

A G E N D A

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

2024 DEC 13 AM 08:17

December 19, 2024

FILED IN OFFICE
Oklahoma County Clerk

1. Notice of meeting posted December 13, 2024.

2. Call to Order.

3. Roll Call.

4. Approval of Minutes of the Previous Meeting: (November 21, 2024)

5. Discussion and possible action to approve/deny the General Plat of Avondale Estates (GP-2024-17).

DEC 13 2024

T. Woolwin
Deputy

Application:
Owner:

**JOHNSON & ASSOCIATES (MARK ZITZOW)
SONOMA PARK INVESTMENTS**

The applicant proposes to develop a single-family residential subdivision with 90 lots on approximately 148.40 acres. Each proposed lot would be no less than 1 acre. The following is the legal description of the property:

A tract of Land being a part of the Southwest Quarter (SW/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 Southwest Corner (SW/C) of said SW/4; THENCE North 00°11'10" West along and with the West line of said SW/4, a distance of 660.00 feet to the POINT OF BEGINNING; THENCE continuing North 00°11'10" West along and with the West line of said SW/4, a distance of 1,982.35 feet to the Northwest Corner (NW/C) of said SW/4; THENCE North 89°39'47" East (North 89°36'25" record), along and with the North line of said SW/4, a distance of 2659.00 feet to the Northeast Corner (NE/C) of the said SW/4; THENCE South 00°17'01" East along and with the East line of said SW/4, a distance of 2328.31 feet (2330.91 feet record) to the Northeast Corner (NE/C) of the tract of land described in the Warranty Deed filed as Book 11892, Page 524 (North Cemetery Tract); THENCE South 89°38'31" West, along and with the North line of said North Cemetery Tract, a distance of 417.42 feet to the Northwest Corner (NW/C) of said North Cemetery Tract; THENCE South 00°17'01" East, along and with the West line of said North Cemetery Tract, and the West line of tract of land described in the Warranty Deed filed in Book 4180, Page 1094 (South Cemetery Tract), a distance of 313.07 feet to a point on the South line of the said SW/4, said point being the Southwest Corner (SW/C) of said South Cemetery Tract; THENCE South 89°38'31" West along and with the South line of said SW/4, a distance of 1,586.08 feet; THENCE North 00°11'10" West, departing said South line, a distance of 660.00 feet; THENCE South 89°38'31" West, a distance of 660.00 feet to the POINT OF BEGINNING. Containing 6,464,366 square feet or 148.4014 acres, more or less.

Location: NW 206th St. & MacArthur Blvd. (County Highway District #3)

6. **Discussion and possible action to approve/deny the Preliminary Plat of Timberline (PP-2024-04).**

Application:

DOUGLAS80 LAND CO, LLC

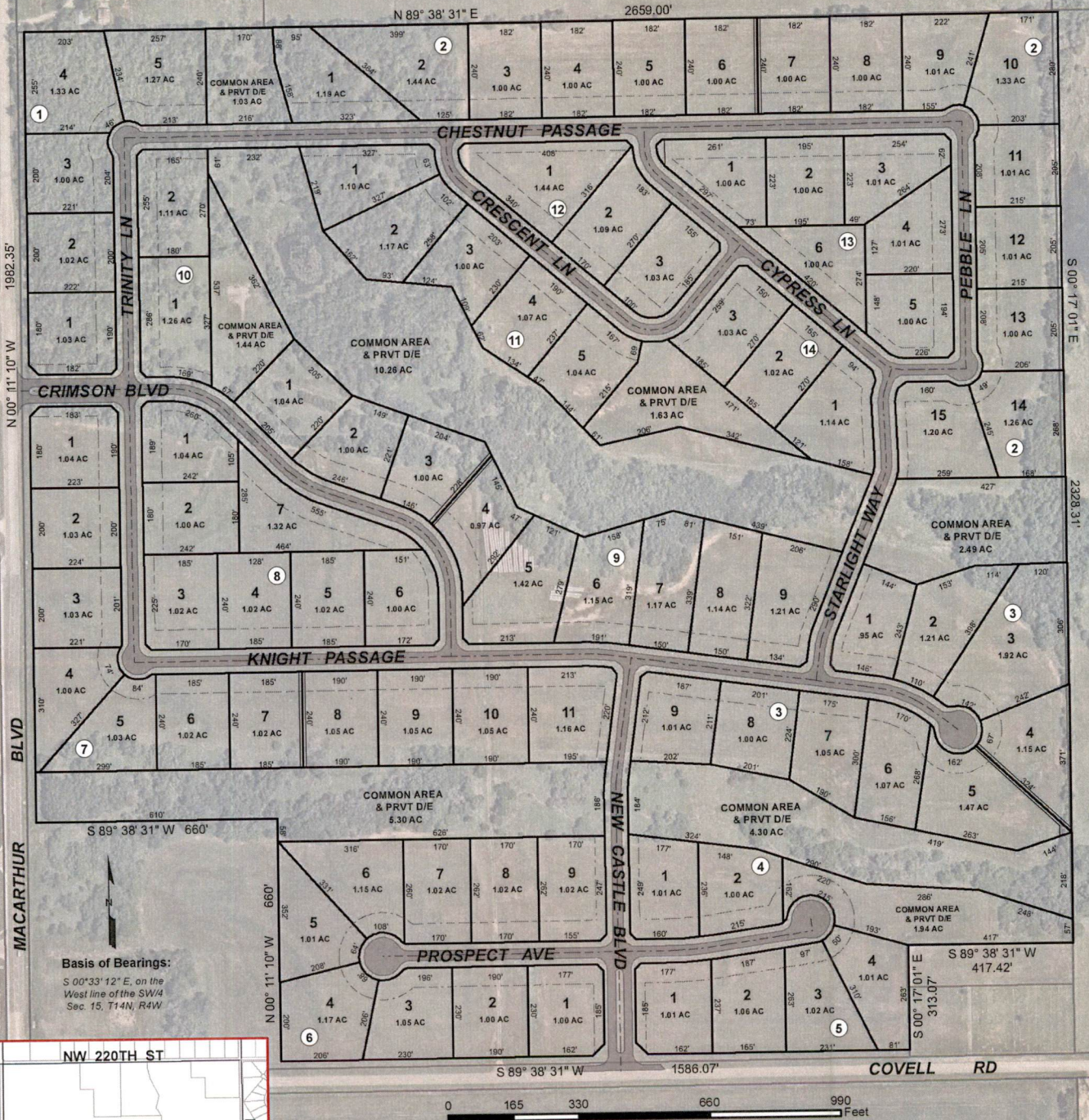
The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of no less than one acre. The proposed development would encompass approximately 81.76 acres and contain 58 lots. The following is the legal description of the property:

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.

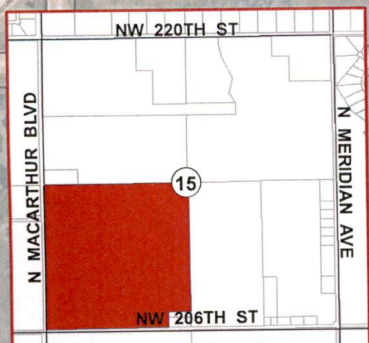
Location: N. Douglas Blvd. & Waterloo Rd. (County Highway District #3)

7. **Discussion and possible action to receive the November 2024 Fee Fund and Expense Reports.**
8. **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.
9. **Adjournment.**

**OKLAHOMA COUNTY PLANNING COMMISSION
 GENERAL PLAT (GP-2024-17)
 AVONDALE ESTATES
 LOCATION: NW 206TH & MACARTHUR
 NO. OF LOTS/ACRES: 90 LOTS / 148.40 ACRES**



Basis of Bearings:
 S 00°33'12" E, on the
 West line of the SW/4
 Sec. 15, T14N, R4W



**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.

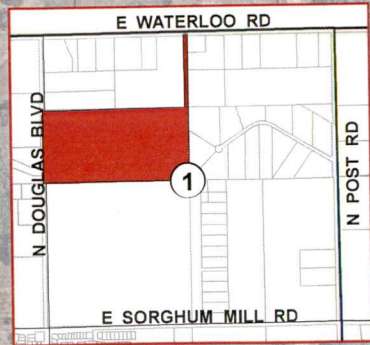
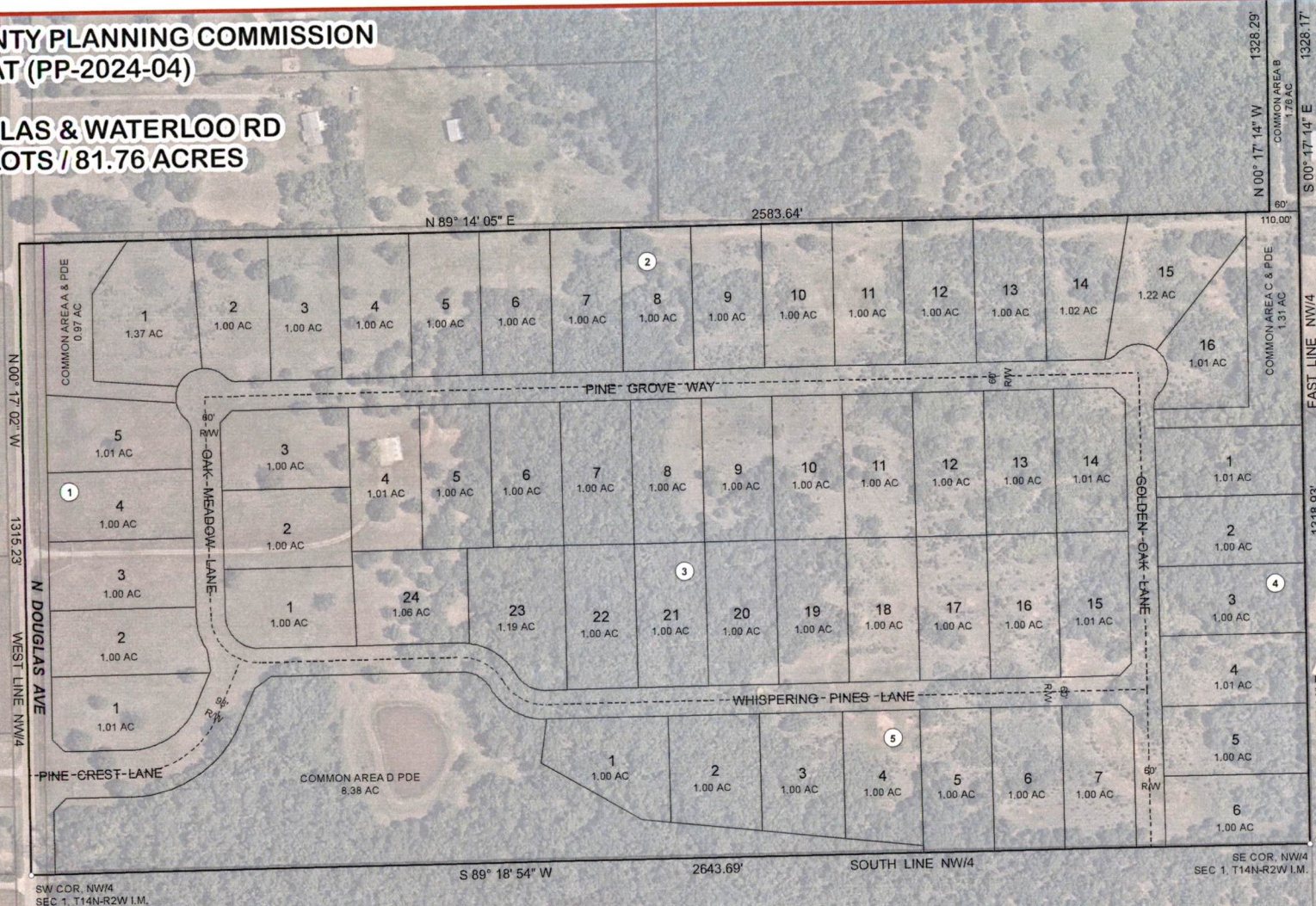
Date:
 NOV 2024

Scale: 1:4,560
 1" = 380'

Drawn By:
 SCM

**OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (PP-2024-04)
TIMBERLINE
LOCATION: DOUGLAS & WATERLOO RD
NO. OF LOTS: 58 LOTS / 81.76 ACRES**

Basis of Bearing
West Line of the NW/4
Sec 1, T14N-2W I.M.
(N 00° 17' 02" W)



**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: NOV 2024	Scale: 1:3,960 1" = 330'	Drawn By: SCM
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