

A G E N D A

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

May 21, 2026

2026 MAY 15 AM 10:38

1. Notice of meeting posted May 15, 2026.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (April 16, 2026)
5. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to R-0 – Single-Family Residential District (Z-2026-01).

FILED IN OFFICE
Oklahoma County Clerk

MAY 14 2026

Deputy

Applicant:
Owner:

**AAB ENGINEERING LLC
DALE LEE BLACKBURN REV TRUST**

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-half (1/2) acre, and the total development would encompass approximately 80.00 acres. The following is the legal description of the property:

The Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) and the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4), Less and Except the North 19.32 feet of the East 850 feet of Said SE/4 NW/4, All in Section Three (3), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma. And More Particularly Described as Follows: A Tract of Land Lying in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) and the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Three (3), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, And Being More Particularly Described as Follows: Commencing at the Northwest Corner of said Section Three (3); Thence South 00°00'10" East, Along the West Line of said Section Three (3), a Distance of 1,397.04 feet to the Northwest Corner of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of said Section Three (3) and the Point of Beginning; Thence North 89°45'13" East, Along the North Line of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) and the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4), Said Line Also Being the South Line of Government Lots 4 and 3 of said Section Three (3), a Distance of 1,786.57 feet; Thence South 00°05'02" West, Parallel with the East Line of the Northwest Quarter (NW/4) of said Section Three (3), A Distance of 6.97 Feet to a Point 1400 feet South of the North Line of said Section Three (3); Thence North 89°52'57" East, Parallel with the North Line of said Section Three (3), a Distance of 850.00 feet to a Point on the East Line of the Northwest Quarter (NW/4) of said Section Three (3), said Point Being 1400.00 feet South 00°05'02" West of the Northeast Corner of the Northwest Quarter (NW/4) of said Section Three (3) and 8.88 feet South 00°05'02" West of the Northeast Corner of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of said Section Three (3); Thence South 00°05'02" West, Along the East Line of the Northwest Quarter (NW/4) of said Section Three (3), a Distance of 1,316.48 feet to the Southeast Corner of the Northwest Quarter (NW/4) of said Section Three (3); Thence South 89°46'43" West, Along the South Line of the Northwest Quarter (NW/4) of said Section Three (3), A Distance of 2,634.57 feet to the Southwest Corner of said Northwest Quarter (NW/4); Thence North 00°00'10" West,

Along the West Line of Said Northwest Quarter (NW/4), a Distance of 1,324.21 feet to the Point of Beginning.

Location: Waterloo Rd. & MacArthur Blvd. (County Highway District #3)

6. Discussion and possible action to approve/deny the General Plat of Wildhorse Creek Estates (GP-2026-02).

Applicant: LONGHORN ENTERPRISES (MIGUEL LOPEZ & ANTONIO VALASCO)

The applicant proposes to develop a 10-lot residential subdivision on approximately 52.18 acres. If approved, each lot would be no less than 5 acres in size. The following is the legal description of the property:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Ten (10), Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: Beginning at found mag nail for the Northwest Corner (NW/C) of the Northwest Quarter (NW/4) of said Section; Thence S89°41'54"E along the North line of the NW/4, a distance of 1315.00 feet, more or less, to a point, said point is the Point of Beginning; Thence S89°41'54"E along the North line of the NW/4, a distance of 1315.00 feet, more or less, to the Northeast corner of the Northwest Quarter to a found iron rod; Thence S00°40'51"E, along the East line of the NW/4, a distance of 1726.21 feet, more or less, to a found iron rod; Thence N89°41'25"W a distance of 1319.07 feet, more or less, to a set iron rod; Thence N00°32'46"W a distance of 1725.96 feet, more or less, to the point of beginning.

Location: NE 150th St. & Luther Rd. (County Highway District #3)

7. Discussion and possible action to approve/deny the Preliminary Plat of Wildhorse Creek Estates (PP-2026-02).

Applicant: LONGHORN ENTERPRISES (MIGUEL LOPEZ & ANTONIO VALASCO)

The applicant proposes to develop a 10-lot residential subdivision on approximately 52.18 acres. If approved, each lot would be no less than 5 acres in size. The following is the legal description of the property:

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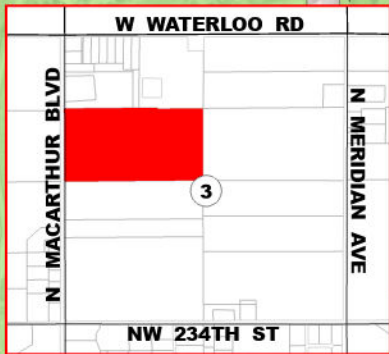
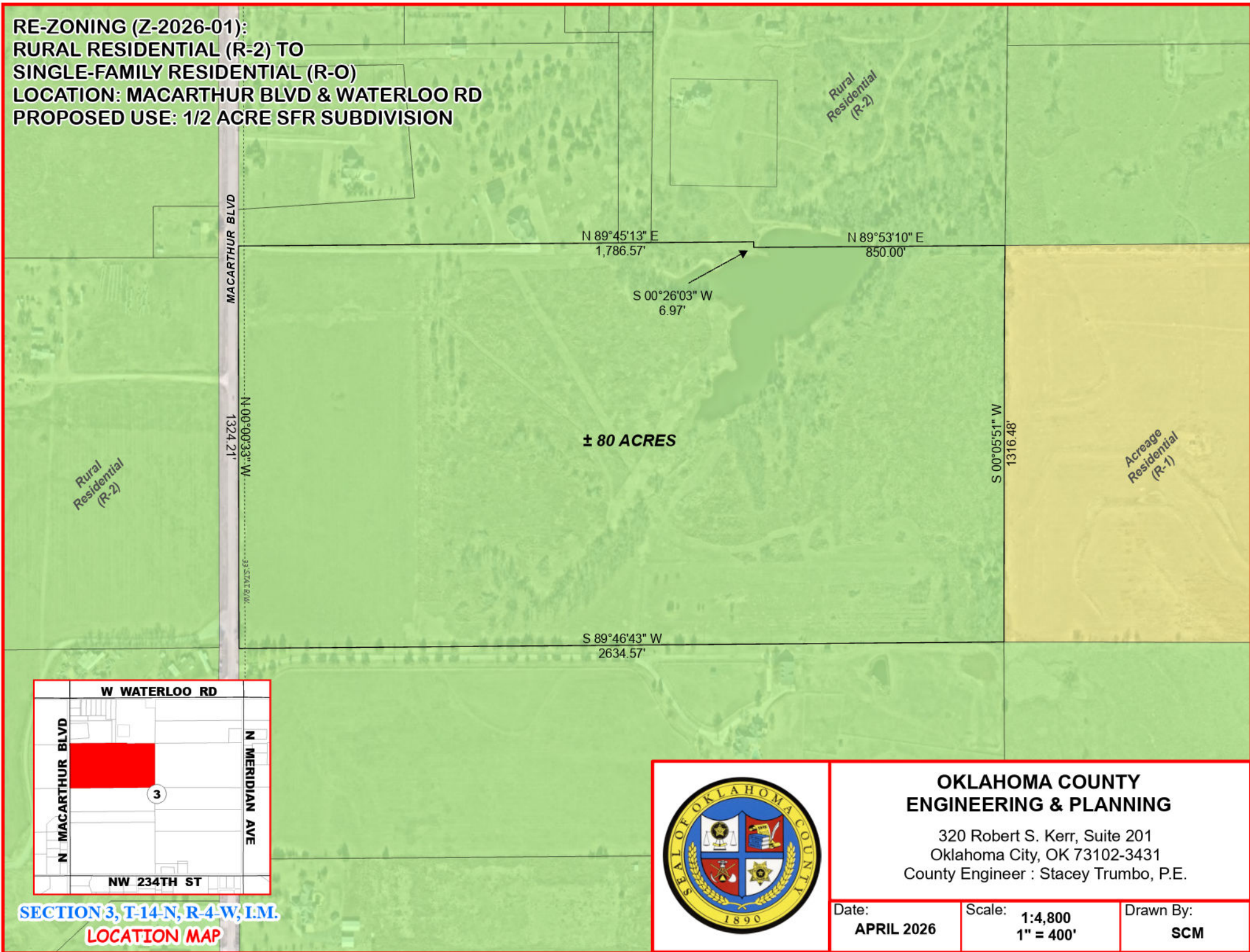
Location: NE 150th St. & Luther Rd. (County Highway District #3)

8. Discussion and possible action to receive the April 2026 Fee Fund and Expense Report.

9. **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.

10. **Adjournment.**

RE-ZONING (Z-2026-01):
RURAL RESIDENTIAL (R-2) TO
SINGLE-FAMILY RESIDENTIAL (R-O)
LOCATION: MACARTHUR BLVD & WATERLOO RD
PROPOSED USE: 1/2 ACRE SFR SUBDIVISION



SECTION 3, 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:
APRIL 2026

Scale:
1:4,800
1" = 400'

Drawn By:
SCM

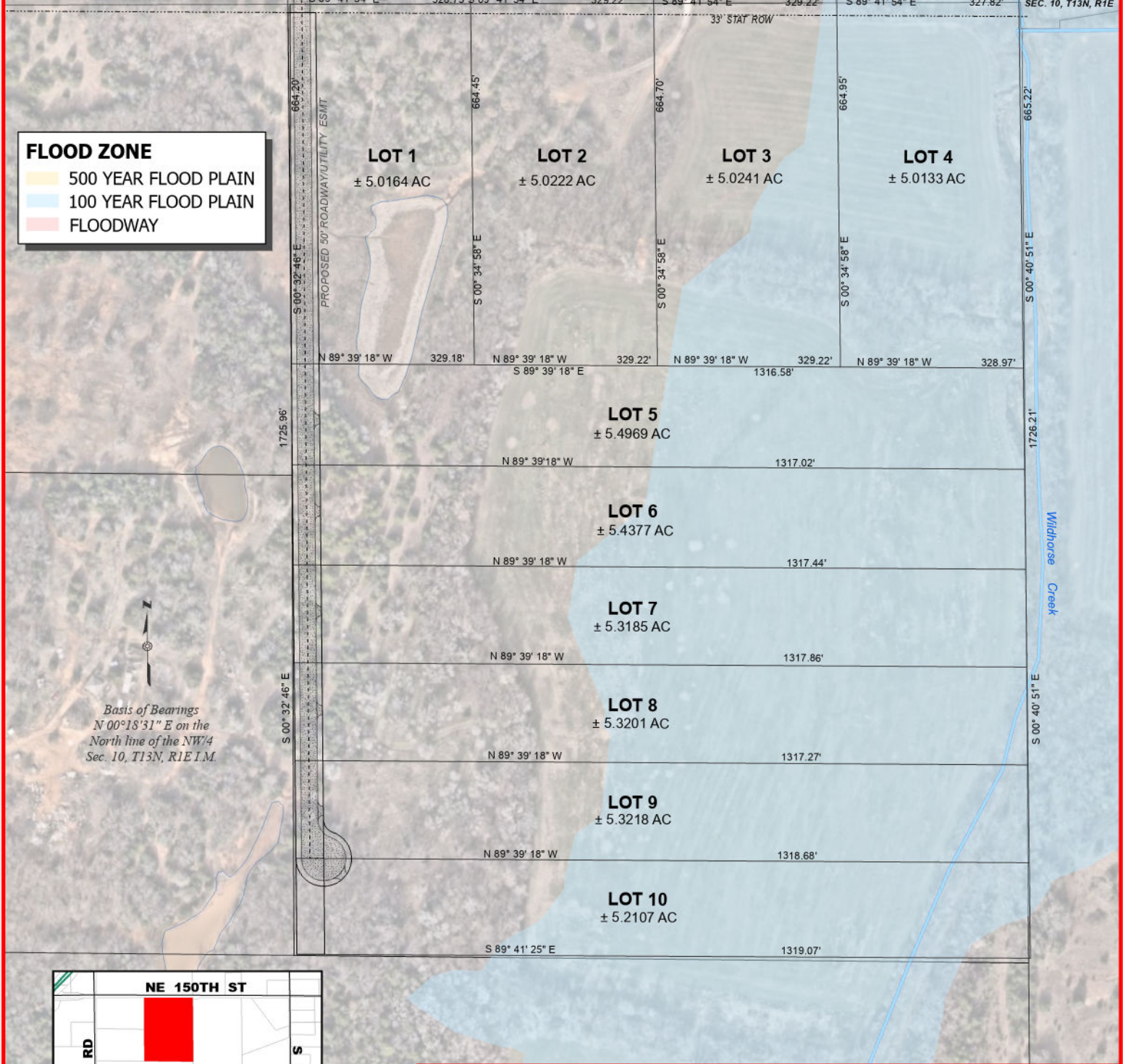
PRELIMINARY PLAT (PP-2026-02)
WILDHORSE CREEK ESTATES
LOCATION: NE 150TH ST & N LUTHER RD
NO. OF LOTS: 10 LOTS/ 52.18 ACRES

NE 150TH ST

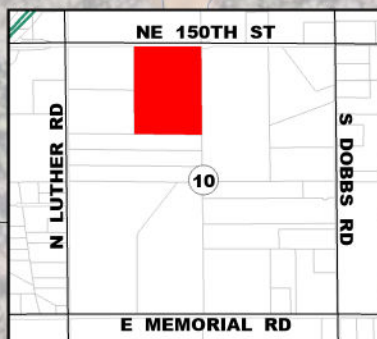
NE COR, NW/4
 SEC. 10, T13N, R1E

FLOOD ZONE

- 500 YEAR FLOOD PLAIN
- 100 YEAR FLOOD PLAIN
- FLOODWAY



*Basis of Bearings
 N 00°18'31" E on the
 North line of the NW/4
 Sec. 10, T13N, R1E I.M.*



**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

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

SECTION 10, T-13-N, R-1-E, 1.M
LOCATION MAP

Date: APRIL, 2026	Scale: 1:3,000 1" = 250'	Drawn By: SCM
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