

Planning Commission Minutes
March 13, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:41 a.m. on March 10, 2025)

4. (CE-1138) Application by Beacon Leasing, LLC, to close portions of the platted utility easements on Lots 16 and 17 in Block 1 of Redbud Villas, west of South Council Road and south of Southwest 74th Street. Ward 3.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MEEK, SECONDED BY NEWMAN

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 13, 2025

Item No. IV. 4.

(CE-1138) Application by Beacon Leasing, LLC, to close portions of the platted utility easements on Lots 16 and 17 in Block 1 of Redbud Villas, west of South Council Road and south of Southwest 74th Street. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Applicant

David Hine
Beacon Leasing, LLC
405-265-0641
Mark.grubbs@gc-okc.com

B. Case History

This is a new application.

This application is associated with a partial plat vacation application for the same lots (VP-6).

C. Reason for Request

The purpose of this request is to resolve encroachments where duplexes were built partially over the platted utility easements at 7624 and 7629 Wildflower Way.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-2	R-2	I-2	R-MH-2	R-2
Land Use	Undeveloped	Undeveloped	Industrial	Mobile Home	Undeveloped

2. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

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 (Western Heights)**
- 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

The subject site consists of portions of platted utility easements located on two lots within Block 1 of Redbud Villas (2023). The application seeks to close a portion of a 20-foot platted building setback and utility easement in Lot 17 and a portion of a 10-foot platted utility easement in Lot 16. Both sites are located adjacent to Wildflower Way, east of Redbud Villas Court, in an area generally south of SW 74th Street and west of South Council Road. In this case the utility easement is requested to be closed for encroachment of constructed duplexes. The closure of the easement does not have plan~~o~~kc implications and would not affect connectivity in the area.

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 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-1138

Applicant: Beacon Leasing, LLC



Note: "Subject" is located approximately 1,046' West of S. Council Rd.

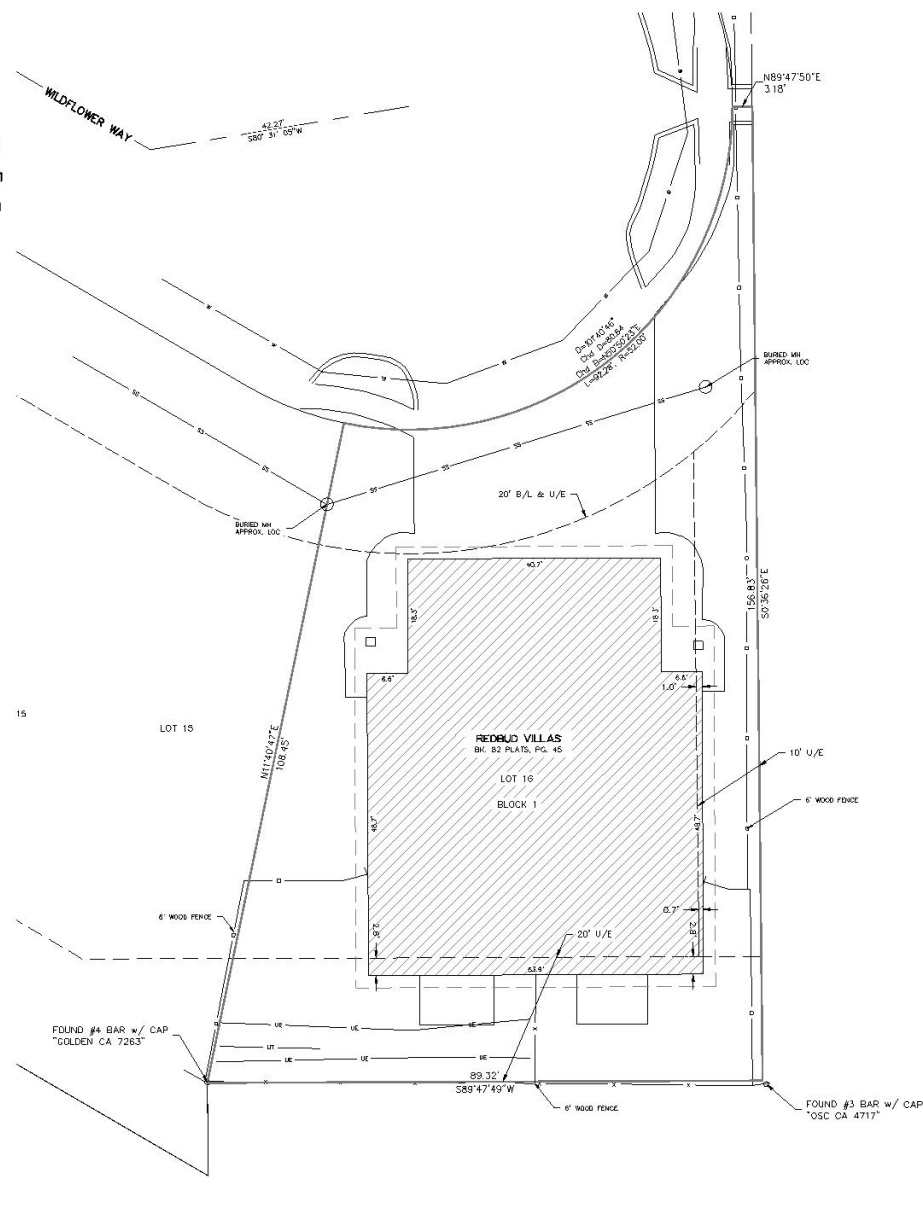
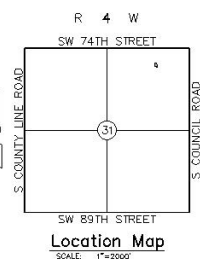
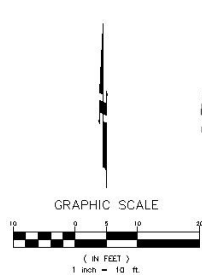


The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



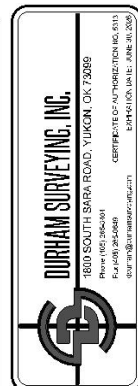
0 50 100
Feet



NOTE: 11" X 17" SHEETS ARE PRINTED AS HALF-SIZE DRAWINGS AND ARE THEREFORE AT A SCALE WHICH IS DOUBLE THE SCALE SHOWN HEREON.

Survey Legend

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

[illegible]
$$F(x,y,z) = C_1 \sin(x) + C_2 \sin(y) + C_3 \sin(z) - C_4 x^2 - C_5 y^2 - C_6 z^2$$


REDBUD VILLAS
LOT 16, BLOCK 1
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA
AS-BUILT SURVEY

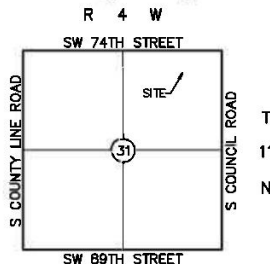
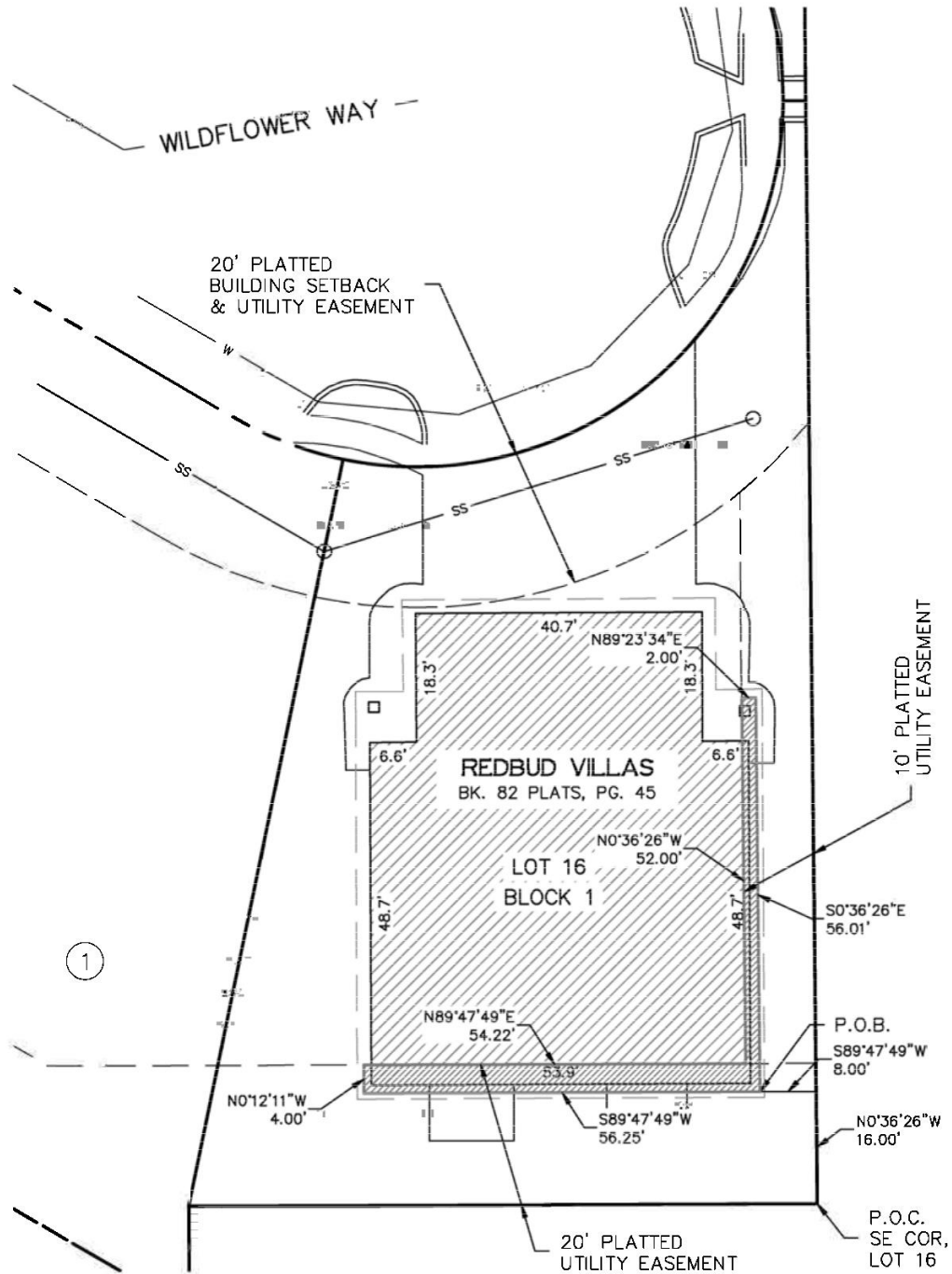
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SHEET NUMBER
1

Exhibit 'B-2'

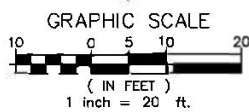
PARTIAL UTILITY EASEMENT VACATION

PART OF LOT 16, BLOCK 1, REDBUD VILLAS,
OKLAHOMA CITY, CANADIAN CO., OKLAHOMA



Location Map
SCALE: 1"=400'

1/29/2025



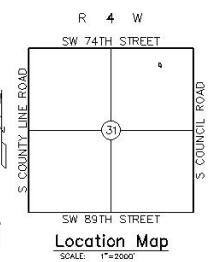
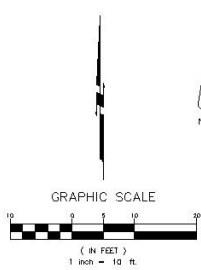
DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026

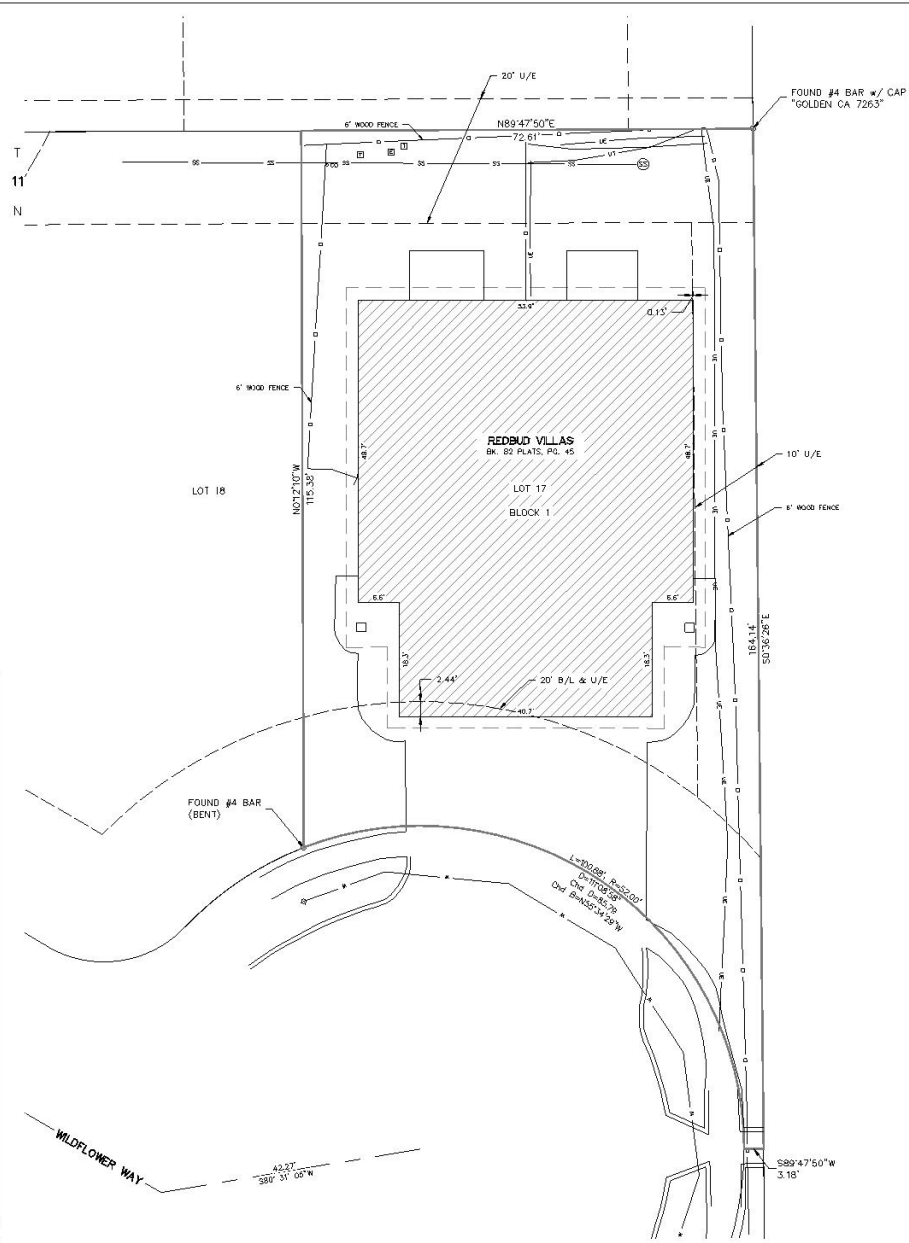


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Survey Legend

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

• TELEPHONE RECESSED	• HANDCRAFTED SPACE
• TELEPHONE MANHOLE	• DEED
• TRAFFIC CON. TOL. BOX	• MEASURED
• TRAFFIC SIGNAL POLE	• PLATTED
• TRAFFIC - PARKING METER	• RESURF
• CABLE TV POLE	• DRAINAGE
• POWER POLE	• FINISHED FLOOR
• LIGHT POLE	• FLOWLINE
• GUY WIRE	• TOP OF RW
• UTILITY MANHOLE	• TOP OF DRIVE
• ELECTRIC MANHOLE	• ACCESS EXISTENT
• ELECTRIC METER	• UTILITY EXISTENT
• ELECTRIC ROVER	• DRAINAGE CASSEMENT
• TRANSFORMER	• DRAINAGE & UTILITY EXISTENT
• UTILITY PAUL BOX	• BUILDING LINE
• GUARD POST	• EASEMENT
• SIGN	• LIMITS OF NO ACCESS
• SANITARY SEWER MANHOLE	• RIGHT-OF-WAY
• SANITARY SEWER VALVE	• OIL/GAS GAS & ELECTRIC CO.
• CLEAN OUT	• OIL/GAS NATURAL GAS CO.
• DOWNPOUT - ROOF DRAIN	• SOUTHWESTERN BELL TELEPHONE CO.
• STORM SEWER MANHOLE	• CORRUGATED METAL PIPE
• STORM SEWER/PIPELET	• REINFORCED CONCRETE PIPE
• STORM CUM INLET HOOD	• REINFORCED CONCRETE BOX
• FIRE HYDRANT	• BARB WIRE FENCE
• WATER METER	• CHAIN LINK FENCE
• WATER WELL	• WOOD FENCE
• WATER VALVE	• UNDERGROUND PIPING
• GAS VALVE	• UNDERGROUND NATURAL GAS
• GAS METER	• UNDERGROUND TELEPHONE
• GAS SERVICE LINE	• UNDERGROUND ELECTRIC
• PRELIMINARY MANHOLE	• UNDERGROUND TRAFFIC SIGNAL
• VENT PIPE	• UNDERGROUND FIBER OPTIC
• AEROSOLIC WELL	• UNDERGROUND CABLE TV
• PERMANENT VALVE	• STORM SEWER
• NAIL BOX	• SANITARY SEWER
• GEODIUS PIPE	• WATER LINE
• OVERHEAD ELECTRIC	• RAIL ROAD
• GRAVEL	• BRUSH LINE
• ASPHALT	
• CONCRETE	
• GRAVEL	



DURHAM SURVEYING, INC.
 1800 SOUTH SARA ROAD, TULSA, OK 74209
 Phone: (918) 364-9141
 Fax: (918) 364-9141
 E-MAIL: info@durham-surveying.com
 CERTIFICATE OF AUTHORIZATION NO. 5113
 EXPIRATION DATE: JUNE 30, 2020



REDBUD VILLAS
 LOT 17, BLOCK 1
 OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA
 AS-BUILT SURVEY

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Survey	12/31/2024
2	As-Built Survey	12/31/2024
3	Final Survey	12/31/2024

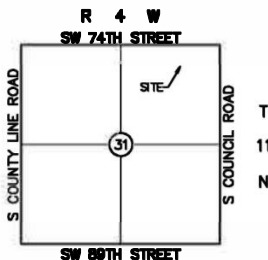
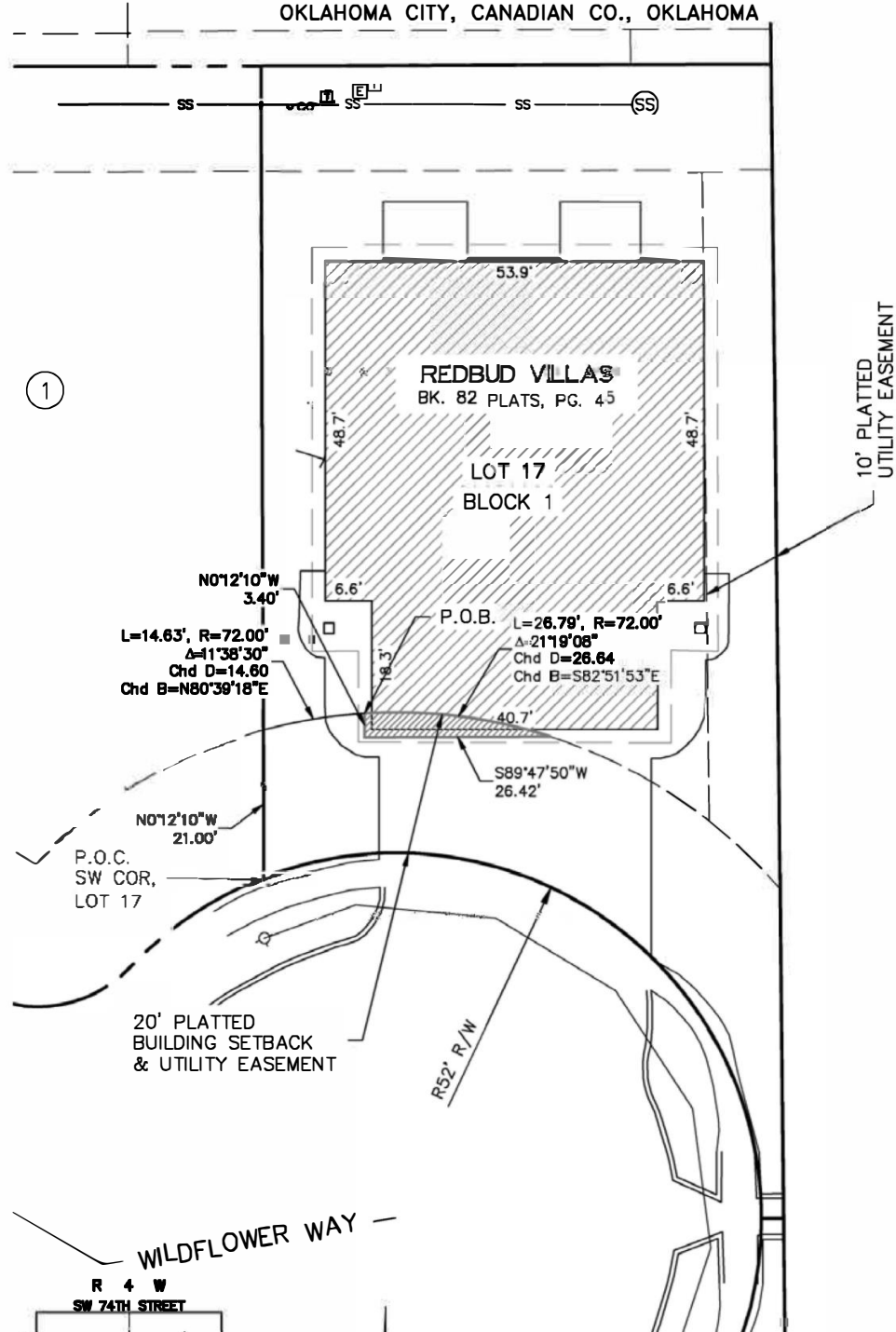
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SHEET NUMBER
1

Exhibit 'C-2'

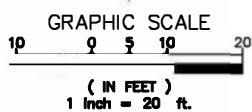
PARTIAL BUILDING LINE & UTILITY EASEMENT VACATION

PART OF LOT 17, BLOCK 1, REDBUD VILLAS,
OKLAHOMA CITY, CANADIAN CO., OKLAHOMA



Location Map
SCALE: 1"=400'

1/30/2025



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Aerial Photo from 2/2022

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Application for Closing Public Way or Easement



0 50 100
Feet