

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.