

Planning Commission Minutes
April 24, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:59 a.m. on April 21, 2025)

5. (CE-1141) Application by Tucker House, LLC, to close the public easement on Lot Six (6), Block One (1), Bakers Subdivision, being a part of Blocks 17 & 18 of Goff's Addition, generally east of North Woodward Avenue and north of NW 11th Street. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY PRIVETT

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, PENNINGTON, NOBLE,
LAFORGE

ABSENT: GOVIN



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 24, 2025

Item No. IV. 5.

(CE-1141) Application by Tucker House, LLC, to close the public easement on Lot Six (6), Block One (1), Bakers Subdivision, being a part of Blocks 17 & 18 of Goff's Addition, generally located east of North Woodward Avenue and north of NW 11th Street. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant

David Tucker
Tucker House, LLC
(405) 990-8260
okietucker@yahoo.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to resolve a building encroachment at 1208 N Woodward Avenue to facilitate the sale of the property.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-1	R-1
Land Use	Residential	Residential	Residential	Residential	Residential

2. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

II. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District:** Oklahoma City
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire (OCFD) ***
- 4. Parks and Recreation**
- 5. Police (OCPD)**
- 6. Public Works**

a. Engineering

A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and

Utilities departments, respectively, which plans must include new executed and recorded easements, as necessary, before each individual easement may be released.

Storm Sewer Availability *

7. Stormwater Quality Management

8. Traffic Services *

9. Utilities

a. Wastewater Comments *

b. Water Comments *

c. Solid Waste Management

No Solid Waste Management services needed.

10. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.

b. Plan Conformance Considerations

The application seeks to close a 7-foot-wide east-west area that was dedicated to the public without a specific purpose. The site is located along south boundary of Lot 6, Block 1, of the Baker Subdivision (1923), being a part of Blocks 17 & 18 of Goff's Addition (1903). The site is located along the east side of North Woodward Avenue, generally east of North Grand Boulevard and north of NW 11th Street. The area is requested to be closed for encroachment of a constructed single-family residence. No compatibility or access issues were identified.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted

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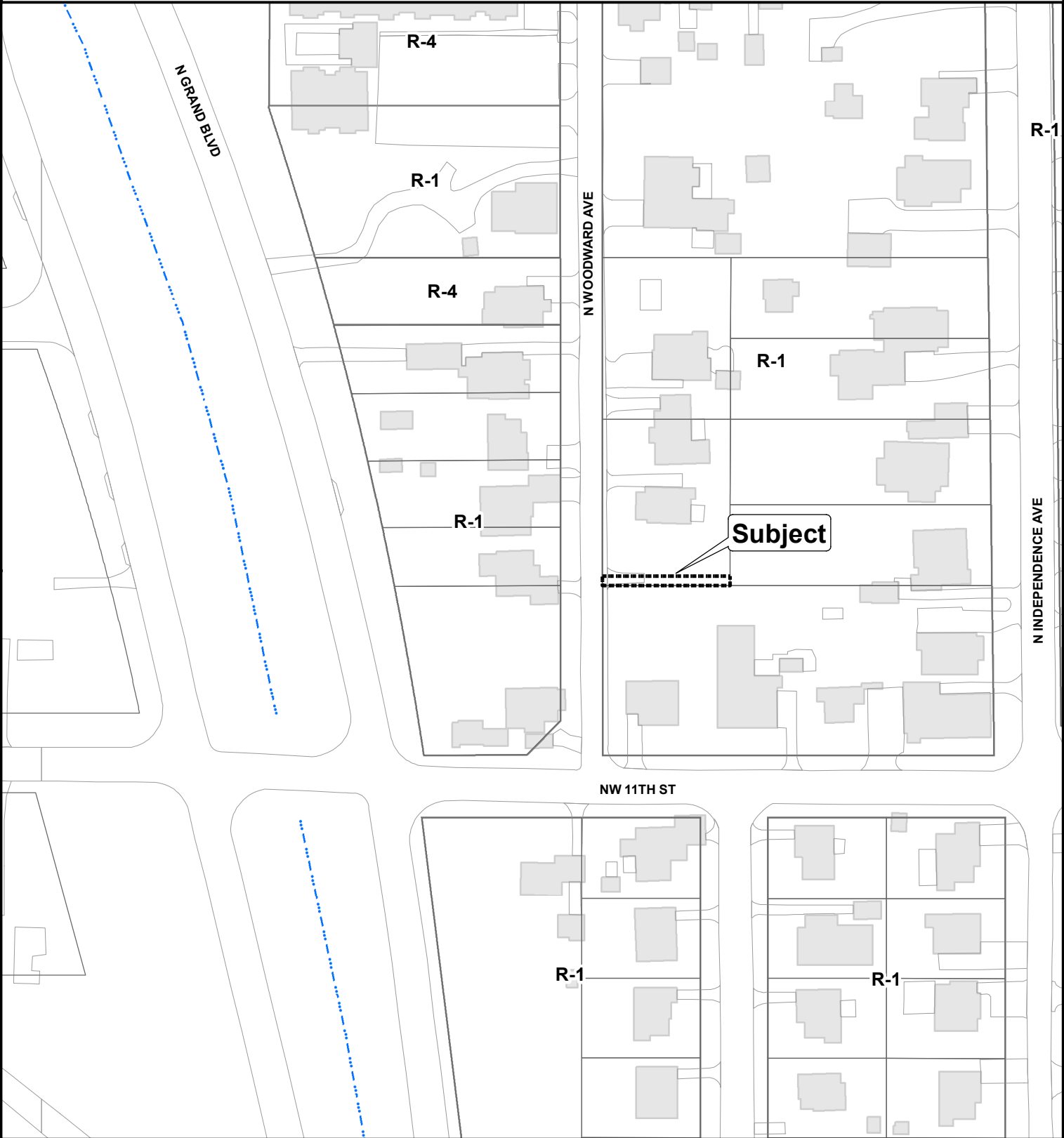
Item No. IV. 5.

at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

taj

Case No: CE-1141
Applicant: Tucker House, LLC

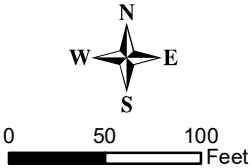


Note: "Subject" is located approximately 2,309' East of N. Portland Ave. and 795' North of NW 10th St.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

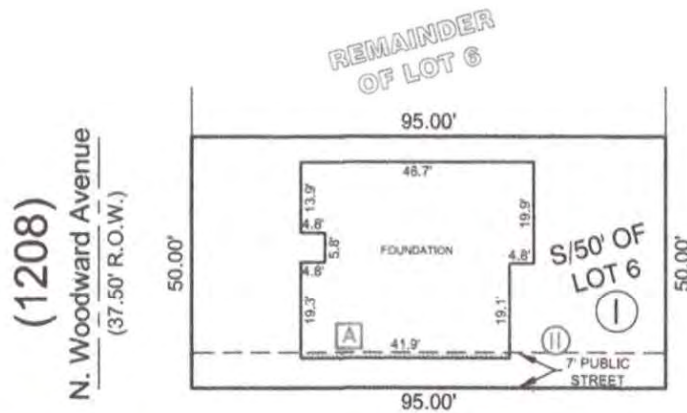


Property Address:

1208 N. Woodward Avenue
Oklahoma City, Oklahoma

Foundation Report

CE-1141 Exhibit B



The easement is 100% on the lot
Tucker House LLC owns

Possible Encroachments:

A House over 7' Public Street

Legend:

R.O.W. = Right of Way

Property Description:

The South 50 feet of Lot Six (6), in Block One (1), in BAKER SUBDIVISION, being a part of Blocks Seventeen (17) and Eighteen (18), Goff's Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Schedule B - II exception items:

It is the opinion of the Surveyor that:

- ⑩ Building lines and easements as shown on Plat and/or as provided by the Restrictive Covenants (No building lines or easements depicted on the subject property per the recorded Plat).
- ⑪ The terms and provisions contained in the document entitled "Warranty Deed" recorded in Book 277, page 568 (Affects as shown).

Foundation Report:

This Foundation Report was prepared for First Liberty Bank. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other future improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.


Robert C. Outland
Oklahoma L.S. # 1773
Date: 10/29/2024

Drawn By: MDS	Title Commitment relied upon for this Foundation Report from First American Title Insurance Company, File No. 2876458OK302, Effective Date June 20th, 2024.	
Aprvd. By: RCO	Revision:	Date:
Job No. 80629		



PRIORITY

Land Surveying, LLC
P.O. Box 1394, Norman, OK 73070

Phone: (405) 701-1407 Fax: (405) 310-2284

Certification of Authorization # 3614, Expires 6/30/2025

Prepared for: **First Liberty Bank**

Buyer(s): **Tucker House, LLC**

Client File Number: **2876458OK302**

SHEET 1 OF 1

Case No: CE-1141
Applicant: Tucker House, LLC



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,309' East of N. Portland Ave. and 795' North of NW 10th St.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

