision with a minimum lot size of no less than one-half acre. The proposed development would encompass approximately 93.20 acres and contain 47 lots. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Fifteen (15), 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 (NE) Corner of said NE/4; THENCE South 89°48'05" West (South 90°00'00" West record), along and with the North line of said NE/4, a distance of 1,100.73 feet to the POINT OF BEGINNING; THENCE South 00°11'55" East, departing said North line, a distance of 391.82 feet; THENCE North 89°48'05" East, a distance of 317.94 feet; THENCE South 00°11'55" East, a distance of 463.36 feet; THENCE North 89°48'05" East, a distance of 786.07 feet to a point on the East line of said NE/4; THENCE South 00°25'08" East (South 00°13'10" East record), along and with the East line of said NE/4, a distance of 1,785.40 feet to the Southeast (SE) Corner of said NE/4; THENCE South 89°39'54" West (South 89°55'05" West record), along and with the South line of said NE/4, a distance of 1,771.08 feet; THENCE North 00°25'08" West, departing said South line, a distance of 1,254.56 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13815, Page 555 (Independent School District 6 Tract); THENCE North 00°17'13" West (North 00°05'18" West record), along and with the East line of said Independent School District 6 Tract, a distance of 207.70 feet to the Southeast (SE) Corner of a tract of land recorded in Book 9472 Page 1993 (Deer Creek School Tract); THENCE along and with the East line of said Deer Creek School Tract the following six (6) calls:

1. North 47°13'30" East (North 47°25'25" East record), a distance of 8.97 feet;
2. North 35°31'34" West (North 35°19'39" West record), a distance of 202.37 feet;

3. North 15°28'34" East (North 15°40'29" East record), a distance of 285.42 feet;
4. North 28°59'15" West (North 28°47'20" West record), a distance of 410.19 feet;
5. North 14°36'49" West (North 14°24'54" West record), a distance of 235.98 feet;
6. North 00°11'55" West (North 00°00'00" East record), a distance of 148.51 feet to a point on the North line of said NE/4;
THENCE North 89°48'05" East (North 90°00'00" East record), along and with the North line of said NE/4, a distance of 954.93 feet to the POINT OF BEGINNING. Containing 4,059,984 square feet or 93.2044 acres, more or less.

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

8. Discussion and possible action to approve/deny the Preliminary Plat of Jackalope Corner (PP-2025-04).

Application:

CEDAR CREEK CONSULTING (JON DOYLE)

Owner:

JACKALOPE HOLDING LLC

The applicant proposes to begin construction of a commercial development with lots no less than ½ acre in size. The proposed development would encompass approximately 8.4 acres and contain 5 lots. 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)

9. Discussion and possible action to receive the July 2025 Fee Fund and Expense Reports.

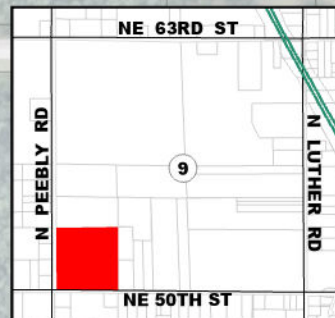
10. New Business: In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.

11. Adjournment.

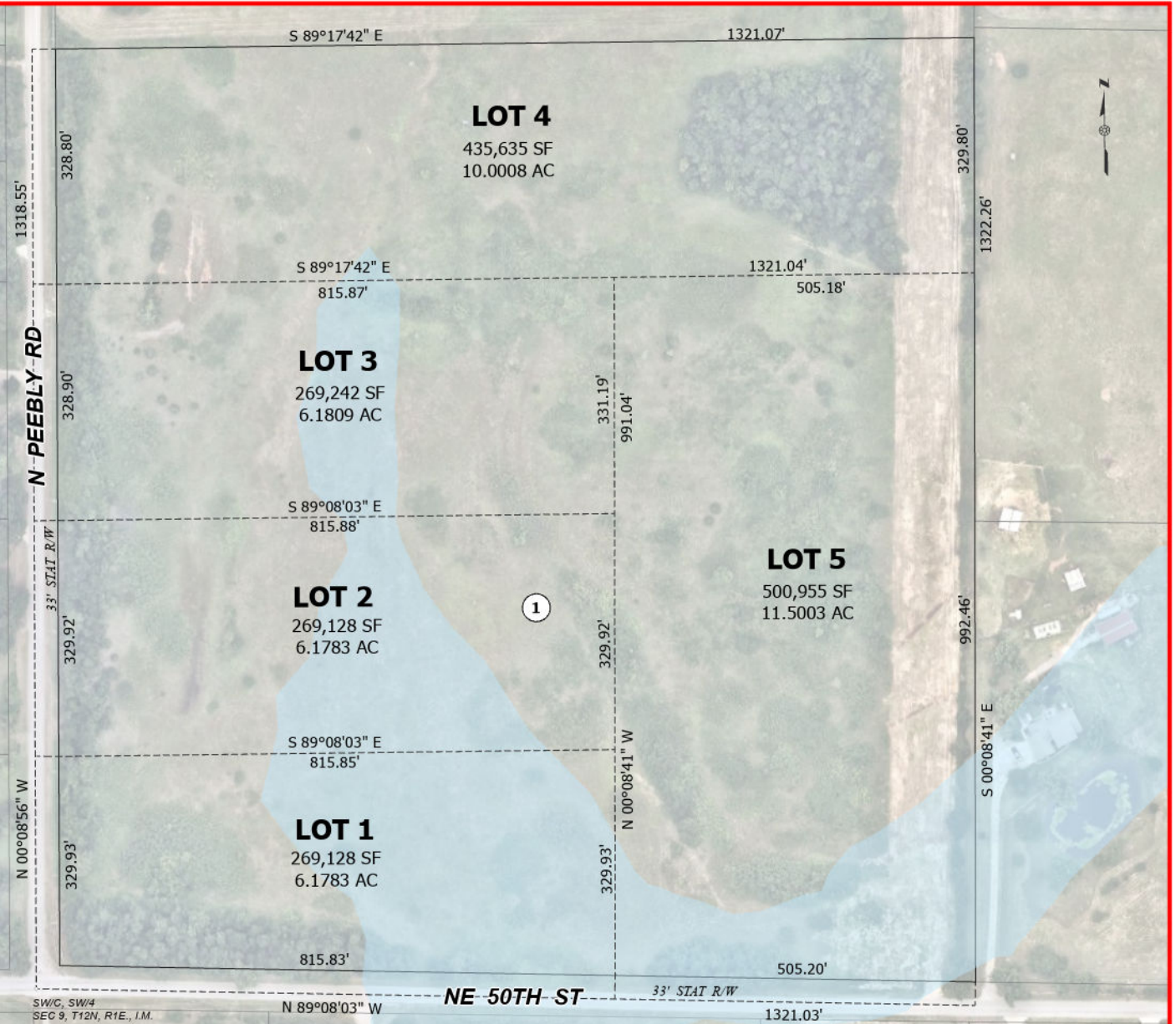
GENERAL PLAT (GP-2025-08)
50TH STREET ESTATES
LOCATION: NE 50TH & PEEBLY RD
NO. OF LOTS: 5 LOTS/ 40 ACRES

FLOOD ZONE

- 500 YEAR FLOOD PLAIN
- 100 YEAR FLOOD PLAIN
- FLOODWAY



SECTION 9, T-12-N, R-1-E, 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:
JULY 2025

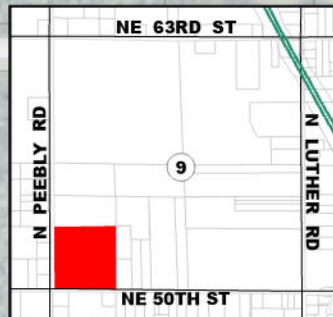
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1" = 225'

Drawn By:
SCM

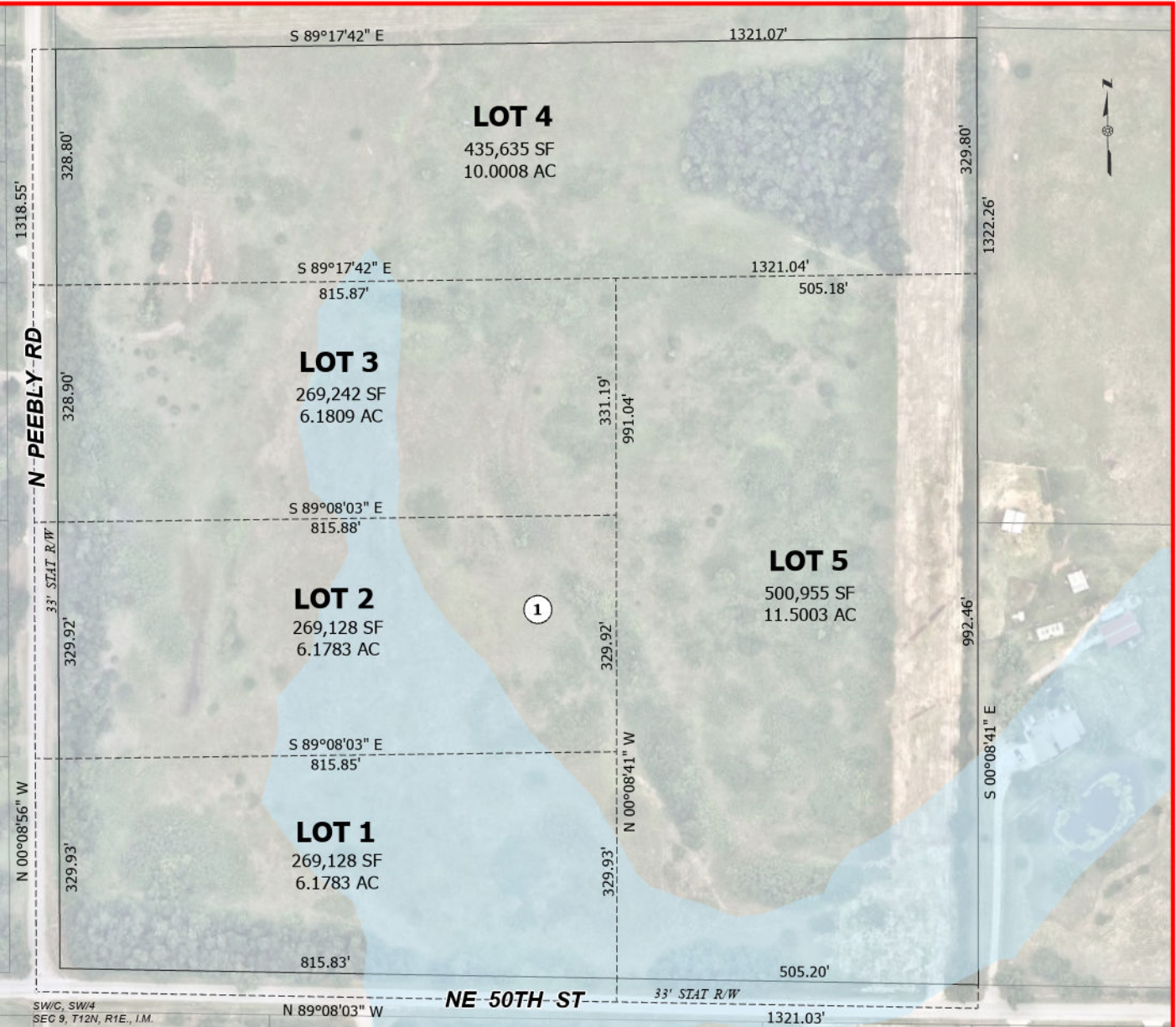
FINAL PLAT (FP-2025-07)
50TH STREET ESTATES
LOCATION: NE 50TH & PEEBLY RD
NO. OF LOTS: 5 LOTS/ 40 ACRES

FLOOD ZONE

- 500 YEAR FLOOD PLAIN
- 100 YEAR FLOOD PLAIN
- FLOODWAY



SECTION 9, T-12-N, R-1-E, 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.

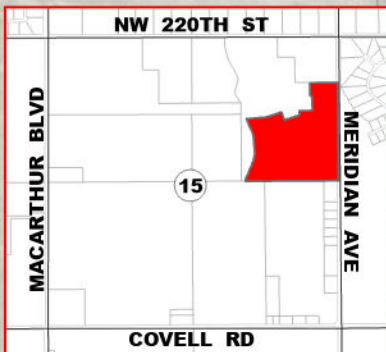
Date:
JULY 2025

Scale:
**1:2,700
 1" = 225'**

Drawn By:
SCM

OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (PP-2025-05)
CAMBRIDGE ESTATES EAST PHASE 1
LOCATION: NW 220TH & MERIDIAN
NO. OF LOTS: 47 LOTS/ 93.20 ACRES

LINE #	DIRECTION	LENGTH
L1	S 44° 34' 52" W	42.43'
L2	S 45° 25' 08" E	42.43'
L3	N 44° 34' 52" E	21.21'
L4	N 45° 25' 08" W	21.21'
L5	S 44° 34' 52" W	21.21'
L6	S 45° 25' 08" E	21.21'
L7	N 52° 24' 45" W	37.56'
L8	S 11° 06' 28" E	53.13'
L9	S 30° 26' 19" W	37.42'
L10	N 63° 37' 47" W	35.36'
L11	S 15° 16' 23" W	27.89'
L12	S 45° 25' 08" E	35.36'
L13	S 45° 25' 08" E	21.21'



SECTION 15, T-14-N, R-4-W, I.M.
LOCATION MAP



OKLAHOMA COUNTY
ENGINEERING & PLANNING

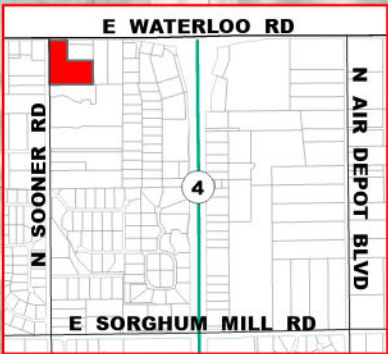
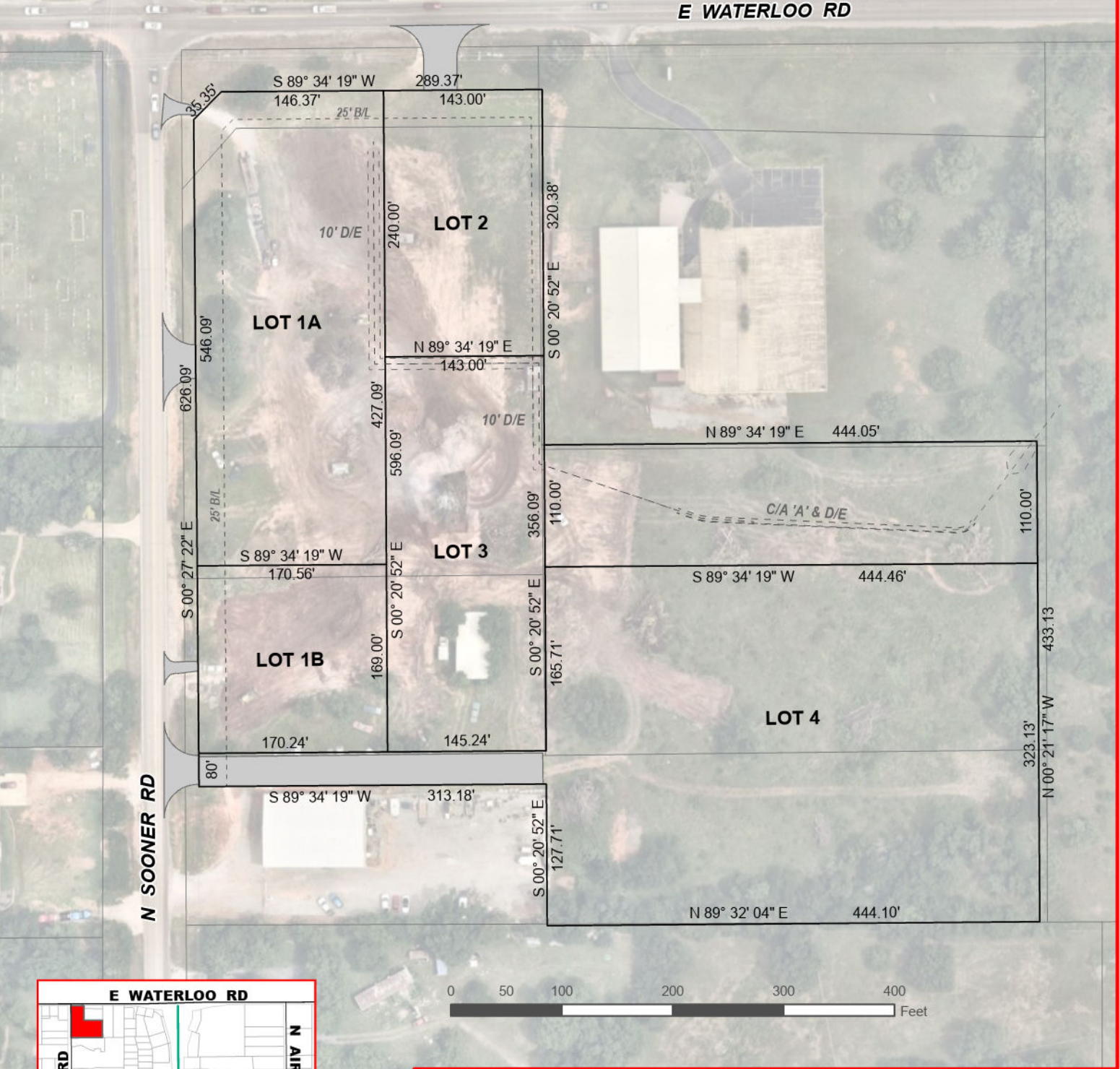
320 Robert S. Kerr, Suite 201
 Oklahoma City, OK 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date:
JULY 2025

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

Drawn By:
SCM

OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (PP-2025-04)
JACKALOPE CORNER
LOCATION: WATERLOO & SOONER RD
NO. OF LOTS: 5 LOTS/8.4 ACRES



SECTION 4, T-14N, R-2W, IM.
LOCATION MAP



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

Date: JULY 2025	Scale: 1:1,500 1"=125'	Drawn By: SCM
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