

ORDINANCE NO. 28,087

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150, OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO ESTABLISH A SPECIAL PERMIT TO OPERATE USE UNIT (8300.33) DRINKING ESTABLISHMENT: SITDOWN, ALCOHOL PERMITTED IN THE I-1 LIGHT INDUSTRIAL DISTRICT ~~AND DECLARING AN EMERGENCY.~~ AKS

EMERGENCY ORDINANCE

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

SECTION 1. That Chapter 59, Section 5150, of the Oklahoma City Municipal Code, 2020, be amended to establish a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-1 Light Industrial District, as shown upon the District Map to include therein the following described property:

All of Lots One (1) through Eight (8), both inclusive, and part of Lot Nine (9), in Block Fifteen, of ROGER GIVENS SOUTHWEST ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at a point on the Southeasterly line of Lot Nine (9) a distance of 9.50 feet Southwesterly of the most Easterly corner of Lot Nine (9): Thence North 60°13'00" East a distance of 9.50 feet; Thence North 29°30'25" West a distance of 183.00 feet; Thence South 60°13'00" West a distance of 8.61 feet; Thence South 29°30'25" East a distance of 183.00 feet to the point of beginning.

SECTION 2. Conditions. This Special Permit is adopted subject to and contingent upon the following condition, to-wit:

1. Use Unit 8300.33 *Drinking Establishment: Sitdown, Alcohol Permitted* shall be limited to the area depicted on Exhibit C.

SECTION 3. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage, as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 5TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 2ND day of JUNE, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



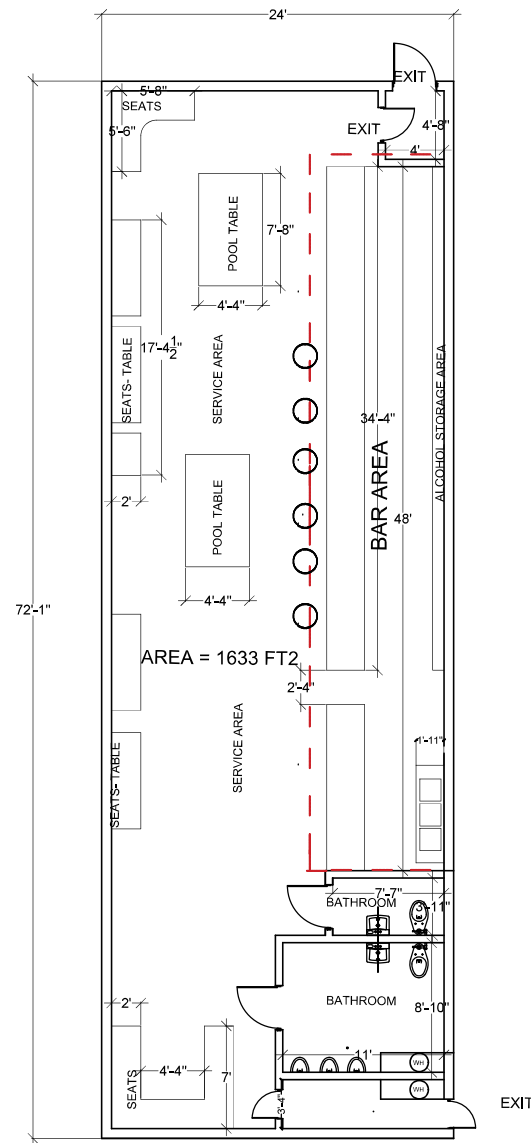
David Holt
MAYOR

REVIEWED for form and legality.

Susan Romfall
ASSISTANT MUNICIPAL COUNSELOR

SP-611 Exhibit C

Business Name: Ele Divorcio Bar LLC
 Address: 3524 Newcastle Rd, Oklahoma City, OK
 Permit Type: Mixed Beverage License AI-34254-A
 Total Area: 1,633 SF
 Scale: 1/8" = 1'-0"



EXISTING FLOOR PLAN



FLOOR PLAN
 SCALE 1/4" = 1' - 0"



EXHIBIT PERMIT
 3524 Newcastle Rd.
 Oklahoma City, Ok

DRAWING ISSUE	DATE	DESCRIPTION
MARK		

DRAWING	AS-BUILT PLANS
PROJECT #10004	Drawn By: JF
SCALE: 1/4" = 1' - 0"	DATE: 02/05/26
REVISION	

I-101



MEMORANDUM

Council Agenda
Item No. XI. J
6/2/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SP-611) establishing a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-1 Light Industrial District, 3524 Newcastle Road. Ward 6.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Sandra Lorena Atehortua
Salah Properties 07, LLC

Purpose:

The purpose of this request is to allow a drinking establishment.

Background:

On April 23, 2026, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with the condition.

Technical Evaluation:

1. Use Unit 8300.33 *Drinking Establishment: Sitdown, Alcohol Permitted* shall be limited to the area depicted on Exhibit C.

Protests:

None

Previous Action:

The Ordinance was introduced May 5, 2026, and set for final hearing June 2, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

caseno	name1	mailingaddress1	city	state	zipcode
SP-611	SANDRA LORENA ATEHORTUA	801 SW 35TH ST	OKLAHOMA CITY	OK	73109
SP-611	AIRLINE NA	3321 S INDEPENDENCE AVE	OKLAHOMA CITY	OK	73119
SP-611	ROCKWOOD NA	3129 SW 21ST ST	OKLAHOMA CITY	OK	73108
SP-611	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SP-611	3021 SW 28TH STREET LLC	4217 S MAY AVE	OKLAHOMA CITY	OK	73119
SP-611	5M CONTRACTING LLC	6031 ROBINSON ST	JUPITER	FL	33458
SP-611	ADAME HILARIO, ADAME JESUS DAVID	2809 S GOFF AVE	OKLAHOMA CITY	OK	73108
SP-611	AGUIRRE JOSE EDUARDO	3112 S DUMAS LN	OKLAHOMA CITY	OK	73119-1402
SP-611	AHMED SYEDA	3125 S DUMAS AVE	OKLAHOMA CITY	OK	73119
SP-611	ALVARADO BURCIAGA JOSE ANGEL, ALVARADO JOSEFINA	3208 S DUMAS LN	OKLAHOMA CITY	OK	73119-1404
SP-611	AVID ACRE LLC	9905 S PENNSYLVANIA AVE, Unit A	OKLAHOMA CITY	OK	73159
SP-611	BALLARD CHARLES A	3200 S META AVE	OKLAHOMA CITY	OK	73119
SP-611	BAQUERA CARNERO JUAN M	3216 S GOFF AVE	OKLAHOMA CITY	OK	73119
SP-611	BARKER NANCY J REV TRUST	1920 JOSEPH DR	EDMOND	OK	73003
SP-611	BARNETT ANTHONY JR	3108 S GOFF AVE	OKLAHOMA CITY	OK	73119-1408
SP-611	BRM 1 LLC	820 NW 13TH ST	OKLAHOMA CITY	OK	73106-6827
SP-611	BROOKS CATHERINE & DEBRA JOE	3225 S GOFF AVE	OKLAHOMA CITY	OK	73119
SP-611	BROOKS CATHERINE L	3221 S GOFF AVE	OKLAHOMA CITY	OK	73119
SP-611	BROOKS J C JR & C	3221 S GOFF AVE	OKLAHOMA CITY	OK	73119
SP-611	BUND THOMAS ALAN & DONNA J	3117 S STULTS AVE	OKLAHOMA CITY	OK	73119-1616
SP-611	CARNERO MARTHA	3220 S META AVE	OKLAHOMA CITY	OK	73119-1416
SP-611	CARPIO JULIAN MARQUEZ	3129 S DUMAS AVE	OKLAHOMA CITY	OK	73119
SP-611	CASE CLAYTON TRAVIS	3126 S DUMAS LN	OKLAHOMA CITY	OK	73119
SP-611	CASTILLO ELISA, HERRERA GERARDO	3301 S GOFF AVE	OKLAHOMA CITY	OK	73119
SP-611	CG FINDINGS LLC	2109 NE 17TH ST	OKLAHOMA CITY	OK	73111-1602
SP-611	CIRCLE T ENTERPRISES LTD	1017 PRUITT DR	OKLAHOMA CITY	OK	73170-5647
SP-611	COCHRANE KIMBERLY LYNN, COCHRANE CYNTHIA LYNN	3208 S META AVE	OKLAHOMA CITY	OK	73119-1416
SP-611	CRUZ NORMA A, CRUZ CYNTHIA TURRUBIARTES	3209 S GOFF	OKLAHOMA CITY	OK	73119
SP-611	DE JESUS MIRANDA MARIA, MONREAL IRMA	3205 S STULTS AVE	OKLAHOMA CITY	OK	73119
SP-611	DEAN DANNY A, DEAN ANTHONY L	3205 S META	OKLAHOMA CITY	OK	73119
SP-611	DELEON JUAN & MARIA R	1212 SE 22ND ST	OKLAHOMA CITY	OK	73129-6313
SP-611	DEVORA GLORIA & ADOLFO, DEVORA JAQUELINE	134 SE 27TH ST	OKLAHOMA CITY	OK	73129-2010

SP-611	ESTRADA PATINO PEDRO, HERNANDEZ GONZALEZ MARIA AZUCENA	9624 BLUE BONNET PL	OKLAHOMA CITY	OK	73128-4810
SP-611	FLORES ARACELLI	1208 SW 91ST ST	OKLAHOMA CITY	OK	73139-2604
SP-611	FMX LLC	1530 SW 89TH ST STE A1	OKLAHOMA CITY	OK	73159-6356
SP-611	FORMBY ELIZABETH ANN	3114 NW 60TH ST	OKLAHOMA CITY	OK	73112-4205
SP-611	FOROCHEL LLC C/O CALEB MARTIN	PO BOX 9923	OKLAHOMA CITY	OK	73153
SP-611	FOX DONALD F & MELBA G LIVING TRUST	3101 SW 127TH ST	OKLAHOMA CITY	OK	73170
SP-611	FOX DONALD F & MELBA G TRS ETAL, FOX DONALD F & MELBA G LIVING TRUST, FOX THOMAS TRS	3101 SW 127TH ST	OKLAHOMA CITY	OK	73170
SP-611	FOX DONALD F & MELBA G TRS ETAL, FOX DONALD F LIVING TRUST, FOX MELBA G & DONALD F TRS	3101 SW 127TH ST	OKLAHOMA CITY	OK	73170
SP-611	FOX THOMAS J LIVING TRUST	3101 SW 127TH ST	OKLAHOMA CITY	OK	73170
SP-611	GARCIA MANUEL M, GARCIA FERNANDO M	3032 SW 41ST ST	OKLAHOMA CITY	OK	73119-3269
SP-611	GARCIA MARIO & ERNESTINA	3132 SW 20TH ST	OKLAHOMA CITY	OK	73108-4210
SP-611	GEH JANE NCHANG	1604 SW 23RD ST	MOORE	OK	73170-7473
SP-611	GILMORE JOHNNY L & HAZEL J CO TRS, GILMORE FAMILY TRUST	2424 SW 42ND ST	OKLAHOMA CITY	OK	73119-3430
SP-611	GLORY PROPERTIES LLC	10798 E 41ST ST	TULSA	OK	74146
SP-611	HERNANDEZ DANIEL	3720 S CZECH HALL RD	YUKON	OK	73099-7252
SP-611	IBARRA ISREAL	3503 CAMPBELL PL	OKLAHOMA CITY	OK	73108-5029
SP-611	INTERLAKEN INVESTMENTS LLC	211 N ROBINSON AVE, Unit 1630	OKLAHOMA CITY	OK	73102
SP-611	INTERLAKEN INVESTMENTS LLC	5030 N MAY AVE, Unit 222	OKLAHOMA CITY	OK	73112-6010
SP-611	ISAACS TERRY & SANDRA L, ISAACS TERRY W JR, ISAACS DANIEL	3124 S DUMAS	OKLAHOMA CITY	OK	73108-5603
SP-611	ISAACS TERRY W & SANDRA L, ISSACS DANIEL R	3017 SW 26TH ST	OKLAHOMA CITY	OK	73108-5603
SP-611	IZQUIERDO LAURA	1628 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604
SP-611	JARAMILLO ANTONIO & ABBY L	3217 S META AVE	OKLAHOMA CITY	OK	73119
SP-611	JAT REALTY INC	8216 NW 117TH ST	OKLAHOMA CITY	OK	73162-1116
SP-611	JIMENEZ MARIA DE LOS ANGELES, LOPEZ HUGO ENRIQUE AGUIRRE	3112 S DUMAS LN	OKLAHOMA CITY	OK	73119-1402
SP-611	JIMENEZ MARISELA, MARTINEZ VALERIA	3209 S DUMAS AVE	OKLAHOMA CITY	OK	73119-1603
SP-611	JONES GARRY L	3120 S GOFF AVE	OKLAHOMA CITY	OK	73119-1408
SP-611	JONES REGINALD	3209 S META AVE	OKLAHOMA CITY	OK	73119-1415
SP-611	JOY ELSA MIREYA, LUJAN ROSA ESTHER	4007 S INDEPENDENCE AVE	OKLAHOMA CITY	OK	73119-3036
SP-611	KWIK ZONE LLC	1008 SW 140TH ST	OKLAHOMA CITY	OK	73170
SP-611	LLOYD ROGER L	3626 NW 22ND ST	OKLAHOMA CITY	OK	73107-2828
SP-611	LOPEZ REYES MIGUEL A	405 WILLIAMS DR	MOORE	OK	73160-6034

SP-611	LOY LAURA LAMB	75 FIR RD	FRANKLIN	GA	30217
SP-611	MANESS YVONNE, MANESS STEVE JR	3117 S DUMAS AVE	OKLAHOMA CITY	OK	73119-1601
SP-611	MARQUEZ JUIAN & JOSEPHINA	3208 S DUMAS AVE	OKLAHOMA CITY	OK	73119-1604
SP-611	MARQUEZ JULIAN, MARQUEZ JOSEFINA	3204 S DUMAS AVE	OKLAHOMA CITY	OK	73119-1604
SP-611	MARTINEZ CESAR	2916 S SAINT CLAIR	OKLAHOMA CITY	OK	73108
SP-611	MARTINEZ FERNANDO, GUERRERO MARIA D SOTO	3205 S DUMAS AVE	OKLAHOMA CITY	OK	73119-1603
SP-611	MARTINEZ TERESA G	PO BOX 75064	OKLAHOMA CITY	OK	73147-0064
SP-611	MCKENZIE TAMERA STAR	4606 S MCKINLEY AVE	OKLAHOMA CITY	OK	73109
SP-611	MOLINA PROPIEDADES GRUPO 2 LLC	1141 SE 17TH ST	OKLAHOMA CITY	OK	73129-6140
SP-611	MORALES BROTHERS DISTRIBUTING LLC	PO BOX 19592	OKLAHOMA CITY	OK	73119
SP-611	MOSS D MATTHEW	424 NW 6TH ST	OKLAHOMA CITY	OK	73102
SP-611	MUNIZ ERIKA & BENJAMIN	3113 S DUMAS LN	OKLAHOMA CITY	OK	73119
SP-611	MUNOZ REYES JOSE G	3212 S GOFF AVE	OKLAHOMA CITY	OK	73119-1410
SP-611	NUNEZ MERCED & FLORA	2908 SW 63RD ST	OKLAHOMA CITY	OK	73159-1310
SP-611	P&J LIGHTHOUSE INVESTMENTS LLC	10828 WILD HORSE CREEK DR	YUKON	OK	73099-8293
SP-611	PARKER FAMILY INVESTMENTS LLC	7821 NW 28TH TER	BETHANY	OK	73008
SP-611	PEREZ SALVADOR A	3629 SW 29TH ST	OKLAHOMA CITY	OK	73119-1421
SP-611	QUINTANA PETRA TARANGO	2912 S SAINT CLAIR AVE	OKLAHOMA CITY	OK	73108
SP-611	RAMIREZ ALISHA MICHELLE	3109 S STULTS AVE	OKLAHOMA CITY	OK	73119
SP-611	RICH A & A INVESTMENTS LLC	4027 WOODS DR	OKLAHOMA CITY	OK	73111
SP-611	RIOS ANGELA	3121 S DUMAS LN	OKLAHOMA CITY	OK	73119
SP-611	RIOS SOCORRO & EDELMIRA	3117 S DUMAS LN	OKLAHOMA CITY	OK	73119-1401
SP-611	RODRIGUEZ ARI A CARDENAS DE	3201 S GOFF AVE	OKLAHOMA CITY	OK	73119
SP-611	RODRIGUEZ QUIJADA RAMON, PASILLAS MEZA MARIA DEL SOCORRO	3200 S DUMAS AVE	OKLAHOMA CITY	OK	73120
SP-611	RSPA PROPERTIES LLC	320 N VILLA AVE	OKLAHOMA CITY	OK	73107
SP-611	RUDY CANDY ANN	3507 CAMPBELL PL	OKLAHOMA CITY	OK	73108
SP-611	SAENZ RAQUEL HERRERA, HERRERA ALEJANDRO MENDEZ	3509 CAMPBELL PL	OKLAHOMA CITY	OK	73108
SP-611	SALAH PROPERTIES 05 LLC	2129 W HEFNER RD	OKLAHOMA CITY	OK	73120-7601
SP-611	SALAH PROPERTIES 07 LLC	5525 GRANITE PKWY, Unit 600	PLANO	TX	75024-4189
SP-611	SALAH PROPERTIES 07 LLC	2129 W HEFNER RD	OKLAHOMA CITY	OK	73120-7601
SP-611	SALAH PROPERTIES 08 LLC	2129 W HEFNER RD	OKLAHOMA CITY	OK	73120-7601
SP-611	SANCHEZ ARMANDO MARTINEZ, ROSALES HERLINDA ARREOLA	7025 S HARVEY AVE	OKLAHOMA CITY	OK	73139
SP-611	SESSIONS RONALD W & LOTTIE M	3204 S DUMAS LN	OKLAHOMA CITY	OK	73119-1404

SP-611	SHARIAN PROPERTIES LLC	4001 36TH AVE NE	NORMAN	OK	73026
SP-611	SHARIAN PROPERTIES NO 4 LLC	4001 36TH AVE NE	NORMAN	OK	73026-7811
SP-611	SMH OKC PROPERTIES LLC	5525 GRANITE PKWY	PLANO	TX	75024
SP-611	SMITH RITA D, SMITH KAREN L	2908 S SAINT CLAIR AVE	OKLAHOMA CITY	OK	73108-5023
SP-611	SOTO DORA	3125 S STULTS AVE	OKLAHOMA CITY	OK	73119-1616
SP-611	SPIRIT MASTER FUNDING X LLC C/O SPIRIT REALTY LP	500 VOLVO PKWY	CHESAPEAKE	VA	23320
SP-611	STOVALL KATHLEEN	3617 S PORTLAND	OKLAHOMA CITY	OK	73119
SP-611	SUNLITE REAL ESTATE LLC	2113 LONNIE LN	MOORE	OK	73170-7405
SP-611	TOTAL WORKS LLC	9108 WOODROW CT	OKLAHOMA CITY	OK	73169-3702
SP-611	TOVAR MARIA	3300 S META AVE	OKLAHOMA CITY	OK	73119-1418
SP-611	TRIPLE M PROPERTIES LLC	11575 S WESTERN AVE	EDMOND	OK	73025
SP-611	VALDEZ DEVORA MIGUEL A	2900 S SAINT CLAIR AVE	OKLAHOMA CITY	OK	73108
SP-611	VALDEZ JULIO C, ALVAREZ JANET, MENDEZ PATRICIA	3221 S META AVE	OKLAHOMA CITY	OK	73119
SP-611	VALLES AUDEN & LIDIA SUSANA	3224 S META AVE	OKLAHOMA CITY	OK	73119-1416
SP-611	VASQUEZ EMMA MAGALI, ANDRADE FRANCISCO EDUARDO, ANDRADE ESTEBAN ISAI	3061 SW 41ST ST	OKLAHOMA CITY	OK	73119
SP-611	VELASCO ANNA LEE, VELASCO RODOLFO	1419 TERRACE DR	OKLAHOMA CITY	OK	73127
SP-611	VENEGAS DICARLO & MELISSA	716 WOOD HOLLOW LN	MOORE	OK	73160
SP-611	VILLANUEVA JAVIER	3205 S DUMAS LN	OKLAHOMA CITY	OK	73119
SP-611	VILLICANA MARIA I, CARRASCO MARIO NUNEZ	3109 S DUMAS LN	OKLAHOMA CITY	OK	73119
SP-611	VUE ON DUMAS LLC	PO BOX 50433	EUGENE	OR	97405
SP-611	WESTERN DISCOUNT TABACCO LLC	6401 N ANDERSON RD	SPENCER	OK	73084-8000
SP-611	ZARATE GONZALEZ FIDEL	2600 S SAINT CLAIR AVE	OKLAHOMA CITY	OK	73108
SP-611	ZUNIGA HUGO, MEDINA ANTONIO MEDINA	3346 SW 43RD ST	OKLAHOMA CITY	OK	73119-3028

SP-611

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-611 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-1 Light Industrial District. A public hearing will be held by the City Council on June 2, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma, beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-611 would be extended to include the following described property:

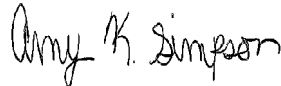
LEGAL DESCRIPTION:

All of Lots One (1) through Eight (8), both inclusive, and part of Lot Nine (9), in Block Fifteen, of ROGER GIVENS SOUTHWEST ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at a point on the Southeasterly line of Lot Nine (9) a distance of 9.50 feet Southwesterly of the most Easterly corner of Lot Nine (9): Thence North 60°13'00" East a distance of 9.50 feet; Thence North 29°30'25" West a distance of 183.00 feet; Thence South 60°13'00" West a distance of 8.61 feet; Thence South 29°30'25" East a distance of 183.00 feet to the point of beginning.

Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed Special Permit should or should not be carried out in accordance with said ordinance. Any person may make a written protest by filing the same with the Office of the City Clerk, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 5th day of May 2026.

SEAL


Amy K. Simpson, City Clerk

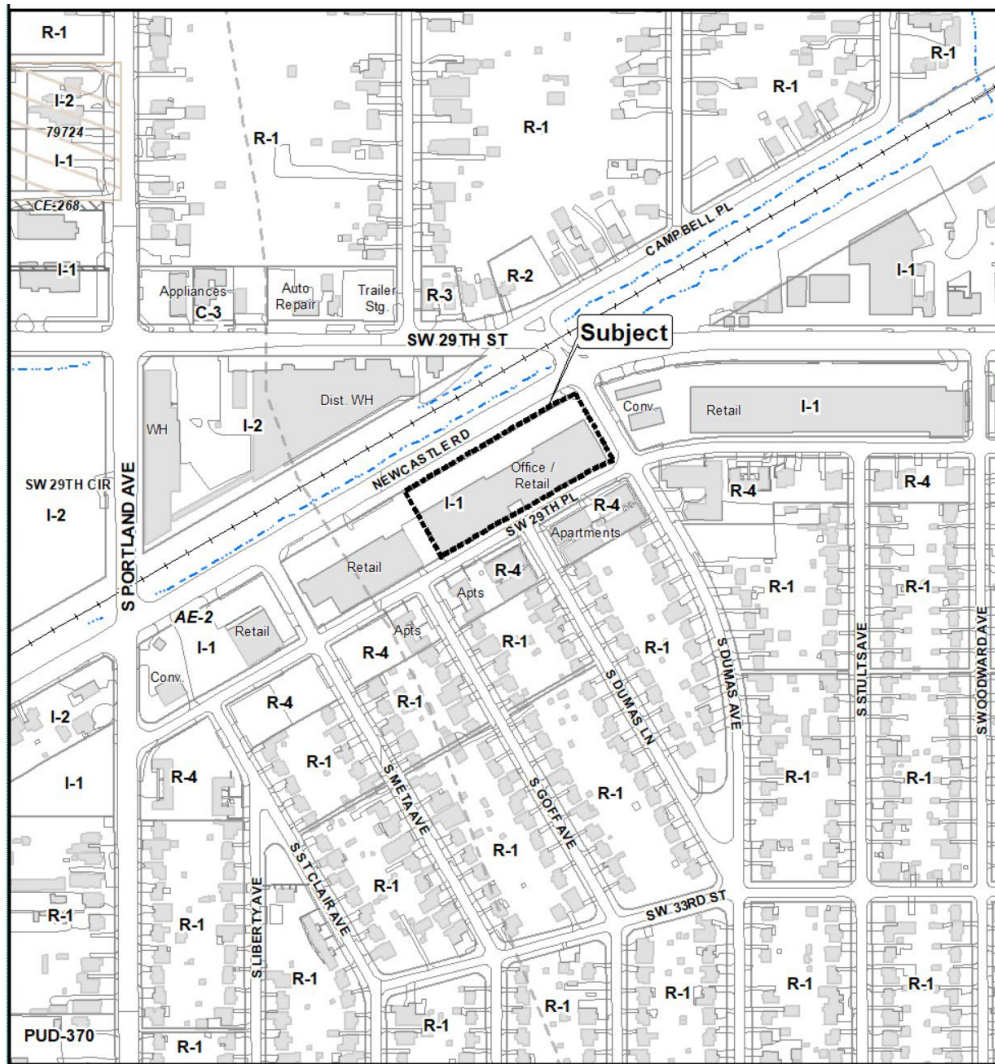


NOTICE OF REQUEST FOR SPECIAL PERMIT

CASE NUMBER: SP-611

PROPOSED SPECIAL PERMIT USE UNIT: (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted

LOCATION OF PROPERTY: 3524 Newcastle Road



BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a drinking establishment.

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SP-611

LOCATION: 3524 Newcastle Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-611 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-1 Light Industrial District. A public hearing will be held by the City Council on June 2, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-611 would be extended to include the following described property:

LEGAL DESCRIPTION:

All of Lots One (1) through Eight (8), both inclusive, and part of Lot Nine (9), in Block Fifteen, of ROGER GIVENS SOUTHWEST ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows, to-wit: Beginning at a point on the Southeasterly line of Lot Nine (9) a distance of 9.50 feet Southwesterly of the most Easterly corner of Lot Nine (9): Thence North 60°13'00" East a distance of 9.50 feet; Thence North 29°30'25" West a distance of 183.00 feet; Thence South 60°13'00" West a distance of 8.61 feet; Thence South 29°30'25" East a distance of 183.00 feet to the point of beginning.

BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a drinking establishment.

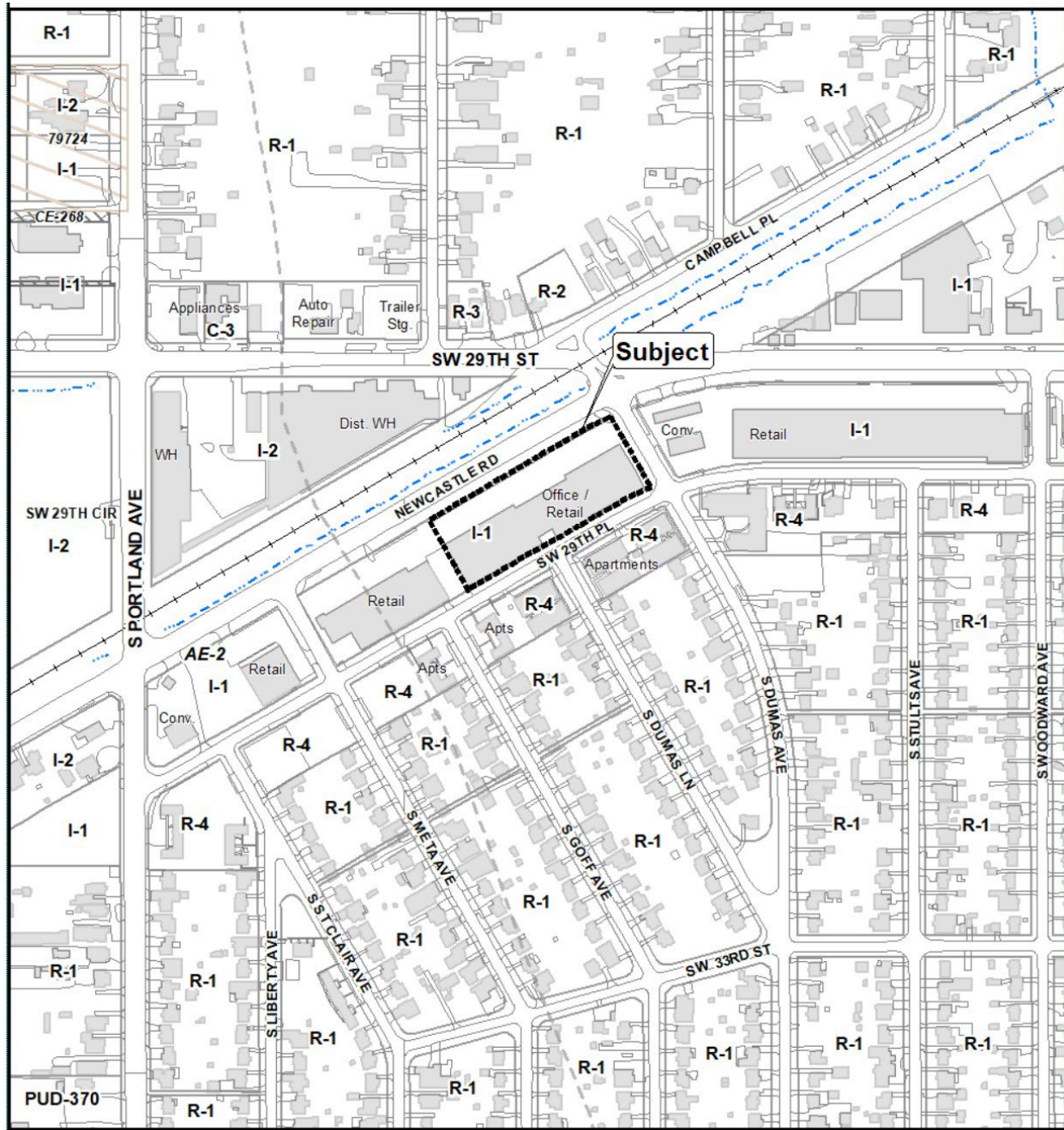
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For further information call (405) 297-2623.

Dated this 5th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

5. (SP-611) Application by Salah Properties 07, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-1 Light Industrial District at 3524 Newcastle Road. Ward 6.

Technical Evaluation:

1. Use Unit 8300.33 *Drinking Establishment: Sitdown, Alcohol Permitted* shall be limited to the area depicted on Exhibit C.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION.

MOVED BY MILNER, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, PRIVETT, MILNER, HARRISON, NOBLE

ABSENT: NEWMAN, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026

Item No. IV. 5.

(SP-611) Application by Salah Properties 07, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-1 Light Industrial District at 3524 Newcastle Road. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Sandra Atehortua
Ele Divorcio Bar, LLC
(561) 913-0000

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow a drinking establishment.

B. EXISTING CONDITIONS

1. Size of Site: 1,633 square feet (Special Permit area)

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	I-1	I-2 / Rail	I-1	R-4	I-1
Land Use	Proposed bar	Warehouse / Train Rail	Retail	Residential	Office / Retail

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Heavy Industrial (HI)

The HI layer is intended to accommodate industrial uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odors. This designation simultaneously concentrates heavy industrial users away from existing or future neighborhoods while preserving prime land that has attributes crucial to industrial businesses, such as proximity to highway and rail access. Small-scale industrial, office, or commercial development may be appropriate provided that it supports or buffers industrial uses and does not restrict future industrial development by fragmenting parcels.

C. GENERAL STANDARDS

The City of Oklahoma City has previously established the process for granting special permit uses. There are certain uses, which, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required or the effects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the City Council to authorize these uses to locate within given designated districts under the controls, limitations and regulations of a special permit.

All Special Permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious

effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:

- a. A requirement that all machinery and facilities be located within an enclosed building; or
- b. A requirement that certain areas be screened from view of surrounding neighborhoods; or
- c. A limitation on intensity of lights or hours of operation; or
- d. Similar measures designed to protect the public interest.

D. ADDITIONAL SPECIFIC STANDARDS

The following specific standards apply to the proposed use:

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. Any Drinking Establishment: Sitdown Alcohol Permitted use within the O-2 General Office District must meet the specific use standards for an eating establishment set forth in 9350.26.

Not applicable

C. Location Requirements.

- (1) No drinking establishment use shall be allowed to locate within 300 feet of any church property primarily and regularly used for worship services and religious activities, or any public or private school of the type which offers a compulsory education curriculum; however, a college or university located within an improvement district created pursuant to Section 39-103.1 of Title 11 of the Oklahoma Statutes may waive the 300-foot requirement pursuant to 37A O.S. § 2-139. Distances shall be measured from the nearest property line of the public or private school, or church to the nearest perimeter wall of any such drinking establishment.

There are no known churches or schools within 300 feet of the proposed location.

- (2) If food or beverages are consumed in an outdoor seating/activity area at any time between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from

the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest property line of the residential use.

Outdoor activity has not been indicated for this application.

- D. *Site Plan Requirements.* In addition to the Special Permit site plan requirements as specified in 59-4250.2.D., the location and dimensions of the area(s) designated for the sales and consumption of alcoholic beverages shall be shown on the site plan.

Reference Exhibit B for Site Plan and Exhibit C for bar area floor plan.

- E. *Notification Requirements.* Applications for a Special Permit allowing the Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) use shall be accompanied by a list of all owners of property within 600 feet of the exterior boundary of the subject property upon which the special permit is requested. In addition, the 600-foot radius shall be extended by increments of 100 lineal feet until the list contains a minimum of ten individual property owners of ten separate parcels.

Public Notice has been mailed to all property owners of record within 600 feet of the proposed property boundaries.

E. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. Airports: No objection

2. Fire (OCFD): No objection

3. Public Works Department:

a. Traffic Services: No objection

b. Engineering – Storm Sewer Availability:

- 1) A Floodplain Activity Permit must be submitted along with plans for any new construction or work proposed outside of the building within 200 feet of a mapped FEMA Zone AE floodplain.

4. Utilities:

- a. Solid Waste Management:** The City cannot provide service, contact private hauler.
- b. Water Availability:** No objection.
- c. Wastewater Availability:** No objection.

5. Planning Department:

a. Comprehensive Plan Considerations

The subject site is within the Urban - Low Intensity (UL) Area and within an area where the Heavy Industrial (HI) Layer applies. Policies for both are listed below.

1. LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways. (UL & HI)
- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL & HI)
- Developments should be served by urban water and sewer utility systems. (UL)
- Major and Minor Arterial frontages should be heavily landscaped. (HI)
- Buildings along Major and Minor Arterials should be held to a higher design standard. (HI)

The purpose of this Special Permit application is to allow a drinking establishment within an existing building. 100-year floodplain associated with a waterway across Newcastle Road, to the north, is present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available on the site. The subject site is located along the south side of Newcastle Road, an arterial street in the Urban Low Intensity LUTA.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the south side of Newcastle Road, an arterial street in the Urban Low Intensity LUTA.

Automobile Connectivity:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points. (UL & HI)

- Development fronting arterials should take access from intersecting streets where possible. (UL & HI)
- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system. (UL)
- Provide vehicular connectivity between adjacent developments. (UL)
- Horizontally mixed-use developments should have connectivity between land uses. (UL)

The subject site is located along the south side of Newcastle Road, a Major Arterial Street, with additional frontage along South Dumas Avenue and SW 29th Place, both Neighborhood Streets. Any changes to automobile connectivity would be per Code.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development. (UL & HI)
- Within parking lots, provide pedestrian access ways separated from vehicle aisles. (UL)
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses. (UL)

Sidewalks are currently available along the existing storefront of the building on site. Any changes to pedestrian connectivity would be per Code.

2. **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. *The subject site is currently zoned I-1. The purpose of the Special Permit application is to allow a drinking establishment within the existing building. Portions of the existing building have/had bar uses. No outside seating areas are proposed, but residential uses are located behind the building.*
3. **Transportation System:** The subject site is located along the south side of Newcastle Road, a Major Arterial Street, with additional frontage along South Dumas Avenue and SW 29th Place, both Neighborhood Streets. The nearest transit (bus) service is located northeast of the site, along Newcastle Road.
4. **Other Development Related Policies**
 - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Share parking between contiguous developments. (C-31)
 - Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)

b. Plan Conformance Considerations

The subject site is located along the south side of Newcastle Road, east of South Portland Avenue. The site is currently zoned I-1 and developed with office / retail uses contained within one structure. The purpose of this Special Permit application

is to allow a drinking establishment within the existing building. Portions of the existing building have contained the Alcoholic Beverage Consumption, Restaurant with Limited Alcohol Overlay District (ABC-1) and Alcoholic Beverage Consumption, Restaurant with Alcohol Overlay District (ABC-2) designations, which are no longer overlays in today's code. A bar would have required an ABC-3, and now require a Special Permit.

The subject site has previously been a bar, but the previous license has expired, the ownership has changed, and now a Special Permit is required to re-establish the use. The Newcastle Road corridor is developed with similar uses as found on the site. Across SW 29th Place, to the south, are apartments and a single-family residential neighborhood. No outside seating/activity is proposed. The site and application can meet the specific standards for the *Drinking Establishments: Sitdown, Alcohol Permitted* use.

F. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Condition:

1. Use Unit 8300.33 *Drinking Establishment: Sitdown, Alcohol Permitted* shall be limited to the area depicted on Exhibit C.

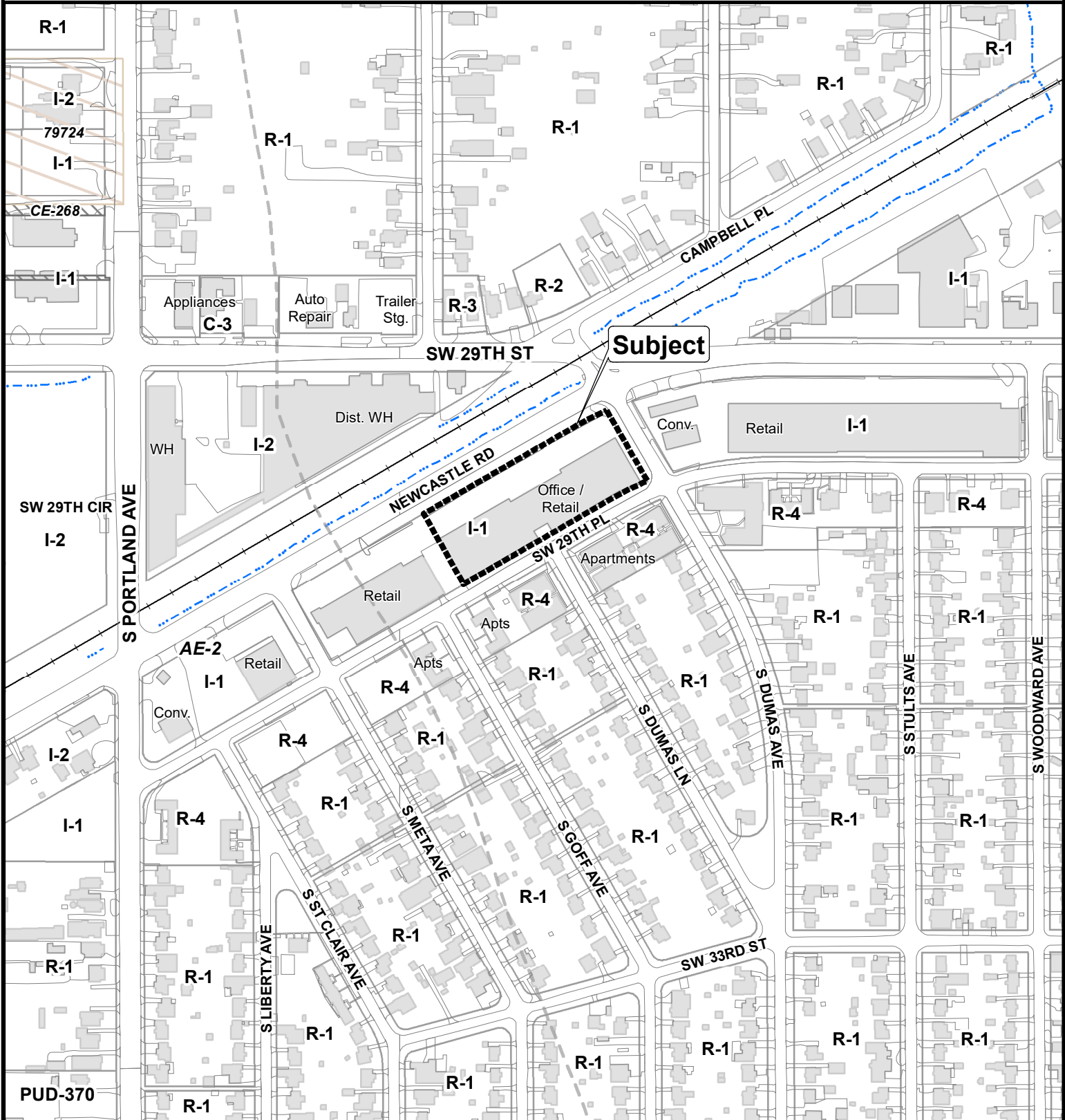
taj

Case No: SP-611

Applicant: Salah Properties 07, LLC

Address: 3524 Newcastle Rd Present Zoning: I-1

Proposed Use: Bar (8300.33. Drinking Establishments: Sitdown, Alcohol Permitted.)



The City of
OKLAHOMA CITY

Special Permit Application



0 150 300
Feet

Ele Divorcio Bar, LLC

NEWCASTLE RD

N35°26'5.28"

Recycling

3522 Newcastle Rd

Panaderia La Lomita de Oaxaca

1/32" = 1' - 0"



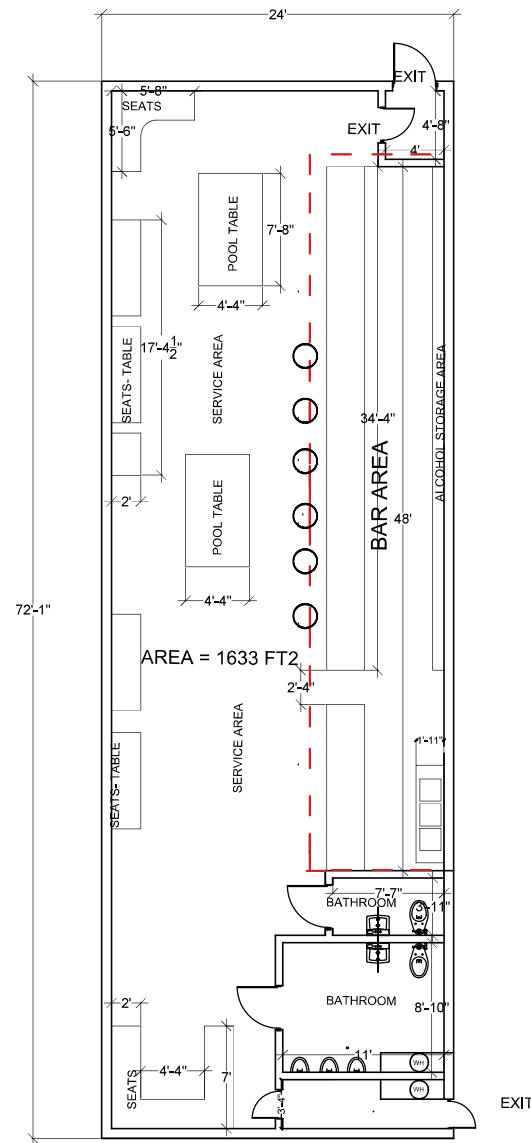
3524 Newcastle Rd
Oklahoma City, OK

DRAWING ISSUE	DATE	DESCRIPTION

DRAWING LAYOUT		
PROJECT #00000	Checked: VP	Drawn By: JP
SCALE: 1/32" = 1' - 0"	DATE: 02.05.26	
REVISION		

SP-611 Exhibit C

Business Name: Ele Divorcio Bar LLC
 Address: 3524 Newcastle Rd, Oklahoma City, OK
 Permit Type: Mixed Beverage License AI-34254-A
 Total Area: 1,633 SF
 Scale: 1/8" = 1'-0"



EXISTING FLOOR PLAN



FLOOR PLAN
 SCALE 1/4" = 1' - 0"



EXHIBIT PERMIT
 3524 Newcastle Rd.
 Oklahoma City, Ok

DRAWING ISSUE	DATE	DESCRIPTION
MARK		

DRAWING	AS-BUILT PLANS
PROJECT #10004	Drawn By: JF
SCALE: 1/4" = 1' - 0"	DATE: 02.05.26
REVISION	

Case No: SP-611

Applicant: Salah Properties 07, LLC

Address: 3524 Newcastle Rd Present Zoning: I-1

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Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Special Permit Application



0 150 300
Feet