

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, March 12, 2026 on or before 4:30 p.m.

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

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

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 19, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF MARCH 5, 2026

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-08

Consider a request by Jessica Garcia, Applicant and Property Owner, to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

LEGAL DESCRIPTION: Woods Garden Terrace 2nd Block 005 Lot 039.

NEW BUSINESS

ADJOURNMENT UNTIL APRIL 9, 2026

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 5, 2026

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Ron Crouch
Arvel Williams

MEMBERS ABSENT: Steve Marx
Jennifer Edmonson

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 or before Friday, February 27, 2026 at 4:00 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 February 19, 2026 Planning and Zoning Commission minutes with the following amendments.: 1) on Page Two (last paragraph) should read, "Commissioner Helton read some of the uses that are allowed in I-L , and expressed his concerns about the noise and other industrial use side effects that would affect the residential area." 2) Page Two (paragraph 9) - change the word "out" to "our". The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN - None. The motion carried unanimously 6 - 0.

ITEM 1: **PC 26-05**
Consider a request by Southern Nazarene University, Applicant and Property Owner, to rezone Sixteen properties from R-1 (Single-Family Residential) to E-I (Educational Institutional).

LEGAL DESCRIPTION AND PROPERTIES:

1. 4312 N. College Ave.
 - a. Legal description: The North 2.6 feet of Lot Two (2) and all of Lot Three (3) in Block Two (2) in NORTHSIDE ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof

2. 4314 N. College Ave.
 - a. Legal description: Lot FOUR (4) of Block TWO (2), in NORTH SIDE ADDITION, to Bethany, Oklahoma County, Oklahoma according to the recorded plat thereof

3. 4302 N. Peniel Ave.
 - a. Legal description: The South 45 feet of Lot Six (6), Block Four (4), Davis Addition to the City of Bethany, Oklahoma County, Oklahoma
4. 4304 N. Peniel Ave.
 - a. Legal description: The North 27 ½ feet of Lot SIX (6) and the South 22 ½ feet of Lot SEVEN (7), of Block FOUR (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
5. 4305 N. Donald Ave.
 - a. Legal description: The South 1 foot of Lot Two (2) and the North 60 feet of Lot Three (3), of Block Four (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
6. 4307 N. Donald Ave.
 - a. Legal description: The North FIFTY (50) feet of the South FIFTY-INE (51) feet of Lot TWO (2), in Block (4) of DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
7. 4010 N. Redmond Ave.
 - a. Legal description: The South Sixty (60) feet of the North One-Hundred Twenty-one and Sixty-six hundredths, (121.66) feet of the West One-Hundred fifty (150) feet of Block Fifteen (15) COCKRELL PLACE ADDITION, Bethany, Oklahoma County, being a subdivision of the SE/4 of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, according to the recorded plat thereof
8. 4012 N. Redmond Ave.
 - a. Legal description: the North 61.66 feet of the West 150 feet only of Block Fifteen (15), in Cockrell Place, in Oklahoma County, Oklahoma, according to the recorded plat thereof
9. 4108 N. Redmond Ave.
 - a. Legal description: Part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Said part being more particularly described as follows: Beginning at a point 59 feet South of the Northwest corner of said Block Ten (10); Thence East 166 feet; Thence South 50 feet; Thence West 166 feet; Thence North 50 feet to the Point of Place of Beginning
10. 4200 N. Redmond Ave.
 - a. Legal description: The West 100 feet of the South 60 feet of the North 203 feet of Block Seven (7), COCKRELL PLACE ADDITION, being a sub-division of a part of the Southeast Quarter (SE/4), of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, according to the recorded plat thereof
11. 4206 N. Redmond Ave.
 - a. Legal description: The West Half (W/2) of the South Fifty (50) feet of the North Ninety-three (93) feet of Block Seven (7), in COCKRELL PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof

12. 4208 N. Redmond Ave.

- a. Legal description: The South 32 feet of the West Half (w/2) of Block Two (2) and the North 43 feet of the West Half (W/2) of Block Seven (7) in COCKRELL PLACE, an Addition in Oklahoma County, Oklahoma, as shown by the recorded plat thereof

13. 6300 NW 41st Street

- a. Legal description: Part of Blocks Seven (7) and Ten (10), in COCKRELL PLACE ADDITION, a subdivision of part of the North Half (N1/2) of the Southeast Quarter (SE/4) of Section 16, Township 12 North, Range 4 West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 30 feet West of the Northeast Corner of Said Block 7; Thence South 100 feet; Thence West 73 feet; Thence North 100 feet; Thence East 73 feet to the point or place of beginning, Oklahoma County, Oklahoma, according to the recorded plat thereof

14. 6302 NW 41st Street

- a. Legal description: A part of Blocks Seven (7) and ten (10), in COCKRELL PLACE, a subdivision of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 103 feet West of the NE/Corner of Block 7, thence South 100 feet; thence West 73 feet; thence North 100 feet; thence East 73 feet to the point of beginning,

15. 6305 NW 41st Street

- a. Legal description: East Seventy-six (76) feet of the West One Hundred Seventy-Six (176) feet of the South Sixty (60) feet of the North Two Hundred three (203) feet of Block Seven (7), in COCKRELL PLACE to Oklahoma County, Oklahoma, according to the recorded plat thereof

16. 4105 N. Wheeler Ave.

- a. Legal description: A part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof; more particularly described as follows: Beginning at a point 259 feet North and 30 feet West of the Southeast corner of said Block 10; thence West 146 feet; thence North 52 feet; thence East 146 feet; thence South 52 feet to the Point of Beginning **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 17, 2026.)**

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented an aerial map and staff report to rezone 16 properties from R-1, Single Family to E-I, Educational-Institutional per request by Southern Nazarene University, Applicant and Property Owner. She explained in SNU's application they note this consolidation will help with their educational purposes. Our comprehensive plan goes along with SNU's rezoning request.

Ray Jones, City Attorney explained the procedures for anyone in the audience wanting to speak to a particular item.

Ms. Brianna Tipton, Attorney representing Southern Nazarene University spoke to the Planning and Zoning Commission. This is our third group of properties that we wish to rezone. First group was in 2021, second group in the late spring/early summer we requested rezoning of two properties. Now, we are back for an additional sixteen properties to be rezoned to E-I, Educational-Institutional. She explained SNU is asking for the Planning Commission to approve the university using their property in a way that will further the university's mission.

Commissioner Clemmer asked if the university has thought about building up with the buildings instead of spreading out.

Gary Cummings, CEO at Southern Nazarene University explained we are in a campaign to raise twelve million dollars over the next three to four years. Eighty percent of those dollars will refurbish existing buildings. So, at this time, we are not planning to fill up these sixteen properties or other properties that exist. It is just a cleanup to mark all those different properties we do own with educational. At this time there is no specific plans to put anything new on these sixteen properties with one possible exception that we are growing and because of that growth we are looking at where we can possibly put a mini dorm.

Motion was made by James Clemmer, seconded by Ron Crouch to approve rezoning the sixteen properties from R-1, Single Family to E-I, Educational Institutional. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 2: **PC 26-06**

Consider a request by Box Law Group, PLLC, on behalf of the Applicant and John Thephahanh, Property Owner, to rezone 2200 N. Flamingo Ave. from E-I (Educational Institutional) to PUD (Planned Unit Development).

LEGAL DESCRIPTION: UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W OF NE/C NW/4 TH W150FT S321.51FT NELY ALONG A CURVE 137.50FT E15FT N300FT TO BEG PLUS A TR BEG 180FT W & 220FT S OF NE/C NW4 TH W215FT SWLY233.78FT SELY ALONG A CURVE 210.71FT SELY ALONG A REVERSE CURVE 172.32FT NELY126.42FT NELY ALONG A CURVE 119.02FT N321.51FT TO BEG EX A TR BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 17, 2026.)**

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a request to rezone 2200 N. Flamingo Ave. from E-I, Educational Institutional to PUD, Planned Unit Development. The applicant plans to rezone property to a PUD to develop the site into a multi-family residential community consisting of eleven duplexes.

Ms. Turner, Attorney representing John Thephahanh, Property Owner spoke to the Planning and Zoning Commission. This PUD request is for a duplex development. We will have a privacy fence along the south side of development to buffer from the existing single-family homes. The proposal is compatible with the area and meets the comprehensive plan.

Commissioner Clemmer asked about the private drive noted on plans. Who does private drive belong too?

Loyd Spaugy, Representing applicant stated the private drive is on our property.

Commissioner Helton stated the comprehensive plan map calls for educational-institutional here.

Ms. Turner, Attorney representing John Thephahanh, Property Owner said yes. Our application to rezone is to change from E-I, Educational Institutional to PUD, Planned Unit Development.

Commissioner Williams asked if the primary reason to change zoning to PUD is to change the restrictions.

Ms. Turner, Attorney representing John Thephahanh, Property Owner stated we did get the modification for setbacks, and limits the amount of units we can have on property to eleven duplexes.

After some discussion about comprehensive plan and the PUD request for duplexes, Commissioner Helton read the State Statues 11-43-110 and 11-43-111 on PUD's. Commissioner Helton said he wants the copies of these two statues added to the minutes.

Ray Jones, City Attorney stated the City of Bethany's ordinances comply with State Statues.

Motion was made by James Clemmer, seconded by Sam Thurman to recommend approving the rezoning of 2200 N. Flamingo Ave. from E-I (Educational Institutional) to PUD (Planned Unit Development). The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Ron Crouch, Arvel Williams. NAY- Robert Helton. ABSTAIN - None. The motion carried 5-1-0.

Commissioner Crouch stated he would like to see a comparison of residential setbacks from some of the surrounding cities.

Brett Crecelius, Comm. Dev. Director stated he will make a note to get this information. As we bring ordinances forward, the density and lot standards is on the list to review.

ITEM 3: **PC 26-09**

Consider a final plat request from Loyd Spaugy, Agent for Owner Pelham Partners, LLC and Michael Love, Property Owner to subdivide 7.58 acres into 25 lots located NW of the intersection of N. Rockwell Ave. and NW 36th Street and East Divis Ave.

LEGAL DESCRIPTION: Lots Two (2), Three (3) and Four (4), in FOREST HIGHLANDS, an addition in Oklahoma County, Oklahoma according to the recorded plat thereof.
(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 17, 2026.)

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider the final plat to subdivide 7.58 acres into 25 lots located NW of the intersection of N. Rockwell Ave. and NW 36th Street and East Divis Ave. A rezoning and preliminary plat were recently approved by the City Council. All necessary documents have been submitted to the City for review and feedback. Our engineer, Teim Engineering and Bethany Fire Department has signed off on documents.

Mr. Spaugy, Representing applicant spoke to the Planning and Zoning Commission. The final plat is a little different on the two lots that abut N. Rockwell. We have transitioned that to a detention area for development. We have curbed the street a little bit to allow more area for the detention modifications.

Commissioner Helton stated the PUD's are tied to the intent of the comprehensive plan and ordinances. He submitted copies of State Statues 11-43-110 and 11-43-111 for the minutes.

Ray Jones, City Attorney stated our ordinances comply with State Statues.

Motion was made by Ron Crouch, seconded by James Clemmer to recommend approving the final plat request to subdivide 7.58 acres into 25 lots located NW of the intersection of N. Rockwell Ave. and NW 36th Street and East Divis Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Ron Crouch, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 5-1-0.

NEW BUISNESS

Brett Crecelius, Comm. Dev. Director informed the Planning Commission we have a new website and the Planning and Zoning Commission packets and minutes are available on our new website.

Commissioner Helton spoke about the industrial area. Are we going to have any action on that?

Brett Crecelius, Comm. Dev. Director explained after recommendation from the City Attorney, we do need to go out for a public hearing, so new notices will be mailed and notice will be published. Item will be on April 2, 2026 agenda.

Motion was made by Robert Helton, seconded by James Clemmer to adjourn. The motion passed unanimously 6-0.

City of Bethany
 Planning & Zoning Staff Report
 March 19th, 2026

Case Number: PC 26-08

Request: Consider a request by Jessica Garcia, Applicant and Property Owner, to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

Legal Description: Woods Garden Terrace 2nd Block 005 Lot 039

Current Zoning: C-G (Commercial General)

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

Surrounding Zoning:

Direction	Zoning
North	C-G (Commercial General)
South	R-1 (Single-Family Residential)
East	C-G (Commercial General) & R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

Table 1

Zoning Characteristics

	C-G	R-1
Use	Commercial General	Single Family Residential
Minimum Lot Area	None	6,000 Square Feet
Lot area (minimum) per dwelling unit	None	6,000 Square Feet
Lot Coverage (Maximum)	35%	NA
Intensity of lot	C-G	1 dwelling per lot
Total area	0.17 acres or 7405.2 sq.ft.	

Table 2

Background:

The applicant seeks to rezone the property to R-1 (Single Family Residential) to develop the site into a single-family house. Currently, the lot is zoned C-G (Commercial-General) and is currently undeveloped.

Analysis:

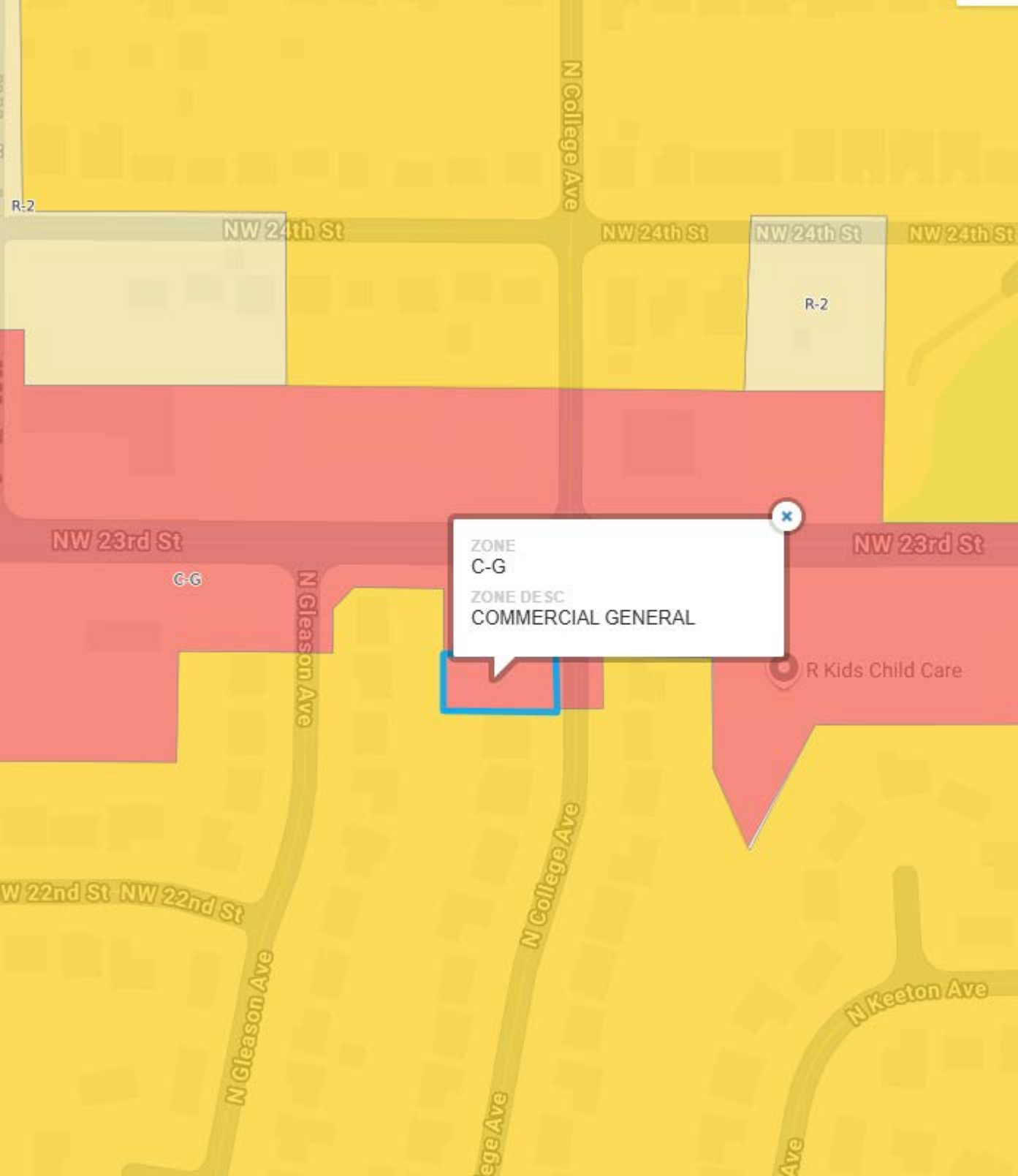
The site encompasses a total area of 0.17 acres (7,405.2 sq. ft.) and is currently undeveloped. The Comprehensive Plan notes that sales tax is Bethany's largest single source of revenue and identifies 39th Expressway and 23rd Street as the community's primary sales-tax corridors. These commercial corridors should be nurtured to support continued and future revenue growth. While the site's proximity to 23rd Street places it within Bethany's commercial gateway and makes it a potential candidate for future commercial development, it is also located immediately adjacent to established residential areas. The property abuts R-1 zoning to the south, west, and east, giving it characteristics that are compatible with single-family residential development.

Based on the lot specifications, the property meets the minimum dimensional requirements for R-1 (Single-Family Residential) zoning, which requires a lot of width of at least 60 feet and a minimum depth of 120 feet.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by Bethany City Council on April 7, 2026, and a decision whether to approve or deny this change will be made.

Attachments:

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



R-2

NW 24th St

N College Ave

NW 24th St

NW 24th St

NW 24th St

R-2

NW 23rd St

C-G

N Gleason Ave

ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL

NW 23rd St

R Kids Child Care

W 22nd St NW 22nd St

N Gleason Ave

ge Ave

N College Ave

N Keeton Ave

Ave



Iglesia Evangelica
Del Principe de Paz

N Mueller Ave

N College Ave

NW 24th St

NW 24th St

NW 24th St

NW 24th St

N Mueller Ave

NW 23rd St

NW 23rd St



R Kids Child Care

N Gleason Ave

N College Ave

NW 22nd St NW 22nd St

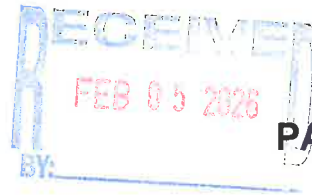
N Keeton Ave

on 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 - **\$63.00**. 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.

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: Jessica Garcia Phone#: (405) 946-6515
Address: 2574 N. Yukon Pkwy Yukon, OK 73099
2. Record Property Owner(s): Jessica Garcia Phone#: (405) 946-6515
Address: 2574 N Yukon Pkwy Yukon, OK 73099
3. Request rezoning from: CG
To: R-1
4. Street address or location: sw corner of NW 2^{3rd} and N. Colloge
5. Legal description (attach if necessary): Woods Garden Terrace 2nd
B:005 Lt:039
6. Area of property (sq. ft.): _____
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: 
Signature of Property Owner: 

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

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


Present Designation: CG

Requested to be changed to: R-1

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):

To build a single-family house and since its a commercial ground it wouldn't let us build a house we really want.

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

Applicant: Jessica Garcia
Address: 2574 N. Yukon Pkwy. Yukon, OK 73099
Phone: (405) 996-6515
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.

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;

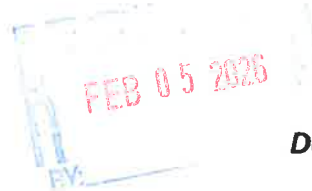
13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air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

2/5/26

Date Received: _____
Processed by: _____



BETHANY

Oklahoma

Department of Planning & Community Development

Rezoning Application

Application must be completed in INK.
Email to brendan.summerville@bethanyok.org or submit in person at 6700 NW 36th St., Bethany OK 73008. Contact Community Development at (405)789-6005.

General Information			
Applicant Name: Jessica Garcia			
Address: 2574 N. Yukon	City: Yukon	State: OK	ZIP Code: 73099
Phone: (405) 996-6515	Email:		
Property Owner Name: Jessica Garcia			
Address: 2574 N. Yukon	City: Yukon	State: OK	ZIP Code: 73099
Phone: (405) 996-6515	Email: jessicagallegos1983@live.com		
Property Information			
Present Zoning: CG	Requested Zoning: R-1		
Legal Description: Woods Garden Terrace 2nd Lot: 039 Block: 005			
Area of Property (sq ft):	Number of Structures:		
Present Use:	Requested Use:		
Requirements & Supplemental Documents			
<input type="checkbox"/> Certified list of named and address of all property owners of record within three hundred (300) feet of the exterior boundaries of the subject property. Certified lists may be acquired through the Oklahoma County Assessor's Office.			
<input type="checkbox"/> The filing fee for the meeting must be paid upon submission of this application. This is a non-refundable fee that is independent of the hearing's outcome. The fee is dependent on the zoning category, the total area is comprises, and a filing & publishing fee for public notice.			
<input type="checkbox"/> For a Planned Unit Development (PUD) please attach or email renderings of the project in addition to any specific standards and/or requirements that would require a PUD zoning change.			
<input type="checkbox"/> (If applicable) A completed application for the amendment of the Comprehensive Plan.			
<p>Please expect 4 weeks between the filing deadline and the first hearing date; the City Council hearing will take place within two weeks of the first hearing. It is highly recommended that applicants attend both hearings, as the Planning & Zoning Commission and City Council may ask questions regarding specific details of the zoning change.</p>			
<p>I hereby certify that all of the above statements are true to the best of my knowledge and belief. I have thoroughly read the application and understand its qualification and requirements.</p>			
Signature of Applicant:			Date: 2-05-26

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

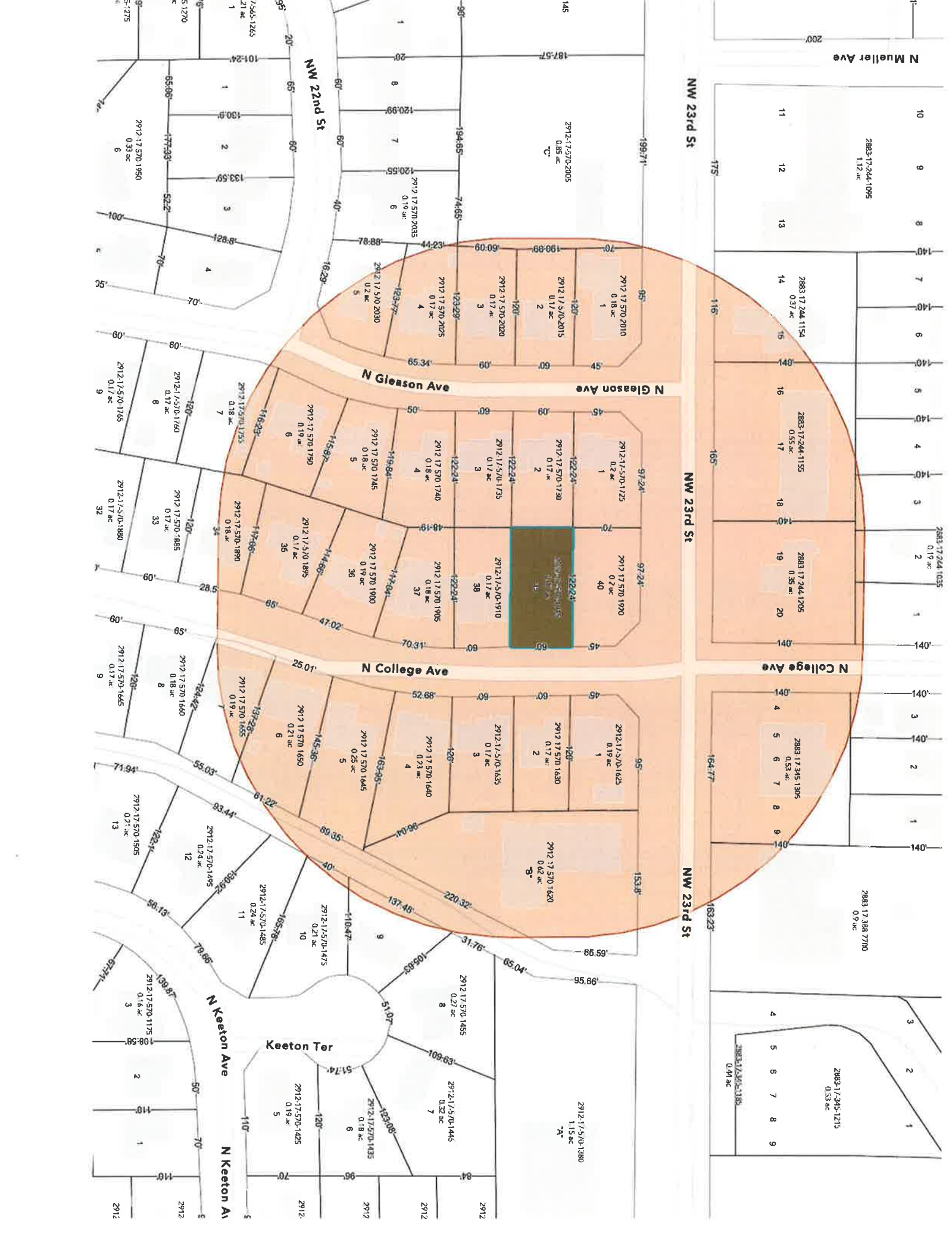
This Official Report is for Account Number **R175701915** and is a **300-foot** radius from the outside of the polygon.

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.



N Mueller Ave

NW 23rd St

NW 22nd St

N Gleason Ave

NW 23rd St

N College Ave

NW 23rd St

N Keeton Ave

N Keeton Ave

Keeton Ter

2883-17-244-1095
1.12 ac

2883-17-244-1154
0.37 ac

2883-17-244-1155
0.55 ac

2883-17-244-1205
0.35 ac

2883-17-245-1305
0.53 ac

2883-17-244-1770
0.9 ac

2883-17-245-1215
0.53 ac

2912-17-570-2005
0.85 ac

2912-17-570-2010
0.18 ac

2912-17-570-2015
0.11 ac

2912-17-570-1900
0.2 ac

2912-17-570-1623
0.19 ac

2912-17-570-1620
0.62 ac

2912-17-570-1455
0.27 ac

2912-17-570-1445
0.32 ac

2912-17-570-1380
1.13 ac

2912-17-570-2035
0.19 ac

2912-17-570-2020
0.17 ac

2912-17-570-1725
0.2 ac

2912-17-570-1730
0.17 ac

2912-17-570-1630
0.17 ac

2912-17-570-1650
0.21 ac

2912-17-570-1485
0.24 ac

2912-17-570-1435
0.18 ac

2912-17-570-1425
0.19 ac

7-365-1265
2.1 ac

2912-17-570-1755
0.18 ac

2912-17-570-1750
0.19 ac

2912-17-570-1890
0.16 ac

2912-17-570-1660
0.18 ac

2912-17-570-1655
0.19 ac

2912-17-570-1485
0.24 ac

2912-17-570-1485
0.24 ac

2912-17-570-1175
0.16 ac

5-1270
5.1270 ac

2912-17-570-1765
0.17 ac

2912-17-570-1855
0.17 ac

2912-17-570-1880
0.17 ac

2912-17-570-1665
0.17 ac

2912-17-570-1605
0.21 ac

2912-17-570-1495
0.24 ac

2912-17-570-1175
0.16 ac

2912-17-570-1175
0.16 ac

Oklahoma County Assessor's
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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R175701910	RAY STEVENS PROPERTIES LLC			3636 NW 63RD ST	OKLAHOMA CITY	OK	73116	WOODS GARDEN TERRACE 2ND	5	38 038	WOODS GARDEN TERRACE 2ND 005	2309 N COLLEGE AVE BETHANY
R175701735	SALUTARIS LLC			8650 BELFORD AVE APT 218	LOS ANGELES	CA	90045-4552	WOODS GARDEN TERRACE 2ND	5	3 003	WOODS GARDEN TERRACE 2ND 005	2308 N GLEASON AVE BETHANY
R175701915	GARCIA JESSICA	GARCIA AIDA		2574 N YUKON PKWY	YUKON	OK	73099-4685	WOODS GARDEN TERRACE 2ND	5	39 039	WOODS GARDEN TERRACE 2ND 005	0 UNKNOWN BETHANY
R175701730	OAKLEY KATHY TRS	OAKLEY KATHY F TRUST		3100 W TINALN	FLAGSTAFF	AZ	86001-0926	WOODS GARDEN TERRACE 2ND	5	2 002	WOODS GARDEN TERRACE 2ND 005	2312 N GLEASON AVE BETHANY
R175701920	DANG BANG DUY			8824 NW 121ST ST	OKLAHOMA CITY	OK	73162-1099	WOODS GARDEN TERRACE 2ND	5	40 040	WOODS GARDEN TERRACE 2ND 005	0 UNKNOWN BETHANY
R175701725	SARCENO GEOVANNI	PEREZ DINORA		2316 N GLEASON AVE	BETHANY	OK	73008-5830	WOODS GARDEN TERRACE 2ND	5	1 001	WOODS GARDEN TERRACE 2ND 005	2316 N GLEASON AVE BETHANY
R175701625	SMITH GARY D & ERLINDA O			2316 N COLLEGE AVE	BETHANY	OK	73008-5822	WOODS GARDEN TERRACE 2ND	4	1 001	WOODS GARDEN TERRACE 2ND 004	2316 N COLLEGE AVE BETHANY
R175701630	LOPEZ RAMIREZ JUAN A	RUIZ DULCE A		2312 N COLLEGE AVE	BETHANY	OK	73008-5822	WOODS GARDEN TERRACE 2ND	4	2 002	WOODS GARDEN TERRACE 2ND 004	2312 N COLLEGE AVE BETHANY
R175701635	CHARMAX PROPERTIES LLC			6800 NW 57TH ST	BETHANY	OK	73008	WOODS GARDEN TERRACE 2ND	4	3 003	WOODS GARDEN TERRACE 2ND 004	2308 N COLLEGE AVE BETHANY
R175701905	THOMPSON DEBRA ANN			2305 N COLLEGE AVE	BETHANY	OK	73008-5821	WOODS GARDEN TERRACE 2ND	5	37 037	WOODS GARDEN TERRACE 2ND 005	2305 N COLLEGE AVE BETHANY
R175701740	STAIRS TIMOTHY L & PAMELA S			2304 N GLEASON AVE	BETHANY	OK	73008	WOODS GARDEN TERRACE 2ND	5	4 004	WOODS GARDEN TERRACE 2ND 005	2304 N GLEASON AVE BETHANY
R175701640	ROJAS EDUARDO M	RAMOS BERLINDA		2304 N COLLEGE AVE	BETHANY	OK	73008-5822	WOODS GARDEN TERRACE 2ND	4	4 004	WOODS GARDEN TERRACE 2ND 004	2304 N COLLEGE AVE BETHANY
R175701900	SMITH ARGUS G & GAYLA JEAN			2301 N COLLEGE AVE	BETHANY	OK	73008-5821	WOODS GARDEN TERRACE 2ND	5	36 036	WOODS GARDEN TERRACE 2ND 005	2301 N COLLEGE AVE BETHANY
R175701645	BURIAN LAND COMPANY LLC			3102 N CLASSEN BLVD PMB 287	OKLAHOMA CITY	OK	73118	WOODS GARDEN TERRACE 2ND	4	5 005	WOODS GARDEN TERRACE 2ND 004	2300 N COLLEGE AVE BETHANY
R175701745	VTL INVESTMENTS LLC			5401 PAINTED PONY RD	WARRACHES	OK	73132-5826	WOODS GARDEN TERRACE 2ND	5	5 005	WOODS GARDEN TERRACE 2ND 005	2300 N GLEASON AVE BETHANY
R172441205	MASJUM HOSSNA			2924 LAKESHIRE RIDGE WAY	EDMOND	OK	73034	ANDY'S SUB ADDITION	1	0	ANDY'S SUB ADDITION 001 000 N123FT OF E9FT LOT 18 & N123FT OF LOTS 19 & 20	6701 NW 23RD ST BETHANY

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R172441155	VU LAN PHUONG		204 S BRYANT AVE	MOORE	OK	73160-8146	ANDYS SUB ADDITION	1	0	ANDYS SUB ADDITION 001 000 LOTS 0 16 17 & 18 EX E9FT OF LOT 18	6705 NW 23RD ST BETHANY
R173451305	CANTRELL OGDEN & PATRICIA TRS	CANTRELL FAMILY REVTRUST	19525 SPORTSMAN RD	EDMOND	OK	73012-8003	ANDYS 2ND ADDITION	3	0	ANDYS 2ND ADDITION 003 000 LOTS 0 4 THRU 9	6629 NW 23RD ST BETHANY
R175702010	THOMAS CHACKO O & MARY		2212 FALLING SPRINGS LN	YUKON	OK	73099	WOODS GARDEN TERRACE 2ND	7	1	WOODS GARDEN TERRACE 2ND 007 1 001	6712 NW 23RD ST BETHANY
R175702015	SHRIVER RANDY J & REBECCA JO		2313 N GLEASON	BETHANY	OK	73008	WOODS GARDEN TERRACE 2ND	7	2	WOODS GARDEN TERRACE 2ND 007 2 002	2313 N GLEASON AVE BETHANY
R175702020	ASCENCIO SHAYLIN RAE	DALPOAS VICTOR	2309 N GLEASON AVE	BETHANY	OK	73008-5829	WOODS GARDEN TERRACE 2ND	7	3	WOODS GARDEN TERRACE 2ND 007 3 003	2309 N GLEASON AVE BETHANY
R175701620	CHARMAX PROPERTIES LLC SERIES A		6800 NW 57TH ST	BETHANY	OK	73008	WOODS GARDEN TERRACE 2ND	4	0	WOODS GARDEN TERRACE 2ND 004 00B	6620 NW 23RD ST, Unit A BETHANY
R175701895	BARRALAGA WILMER	VIGIL MARIA	6402 NW 31ST TER	BETHANY	OK	73008-4117	WOODS GARDEN TERRACE 2ND	5	35	WOODS GARDEN TERRACE 2ND 005 035	2217 N COLLEGE AVE BETHANY
R175702025	FIRE KATANA		2305 N GLEASON AVE	BETHANY	OK	73008-5829	WOODS GARDEN TERRACE 2ND	7	4	WOODS GARDEN TERRACE 2ND 007 4 004	2305 N GLEASON AVE BETHANY
R175701650	UPTOWN HOLDINGS LLC		2916 STAFFORD RD	EDMOND	OK	73012-3610	WOODS GARDEN TERRACE 2ND	4	6	WOODS GARDEN TERRACE 2ND 004 6 006	2216 N COLLEGE AVE BETHANY
R175701750	WARHOP GIANNA D		2216 N GLEASON AVE	BETHANY	OK	73008-5828	WOODS GARDEN TERRACE 2ND	5	6	WOODS GARDEN TERRACE 2ND 005 6 006	2216 N GLEASON AVE BETHANY
R175702030	CHAVEZ CHAVEZ IRANIA		2301 N GLEASON AVE	BETHANY	OK	73008-5829	WOODS GARDEN TERRACE 2ND	7	5	WOODS GARDEN TERRACE 2ND 007 5 005	2301 N GLEASON AVE BETHANY
R172441154	GENIE ENTERPRISES LLC		6600 NW 23RD ST	BETHANY	OK	73008	ANDYS SUB ADDITION	1	0	ANDYS SUB ADDITION 001 000 LOTS 0 14 & 15	6717 NW 23RD ST BETHANY
R175701655	CLYMER NATHAN I		2212 N COLLEGE AVE	BETHANY	OK	73008	WOODS GARDEN TERRACE 2ND	4	7	WOODS GARDEN TERRACE 2ND 004 7 007	2212 N COLLEGE AVE BETHANY
R173887700	HARRIS RUSTY G TRS	HARRIS RUSTY G REV LIV TRUST	4225 MARINER DR	YUKON	OK	73099	UNPLTD PT SEC 21 12N 4W	0	0	UNPLTD PT SEC 21 12N 4W 000 000 PT SW4 SEC 21 12N 4W BEG 328FT W OF SE/C SW4 TH N330.29FT W163.38FT S330.41FT E163.23FT TO BEG EX A TR BEG 328FT W & 204.84FT N OF SE/C SW4 TH NW100.29FT W133.37FT N30.30FT E163.38FT S125.45FT TO BEG SUBJ TO ESMTS OF RECORD	6623 NW 23RD ST BETHANY
R175701890	TSC PROPERTIES LLC		401 NW 150TH CT	EDMOND	OK	73013-2462	WOODS GARDEN TERRACE 2ND	5	34	WOODS GARDEN TERRACE 2ND 005 034	2213 N COLLEGE AVE BETHANY

Oklahoma County Assessor's
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2/5/2026

R175701755	MAUER SUE E TRS	MAUER SUE E TRUST	2212 N GLEASON AVE	BETHANY	OK	73008-5828	WOODS GARDEN TERRACE 2ND	5	7 007	WOODS GARDEN TERRACE 2ND 005	2212 N GLEASON AVE BETHANY
R175702005	CARRILLO SANTIAGO		1829 NW 13TH ST	OKLAHOMA CITY	OK	73106-2007	WOODS GARDEN TERRACE 2ND	7	00C	WOODS GARDEN TERRACE 2ND 007	6718 NW 23RD ST BETHANY
R175701465	ROJAS CECILIA	DIEGO DE LARA MEDINA JUAN	2221 N KEETON AVE	BETHANY	OK	73008-5949	WOODS GARDEN TERRACE 2ND	3	9 009	WOODS GARDEN TERRACE 2ND 003	2221 N KEETON AVE BETHANY
R175701475	ZAMUDIO SANJUANA O HERNANDEZ		2217 N KEETON AVE	BETHANY	OK	73008-5949	WOODS GARDEN TERRACE 2ND	3	10 010	WOODS GARDEN TERRACE 2ND 003	2217 N KEETON AVE BETHANY
R172441045	FLORES JOSE	FLORES LUIS ALBERTO	6704 NW 24TH ST	BETHANY	OK	73008	ANDY'S SUB ADDITION	1	3	ANDY'S SUB ADDITION 001 003	6704 NW 24TH ST BETHANY
R173461295	SMITH FRANK M & BECKY E		2420 N COLLEGE AVE	BETHANY	OK	73008-4745	ANDY'S 2ND ADDITION	3	3	ANDY'S 2ND ADDITION 003 003	2420 N COLLEGE AVE BETHANY
R172441035	GUZMAN MARTIN P & R BUCHANAN PROPERTY LLC		6702 NW 24TH ST 2717 N MERIDIAN PL	BETHANY	OK	73008-4710	ANDY'S SUB ADDITION	1	2	ANDY'S SUB ADDITION 001 002	6702 NW 24TH ST BETHANY
R172441025	COMBS ROBERT L SR	COMBS CHARLES W	5928 NW 27TH ST	OKLAHOMA CITY	OK	73127	ANDY'S SUB ADDITION	1	1	ANDY'S SUB ADDITION 001 001	6700 NW 24TH ST BETHANY
R172441055	AGY ANTHONY L & MARGARET P TRS	AGY ANTHONY & MARGARET TRUST	6705 NW 22ND ST	BETHANY	OK	73127-1520	WOODS GARDEN TERRACE 2ND	1	4	ANDY'S SUB ADDITION 001 004	6706 NW 24TH ST BETHANY
R175702035	MARGARET P TRS	MARGARET TRUST	2213 N KEETON AVE	BETHANY	OK	73008-5807	WOODS GARDEN TERRACE 2ND	7	6 006	WOODS GARDEN TERRACE 2ND 007	6705 NW 22ND ST BETHANY
R175701485	HARLOW JULIE A		2213 N KEETON AVE	BETHANY	OK	73008-5949	WOODS GARDEN TERRACE 2ND	3	11 011	WOODS GARDEN TERRACE 2ND 003	2213 N KEETON AVE BETHANY



Department of Planning & Community Development

February 23, 2026

**NOTICE OF HEARING
COMMISSION**

**PLANNING & ZONING
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department 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 his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

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

**SECRETARY
PLANNING AND ZONING COMMISSION**

ZONING CHANGE INFORMATION

A. Rezoning Proposal

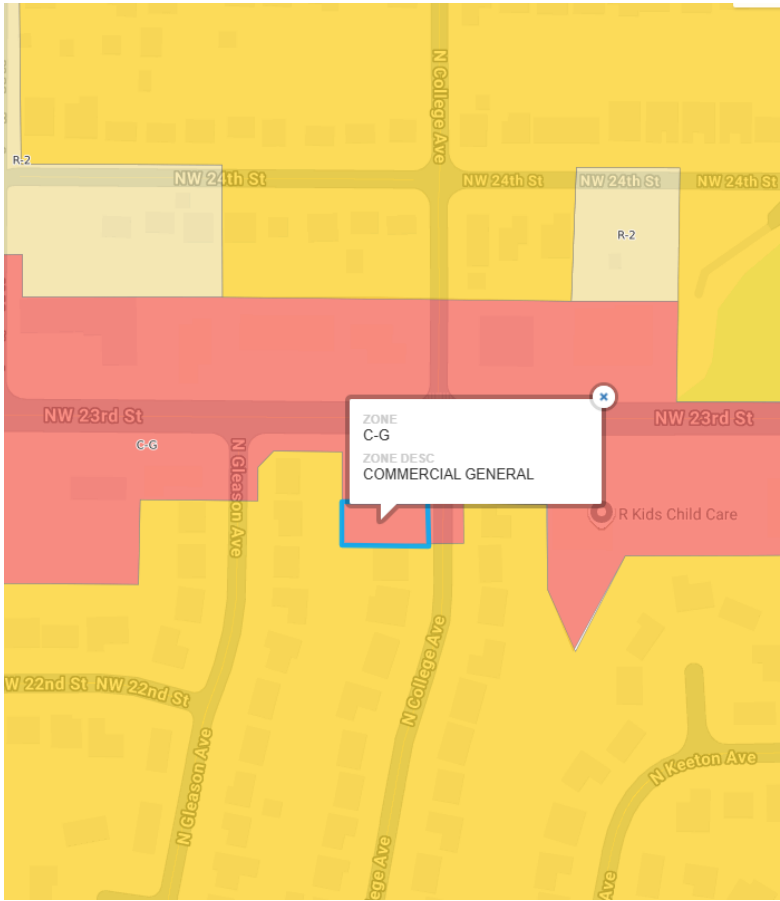
1. Case No.: 26-08
2. Location of Property: SW Corner of NW 23rd and N College
3. Legal Description: Woods Garden Terrace 2nd Block 005 Lot 039
4. Present Zoning: C-G (Commercial General)
5. Proposed Zoning: R-1 (Residential Single-family)

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on March 19th, 2026, 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 April 7th, 2026, 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.



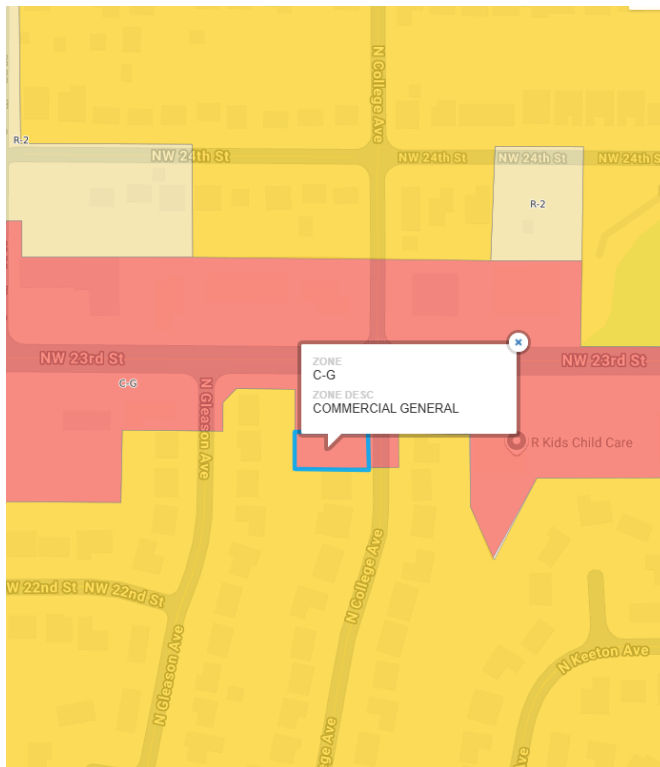
NOTICE OF PUBLIC HEARING

On March 19th, 2026, 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 by Jessica Garcia, Applicant and Property Owner, to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

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 April 7th, 2026, 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 and Properties: Woods Garden Terrace 2nd Block 005 Lot 039



CITY OF BETHANY

405-789-2145

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

REC#: 0140985 2/05/2026 1:02 PM
OPER: kp TERM: 013
REF#: KP

TRAN: 540.0000 COMM DEV RECEIPTS
REZONE NW 23RD AND COLLEGE
CASH PAYMENT
010-39010
MISCELLANEOUS REVEN 775.00CR

TENDERED: 800.00 CASH
APPLIED: 775.00-

CHANGE: 25.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.