

JAN 09 2026
Robin Harman
Deputy

A G E N D A

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

January 15, 2026

1. Notice of meeting posted January 9, 2026.
2. Call to Order. 2026 JAN 9 AM 8:32
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (December 18, 2025)
5. Discussion and possible action to approve/deny the General Plat of Zebedee Subdivision (GP-2025-12).

Applicant: 74 LEASING LLC (SCOTT HENDERSON)

The applicant proposes to develop a 3-lot subdivision governed by a commercial PUD (PUD-2023-07) on approximately 5.82 acres. If approved, each lot would be no less than 1 acre in size. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section Twenty-Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: COMMENCING at the Northwest Corner of said NW/4; thence South 00°00'08" West along the West line of said NW/4 a distance of 1308.44 feet to the point of beginning; thence from said point of beginning continuing South 00°00'08" West along said West line a distance of 1260.80 feet; thence South 89°59'52" East a distance of 50.00 feet; thence South 45°09'37" East a distance of 35.25 feet to a point 60.00 feet North of the South line of said NW/4; thence North 89°40'37" East along a line parallel to and 60.00 feet North of said South line a distance of 446.80 feet; thence North 00°20'11" West a distance of 888.24 feet; thence North 69°28'32" West a distance of 219.81 feet; thence North 28°26'09" West a distance of 253.43 feet; thence North 55°50'33" West a distance of 169.18 feet; thence North 89°59'52" West a distance of 50.00 feet to the point of beginning. (also known as Tract 2) LESS AND EXCEPT A strip, piece or parcel of land lying in part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the West line of said NW/4, a distance of 85.55 feet N00°16'23"W of the SW Corner of said NW/4, thence N00°16'23"W along said West line a distance of 1,260.35 feet, thence N89°43'37"E a distance of 50.00 feet, thence S56°07'04"E a distance of 169.18 feet, thence S28°42'40"E a distance of 137.15 feet, thence S00°12'00"E a distance of 625.73 feet, thence S01°52'57"W a distance of 443.33 feet, thence S89°20'30"W a distance of 163.07 feet, thence N44°55'36"W a distance of 35.25 feet, thence S89°43'37"W a distance of 50.00 feet to point of beginning.

Location: Portland Ave. & NW 206th St. (County Highway District #3)

6. Discussion and possible action to approve/deny the Final Plat of Zebedee Subdivision (FP-2025-14).

Applicant:

74 LEASING LLC (SCOTT HENDERSON)

The applicant proposes to develop a 3-lot subdivision governed by a commercial PUD (**PUD-2023-07**) on approximately 5.82 acres with lots 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 part of the Northwest Quarter (NW/4) of Section Twenty-Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: COMMENCING at the Northwest Corner of said NW/4; thence South 00°00'08" West along the West line of said NW/4 a distance of 1308.44 feet to the point of beginning; thence from said point of beginning continuing South 00°00'08" West along said West line a distance of 1260.80 feet; thence South 89°59'52" East a distance of 50.00 feet; thence South 45°09'37" East a distance of 35.25 feet to a point 60.00 feet North of the South line of said NW/4; thence North 89°40'37" East along a line parallel to and 60.00 feet North of said South line a distance of 446.80 feet; thence North 00°20'11" West a distance of 888.24 feet; thence North 69°28'32" West a distance of 219.81 feet; thence North 28°26'09" West a distance of 253.43 feet; thence North 55°50'33" West a distance of 169.18 feet; thence North 89°59'52" West a distance of 50.00 feet to the point of beginning. (also known as Tract 2) LESS AND EXCEPT A strip, piece or parcel of land lying in part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the West line of said NW/4, a distance of 85.55 feet N00°16'23"W of the SW Corner of said NW/4, thence N00°16'23"W along said West line a distance of 1,260.35 feet, thence N89°43'37"E a distance of 50.00 feet, thence S56°07'04"E a distance of 169.18 feet, thence S28°42'40"E a distance of 137.15 feet, thence S00°12'00"E a distance of 625.73 feet, thence S01°52'57"W a distance of 443.33 feet, thence S89°20'30"W a distance of 163.07 feet, thence N44°55'36"W a distance of 35.25 feet, thence S89°43'37"W a distance of 50.00 feet to point of beginning.

Location: Portland Ave. & NW 206th St. (County Highway District #3)

7. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to R-1 – Acreage Residential (Z-2025-04).

Applicant:

THE FARM @ HARRAH ESTATES (GINA MOORE)

The applicant proposes to amend the zoning to allow for development of a single-family residential subdivision. The proposed rezoning would allow a minimum lot size of one acre, and the total development would encompass approximately 160.37 acres. The following is the legal description of the property:

The Northwest Quarter (NW/4) of Section Twenty-five (25), Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on December 4, 2025, with metes and bounds as follows: Beginning at the Southwest corner of said NW/4; Thence North 00°18'31" East as the Basis of Bearing on the West line of said NW/4 a distance of 2632.69 feet to the Northwest corner of said NW/4; Thence North 89°58'57" East on the North line of said NW/4 a distance of 2635.20 feet to the Northeast corner of said NW/4; Thence South 00°14'03" East on the East line of said NW/4 a distance of 2644.11 feet to the Southeast corner of said NW/4; Thence

North 89°46'16" West on the South line of said NW/4 a distance of 2660.21 feet to the Point of Beginning. This description contains 6,985,603 square feet or 160.37 acres, more or less.

Location: Hefner Rd. & N. Harrah Rd. (County Highway District #1)

8. Discussion and possible action to approve/deny the General Plat of The Farm at Harrah Estates, Phase I Subdivision (GP-2025-13).

Applicant: **THE FARM @ HARRAH ESTATES (GINA MOORE)**

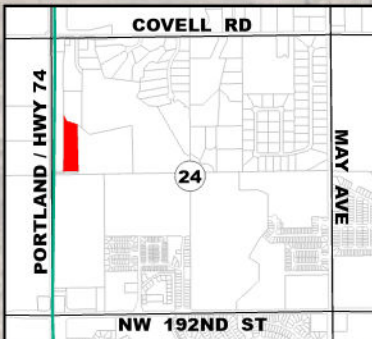
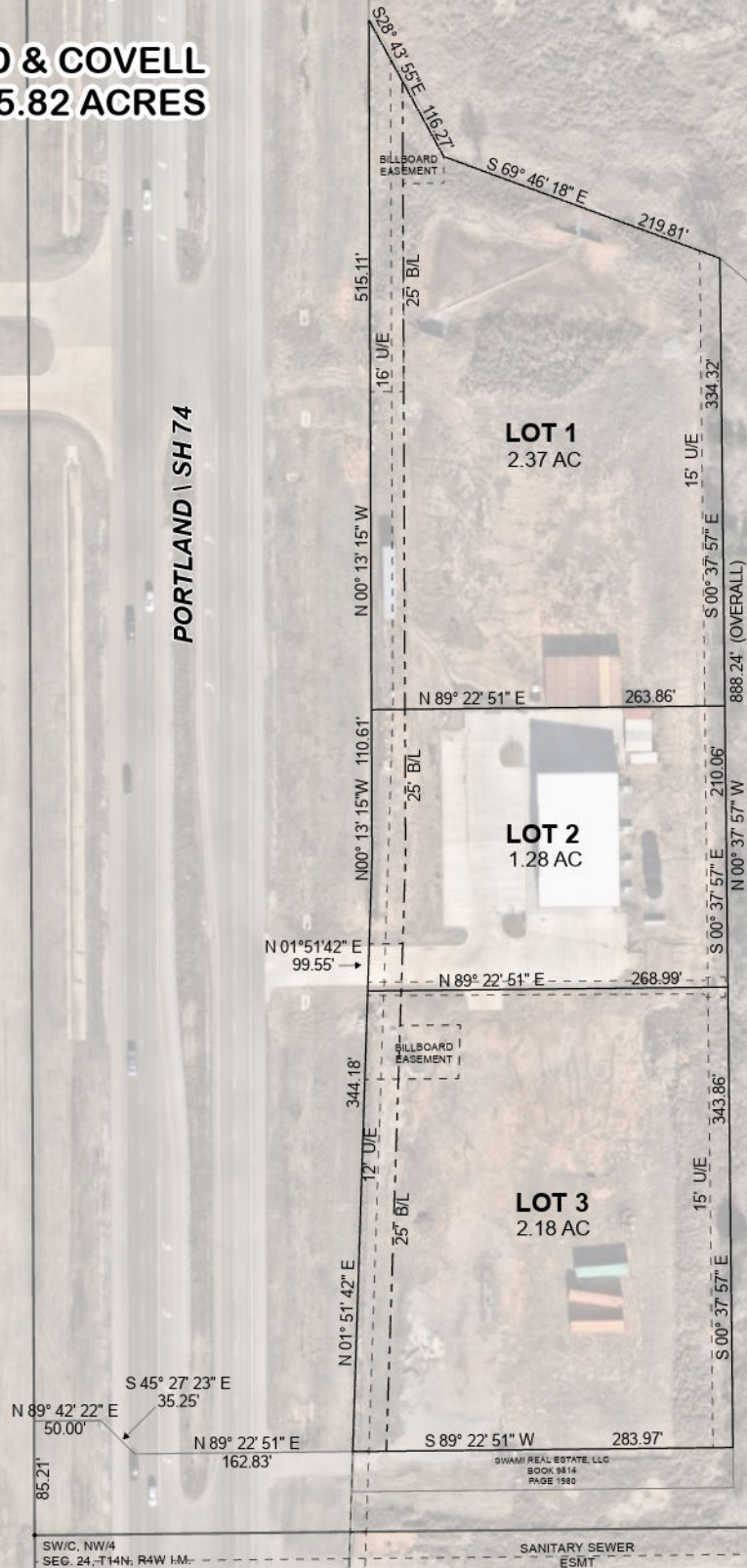
The applicant proposes to develop the first phase of a single-family residential subdivision with lots no less than one acre in size. If approved, Phase I of the proposed development would encompass approximately 22.11 acres and contain 13 lots. The following is the legal description of the property:

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on December 2, 2025, with metes and bounds as follows: Beginning at the Southwest corner of said NW/4; Thence North 00°18'31" East as the Basis of Bearing on the West line of said NW/4 a distance of 1204.00 feet; Thence South 89°46'16" East and parallel to the South line of said NW/4 a distance of 800.00 feet; Thence South 00°18'31" West and parallel to the West line of said NW/4 a distance of 1204.00 feet to a point on the South line of said NW/4; Thence North 89°46'16" West on the South line of said NW/4 a distance of 800.00 feet to the Point of Beginning. This description contains 963,199 square feet or 22.11 acres, more or less.

Location: Hefner Rd. & N. Harrah Rd. (County Highway District #1)

- 9. Discussion and possible action to receive the December 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-2025-12)
ZEBEDEE
LOCATION: PORTLAND & COVELL
NO. OF LOTS: 3 LOTS/ 5.82 ACRES



SECTION 24, 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:
DEC 2025

Scale:
**1:1,680
1" = 140'**

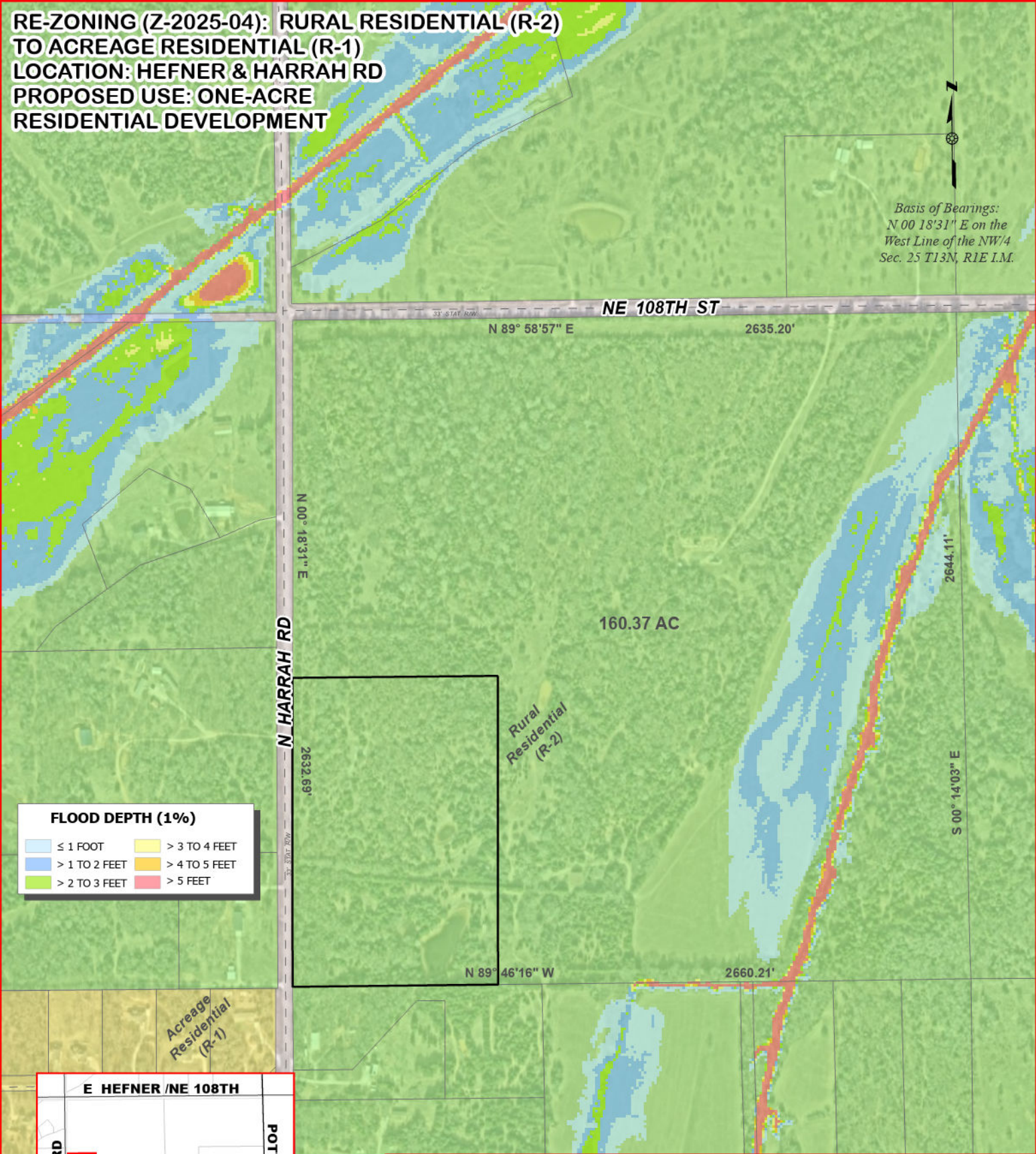
Drawn By:
SCM

FINAL PLAT (FP-2025-14)
ZEBEDEE
LOCATION: PORTLAND & COVELL
NO. OF LOTS: 3 LOTS/ 5.82 ACRES



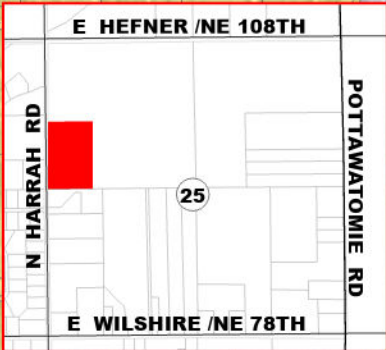
RE-ZONING (Z-2025-04): RURAL RESIDENTIAL (R-2)
TO ACREAGE RESIDENTIAL (R-1)
LOCATION: HEFNER & HARRAH RD
PROPOSED USE: ONE-ACRE
RESIDENTIAL DEVELOPMENT

Basis of Bearings:
N 00° 18' 31" E on the
West Line of the NW/4
Sec. 25 T13N, R1E I.M.



FLOOD DEPTH (1%)

≤ 1 FOOT	> 3 TO 4 FEET
> 1 TO 2 FEET	> 4 TO 5 FEET
> 2 TO 3 FEET	> 5 FEET



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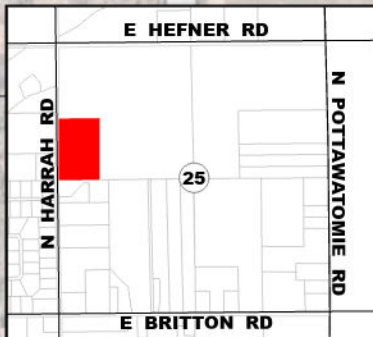
Date:
DEC 2025

Scale: 1:6,000
1" = 500'

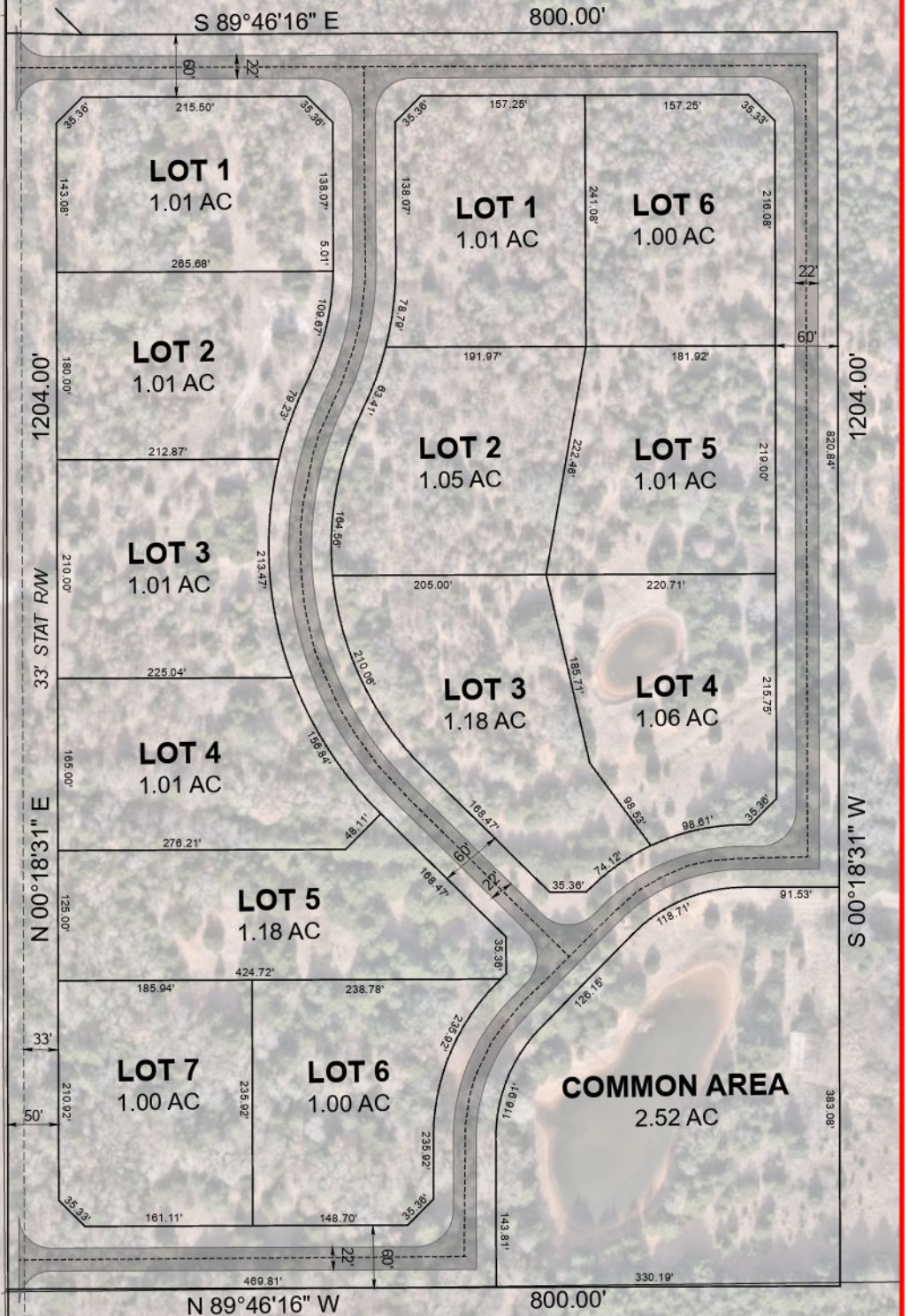
Drawn By:
SCM

GENERAL PLAT (GP-2025-13)
FARM @ HARRAH ESTATES
LOCATION: E HEFNER & HARRAH RD
NO. OF LOTS: 13 LOTS/ 22 ACRES

Basis of Bearings
 N 00°18'31" E on the
 West line of the NW/4
 Sec. 25, T13N, R1E 1M



N HARRAH RD



**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

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

Date:
DEC 2025

Scale:
**1:1,920
 1" = 160'**

Drawn By:
SCM

SECTION 25, T-13-N, R-1-E, 1.M
LOCATION MAP