

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or by Friday, September 12, 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
SEPTEMBER 18, 2025
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF AUGUST 21, 2025
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

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.)**

ITEM 1: **PC 25-18**
Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

NEW BUSINESS
ADJOURNMENT UNTIL OCTOBER 2, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
AUGUST 21, 2025

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

MEMBERS ABSENT: Keith Wright
Ron Crouch

STAFF PRESENT: Ray Jones, City Attorney
Brent 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 or before Friday, August 15, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Robert Helton, seconded by James Clemmer to approve the August 7, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- Trent Reid. The motion carried 6 - 0 - 1.

ITEM 1: **PC 25-15**
Consider a request by Brian Murray, Applicant, and City of Bethany, Property Owner for a special use permit for an accessory building at 3919 N. Rockwell Ave.

LEGAL DESCRIPTION: Forrest Highland 000 000 Beg. NE/C, Blk. 4, S. 250 Ft., W. 300.07 Ft., N. 250 Ft., E. 300.07 Ft. to Beg.
(ITEM TO BE HEARD BY CITY COUNCIL ON SEPTEMBER 2, 2025.)

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a special use permit for an accessory building at 3919 N. Rockwell Ave. that will be used as a training facility. The

applicant went to the Board of Adjustment for a variance request and was approved. Crecelius summarized the zoning of surrounding properties and presented photos of the proposed structure.

Commissioner Reid asked about fencing around the proposed structure.

Brian Murray, Bethany Fire Chief stated there will be fencing put up around the structure.

Commissioner Clemmer asked when they would start building the structure.

Brian Murray, Bethany Fire Chief explained it will be a couple of months from now after we receive all the approvals.

Commissioner Clemmer asked staff if any comments have been received from the public.

Brett Crecelius, Comm. Dev. Director stated we have not received any comments from the public.

After some discussion, motion was made by Steve Marx, seconded by Trent Reid to recommend approval of the special use permit for an accessory building at 3919 N. Rockwell Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Trent Reid, Arvel Williams. The motion carried unanimously 7 - 0.

ITEM 2: **PC 25-17**

Discussion and possible action for an ordinance on hearing procedures for the Planning and Zoning Commission.

ACTION: Brett Crecelius, Comm. Dev. Director passed the ordinance item off to the Ray Jones, City Attorney who drafted the ordinance.

Ray Jones, City Attorney spoke about the new sub-section G that lays out hearing procedures for the Planning and Zoning Commission to review; and see if any proposed changes need to be made.

Commissioner Helton asked if we really need time limits for the applicants.

Ray Jones, City Attorney said yes you do.

Commissioner Edmonson questioned wording in (G)(3), "absence or failure to vote". Could we change the word failure?

Ray Jones, City Attorney said a failure to vote would be an abstention.

Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the proposed ordinance on hearing procedures for the Planning and Zoning Commission with the following changes:

- 1) G(1)(d): change the word "lengthen" to "alter".
- 2) G(3): change the work "failure" to abstention.

The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Trent Reid, Jennifer Edmonson, Arvel Williamson. NAY- None. ABSTAIN - None. The motion carried unanimously 7 - 0.

ITEM 3: 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 ordinance on pressure release valves and back water prevention systems. This is something that was recommended by City Council that we look at pop-off valves and retrofitting drain cleanouts. We did decide to step up the back water prevention to three plus units (in the plumbing code it is four plus units). We added the backwater clause in Section B. Section A is the pop-off cap. He presented photos of each one.

Commissioner Williams asked if this is already a part of the IPC.

Brett Crecelius, Comm. Dev. Director said in working with the City Inspector, it was four plus units commercial and residential units.

Ray Jones, City Attorney said the State is the minimum standard. The municipalities can take more strenuous path.

Commissioner Williams asked if there any reason why this should not apply to single residences.

Brett Crecelius, Comm. Dev. Director stated if the Commission feels we should, that would be an option.

Commissioner Peck asked if we should change "B" to new construction or renovation of commercial and residential properties?

Ray Jones, City Attorney said we could word section with connection to public sewer.

Ray Jones, City Attorney said we need to explore the definition of renovation under IPC. If there is not a definition of renovation, then we need to create a definition.

Commissioner Williams suggested anytime you change the connection to the sanitary sewer that you have to upgrade.

After several comments, Brett Crecelius, Comm. Dev. Director said after hearing the comments, we can produce a new draft of the proposed ordinance and come back to another meeting.

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

City of Bethany
Planning & Zoning Staff Report
September 18th, 2025

CASE NO: PC 25-19

Request: Consider a 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: RIPPER PARK 000 000 LOTS 5 & 6

Current Zoning: Commercial general (C-G)

Proposed Zoning: Industrial Light (I-L)

Surrounding Zoning:

Direction	Zoning
North	R-1
South	C-G
East	R-1
West	OKC/ Wiley Post Airport

Table 1

Zoning Characteristics

	C-G	I-L
Lot Area (minimum) per dwelling unit	None	None
Lot area (minimum)	None	None
Lot Coverage (Maximum)	35 %	None
Height (Maximum)	90 Feet	35 Feet or 2 ½ Stories

Table 2

Background:

The applicant is requesting to rezone the property located at 5310 N Rockwell Ave. from C-G (Commercial General) to I-L (Industrial Light). The parcel is bordered by R-1 (Single Family Residential) to the North and East, C-G (Commercial General) to the South, and Wiley Post Airport is located to the West.

Analysis:

The site encompasses 17,219 sq. ft. (0.3952 acres) and is currently utilized for office and retail services, both of which are permitted uses under the Commercial-General zoning. The applicant is requesting a rezone to Industrial light under an Industrial-Light zoning, automobile storage would be a permitted use. The applicant wants the ability to use the property for overflow storage of trucks associated with his wrecker business, which operates at a separate location.

The proposed rezone aligns with the goals of the Comprehensive Plan, which designates North Rockwell Avenue as a Mixed Industrial Use corridor. The Plan identifies the section from 47th Street to 63rd Street as a unique area due to its proximity to Oklahoma City's Wiley Post Airport and the influence of surrounding industrial uses. A key objective is to promote light industrial uses north of 50th Street to support the airport and establish a critical mass of compatible, supportive uses needed to create a true light industrial district. Advancing this objective supports Bethany's broader vision of developing an Industrial Mixed-Use District along Rockwell Avenue.

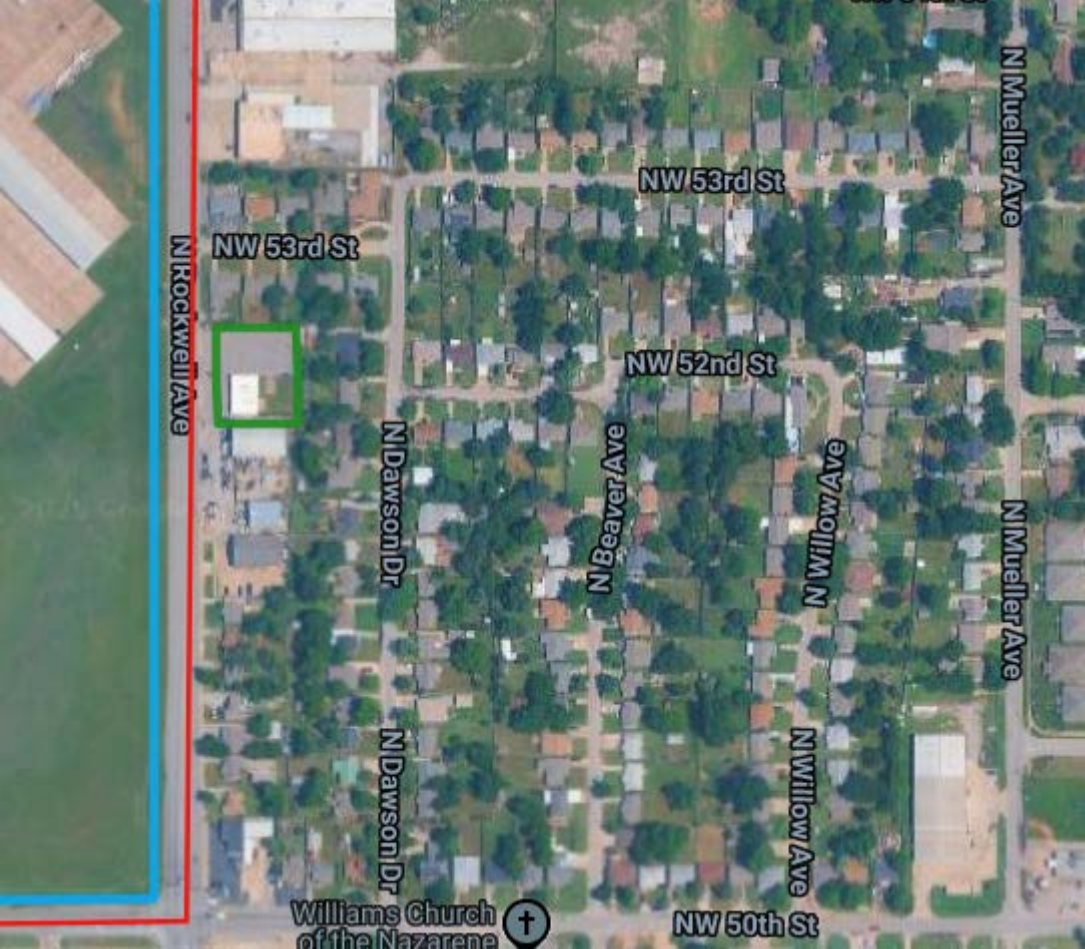
At the same time, the Plan emphasizes that existing neighborhoods should be buffered from the impacts of nearby industrial activity, with any new industrial development over the next 10 to 15 years. This is particularly important given the adjacent R-1 residential zone located to the North and East of the property.

If the property is rezoned, any new businesses or building modifications will be required to come before the City for review and approval.

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 C-G to I-L.

Attachments:

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



N Mueller Ave

NW 53rd St

NW 53rd St

N Rockwell Ave



NW 52nd St

N Dawson Dr

N Beaver Ave

N Willow Ave

N Mueller Ave

N Dawson Dr

N Willow Ave

Williams Church of the Nazarene



NW 50th St

N Rockwell Ave

N Rockwell Ave

N Rockwell Ave

C-G

NW 53rd St



C-G

C-N

C-G



NW 53rd St NW 53rd St

NW 53rd St

NW 5

NW 52nd St

NW 52nd St R-1

N Dawson Dr

N Dawson Dr

N Beaver Ave

N Beaver Ave

N Willow Ave

N Willow Ave



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: MEHDI ABESI Phone#: (405) 300-8000
Address: 14800 Aurea Ln, Oklahoma city OK 73142
2. Record Property Owner(s): Persepolis LLC Phone#: (405) 300-8000
Address: 14800 Aurea Ln Oklahoma city OK 73142
3. Request rezoning from: C-G
To: I-L
4. Street address or location: 5310 N Rockwell Ave Bethany OK 73008
5. Legal description (attach if necessary): Alta survey is attached

6. Area of property (sq. ft.): 17219 sq ft or 0.3952 Acres
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: M. ABESI
Signature of Property Owner: M. ABESI



Department of Planning & Community Development

August 25th, 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 for a rezoning request for the property on the attached sheet. 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 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 rezoning requested. During the public hearings, the applicant for the rezoning 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)

Zoning Change Information

A. Rezoning Proposal

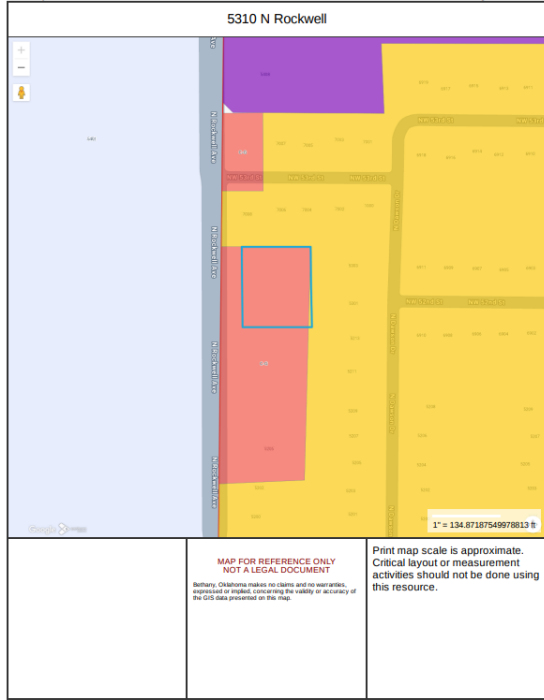
1. Case No.: PC 25-19
2. Location of Property: 5310 N Rockwell Ave
3. Legal Description: RIPPER PARK 000 000 LOTS 5 & 6
4. Present Zoning: C-G
5. Proposed Zoning: I-L

B. Hearing Schedule

1. The Planning and Zoning Commission **hearing** on the proposed rezoning request will be held on September 18th, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the rezoning request. 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 Planning and Zoning Commission will then transmit its recommendation to the City Council. The City Council Hearing will be held on October 7th, 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 rezoning 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.



propertyid	accttype	name1	name2	name3	mailingaddress1	city	state	zipcode
170731	Residential	RAY STEVENS INC			3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116-2011
170487	Industrial	GRAMAJO NELSON			641 WHISPERING OAK RD	OKLAHOMA CITY	OK	73127-5224
170511	Residential	STILLINGS JAMES V & BECKY E			5209 N DAWSON DR	BETHANY	OK	73008-2027
170727	Residential	SIMMONS † STUTEVILLE CASEY			5211 DAWSON DR	BETHANY	OK	73008
170719	Commercial	BMK PROPERTIES LLC			PO BOX 57613	OKLAHOMA CITY	OK	73157
170726	Residential	CAMPBELL CAMPBELL KIMBERLY †			5213 N DAWSON DR	BETHANY	OK	73008-2027
170490	Residential	PAPPAS BRYCE			9775 HEFNER VILLAGE BLVD	OKLAHOMA CITY	OK	73162-7764
170508	Residential	ARMSTRONG MEAGAN E			5203 N DAWSON DR	BETHANY	OK	73008-2027
170673	Residential	BENSON VALARY			6906 NW 52ND ST	BETHANY	OK	73008-2004
170674	Residential	LYLES JULIE DAWN			6908 NW 52ND ST	BETHANY	OK	73008
170675	Residential	PINION TERRY LAVONNE			2525 NW 30TH ST	OKLAHOMA CITY	OK	73112
170733	Residential	NATE PROPERTIES LLC			PO BOX 720244	OKLAHOMA CITY	OK	73172-0244
170509	Residential	ADM HOLDINGS LLC			11021 S URBANA AVE	TULSA	OK	74137
170732	Residential	NATE PROPERTIES LLC			PO BOX 720244	OKLAHOMA CITY	OK	73172-0244
170488	Industrial	ITTER ROBERT W			10815 NW 103RD CIR	YUKON	OK	73099
170510	Residential	BATLEY NICOLAS			5207 N DAWSON DR	BETHANY	OK	73008-2027
170725	Residential	GATES JOHN D & SHARON R			5301 N DAWSON DR	BETHANY	OK	73008-2029
170728	Commercial	PERSEPOLIS LLC			14800 AUREA LN	OKLAHOMA CITY	OK	73142-1901
170724	Residential	TB HOLDINGS LLC			PO BOX 20527	OKLAHOMA CITY	OK	73156
170666	Residential	HERNANDEZ UNIGA KARLA			5702 NW 32ND ST	OKLAHOMA CITY	OK	73122-1018
170665	Residential	ROPER VERGIL JR			709 N 6TH ST	WEATHERFORD	OK	73096
170664	Residential	WHITE BET PENNINGTON BILLY J			6911 NW 52ND ST	BETHANY	OK	73008
170685	Residential	MARTINEZ RAQUEL			7000 NW 53RD ST	BETHANY	OK	73008
170684	Residential	LINDO DAV LINDO DAVE REV TRUS			220 N WESTERN AVE	OKLAHOMA CITY	OK	73106-7638
170683	Residential	DUER DARF DUER DARRELL J JR			6909 NW 100TH ST	OKLAHOMA CITY	OK	73162
170682	Residential	LINDO DAV LINDO DAVE REV TRUS			220 N WESTERN AVE	OKLAHOMA CITY	OK	73106-7638
170681	Residential	MMS PROP C/O MARY DAVIS			7009 NW 53RD ST	BETHANY	OK	73008-2009
170661	Residential	GREEN KENNA JANE			6914 NW 53RD ST	BETHANY	OK	73008-2008
170662	Residential	GOKOOL ANTHONY & KAREN R			6916 NW 53RD ST	BETHANY	OK	73008-2008
170663	Residential	TLC INVESTMENTS LLC			5700 SYCAMORE POND DR	MUSTANG	OK	73064
170676	Residential	BREWER JOHNNY L REV LIV TRUST			7001 NW 53RD ST	BETHANY	OK	73008
170677	Residential	COMMERCIAL RESIDENTIAL MANA			13116 GREEN CEDAR TER	OKLAHOMA CITY	OK	73131

170678 Residential	WYNN CUF C L & T S WYNN LOVIN(5005 N COUNCIL RD	BETHANY	OK	73008-2241
170679 Residential	RESTORATION REAL ESTATE LLC 18808 STONE OAK RD	EDMOND	OK	73012
170680 Commercial	DAVIS MAR DAVIS JACKIE R & MAR\ 7009 NW 53RD ST	BETHANY	OK	73008-2009
170718 Commercial	KELLEY PROPERTIES LLC 11141 BLUE STEM BACK RD	OKLAHOMA CITY	OK	73162
169658 Exempt	CITY OF OKLA CITY 200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102

NOTICE OF PUBLIC HEARING

On September 18th, 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 Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N Rockwell Ave. from C-G, commercial general to I-L Industrial Light.

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 7th, 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: RIPPER PARK 000 000 LOTS 5 & 6



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 150 ADDING A NEW SECTION 150.081 SEWER CLEANOUT PRESSURE RELIEF VALVES AND BACKWATER VALVES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

SECTION 1. Section 150.081 et seq. is added to the Bethany Code of Ordinances as follows:

150.081 Pressure Release Valves & Backwater Valves

Any person, firm, or corporation who engages in the business of new construction, repair, or connection of a sewer lateral to the public sewer main shall install a backwater valve and sewer cleanout pressure relief valve in the lateral between the building and the public sewer, and it shall be installed on the owner's property and at a location in the lateral where the sewage will flow to the public sewer by gravity.

SECTION 2. All ordinances in conflict herewith are hereby repealed.

SECTION 3. If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

END

The foregoing ordinance was introduced before the Bethany City Council on the _____ day of _____, 202__, and was duly adopted and approved by the Mayor and City Council on the _____ day of _____, 202__, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST:

MAYOR

CITY CLERK

MAYOR

Approved as to form and legality on _____, 202__.

CITY ATTORNEY

DRAFT