

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or before Friday, September 26, 2025 at 4:00 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**  
**OCTOBER 2, 2025**  
**6:30 P.M.**

**CALL TO ORDER**  
**INVOCATION**  
**PLEDGE OF ALLEGIANCE**  
**APPROVAL OF MINUTES OF SEPTEMBER 18, 2025**  
**EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING**  
**COMMISSION BUSINESS**

**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 2:**        **PC 25-12**  
Comprehensive Plan Review – Rockwell zoning discussion.

NEW BUSINESS

ADJOURNMENT UNTIL OCTOBER 16, 2025

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**SEPTEMBER 18, 2025**

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

MEMBERS ABSENT: Jennifer Edmonson  
Keith Wright  
Arvel Williams  
Trent Reid

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 front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., 73008 on or by Friday, September 12, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Steve Marx, seconded by James Clemmer to approve the August 21, 2025 Planning and Zoning Commission as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx. NAY- None. ABSTAIN- Ron Crouch. The motion carried 4-0-1.

**ITEM 1:**     **PC 25-19**  
Consider a rezoning request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light.

**LEGAL DESCRIPTION:** Lot Five (5) and Six (6) Ripper Park Addition to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. Said tract of land contains an area of 17,219 square feet or 0.3952 acres more or less. **(ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 7, 2025.)**

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider rezoning 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. An aerial view of 5310 N. Rockwell was presented. Raquelynne Diaz, Comm. Dev. Associate summarized the zoning of the

surrounding properties; and explained the differences between C-G Commercial General zoning and I-L, Industrial Light zoning.

Brett Crecelius, Comm. Dev. Director informed the Planning and Zoning Commission that he was handed a petition just prior to the meeting tonight that is specific to this case at 5310 N. Rockwell Ave. He handed the petition to the Planning and Zoning Commission for review. (see attached petition)

Mr. Abesi, Applicant was present.

Commissioner Clemmer asked for the name of the wrecker service.

Mr. Abesi, Applicant said the name of wrecker service is "Head To Tow".

Commissioner Peck asked if this location is for overflow.

Mr. Abesi, Applicant said yes. We currently have another wrecker service on NW 39<sup>th</sup> Expressway. Also, we want to join the Bethany Police Department rotation.

Ray Jones, City Attorney explained there will be certain requirements that will have to be followed with respect to having the auto storage for wrecker service here. It has to be gated and fenced off. That should be taken into consideration with the purposes of the use.

Mr. Abesi, Applicant stated we already have the DPS license, and the OHP came over and inspected the site. We have installed the fence required by OHP.

Commissioner Marx asked if the applicant has two business at this location.

Mr. Abesi, Applicant said yes, we will have an oriental rug cleaning business as well at this site.

Commissioner Marx asked how many cars does the applicant plan to have in the back.

Mr. Abesi, Applicant said approximately eight to ten cars for about 30 days because the cars come and go.

Ms. Green, resident of 6914 NW 53<sup>rd</sup> said this will make three wrecker services in the area; and does not appreciate the noise from the trucks going up and down the street day and night. She spoke against the rezoning request.

Commissioner Helton asked about buffering between residential and industrial.

Brett Crecelius, Comm. Dev. Director explained currently our regulations are that any commercial or industrial zone does have the eight-foot fence buffering between a residential zone and the commercial or industrial zone. There is additional buffer space of ten feet distance for every one story that the building is tall.

After some discussion about noise, Brett Crecelius, Comm. Dev. Director stated we do have a noise ordinance and explained how the noise factor is calculated.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

**ITEM 2:**      **PC 25-18**

Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

**ACTION:**      Brett Crecelius, Comm. Dev. Director presented the proposed ordinance with the changes from the previous meeting.

After some discussion, motion was made by Ron Crouch, seconded by Steve Marx to approve the proposed ordinance on pressure release valves and back water prevention systems. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

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**NEW BUSINESS**

Brett, Crecelius, Comm. Dev. Director stated we will bring back the Rockwell item for discussion. Also, Raquelynne Diaz, Comm. Dev. Associate has updated our Zoning Map.

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Motion was made by Robert Helton, seconded by Steve Marx to adjourn. The motion carried unanimously 5 - 0.

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

**October 2<sup>nd</sup>, 2025**

CASE NO: PC 25-20

**Request:** 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.

**Current Zoning:** Residential One-family (R-1)

**Surrounding Zoning:**

<b>Direction</b>	<b>Zoning</b>
North	R-1
South	PUD
East	R-1
West	R-1

*Table 1*

<i>Characteristics</i>	
<i>Total Area</i>	<i>12.08 acres</i>
<i>Number of lots</i>	<i>12</i>
<i>Lot size</i>	<i>Slightly less than one acre</i>
<i>Water</i>	<i>Existing 12-inch East Side</i>
<i>Sewer</i>	<i>Existing 8-inch West Side</i>

**Background:**

The applicant is requesting approval of their preliminary plat request from the property located at SW Corner of NW 30<sup>th</sup> and N. Wilburn Ave. to subdivide the property into 12 residential lots. The surrounding area is primarily zoned R-1, Single-Family Residential. However, to the South is a PUD.

**Analysis:**

The site encompasses 557,568 square feet (12.8 acres). The applicant is requesting preliminary plat approval to subdivide the property into 12 residential lots. Plans have been submitted for review, and feedback has been provided by city staff and engineers.

An existing public water line is located to the east of the property, and each lot will be provided with a direct connection. Access to the homes will be obtained from Wilburn Avenue, an existing paved street.

The nearest sanitary sewer line is located along the west side of the property. The applicant has stated that extending the sewer across the site, while matching the existing flow line, will not meet minimum design requirements. As a result, if this preliminary plat is approved, the applicant will need to request a variance for the 3 most northern lots from the Board of Adjustment (BOA) from Chapter 154.55, Sanitary Sewers, specifically:

*For low-density and single-family residential districts, sanitary sewerage facilities shall be constructed as follows:*

(1) The subdivider shall connect with public sanitary sewerage facilities and provide sewers accessible to each lot within the subdivisions.

(2) In minor subdivisions only where a public sanitary sewerage system is not reasonably accessible, the subdivider may install individual sanitary sewerage systems, provided that the systems are approved in writing by the office of the City Engineer and the City-County Health Department.

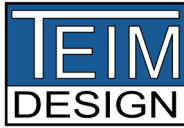
Furthermore, there will be a private drainage easement with language in the final plat that *prohibits* any type of construction, improvements, dirt work, etc. in the private easement. This will protect the stormwater of the area.

The applicants have created a rear build line that will prohibit structures or improvements on the western "half" of the lots. As well a base elevation will be provided on the final plat where the foundations need to sit when construction happens on the east side of the property.

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

**Attachments:**

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



TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

September 19, 2025

To: Brett Crecelius

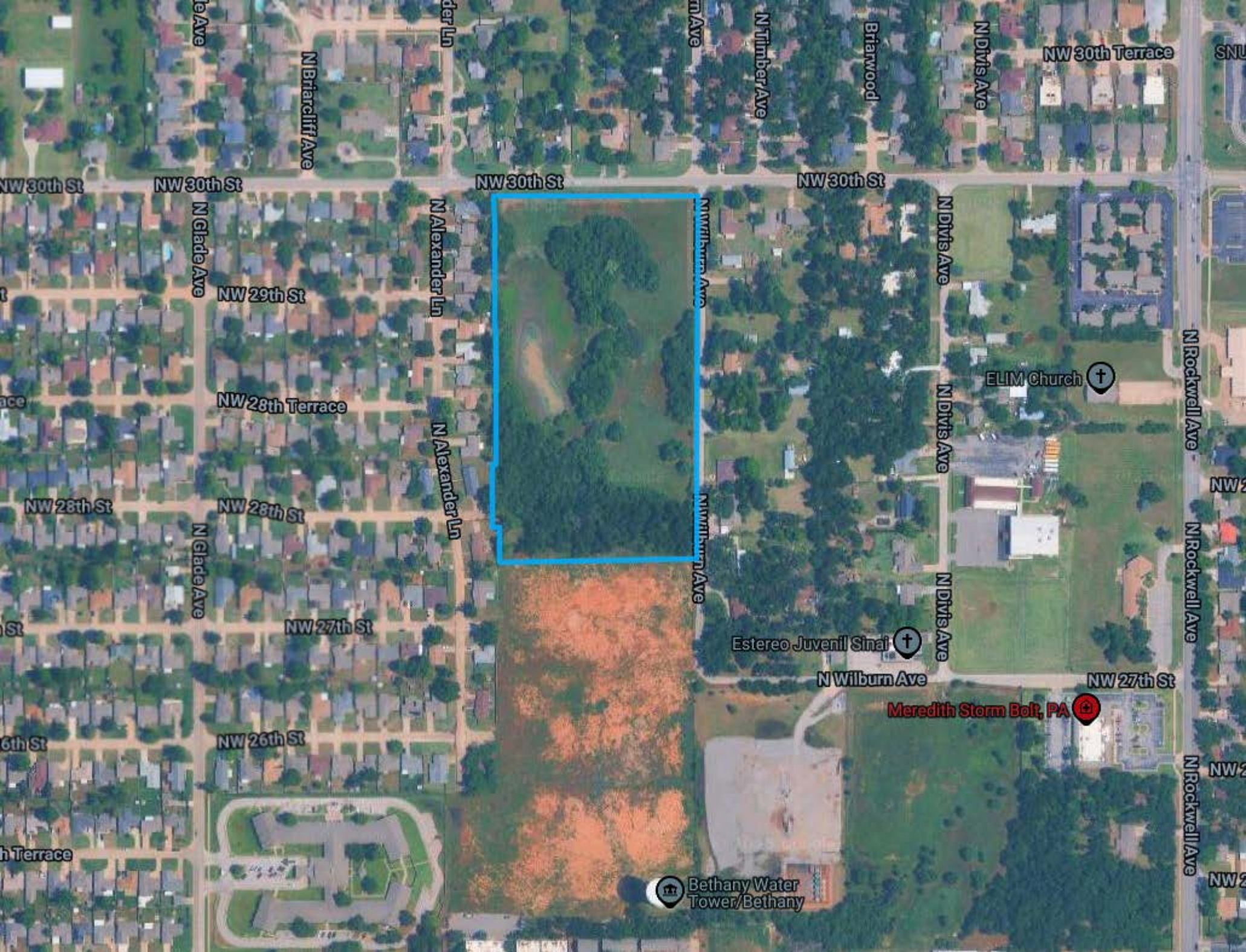
From: Robbie Williams

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

Subject: Wilburn Park  
Preliminary Plat

We have reviewed the revised preliminary plat and our comments have been addressed per our meeting September 17, 2025. We recommend the preliminary plat be placed on the planning commission agenda for consideration.

Let me know if you need additional information.



ELIM Church

Estereo Juvenil Sinai

Meredith Storm Bolt, PA

Bethany Water Tower/Bethany

der Ave

N Briarcliff Ave

der Ln

m Ave

N Timber Ave

Briarwood

N Divis Ave

NW 30th Terrace

SNU

NW 30th St

NW 30th St

NW 30th St

NW 30th St

N Glade Ave

NW 29th St

N Alexander Ln

N Wilburn Ave

N Divis Ave

N Rockwell Ave

t

NW 28th Terrace

NW 28th St

NW 28th St

N Alexander Ln

N Wilburn Ave

N Divis Ave

N Rockwell Ave

ace

St

NW 27th St

Estereo Juvenil Sinai

N Divis Ave

N Rockwell Ave

6th St

NW 26th St

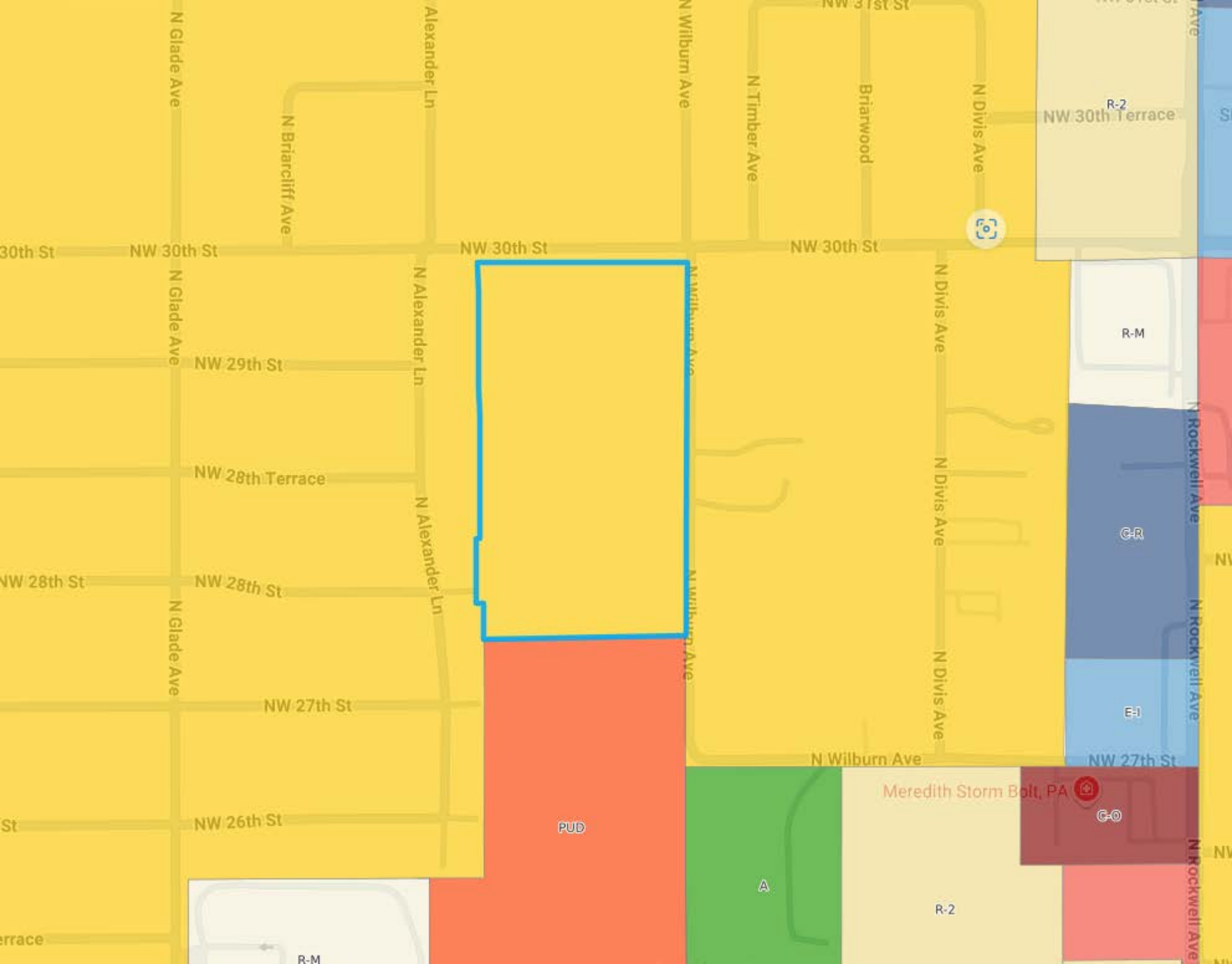
N Wilburn Ave

NW 27th St

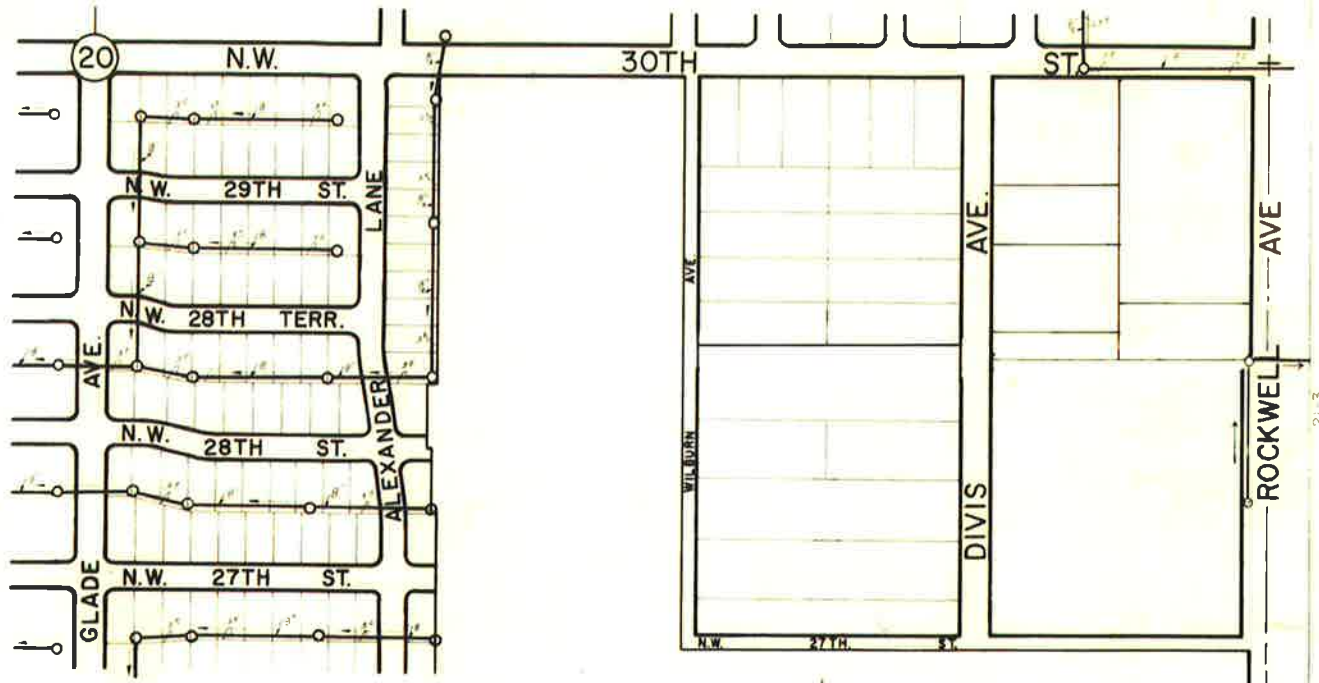
h Terrace

N Rockwell Ave

NW 2



20-7



20-3

21-3

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. 2-11-66

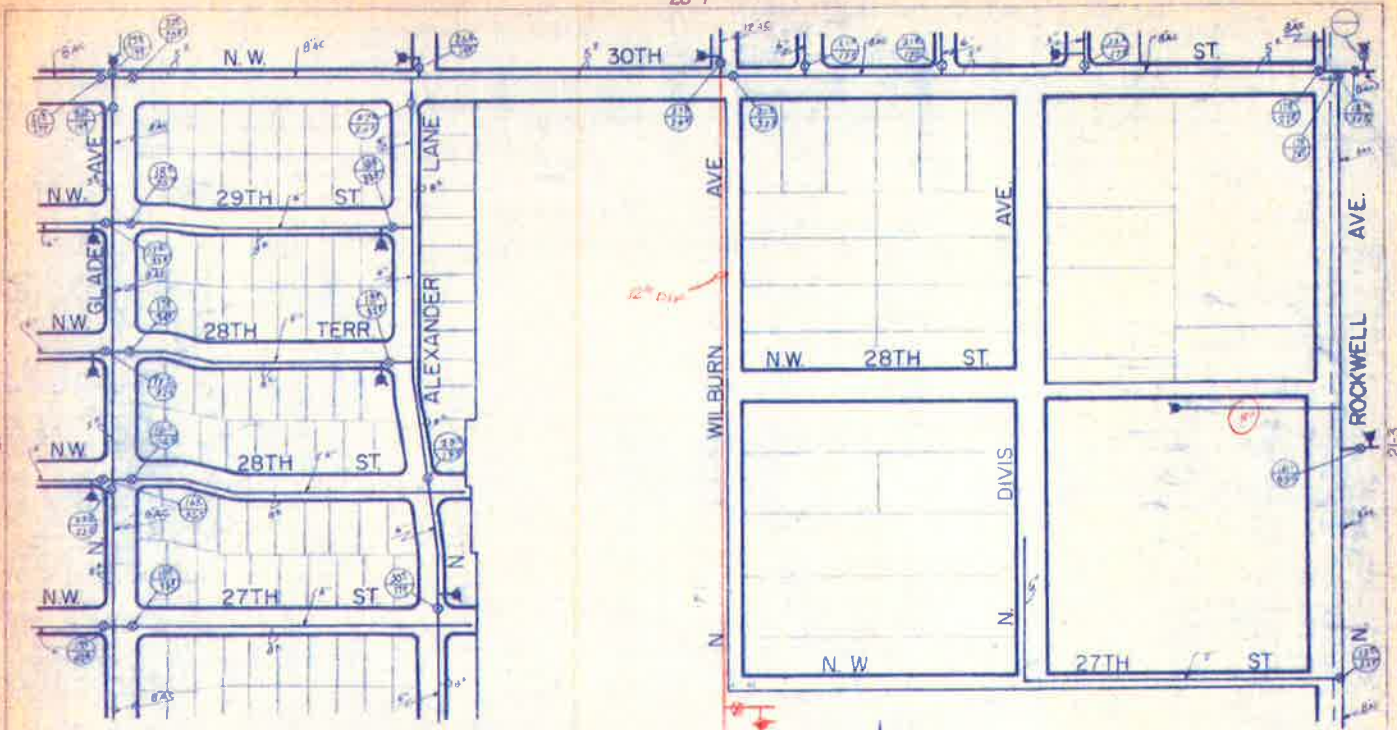


SCALE 1"=200'

20-5

20-6

20-7



20-3

21-3

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 1964, AS AMENDED.

SCALE 1" = 200'

20-5

20-6

## SUBDIVISION APPLICATION

Name of proposed subdivision: WILBURN PARK

Location: SW/corner of NW 30th & Wilburn Ave

Legal Description (type here or attach to application): see attached

Part of the SE/4, Sec. 20, T12N, R4W of the Indian Meridian, Oklahoma County

Total area of property: 12.08 acres

Number of lot(s) created: 12

Current Zoning: R-1 Residential One Family

Current Comprehensive Plan designation: \_\_\_\_\_

Name/ Address/Phone/Fax of Engineer: Grubbs Consulting, LLC c/o Mark Grubbs

1800 S. Sara Rd, Yukon, OK 73099      mark.grubbs@gc-okc.com

Name/ Address/Phone/Fax of Surveyor: Durham Surveying Inc. c/o Damon Durham

1800 S. Sara Rd, Yukon, OK 73099      ddurham@durhamsurveying.com

Applicant(s) Name (print name): Natalie Hisle

Address: 4311 N Peniel Ave, Bethany OK 73008

Phone # (daytime): \_\_\_\_\_

Fax #: \_\_\_\_\_

Applicant(s) Signature:  \_\_\_\_\_

Property Owner(s) Name (print name): same as above \_\_\_\_\_

Property Owner(s) Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone # (daytime): \_\_\_\_\_

Fax #: \_\_\_\_\_



September 10, 2025

City of Bethany  
Community Development Department  
Mr. Brett Crecelius, Director  
6700 NW 36<sup>th</sup> Street  
Bethany, OK 73008

RE: Wilburn Park preliminary plat

Dear Mr. Crecelius,

As you know, the pre-development meeting for the proposed preliminary plat of Wilburn Park was held in your office on August 19, 2025. The proposed development will consist of twelve single family lots, maintaining an average lot size of slightly less than one acre. Each lot will have a direct connection to an existing public water line, and will obtain access from Wilburn Avenue, an existing paved local street.

However, during discussion of this project with City staff it was revealed that connection to the public sanitary sewer may not be feasible. The closest public sanitary sewer is adjacent to the property along the west and north boundary. This existing public sanitary sewer is approximately three feet deep. When matching the existing flow line and extending the sanitary sewer across the subject property, the sanitary sewer will not meet minimum depth standards set forth by ODEQ. Therefore, since there is not a feasible way to make the sanitary sewer extension work for the subject site, it is requested that a variance be granted to Chapter 154 Subdivisions, Section 154.55 Sanitary Sewers, of the Bethany Municipal Code, which states that low density and single family residential subdivisions shall connect with public sanitary sewerage facilities and provide sewers accessible to each lot. However, this Section allows for the use of individual sanitary sewerage systems in minor subdivisions where a public sanitary sewerage system is not reasonably accessible.

For this reason, it is hereby requested that the Bethany Planning Commission approve the variance and permit development of the property as proposed.

Respectfully Submitted,



Mark Grubbs, PE  
Grubbs Consulting LLC  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)

cc: Natalie Hisle  
Bill Mincey

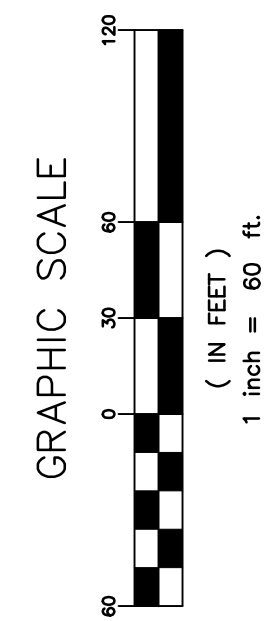
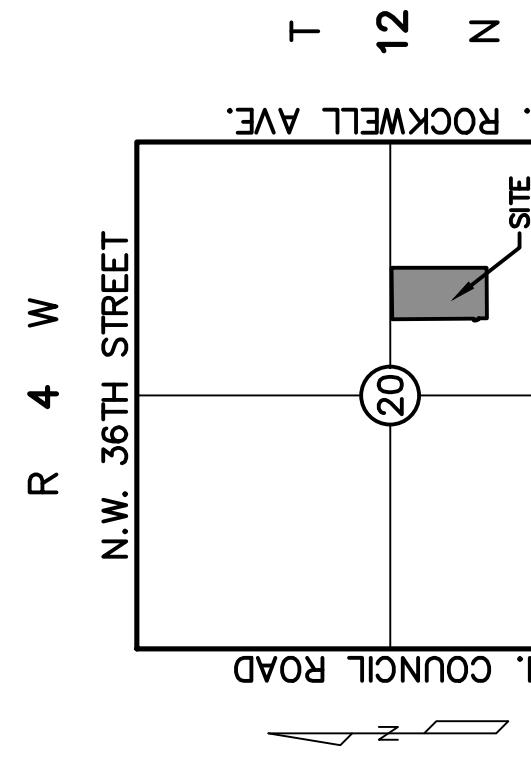
# PRELIMINARY PLAT OF WILBURN PARK

BENS A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20) TOWNSHIP NINE (9) NORTH RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, BETHANY, OKLAHOMA COUNTY, OKLAHOMA

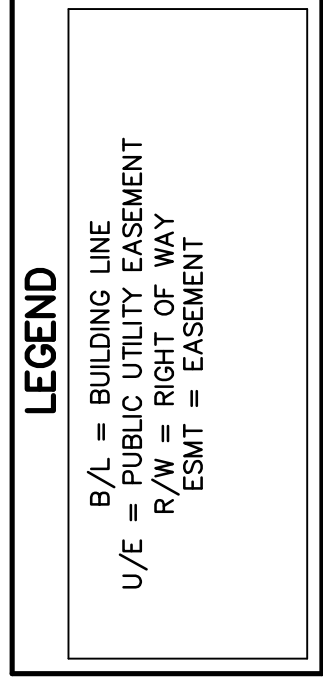
**ENGINEER:**  
GRUBBS CONSULTING, LLC  
1800 SOUTH SARA ROAD  
YUKON, OKLAHOMA 73099  
(405) 285-0641

**DEVELOPER:**  
NATALIE HISEL  
431 WILBURN AVENUE  
BETHANY, OK 73008

SUBDIVISION CONTAINS:  
GROSS SUBDIVISION AREA: 12.06 ACRES  
SUBDIVISION LOTS: 12  
NUMBER OF LOTS: 12



**PLAT NOTES:**  
1. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTION SHALL BE PERMITTED THAT SHALL CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY. SHALL BE PLACED WITHIN THE DRAINAGE RELATED CHAIN OF CERTAIN AMENITIES, SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS. SHALL BE PERMITTED IF INSTALLED IN A MANNER THAT MEETS THE REQUIREMENTS SPECIFIED ABOVE.



**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 SOUTH SARA ROAD  
YUKON, OK 73099  
Phone: (405) 285-0641  
Fax: (405) 285-0649

**DURHAM SURVEYING, INC.**  
1800 SOUTH SARA ROAD, YUKON, OK 73099  
Phone: (405) 285-3404  
Fax: (405) 285-0649  
ddurham@durhamsurveying.com  
CERTIFICATE OF AUTHORIZATION NO. 5313  
EXPIRATION DATE: JUNE 30, 2026

## LEGAL DESCRIPTION

### WILBURN PARK

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;

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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.

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                    )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

SEE ATTACHED LEGAL DESCRIPTION

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (12 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: SEPTEMBER 3, 2025 at 7:30 AM

**First American Title Insurance Company**



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2951648-OK99

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2878	R173786690	HISLE NATALIE	4311 N PENIEL AVE	BETHANY	OK	73008-2743	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W SE4 NW4 SE4 EX THAT PLTD INTO CARLSON ESTATES & N 1/2 OF NW4 SE4 EX THAT PT PLTD INTO CARLSON ESTATES & NE4 SW4 SE4 EX 2ACRS ON E SIDE & EX THAT PLTD INTO CARLSON ESTATES & EX BEG NE/C LOT 12 BLK 4 CARLSON ESTATES SEC 2 TH E22.48FT S120FT W22.48FT N120FT TO (SEE CONTINUED)	0 UNKNOWN BETHANY
2878	R173786690 CONTINUED									(CONTINUED) BEG & EX BEG NE/C LOT 2 BLK 6 CARLSON ESTATES 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG & EX BEG 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 BEG (SUBJECT PROPERTY)	

OWNERSHIP REPORT  
 FILE NUMBER 2951648-OK99  
 EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
 DATE PREPARED: SEPTEMBER 9, 2025

2877	R171151200	GOEBEL LAUREN, GOEBEL ANTHONY, GOEBEL KELLY	3101 N ALEXANDER LN	BETHANY	OK	73008- 3716	BRENTMARK 1	002	001	BRENTMARK 1 002 001	3101 N ALEXANDER LN BETHANY
2877	R171151210	LUEVANO JUAN JOSE	3105 N ALEXANDER LN	BETHANY	OK	73008- 3716	BRENTMARK 1	002	002	BRENTMARK 1 002 002	3105 N ALEXANDER LN BETHANY
2877	R171151220	HARTLEIN ALLAN J TRS, HARTLEIN ERLINDA A TRS; HARTLEIN ALLAN & ERLINDA LIV TRUST	3109 N ALEXANDER LN	BETHANY	OK	73008	BRENTMARK 1	002	003	BRENTMARK 1 002 003	3109 N ALEXANDER LN BETHANY
2877	R175221035	OGILBEE JOHN P TRS; OGILBEE JOHN P REV LIV TRUST	3101 N WILBURN AVE	BETHANY	OK	73008- 3734	GROVE ADDITION	000	000	GROVE ADDITION 000 000 S81FT LOTS 4 & 5	3101 N WILBURN AVE BETHANY
2877	R175221045	STOCK MICHAEL, MORRISON ANITA MARIE3103 N WILBURN AVE	3103 N WILBURN AVE	BETHANY	OK	73008	GROVE ADDITION	000	000	GROVE ADDITION 000 000 N79FT LOTS 4 & 5	3103 N WILBURN AVE BETHANY
2877	R175221025	ROBERTSON JAMES BOYD	3105 N WILBURN AVE	BETHANY	OK	73008- 3734	GROVE ADDITION	000	003	GROVE ADDITION 000 003	3105 N WILBURN AVE BETHANY

**OWNERSHIP REPORT**  
**FILE NUMBER 2951648-OK99**  
**EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.**  
**DATE PREPARED: SEPTEMBER 9, 2025**

2877	R173181250	GOODNER JEFFREY S, SMITH KYONGS	3111 TIMBER AVE	BETHANY	OK	73008	ROCKWELL OAKS	002	000	ROCKWELL OAKS 002 000 S68FT LOT 20 & N5FT LOT 21	3111 N TIMBER AVE BETHANY
2877	R173181260	MCLAIN DANAL	3109 N TIMBER	BETHANY	OK	73008	ROCKWELL OAKS	002	000	ROCKWELL OAKS 002 000 S70FT LOT 21	3109 N TIMBER AVE BETHANY
2877	R173181270	BREWER WILLIAM	3105 N TIMBER AVE	BETHANY	OK	73008- 3831	ROCKWELL OAKS	002	022	ROCKWELL OAKS 002 022	3105 N TIMBER AVE BETHANY
2877	R173181280	VIRAMONTES HUGO CARLOS & ANARELY	3101 N TIMBER AVE	BETHANY	OK	73008- 3831	ROCKWELL OAKS	002	023	ROCKWELL OAKS 002 023	3101 N TIMBER AVE BETHANY
2877	R173181600	FARMER RICKY D, FARMER MARJEAN R	3108 N TIMBER AVE	BETHANY	OK	73008- 3832	ROCKWELL OAKS	004	000	ROCKWELL OAKS 004 000 S55FT LOT 14 & ALL LOT 15	3108 N TIMBER AVE BETHANY
2877	R173181610	ARROYO EFREN RIVAS, MONTELONGO ACUNA MARIA	3100 N TIMBER AVE	BETHANY	OK	73008- 3832	ROCKWELL OAKS	004	016	ROCKWELL OAKS 004 016	3100 N TIMBER AVE BETHANY
2877	R173782505	HARRINGTON DEREK	7315 NW 30TH ST	BETHANY	OK	73008- 3746	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 855.98FT E & 30FT N OF SW/C NE4 TH E127.48FT N300.72FT W127.48FT S300.72FT TO BEG	7315 NW 30TH ST BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2877	R173782515	HARRIS MEDLAM AMY, MEDLAM NATHANAEL	7317 NW 30TH ST	BETHANY	OK	73008 4W	UNPLTD PT SEC 20 12N	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 780.98FT E & 30FT N OF SW/C OF NE4 TH E75FT N100FT W75FT S100FT TO BEG & A TR BEG 780.98FT E & 130FT N OF SW/C NE4 TH E75FT N200.72FT W75FT S200.72FT TO BEG	7317 NW 30TH ST BETHANY
2877	R173783310	PALOVIK JAMES STRS; PALOVIK JAMES S TRUST	3104 N ALEXANDER LN	BETHANY	OK	73008- 3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E & 205.72FT N OF SW/C NE4 TH N125FT E125.33FT S125FT W125.33FT TO BEG	3104 N ALEXANDER LN BETHANY
2877	R173783195	VTL INVESTMENTS LLC	5401 PAINTED PONY RD	WARR ACRES	OK	73132- 5826	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT NE4 SEC 20 12N 4W BEG 175FT W OF SE/C SW4 NE4 TH W155FT N370FT E155FT S370FT TO BEG	7309 NW 30TH ST BETHANY

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2877	R173782520	MOON PAUL E & LINDA G FAMILY TRUST	3100 N ALEXANDER LN	BETHANY	OK	73008- 3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E OF SW/C NE4 TH N205.72FT E125.33FT S205.72FT W125.33FT TO BEG EX A 3100 N STRIP 24.33FT ON W & ALEXANDER LN BETHANY
2877	R173784000	RALLS JERRY W & DOROTHY A	7411 NW 30TH ST	BETHANY	OK	73008- 3748	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 310.65FT E OF SW/C NE4 TH N265FT E220FT S265FT W220FT TO BEG BETHANY
2878	R175471075	TAPIA CARLOS	7404 NW 30TH ST	BETHANY	OK	73008- 3749	CARLSON ESTATES	001	008	CARLSON ESTATES 001 008 7404 NW 30TH ST BETHANY
2878	R175471085	WATERS MICHAEL ALAN TRS; WATERS MICHAEL A TRUST	7400 NW 30TH ST	BETHANY	OK	73008- 3749	CARLSON ESTATES	001	009	CARLSON ESTATES 001 009 7400 NW 30TH ST BETHANY
2878	R175471095	GRAYSON EULENE	7401 NW 29TH ST	BETHANY	OK	73008- 4509	CARLSON ESTATES	001	010	CARLSON ESTATES 001 010 7401 NW 29TH ST BETHANY
2878	R175471105	HERRERA STEPHANIE	7405 NW 29TH ST	BETHANY	OK	73008 011	CARLSON ESTATES	001	011	CARLSON ESTATES 001 011 7405 NW 29TH ST BETHANY
2878	R175471255	ZAVALA ORLANDO AGUILERA	7404 NW 29TH ST	BETHANY	OK	73008 008	CARLSON ESTATES	002	008	CARLSON ESTATES 002 008 7404 NW 29TH ST BETHANY

**OWNERSHIP REPORT**  
**FILE NUMBER 2951648-OK99**  
**EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.**  
**DATE PREPARED: SEPTEMBER 9, 2025**

2878	R175471265	PHILLIPS JESSE C & SELENA	7400 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	002	009	CARLSON ESTATES 002 009	7400 NW 29TH ST BETHANY
2878	R175471275	MAGRINI CHERYL, NAYLOR LARRY	2825 MANCHESTER DR	OKLAHOMA CITY	OK	73120	CARLSON ESTATES	002	010	CARLSON ESTATES 002 010	7401 NW 28TH TER BETHANY
2878	R175471285	BELTRAN RODOLFO ZEPEDA	7405 NW 28TH TER	BETHANY	OK	73008- 4507	CARLSON ESTATES	002	011	CARLSON ESTATES 002 011	7405 NW 28TH TER BETHANY
2878	R175471425	ADCOX BILLY DON & SANDRA J	3801 N RIVERSIDE DR	BETHANY	OK	73008- 3071	CARLSON ESTATES	003	007	CARLSON ESTATES 003 007	7408 NW 28TH TER BETHANY
2878	R175471435	FREDRICKSON JOANN TRS; FREDRICKSON JOANN REV TRUST	7404 NW 28TH TER	BETHANY	OK	73008- 4508	CARLSON ESTATES	003	008	CARLSON ESTATES 003 008	7404 NW 28TH TER BETHANY
2878	R175471445	REEDER PATRICK L & MICHELLE A	2902 DENVER ST	MUSKOGEE	OK	74401- 5340	CARLSON ESTATES	003	009	CARLSON ESTATES 003 009	7400 NW 28TH TER BETHANY
2878	R175471455	CLARK CAROL	12504 BLUE SAGE RD	OKLAHOMA CITY	OK	73120	CARLSON ESTATES	004	001	CARLSON ESTATES 004 001	3012 ALEXANDER LN BETHANY
2878	R175471465	MCCREA CRYSTAL J & JAMES	3008 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	002	CARLSON ESTATES 004 002	3008 N ALEXANDER LN BETHANY
2878	R175471475	MEDINA VERONICA	3004 N ALEXANDER LN	BETHANY	OK	73008- 4516	CARLSON ESTATES	004	003	CARLSON ESTATES 004 003	3004 N ALEXANDER LN BETHANY

**OWNERSHIP REPORT**  
**FILE NUMBER 2951648-OK99**

**EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.**  
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2878	R175471485	BINGHAM RUBY KATHLEEN SUC TRS, BINGHAM JOE B & RUBY K REV LIV TRUST	3000 N ALEXANDER LN	BETHANY	OK	73008- 4516	CARLSON ESTATES	004	CARLSON ESTATES 004 004	3000 N ALEXANDER LN BETHANY
2878	R175471495	EFH INVESTMENTS LLC	PO BOX 14786	OKLAHOMA CITY	OK	73113	CARLSON ESTATES	004	CARLSON ESTATES 004 005	2936 N ALEXANDER LN BETHANY
2878	R175471505	BAILEY MASON EDWARD	2932 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	CARLSON ESTATES 004 006	2932 N ALEXANDER LN BETHANY
2878	R175471515	GRAHAM KAREN BROOKS	2928 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	CARLSON ESTATES 004 007	2928 N ALEXANDER LN BETHANY
2878	R175471525	DURANT CASSIDY	2924 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	CARLSON ESTATES 004 008	2924 N ALEXANDER LN BETHANY
2878	R175471535	PEREZ TANYA LIZETH, BASY ELIZABETH C	2920 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	CARLSON ESTATES 004 009	2920 N ALEXANDER LN BETHANY
2878	R175471545	WINDSONG REAL ESTATE LLC	2224 GRAHAM AVE	OKLAHOMA CITY	OK	73127	CARLSON ESTATES	004	CARLSON ESTATES 004 010	2916 N ALEXANDER LN BETHANY
2878	R175471555	SMITH DEBERIE S	2912 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	CARLSON ESTATES 004 011	2912 N ALEXANDER LN BETHANY
2878	R175481010	BROWN RHONDA A	2901 N ALEXANDER LN	BETHANY	OK	73008- 4513	CARLSON ESTATES 2ND	003	CARLSON ESTATES 2ND 003 010	2901 N ALEXANDER LN BETHANY

**OWNERSHIP REPORT**  
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**EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.**  
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2878	R175481020	MARTIN CRISTINA NIEVES, MARTIN YASMIN SHIRALI	7405 NW 28TH ST BETHANY	OK	73008- 4505	CARLSON ESTATES 2ND	003	011	CARLSON ESTATES 2ND 003 011	7405 NW 28TH ST BETHANY
2878	R175481030	GRAHAM JUNE A TRS; GRAHAM JUNE A REV TRUST	7409 NW 28TH ST BETHANY	OK	73008- 4505	CARLSON ESTATES 2ND	003	012	CARLSON ESTATES 2ND 003 012	7409 NW 28TH ST BETHANY
2878	R175481110	HAGOOD FLOYD I	2900 N ALEXANDER LN	OK	73008- 4514	CARLSON ESTATES 2ND	004	000	CARLSON ESTATES 2ND 004 000 LOT 12 BLK 4 CARLSON ESTATES SEC 2 PLUS BEG NE/C LOT 12 TH E22.48FT S120FT W22.48FT N120FT TO BEG	2900 N ALEXANDER LN BETHANY
2878	R175481190	MASSEY ALGERITA F	7408 NW 28TH ST BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	008	CARLSON ESTATES 2ND 005 008	7408 NW 28TH ST BETHANY
2878	R175481200	WHITE KRYSTAL H	7404 NW 28TH ST BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	009	CARLSON ESTATES 2ND 005 009	7404 NW 28TH ST BETHANY
2878	R175481210	MARQUEZ JENNIFER, MARQUEZ MARCIANO	7400 NW 28TH ST BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	010	CARLSON ESTATES 2ND 005 010	7400 NW 28TH ST BETHANY
2878	R175481220	WARD BRIAN & URBASHI	1716 N OAKHILL RD	OK	73008	CARLSON ESTATES 2ND	005	011	CARLSON ESTATES 2ND 005 011	7401 NW 27TH ST BETHANY
2878	R175481230	BIEGLER MICHAEL	7405 NW 27TH ST BETHANY	OK	73008	CARLSON ESTATES 2ND	005	012	CARLSON ESTATES 2ND 005 012	7405 NW 27TH ST BETHANY

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2878	R175481240	LANDERS PAULA JEAN VAZQUEZ DANIEL HERNANDEZ, VAZQUEZ MARIA ESTHER MARQUEZ	7409 NW 27TH ST BETHANY	OK	73008- 4503	CARLSON ESTATES 2ND	005	013	CARLSON ESTATES 2ND 005 013	7409 NW 27TH ST BETHANY
2878	R175481320	2808 N ALEXANDER LN SHANNON MICHAEL R & JENNIFER R NOWLAN ZACHARIAH R & PHILINDAE	BETHANY	OK	73008- 4512	CARLSON ESTATES 2ND	006	001	CARLSON ESTATES 2ND 006 001	2808 N ALEXANDER LN BETHANY
2878	R175481330	2800 N ALEXANDER LN JENNIFER R NOWLAN ZACHARIAH R & PHILINDAE	BETHANY	OK	73008- 4512	CARLSON ESTATES 2ND	006	002	CARLSON ESTATES 2ND 006 002	2800 N ALEXANDER LN BETHANY
2878	R175481420	7404 NW 27TH ST BETHANY PREP PROPERTIES LLC	BETHANY	OK	73008- 4504	CARLSON ESTATES 2ND	007	009	CARLSON ESTATES 2ND 007 009	7404 NW 27TH ST BETHANY
2878	R175481430	9905 S PENNSYLVANIA AVE, Unit A THOMAS RITA JO, LILES TERRI	OKLAHOMA CITY	OK	73159 73008- 4502	CARLSON ESTATES 2ND	007	010	CARLSON ESTATES 2ND 007 010	7400 NW 27TH ST BETHANY
2878	R175481540	7336 NW 27TH ST BETHANY GROSS JEFFERY COLE	BETHANY	OK	73008- 4502	CARLSON ESTATES 2ND	008	001	CARLSON ESTATES 2ND 008 001	7336 NW 27TH ST BETHANY
2878	R175481040	7413 NW 28TH ST BETHANY IRIAS LUIS OMAR MENDOZA, SANCHEZ ALONDRA MONTES	BETHANY	OK	73008	CARLSON ESTATES 2ND	3	13	CARLSON ESTATES 2ND 003 013	7413 NW 28TH ST BETHANY
2878	R175481180	7412 NW 28TH ST BETHANY SACKE PROPERTIES LLC	BETHANY	OK	73008	CARLSON ESTATES 2ND	5	7	CARLSON ESTATES 2ND 005 007	7412 NW 28TH ST BETHANY
2878	R175021035	3441 W MEMORIAL RD STE 3 PROPERTIES LLC	OKLAHOMA CITY	OK	73134- 7000	DIVIS ADDITION	000	004	DIVIS ADDITION 000 004	7212 NW 30TH ST BETHANY

**OWNERSHIP REPORT**  
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2878	R175021045	MCCLAFLIN AARON JAY	7216 NW 30TH ST BETHANY	OK	73008	DIVIS ADDITION	000	005	DIVIS ADDITION 000 005	7216 NW 30TH ST BETHANY
2878	R175021055	PRENTISS ARLITA JEAN CO TRS, PORTER KITTY JUNENE CO TRS	7220 NW 30TH ST BETHANY	OK	73008- 3818	DIVIS ADDITION	000	006	DIVIS ADDITION 000 006	7220 NW 30TH ST BETHANY
2878	R175021065	QUIETT PAUL & ALISA DAWN	2910 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	007	DIVIS ADDITION 000 007	2910 N WILBURN AVE BETHANY
2878	R175021075	DE LOERA LOPEZ JOSE MANUEL, LANDEROS ESPARZA ALEJANDRA	2908 N WILBURN AVE BETHANY	OK	73008	DIVIS ADDITION	000	008	DIVIS ADDITION 000 008	2908 N WILBURN AVE BETHANY
2878	R175021085	GARCIA DANIEL ALEGRE GILBERTO GERARDO PEREZ, ESCOBAR LESLYE CELESTE ESCOBEDO	2904 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	009	DIVIS ADDITION 000 009	2904 N WILBURN AVE BETHANY
2878	R175021095	MONTE SINAI CORP	2900 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	010	DIVIS ADDITION 000 010	2900 N WILBURN AVE BETHANY
2878	R175031055		7201 NW 27TH ST BETHANY	OK	73008- 4536	SA JONES	001	006	SA JONES 001 006	0 UNKNOWN BETHANY

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2878	R175031065	MAZARIEGOS ESTEBAN N PEREZ	2800 N WILBURN AVE	BETHANY	OK	73008- 4524	SA JONES	001	007	SA JONES 001 007	2800 N WILBURN AVE BETHANY
2878	R175031075	HORTON TERRY J & ULIANA S	2806 N WILBURN	BETHANY	OK	73008	SA JONES	001	008	SA JONES 001 008	2806 N WILBURN AVE BETHANY
2878	R175031085	THEPHACHANH SONGKHAM C	3008 N MCMILLAN	BETHANY	OK	73008	SA JONES	001	009	SA JONES 001 009	2816 N WILBURN AVE BETHANY
2878	R173786695	VAZQUEZ DANIEL H & MARIA E	2808 N ALEXANDER LN	BETHANY	OK	73008- 4512	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG NE/C LOT 2 BLK 6 CARLSON ESTATES SEC 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG	0 UNKNOWN BETHANY
2878	R173786601	GILL BILLY F TRS; GILL BILLY F REV TRUST	2810 N WILBURN AVE	BETHANY	OK	73008- 4524	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 132.23FT S OF NW/C OF SW4 OF NE4 OF SE4 TH E327.68FT S132.27FT W327.69FT N132.23FT TO BEG EX W30FT	2810 N WILBURN AVE BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2878	R173786705	SARKER CAPITAL LLC	11501 MARBELLA DR	OKLAHOMA CITY	OK	73173 4W	UNPLTD PT SEC 20 12N	000	000	UNPLTD PT SE4 SEC 20 N12N 4W BEG 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 BEG CONT 12.07ACRS MORE OR LESS	UNKNOWN
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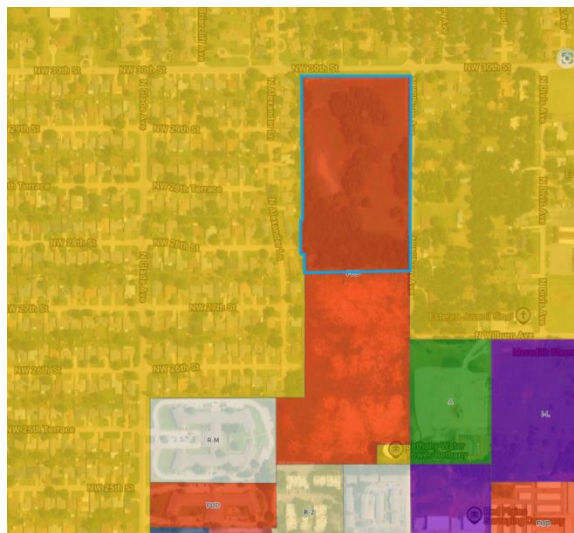
## NOTICE OF PUBLIC HEARING

On October 2<sup>nd</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 preliminary plat request from Natalie Hisle, Applicant and Property Owner for property containing 12.08 acres located at the SW Corner of NW 30<sup>th</sup> & Wilburn 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 October 21<sup>st</sup>, 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:** 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°2514711 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°0613111 East a distance of 989.12 feet; thence South 89°2514711 West a distance of 527.38 feet; thence North 00°3411311 West a distance of 88.95 feet; thence South 89°2514711 West a distance of 10.95 feet; thence North 00°3411311 West a distance of 25 feet; thence South 89°2514711 West a distance of 11.53 feet; thence North 00°3411311 West a distance of 25 feet; thence North 89°2514711 East a distance of 22.48 feet; thence North 00°3411311 West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);thence North 89°2514711 East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.





Department of Planning & Community Development

NOTICE OF HEARING

PLANNING & ZONING COMMISSION

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.

COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF BETHANY

**PLAT APPROVAL INFORMATION**

A. Platting Proposal

1. Case No.: PC 25-20
2. Location of Property: SW/corner of NW 30<sup>th</sup> & Wilburn Ave
3. 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°2514711 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°0613111 East a distance of 989.12 feet; thence South 89°2514711 West a distance of 527.38 feet; thence North 00°3411311 West a distance of 88.95 feet; thence South 89°2514711 West a distance of 10.95 feet; thence North 00°3411311 West a distance of 25 feet; thence South 89°2514711 West a distance of 11.53 feet; thence North 00°3411311 West a distance of 25 feet; thence North 89°2514711 East a distance of 22.48 feet; thence North 00°3411311 West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);thence North 89°2514711 East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.
4. Name of Applicant: Natalie Hisle
5. Name of Subdivision: Wilburn Park
6. Number of lots proposed: 12
7. Present Zoning: R-1 Residential One Family
8. Preliminary or Final Plat?: Preliminary

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on October 2<sup>nd</sup>, 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 October 21<sup>st</sup>, 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.



CITY OF BETHANY

405-789-2146

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

REC#: 01372819    9/11/2025    1:55 PM  
OPER: jh    TERM: 006  
REF#: 4919

TRAN: 540.0000    COMM DEV RECEIPTS  
GRUBBS CONSUL-SUB DIVISION  
SW CORNER NW 30TH AND WILBURN-  
010-39010  
MISCELLANEOUS REVEN    1,400.00CR

TENDERED:    1,400.00    CHECK

APPLIED:    1,400.00-

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.