

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Wednesday, November 26, 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

AMENDED AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
DECEMBER 4, 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 25-24

Consider a request from Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Rd. from R-1, Residential One Family, to C-G, Commercial General.

LEGAL DESCRIPTION:

The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma. *(Item to be heard by the Bethany City Council on the 16th of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)*

ITEM 3: PC 25-25

Discussion and possible action for an ordinance 150.096 to correct insurance requirements

ITEM 2: PC 25-12

Comprehensive Plan Review – Rockwell Zoning Discussion

NEW BUSINESS

ADJOURNMENT UNTIL DECEMBER 18, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
NOVEMBER 20, 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 36th St., Bethany, OK 73008 on Friday, November 14, 2025 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by James Clemmer to approve the October 2, 2025 Planning and Zoning Commission minutes as emailed. 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 7 - 0.

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 39th 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, accordan to the recorded plat thereof.
(Item to be heard by the Bethany City Council on the 2nd of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a special use request to build a 1,536 square foot accessory structure at 7905 NW 39th St. The square footage of proposed accessory building on the agenda is different than what is written in the staff report. The applicant had to reduce the size of the proposed accessory building to 1,472 sq. ft. because they already have a 144 sq. ft. mower

shed on the property. She reviewed the characteristics of proposed accessory building and house, zoning of the area, and a site plan of the property. The applicant has gone before the Board of Adjustment for approval of building structure within the 20' rear yard setback.

Mr. McGarry, Property Owner was present.

Commissioner Williams asked if staff received any feedback from surrounding residents.

Raquelynne Diaz, Comm. Dev. Associate said no there was not.

Jim Falkner, resident of 7830 NW 39th St. spoke to the Planning and Zoning Commission.

Motion was made by James Clemmer, seconded by Arvel Williams to recommend approving the special use permit to build a 1,472 sq. ft. accessory building at 7905 NW 39th St. 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 25-22**

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 36th 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 2nd of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)*

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a preliminary plat request for 7.58 acres located at NW of the intersection at N. Rockwell Ave. & NW 36th Street and East of N. Divis Ave. The request is to subdivide the property into twenty-five duplexes. Aerial photos were presented. The property has been rezoned to PUD. The surrounding area consists of mixed zoning

classifications (PUD, R-M, R-2, and C-G). Raquelynne Diaz, Comm. Dev. Associate noted the Bethany Fire Chief has signed off on the cul-de-sac.

Mr. Spaugy with E.I., Crafton Tull & Associates and Agent of Owner was present. He stated the preliminary plat does conform to current zoning and regulations of the subdivision. The plat provides housing needs for Bethany. Mr. Spaugy requested approval.

Commissioner Helton stated this request does not go along with the comprehensive plan. He asked the applicant if they had considered anything else besides duplexes. The two proposed duplexes along N. Rockwell will be taking away from potential commercial space.

Mr. Spaugy with E.I., Crafton Tull & Associates and Agent of Owner said no.

Commissioner Marx asked about landscaping for the proposed development.

Brett Crecelius, Comm. Dev. Director said we do have a landscaping ordinance the applicant will have to adhere to.

Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the preliminary plat request at NW of the intersection at N. Rockwell Ave. & NW 36th Street and East of N. Divis Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch, Arvel Williams. NAY- Robert Helton, Jennifer Edmonson. ABSTAIN- None. The motion carried unanimously 5 - 2 - 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned Keith Wright has submitted a resignation letter. So he will no longer be on the Planning and Zoning Commission.

Commissioner Williams asked if the industrial review is still moving forward.

Brett Crecelius, Comm. Dev. Director said it is. We received some language from Ray Jones, City Attorney, and staff feels we have not had a comprehensive look at it yet. So, we did not want to bring something forward without having good recommendations of where to move forward.

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

Chair

Date

City of Bethany
Planning & Zoning Staff Report
December 4th, 2025

CASE NO: PC 25-24

Request: Consider a request from Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Rd. from R-1, Residential One Family, to C-G, Commercial General.

Legal Description: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

Current Zoning: Residential One Family, (R-1)

Proposed Zoning: Commercial general (C-G)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Residential One Family)
South	R-1 (Residential One Family)
East	R-1 (Residential One Family)
West	R-1 (Residential One Family)

Table 1

Zoning Characteristics

	R-1	C-G
Lot area (minimum)	6,000 square feet	None
Lot Coverage (Maximum)	NA	35%
Height (Maximum)	35 Feet or 2 ½ Stories	90 feet
Setbacks	Side Interior Lots (minimum) 10 feet one side, 5 feet on the other	Side Interior Lots (minimum) None
<i>Side</i>		
<i>Rear</i>	Rear (minimum) 20 Feet	Rear (minimum) 20 feet
<i>Front</i>	Front (minimum) 25 feet	Front (minimum) 25 feet

Table 2

Background:

The applicant is requesting rezone of the property located at 3312 N Council Rd. Ave. From R-1 (Residential One Family) to C-G (Commercial General). The parcel is bordered by R-1 (Single Family Residential) to the North, South, East, and West.

Analysis:

The site encompasses 52,272 sq. ft. (1.20 acres). The applicant is requesting a rezone to Commercial General to allow for office development. In their application, they noted that they will comply with all Code requirements and stated that “the proposed development will consist of offices, which are generally low-traffic, low-intensity uses, making it a compatible use given the adjoining land uses”. The summary of zoning districts notes that the Commercial General district should not be located in areas that may disrupt the internal stability of nearby residential areas. Although this site is adjacent to Single-Family Residential, it fronts Council Rd., a high-traffic corridor. Additionally, the comprehensive plan designates this corridor as suitable for commercial and mixed-use development. For the long-term vision for Council Road includes a walkable mixed use district of commercial and residential uses with connected walkways and “middle” housing types.

There is an existing Mixed Use (MUD) zoning located south of the site along Council Rd., though it does not directly abut the property. To the north, closer to Overholser Elementary School, there is an existing Commercial General (C-G) parcel. Adjacent to the southwest of the property is R-2 zoning, which includes several duplexes on the west side of Council Rd. Additionally, further west along Council Rd., there are two Commercial Restricted (C-R) parcels. This reflects that a combination of zoning districts is already established along Council Rd.

The proposed rezone aligns with the goals of the Comprehensive Plan, which designates Council Rd. north of NW 23rd as a mixed-use corridor. This reflects broader development trends in the metro and supports the plan’s intention to encourage office and professional-services-based commercial development along this segment of Council Rd.

* If the property is rezoned, any new businesses or building modifications will be required to come before the city for review and approval to ensure compliance with zoning, permitted uses, and building requirements.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant’s request for a rezone that would allow the property to be rezoned from R-1 to G-G.

Attachments:

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

N Council Rd

NW 33rd St

N Council Rd

NW 32nd St

NW 31st Terrace

N Council Rd

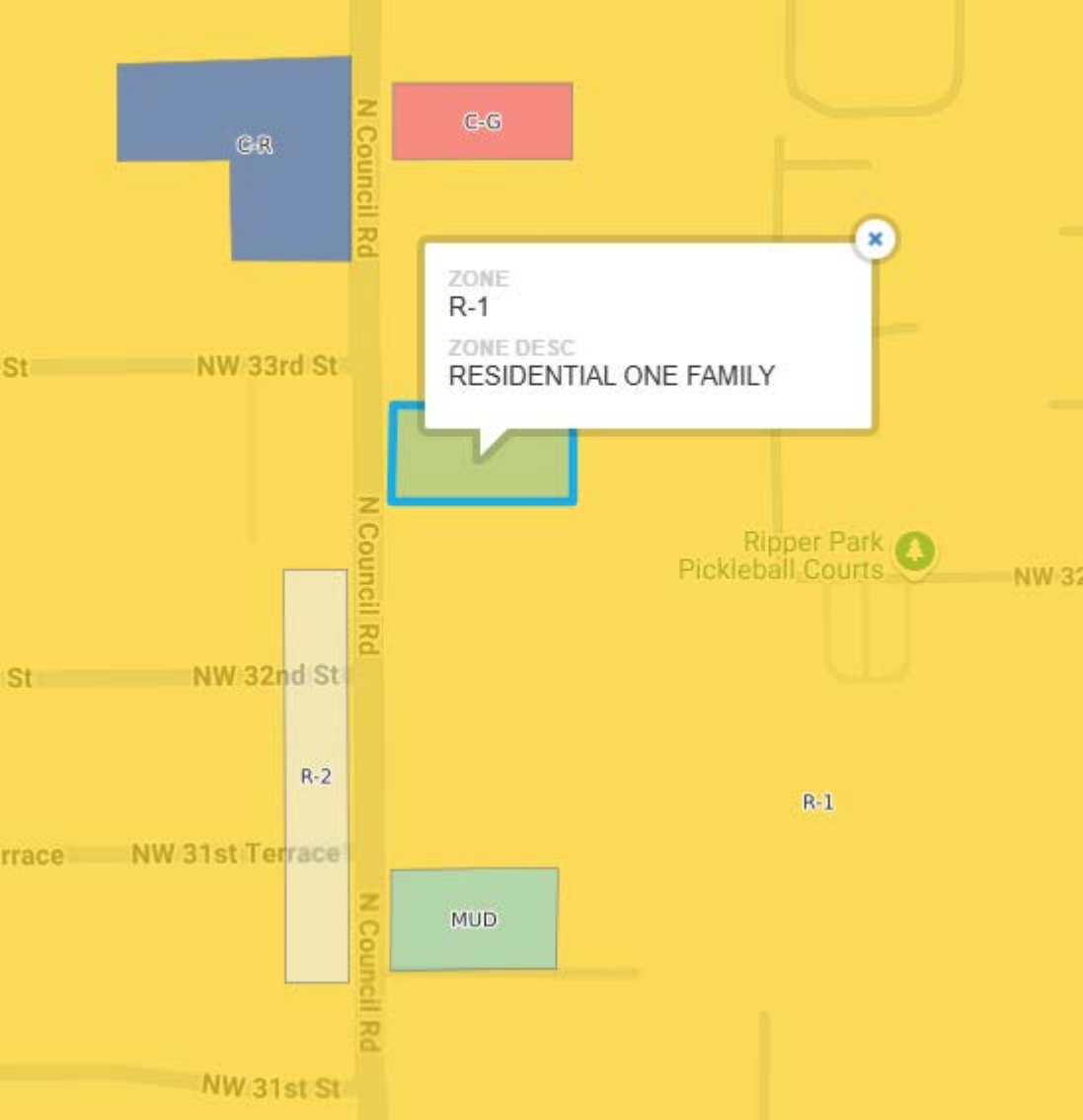
NW 31st St

ZONE
R-1
ZONE DESC
RESIDENTIAL ONE FAMILY



Ripper Park
Pickleball Courts

NW 32nd St



GR

C-6

ZONE
R-1
ZONE DESC
RESIDENTIAL ONE FAMILY

R-2

MUD

R-1

Ripper Park
Pickleball Courts

N Council Rd

N Council Rd

N Council Rd

NW 33rd St

NW 32nd St

NW 31st Terrace

NW 31st St

NW 32nd St



City of Bethany

A great place to live, work, shop, and grow a business!

PACKET A

REZONING PROCEDURE

1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - **\$150.00**. Agricultural rezoning - **\$438.00**; R-1 rezoning - **\$625.00 + \$13/ac**; R-2 rezoning - **\$813.00 + \$13/ac**; R-M rezoning - **\$1,000.00 + \$13/ac**; C-O and C-R rezoning - **\$625.00 + \$13/ac**; C-G, C-H, E-I and I-L rezoning - **\$875.00 + \$13/ac**; I-H rezoning - **\$1,250.00 + \$13/ac**; PUD rezoning - **\$1,500.00 + \$19/ac**.
5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.
7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

APPLICATION FOR REZONING

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

(PLEASE PRINT OR TYPE)

1. Applicant: Box Law Group, PLLC, on behalf of Applicant Phone#: (405) 652-0099
Address: 525 NW 11th St., Ste. 205
2. Record Property Owner(s): Leonel Hernandez Phone#: (405) 413-9287
Address: 3312 N Council Rd.
3. Request rezoning from: R-1 Residential One Family
To: C-G Commercial General
4. Street address or location: 3312 N Council Rd.
5. Legal description (attach if necessary): Included with application.
6. Area of property (sq. ft.): 52,272 sf MOL
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: David Box
Signature of Property Owner: See attached Letter of Authorization.

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

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

Please see the attached site plan. The subject property is approximately 1.2 acres and is located between
NW 36th St. and NW 30th St.

Present Designation: R-1

Requested to be changed to: C-G

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change): The rezoning request is compatible with the zoning and uses of the surrounding area. The property located in the southwest corner of NW 30th St. and N Council Rd. is zoned C-G, the property to the south of the subject property along N Council Rd. is zoned MUD (mixed-use development), and there are multiple properties to the north of the subject property zoned C-R and C-G. The proposed development will consist of offices, which are generally low traffic, low-intensity uses, making it a compatible use given the adjoining land uses. All Code requirements will be adhered to.

(attach additional sheets, maps, etc., if necessary)

Applicant: Box Law Group, PLLC, on behalf of Applicant

Address: 525 NW 11th St., Ste. 205

Phone: (405) 652-0099

Signature: _____

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;

2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;

3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;

4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;

5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.
2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
4. Achieve a continuity of function and design within the development and in relation to surrounding areas.
5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.

6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;

7. C-0 Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;

8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.

9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

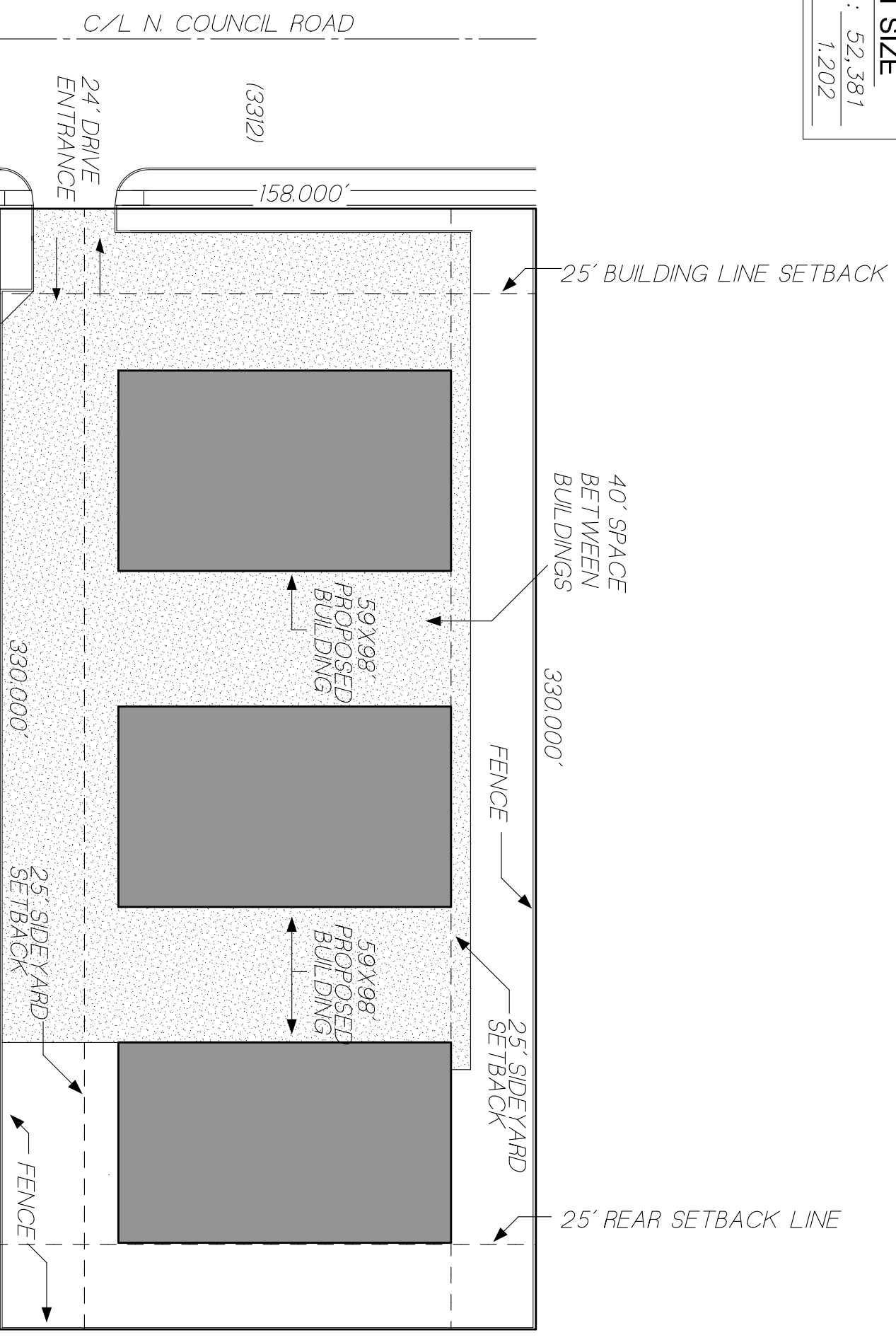
12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

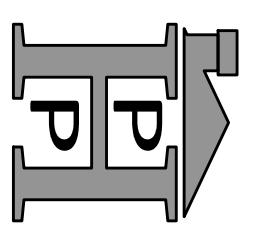
14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* **Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.**)

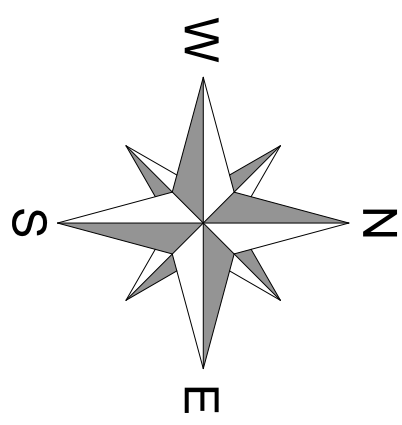
LOT SIZE
 SQ. FT. : 52,381
 ACRE : 1.202



LEGAL DESCRIPTION:
 UNPLTD PT OF NW4 SEC 20 12N 4W N158FT OF S264FT OF W330FT OF SW4 OF NW4 OF NW4



PERRY HOUSE PLANS
 4821 N.W. 36th
 Oklahoma City, OK 73122
 (405) 789-6373
 www.perryhouseplans.com



ADDITION TO
 BETHANY, OKLA. COUNTY, OKLA.
BUILDER
 LEONEL HERNANDEZ

PLAN NO. : TBD
DATE : 9/23/2025
DRAWN BY : BILLY



EXEMPT DOC STAMPS TAX OS
TITLE 68, ARTICLE 32
SECTION 3202, PARAGRAPH 4

Space above reserved for use by Recorder's Office
Document prepared by:
Name: Jorge Gamboa
Address: 6405 N Meridian ave
City/State/Zip: Oklahoma City, OK 73116
Phone/Cell: 405-204-6170

Recording requested by: Hortencia Escalera Martinez
When recorded, mail to:
Name: Jorge Gamboa
Address: 6405 N Meridian Ave
City/State/Zip: Oklahoma City, OK 73116

Property Tax Parcel/Account Number: R173785400

Warranty Deed

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Hortencia Escalera Martinez and J Jesus De Lara Hernandez, husband and wife**, party of the first part, in consideration of the sum of *****TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto

Leonel Hernandez, a married man

Property Address 3312 N Council Rd Bethany, OK 73008

Parties of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

The North 158 Feet of the South 264 Feet of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Fout (4) West of the Indian Meridian, Oklahoma County, Oklahoma

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns, forever, free, clear, and this charged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

WJ

4

Dated: 7/17/24

Dated: 7/17/24

[Signature]
Signature of Grantor

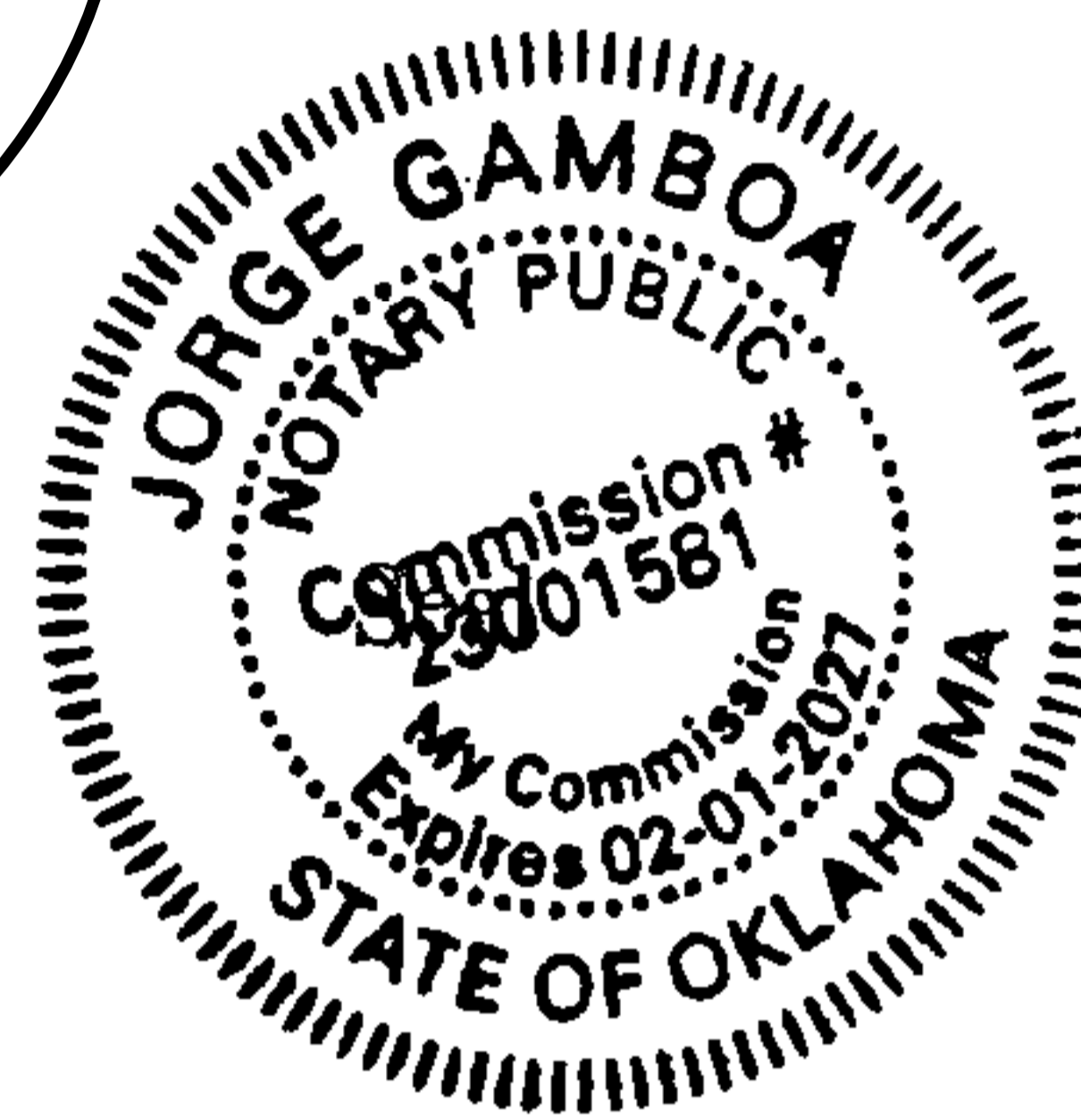
Jesus de Lara H.
Signature of Grantor

State of Oklahoma County of Oklahoma.

On July 17, 2024, the Grantor, **Hortencia Escalera Martinez and J Jesus De Lara Hernandez**, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of Oklahoma, State of Oklahoma
My commission expires: **February 01, 2027**
Send all tax statements to Grantee.



UNOFFICIAL

OAG 2023-1 - INDIVIDUAL

5. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

6. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

7. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT

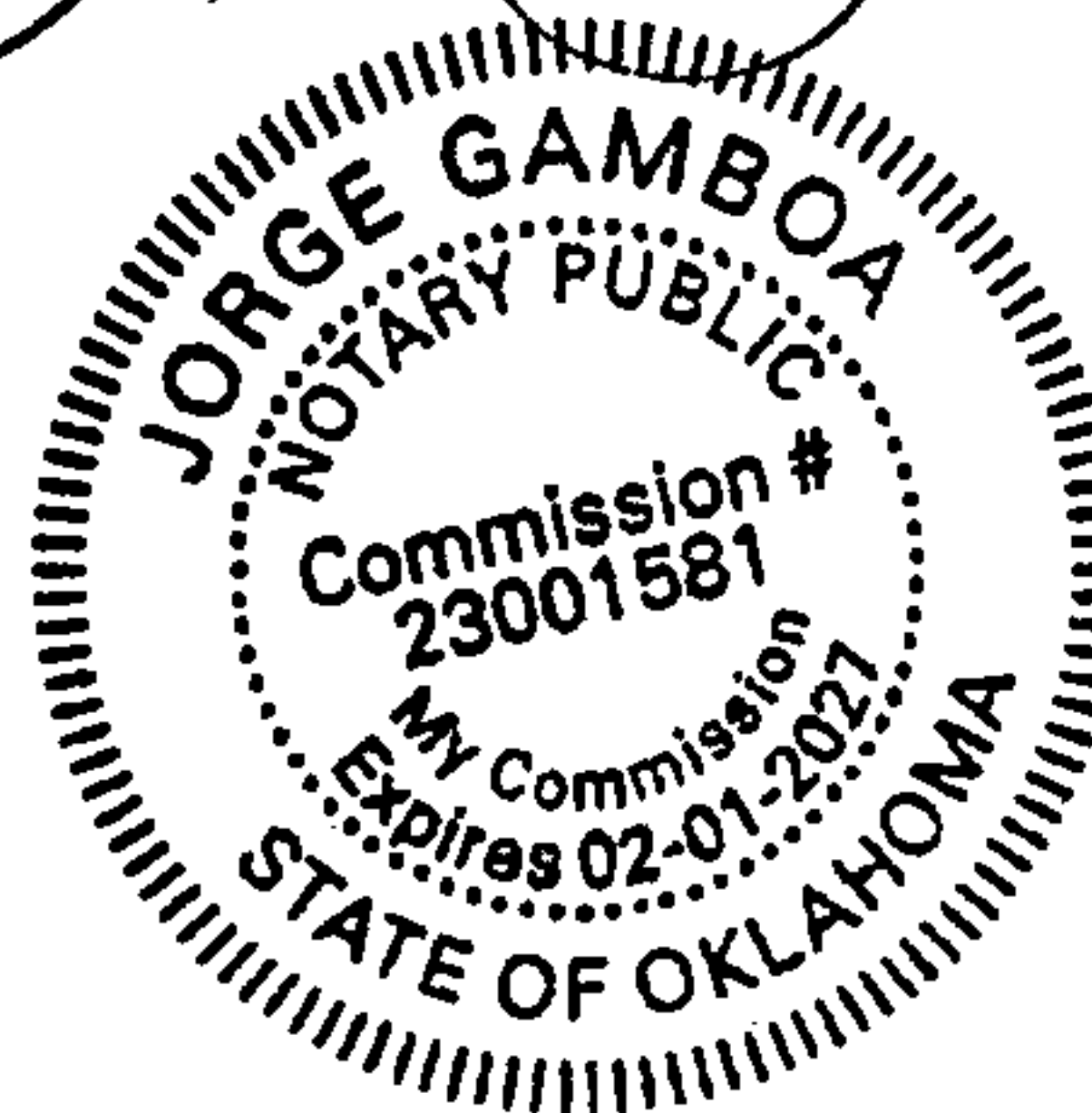
7/17/2024
Date

The foregoing instrument was acknowledged before me this 31 day of January, 2024,
by Leonel Hernandez.

[Signature]
NOTARY PUBLIC

My Commission Expires: February 01, 2027

My Commission Number: 230011581



CITY OF BETHANY

405-789-2146

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

REC#: 01385449
OPER: kp
REF#: 6232

11/07/2025

10:11 AM

ACCT #: XXXX-XXXX-XXXX-6232
AUTH #: 291784
TRAN #: 000009161624

TYPE: PURCHASE
APP NAME: Debit
ENTRY MODE: CHIP

AMOUNT USD\$ 1,038.00

EMV DETAILS:

AC: AA377993F9C6A53C
AID: A0000000042203
ATC: 002C
ClientTxnId: 8509fdd2-e83e-4e91-8e13-164a1e094023
TSI: 6800
TVR: 8000088000
Workstation: 013

TRAN: 540.0000 COMM DEV RECEIPTS
LEONEL HERNANDEZ-3312 N COUNCI
010-39010 REZONING APPLICATION
MISCELLANEOUS REVEN 1,038.00CR

TENDERED: 1,038.00 CREDIT CARD
APPLIED: 1,038.00-
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.

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R173785400** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

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

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

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

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Report
kept in the office of the County Assessor
on this 5th day of November 2025
~~Given~~ under my hand and official seal this
5th day of November, 2025

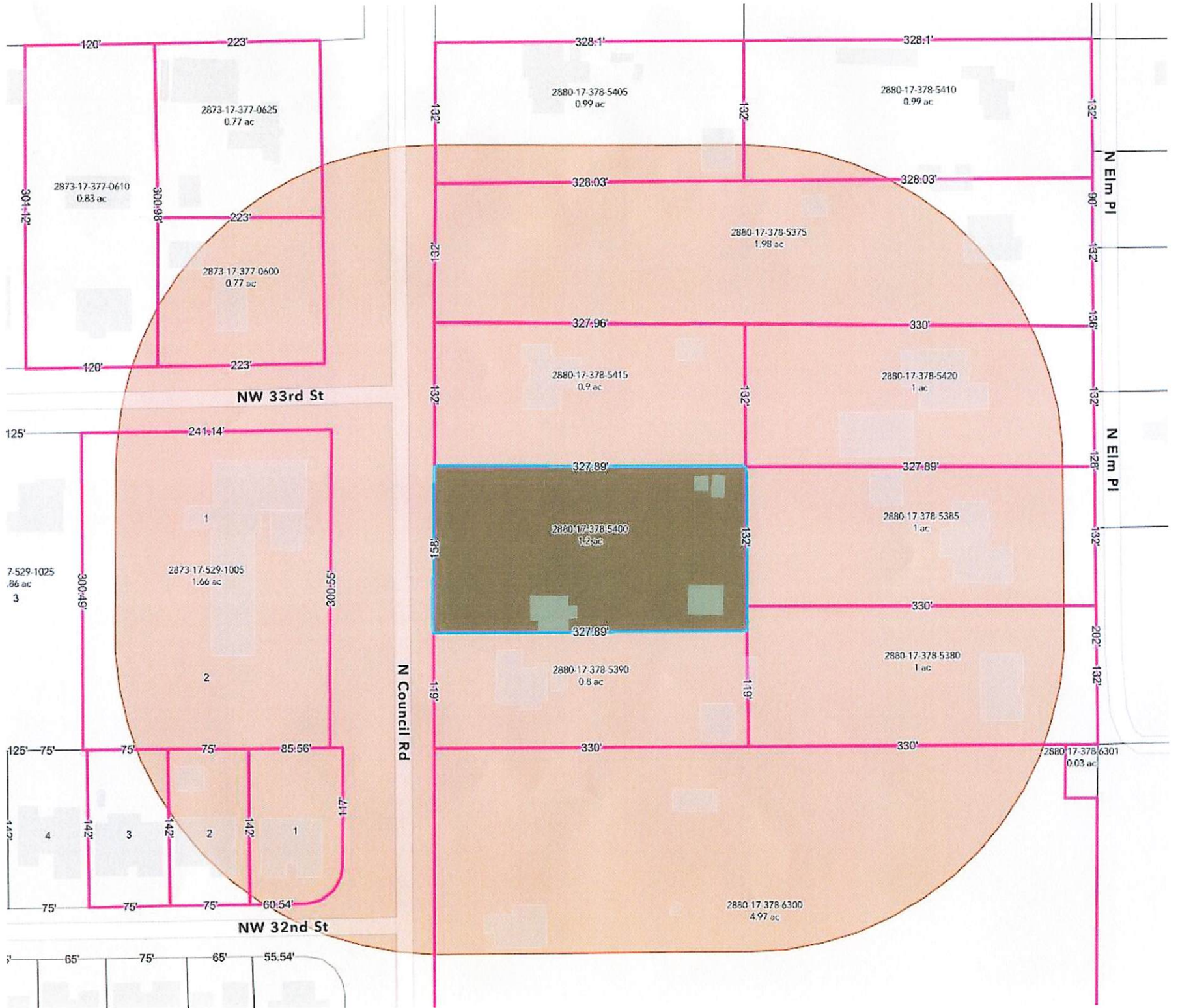
County Assessor
D. Hanby Deputy

Oklahoma County Assessor's
300ft Radius Report
11/5/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	tot	legal	location
R173785375	BSR LLC			4920 NW 31ST ST	OKLAHOMA CITY	OK	73122	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT NW4 SEC 20 12N 4W BEG 132FT S OF NW/C SW4 NW4 NW4 TH E656.06FT S132FT W655.92FT N132FT TO BEG	3421 N ELM PL BETHANY
R173770610	GARCIA LORENA EDITH DIAZ	ESCOBAR SALVADOR GUERRERO		12600 SW 15TH ST	YUKON	OK	73099-7014	UNPLTD PT SEC 19 12N 4W		0	UNPLTD PT NE4 SEC 19 12N 4W BEG 661.12FT S & 223FT W OF NE/C OF NE4 TH S300.98FT W120FT N301.12FT E120FT TO BEG AKA LOT 2 SIMOKLA UNREC PLAT	8005 NW 33RD ST BETHANY
R173770625	VELASCO JORGE ALEJANDRO GUTIERREZ	GUTIERREZ CRISTINA		2813 N DIVIS AVE	BETHANY	OK	73008	UNPLTD PT SEC 19 12N 4W		0	UNPLTD PT NE4 SEC 19 12N 4W BEING ALL E223FT OF N/2 OF N/2 OF S/2 OF NE4 OF NE4	3409 N COUNCIL RD BETHANY
R173785405	DESHIELDS HAROLD LEROY JR	COLLINS TEENA GAYE		3410 N COUNCIL RD	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG AT NW/C OF SW4 OF NW4 OF NW4 TH E328.10FT S132FT W328.03FT N132FT TO BEG	3410 N COUNCIL RD BETHANY
R173785410	HORTON LOUISE RUTH	SHOUP LAURA ALMA		3421 N ELM PL	BETHANY	OK	73008-3654	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NW4 SEC 20 12N 4W BEG 328.10FT E OF NW/C OF SW4 OF NW4 OF NW4 TH E328.10FT S132FT W328.03FT N132FT TO BEG	3525 ELM PL BETHANY
R173785390	AMBRIZ PATRICIA A & FREDERICO M			3310 N COUNCIL RD	BETHANY	OK	73008-4306	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NW4 SEC 20 12N 4W S119FT OF W330FT OF SW4 OF NW4 OF NW4 EX N13FT	3310 N COUNCIL RD BETHANY
R173785380	DAVENPORT BRANDON LEE TRS	SPRINGS SHADOW LIV TRUST		3305 N ELM PL	BETHANY	OK	73008-3670	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT NW4 SEC 20 12N 4W E330FT OF S132FT SW4 NW4 NW4	3305 N ELM PL BETHANY
R173785385	BINGHAM DAVID A			3309 N ELM PL	BETHANY	OK	73008-3670	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W E330FT OF N132FT OF S264FT OF SW4 OF NW4 OF NW4 CONT 1ACR MORE OR LESS	3309 N ELM PL BETHANY
R173785400	HERNANDEZ LEONEL			3312 N COUNCIL RD	BETHANY	OK	73008-4306	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT OF NW4 SEC 20 12N 4W N158FT OF S264FT OF W330FT OF SW4 OF NW4 OF NW4	3312 N COUNCIL RD BETHANY
R175291005	PASSION CHURCH INC			3301 N COUNCIL RD	BETHANY	OK	73008	SIMPSON ACRES		0	SIMPSON ACRES 000 000 LOTS 1 & 2	3301 N COUNCIL RD BETHANY
R173785420	ERWIN THOMAS S			3401 N ELM PL	BETHANY	OK	73008-3654	UNPLTD PT SEC 20 12N 4W		0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG 264FT S & 327.96FT E OF NW/C SW4 NW4 NW4 TH E327.96FT S132FT W327.89FT N132FT TO BEG SUBJ TO ESMTS OF RECORD	3401 N ELM PL BETHANY

Oklahoma County Assessor's
300ft Radius Report
11/5/2025

R173785415	GOMEZ ZULEYDA M MORA	REYES WALTER ALEXANDER		3400 N COUNCIL RD	BETHANY	OK	73008-3504	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG 264FT S OF NW/C SW4 NW4 NW4 TH E327.96FT S132FT W327.89FT N132FT TO BEG SUBJ TO ESMTS OF RECORD	3400 N COUNCIL RD BETHANY
R173770800	CLEAR WATER PROPERTIES LLC			3201 S SHIELDS	OKLAHOMA CITY	OK	73129	UNPLTD PT SEC 19 12N 4W	0	0	UNPLTD PT SEC 19 12N 4W 000 000 PT NE4 SEC 19 12N 4W E223FT OF S 1/2 OF N 1/2 OF S 1/2 OF NE4 OF NE4 AKA S 1/2 LOT 1 SIMOKLA UNREC	3401 N COUNCIL RD BETHANY
R149301020	HOLDEN VICTOR	MILES BRIDGETTE		8011 NW 32ND ST	BETHANY	OK	73008-4349	BRENTMARK VI	1	3	BRENTMARK VI 001 003	8011 NW 32ND ST BETHANY
R149301010	BUSHLACK JENNIFER			8007 NW 32ND ST	BETHANY	OK	73008	BRENTMARK VI	1	2	BRENTMARK VI 001 002	8007 NW 32ND ST BETHANY
R149301000	TAGGART KURTIS			9409 CONNERS WAY	MCCLOUD	OK	74851	BRENTMARK VI	1	1	BRENTMARK VI 001 001	8001 NW 32ND ST BETHANY
R173786300	STORY JENNIFER L			3300 N COUNCIL RD	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT NW4 SEC 20 12N 4W N 1/2 NW4 SW4 NW4 EX A TR IN NE/C 50FT N&S BY 30FT E&W PLUS BEG 8FT E OF SW/C NW4 NE4 SW4 NW4 SD SEC TH W8FT N280.61FT E10.05FT SLY TO BEG	3300 N COUNCIL RD BETHANY



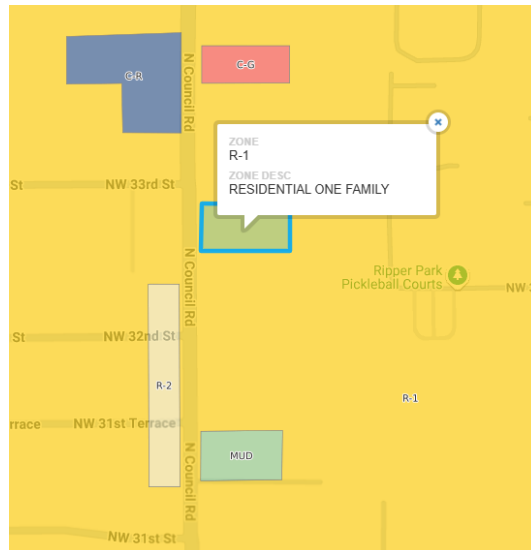
NOTICE OF PUBLIC HEARING

On December 4, 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. 36th St., Bethany, OK 73008, for the following: Consider a request from Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Rd. from R-1, Residential One Family, to C-G, Commercial General.

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 16th, 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: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.





Department of Planning & Community Development

November 10th, 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 Planning Department to rezone their property. All rezoning 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 zoning 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 requested. During the public hearings, the applicant for the zoning change 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 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)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

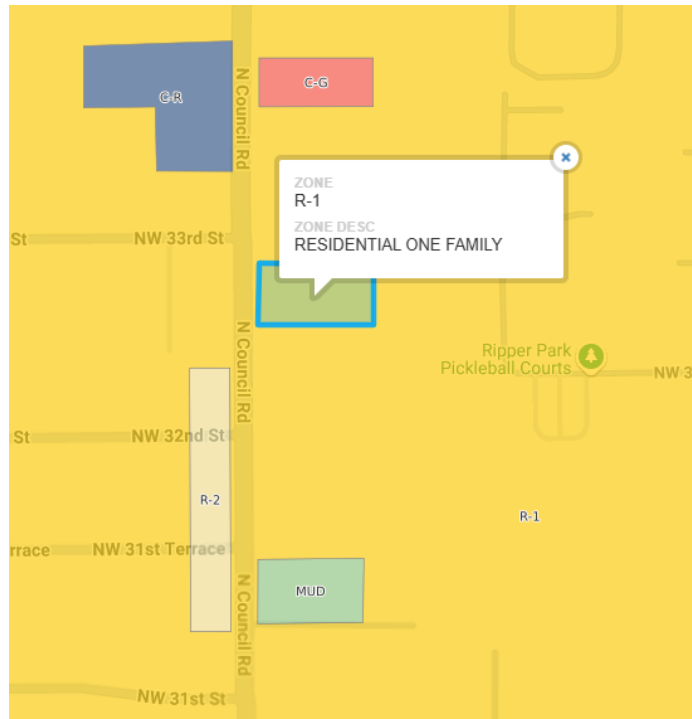
1. Case No.: PC 25-24
2. Location of Property: 3312 N Council Rd
3. Legal Description: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Fout (4) West of the Indian Meridian, Oklahoma County, Oklahoma.
4. Present Zoning: R-1 Residential One Family
5. Proposed Zoning: C-G Commercial General

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on December 4th, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on December 16th, 2025, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.



§ 150.096 CONTRACTOR'S LICENSE.

(A) (1) Application for a license of a building mover required shall be made in writing to the City Clerk. Upon the payment of the required tax and the furnishing of the bond as provided in this section, the City Clerk or other duly authorized person shall issue to the applicant a license to be known and designated as a building moving contractor's license.

(2) The license shall entitle the holder thereof to engage in the business of moving houses, buildings and other structures in the city.

(B) (1) Any person, firm or corporation who engages in the business of building moving shall first execute and deliver to the City Clerk a surety bond in the penal sum of \$5,000.

(2) The bond shall run in favor of the city for the benefit of the city and any person, or corporation sustaining injuries, or damages under the conditions thereof shall be entitled to sue thereon.

(3) The bond shall be subject to the approval of the City Attorney. The bond shall be conditioned, among other things, that if the license be granted, the licensee will pay any and all damages that may be caused to any person, property, either public or private, within the city, when the injuries or damages shall be inflicted by the licensee, his or her agents, employees, workers, contractors or subcontractors.

(4) The bond shall also be conditioned that the licensee shall save, indemnify and protect the city from all liability which may arise, either directly or indirectly, from the moving of any houses, buildings or structures, and that the licenses will, in all respects, comply with the ordinances of the city which govern the moving of houses, buildings, or structures and the use or obstruction of the streets or public places.

(C) (1) In addition to the bond required herein, the applicant shall file with the application for license a certificate of liability insurance policy by an insurance company authorized to do business within the state, providing general liability and auto liability coverage for the applicant's operations in amounts not less than ~~\$100,000,000~~ \$1,000,000 each person, ~~\$100,000,000~~ \$1,000,000 each occurrence for bodily injury and ~~\$100,000,000~~ \$1,000,000 for property damage liability.

(2) The certificate shall contain a provision that the policy shall not be canceled until ten days' written notice of the cancellation has been given to the City Clerk.

(Prior Code, § 5-602) (Ord. 1251, passed 9-6-83; Am. Ord. 1359, passed 1-7-86; Am. Ord. 1432, passed 11-18-88; Am. Ord. 1974, passed 8-6-19)

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