

**M I N U T E S**

**OKLAHOMA COUNTY PLANNING COMMISSION**

**January 15<sup>th</sup>, 2026**

**1:30 p.m.**

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Denise Patterson, Vice-Chairperson, at 1:30 p.m., in Room 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

- Ms. Denise Patterson, Vice-Chairman**
- 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. Stacey Trumbo, P.E., County Engineer**

Mr. Brandt called roll and a quorum was declared.

**Approval of Minutes of the Previous Meeting: (December 18, 2025)**

Mr. Foster motioned to approve the minutes as submitted. Mr. Murray seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Patterson – Aye, Murray – Aye, Davidson – Aye, Foster – Aye. The December 18, 2025 minutes were approved as submitted.

**Discussion and possible action to approve/deny the General Plat of Zebedee Subdivision (GP-2025-12).**

Applicant: **74 LEASING LLC (SCOTT HENDERSON)**

The applicant proposed developing 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 was 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 206<sup>th</sup> St. (County Highway District #3)

Mr. Brandt presented the staff report and stated that the general plat application of Zebedee was a companion item to final plat application of the same name. He added that the property was rezoned to a commercial PUD in 2023 with a fireworks distribution center built in 2025. He also added that the applicant wanted to subdivide the property into 3 separate parcels for use as retail and warehouse spaces.

Mr. Jewell asked if all the proposed lots would adhere to the approved PUD.

Mr. Brandt replied that all lots would be governed by the existing PUD.

Mr. Scott Henderson, applicant, was present to speak on behalf of the general plat application.

Ms. Patterson asked if the access points off Portland were acceptable.

Mr. Henderson stated that his 3 entrances off Portland had been permitted and approved by ODOT.

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

Mr. Foster motioned to approve the general plat application. Mr. Jewell seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Patterson – Aye, Murray – Aye, Davidson – Aye, Foster – Aye. The general plat application was approved.

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

Applicant: **74 LEASING LLC (SCOTT HENDERSON)**

The applicant proposed developing 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 would be forwarded to the BOCC for final consideration and filing. The following was 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 206<sup>th</sup> St. (County Highway District #3)

Mr. Brandt stated that the final plat application of Zebedee was a companion to general plat application of the same name.

Mr. Scott Henderson, applicant, was present to speak on behalf of his final plat application.

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

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

**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 proposed amending 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 was 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)

Ms. Lisa Endres joined the meeting.

Mr. Brandt presented the staff report and stated that the applicant wished to rezone 160 acres at NE 108<sup>th</sup> St and Harrah Rd from R-2 to R-1. He added that if the zoning were approved, the proposed subdivision would be developed in phases. He also explained that the construction of

the new turnpike lent itself to more development in rural eastern Oklahoma County. Mr. Brandt mentioned that there was some floodplain on the eastern portion of the 160 acres.

Mr. Brandt stated that both letters of protest and letters of support had been received by planning staff.

Mr. Jewell motioned to accept the letters of protest and support for review. Mr. Murray seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Patterson – Aye, Murray – Aye, Davidson – Aye, Foster – Aye. The letters were accepted.

Ms. Gina Moore, applicant, was present to speak on behalf of her rezoning application. She began by stating that the proposed development would lose several usable acres due to floodplain and an existing oil well on the property. She added that she planned to try and maintain the rural feel of the area while developing an aesthetically pleasing subdivision.

Mr. Greg Massey, Red Plains Professional, was present to speak on behalf of the rezoning application.

Mr. Warren Spellman, applicant's father, also in favor of the project, stated that the proposed development would be a nice addition to the area.

Mr. Jonathan Hole and Mr. Keith Manns, adjacent property owners, were present to speak against the rezoning application for the following reasons:

- Increased traffic
- Insufficient infrastructure to support new development
- Disturb rural environment
- Increased crime
- Loss of privacy

Mr. Brandt explained that with all the protests received there was possibly a significant protest. This meant that the decision made by the BOCC had to be unanimous.

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

**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 proposed developing 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 was 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)

Mr. Brandt gave the staff report and stated that the general plat was a basic layout of the proposed development. He added that there were two proposed access points but all engineering would be discussed at the preliminary plat phase.

There was discussion between Mr. Brandt and the Commission regarding the widening of the frontage road along the proposed development and access to the proposed development. Mr. Brandt reiterated that all engineering issues would be remediated at the preliminary plat phase of the development.

Ms. Gina Moore, applicant, was present to speak on behalf of the general plat application. She reiterated that her idea for the proposed development was a rural feel with nice homes 2200 to 2500 square feet in size. She also added that she and her family would live in the proposed development.

Mr. Greg Massey, engineer for the development, stated that to maintain the rural feel of the area, the applicant was amenable to a 25–30-foot tree buffer along the perimeter of the development. He added that the developer hoped to keep as many of the existing trees as possible.

There was no one to speak against the general plat application.

Mr. Davidson motioned to approve the general plat application. Mr. Jewell seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Patterson – Aye, Murray – Aye, Davidson – Aye, Foster – Aye. The general plat application was approved.

### **Discussion and possible action to receive the December 2025 Fee Fund and Expense Reports.**

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

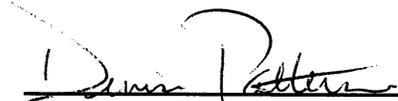
There was no new business.

**Adjournment:**

Mr. Foster motioned to adjourn. Mr. Davidson seconded the motion. Vote taken: Jewell – Aye, Farmer – Aye, Patterson – Aye, Murray – Aye, Davidson – Aye, Foster – Aye. The meeting was adjourned at 2:26 p.m.

Approved this 19<sup>th</sup> day of February, 2026

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

  
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**Ms. Denise Patterson, Vice-Chairperson**

  
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Mr. Erik Brandt, Planning Secretary