

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, November 14, 2025 on or before 4:30 p.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 meetings are 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**  
**NOVEMBER 20, 2025**  
**6:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF OCTOBER 2, 2025**

**EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS**

**ITEM 1: PC 25-21**

Consider a Special Use Request from Michael McGarry, Applicant and Property Owner to build a 1,536 square foot accessory structure at 7905 NW 39<sup>th</sup> St.

**LEGAL DESCRIPTION:** The West 132 feet of the East 195 feet of Block Four (4) of Schafer's Suburbs Addition, except the South 15 feet thereof deeded to the public for road purposes, being a subdivision of a part of the Southwest Quarter (SW/4) and the North Half (N/2) of Section Seventeen (17), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.  
*(Item to be heard by the Bethany City Council on the 2<sup>nd</sup> of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)*

**ITEM 2: PC 25-22**

Consider a preliminary plat request from Loyd Spaugy, E.I., Crafton Tull & Associates and Agent of Owner, Michael Love at NW of the intersection at N. Rockwell Ave. & NW 36<sup>th</sup> Street and East of N. Divis Ave.

**LEGAL DESCRIPTION:** A tract of land situated wholly within Lots 2,3, and 4 of Forest Highlands, according to the plat filed of record in book 16, page 91 and being more particularly described as follows: Commencing at the Northeast Corner of said Lot 4; Thence S. 00°18'37 E.

along the east line of said Lot 4, a distance of 250.00 feet; Thence S. 89°25'12" W, a distance of 300.07 feet to the point of beginning of the herein described tract; Thence S. 89°25'12" W, a distance of 80.66 Feet; Thence S. 00°18'37" E, a distance of 302.11 feet; Thence N. 89°25'12" E, a distance of 57.51 feet; Thence S. 79°29'25" E, a distance of 116.16 feet; Thence S. 03°10'39" E, a distance of 54.41 feet; Thence S. 08°27'40" E, a distance of 46.85 feet; Thence S. 12°26'58" E, a distance of 93.46 feet; Thence S. 59°50'32" E, a distance of 55.41 feet; Thence N. 89°25'12" E, a distance of 115.28 feet; Thence S. 00°18'37" E, a distance of 165.00 feet to the south line of said Lot 2; Thence S. 89°25'12" W, along said south line, a distance of 578.32 feet to the Southwest Corner thereof; Thence N. 00°18'37" W, along the west line of said Lots 2,3, an 4, a distance of 960 feet to the Northwest Corner of said Lot 4; Thence with said lot 4, the following two (2) courses; N. 89°25'12" E, a distance of 295.32 feet; Thence S. 00°18'37" E, a distance of 250.00 feet to the point of beginning and containing 330,253 square feet or 7.58 acres, within the metes recited hereon. *(Item to be heard by the Bethany City Council on the 2<sup>nd</sup> of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)*

NEW BUSINESS

ADJOURNMENT UNTIL DECEMBER 4, 2025

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**OCTOBER 2, 2025**

MEMBERS PRESENT: Justin Peck, Chair  
James Clemmer, Vice-Chair  
Robert Helton  
Steve Marx  
Ron Crouch  
Jennifer Edmonson  
Arvel Williams

MEMBERS ABSENT: Trent Reid  
Keith Wright

STAFF PRESENT: Ray Jones, City Attorney  
Brett Crecelius, Comm. Dev. Director  
Raquelynne Diaz, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 on or before Friday, September 26, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. James Clemmer, Vice-Chair said he made some comments and sent them to staff; and corrections have been made. Motion was made by James Clemmer, seconded by Ron Crouch to approve the September 18, 2025 Planning and Zoning Commission minutes with changes. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- Jennifer Edmonson, Arvel Williams. The motion carried 5 - 0 - 2.

**ITEM 1:**      **PC 25-20**  
Consider a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30<sup>th</sup> and N. Wilburn Ave.

**LEGAL DESCRIPTION:**      A tract of land located in the West Half of the Southeast Quarter ((W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4); thence South 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°06'31" East a distance of 989.12 feet; thence South 89°25'47" West a distance of 527.38 feet; thence North 00°34'13" West a distance of 88.95 feet; thence South 89°25'47" West a distance of 10.95 feet; thence North 00°34'13" West a distance of 25 feet; Thence South 89°25'47" West a distance of 11.53 feet; thence North 00°34'13" West a distance of 25 feet; thence North 89°25'47" East a distance of 22.48 feet; thence North 00°34'13" West a distance of 850 feet to a point on the

North line of said Southeast Quarter (SE/4); thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 21, 2025.)**

**ACTION:** Brett Crecelius, Comm. Dev. Director presented the staff report to consider a preliminary plat at the SW corner of NW 30<sup>th</sup> and N. Wilburn Ave. The applicant is requesting approval of a preliminary plat to subdivide the property into twelve residential lots. Each lot will be approximately one acre. Water and sewer lines are available. The surrounding lots are zoned R-1, Single Family Residential with a PUD, Planned Unit Development to the south. An aerial photo of property was presented to the Planning Commission. Brett Crecelius, Comm. Dev. Director presented a letter from Teim Design, City's Engineer Firm that states they have reviewed preliminary plat and approved preliminary plat in its form. The nearest sanitary sewer line is on the west side of the property. Our ordinances state that if you are within three hundred feet of a sanitary sewer line you need to connect. All but the top three parcels where they will be building exceed that three hundred feet, so the plan is for septic to go into the top three single family lots noted on preliminary plat. The top three lots will need to seek a variance from the Board of Adjustment in order to adjust that rule. But due to depth of the sanitary sewer and how the lines lie, and the distance the line would have to cover to connect, it would be difficult if not impossible.

Brett Crecelius, Comm. Dev. Director noted the building line and the private easement are there to protect the land on the west half of the lots prohibiting any improvement or fill or building on that half.

Commissioner Williams asked if a perk test has been performed?

Mark Grubbs of Grubbs Consulting LLC, Applicant stated no perk test has been run yet.

Commissioner Helton asked if there will be any modifications to N. Wilburn Ave.

Mark Grubbs of Grubbs Consulting LLC, Applicant stated they will not be making any modifications to N. Wilburn Ave.

Justin Peck, Chair asked about fire hydrants.

Mark Grubbs of Grubbs Consulting LLC, Applicant stated there is a fire hydrant at NW 27<sup>th</sup>, and at the corner of NW 30<sup>th</sup> and N. Alexander Ln.

Raquelynne Diaz, Comm. Dev. Associate informed the Planning Commission we received one call, and concern was with the wildlife in the area.

Commissioner Edmonson spoke about the comment on wildlife in the area. She lives to the west of the proposed development. There has been a considerable amount of modification done with the project to the south. With regard to any disruption of wildlife, that has already occurred. Most of the wildlife has already cleared out.

Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the preliminary plat request at the SW Corner of NW 30<sup>th</sup> and N. Wilburn Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

**ITEM 2:**      **PC 25-12**

Comprehensive Plan Review – Rockwell zoning discussion.

**ACTION:**      Brett Crecelius, Comm. Dev. Director stated this item is a continuation of our comprehensive plan review. At a previous meeting, we had left off looking at the NW 50<sup>th</sup> and Rockwell Ave. to NW 63<sup>rd</sup> and Rockwell Ave. corridor. At the last meeting there was some discussion about buffer zones by residents. Staff needs some direction from Planning Commission whether this is a corridor we want to continue to look at or do we want to leave it alone for now and look at a different corridor.

Commissioner Clemmer stated there were people concerned about the noise from wrecker trucks. What would be the possibility of barring the other wrecker services from using N. Rockwell Ave.? That might alleviate the noise problem.

Brett Crecelius, Comm. Dev. Director stated the design standard we have only provides screening design standards for industrial areas that are next to residential.

After some discussion about industrial inquiries, Brett Crecelius, Comm. Dev. Director told the Planning Commission he receives at about one industrial inquiry a week.

Commissioner Helton stated commercial zoning would be better than industrial for sales tax purposes. He was not in favor of industrial properties abutting residential properties.

Ray Jones, City Attorney explained City of Bethany ordinances use to say that uses permitted in commercial zones could also be permitted in industrial zones; and uses permitted in residential zones could be permitted in commercial zones. All that language was removed in the 1980's. By removing that language you created a lot of problems. For example, we cannot have restaurants in industrial areas. One possible way of addressing these concerns would be to make modifications to our ordinance.

Ray Jones, City Attorney said Commissioner Helton is right about industrial zoning being too close to residential. But at the same time those residences are right next to an airport. I like the idea of commercial being merged in the area. I think a better way to approach the problem is to change the uses.

Commissioner Helton asked why are people interested in Bethany for industrial property?

Brett Crecelius, Comm. Dev. Director replied Bethany is a great community.

Ray Jones, City Attorney explained that not allowing industrial development in the city is violating the constitutional rights of the property owners.

Commissioner Williams expressed concerns with roads and nearby residences if we allowed industrial zone.

Ray Jones, City Attorney said if commercial uses are allowed on industrial properties, that would alleviate some of the road and residential concerns.

Commissioner Helton asked if an industrial use would use so much water that it would take away from everyone else.

Brett Crecelius, Comm. Dev. Director explained that would be in the calculations when we get their business license and permitting and see their designs.

Commissioner Crouch stated he would like to see other uses we had in our ordinances before and allow commercial uses in industrial areas.

The general consensus of the Planning Commission was to have Ray Jones, City Attorney and Staff go back and check the language in the 1985 ordinances that permitted commercial uses in industrial areas; and bring information back to the Planning Commission for review and discussion.

Commissioner Helton stated he wants it on the record that he does not want industrial.

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NEW BUSINESS

No new business to announce.

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Motion was made by Ron Crouch, seconded by James Clemmer to adjourn. The motion carried unanimously 7 - 0.

**City of Bethany**  
**Planning & Zoning Staff Report**  
**November 20th, 2025**

**CASE NO: PC 25-21**

**Request:** Consider a special use permit request from Michael McGarry, Applicant, and Michael and Gina McGarry, Property Owner to build a 1,472 sq. ft. accessory building at 7905 NW 39<sup>th</sup> St.

**Legal Description:** SCHAFERS SUBURBS ADD 004 000 W132FT OF E195FT EX S15FT

**Current Zoning:** Single-Family Residential (R-1)

**Proposed Accessory Structure Size:** 1,472 ft<sup>2</sup>.

**Surrounding Zoning:**

Direction	Zoning
North	R-1
South	Woodlawn Park
East	R-1
West	R-1

**Building Characteristics:**

	Proposed Structure	Primary Structure
Use	Hobby Shop	Residence
Area (ft <sup>2</sup> )	1,472 sq.ft.	3,253
Height (ft)	15'4	15'6
Roof Pitch	4-12	4-12
Roof Material	Metal	Shingles
Exterior Wall Covering	Metal	Brick- Wood in the back
Total Lot Size	.91 acres 41,850 sq.ft.	

*Table 1*

**Background:**

The applicant seeks special permission to construct an accessory structure at 7905 NW 39<sup>th</sup> St. The lot has an area of .91 Acres (41,850 ft<sup>2</sup>) with a 3,253 ft<sup>2</sup> primary structure. The proposed dimensions of the foundation would measure 32 ft in width & 46 ft in length, yielding an area of approximately 1,472 ft<sup>2</sup>. This exceeds the allowable limit of an

accessory structure (240 ft<sup>2</sup>) thus special permission is required to construct this building.

**Analysis:**

The proposed structure exceeds the 240 ft<sup>2</sup> limit (§150.007) for accessory structures. Under the terms of special use permits, the proposed building may occupy up to 10% of the total property or 50% of the dwelling space (§158.044). With an area of 1,472 ft<sup>2</sup>, the proposed accessory structure meets both of those clauses.

In addition, the proposed accessory structure meets the design requirements of §158.044, including matching the roof pitch of the primary residence and remaining below the height of the principal structure. The applicant also has an existing 12 ft. × 12 ft. (144 sq. ft.) mower shed on the property. Combined with the proposed 1,472 sq. ft. hobby shop, the total of both accessory structures remains under 50% of the primary dwelling's floor area.

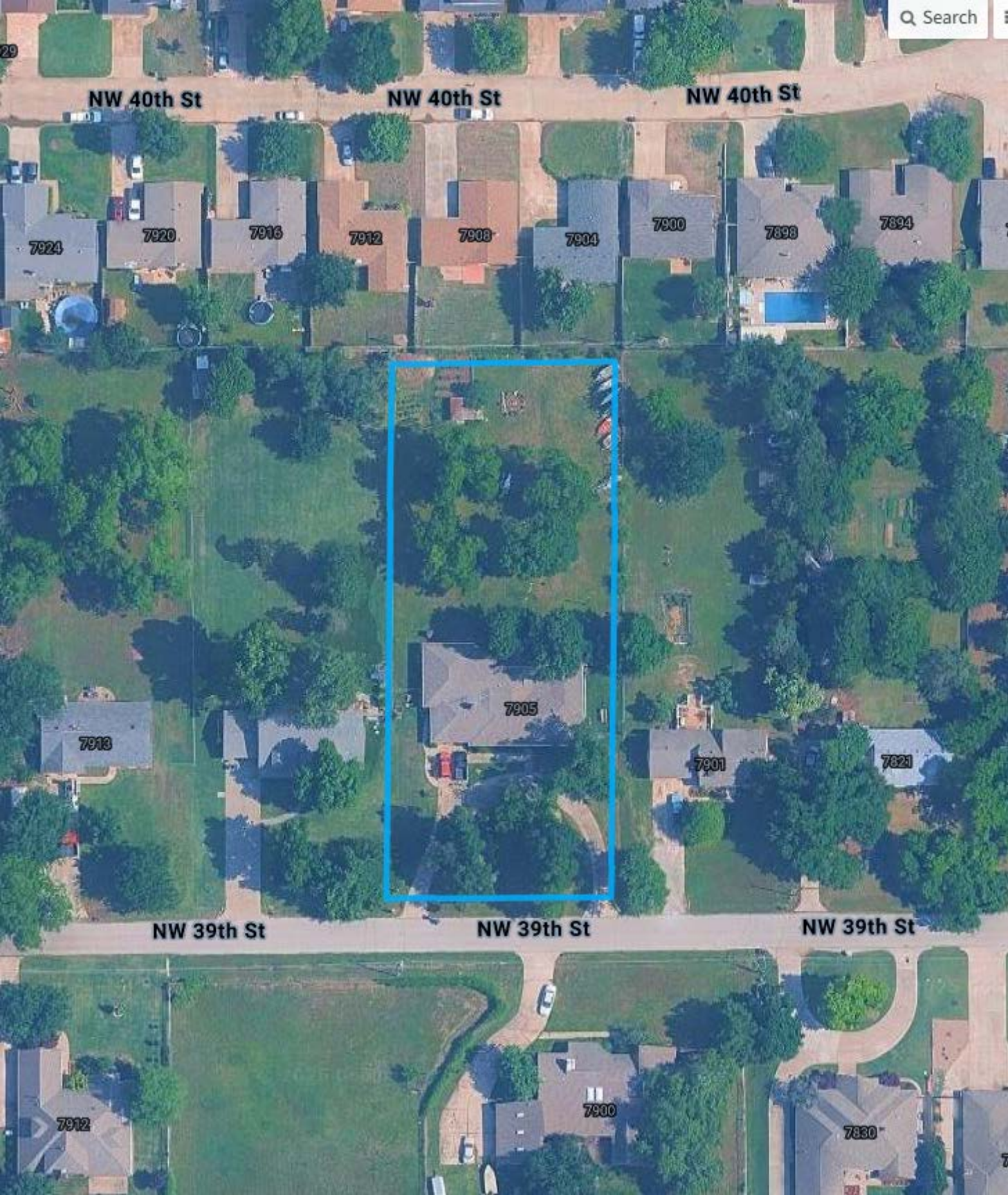
The applicant appeared before the Board of Adjustment to request a variance for the rear yard setback, as the proposed building encroaches into that area. The variance was approved with a 3-0 vote. Aside from the rear yard setback variance, the proposed structure complies with all other required setbacks: 5 feet and 10 feet on the sides, and 25 feet at the front.

\*When the application was first submitted, the applicant proposed a 32x48 accessory building. However, since there is already a 12x12 structure on the property, the applicant updated the size to 32x46 to comply with (§158.044). This is why the square footage listed in the staff report differs from what appears on the agenda and the original application.

**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special permit that would allow for the construction of a 1,472ft<sup>2</sup> accessory structure.

**Attachments:**

- Aerial Photographs
- Zoning Map
- Application Documents
- Site Plans
- Certified Owners List
- Public Notification



NW 40th St

NW 40th St

NW 40th St

7924

7920

7916

7912

7908

7904

7900

7898

7894

7918

7905

7901

7894

NW 39th St

NW 39th St

NW 39th St

7912

7900

7890

NW 40th St

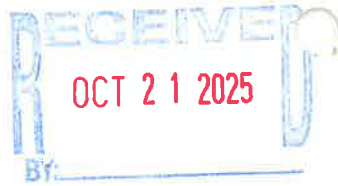
ZONE  
R-1  
ZONE DESC  
RESIDENTIAL ONE FAMILY



NW 39th St

NW 39th St

N



**Guidelines for Special Use Permit for Accessory Building's Greater than 240' in Size**

Projects that most closely follow the conditions listed below will have the most success in gaining City Council approval. The City Council will consider each project on a case by case basis.

The City Council may impose specific conditions regarding location, design, operation, screening and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. The City Council may also impose specific design requirements for accessory buildings to assure that such buildings are aesthetically compatible with the surrounding neighborhood. For accessory buildings greater than 240 square feet in size the following additional conditions and restrictions shall apply:

1. The height of the Accessory Building measured at its highest point shall not exceed the height of the primary building measured at its highest point;
2. The Accessory Building shall not be used as a dwelling unit;
3. Roof pitch of the Accessory Building should be the same as the predominant roof pitch of the primary structure;
4. An Accessory Building shall not be located on a lot not occupied by a primary building, except on lots larger than two acres in size.
5. If the primary building on a residential lot is destroyed or removed and not rebuilt within a two year period from time of destruction or removal of the primary building then the Accessory Building shall be removed.
6. Accessory Building(s) approved as a special permit use under this section should not exceed in size the greater of 50% of the gross floor area of the primary building or 10% of the total recorded lot area of the lot on which the primary building is located.

**Project Assessment for Accessory Building's Greater than 240' in Size**

	<b>Accessory Building</b>	<b>Primary Building</b>
Use	Hobby Shop	residence
Square footage	1,536	3,253
Height	15' 4"	15' 6"
Roof Pitch	4-12	4-12
Roof material	Metal	Shingles
Exterior wall covering	Metal	Brick - Wood in the Back
<b>Total Lot Size</b>	.91 acres 41,850 sqft	

**SPECIAL USE PERMIT APPLICATIONS FOR ACCESSORY BUILDINGS  
SUPPLEMENTAL QUESTIONNAIRE**

1. Have you been advised that an accessory building **cannot** be used for a home-based business? Please circle:  YES or NO
  
2. Have you located utility lines at the site? Please circle: YES or  NO  
*I have put in for a Design survey.*
3. If not, please call OKIE AT 1-800-522-OKIE.  
*I will after I get a permit.*
4. Will the building have a garage door? Please circle:  YES or NO  
If so, what direction will it face? *South*
  
5. Will you be paving a driveway to the building? Please circle: YES or  NO  
If yes, please add the driveway location and dimensions to the site plan.
  
6. Will you be installing a privacy fence or any other type of screening?  
Please circle: YES or  NO Please describe:
  
7. Will you run electricity to the building? Please circle:  YES or NO  
*Toilet & Sink*
8. Will the building have plumbing? Please circle:  YES or NO  
*Toilet & Sink*
9. How tall will the walls of the building be? *10'*
  
10. Will the color of the building match the house? Please circle:  YES or  NO  
*40" up yes - Deep Red then white  
to lessen heat.  
Back of house is painted deep red*

## APPLICATION FOR SPECIAL USE PERMIT

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 approve the special use permit as hereinafter requested.

Name of Applicant: Michael McGarry Phone #: 405-249-0306

Address: 7905 NW 39<sup>th</sup> St. Bethany OK 73008

Record Property Owner(s): Michael + Gina McGarry Phone #: 405-249-0306

Address: Same

Address of Property: Same

### Legal Description of Property:

THE WEST 132 FEET OF THE EAST 195 FEET OF BLOCK FOUR (4) OF SCHAFFER'S SUBURBS ADDITION, EXCEPT THE SOUTH 15 FEET THEREOF DEEDED TO THE PUBLIC FOR ROAD PURPOSES, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER (SW/4) AND THE NORTH HALF (N/2) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDIAN TO THE RECORDED PLAT THEREOF.

Proposed Special Permit use: Hobby/Wood Shop

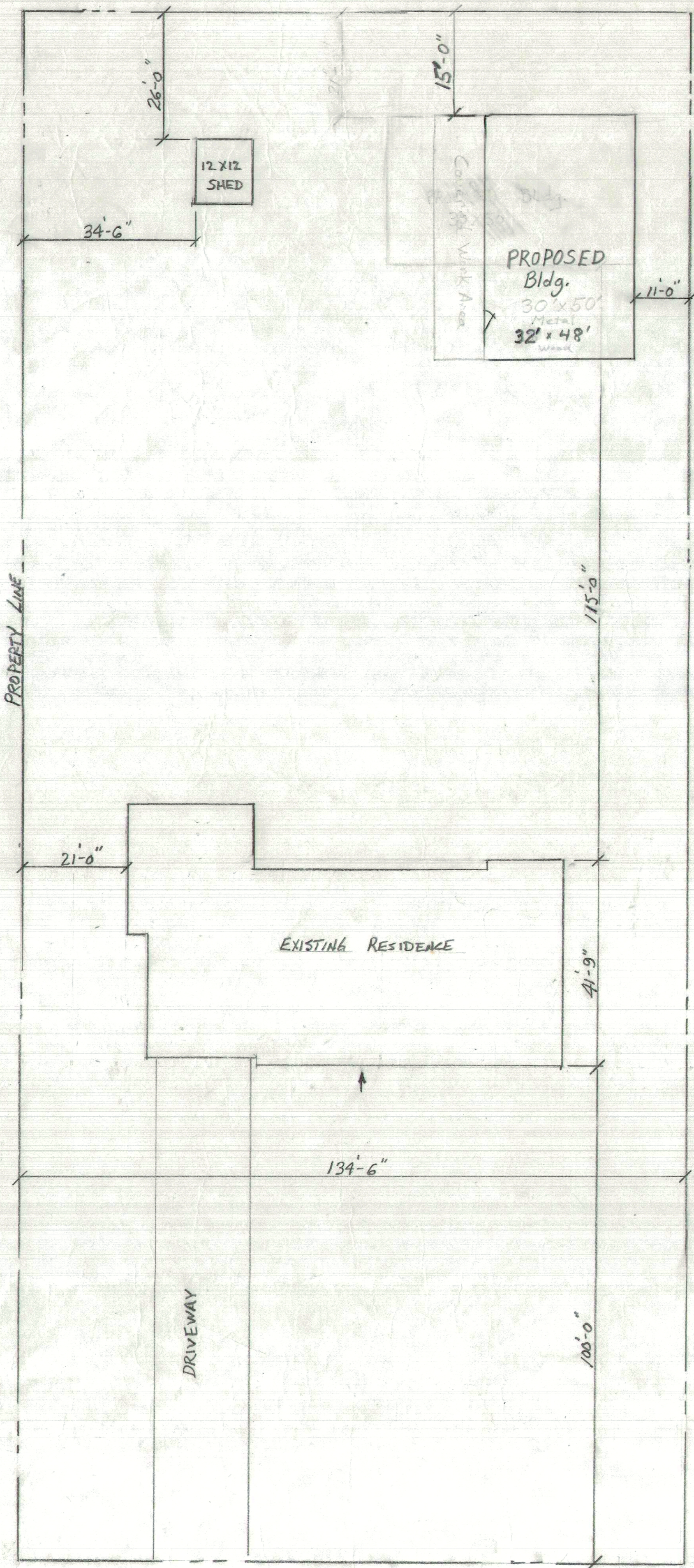
Present use of property: Back yard - grass area.

Size of property (in acres and/or feet):  
0.91 Acre 41,850 sq. ft.

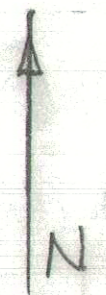
The City Council shall use the following criteria to evaluate your special use permit. You are requested to provide a statement after each of the following criteria statements indicating how your request meets each criteria. Use additional pages if necessary.

1. Will the proposed use be in harmony with the policies of the comprehensive plan?  
Yes - Home Workshop
2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations?  
Yes - Home Workshop
3. Will the proposed use adversely affect the use of the neighboring property?  
No  
Foam insulated so little noise. No extra Traffic.
4. Will the proposed use generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood?  
No. I will every once in a while Drive my Van & Trailer back to it but I do that now anyway.
5. Will the facility present a health or safety hazard to neighboring properties or the community at large?  
Not at all. I will have vacuums on the table saw etc so dust will be very little.
6. Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses?  
No.
7. Will the utility, drainage, parking, loading, signs, lighting access, and other necessary public facilities to serve the proposed use meet the adopted codes of the City?  
Yes  
There will be no changes.

RECEIVED  
OCT 21 2025

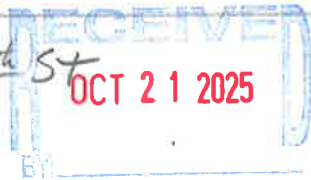


PLOT

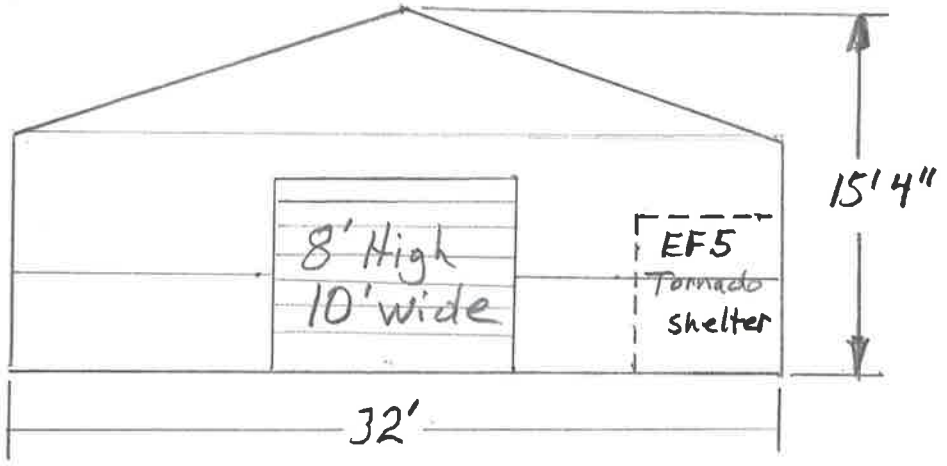


SCALE 1/16" = 1'-0"

Woodshop 7905 NW 39<sup>th</sup> St



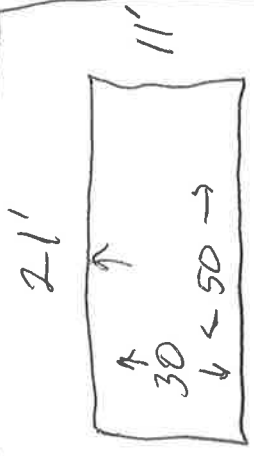
Stud walls  
Metal Siding



North 4

Tall Fence

Kent's



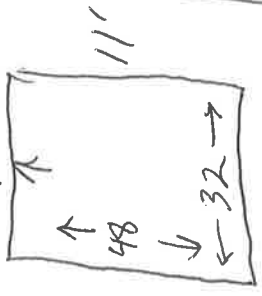
- ① 1st Thought. East & West
- ② Would block Kent's view and look really big from 39th St.
- ③ 30x50 Footprint

Our Lot

Kent's

Tall Fence

15'



- ① 2nd idea (My Wife's)
- ② Wouldn't Block all of Kent's view.
- ③ Fits the Lot better
- ④ Doesn't look as big
- ⑤ Changed to 32x48 to fit but with North South it gets too close to large swingset & Pecan Tree. Moving to 15' helps!

Our Lot



6666 NW 39th Expressway  
Bethany, Oklahoma 73008  
Phone: 405/787-6911  
Fax: 405/787-6913  
eFax: 405/470-9400  
www.BethanyLaw.com

**ATTORNEYS AND COUNSELORS AT LAW**

James Richard Martin  
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Christopher W. Cotner  
Mark H. Price  
Ryan C. Owens  
Britton L. Hobbs  
Joseph C. Schubert

*Of Counsel:*  
Pringle & Pringle,  
A Professional Corporation  
Lynn A. Pringle  
Laura N. Pringle

Michael J. Vierow, Legal Assistant  
Direct Line: 405-418-3306  
Mike@BethanyLaw.com

October 30, 2020

Mike & Gina McGarry  
7905 NW 39th Street  
Bethany, OK 73008

Re: **FILED SPECIAL/LIMITED WARRANTY DEED; Our File No. 87487-001**

Dear Mike & Gina:

Enclosed please find the Special/Limited Warranty Deed that was filed in the records of the Oklahoma County Clerk on October 21, 2020 in Book RE14517 at Page 547.

If you have any questions or need any further assistance, please do not hesitate to contact us. It has been a pleasure to serve you in this matter.

Sincerely,

Michael J. Vierow  
Legal Assistant

Enclosures



20201021011567560  
 10/21/2020 11:31:52 AM  
 Bk:RE14517 Pg:547 Pgs:2 DEED  
 State of Oklahoma  
 County of Oklahoma  
 Oklahoma County Clerk  
 David B. Hooten

**SPECIAL/LIMITED WARRANTY DEED**

Know all men by these Presents:

That MICHAEL A. MCGARRY and GINA G. MCGARRY, a/k/a Gina McGarry, husband and wife, parties of the first part, in consideration of the sum of ten dollars, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto MICHAEL A. MCGARRY or GINA G. MCGARRY, trustees of the MCGARRY TRUST DATED OCTOBER 15, 2020, (hereinafter referred to as "Assignees"), the following described real property and premises, situate in Oklahoma County, State of Oklahoma, to wit:

The West 132 feet of the East 195 feet of Block Four (4) of SCHAFER'S SUBURBS ADDITION, EXCEPT the South 15 feet thereof deeded to the public for road purposes, such addition being a subdivision of a part of the Southwest Quarter (SW/4) and the North Half (N/2) of Section Seventeen (17), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, as shown by the recorded plat thereof, and including all oil, gas, and other mineral rights not previously reserved or conveyed of record; Property Address: 7905 NW 39th St., Bethany, OK 73008;

together with all the improvements thereon and the appurtenances thereunto belonging. To have and to hold said described premises unto the said parties of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, by, through, or under grantor(s), but not otherwise;

EXEMPT DOCUMENTARY STAMP TAX, O.S. Title 68, Article 32, Section 3202, Para. 4.

Signed and delivered this 15th day of October, 2020.


*Michael A. McGarry*  
 MICHAEL A. MCGARRY

*Gina G. McGarry*  
 GINA G. MCGARRY

STATE OF OKLAHOMA )  
 ) SS:  
COUNTY OF OKLAHOMA )

Personally came before me this 15th day of October, 2020, the above named MICHAEL A. MCGARRY and GINA G. MCGARRY, a/k/a Gina McGarry, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



  
James Richard Martin, Jr., Notary Public  
Oklahoma County, Oklahoma  
My commission expires 5/9/2024, #6287

This instrument was drafted by  
James Richard Martin, Jr., Attorney-at-Law  
6666 NW 39th Expressway, Bethany, Oklahoma 73008

*M/E*

20201021011567560  
Filing Fee: \$20.00

10/21/2020 11:31:52 AM  
DEED



**CITY OF BETHANY**

405-789-2146

\*\*\*\*\* R E P R I N T R E C E I P T\*\*\*\*\*

REC#: 01381939 10/21/2025 11:57 AM  
OPER: jh TERM: 006  
REF#: 13696

TRAN: 540.0000 COMM DEV RECEIPTS  
MICHAEL MCGAREY-7905 NW 39TH S  
VARIANCE  
010-39010  
MISCELLANEOUS REVEN 494.00CR

TRAN: 540.0000 COMM DEV RECEIPTS  
MICHAEL MCGAREY-7905 NW 39TH S  
SPECIAL USE  
010-39010  
MISCELLANEOUS REVEN 494.00CR

TENDERED: 988.00 CHECK  
APPLIED: 988.00-

CHANGE:            0.00

\*\*\* BULK TRASH PICKUP COMING UP!\*\*\*  
SEPTEMBER 29TH, 2025. CITY CREWS WILL  
START ON THE SOUTH AND WORK THEIR WAY UP  
NORTH OF BETHANY.

name1	mailingaddress1	city	state	zipcode
HOLLE WILLIAM B & ANGELA L	3924 N COUNCIL RD	BETHANY	OK	73008-3161
GORDON RANDELL L	9900 BRIARCREEK DR	OKLAHOMA CITY	OK	73162
BIGGS DANIEL A & KENDRA E	7912 NW 39TH ST	BETHANY	OK	73008-3150
GILBERT JAMES M & VICKIE M TRS	7900 NW 39TH ST	BETHANY	OK	73008-3150
GILBERT JAMES M & VICKIE M TRS	7900 NW 39TH ST	BETHANY	OK	73008-3150
GILBERT JAMES M & VICKIE M TRS	7900 NW 39TH ST	BETHANY	OK	73008-3150
FALKNER JAMES LOWERY	7830 NW 39TH ST	BETHANY	OK	73008
STEPHENS CLARA L	7824 NW 39TH ST	BETHANY	OK	73008-3148
SHIELDS JAMES C	7818 NW 39TH ST	BETHANY	OK	73008-3148
DALTON FREDERICK O & LINDA CAROL	7917 NW 39TH ST	BETHANY	OK	73008-3149
ROMO VELASCO ISMAEL	4008 N COUNCIL RD	BETHANY	OK	73008
HODSON JUDY ETAL	7913 NW 39TH ST	BETHANY	OK	73008
JENKINSON MICHAEL & JOAN TRS	7909 NW 39TH ST	BETHANY	OK	73008-3149
MCGARRY MICHAEL A OR GINA G TRS	7905 NW 39TH ST	BETHANY	OK	73008-3149
ORTIZ ALAN S	7901 NW 39TH ST	BETHANY	OK	73008-3149
PURCELL THELMA H TRS	7821 NW 39TH ST	BETHANY	OK	73008-3147
HIXON MICHAEL	7819 NW 39TH ST	BETHANY	OK	73008
ALVAREZ JAIME	3002 N EAGLE LN	OKLAHOMA CITY	OK	73127-1171
ESCOBAR SANDRA	7916 NW 40TH ST	BETHANY	OK	73008
DIEHM PERRY JAMES & SHEILA M	7912 NW 40TH ST	BETHANY	OK	73008-3119
TURNER DOROTHY EVELYN	7908 NW 40TH ST	BETHANY	OK	73008-3119
LEINNEWEBER KAREN LYNN ALLEN & JAMES	7924 NW 40TH ST	BETHANY	OK	73008-3119
HANSCOM LOWELL K	7904 NW 40TH ST	BETHANY	OK	73008-3119
LEEDS JAMES DONALD	7900 NW 40TH ST	BETHANY	OK	73008-3119
MILLER MICHAEL J 2016 REV TRUST	7898 NW 40TH ST	BETHANY	OK	73008-3117
JP KELLY PROPERTIES LLC	PO BOX 32152	OKLAHOMA CITY	OK	73123
PEREZ ISAAC R	7890 NW 40TH ST	BETHANY	OK	73008-3117
IGE OLUSEGUN	7894 NW 40TH ST	BETHANY	OK	73008-3117
MCKINNIS ROBERT WADE	7886 NW 40TH ST	BETHANY	OK	73008-3117
OAKLEY BRYAN P	PO BOX 101	HERMOSA BEACH CA	CA	90254
CRUZ EDGAR	7925 NW 40TH ST	BETHANY	OK	73008-3118
SANCHEZ JOSE MANUEL & YESENIA GALLEGOS	7921 NW 40TH ST	BETHANY	OK	73008-3118



GARCIA AGUSTIN RENOJ	109 S 23RD ST	RICHMOND	CA	94804-2803
FARRIS MICHAEL D	7913 NW 40TH ST	BETHANY	OK	73008
HERNANDEZ GABRIELA SANTOS	7909 NW 40TH ST	BETHANY	OK	73008
HILLSBERRY JAMES MORGAN	7905 NW 40TH ST	BETHANY	OK	73008
WATTERS OBED & MARY LIV TRUST	7901 NW 40TH ST	BETHANY	OK	73008-3118
LABORDE SUSAN & ROBERT	PO BOX 968	BETHANY	OK	73008-0968
JOHNSON ETHAN WESLEY	7893 NW 40TH ST	BETHANY	OK	73008
SHENOLD JEFFREY SCOTT	7889 NW 40TH ST	BETHANY	OK	73008-3116

7917 NW 40TH ST BETHANY  
7913 NW 40TH ST BETHANY  
7909 NW 40TH ST BETHANY  
7905 NW 40TH ST BETHANY  
7901 NW 40TH ST BETHANY  
7897 NW 40TH ST BETHANY  
7893 NW 40TH ST BETHANY  
7889 NW 40TH ST BETHANY

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BETHANY  
BETHANY



**Department of Planning & Community Development**

October 27th, 2025

**NOTICE OF HEARING  
COMMISSION**

**PLANNING & ZONING  
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department for a special use permit request for the property on the attached sheet. All special use permit request applications 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.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on the special use permit request 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 special use permit requested. During the public hearings, the applicant for the special use permit request presents his/her 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**

(SEE LOCATION MAP ON BACK  
OF THIS PAGE)

## Request For A Special Use Permit

### A. General Information

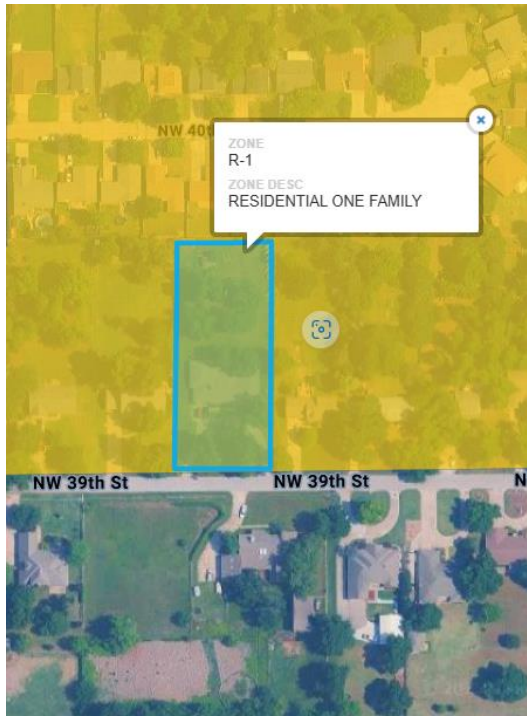
1. Case No.: PC 25-21
2. Location of Property: 7905 NW 39<sup>th</sup> ST
3. Legal Description: SCHAFERS SUBURBS ADD 004 000 W132FT OF E195FT EX  
S15FT
4. Present Zoning: R-1 Residential One Family
5. Special Use Permit Request: 1,536 sq.ft. Accessory Building

### B. Hearing Schedule

1. The Planning and Zoning Commission **hearing** on the proposed special use permit request will be held on November 20<sup>th</sup>, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed special use permit request. The Commission will vote on whether to recommend approval or disapproval of the permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The Planning and Zoning Commission will then transmit its recommendation to the City Council. The City Council Hearing will be held on November 20<sup>th</sup>, 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 approve or deny the proposed special use permit request. **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 are held in the Bethany City Council Chambers in City Hall.



## NOTICE OF PUBLIC HEARING

On November 20<sup>th</sup>, 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, 6700 N.W. 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a special use permit request from Michael McGarry, Applicant, and Michael and Gina McGarry, Property Owner to build an 1,536 sq. ft. accessory building at 7905 NW 39<sup>th</sup> St.

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 December 2nd, 2025 at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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: SCHAFERS SUBURBS ADD 004 000 W132FT OF E195FT EX S15FT**



**City of Bethany**  
**Planning & Zoning Staff Report**

**November 20th, 2025**

CASE NO: PC 25-22

**Request:** Consider a preliminary plat request from Loyd Spaugy, applicant and Michael Love, property owner for property containing 7.58 acres located at the NW of the intersection at N. Rockwell Ave & NW 36<sup>th</sup> Street, and East of Divis Ave.

**Legal Description:** A TRACT OF LAND SITUATED WHOLLY WITHIN LOTS 2, 3, AND 4 OF FOREST HIGHLANDS, ACCORDING TO THE PLAT FILED OF RECORD IN BOOK 16, PAGE 91 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 00°18'37" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 250.00 FEET; THENCE S 89°25'12" W, A DISTANCE OF 300.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:THENCE S 89°25'12" W, A DISTANCE OF 80.66 FEET; THENCE S 00°18'37" E, A DISTANCE OF 302.11 FEET; THENCE N 89°25'12" E, A DISTANCE OF 57.51 FEET; THENCE S 79°29'25" E, A DISTANCE OF 116.16 FEET; THENCE S 03°10'39" E, A DISTANCE OF 54.41 FEET; THENCE S 08°27'40" E, A DISTANCE OF 46.85 FEET; THENCE S 12°26'58" E, A DISTANCE OF 93.46 FEET; THENCE S 59°50'32" E, A DISTANCE OF 55.41 FEET; THENCE N 89°25'12" E, A DISTANCE OF 115.28 FEET; THENCE S 00°18'37" E, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S 89°25'12" W, ALONG SAID SOUTH LINE, A DISTANCE OF 578.32 FEET TO THE SOUTHWEST CORNER THEREOF;THENCE N 00°18'37" W, ALONG THE WEST LINE OF SAID LOTS 2, 3, AND 4, A DISTANCE OF 960.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE WITH SAID LOT 4,THE FOLLOWING TWO (2) COURSES: N 89°25'12" E, A DISTANCE OF 295.32 FEET; THENCE S 00°18'37" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 330,253 SQUARE FEET OR 7.58 ACRES, WITHIN THE METES RECITED HEREON.

**Current Zoning:** Planned Unit Development (PUD)

**Surrounding Zoning:**

Direction	Zoning
North	R-1(Single- Family Residential) & R-M (Residential Multiple Family)
South	R-2 (Residential Two-family) & C-G (Commercial General)

East	R-1(Single- Family Residential) & R-M (Residential Multiple Family)
West	E-I (Educational- Institutional) & PUD (Planned Unit Development)

Table 1

<i>Characteristics</i>	
<i>Total Area</i>	<i>7.58 acres</i>
<i>Number of lots</i>	<i>25</i>
<i>Water</i>	<i>2" water line East side of N. Divis and a 8" water line west side of N. Rockwell Ave. A prop 6" water line NW 39<sup>th</sup> St.</i>
<i>Sewer</i>	<i>8" sanitary sewer line southside of NW 39<sup>th</sup> St. and an 8" sanitary sewer line west of N. Rockwell Ave. 8" sewer line West side of N. Divis Ave.</i>

**Background:**

The applicant is requesting approval of their preliminary plat request from the property located NW of the intersection at N. Rockwell Ave & NW 36<sup>th</sup> Street, and East of Divis Ave. to subdivide the property into 25 Duplexes. The surrounding area consists of mixed zoning classifications, including to the west of the site is an established PUD known as Bethany Village Duplexes, which includes 27 duplex units, as well as R-M, R-2, and C-G districts.

**Analysis:**

The site encompasses 330,184.8 sq.ft. (7.58 acres). The applicant is requesting preliminary plat approval to subdivide the property into 25 duplex lots. Plans have been submitted for review, and feedback has been provided by city staff and engineers. Letter of comments from TEIM engineer is included in the packet.

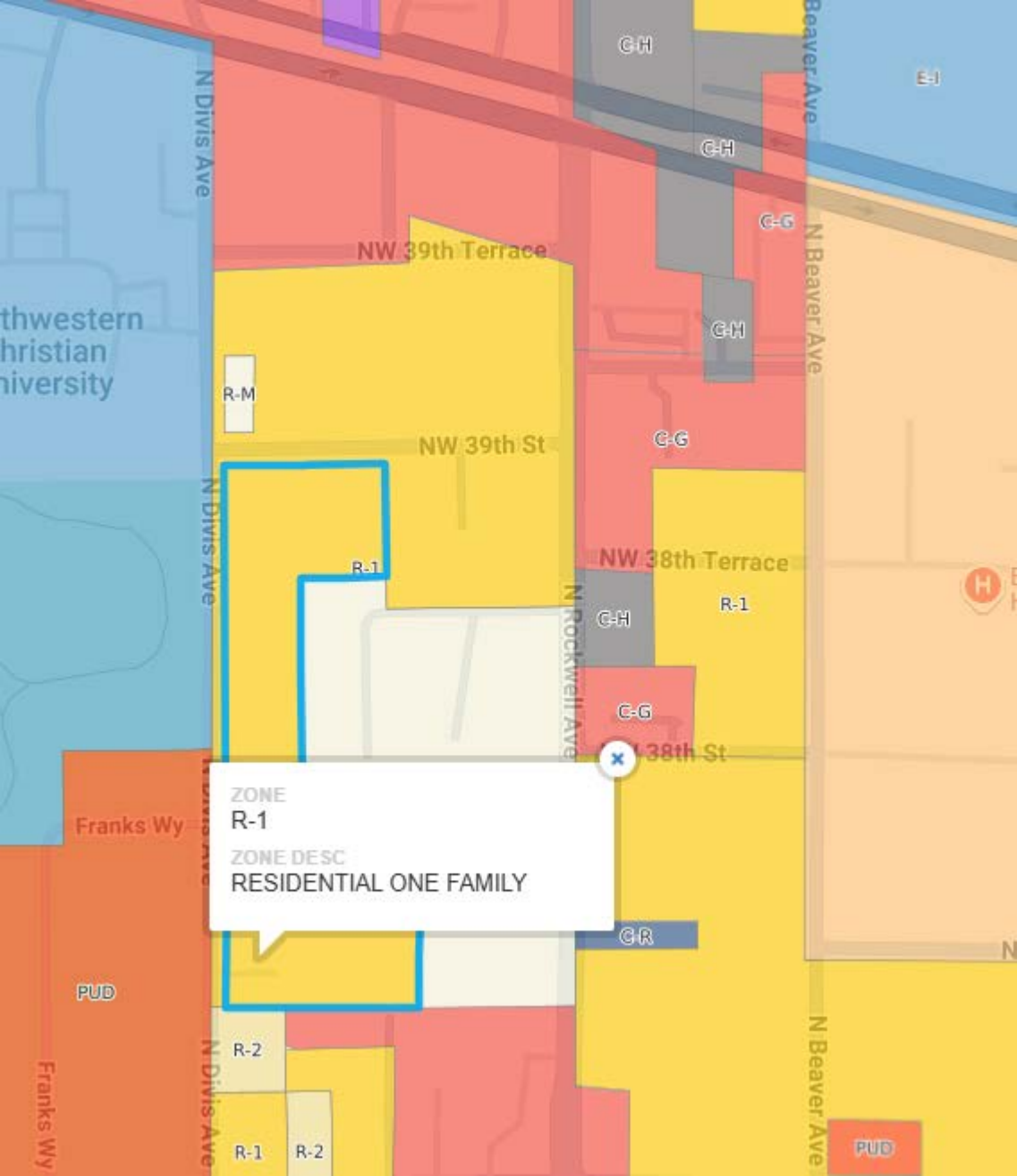
The design and number of all parking facilities in this PUD shall be in accordance with Title XV: Land Usage, Chapter 158, Zoning of the City of Bethany, Code of Ordinances, Chapter 158.035, Off-Street Parking and Chapter 158.036 Residential Parking Restrictions. Two spaces per dwelling unit within the structure shall be provided. No off-site parking will be permitted along N. Donna Ave., the developer will install five "No Parking" signs along this roadway, with three signs located on the east side of N. Donna Avenue and two on the west side.

Detention will be required to manage stormwater runoff, and the developer must construct a detention basin with an outlet structure designed to accommodate up to a 100 year storm event. In addition, per the engineers' requirements, a paving contractor will need to install curb improvements along the entire length of the east side of N. Divis Ave., consisting of a 1-foot-wide gutter and a 6-inch-tall, 8-inch-wide curb. The roadway will be concrete, and a sidewalk will be installed on each lot.

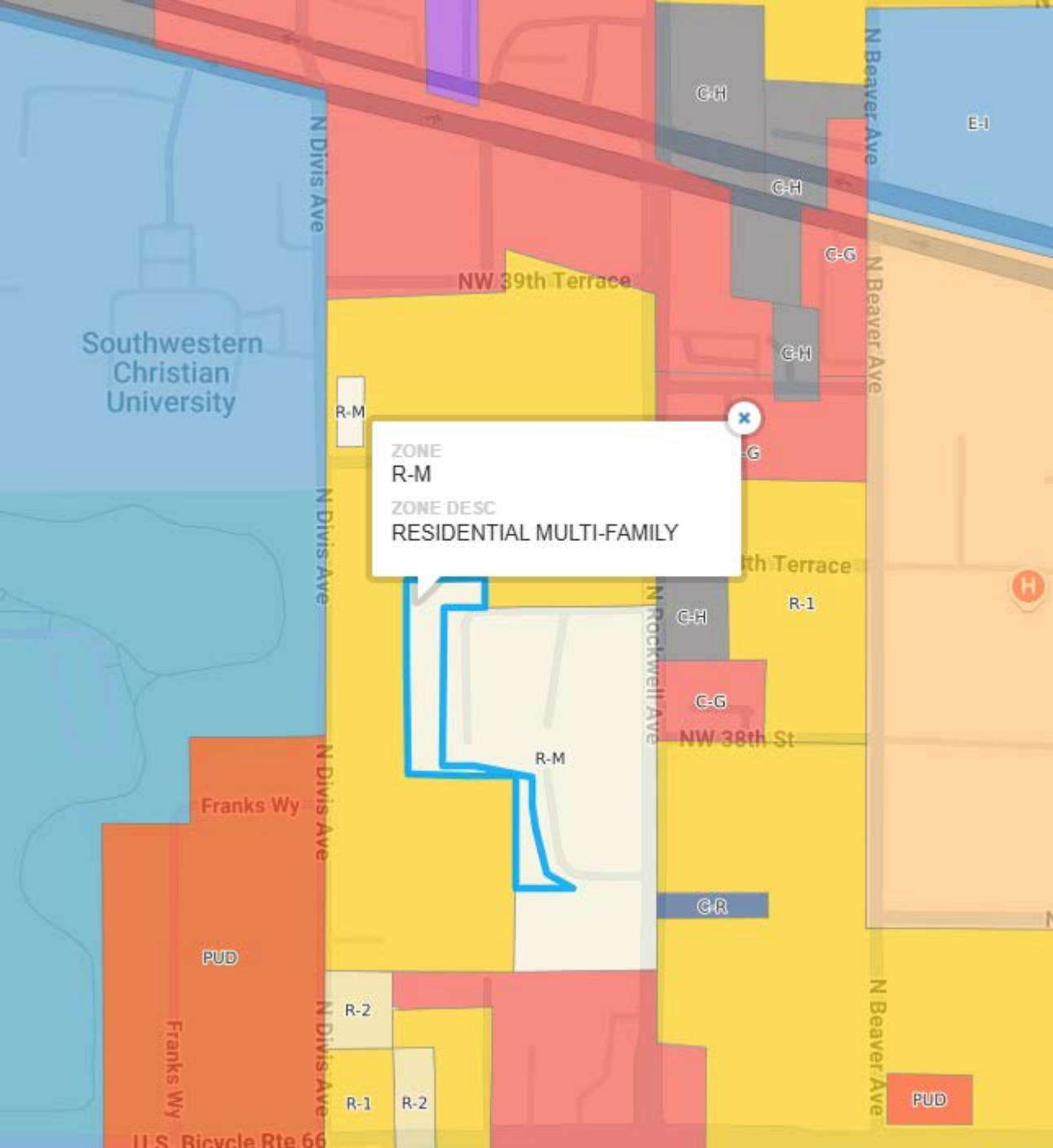
**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for their preliminary plat.

**Attachments:**

- Zoning Map
- Aerial Photographs
- Water and Sewer Atlases
- Application Documents
- TEIMS Letter
- Certified Owners List
- Public Notification



ZONE  
R-1  
ZONE DESC  
RESIDENTIAL ONE FAMILY



Southwestern  
Christian  
University

ZONE  
R-M  
ZONE DESC  
RESIDENTIAL MULTI-FAMILY

R-M

NW 39th Terrace

G-H

G-H

C-G

G-H

G

th Terrace

R-1

G-H

C-G

NW 38th St

R-M

CR

Franks Wy

PUD

R-2

R-1

R-2

PUD

U.S. Bicycle Rte 66

NW 39th St

C-G

N Divis Ave

NW 38th Terrace

R-1

R-1

N Rockwell Ave

C-H

C-G

NW 38th St

N Divis Ave

ZONE  
R-M

ZONE DESC  
RESIDENTIAL MULTI-FAMILY

GRK



N Divis Ave

R-2

R-1

R-2

N Beaver Ave



NW 39th St

NW 39th St

NW 39th St

N Rockwell Ave

N Divis Ave

NW 38th Terrace

N Divis Ave

N Rockwell Ave

BFC Ballfields

NW 38th St

N Divis Ave

N Rockwell Ave

Franks Wy

N Divis Ave

Crayon Kids Learning Academy LLP

N Divis Ave



NW 39th St

NW 39th St

NW 39th St

N Rockwell Ave

N Divis Ave

NW 38th Terrace

N Divis Ave

N Rockwell Ave

BFC Ballfield

NW 38th St

NW 38th St

Franks Wy

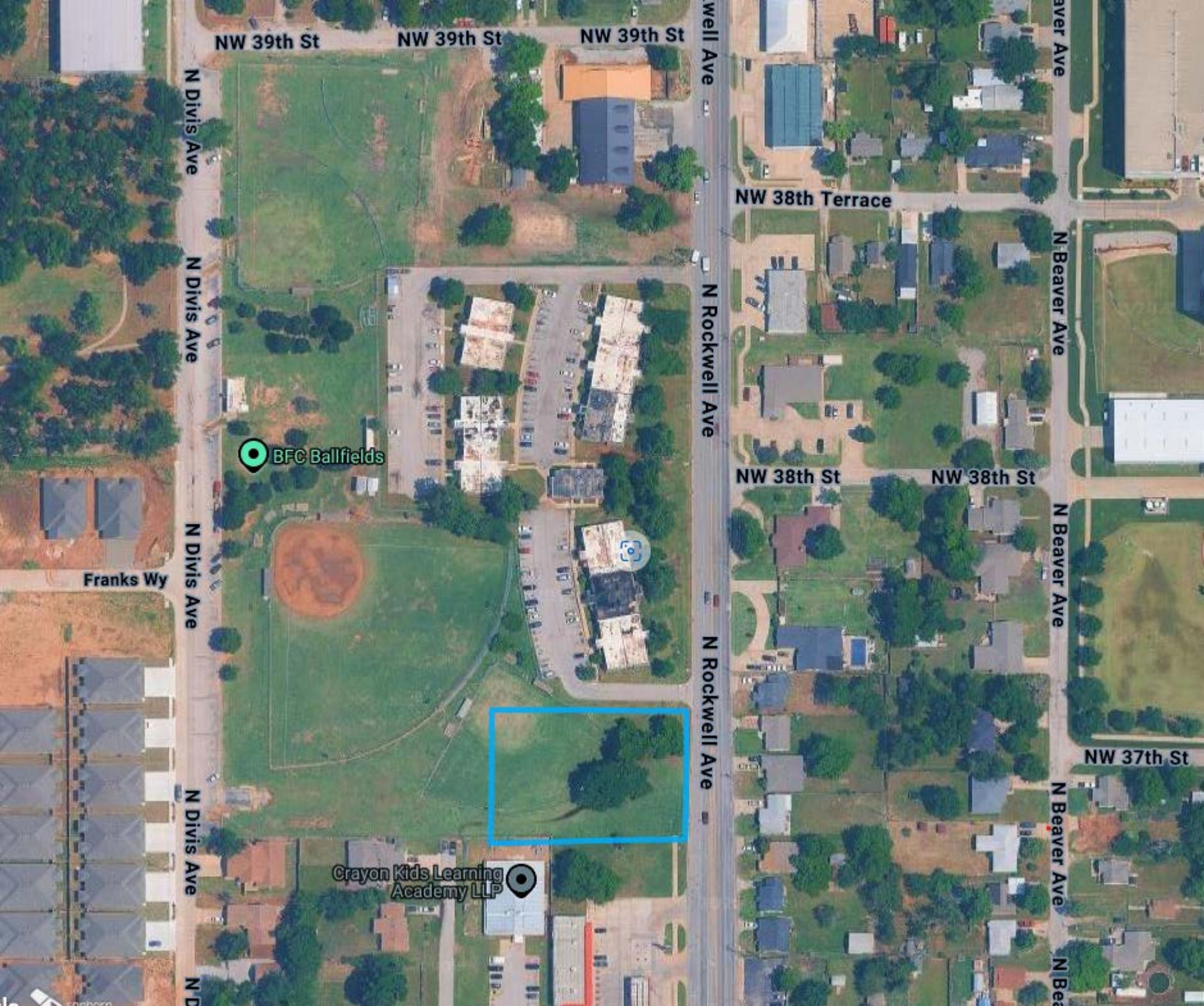
N Divis Ave

N Rockwell Ave

N Divis Ave

Crayon Kids Learning Academy LLP

N Divis Ave



NW 39th St

NW 39th St

NW 39th St

N Divis Ave

well Ave

aver Ave

NW 38th Terrace

N Beaver Ave

N Divis Ave

N Rockwell Ave

BFC Ballfields

NW 38th St

NW 38th St

N Beaver Ave

Franks Wy

N Divis Ave

N Rockwell Ave

NW 37th St

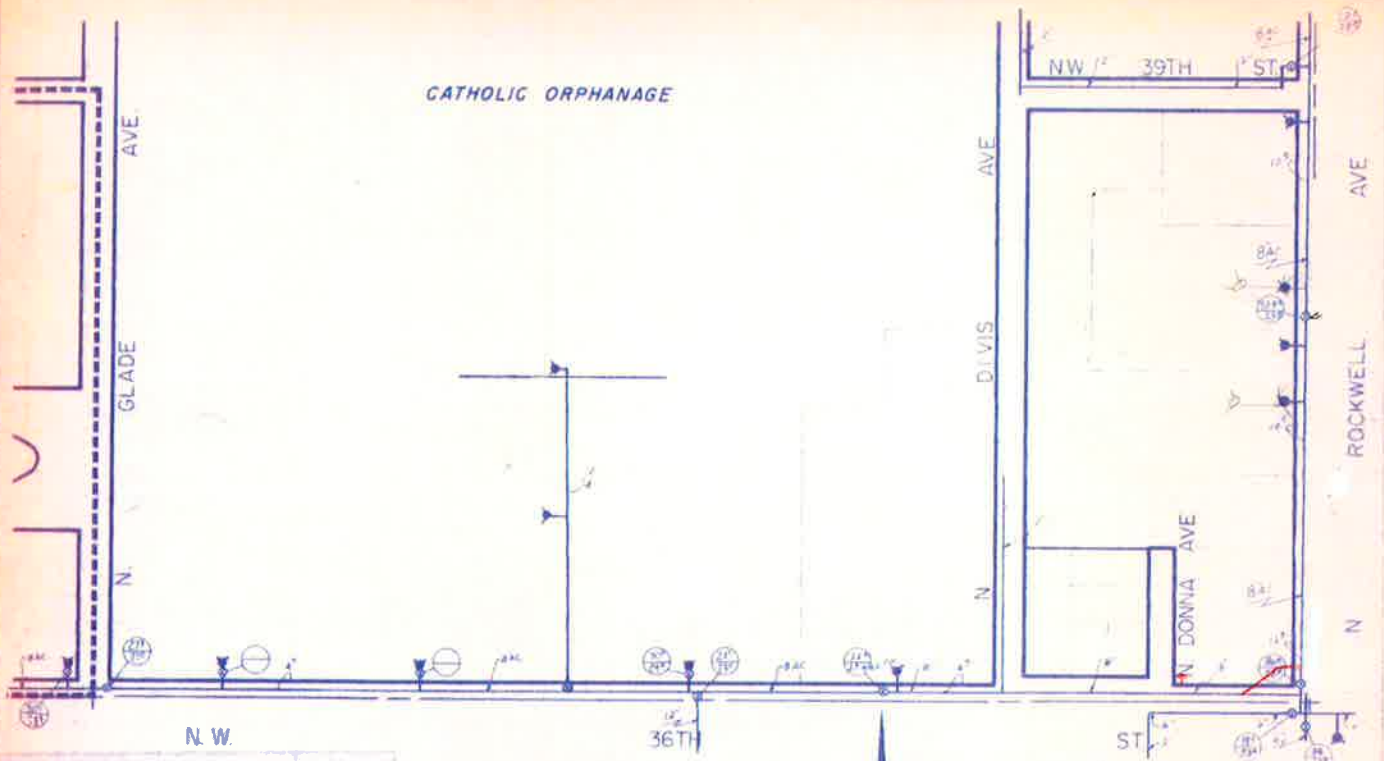
N Divis Ave

N Beaver Ave

Crayon Kids Learning Academy LLP

N Bee

CATHOLIC ORPHANAGE



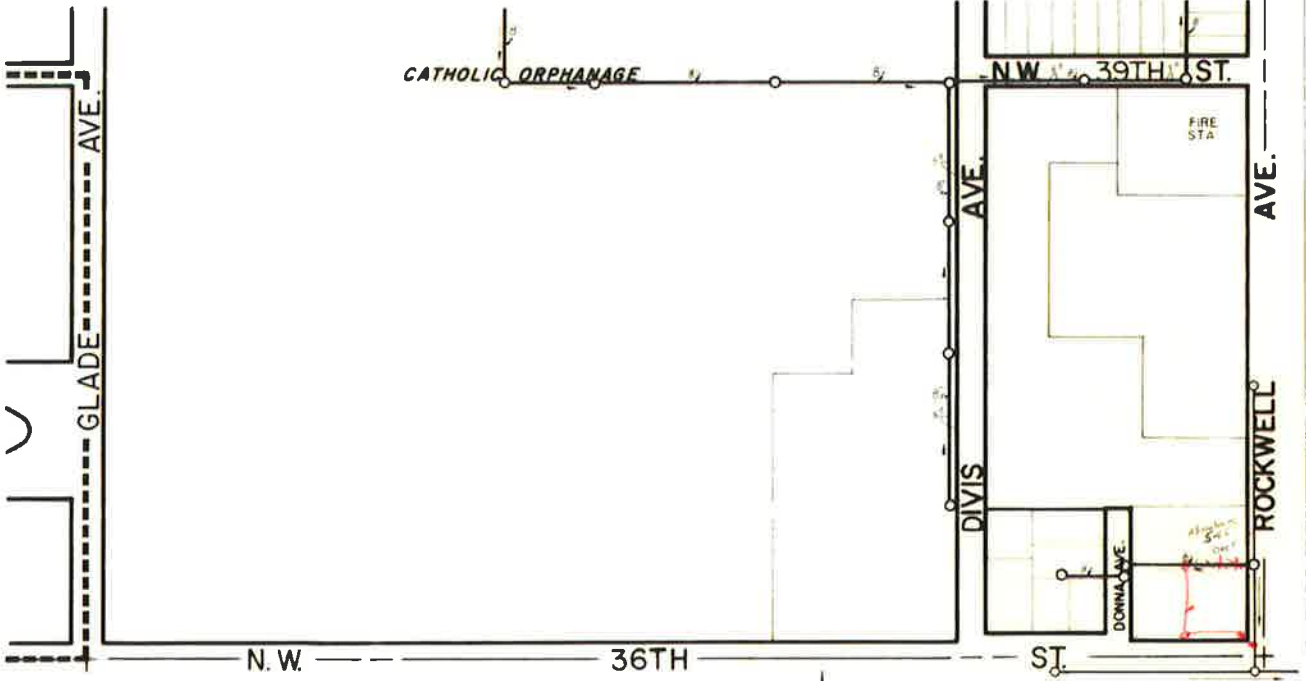
17-4

16-4

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'

17-6



17-4

16-4

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. 2-11-68

SCALE 1"=200'

17-5

20-8



**Crafton Tull**  
architecture | engineering | surveying

300 Pointe Parkway Blvd  
Yukon, OK 73099  
405.787.6270 / 405.787.6276  
www.craftontull.com

**Transmittal**

Date: October 17, 2025  
To: Planning/Zoning/Community Development  
Address: City of Bethany  
6700 NW 36<sup>th</sup> Street  
Bethany, OK 73008

Telephone #:

RE: Proposed Bethany Fields  
Project #: 25605700

The following items are being transmitted: Attached; Other; For your use/ Records

NO. OF COPIES:	DATE:	DESCRIPTION:
1		Preliminary Plat App Fee CK#1388 \$1,150.00 ✓
1		Letter of Authorization ✓
1		Preliminary Plat Application ✓
10		Preliminary Plat Copies ✓
1		Ownership Listing & Legal ✓

**Remarks:**

Please email copy of the receipt to : [Jessica.murphy@craftontull.com](mailto:Jessica.murphy@craftontull.com) for our clients records.

Signed: \_\_\_\_\_

Jessica Murphy, Office Operations Coordinator III

# PACKET C

## SUBDIVISION PROCEDURE

### STEP ONE

Pre-application meeting with Community Development staff. Obtain a copy of Subdivision Ordinance (Section 154.01 - 154.79). Commence the preparation of a preliminary plat.

### STEP TWO

A. Submission of a preliminary plat application including:

1. Application form filled out.
2. Payment of an application fee and Notice of Hearing fee.

<b>less than 10 acres</b>	<b>\$1,000.00</b>
<b>10-40 acres</b>	<b>\$1,250.00</b>
<b>more than 40 acres</b>	<b>\$1,563.00</b>
<b>Notice of Hearing Fee</b>	<b>\$ 150.00</b>

3. A list of the names and addresses of all property owners of record within a 300 foot radius of the exterior boundaries of the property. This must be a current list and must be prepared and certified by a bonded abstractor or the County Assessor of Oklahoma County.
  4. Attach ten (10) copies of the preliminary plat.
- B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.
- C. The Planning and Zoning Commission will review the preliminary plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.
- D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

### STEP THREE

- A. Submission of a final plat application includes:
  - a. Payment of an application fee of **\$625.00**.
  - b. Attach five (5) copies of the final plat.
  - c. Attach seven (7) sets of construction plans for public improvements.
  - d. Attach a transmittal letter indicating any proposed off-site improvements.
  - e. Attach an engineer's itemized estimate of the cost of each public improvement.
  - f. Attach a construction program detailing the timing of the installation of each public improvement.
  
- B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.
  
- C. The Planning and Zoning Commission will review the final plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.
  
- D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

## SUBDIVISION APPLICATION

Name of proposed subdivision: Bethany Fields

Location: NW of the intersection at N. Rockwell Ave & NW 36th Street, and East of Divis Ave.

Legal Description (type here or attach to application): See attached Preliminary Plat

\_\_\_\_\_

\_\_\_\_\_

Total area of property: 7.58 ± Acres

Number of lot(s) created: 25 Lots

Current Zoning: PUD, Planned Unit Development

Current Comprehensive Plan designation: Hospitals, Universities, Schools, and Churches

Name/Address/Phone/Fax of Engineer: Loyd Spaugy, E.I., Crafton Tull & Associates

300 Pointe Parkway Blvd., Yukon Oklahoma 73099, 405-787-6270, Fax: 1207


Name/Address/Phone/Fax of Surveyor: Lee Schroeder, P.S., Crafton Tull & Associates

300 Pointe Parkway Blvd., Yukon Oklahoma 73099, 405-787-6270, Fax: 1250

Applicant(s) Name (print name): Loyd Spaugy (Agent of Owner)

Address: 300 Pointe Parkway Blvd., Yukon Oklahoma 73099 405-787-6270

Phone # (daytime): 405-787-6270 Fax #: 1207

Applicant(s) Signature: 

Property Owner(s) Name (print name): Michael Love

Property Owner(s) Signature: 

Address: 16200 Sonoma Park Drive, Edmond, OK 73013

Phone # (daytime): 405-848-1581 Fax #: \_\_\_\_\_

Email Correspondence to: Loyd.Spaugy@craftontull.com Cc: Jessica.Murphy@craftontull.com

# Ownership List Certificate

)  
State of Oklahoma  
County of ) SS  
Oklahoma

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Oklahoma County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

A 300 ft radius of property owners surrounding the following described property located in Oklahoma County, to wit:

**Bethany Fields**  
**Legal Description**

A TRACT OF LAND SITUATED WHOLLY WITHIN LOTS 2, 3, AND 4 OF FOREST HIGHLANDS, ACCORDING TO THE PLAT FILED OF RECORD IN BOOK 16, PAGE 91 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 00°18'37" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 250.00 FEET; THENCE S 89°25'12" W, A DISTANCE OF 300.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT: THENCE

S 89°25'12" W, A DISTANCE OF 80.66 FEET; THENCE S 00°18'37" E, A DISTANCE OF 302.11 FEET; THENCE N 89°25'12" E, A DISTANCE OF 57.51 FEET; THENCE S 79°29'25" E, A DISTANCE OF 116.16 FEET; THENCE S 03°10'39" E, A DISTANCE OF 54.41 FEET; THENCE S 08°27'40" E, A DISTANCE OF 46.85 FEET; THENCE S 12°26'58" E, A DISTANCE OF 93.46 FEET; THENCE S 59°50'32" E, A DISTANCE OF 55.41 FEET; THENCE N 89°25'12" E, A DISTANCE OF 115.28 FEET; THENCE S 00°18'37" E, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S 89°25'12" W, ALONG SAID SOUTH LINE, A DISTANCE OF 578.32 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°18'37" W, ALONG THE WEST LINE OF SAID LOTS 2, 3, AND 4, A DISTANCE OF 960.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE WITH SAID LOT 4, THE FOLLOWING TWO (2) COURSES:

N 89°25'12" E, A DISTANCE OF 295.32 FEET; THENCE  
S 00°18'37" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 330,253 SQUARE  
FEET OR 7.58 ACRES, WITHIN THE METES RECITED HEREON.

EXECUTED at Oklahoma City, Oklahoma, October 16, 2025 at 7:30 A.M.

Chicago Title Oklahoma Co.

By: *Charles Francis*

\_\_\_\_\_  
Vice President, Charles Francis

Date Prepared: October 23, 2025

Order Number: 710512502423



**PELHAM PARTNERS, LLC.  
16200 SONOMA PARK DRIVE.  
Edmond, OK 73013**

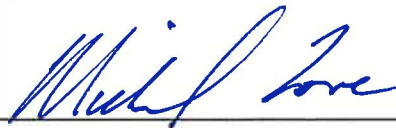
October 9, 2025

The City of Bethany  
Community Development Department  
6700 NW 36<sup>th</sup> Street  
Bethany, OK 73008

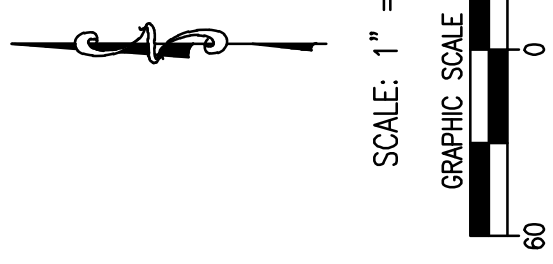
RE: Bethany Fields

To Whom It May Concern:

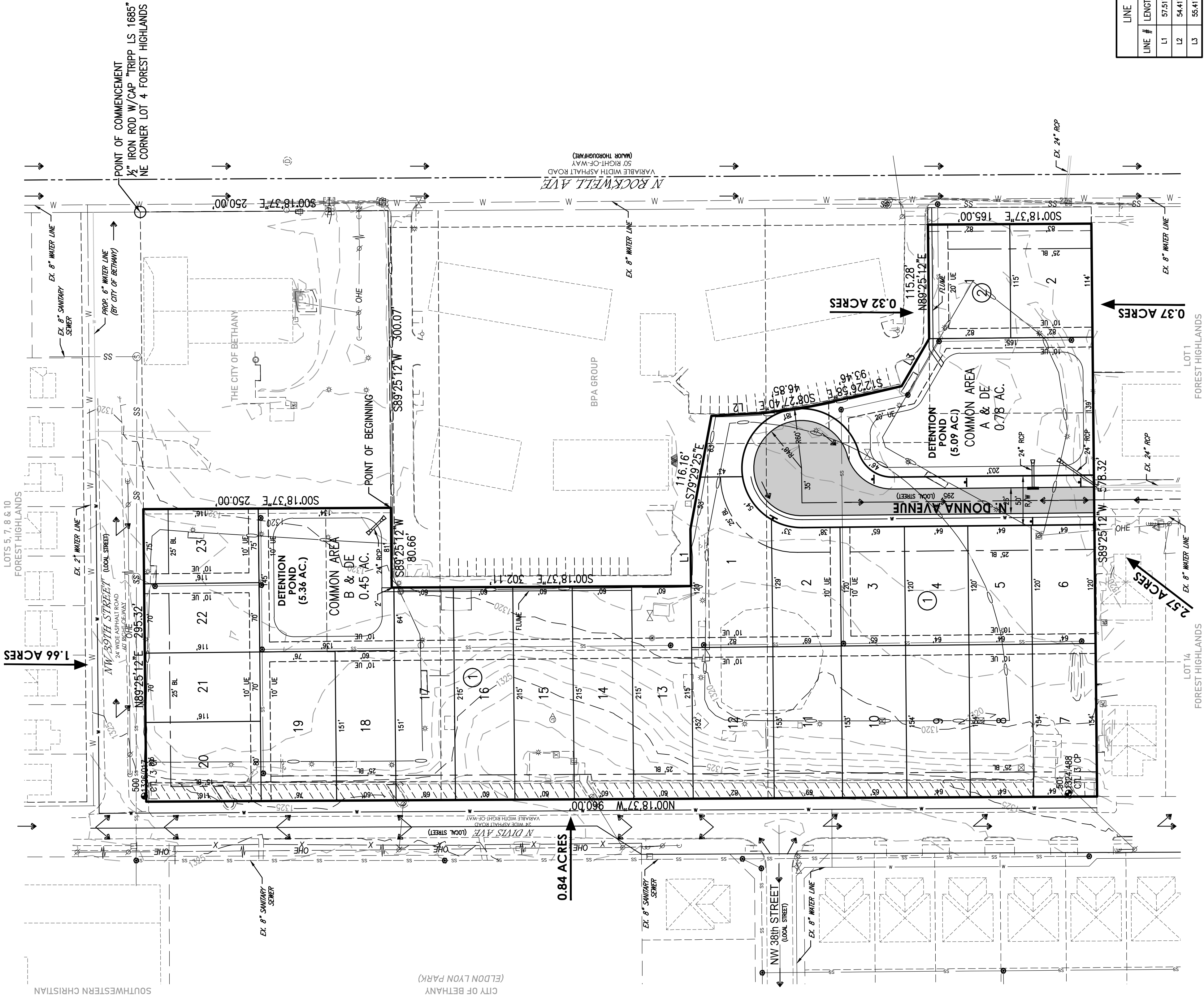
This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and Planning of 7.58± acres being a part of the SE/4 of Section 17, T-12-N, R-4-W, I.M., Oklahoma County and generally located along N. Rockwell Avenue, Bethany, Oklahoma.

  
\_\_\_\_\_  
Signature  
Title: Managing Member

CTA Project #25605700



**PRELIMINARY PLAT  
OF  
BETHANY FIELDS**  
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.M.  
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



**NOTES**

- Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the property owner association. No structures, permanent storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown, certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot and must be installed prior to the issuance of an occupancy permit.
- Sidewalks along common areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
- All existing and proposed easements tied to lot corners on final plats.

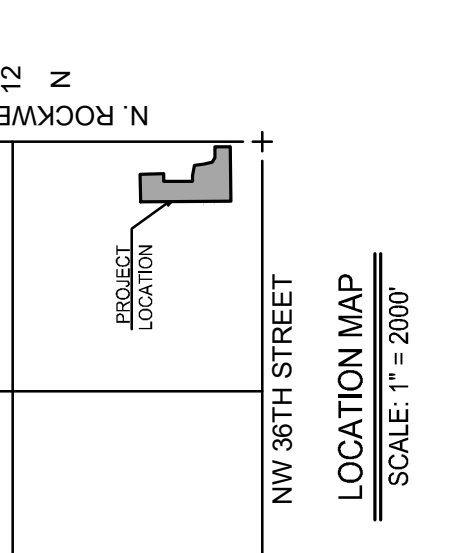
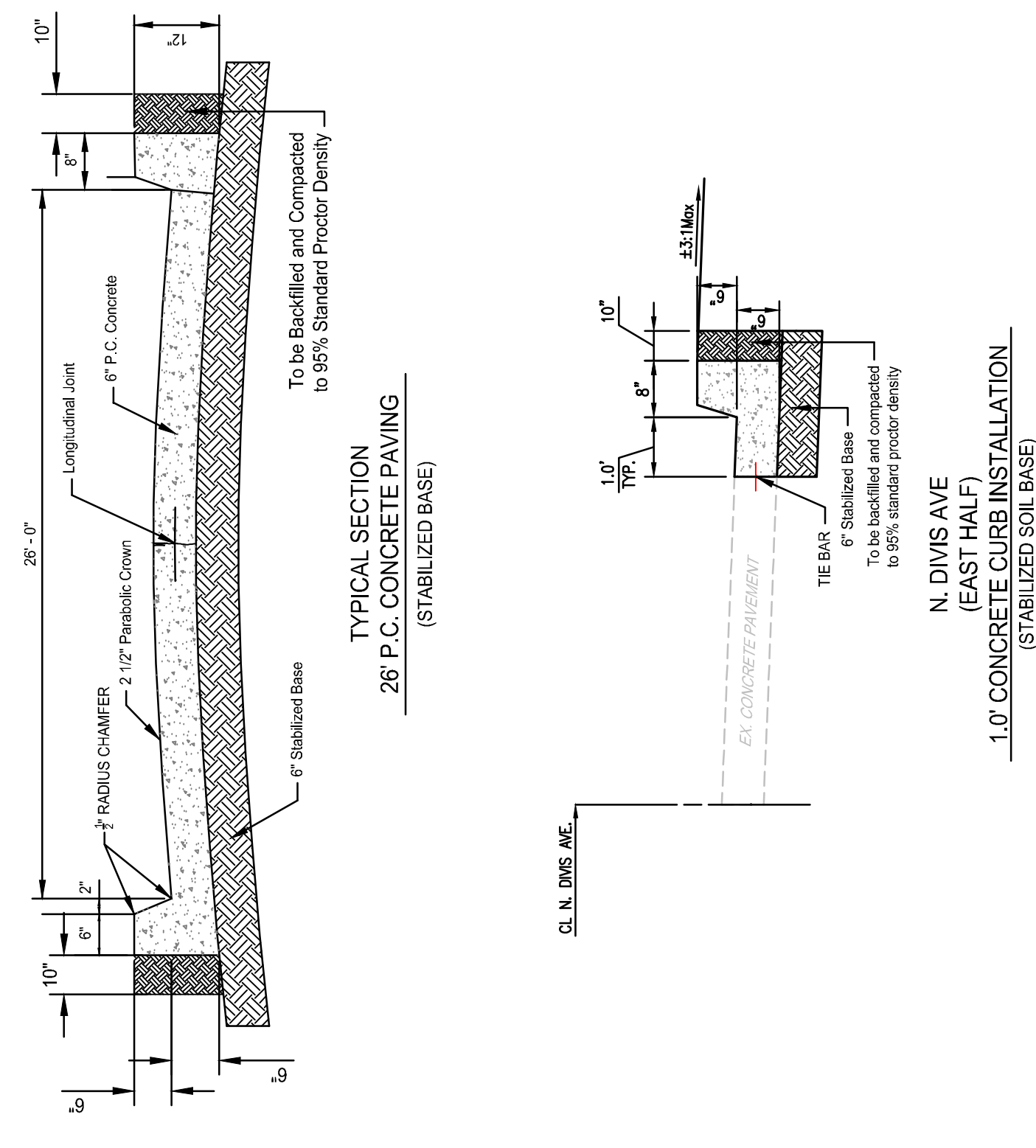
**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED WHOLLY WITHIN LOTS 2, 3, AND 4 OF FOREST HIGHLANDS, BEING PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.M., AS SHOWN ON PLAT NO. 16, RECORD IN BOOK 16, PAGE 91 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 00°18'37" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 250.00 FEET; THENCE S 89°25'12" W, A DISTANCE OF 300.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE

S 89°25'12" W, A DISTANCE OF 80.66 FEET; THENCE S 00°18'37" E, A DISTANCE OF 302.11 FEET; THENCE N 89°25'12" E, A DISTANCE OF 57.51 FEET; THENCE S 79°29'25" E, A DISTANCE OF 116.16 FEET; THENCE S 03°10'39" E, A DISTANCE OF 54.41 FEET; THENCE S 08°27'40" E, A DISTANCE OF 46.85 FEET; THENCE S 12°26'58" E, A DISTANCE OF 93.46 FEET; THENCE S 89°50'32" E, A DISTANCE OF 55.41 FEET; THENCE N 89°25'12" E, A DISTANCE OF 115.28 FEET; THENCE S 00°18'37" E, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE

S 89°25'12" W, ALONG SAID SOUTH LINE, A DISTANCE OF 578.32 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°18'37" W, ALONG THE WEST LINE OF SAID LOTS 2, 3, AND 4, A DISTANCE OF 960.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE WITH SAID LOT 4, ALONG SAID NORTH LINE, A DISTANCE OF 250.00 FEET; THENCE N 89°25'12" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 330,233 SQUARE FEET OR 7.58 ACRES, WITHIN THE METES RECITED HEREON.



**PROJECT OWNER AND DEVELOPER:** Petham Partners, LLC  
16200 Sonoma Park Drive  
Edmond, OK 73013  
405-848-1581

**PROJECT ENGINEER & SURVEYOR:** Crafton Tull & Assoc.  
300 Point Parkway Blvd.  
Yukon, OK 73099  
405-787-4270

**LEGEND**

BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
EX	EXISTING
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
←	NO PARKING (FIRELANE) SIGN (BY DEVELOPER)

**COMMON AREAS:**

C/A 'A'	0.78 ACRES	
C/A 'B'	0.45 ACRES	
TOTAL C/A (SITE)		1.23 ACRES

**LOT COUNT:**

LOTS	25 LOTS
ACREAGE	7.58 ACRES
RESIDENTIAL DENSITY	3.30 (DU/AC.)
	0.30 (AC./DU)

**DEVELOPMENT SUMMARY**

EXISTING ZONING: R-1 & RM  
PROPOSED ZONING: PUD

**SURVEY DATUM:**

Horizontal Datum:  
Ok North State Coordinates NAD83

Vertical Datum:  
NAVD 88

**PRELIMINARY PLAT  
BETHANY PLACE**

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099

**Crafton Tull**  
architectural engineering planning  
405.787.4270  
www.craftontull.com

SHEET NO.: 1 OF 1  
DATE: 09/25/25  
PROJECT NO.: 25605700

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	57.51'	N89°25'12"E
L2	54.41'	S03°10'39"E
L3	55.41'	S89°50'32"E

CITY OF BETHANY

405-789-2146

\*\*\*\*\* REPRINT RECEIPT\*\*\*\*\*

REC#: 01385140 11/06/2025 9:44 AM  
OPER: kp TERM: 013  
REF#: 1388

TRAN: 540.0000 \* COMM DEV RECEIPTS  
PLANNING AND ZONING  
NW36TH AND ROCKWELL PRELIM PL  
010-39010

MISCELLANEOUS REVEN 1,150.00CR  
TENDERED: 1,150.00 CHECK  
APPLIED: 1,150.00-  
CHANGE: 0.00

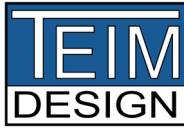
\*\*\* BULK TRASH PICKUP COMING UP!\*\*\*  
SEPTEMBER 29TH, 2025. CITY CREWS WILL  
START ON THE SOUTH AND WORK THEIR WAY UP  
NORTH OF BETHANY.











TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

September 23, 2025

To: Brett Crecelius

From: Robbie Williams

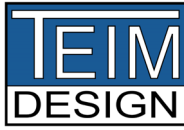
A handwritten signature in black ink, appearing to read 'RW', positioned over the name 'Robbie Williams' in the 'From:' field.

Subject: Bethany Place  
Preliminary Plat

We have reviewed the preliminary plat and our comments are as follows:

1. The typical section for the street needs changed from asphalt to concrete. See attached typical section from Bethany Village.
2. A typical section needs added for the east side of Divis Avenue to add a 1-foot-wide gutter with a 6-inch-tall curb with an 8-inch width. We have attached the typical section for the recent improvements to Divis Avenue.
3. The Fire Chief needs to confirm the radius of 43 feet for the cul-da-sac.
4. Engineer needs to review proposed sanitary sewer line it appears a few proposed manholes are missing.

Let me know if you need additional information.



TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

November 4, 2025

To: Brett Crecelius

From: Robbie Williams

A handwritten signature in black ink, appearing to read 'RW', positioned to the right of the 'From:' field.

Subject: Bethany Fields  
Preliminary Plat

We have reviewed the preliminary plat and our comments are as follows:

1. In the bottom right hand corner of the drawing the title block needs corrected to BETHANY FIELDS, they still have Bethany Place.
2. The Fire Chief needs to confirm the radius of 48 feet for the cul-da-sac. There are 3 traffic signs shown on the east side of N. Donna Avenue and 2 on the west for no parking.

Let me know if you need additional information.



Department of Planning & Community Development

November 3<sup>rd</sup>, 2025

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION  
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Community Development Department to subdivide their property. All subdivision applications 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.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on development 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 category, and the number of lots. During the public hearings the applicant for the subdivision presents their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposed subdivision.

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

**SECRETARY  
PLANNING AND ZONING COMMISSION**

**PLAT APPROVAL INFORMATION**

A. Platting Proposal

1. Case No.: PC 25-22

2. Location of Property: NW of the intersection at N. Rockwell Ave & NW 36<sup>th</sup> Street, and East of Divis Ave.

3. Legal Description: A TRACT OF LAND SITUATED WHOLLY WITHIN LOTS 2, 3, AND 4 OF FOREST HIGHLANDS, ACCORDING TO THE PLAT FILED OF RECORD IN BOOK 16, PAGE 91 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 00°18'37" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 250.00 FEET; THENCE S 89°25'12" W, A DISTANCE OF 300.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT: THENCE S 89°25'12" W, A DISTANCE OF 80.66 FEET; THENCE S 00°18'37" E, A DISTANCE OF 302.11 FEET; THENCE N 89°25'12" E, A DISTANCE OF 57.51 FEET; THENCE S 79°29'25" E, A DISTANCE OF 116.16 FEET; THENCE S 03°10'39" E, A DISTANCE OF 54.41 FEET; THENCE S 08°27'40" E, A DISTANCE OF 46.85 FEET; THENCE S 12°26'58" E, A DISTANCE OF 93.46 FEET; THENCE S 59°50'32" E, A DISTANCE OF 55.41 FEET; THENCE N 89°25'12" E, A DISTANCE OF 115.28 FEET; THENCE S 00°18'37" E, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S 89°25'12" W, ALONG SAID SOUTH LINE, A DISTANCE OF 578.32 FEET TO THE SOUTHWEST CORNER THEREOF. THENCE N 00°18'37" W, ALONG THE WEST LINE OF SAID LOTS 2, 3, AND 4, A DISTANCE OF 960.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE WITH SAID LOT 4, THE FOLLOWING TWO (2) COURSES: N 89°25'12" E, A DISTANCE OF 295.32 FEET; THENCE S 00°18'37" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 330,253 SQUARE FEET OR 7.58 ACRES, WITHIN THE METES RECITED HEREON.

4. Name of Applicant: Loyd Spaugy

5. Name of Subdivision: Bethany Fields

6. Number of lots proposed: 25

7. Present Zoning: PUD (Planned Unit Development)

8. Preliminary or Final Plat?: Preliminary

B. Hearing Schedule

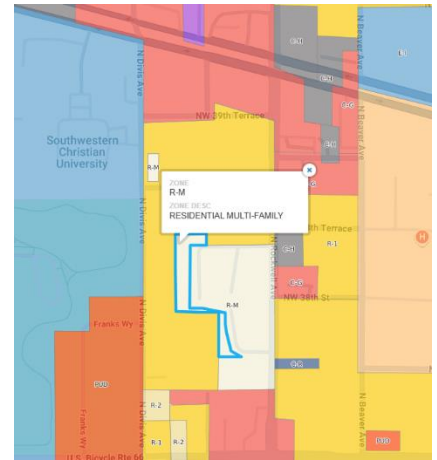
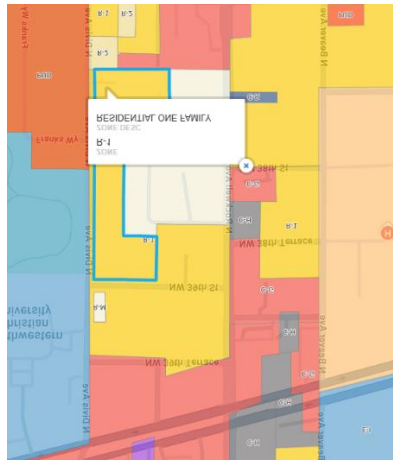
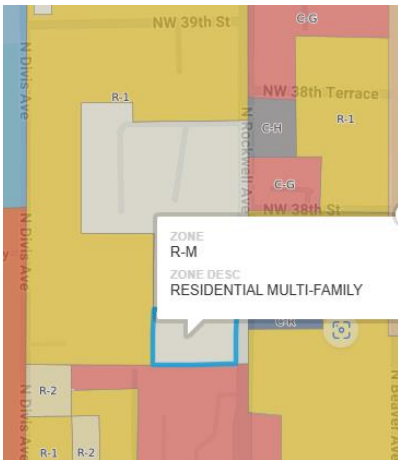
1. The Planning and Zoning Commission hearing on the proposed plat will be held on

November 20th, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

2. The City Council hearing on the proposed plat will be held on December 2nd, 2025 at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

C. Location of Hearings.

Both the Planning & Zoning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall, 6700 N.W. 36th St., Bethany, OK.



## NOTICE OF PUBLIC HEARING

On November 20th, 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, 6700 N.W. 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a preliminary plat request from Loyd Spaugy, applicant and Michael Love, property owner for property containing 7.58 acres located at the NW of the intersection at N. Rockwell Ave & NW 36<sup>th</sup> Street, and East of Divis Ave.

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 December 2nd, 2025, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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.

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