

A G E N D A

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

July 17, 2025

2025 JUL 11 AM 08:30

FILED IN OFFICE
Oklahoma County Clerk

JUL 11 2025

T. Delmer
Deputy

1. Notice of meeting posted July 11, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (June 26, 2025)
5. Discussion and possible action to approve/deny the General Plat of Choctaw Estates (GP-2025-07).

Owner:

DARRIN & SAMANTHA BREWER

Application:

USA LAND GROUP, LLC

The applicant proposes to develop a single-family residential subdivision with 6 lots on approximately 59.67 acres. If approved, each lot would be no less than 9 acres in size. The following is the legal description of the property:

A tract of land lying in the Southwest Quarter (SW/4) of Section 3, Township 11 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°05'00" West, along the west line of said Southwest Quarter, a distance of 658.89 feet to the POINT OF BEGINNING; THENCE continuing North 00°05'00" West, along said west line, a distance of 1959.98 feet to the northwest corner of said Southwest Quarter; THENCE North 89°41'47" East, along the north line of said Southwest Quarter, a distance of 1322.63 feet; THENCE South 00°11'14" East a distance of 1965.23 feet; THENCE South 89°55'26" West, parallel with the south line of said Southwest Quarter, a distance of 1326.18 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 2,599,270 square feet or 59.6710 acres, more or less.

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

6. Discussion and possible action to approve/deny the Final Plat of Choctaw Estates (FP-2025-06).

Owner:

DARRIN & SAMANTHA BREWER

Application:

USA LAND GROUP, LLC

The applicant proposes to develop a single-family residential subdivision with 6 lots on approximately 59.67 acres. Each proposed lot would be no less than 9 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 lying in the Southwest Quarter (SW/4) of Section 3, Township 11 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°05'00" West, along the west line of said Southwest Quarter, a distance of 658.89 feet to the POINT OF BEGINNING; THENCE continuing North 00°05'00" West, along said west line, a distance of 1959.98 feet to the northwest corner of said Southwest Quarter; THENCE North 89°41'47" East, along the north line of said Southwest Quarter, a distance of 1322.63 feet; THENCE South 00°11'14" East a distance of 1965.23 feet; THENCE South 89°55'26" West, parallel with the south line of said Southwest Quarter, a distance of 1326.18 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 2,599,270 square feet or 59.6710 acres, more or less.

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

7. Discussion and possible action to approve/deny the General Plat of The Chara (GP-2025-06).

Application:

CHARA RE MANAGEMENT

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 5.00 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 Northeast Quarter (NE/4) of Section Two (2), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter NE/4 of Section 2; Thence North 00°15'08" East as the basis of bearing on the East line of said NE/4 a distance of 448.00 feet; Thence South 89°46'10" West a distance of 505.80 feet; to the Point of Beginning; Thence continuing South 89°46'10" West a distance of 487.49 feet; Thence North 00°15'08 East and parallel to the East line of said NE/4 a distance of 448.03 feet; Thence North 89°50'56" East a distance of 487.49 feet; Thence South 00°15'08" West and parallel to the East line of said NE/4 a distance of 447.35 feet to the Point of Beginning.

Location: N. Portland Ave. & Rush Creek Rd. (County Highway District #3)

8. Discussion and possible action to approve/deny the Final Plat of The Chara (FP-2025-05).

Application:

CHARA RE MANAGEMENT

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 5.00 acres. Each proposed 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 Northeast Quarter (NE/4) of Section Two (2), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter NE/4 of Section 2; Thence North 00°15'08" East as the basis of bearing on the East line of said NE/4 a distance of 448.00 feet; Thence South 89°46'10" West a distance of 505.80 feet; to the Point of Beginning; Thence continuing South 89°46'10" West a distance of 487.49 feet; Thence North 00°15'08 East and parallel to the East line of said NE/4 a distance of 448.03 feet; Thence North 89°50'56" East a distance of 487.49 feet; Thence South 00°15'08" West and parallel to the East line of said NE/4 a distance of 447.35 feet to the Point of Beginning.

Location: N. Portland Ave. & Rush Creek Rd. (County Highway District #3)

9. Discussion and possible action to approve/deny the General Plat of Thornton Addition (GP-2025-04).

Application:

GARY THORNTON

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.00 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 located in the Southeast Quarter (SE/4) of Section Eighteen (18), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of Section Eighteen (18); Thence North 89°59'35" West along the South line of said SE/4 a distance of 340.48 feet to the POINT OF BEGINNING; Thence continuing along said South line North 89°59'35" West a distance of 680.98 feet; Thence North 00°16'01" West a distance of 256.52 feet; Thence South 89°57'02" East a distance of 680.84 feet; Thence South 00°17'53" East a distance of 256.01 feet to the POINT OF BEGINNING.

Location: NW 206th St. & N. County Line Rd. (County Highway District #3)

10. Discussion and possible action to approve/deny the Final Plat of Thornton Addition (FP-2025-02).

Application:

GARY THORNTON

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.00 acres. Each proposed 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 located in the Southeast Quarter (SE/4) of Section Eighteen (18), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of Section Eighteen (18); Thence North 89°59'35" West along the South line of said SE/4 a distance of 340.48 feet to the POINT OF BEGINNING; Thence continuing along said South line North 89°59'35" West a distance of 680.98 feet; Thence North 00°16'01" West a distance of 256.52 feet; Thence South 89°57'02" East a distance of 680.84 feet; Thence South 00°17'53" East a distance of 256.01 feet to the POINT OF BEGINNING.

Location: NW 206th St. & N. County Line Rd. (County Highway District #3)

11. Discussion and possible action to approve/deny the Replat of Patnaude Hill (RE-2025-02).

Application:

GREGORY & CAROL PATNAUDE

The applicant proposes to divide an approximately 7.13-acre parcel into two separate lots. Lot 4A would be approximately 5.00 acres while Lot 4B would be approximately 2.13 acres. If approved the re-plat will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

Lot Four (4) Patnaude Hill, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Location: N. Dobbs Rd. & E. Wilshire Blvd. (County Highway District #2)

12. Discussion and possible action to approve/deny the Preliminary Plat of Avondale Estates (PP-2025-03).

Application:

JOHNSON & ASSOCIATES (MARK ZITZOW)

Owner:

SILVER OAK INVESTMENTS LLC

The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of no less than 1 acre. The proposed development would encompass approximately 148 acres and contain 98 lots. 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.

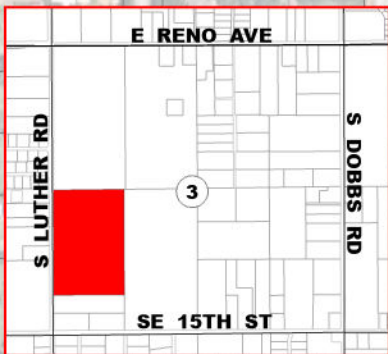
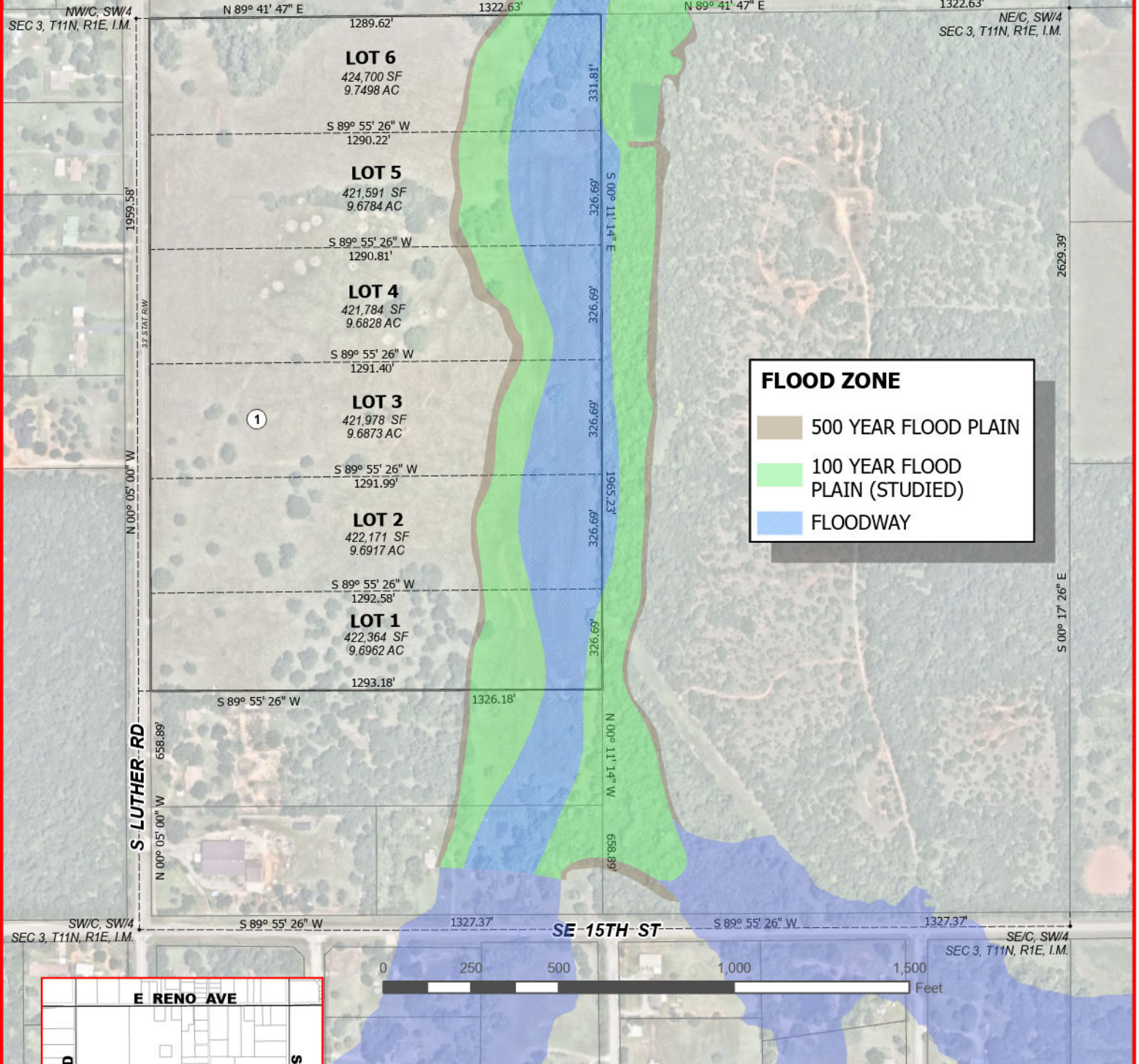
Location: NW 206th St. & MacArthur Blvd. (County Highway District #3)

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

14. 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.

15. Adjournment.

OKLAHOMA COUNTY PLANNING COMMISSION
GENERAL PLAT (GP-2025-07)
CHOCTAW ESTATES
LOCATION: LUTHER RD & SE 15TH ST
NO. OF LOTS: 6 LOTS / 60 ACRES



SECTION 3, T-11-N, R-1-E, I.M.
LOCATION MAP

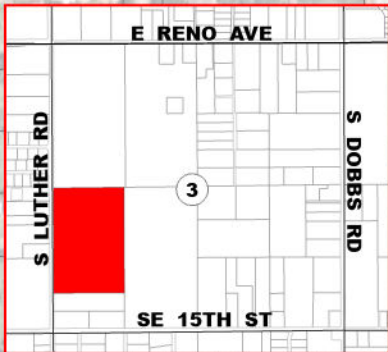
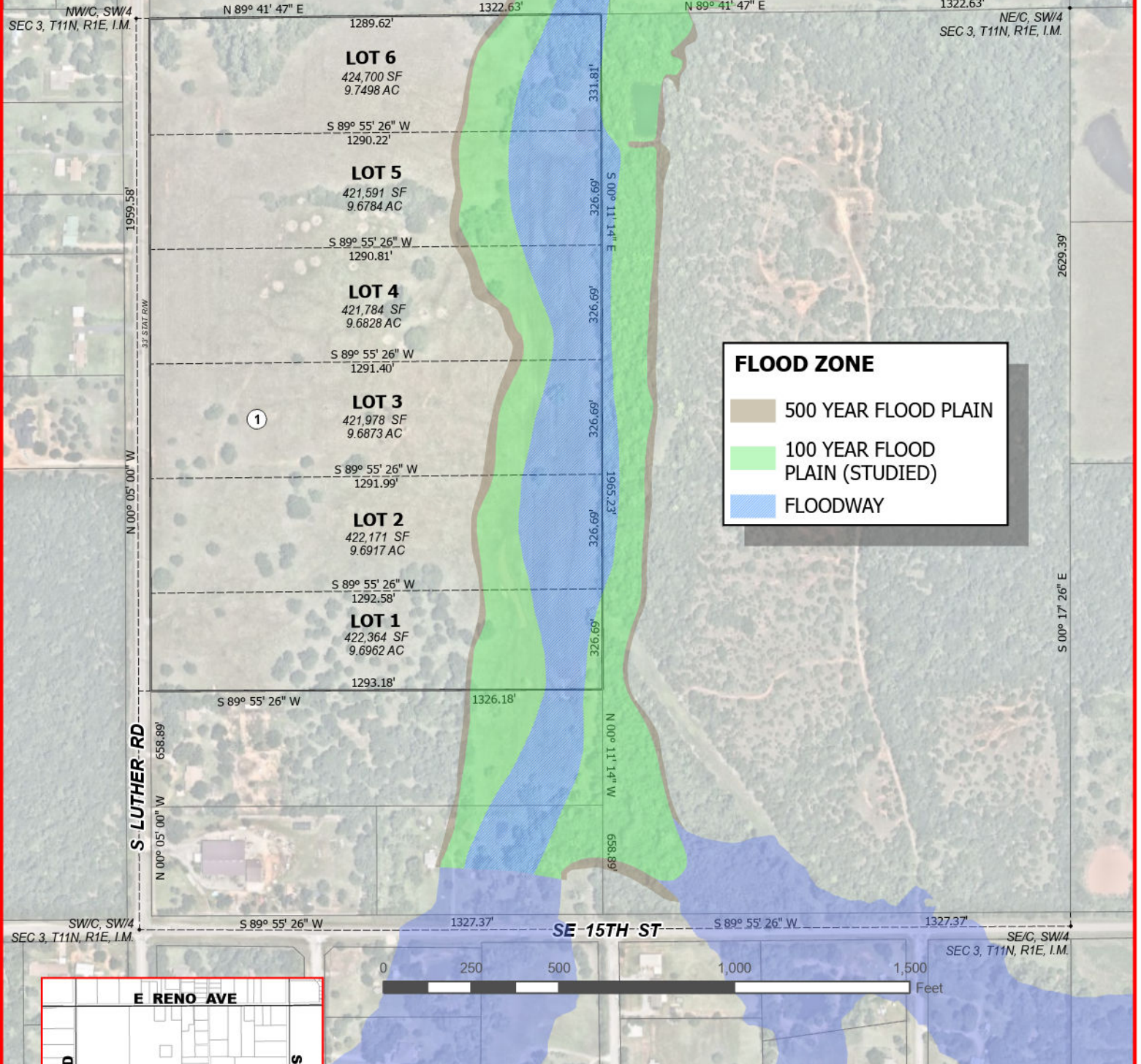


OKLAHOMA COUNTY
ENGINEERING & PLANNING

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

Date: JUNE 2025	Scale: 1" = 400'	Drawn By: SCM
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OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT (FP-2025-06)
CHOCTAW ESTATES
LOCATION: LUTHER RD & SE 15TH ST
NO. OF LOTS: 6 LOTS / 60 ACRES



SECTION 3, T-11-N, R-1-E, I.M.
LOCATION MAP



OKLAHOMA COUNTY
ENGINEERING & PLANNING

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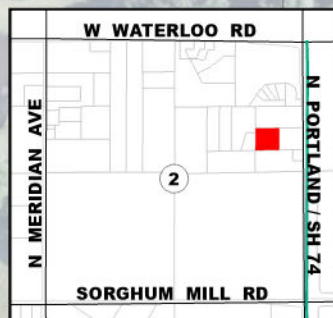
GENERAL PLAT (GP-2025-06)

THE CHARA

LOCATION: PORTLAND AVE & RUSH CREEK RD

NO. OF LOTS: 2 LOTS / 5.00 ACRES

Basis of Bearing
N 00° 15' 08" E
East Line of NE/4
Sec. 2, T14N, R4W



SECTION 2, T-14-N, R-4-W, 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:
JUNE 2025

Scale: **1:1,500**
1" = 125'

Drawn By:
SCM

FINAL PLAT (FP-2025-05)

THE CHARA

LOCATION: PORTLAND AVE & RUSH CREEK RD

NO. OF LOTS: 2 LOTS / 5.00 ACRES

Basis of Bearing
N 00° 15' 08" E
East Line of NE/4
Sec. 2, T14N, R4W



SECTION 2, T-14-N, R-4-W, 1.M
LOCATION MAP



OKLAHOMA COUNTY ENGINEERING & PLANNING

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Date:
JUNE 2025

Scale: **1:1,500**
1" = 125'

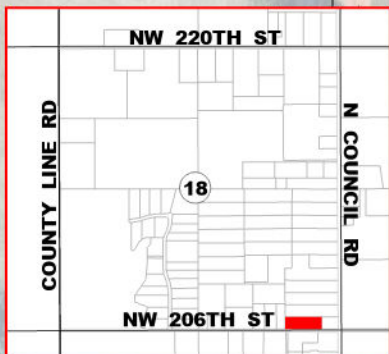
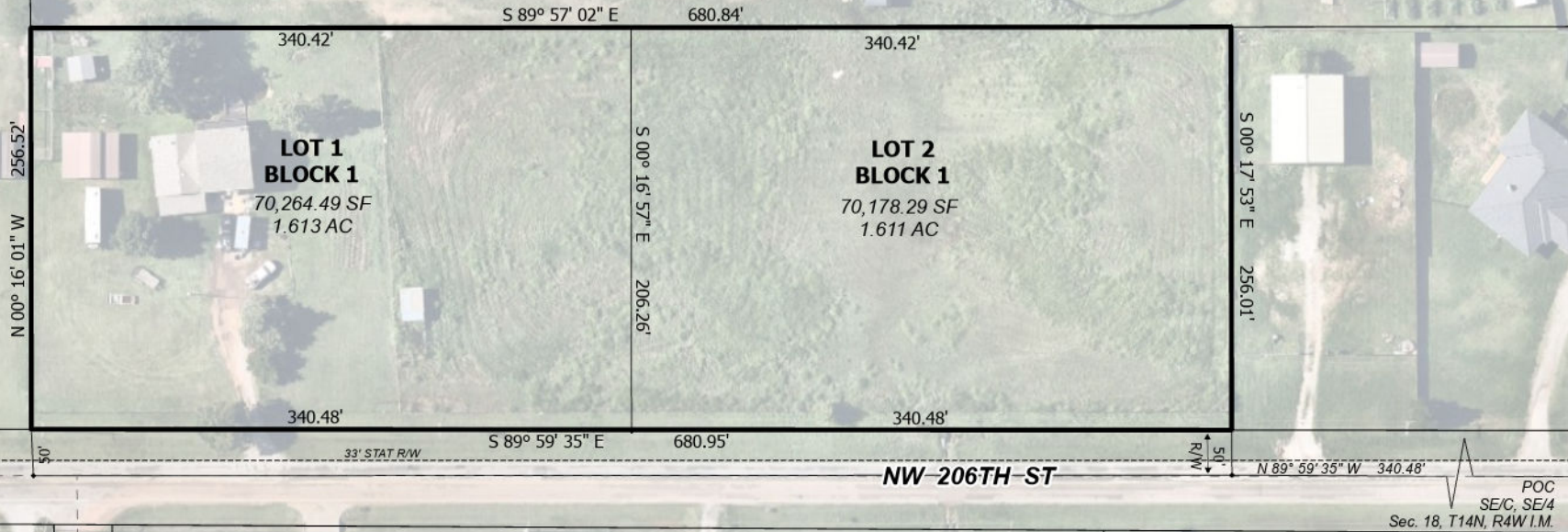
Drawn By:
SCM

GENERAL PLAT (GP-2025-04)

THORNTON ADDITION

LOCATION: NW 206TH & N COUNCIL RD

NO. OF LOTS: 2 LOTS / 4 ACRES



SECTION 18, T-14-N, R-4-W, I.M.

LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

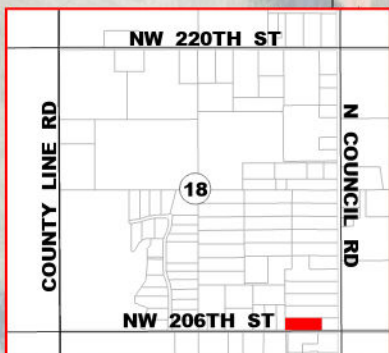
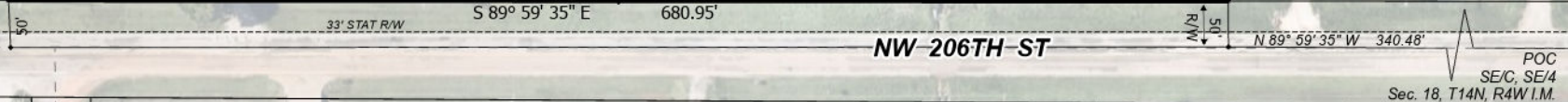
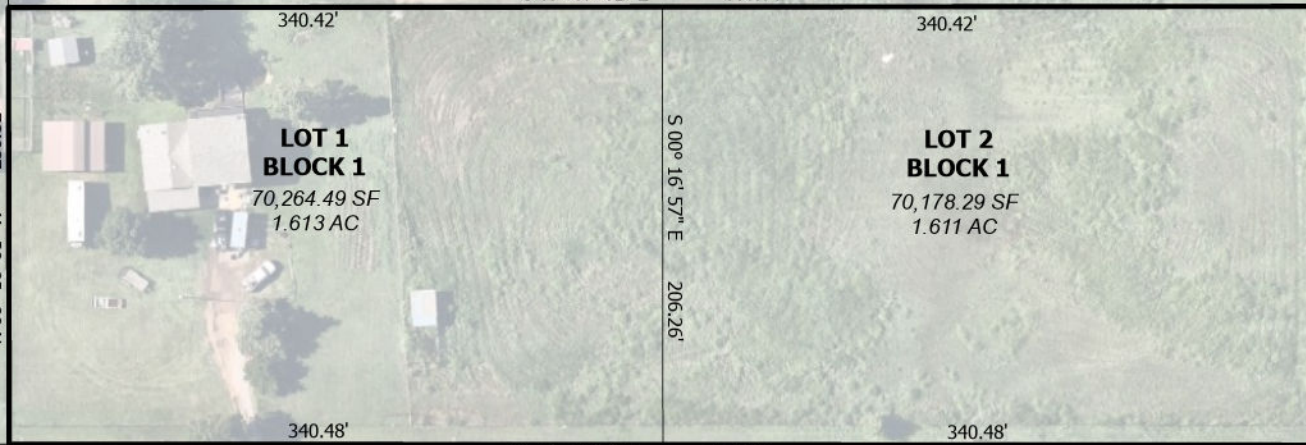
320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

Date:
JUNE 2025

Scale:
1" = 100'

Drawn By:
SCM

FINAL PLAT (FP-2025-03)
 THORNTON ADDITION
 LOCATION: NW 206TH & N COUNCIL RD
 NO. OF LOTS: 2 LOTS / 4 ACRES



SECTION 18, 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.

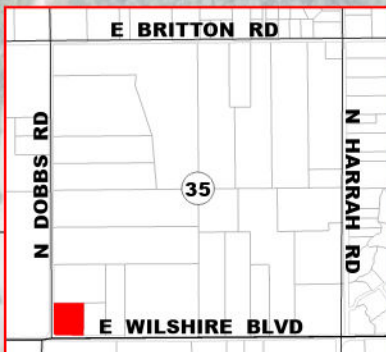
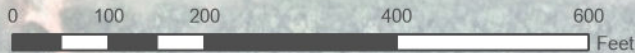
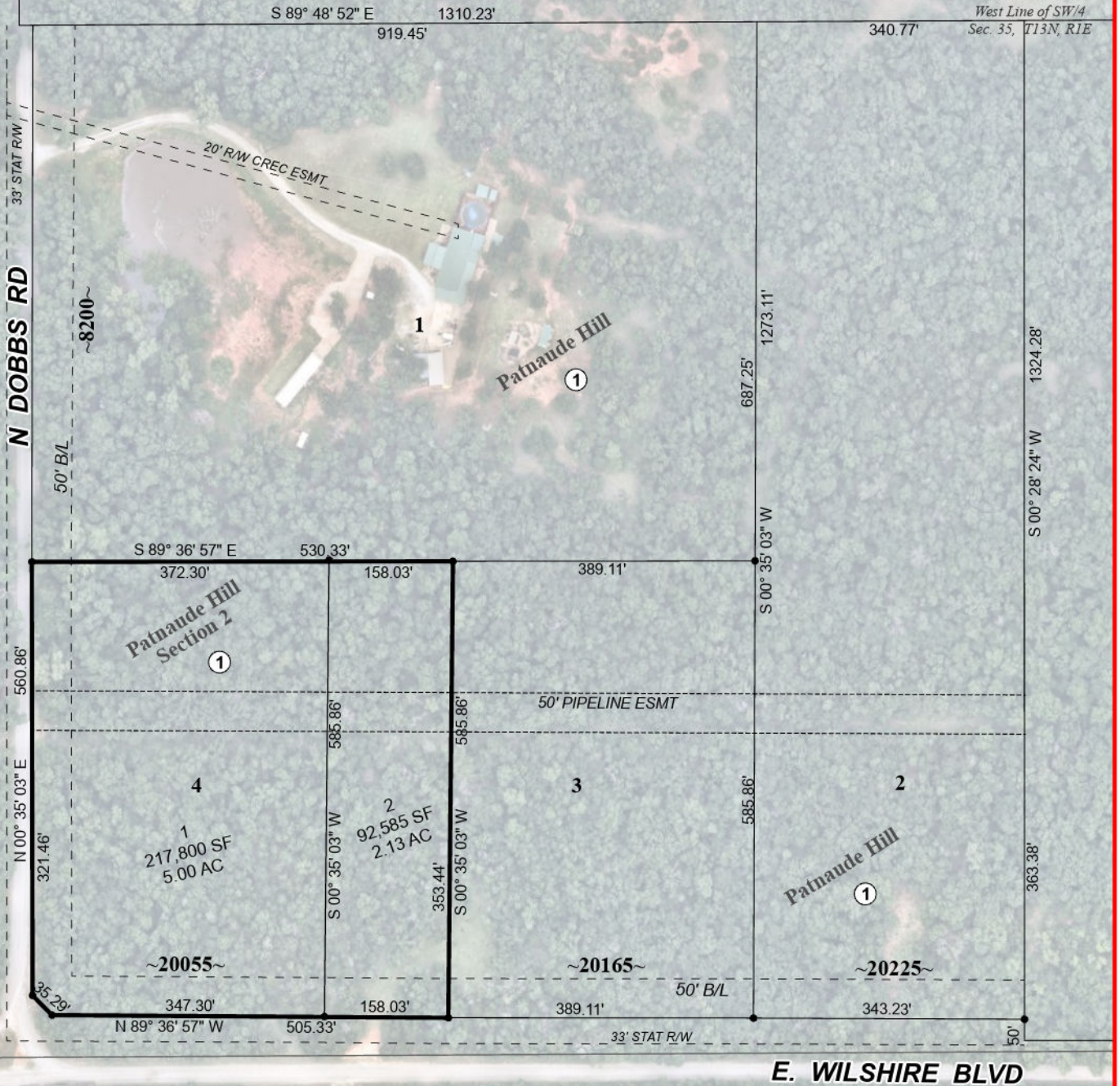
Date:
 JUNE 2025

Scale:
 1" = 100'

Drawn By:
 SCM

OKLAHOMA COUNTY PLANNING COMMISSION
RE-PLAT (RE-2025-02)
PATNAUD HILL, SECTION 2
LOT 4, BLOCK 1
LOCATION: DOBBS & WILSHIRE BLVD

Basis of Bearing
 N 00° 35' 03" E
 West Line of SW/4
 Sec. 35, T13N, R1E



SECTION 35, T-13-N, R-1-E, I.M.
LOCATION MAP

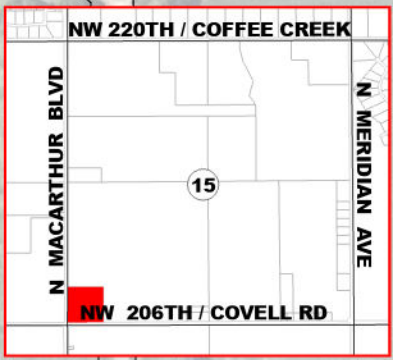
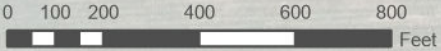


OKLAHOMA COUNTY
ENGINEERING & PLANNING

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

Date: MAY 2025	Scale: 1" = 200'	Drawn By: SCM
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OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (PP-2025-03)
AVONDALE ESTATES
LOCATION: NW 206TH & MACARTHUR
NO. OF LOTS: 98 LOTS/148 ACRES



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: MAY 2025	Scale: 1:400 1:4,800	Drawn By: SCM
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