

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, December 19, 2025, at 11:00 a.m..

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
January 2, 2025
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF AUGUST 15, 2024

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING

COMMISSION BUSINESS

ITEM 1: PC 24-17

Consider a request by Rita Khouri, applicant and property owner, to ato rezone their property at **4312 N Council Road** from **C-G to R-1**. *Item to be heard by the Bethany City Council on the 21st of January 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION:

NW QTR Section 17-T12N-R4W Schafers Suburbs Addition Block 000 Lot 000 PT BLK 17 Beginning 102FT S of NW/C of Block 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N to Beginning.

NEW BUSINESS

ADJOURNMENT UNTIL JANUARY 16, 2025

MINUTES
CITY OF BETHANY
PLANING AND ZONING COMMISSION
AUGUST 15, 2024

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Kent Lynn
Robert Helton
Steve Marx
Ron Crouch
James Clemmer
Trent Reid

MEMBERS ABSENT: None

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, August 8, 2024 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by Kent Lynn, seconded by James Clemmer to approve the August 1, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Kent Lynn, Robert Helton, Steve Marx, James Clemmer, Trent Reid. NAY- None. ABSTAIN- Ron Crouch, Justin Peck. The motion carried 6-0-2.

Charles Snyder, Chair stated if none of the Commissioner's object, I would like to have Item 2 heard first. There was no objection from Staff or Planning Commissioners.

ITEM 2: **PC 24-15**

Consider a request by Putnam City Schools, applicant, and property owner, to rezone four properties from Single-Family Residential (R-1) to Educational-Institutional (E-I).
Item to be heard by the Bethany City Council on the 3rd of September 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.

LEGAL DESCRIPTIONS:

1. 1901 N Peniel (Apollo Elementary School), Unpltd PT NW Sec 28 T12N-R42 Block 000 Lot 000
2. 7200 NW 23rd Street - Western Oaks Middle School: Unpltd PT Sec 29 T12NR4W Block 000 Lot 000
3. 8221 NW 30th Street - Lake Park Elementary School: NE Qtr Sec 19 T12N-R4W

Lake Park 2nd Block 000 Lot 000

4. 7900 NW 36th Street - Overholser Elementary School: Unpltd Sec 20-T12N-R4W
Block 000 Lot 000

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning four Putnam City School properties (1901 N. Peniel, 7200 NW 23rd St., 8221 NW 30th St., and 7900 NW 36th St.) from Single-Family Residential (R-1) to Educational-Institutional (E-I). In April, 2024 Applicant contacted staff about installing electronic messaging signs. Per ordinance, those signs are not allowed in R-1, Single Family District. Staff made the recommendation to rezone the properties in part because it would bring properties closer to our future land use map and comprehensive plan.

Mr. Brookings, Rep. for Putnam City Schools was present.

Mr. James, representing his mother-in-law who lives at 6613 NW 19th St. spoke to the Planning Commission. Our biggest concern is when schools are no longer needed, what kind of institutional type uses would be allowed.

Ray Jones, City Attorney reviewed the uses allowed in E-I, Educational Institutional.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 1901 N. Peniel, 7200 NW 23rd St., 8221 NW 30th St., and 7900 NW 36th St. from R-1, Single Family to E-I, Educational-Institutional. The votes are as follows: AYE- Charles Snyder, Kent Lynn, Robert Helton, Steve Marx, Ron Crouch, Justin Peck, James Clemmer, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 8 – 0.

ITEM 1: Consider a request by Golam Sarker, applicant and property owner, to amend the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N. Wilburn Avenue. *Item to be heard by the Bethany City Council on the 3rd of September 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: Unplatted SE Qtr of Section 20 T12N-R4W I.M., Point of Beginning 989.12FT S of NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT to the Point of Beginning, containing 12.07 Acres more or less.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider amending the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N Wilburn Avenue; and summarized the definition of a Planned Unit Development. This property had been zoned PUD in April, 2022. Once you have a PUD approved, you must stick to that PUD request. If you have any changes like tonight's request, you must come back before the Planning and Zoning Commission and City Council. The changes between April, 2022 and this request are Ross Norris, Engineer, side setback to the north, fewer buildings, and more dwellings units. City

Engineers have already reviewed the preliminary plat, and they have recommended approval based on their findings.

Mr. Morris, Engineer for Applicant was present.

Commissioner Marx stated the detention pond is in a good location on property.

Mr. Morris, Engineer for Applicant stated our pond will be setting at a rate so that we can get all of our water from the twelve acres in the pond and control the outlet of water. We actually oversized the pond to allow us to regulate our water.

Mr. Morris, Engineer for Applicant also mentioned on the back side of our pond (west side of property) we will have a retaining wall. We are going to miter down our outlet so that we retain as much water as possible.

Commissioner Marx asked if there will be curbs where it dead ends on NW 26th and NW 27th?

Mr. Morris, Engineer for Applicant said yes.

Commissioner Marx stated that means the curbing will keep water from going back on N. Alexander Ln.

Mr. Morris, Engineer for Applicant said yes, it will keep the water heading south and into the pond.

Commissioner Helton asked about Ord. 158.024(B) and how many families can live in each unit.

Ray Jones, City Attorney stated there will be only one family living in each unit on this development.

Brendan Summerville, Comm. Dev. Associate noted none of these units will be two-family, and units will not be individual dwelling units. Units will be multi-plex's.

Steve Manic with Teim Design and City of Bethany's Engineer was present to answer any questions.

Commissioner Lynn asked about traffic and flooding in the area.

Steve Manic with Teim Design and City of Bethany's Engineer stated our task was to review the water lines, sewer lines, and the developer is taking care of his drainage (which means detention). We have looked at the capacity of the pond, and amount of water that historically runs off the site, and how developer is handling the drainage so it is not increasing the runoff onto adjoining properties. We evaluated the drainage report provided by developer and size of the pond and how

his grading is proposed to take the water from the site to the southwest corner to the pond and release it through a small pipe. Developer is over detaining his pond and releasing water at a slower rate so that the drainage will be better in the area. Mr. Manic with Teim Design explained there are no requirements in the City Code for traffic impact analysis based on density or usage.

Commissioner Snyder said this matter was heard once before, and public comment was closed. He asked if that is correct.

Ray Jones, City Attorney stated his understanding is that everyone that was here at the first hearing that had an opportunity to speak was granted that opportunity to speak at the first meeting.

Ray Jones, City Attorney said if anyone wants to speak tonight, then a motion can be made to authorize them to speak tonight.

Motion was made by Robert Helton, seconded by Trent Reid to open this item back up for discussion. The votes are as follows: AYE- Robert Helton, Kent Lynn, Trent Reid, Ron Crouch. NAY- Charles Snyder, Steve Marx, James Clemmer, Justin Peck. ABSTAIN- None. The motion was 4-4-0. Motion failed.

Motion was made by James Clemmer, seconded by Justin Peck to recommend approving the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N. Wilburn Avenue. The votes are as follows: AYE- Charles Snyder, Justin Peck, Ron Crouch, Steve Marx, James Clemmer. NAY- Robert Helton, Trent Reid. ABSTAIN- Kent Lynn. The motion passed 5-2-1.

Motion was made by James Clemmer, seconded by Ron Crouch to adjourn. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx, Ron Crouch, James Clemmer, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 8 - 0.

Chair

Date

BETHANY

Oklahoma

City of Bethany

Planning & Zoning Staff Report

January 2, 2025

CASE NO: PC 24-17

Request: Consider a request by Rita Khouri, applicant and property owner, to rezone their property at 4312 North Council Road from Commercial General (C-G) to Single-Family Residential (R-1).

Legal Description: NW QTR Section 17-T12N-R4W Schafers Suburbs Addition Block 000 Lot 000 PT BLK 17 Beginning 102FT S of NW/C of Block 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N to Beginning.

Current Zoning: C-G (Commercial General)

Proposed Zoning: R-1 (Single-Family Residential)

Surrounding Zoning:

Direction	Zoning
North	A (Agriculture)
South	A (Agriculture)
East	A (Agriculture)
West	Commercial Shopping (defunct) & Commercial General (C-S & C-G)

Table 1

Zoning Characteristics:

	C-G	R-1	4312 N Council (as of 2 January 2025)
Use	Commercial	Single-Family Dwelling	Daycare
Minimum Lot Area (ft ²)	N/A	6,000	29,185
Width x Depth (ft)	N/A	60 x 100	91 x 300*
Front Setback (ft)	25	25	98*
Rear Setback (ft)	20	20	136*

Side Setback (ft)	N/A - Interior Lots	10 & 5 (Interior)	48* (South) 16* (North)
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Table 2

*Figures are estimates from Oklahoma County GIS data

Background:

The applicant is seeking to rezone 4312 N Council Rd from C-G to R-1 for the purposes of operating a home daycare as a home occupation. The property was likely rezoned to C-G during the initial implementation phases of the comprehensive plan, in which the N Council & West 39th Expressway gateway districts took shape. During this time the city pushed for the rezoning of properties along these corridors to better facilitate commercial development along major roadways. Staff confirmed with legal counsel in November 2024 that this request was eligible for a zoning change, and to proceed with holding the necessary public hearings.

Analysis:

The zoning on three of the four sides of the property is Agriculture (A) and is currently owned by the City of Oklahoma City. Historically, these surrounding properties were utilized as ballfields, but their current condition implies that they no longer in use. To the West, the property faces one C-G and one C-S property, with the land use of both properties being appropriate for their respective zoning codes.

This site occupies a total area of 0.67 Acres, most of which is unpaved turf, meaning that minimal stormwater runoff is produced by this site. The applicant has stated that they will not be developing the property further. Were the property to be kept as C-G, a future developer would have the right to construct a building with a maximum footprint of 35% of the property.

Water service is provided by a 10" inch line under N Council Road. City atlases indicate that there is no access to a public sanitary sewer line. Given the age of the property, it is likely that the existing structure makes use of a septic tank. Any future developer would likely be required to connect to public utility lines.

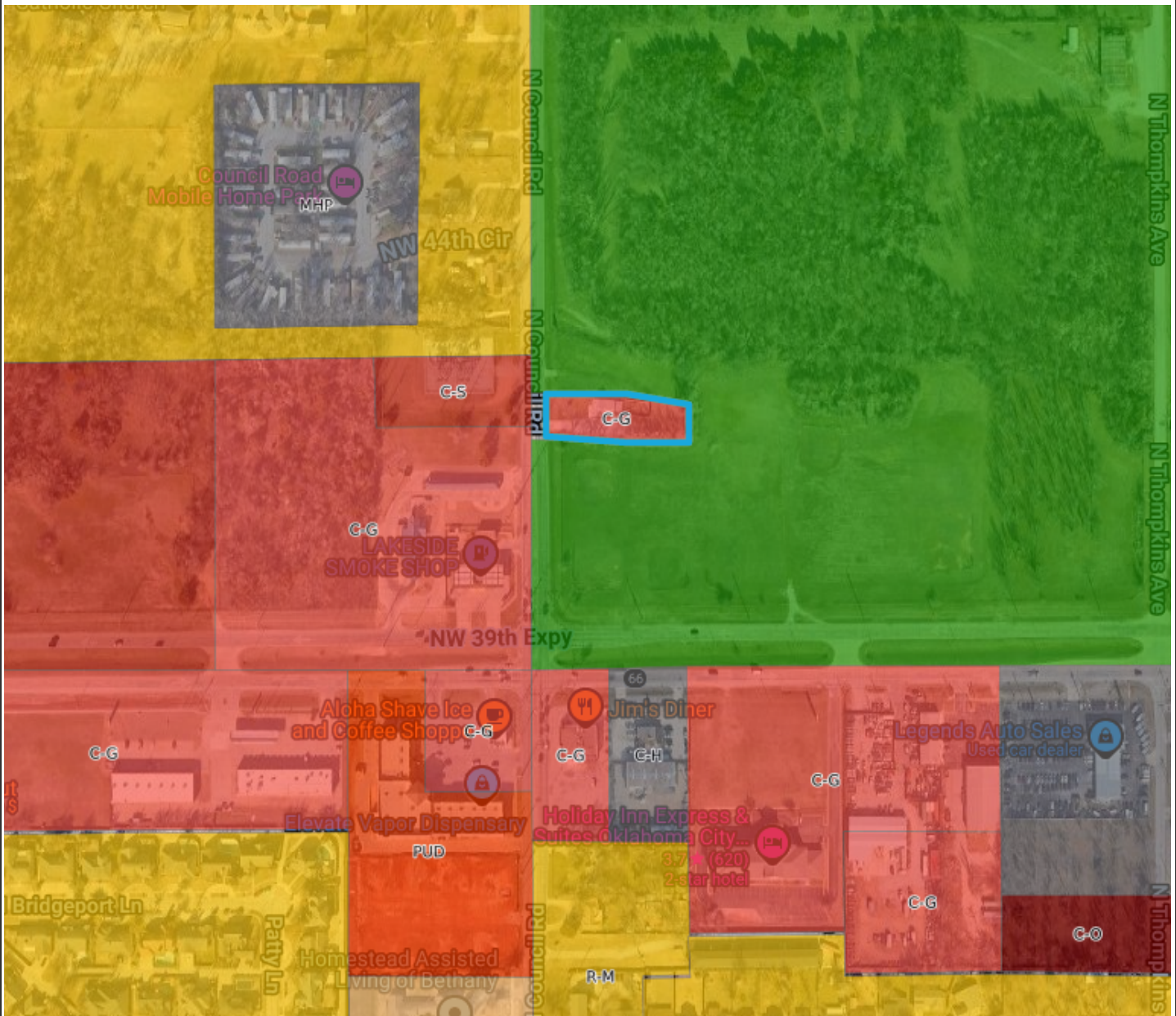
This site is within the West 39th Expressway Gateway District of the Comprehensive Plan, which calls for this area to be utilized as a commercial district. The comprehensive plan views this area as valuable commercial property due to its low residential development, existing commercial inventory, and most importantly, its proximity to two major roadways which carry traffic across Bethany.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's zoning change request. This recommendation will be heard by the Bethany City Council on the 21st of January 2025, and a decision whether to approve or deny this change will be made.

Attachments:

- Aerial Photograph
- Zoning Map
- Water & Sewer Atlases
- Public Notification
- Application & Certified Owners List

PC 24-17 Zoning Map - 4312 N Council Road



1" = 300 ft

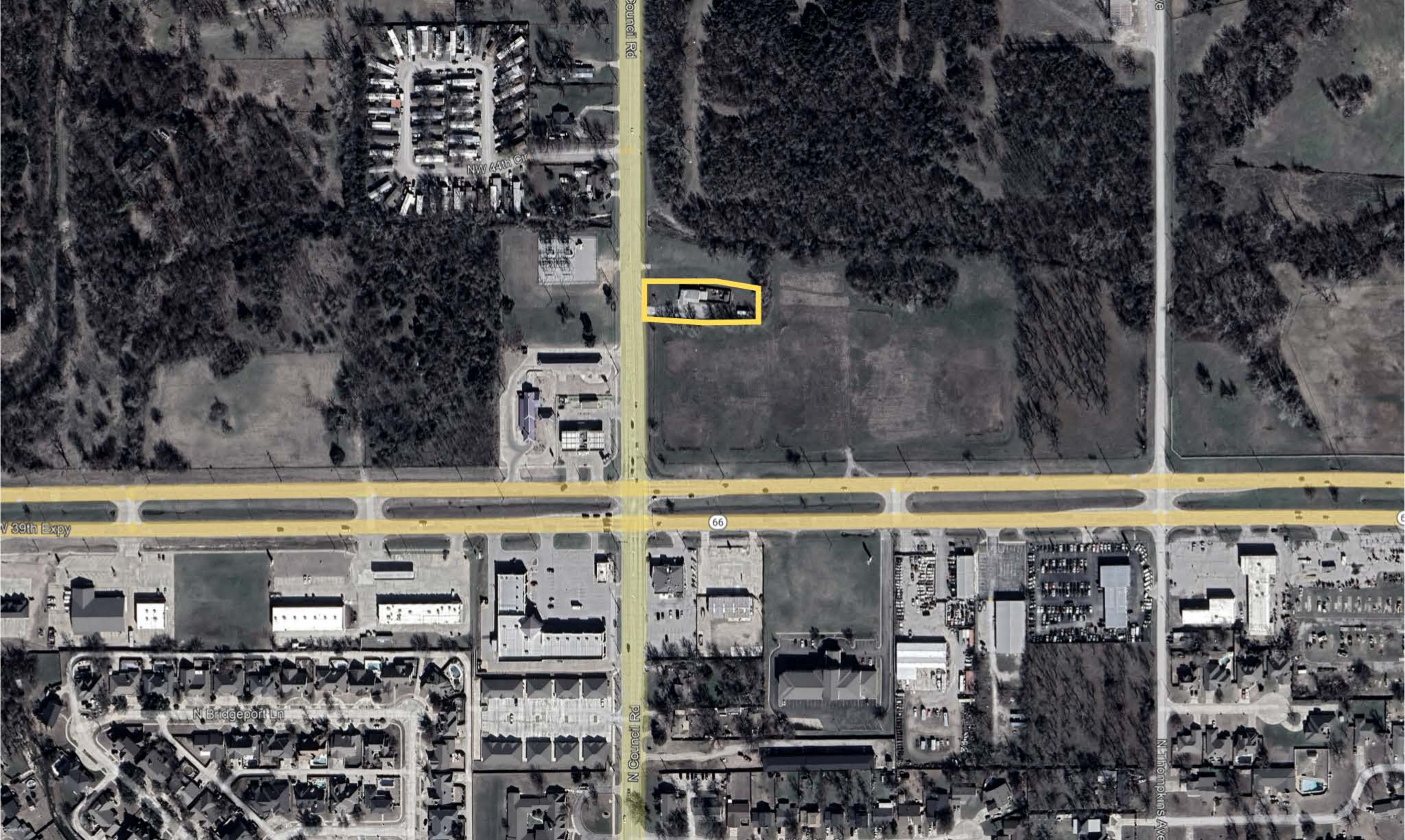
ZONING CODE LEGEND

 A	 I-L
 CBD	 I-R
 C-G	 PUD
 C-H	 PRD
 C-S	 R-1
 C-N	 R-2
 C-O	 R-M
 C-R	 RMO
 E-I	 RHP

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Council Rd

NW 44th Cir

N Council Rd

V 39th Expy

66

N Bridgeport Ln

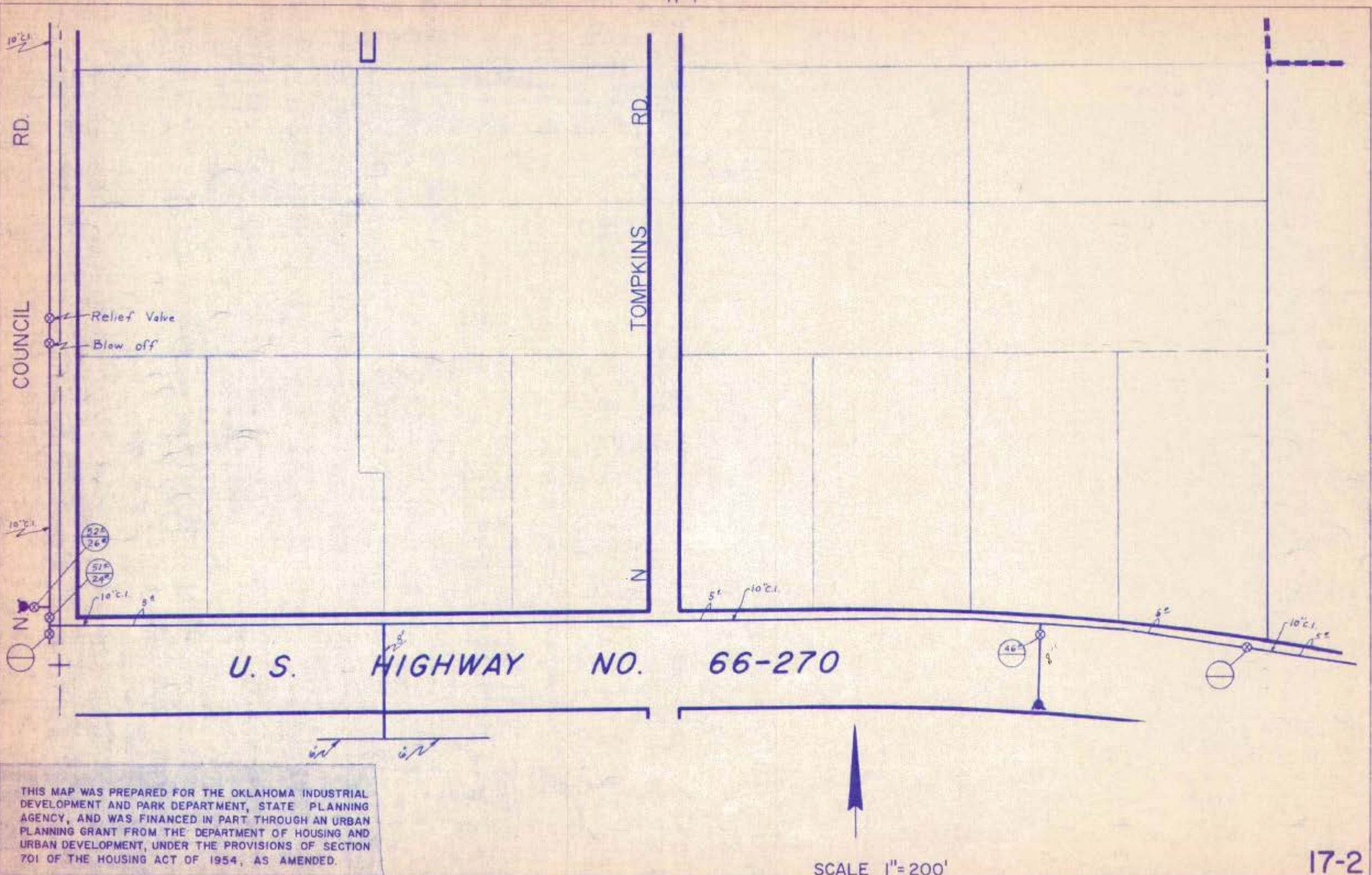
N Thompsons Ave



N Co

N Council Rd

N Council Rd



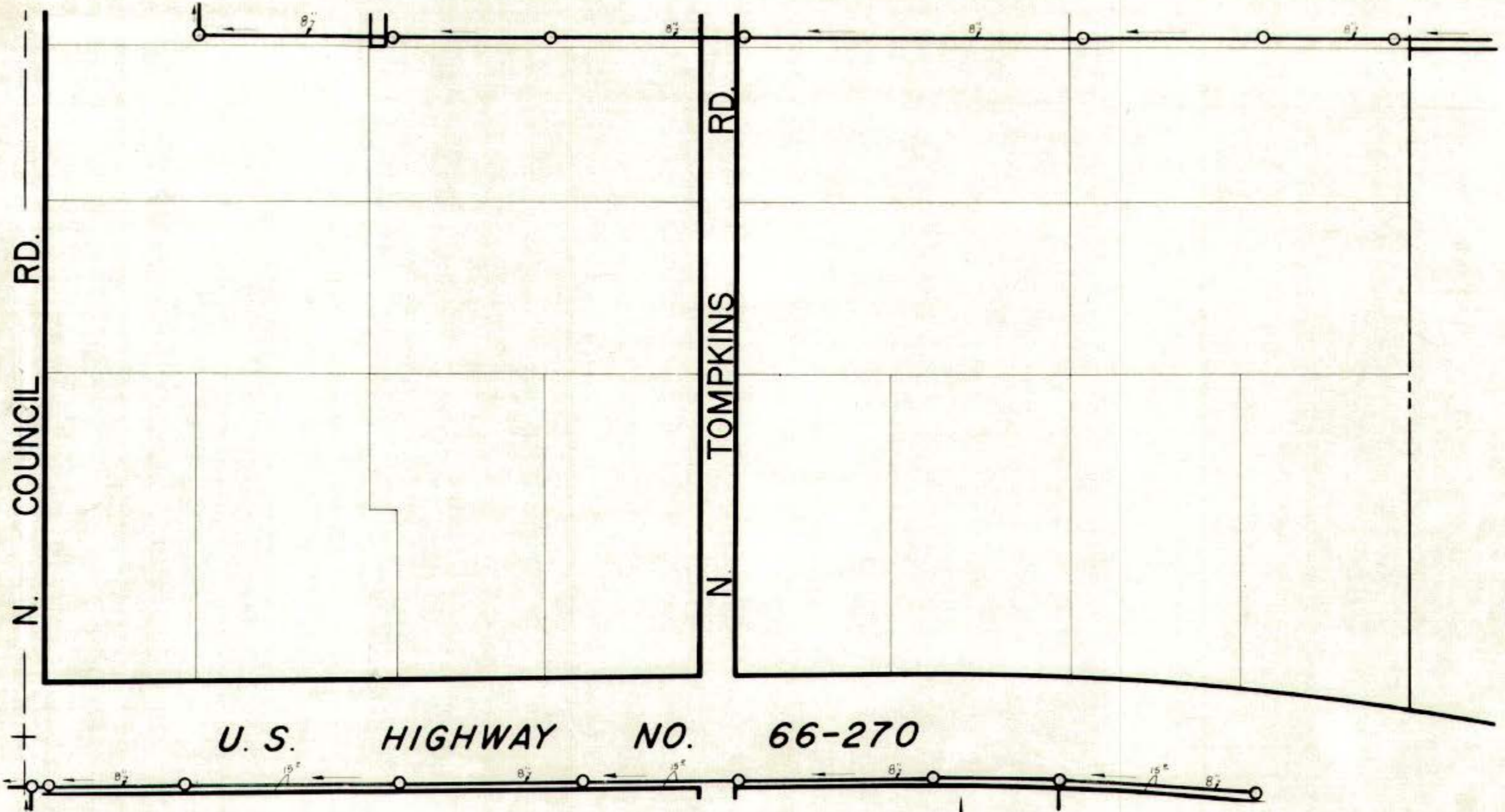
Relief Valve
Blow off

U. S. HIGHWAY NO. 66-270

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SCALE 1"=200'

17-1



18-7

17-7

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 2-11-58

SCALE 1" = 200'

17-2

17-3



APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Rita Khouri Phone #: 405-819-9937

Address: 4312 N. Council Rd.

2. Record Property Owner(s): Rita & Hanna Khouri Phone #: 405-819-9937

Address: 4312 N. Council Rd.

3. Request rezoning from: Commercial Zone

To: R1

4. Street address or location: 4312 N. Council Rd. Bethany

5. Legal description (attach if necessary): [check]

6. Area of property (sq. ft.): Council Rd with residential to left & business to right (1300 house) See attached

- 7. The application shall be accompanied by the following:
a. Filing Fee.
b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property. (none)
c. Application for amendment of Comprehensive Plan (if applicable).

8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

9. Signature of Applicant: Rita Khouri
Signature of Property Owner: Rita Khouri & Hanna Khouri



GREAT News!

Annual Oklahoma Tax Commission audit findings reveal accurate assessments

[Read more](#)

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced 8/29/2024 3:39:13 PM

Account: R177364100	Type: Commercial		Location:	4312 N COUNCIL RD
Building Name/Occupant:	SUGAR PLUMS CHILD DEVELOPMENT CENTER	<input type="button" value="Map Parcel"/>		BETHANY
Owner Name 1:	KHOURI JOHN	Parcel PIN#:		2868-17-736-4100
Owner Name 2:	KHOURI RITA	1/4 section #:		2868
Owner Name 3:		Parent Acct:		
Billing Address:	4312 N COUNCIL RD	Tax District:	<input type="button" value="TXD 581"/>	
City, State, Zip	BETHANY, OK 73008	School System:		Putnam City #1
Country: (If noted)		Land Size:		25,160.00 Square Feet

Personal Property

Land Value: 105,672

Subdivision Sales

Sect 17-T12N-R4W Qtr NW SCHAFERS SUBURBS ADD Block 000 Lot 000

Full Legal Description: SCHAFERS SUBURBS ADD 000 000 PT BLK 17 BEG 102FT S OF NW/C OF BLK 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N TO BEG

No comparable sales report available.



No comparable sales returned.

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [1/6])

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2024	188,516	188,516	20,736	0	20,736	123.06	\$2,552	\$0
2023	188,897	188,897	20,778	0	20,778	123.06	\$2,557	\$0
2022	122,530	102,926	11,321	0	11,321	112.54	\$1,274	\$243
2021	98,025	98,025	10,782	0	10,782	112.07	\$1,208	\$0
2020	98,354	98,354	10,818	0	10,818	111.66	\$1,208	\$0

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R177364100	2024	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
6/21/2022	> Deeds	15192	1471	180,000	BETHANY ANIMAL HOSPITAL PLLC	KHOURI JOHN
6/16/2022	> Hmstd Off &	15189	97	0	AMBULATORY EQUINE VETERINARY	BETHANY ANIMAL HOSPITAL PLLC
2/22/2010	> Deeds	11312	989	100,000	BETHANY ANIMAL HOSPITAL PLLC	AMBULATORY EQUINE VETERINARY
5/25/2007	> Deeds	10505	843	67,000	ADAMS HAROLD E TRS HAROLD E & BETTY ADAMS TRUST	BETHANY ANIMAL HOSPITAL PLLC
5/18/1988	> Historical	5771	704	0	ADAMS HAROLD E TRS	ADAMS HAROLD E TRS

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Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2023	03/13/2023	188,897	188,897	20,778	0	20,778
2022	03/09/2022	122,530	102,926	11,321	0	11,321
2013	03/29/2013	99,160	99,160	10,907	0	10,907
2012	03/19/2012	99,160	95,008	10,450	0	10,450

Property Building Permit History

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):

See attached

Present Designation: Commercial daycare

Requested to be changed to: R1

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change):

(pg 1)

I have a small daycare in the property. I want to hire my husband and add a few kiddos but he's the cook. DHS rules say he can't be a cook & a teacher. I have 7 kiddos. I can have 12 & help my husband avoid foreclosure on his Oklahoma City home. We are separated & I'm paying two mortgages. This change will allow me to be on the food program & hire him - the living on \$9,000/mo. This is our best option with our property. There is no one on either side for 300 yards. Please approve. I've ran a very successful home daycare 22 years! I also want to lock the door (DHS rule) right now I can't lock during daycare naptime so

Applicant: Rita Khouri
Address: 6908 N.W. 60th drive
Phone: 405-819-9937
Signature: Rita Khouri

* as a home daycare he can be the cook & teacher like we did for 20 years!

→ Continue to page 2

You may wonder why not keep it
 a Center & hire teachers? It's 1300
 Sq feet and the rooms are small & not
 more than 5 kids could be per room,
 but the rules are more suited for me as
 a home. I've had trouble with hiring
 teachers & lack of attendance as well
 as lack of enrollment. My husband
 is my best teacher & he agrees to less
 pay if we can't keep attendance/enrollment
 steady (12) (not 20)

(I have friends closing
 centers & returning to homes)

This is our best option. I'm not
 saying in a couple years I won't do
 another business here. (it re zoning)
 The looks of the property (Residential)
 says alot to people passing by that
 prefer home day care over centers!
 O'Hannon's prefer home
 environment & I can get my clients to
 send a letter as to the preference of
 locked doors.

Larry Stein
Oklahoma County Assessor's
Office

RECEIVED
DEC 02 2024
BY: _____

Case
PC 24-17
4312 N. Council



Ownership Radius Report

This Official Report is for Account Number R177364100 and is a 300-foot radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Oklahoma County Assessor's
300ft Radius Report
11/27/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R177364085	CITY OF OKLAHOMA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	17	0	SCHAFFERS SUBURBS ADD 017 000 BEG 65FT W & 28.5FT N OF SEC OF BLK 17 N140FT W65FT S140FTE65FT TO BEG EXEMPT	7915 NW 39TH EXPY BETHANY
R177364110	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	0	0	SCHAFFERS SUBURBS ADD 000 000 PT OF BLK 17 BEG 130FT W & 28.5FT N OF SEC TH W165.63FT N150FT OF SEC/TH W165.63FT TO BEG EXEMPT	7929 NW 39TH EXPY BETHANY
R126131000	ACE TRADING INC	No Data	No Data	6809 NW 149TH ST	OKLAHOMA CITY	OK	73142	KAY BEE	1	0	KAY BEE 001 000 PT OF LOT 1 BEG 144.59FT E OF SW/C LT 1 TH N168FT E145FT S142.89FT SW35.54FT W120FT TO BEG CONT .55ACRS MORE OR LESS	8001 NW 39TH ST BETHANY
R177364105	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	0	0	SCHAFFERS SUBURBS ADD 000 000 PT OF BLK 17 A TR BEG AT A PT ON W LINE OF BLK 17 178.5FT NOE SW/C 165.63FT E&W & 70FT N&S EXEMPT	7925 NW 39TH EXPY BETHANY
R126131005	BMW PROPERTIES 2 LLC	No Data	No Data	441 SUGAR BLUFF CIR	ARCADIA	OK	73007-9567	KAY BEE	1	0	KAY BEE 001 000 PT OF LOT 1 BEG SW/C LT 1 TH N284.1FT (294 PER PLAT) E289.60FT S127.46FT W145FT S168FT W144.59FT TO BEG CONT 1.40ACRS MORE OR LESS	8005 NW 39TH EXPY BETHANY
R177364080	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	0	0	SCHAFFERS SUBURBS ADD 000 000 PT BLK 17 BEG 28.5FT N OF SEC OF BLK 17 N352.6FT W130.63FT NWLY 165.5FT S143FT E165.6FT S80FT E65FT S140FT E TO BEG EXEMPT	0 UNKNOWN BETHANY
R173792910	OKLA NATURAL GAS CO	No Data	No Data	0	Unknown	NO	0	UNPLTD PT SEC 18 12N 4W	0	0	UNPLTD PT SEC 18 12N 4W 000 000 PT OF NE4 SEC 18 12N 4W BEG 495.5FT N & 33FT W OF SEC OF NE4 TH S15FT W15FT N15FT E15FT TO BEG PUBLIC SERVICE	0 UNKNOWN BETHANY
R177364100	KHOURI JOHN	KHOURI RITA	No Data	4312 N COUNCIL RD	BETHANY	OK	73008	SCHAFFERS SUBURBS ADD	0	0	SCHAFFERS SUBURBS ADD 000 000 PT BLK 17 BEG 102FT S OF NW/C OF BLK 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N TO BEG	4312 N COUNCIL RD BETHANY
R173792500	JOHNSON YVONNE MARIE	No Data	No Data	4501 N COUNCIL RD	BETHANY	OK	73008-2251	UNPLTD PT SEC 18 12N 4W	0	0	UNPLTD PT SEC 18 12N 4W 000 000 PT NE4 SEC 18 12N 4W BEG 695FT N OF SEC OF NE4 N148.5FT W250FT S148.5FT TH E250FT TO BEG EX E33FT FOR ROAD	4501 N COUNCIL RD BETHANY

Oklahoma County Assessor's
300ft Radius Report
11/27/2024

R177364070	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	0	SCHAFFERS SUBURBS ADD 000 000 PT BLK 17 BEG AT NW/C OF BLK 17 E295.63FT TO NE/C S125FT NWLY 0 296.52FT N102FT TO BEG EXEMPT	0 UNKNOWN BETHANY
R177364250	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	0	SCHAFFERS SUBURBS ADD 000 000 ALL BLK 18 EX S28.5FT EXEMPT	0 UNKNOWN BETHANY
R173793005	O G & E	No Data	No Data	PO BOX 321	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 18 12N 4W	0	UNPLTD PT SEC 18 12N 4W 000 000 PT NE4 SEC 18 12N 4W BEG 696.6FT N OF SE/C OF NE4 W329.6FT S300FT E329.6FT N300FT TO BEG CONT 0 2ACRS MORE OR LESS PUBLICSERV	0 UNKNOWN BETHANY
R177369010	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHAFFERS SUBURBS ADD	0	SCHAFFERS SUBURBS ADD 000 000 BLK 44 EXEMPT	0 UNKNOWN BETHANY



Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr, #313, Oklahoma City Oklahoma 73102

(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

Open Records Request

Fee Receipt

Receipt No Name Received Currency Description PricePerUnit Units PriceTot

32829

RITA KHOURI

11/27/2024 Check 300 Feet Radius \$25.00 1 \$25.00

Total \$25.00

Thank You

CheckNumber 1079

For questions concerning this invoice, please contact
Stephanie Sousa 405-713-1236
Email address Stephanie.Sousa@oklahomacounty.org

Wednesday, November 27, 2024



Department of Planning & Community Development

December 16, 2024

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that the City of Bethany is reviewing the zoning of a neighboring property for a potential change. All zoning changes within the city limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany. You are receiving this letter on account of the zoning being incorrectly listed on the previous notice. The property in questioned is zoned as C-G, and the applicant is requesting it be changed to R-1.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the item; it simply makes recommendations on zoning & special permit matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning of the property. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY,
PLANNING AND ZONING COMMISSION**

ZONING CASE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 24-17.
2. Location of Property: 4312 N Council Road, Bethany, OK 73008
3. Legal Description: NW QTR Section 17-T12N-R4W Schafers Suburbs Addition Block 000 Lot 000 PT BLK 17 Beginning 102FT S of NW/C of Block 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N to Beginning.
4. Property Zoning: Commercial General (C-G) .
5. Proposed Zoning: Single-Family Residential (R-1)

You are receiving this letter on account of the zoning being incorrectly listed on the previous notice. The property in questioned is zoned as C-G, and the applicant is requesting it be changed to R-1.

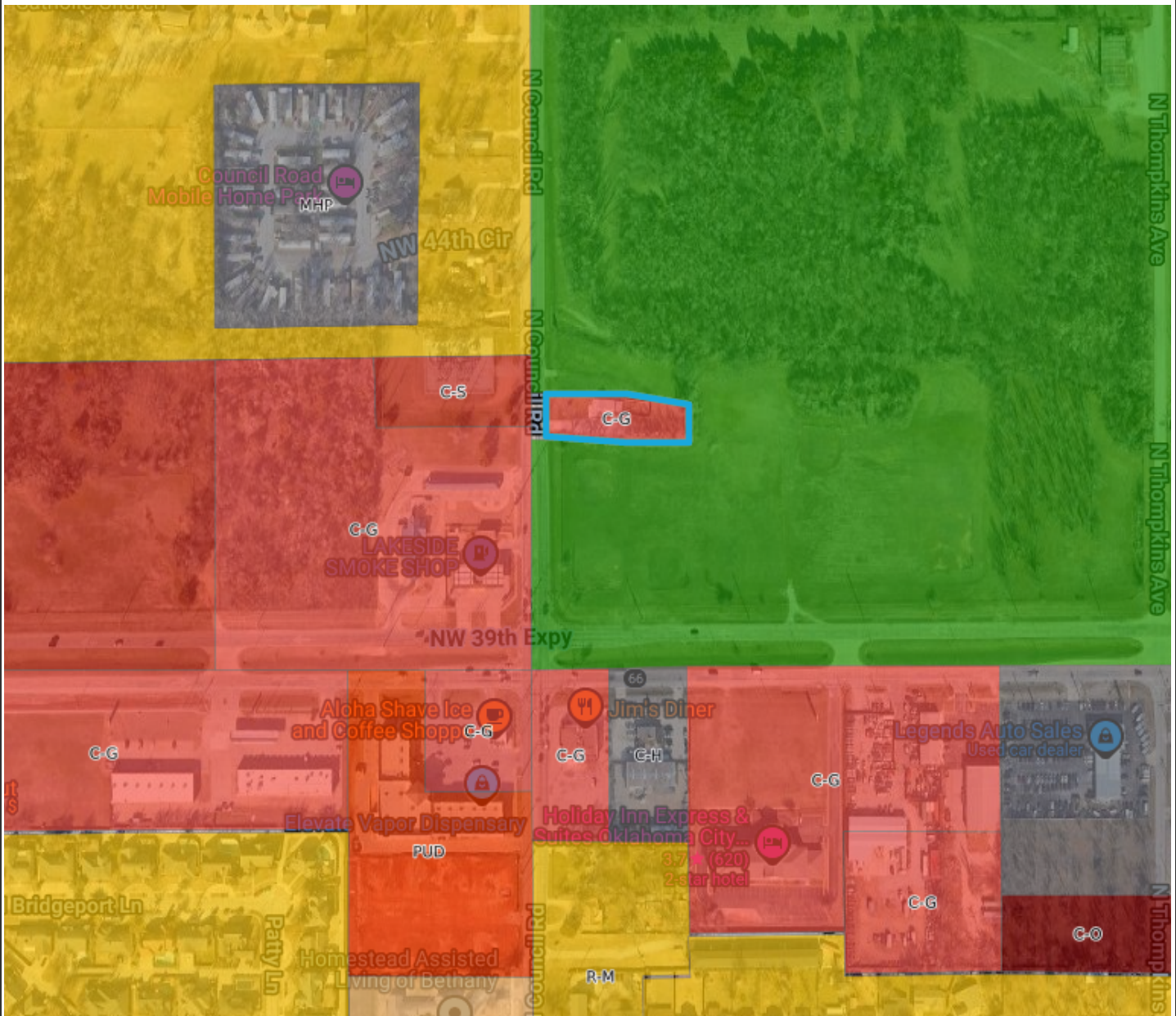
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **January 2, 2025** at **6:30 P.M.** At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on **January 21, 2025** at **6:30 P.M.** At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings will be held in the Bethany City Hall Council Chamber located at 6700 NW 36th St.

PC 24-17 Zoning Map - 4312 N Council Road



1" = 300 ft

ZONING CODE LEGEND

 A	 I-L
 CBD	 I-R
 C-G	 PUD
 C-H	 PRD
 C-S	 R-1
 C-N	 R-2
 C-O	 R-M
 C-R	 RMO
 E-I	 RHP

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NOTICE OF PUBLIC HEARING

On January 2, 2025, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36th St., Bethany, OK 73008 for a proposed zoning change for 4312 North Council Road going from Commercial-General (C-G) to Single-Family Residential (R-1).

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on January 21, 2025, at 6:30 p.m. At this meeting, there will be a second public hearing with the Bethany City Council, and a vote to approve or deny the request will be held.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION:

NW QTR Section 17-T12N-R4W Schafers Suburbs Addition Block 000 Lot 000 PT BLK 17 Beginning 102FT S of NW/C of Block 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N to Beginning.

