

**A G E N D A**

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

**March 20, 2025**

2025 MAR 14 AM 09:58

FILED IN OFFICE  
Oklahoma County Clerk

MAR 14 2025

*T. J. Wooliver*  
Deputy

1. Notice of meeting posted March 14, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (February 20, 2025)
5. Discussion and possible action to approve/deny the General Plat of Fontenot Subdivision (GP-2025-01).

Application: **BLAKE FONTENOT**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.75 acres. Each proposed lot would be no less than two acres in size. The following is the legal description of the property:

A ±4.75-acre tract of land, being situated in the Northeast Quarter (NE/4) of Section 17, Township 14 North, Range 3 West, Indian Meridian, Oklahoma County, Oklahoma: Commencing at a point from a ½-inch Iron Rod found for the Center of said Section 17; Thence North 00°39'23" West, a distance of 330.34 feet to a fence corner found, the same being the Southwest Corner of this tract and being the Point Of Beginning; Thence, North 00°28'09" West, a distance of 328.15 feet to a fence corner found for the Northwest Corner of this tract; Thence, South 89°51'39" East, a distance of 629.41 feet to a 3/8-inch Iron Rod found for the Northeast Corner of this tract, passing a ½-inch Iron Rod set at a distance of 188.55 feet; Thence South 00°30'46" East, a distance of 329.36 feet to a ½-inch Iron Rod found for the Southeast Corner of this tract; Thence North 89°45'02" West, a distance of 629.68 feet to the Point Of Beginning, passing a fence corner found at a distance of 294.48 feet.

Location: NW 220<sup>th</sup> St & Western Ave (County Highway District #3)

6. Discussion and possible action to approve/deny the Final Plat of Fontenot Subdivision (FP-2025-01).

Application: **BLAKE FONTENOT**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.75 acres. Each proposed lot would be no less than two acres in size. If approved, the final plat would be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A ±4.75-acre tract of land, being situated in the Northeast Quarter (NE/4) of Section 17, Township 14 North, Range 3 West, Indian Meridian, Oklahoma County, Oklahoma: Commencing at a point from

a ½-inch Iron Rod found for the Center of said Section 17; Thence North 00°39'23"West, a distance of 330.34 feet to a fence corner found, the same being the Southwest Corner of this tract and being the Point Of Beginning; Thence, North 00°28'09"West, a distance of 328.15 feet to a fence corner found for the Northwest Corner of this tract; Thence, South 89°51'39" East, a distance of 629.41 feet to a 3/8-inch Iron Rod found for the Northeast Corner of this tract, passing a ½-inch Iron Rod set at a distance of 188.55 feet; Thence South 00°30'46"East, a distance of 329.36 feet to a ½-inch Iron Rod found for the Southeast Corner of this tract; Thence North 89°45'02"West, a distance of 629.68 feet to the Point Of Beginning, passing a fence corner found at a distance of 294.48 feet.

Location: NW 220<sup>th</sup> St & Western Ave (County Highway District #3)

**7. Discussion and possible action to approve/deny the General Plat of Harvest Acres (GP-2025-02).**

Application: **HARVEST ACRES LLC (MONIKA CAMPBELL)**

The applicant proposes to develop a single-family residential subdivision with 9 lots on approximately 27.15 acres. Each proposed lot would be no less than 2.5 acres in size. The following is the legal description of the property:

**Tract 1 (Proposed Lots 1 – 6)**

A tract of land being a part of the Northwest Quarter (NW/4) of Section 7, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows; The Basis of Bearing for this description is the Oklahoma State Plane Coordinate System, NAD 83 (2011), North Zone, with the West line of said NW/4 bearing S 00°19'41" E and monumented by a 3/8" rebar found at the Northwest corner and a Mag Nail with CA 6414 Tag found at the Southwest corner of said NW/4; Commencing at the Northwest corner of said NW/4; Thence S 00°19'41" E along the West line of said NW/4 a distance of 475.00 feet to the Point of Beginning; Thence N 90°00'00" E a distance of 362.92 feet; Thence S 00°19'41" E a distance of 2134.35 feet to a point 35.00 feet North of the South line of said NW/4; Thence S 89°59'23" W, 35.00 feet North of and parallel with said South line, a distance of 271.95 feet; Thence N 49°12'15" W a distance of 120.76 feet to the West line of said NW/4; Thence N 00°19'41" W along said West line a distance of 2055.50 feet to the Point of Beginning, containing 17.70 acres, more or less,

AND

**Tract 2 (Proposed Lots 7 – 9)**

A tract of land being a part of the Northwest Quarter (NW/4) of Section 7, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows; The Basis of Bearing for this description is the Oklahoma State Plane Coordinate System, NAD 83 (2011), North Zone, with the West line of said NW/4 bearing S 00°19'41" E and monumented by a 3/8" rebar found at the Northwest corner and a Mag Nail with CA 6414 Tag found at the Southwest corner of said NW/4; Commencing at the Northwest corner of said NW/4; Thence S 89°59'39" E along the North line of said NW/4 a distance of 475.00 feet to the Point of Beginning; Thence continuing S 89°59'39" E along said North line a distance of 815.33 feet; Thence S 32°38'58" E a distance of 117.56 feet; Thence S 01°55'13" W a distance of 376.08 feet; Thence N 90°00'00" W a distance of 866.15 feet; Thence N 00°00'00" W a distance of 474.94 feet to the Point of Beginning, containing 9.45 acres, more or less.

Location: NW 234th St & County Line Rd (County Highway District #3)

**8. Discussion and possible action to approve/deny the Preliminary Plat of Hawkins Ridge (PP-2025-01).**

Application: **RR1131, LLC**

The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of two acres. The proposed development would encompass approximately 29.65 acres and contain 13 lots. The following is the legal description of the property:

**A tract of land situated within the Southeast Quarter (SE/4) of Section Eight (8), Township Thirteen North (T13N), Range One East (R1E) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence S89°22'01"W along the South line of said SE/4 a distance of 335.96 feet to the POINT OF BEGINNING; thence continuing S89°22'01"W along said South line a distance of 652.36 feet; thence continuing S89°22'01"W along said South line a distance of 325.86 feet; thence N00°24'19"W a distance of 1321.53 feet; thence N89°31'09"E a distance of 252.09 feet; thence continuing N89°31'09"E a distance of 726.13 feet; thence S00°24'19"E a distance of 1318.93 feet to the POINT OF BEGINNING. Said tract contains 1,291,475 Sq Ft or 29.65 Acres, more or less.**

**Location: N. Peebly Rd. & E. Memorial Rd. (County Highway District #3)**

**9. Discussion and possible action to approve/deny the Preliminary Plat of Waterloo Ridge Estates (PP-2025-02).**

Applicant: **JOHNSON & ASSOCIATES (MARK ZITZOW)**  
Owner: **SHAW HOMES INC**

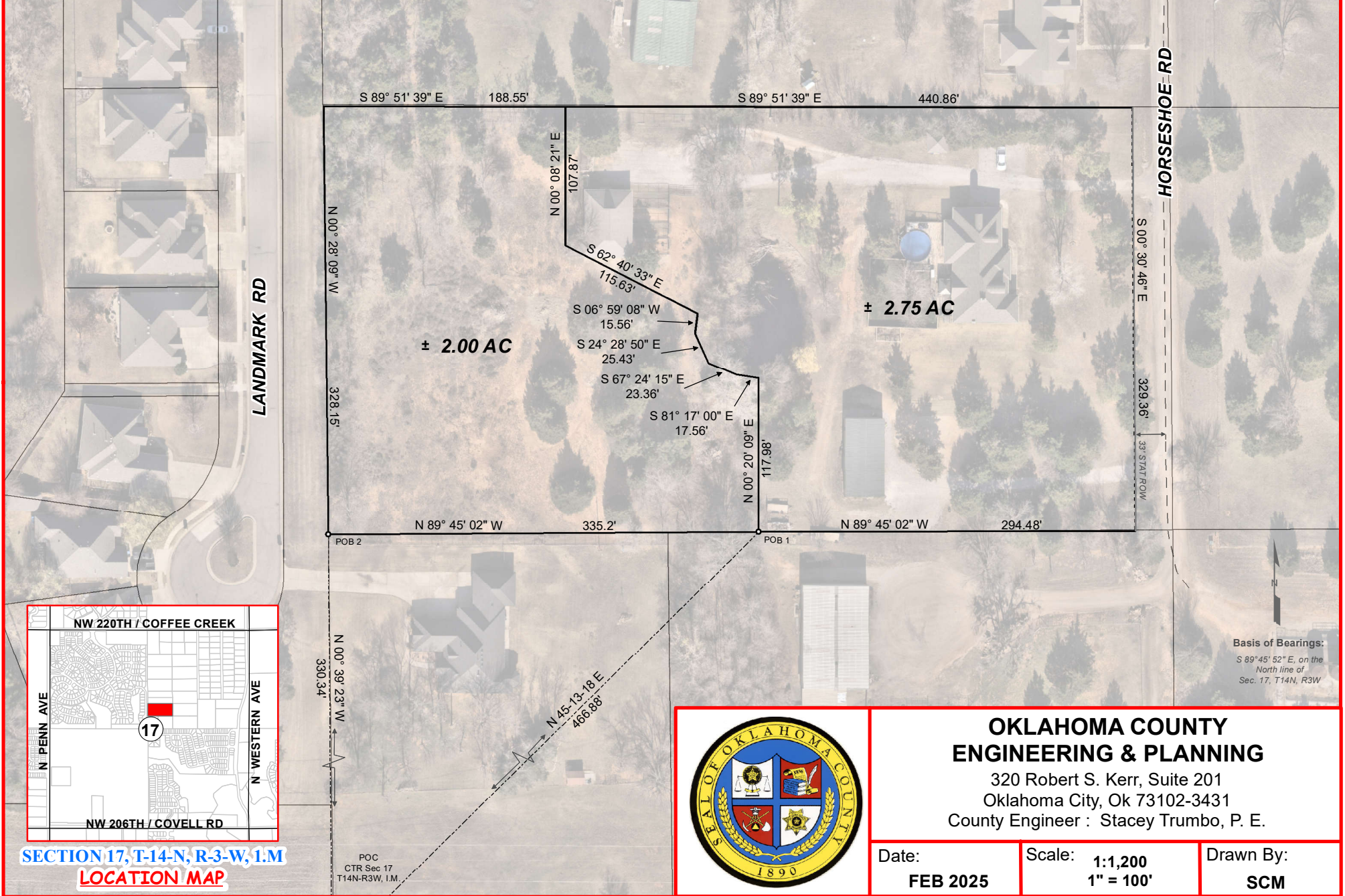
The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of .5 acres. The proposed development would encompass approximately 42.13 acres and contain 55 lots. The following is the legal description of the property:

**A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest (NW/C) Corner of said Northeast Quarter (NE/4), said point being the POINT OF BEGINNING; THENCE North 89°55'56" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 961.93 feet; THENCE South 00°07'50" East, departing said North line, a distance of 393.95 feet; THENCE South 45°07'50" East, a distance of 35.36 feet; THENCE North 89°52'10" East, a distance of 332.95 feet; THENCE South 00°32'00" East, a distance of 242.24 feet; THENCE North 89°52'10" East, a distance of 329.65 feet; THENCE South 00°32'00" East, a distance of 678.03 feet; THENCE North 89°58'32" West, a distance of 1,647.52 feet to a point on the West line of said Northeast Quarter (NE/4); THENCE North 00°29'40" West, along and with the West line of said Northeast Quarter (NE/4), a distance of 1,335.82 feet to the POINT OF BEGINNING. Said tract of land having 1,835,546 square feet or 42.1383 acres, more or less.**

**Location: E. Waterloo Rd. & Coltrane (County Highway District #3)**

- 10. Discussion and possible action to receive the February 2025 Fee Fund and Expense Reports.**
- 11. 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.
- 12. Adjournment.**

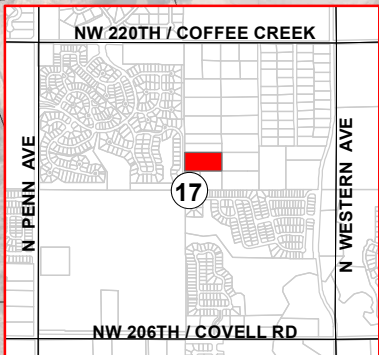
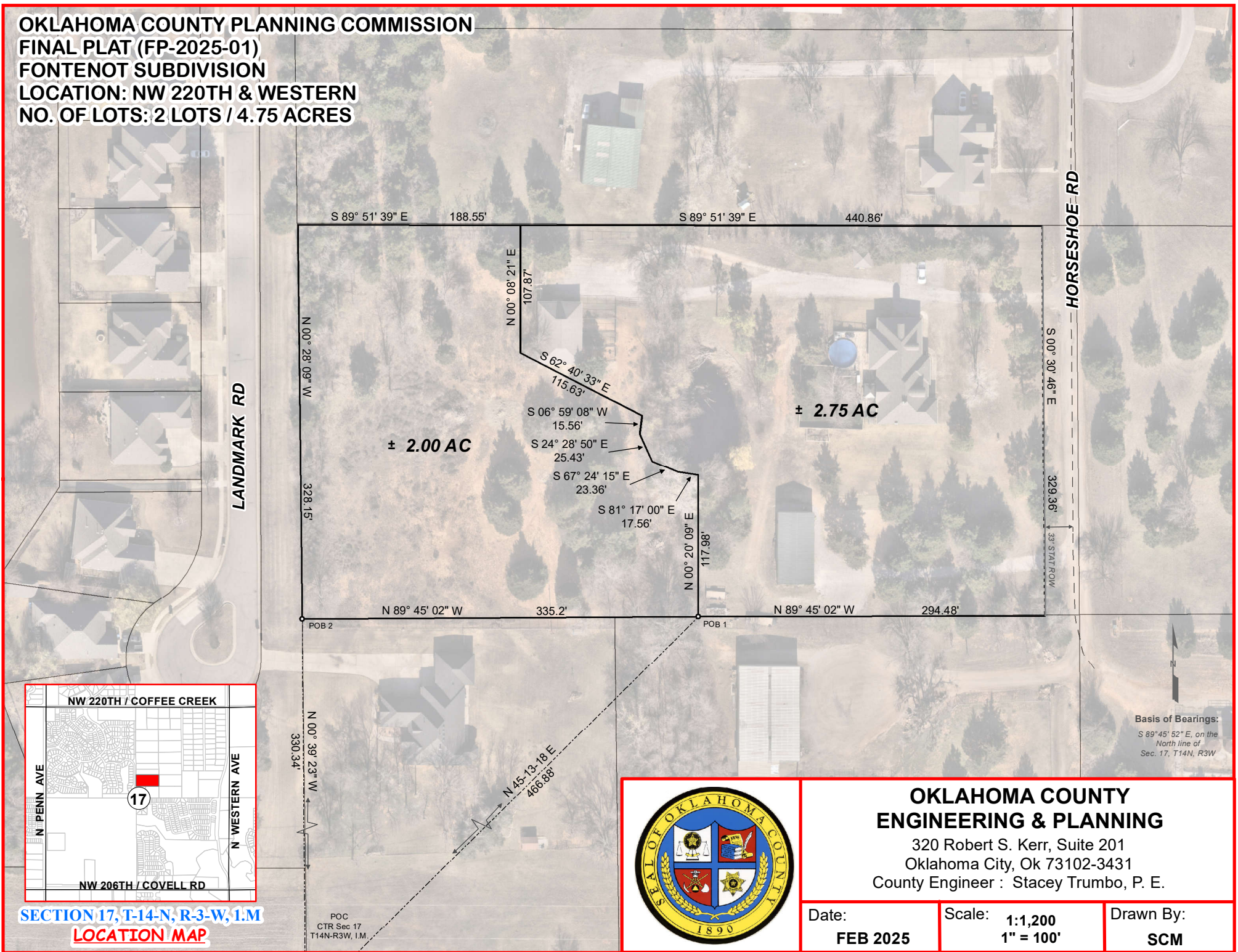
**OKLAHOMA COUNTY PLANNING COMMISSION  
 GENERAL PLAT (GP-2025-01)  
 FONTENOT SUBDIVISION  
 LOCATION: NW 220TH & WESTERN  
 NO. OF LOTS: 2 LOTS / 4.75 ACRES**



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

<b>Date:</b> FEB 2025	<b>Scale:</b> 1:1,200 1" = 100'	<b>Drawn By:</b> SCM
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**OKLAHOMA COUNTY PLANNING COMMISSION**  
**FINAL PLAT (FP-2025-01)**  
**FONTENOT SUBDIVISION**  
**LOCATION: NW 220TH & WESTERN**  
**NO. OF LOTS: 2 LOTS / 4.75 ACRES**



**SECTION 17, T-14-N, R-3-W, 1.M**  
**LOCATION MAP**



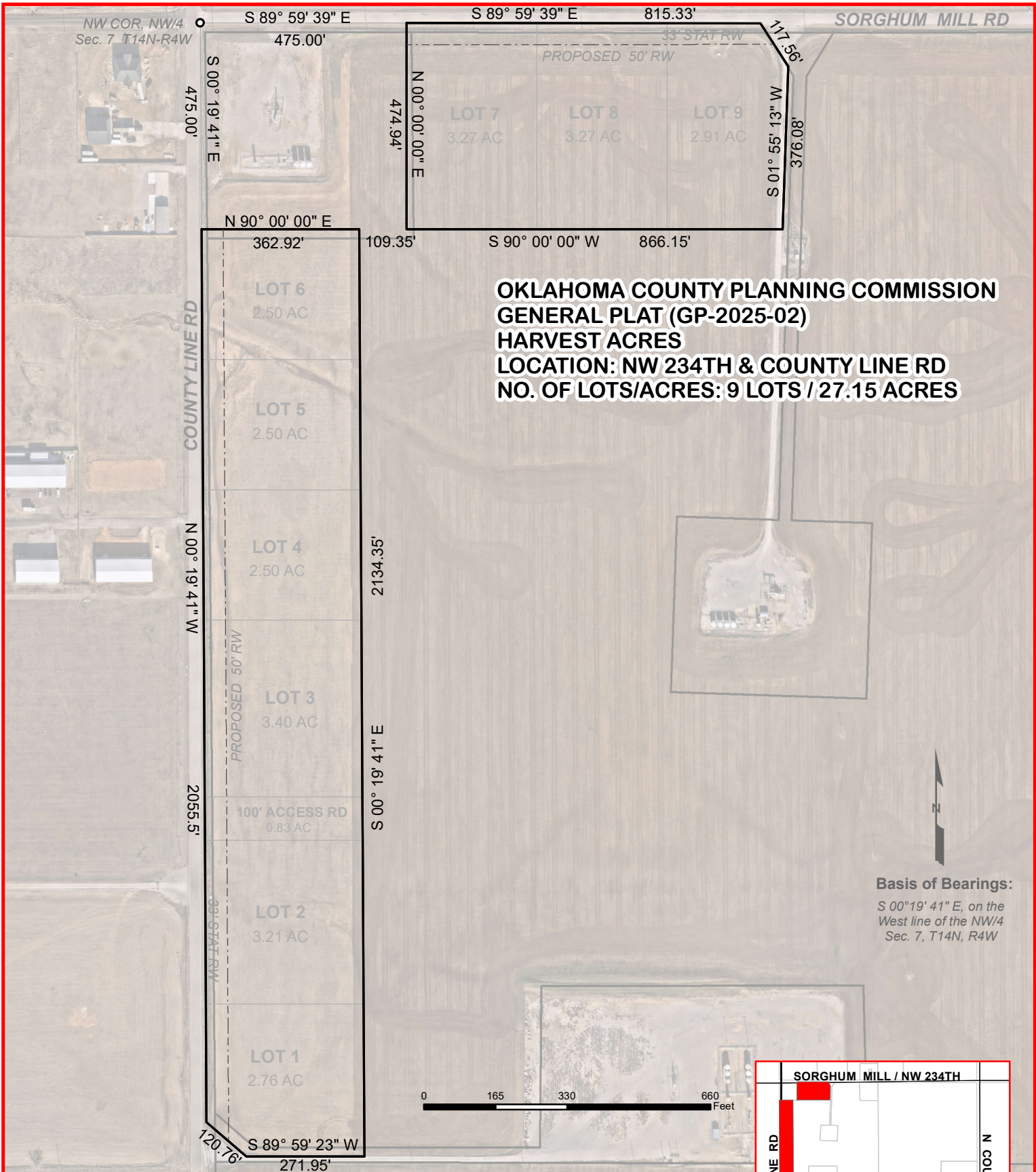
**OKLAHOMA COUNTY**  
**ENGINEERING & PLANNING**

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

Date:  
**FEB 2025**

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

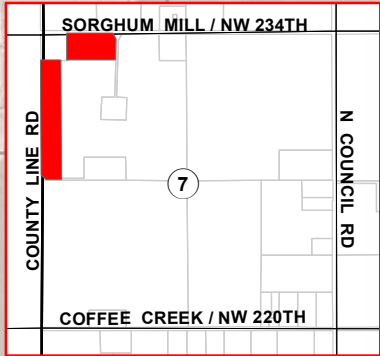
Drawn By:  
**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION  
 GENERAL PLAT (GP-2025-02)  
 HARVEST ACRES  
 LOCATION: NW 234TH & COUNTY LINE RD  
 NO. OF LOTS/ACRES: 9 LOTS / 27.15 ACRES**

**Basis of Bearings:**

*S 00°19' 41" E, on the  
 West line of the NW/4  
 Sec. 7, T14N, R4W*



**SECTION 7, 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.

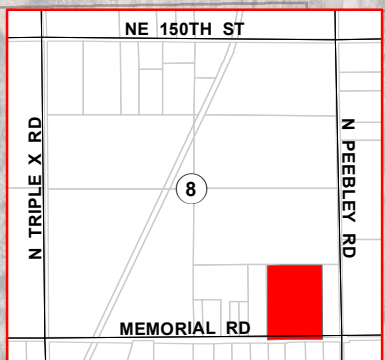
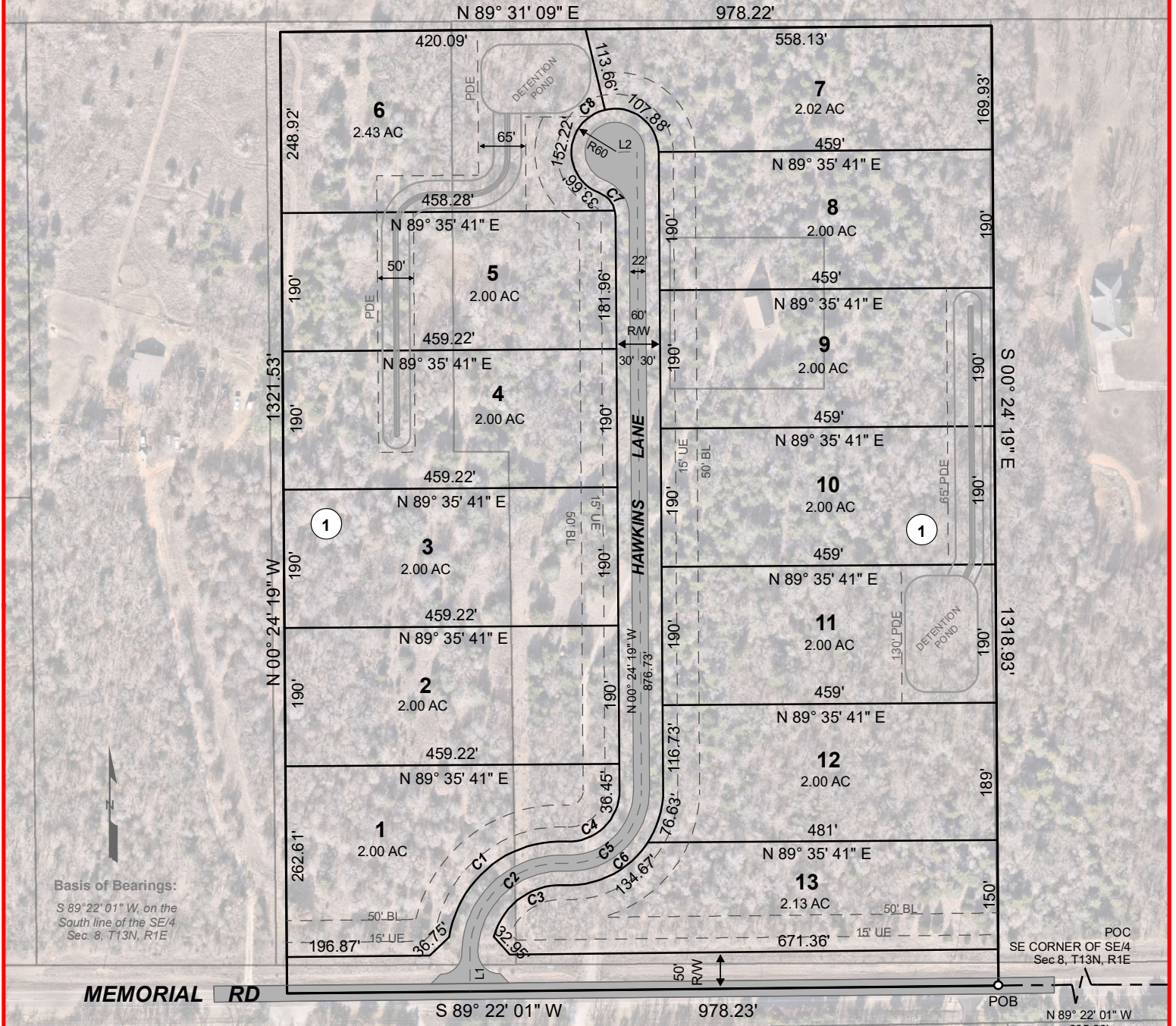
Date:  
**FEB 2025**

Scale: **1:3,600**  
**1" = 300'**

Drawn By:  
**SCM**

**OKLAHOMA COUNTY PLANNING COMMISSION  
PRELIMINARY PLAT (PP-2025-01)  
HAWKINS RIDGE  
LOCATION: MEMORIAL & PEEBLEY  
NO. OF LOTS/ACRES: 13 LOTS ON 29.65 ACRES**

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	227.50'	155.00'	84° 05' 48"	S50° 40' 00" W	207.62'
C2	203.71'	125.00'	93° 22' 34"	S46° 03' 17" W	181.91'
C3	129.70'	95.00'	78° 13' 35"	S53° 36' 06" W	119.86'
C4	113.80'	70.00'	93° 08' 53"	N46° 10' 08" E	101.68'
C5	162.57'	100.00'	93° 08' 53"	N46° 10' 08" E	145.25'
C6	211.35'	130.00'	93° 08' 53"	N46° 10' 08" E	188.83'
C7	41.77'	35.00'	68° 22' 54"	S34° 35' 46" W	39.34'
C8	260.11'	60.00'	248° 22' 55"	S55° 24' 15" W	99.26'



**SECTION 8, T-13-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: <b>JAN 2025</b>	Scale: <b>1:2,400 1" = 200'</b>	Drawn By: <b>SCM</b>
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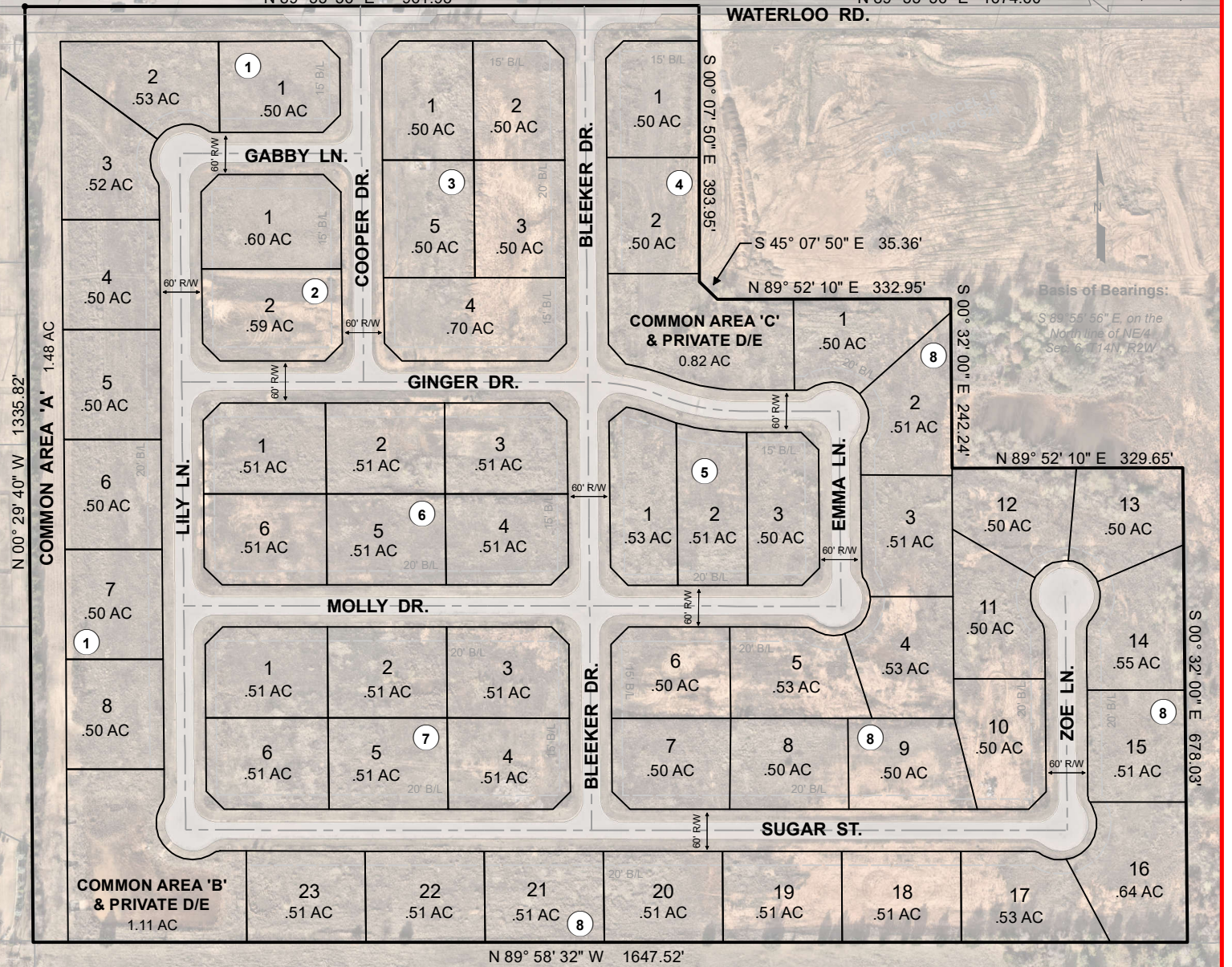
**OKLAHOMA COUNTY PLANNING COMMISSION  
PRELIMINARY PLAT (PP-2025-02)  
WATERLOO RIDGE ESTATES  
LOCATION: WATERLOO & COLTRANE  
NO. OF LOTS: 55 LOTS ON 42.13 ACRES**

POB  
NW COR., NE/4,  
SEC. 6, T14N, R2W

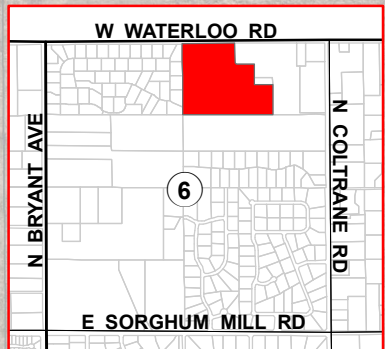
N 89° 55' 56" E 961.93'

N 89° 55' 56" E 1674.60'

NE COR., NE/4,  
SEC. 6, T14N, R2W



**Basis of Bearings:**  
 S 89° 55' 56" E on the  
 North line of NE/4  
 Sec. 6, T14N, R2W



**SECTION 6, 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: <b>FEB 2025</b>	Scale: <b>1"= 220'</b> <b>1:2,640</b>	Drawn By: <b>SCM</b>
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