

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2526-9

DATE:  
November 21, 2025

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for **1508 SHADYBROOK DRIVE (A REPLAT OF LOTS 5,6 & 7, BLOCK 2, INDIAN SPRINGS ESTATES).**

**LOCATION:** Located at 1508 Shadybrook Drive. (Approximately ¼ mile east of 12<sup>th</sup> Avenue S.E. and ¼ mile north of Post Oak Road).

### **INFORMATION:**

1. Owners. James and Jackie Palesano.
2. Developer. James and Jackie Palesano.
3. Engineer. Johnson and Associates.

### **HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the corporate city limits.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property into the A-2, Rural Agricultural District.
3. January 14, 1971. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the RE, Residential Estates District and moved from A-2, Rural Agricultural District.
4. January 14, 1971. Planning Commission, on a vote of 8-0, approved the preliminary plat for Indian Springs Estates.
5. February 2, 1971. City Council adopted Ordinance No. 2369 placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural District.
6. May 20, 1971. Planning Commission, on a vote of 7-0, recommended to City Council the final plat for Indian Springs Estates be approved.
7. June 29, 1971. City Council approved the final plat for Indian Springs Estates.
8. July 16, 1971. The final plat for Indian Springs Estates was filed of record with the Cleveland County Clerk.
9. August 14, 2025. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for 1508 Shadybrook Drive a Replat of Lots 5,6 & 7, Block 2, Indian Springs Estates be approved.

10. September 9, 2025. City Council approved the preliminary plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 and 7, Block 2, Indian Springs Estates.

**IMPROVEMENT PROGRAM:**

1. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
2. Sanitary Sewer. There are existing private sanitary systems on Lots 1 and 2. An individual septic system for Lot 3 will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water Mains. There are existing water wells serving Lots 1 and 2. An individual water well will be installed for Lot 3 in accordance with City and Oklahoma Department of Environmental Quality standards.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way and private road easement are existing.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat and final plat are attached.

**STAFF COMMENTS AND RECOMMENDATION:** The engineer for the developer has requested the City Development Committee review and approve the final plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 & 7, Block 2, Indian Springs Estates and submit to City Council for consideration.

This property consists of 9.76 acres with three large single-family residential lots.

The final plat is consistent with the approved preliminary plat.