

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**MAY 16, 2024**

MEMBERS PRESENT: Charles Snyder, Chair  
Justin Peck, Vice-Chair  
Kent Lynn  
Robert Helton  
Steve Marx

MEMBERS ABSENT: Ron Crouch  
James Clemmer  
Trent Reid

STAFF PRESENT: Ray Jones, City Attorney  
Amanda McCellon, Comm. Dev. Director  
Brendan Summerville, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, May 9, 2024 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by Justin Peck, seconded by Kent Lynn to approve the May 2, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

**ITEM 1:**     **PC 24-01**  
Consider a request by Erick Silva, applicant, and Mike Bass, property owner, to rezone tract 3 of 2601 N Rockwell Ave from Industrial Light (I-L) to Two-Family Residential (R-2). *Item to be heard by the Bethany City Council on June 4, 2024.*

**LEGAL DESCRIPTION:** Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);  
THENCE North 00°03'20" East along the East line of said SE/4 a distance of 620/00 feet;  
THENCE South 89°29'48" West a distance of 345.00 feet to the POINT OF BEGINNING;  
THENCE continuing South 89°29'48" West a distance of 565.20 feet;  
THENCE North 00°06'31" West a distance of 702.90 feet;  
THENCE North 89°27'47" East a distance of 462.22 feet;  
THENCE South 00°03'20" East a distance of 250.00 feet;  
THENCE North 89°27'48" East (North 89°14'40" measured) a distance of 105.00 feet;  
THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.

**ACTION:** Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning Tract 3 of 2601 N. Rockwell Ave. from Industrial Light (I-L) to Two-Family Residential (R-2). He summarized the zoning of the surrounding properties; and explained the difference between zoning characteristics for Industrial Light (I-L) and Two-Family Residential (R-2). Also, there is water and sewer access for this tract. An overhead view of a plan image was presented showing what the development would look like. There are a total of 24 duplex units which equates to 48 dwelling units. The estimated density for this area is 5.6 dwelling units per square acre, which is under half of our density cap. Also, the two-family residential category allows the construction of both single-family units and two-family units.

Mr. Box, Representative for the applicant spoke to the Planning and Zoning Commission. We feel the proposal is compatible for the area. He requested approval of the zoning request.

Charles Snyder, Chair asked if these duplexes will be for sale or rent.

Mr. Box, Representative for the applicant stated there is a chance it could be both.

Charles Snyder, Chair asked if units are rental, will it be by the developer.

Mr. Box, Representative for the applicant indicated by the developer.

Motion was made by Kent Lynn, seconded by Justin Peck to recommend approving the rezoning of tract 3 of 2601 N Rockwell Ave from Industrial Light (I-L) to Two-Family Residential. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

**ITEM 2:** PC 24-09

Consider a minor subdivision request by Louis Colis, applicant & property owner, for their property at 2811 N Council Road. *Item to be heard by the Bethany City Council on June 4, 2024.*

**LEGAL DESCRIPTION:** A part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows to-wit: Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning. As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma.

**ACTION:** Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a minor subdivision at 2811 N. Council Rd. The applicant wants to divide property into two single family lots. Property has access to water and sewer lines. This property is surrounded by single family residential properties. The city engineers have reviewed the proposal and recommended approval.

Mr. Colis, Applicant spoke to the Planning and Zoning Commission. I just want to build my house on the newly created lot.

Motion was made by Justin Peck, seconded by Kent Lynn to recommend approving the minor subdivision request at 2811 N. Council Rd. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx, Robert Helton. NAY- None. ABSTAIN- None. The motion carried 5 – 0.

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### NEW BUSINESS

Brendan Summerville, Comm. Dev. Associate and Amanda McCellon, Comm. Dev. Director informed the Planning Commission of a couple of upcoming events:

- We broke ground on two GO Bond projects at the intersections of NW 23<sup>rd</sup> and N Rockwell and NW 36<sup>th</sup> and N Rockwell. The intersections will be updated with new signalization and updated ADA ramps.
- Water well project in the Ron Clark Park.
- Upcoming Planning and Zoning Commission meetings on June 6 and June 16, 2024.
- Children Center had their groundbreaking for their future addition.
- Kite Fest on Sat., May 18, 2024.
- Route 66 Triple Tour is on June 15, 2024.
- Free Garage Sale Weekend is coming up.
- July Fourth Festival.
- Will be opening up bids soon for Pickle Ball courts in Ripper Park.

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Motion was made by Kent Lynn, seconded by Robert Helton to adjourn. The motion carried 5 – 0.