

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 18th, 2025

1:36 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Paul Foster, Acting Chairman, at 1:36 p.m., in Room 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Garry Jewell, Member
Mr. Jeffrey Farmer, Member
Mr. Rob Murray, Member
Mr. Greg Davidson, Member
Mr. Paul Foster for Mr. Myles Davidson, County Commission District #3

Also in attendance:

Mr. Erik Brandt, Principal Planner
Ms. Lisa Endres, Assistant District Attorney

Mr. Brandt called roll and a quorum was declared.

Approval of Minutes of the Previous Meeting: (November 20, 2025)

Mr. Murray motioned to approve the minutes as submitted. Mr. Davidson seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Davidson – Aye, Murray – Aye, Foster – Aye. The November 20, 2025 minutes were approved as submitted.

Discussion and possible action to approve/deny the General Plat of Bright Acres Subdivision (GP-2025-11).

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

The applicant proposed developing 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 was 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

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)

Mr. Brandt stated that the final plat application of Bright Acres was a companion item to general plat application of the same name. He had no additional information.

Mr. Charles Allen, engineer for the applicant, was present to speak on behalf of the final plat application.

There was no one present to speak against the final plat application.

Mr. Davidson motioned to approve the final plat application. Mr. Murray seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Davidson – Aye, Murray – Aye, Foster – Aye. The final plat application was recommended for approval and forwarded to the BOCC for final consideration.

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 proposed developing 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 would be forwarded to the BOCC for final consideration and filing. The following was 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)

Mr. Brandt presented the staff report and stated that all construction of the neighborhood infrastructure had been completed and inspected by Oklahoma County District 3 and Engineering/Planning staff. He added that there were a couple of small issues regarding

erosion control, but continued inspections would be conducted to ensure proper erosion control measures were in place. He went on to add that the road maintenance and erosion control bonds had been received. He explained that the proposed development would be gated and have only 33 lots.

Mr. Jewell asked if this first phase of the development would be connected to future phases.

Mr. Brandt replied that it was not feasible to connect future phases due to the location of ponds and the floodplain on the property.

Mr. Caleb Smith, Crafton Tull & Assoc, was present to speak on behalf of the final plat application. He stated that the erosion control issues had been added to a punch list and would be addressed in the near future.

There was no one present to speak against the final plat application.

Mr. Davidson motioned to approve the final plat application. Mr. Murray seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Davidson – Aye, Murray – Aye, Foster – Aye. The final plat application was recommended for approval and forwarded to the BOCC for final consideration.

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

Applicant: **DAVID & ANDRES EDEN**

The applicant requested 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 did not meet the minimum separation requirement of 200 feet. The property owner requested 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 was the site description 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)

Mr. Brandt presented the staff report and stated that the applicant wished to install a second driveway that did not meet the required 200-foot minimum separation requirement. He added that the applicant's current drive did not meet the 200-foot separation from the existing driveway to the west. He also explained that while there were really no sight distance issues, the County Engineer preferred to keep the number of drives entering section line roads to a minimum especially in the areas where the speed limit was 45 mph+.

Mr. David Eden, applicant, was present to speak on behalf of his variance application. He added that he would not be opposed to lowering the 45-mph speed limit if it would help his application.

There was no one present to speak against the variance application.

Mr. Jewell motioned to approve the variance application. Mr. Murray seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Davidson – Aye, Murray – Aye, Foster – No. The variance application was approved.

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

Mr. Davidson motioned to receive the fee fund and expense reports. Mr. Murray seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Davidson – Aye, Murray – Aye, Foster – Aye. The reports were received.

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.

There was no new business.

Adjournment:

Mr. Davidson motioned to adjourn. Mr. Jewell seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Davidson – Aye, Murray – Aye, Foster – Aye. The meeting was adjourned at 2:01 p.m.

Approved this 15th day of January, 2026

**OKLAHOMA COUNTY
PLANNING COMMISSION**



Mr. Paul Foster, Acting Chairman



Mr. Erik Brandt, Planning Secretary