

DEC 12 2025
Robin Harn
Deputy

A G E N D A

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

December 18, 2025

1. Notice of meeting posted December 12, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (November 20, 2025)
5. Discussion and possible action to approve/deny the General Plat of Bright Acres Subdivision (GP-2025-11).

2025 DEC 12 AM 8:36

Applicant: **HALE & ASSOCIATES SURVEY CO (CHARLES ALLEN)**
Owner: **ANTHONY BRIGHT**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 5.06 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 in the South Half (S/2) of Section Two (2), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on October 23, 2025, with metes and bounds as follows: Beginning at the Center of said Section 2, said point also being the Southwest corner of Fall Creek Phase 3, an addition to the City of Harrah, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South 89°58'30" East as the Basis of Bearing on the North line of Southeast Quarter (SE/4) of said Section 2 and being monumented by said Southwest corner of Fall Creek Phase 3 and a Found Mag Nail at the Northeast corner of said SE/4 a distance of 437.80 feet to the Center line of Rolling Hills Drive of the Unrecorded Plat of Rolling Hills; Thence South 00°29'51" West on said center line of Rolling Hills Drive a distance of 387.41 feet (Recorded South 00°13'30" East, 377.57') to the intersection of Rolling Hills Drive and Southeast 8th Street of said Unrecorded Plat; Thence North 89°16'22" West on said center line of Southeast 8th Street a distance of 576.91 feet (Recorded West, 577'); Thence North 01°09'15" West and passing through a Found 3/8" Iron Bar at the 25' Road Easement and a Found 3/8" Iron Bar, 2.36' South of the property corner for a distance of 380.28 feet (Recorded North 00°13'30" West, 377.60') to a point on the North line of the Southwest Quarter (SW/4) of said Section 2; Thence North 89°58'23" East on the North line of said SW/4 a distance of 134.77 feet (Recorded South 89°58'30" East, 162.40') to the Point of Beginning. Subject to a 25' Road Easement on the South and East. This description contains 220,024 square feet or 5.06 acres, more or less.

Location: SE 15th St. & Dobbs Rd. (County Highway District #2)

6. Discussion and possible action to approve/deny the Final Plat of Bright Acres Subdivision (FP-2025-12).

Applicant: **HALE & ASSOCIATES SURVEY CO (CHARLES ALLEN)**
Owner: **ANTHONY BRIGHT**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 5.06 acres. Each 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 in the South Half (S/2) of Section Two (2), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on October 23, 2025, with metes and bounds as follows: Beginning at the Center of said Section 2, said point also being the Southwest corner of Fall Creek Phase 3, an addition to the City of Harrah, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South 89°58'30" East as the Basis of Bearing on the North line of Southeast Quarter (SE/4) of said Section 2 and being monumented by said Southwest corner of Fall Creek Phase 3 and a Found Mag Nail at the Northeast corner of said SE/4 a distance of 437.80 feet to the Center line of Rolling Hills Drive of the Unrecorded Plat of Rolling Hills; Thence South 00°29'51" West on said center line of Rolling Hills Drive a distance of 387.41 feet (Recorded South 00°13'30" East, 377.57') to the intersection of Rolling Hills Drive and Southeast 8th Street of said Unrecorded Plat; Thence North 89°16'22" West on said center line of Southeast 8th Street a distance of 576.91 feet (Recorded West, 577'); Thence North 01°09'15" West and passing through a Found 3/8" Iron Bar at the 25' Road Easement and a Found 3/8" Iron Bar, 2.36' South of the property corner for a distance of 380.28 feet (Recorded North 00°13'30" West, 377.60') to a point on the North line of the Southwest Quarter (SW/4) of said Section 2; Thence North 89°58'23" East on the North line of said SW/4 a distance of 134.77 feet (Recorded South 89°58'30" East, 162.40') to the Point of Beginning. Subject to a 25' Road Easement on the South and East. This description contains 220,024 square feet or 5.06 acres, more or less.

Location: SE 15th St. & Dobbs Rd. (County Highway District #2)

7. Discussion and possible action to approve/deny the Final Plat of Orchard Hills – Section 1 Subdivision (FP-2025-13).

Applicant: **CRAFTON TULL & ASSOCIATES**
Owner: **WP LAND, LLC**

The applicant proposes to develop a single-family residential subdivision with 33 lots on approximately 69.35 acres. Each lot would be no less than 1 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 Northeast Quarter (NE/4) of Section Nine (9), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: BEGINNING at the Northeast corner of said NE/4; thence S00°06'19"E along the East line of said NE/4 a distance of 1983.26 feet; thence S89°11'27"W a distance of 663.58 feet; thence S00°06'01"E a distance of 661.71 feet to a point on the South line of said NE/4; thence S89°08'15"W along said South line a distance of 1275.00 feet; thence

N00°51'45"W a distance of 465.00 feet; thence
N42°55'06"E a distance of 595.00 feet; thence
N26°38'38"E a distance of 1255 feet; thence
N58°59'57"E a distance of 475.00 feet; thence
N00°38'47"W a distance of 400.00 feet; thence
N89°21'08"E a distance of 570.00 feet to the POINT OF BEGINNING. Said tract contains 3,021,032
Sq Ft or 69.35 Acres, more or less.

Location: NW 234th St. & MacArthur Blvd. (County Highway District #3)

8. Discussion and possible action to approve/deny a Variance to Oklahoma County's Subdivision Regulation (VAP-2025-01).

Applicant:

DAVID & ANDRES EDEN

The applicant is requesting a variance to the Oklahoma County Subdivision Regulations in regards to permitting a second driveway for ingress and egress on a section line road that does not meet the minimum separation requirement of 200 feet. The property owner is requesting a variance to allow the proposed additional drive to maintain a separation of 114-foot from the east existing driveway and a 100-foot separation from the closest western driveway. The following is the site description to be considered:

Beginning at a point that is 658.04 feet North 90°00'00" West from the Northeast Corner of the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma; Thence North 90°00'00" West a distance of 329.03 feet; Thence South 00°23'52" East a distance of 660.30 feet; Thence South 89°58'30" East a distance of 329.75 feet; Thence North 00°27'36" West a distance of 660.45 feet to the point or place of beginning.

Location: SE 15th St. & Dobbs Rd. (County Highway District #2)

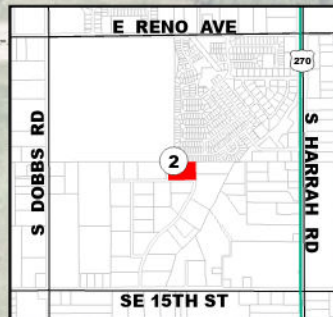
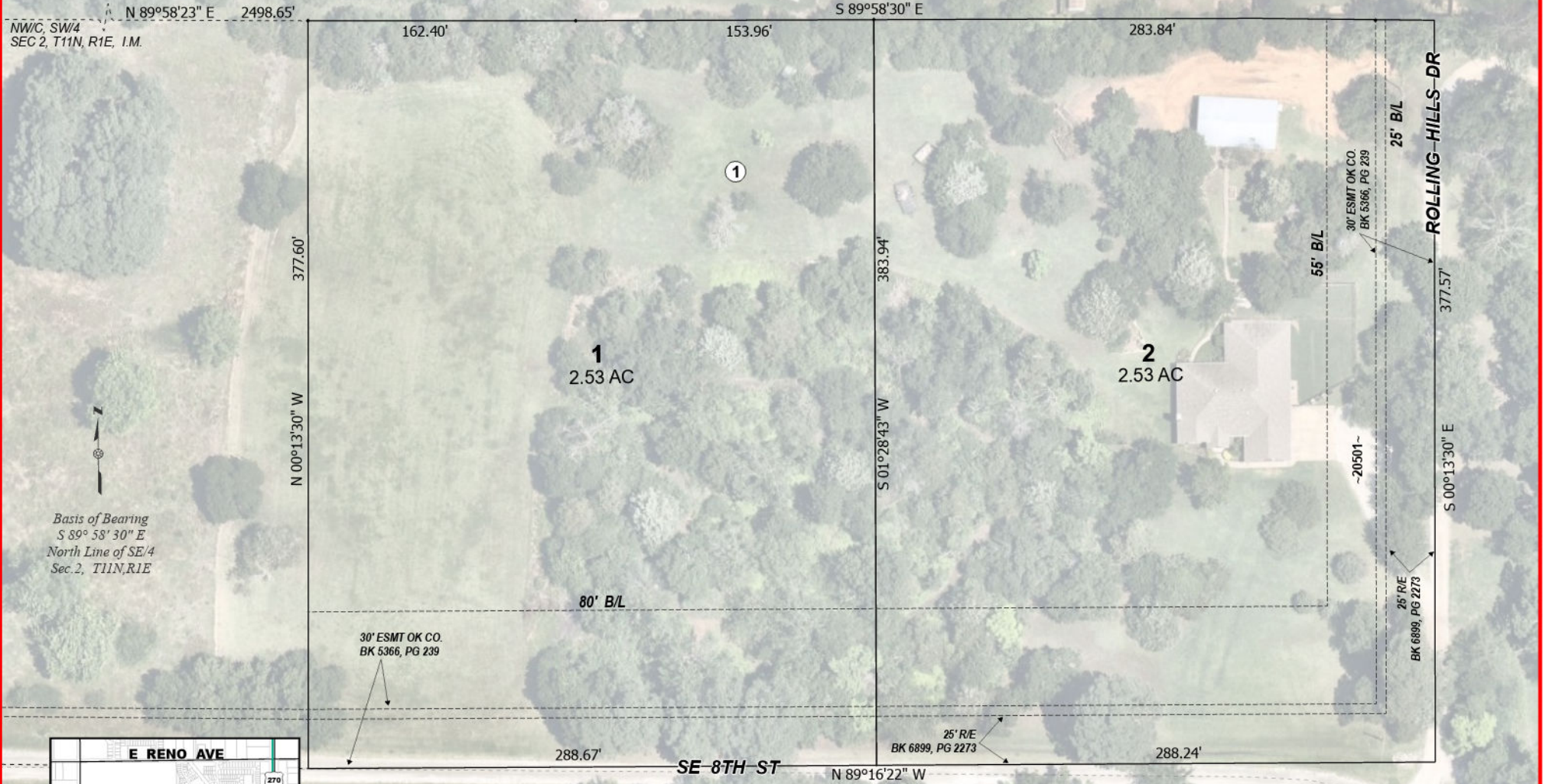
- 9. Discussion and possible action to receive the November 2025 Fee Fund and Expense Reports.**
- 10. New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.
- 11. Adjournment.**

GENERAL PLAT (GP-2025-11)

BRIGHT ACRES

LOCATION: SE 15TH ST & DOBBS RD

NO. OF LOTS: 2 LOTS/ 5.06 ACRES



SECTION 2, T-11-N, R-1-E, 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:
NOV 2025

Scale:
1:900
1" = 75'

Drawn By:
SCM

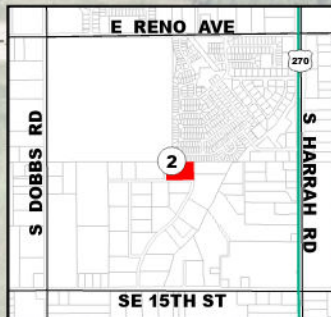
FINAL PLAT (FP-2025-12)

BRIGHT ACRES

LOCATION: SE 15TH ST & DOBBS RD

NO. OF LOTS: 2 LOTS/ 5.06 ACRES

NW/4, SW/4
SEC 2, T11N, R1E, 1.M.



SECTION 2, T-11-N, R-1-E, 1.M
LOCATION MAP



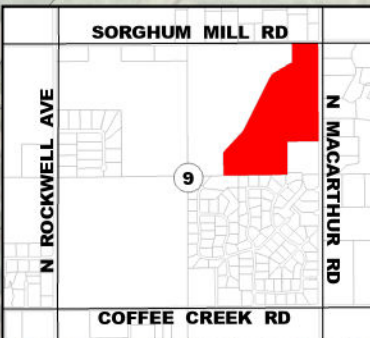
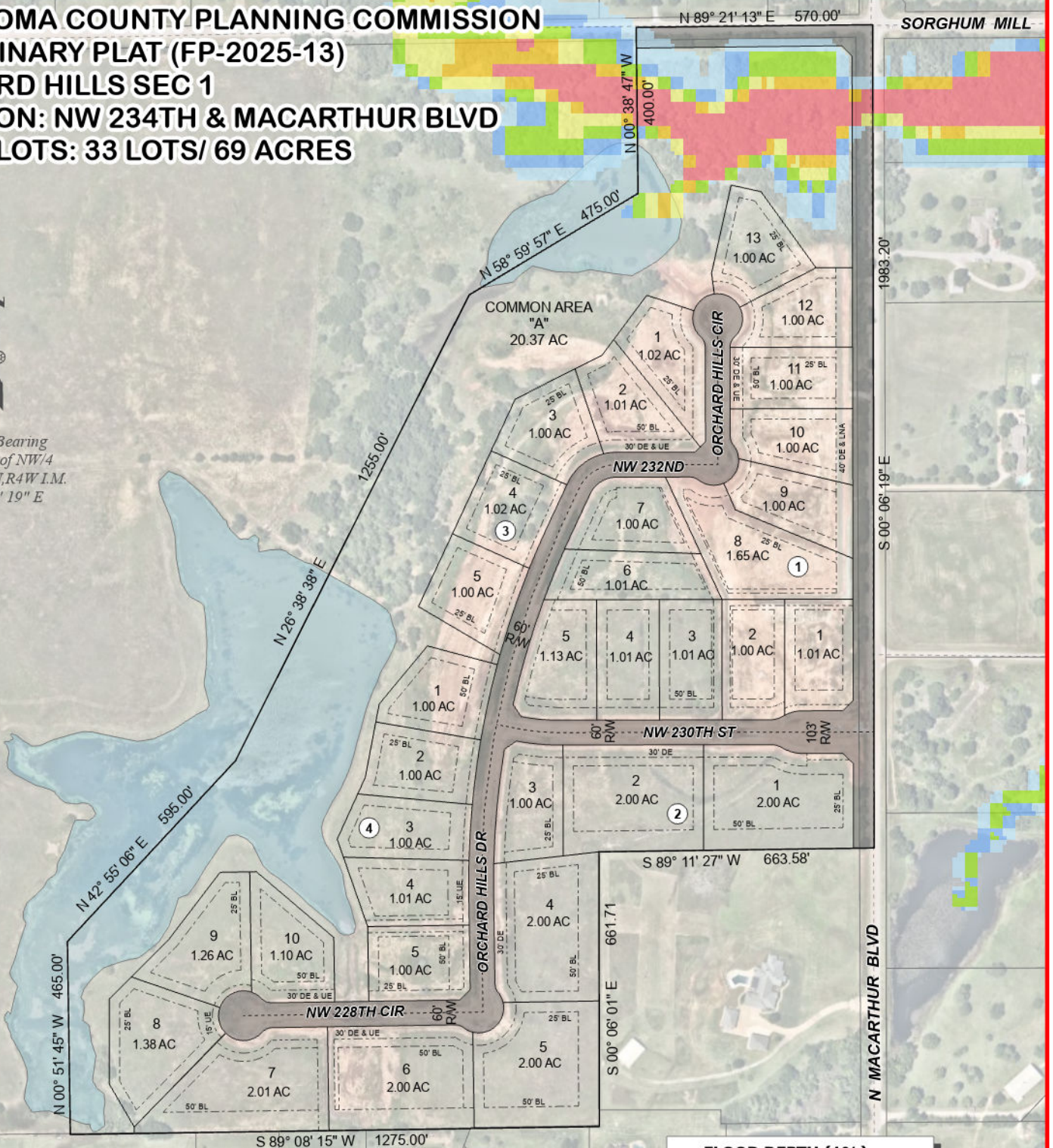
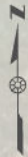
**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

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

Date:	Scale:	Drawn By:
NOV 2025	1:900 1" = 75'	SCM

OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (FP-2025-13)
ORCHARD HILLS SEC 1
LOCATION: NW 234TH & MACARTHUR BLVD
NO. OF LOTS: 33 LOTS/ 69 ACRES

*Basis of Bearing
 East Line of NW/4
 Sec 9, T14N,R4W I.M.
 S 00° 06' 19" E*



SECTION 9, T-14-N, R-4-W, 1.M
LOCATION MAP

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**

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

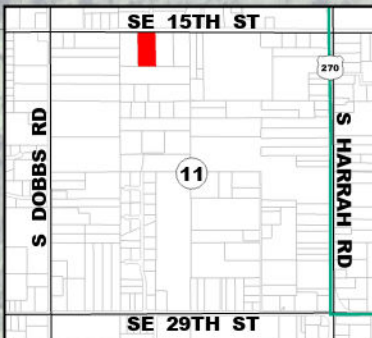
Date: NOV 2025	Scale: 1" = 350'	Drawn By: SCM
--------------------------	----------------------------	-------------------------

PLANNING VARIANCE (VAP-2025-01)
ADD 2ND DRIVEWAY NOT MEETING MIN
200' SEPARATION
LOCATION: 20376 SE 15TH ST. HARRAH, OK
DISTRICT #2

ROLLING HILLS

SE 15TH ST

~ 88'



SECTION 11, T-11-N, R-1-E, 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:
NOV 2025

Scale: **1:1,200**
1" = 100'

Drawn By:
SCM