

SP-613

Published in The Journal Record July 22, 20 26.

ORDINANCE NO. 28,114

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 (BAR) 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 (Bar) in the I-1 Light Industrial District, as shown upon the District Map to include therein the following described property:

A part of the Northwest Quarter of Section 31, Township 12 North, Range 3 West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter, Thence S00°12'26"E along the West line of said Northwest Quarter a distance of 33 feet, Thence N89°26'34"E parallel to the North line of said Northwest Quarter a distance of 50 feet to the point or place of beginning: Thence S00°12'26"E parallel to the West line of said Northwest Quarter a distance of 201.9 feet; Thence N89°26'34"E parallel to the North line of said Northwest Quarter a distance of 253.8 feet; Thence N00°12'26"W parallel to the West line of said Northwest Quarter a distance of 201.9 feet to a point 33 feet South of the North line of said Northwest Quarter; Thence S89°26'34"W parallel to the North line of said Northwest Quarter a distance of 253.8 feet to the point of beginning.

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

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

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 16TH day of JUNE, 20 26.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 21ST day of JULY, 20 26.

ATTEST:

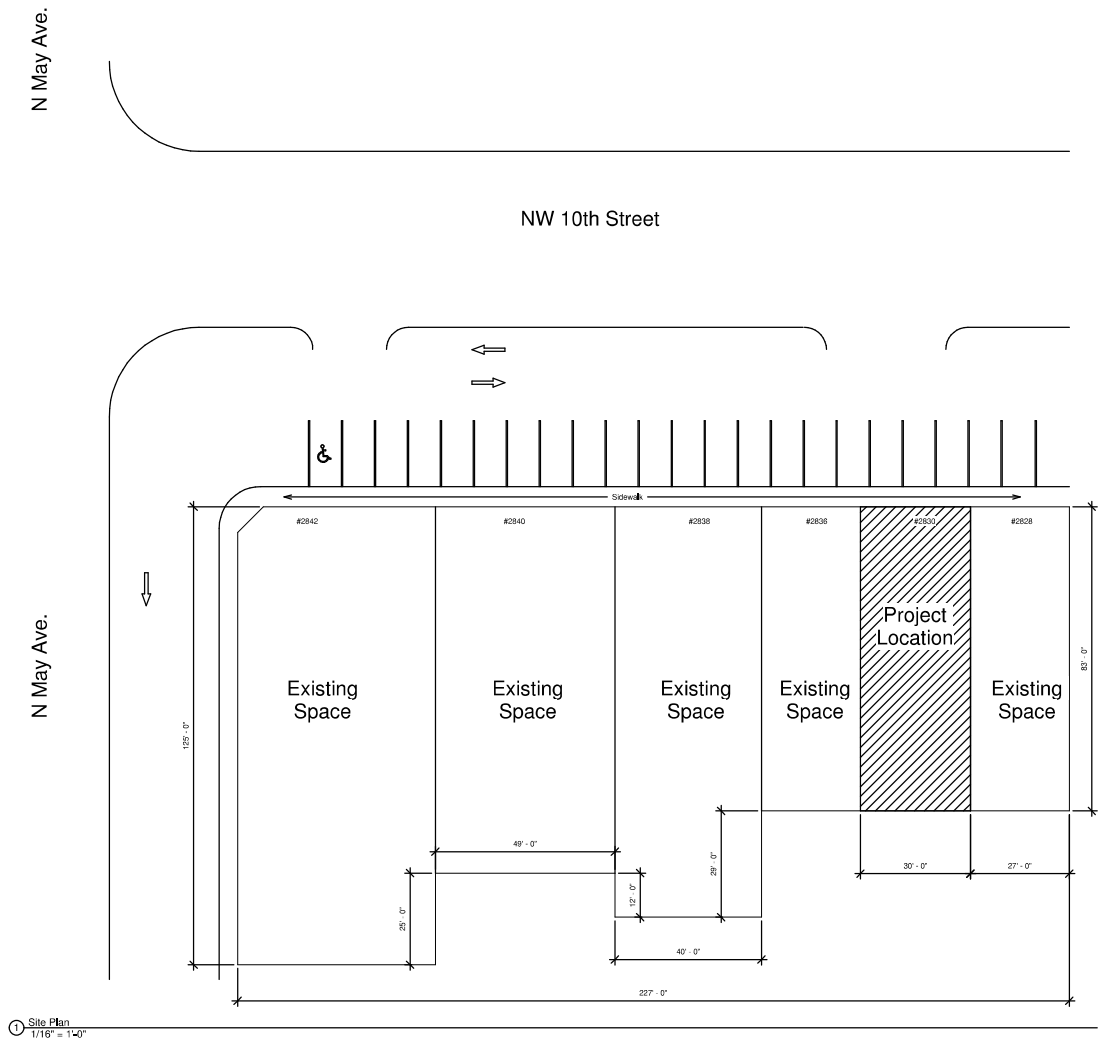
Amy K. Simpson
CITY CLERK



[Signature]
VICE- MAYOR

REVIEWED for form and legality.

Susan Romfall
ASSISTANT MUNICIPAL COUNSELOR



① Site Plan
1/16" = 1'-0"

Project name: _____
2830 NW 10th BAR
Project Address: _____
2830 NW 10th Street
Oklahoma City, OK 73107

For Permit
Not For Construction

For Review 7/14/2025
For Review 10/09/2025

Site Plan

A101

SA

Project name: _____
 2830 NW 10th BAR
 Project Address: _____
 2830 NW 10th Street
 Oklahoma City, OK 73107

For Permit
 Not For Construction

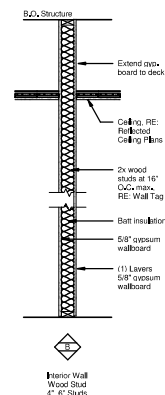
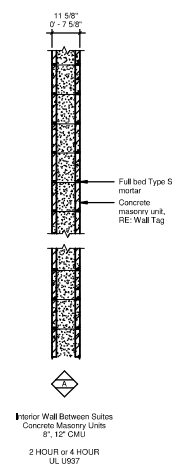
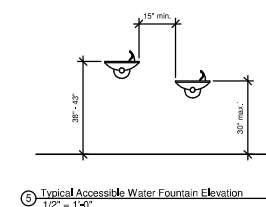
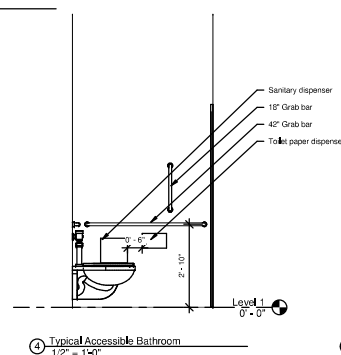
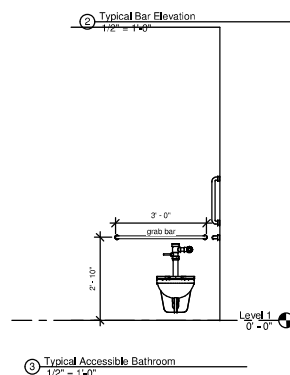
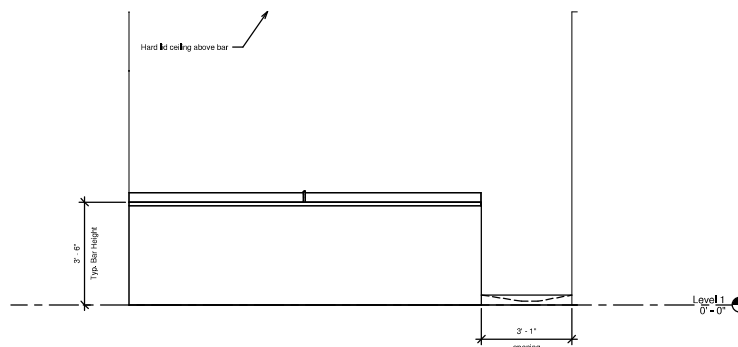
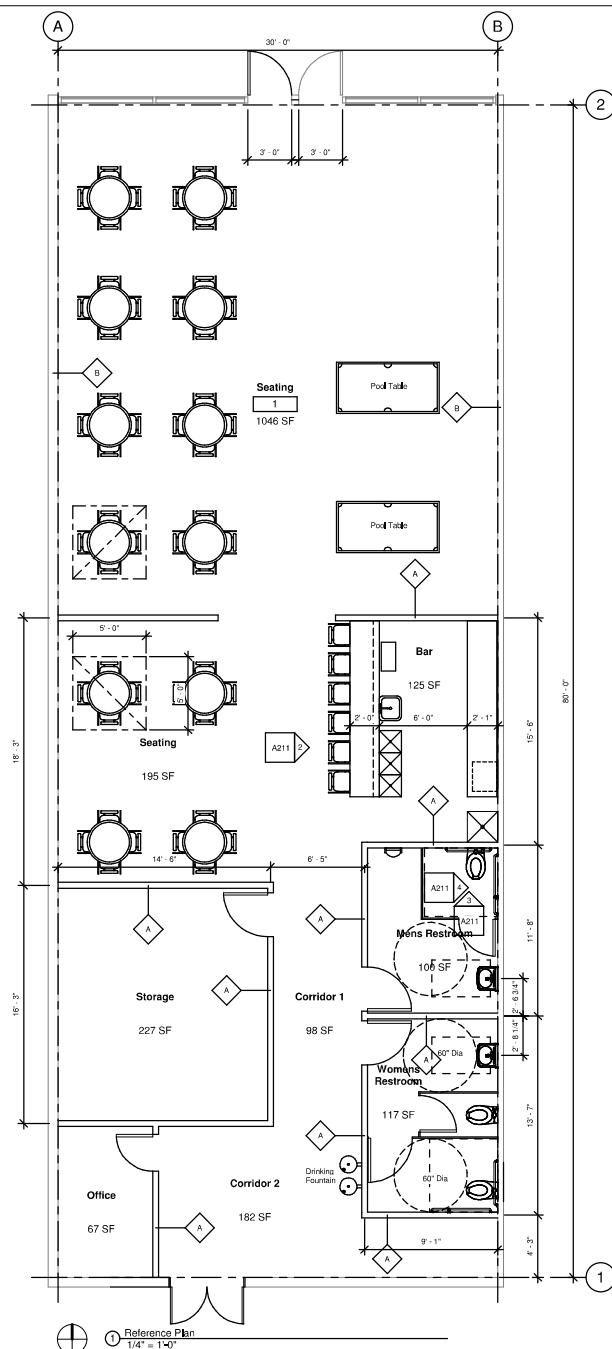
For Review 7/14/2025
 For Review 10/09/2025

Plans

A211

SA

SAMMY ARAGON DESIGNS



Wall Types
 3/4" = 1'-0"



MEMORANDUM

Council Agenda
Item No. XI. H
7/21/2026

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-613) establishing a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted (Bar) in the I-1 Light Industrial District at 2830 NW 10th Street. Ward 6.

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

Applicant:

Victor McClinton, Ugly Bar
Freeman Company LLC,

Purpose:

The purpose of this request is to allow a bar.

Background:

On May 28, 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 B.

Protests:

None

Previous Action:

The Ordinance was introduced June 16, 2026, and set for final hearing July 21, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPECIAL PERMIT

Ugly Bar

Project Name

2830 NW 10th OKC OK 73107

Address / Location of Property

Staff Use Only:	613
Case No.: SP	4-9-26
File Date:	6
Ward No.:	WestlawN Gardens
Nbhd. Assoc.:	OKC
School District:	I-1
Extg Zoning:	
Overlay:	

Bar

Proposed Use

Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☒ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☒ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☒ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☒ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☒ 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Shawn Freeman

Name

2830 NW 10th St

Mailing Address

OKC, OK 73107

City, State, Zip Code

405-823-3744

Phone

Shawn@Freemancompanyllc.com

Email

Victor McClinton

Signature of Applicant

Victor McClinton

Applicant's Name (please print)

1612 NW 183rd St

Applicant's Mailing Address

Edmond OK 73012

City, State, Zip Code

405-229-2599

Phone

Vic453@gmail.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

RETURN TO
LIN P. FREEMAN
13136 Westpark Place
Oklahoma City, OK 73142

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 29th day of March, 2006, between Freeman Properties, L.L.C., a limited liability company, now Freeman Company, L.L.C., a limited liability company, of Oklahoma County, in the State of Oklahoma, party of the first part, hereinafter called "Party Grantor" and Freeman Company, L.L.C., a limited liability company, formerly Freeman Properties, L.L.C., the grantor herein, party of the second part, "Party Grantee".

WITNESSETH: That in consideration of the sum of Ten Dollars, duly paid, the receipt and sufficiency of which is hereby acknowledged, said Party Grantor does, by these presents, grant, bargain, sell and convey unto said Party Grantee, its successors and assigns, all of the following described real estate, situated in the County of Oklahoma, State of Oklahoma, to-wit:

As detailed in Exhibit "A", attached hereto and made a part hereof

(Exempt documentary Stamp Tax O.S. Title 58, Article 32, Section 3201)

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Party Grantor and its successors and assigns does hereby covenant, promise and agree to and with said Party Grantee, at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that Party Grantor will WARRANT AND FOREVER DEFEND the same unto the said Party Grantee, its successors and assigns said Party Grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

Doc # 2006059382
Bk 10085
Pg 1040-1043
DATE 04/24/06 14:15:29
Filing Fee \$19.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolyn Caudill

4/19

IN WITNESS WHEREOF, the said Party Grantor, has hereunto set its hand the day and year above written.

Freeman Company, L.L.C., formerly
Freeman Properties, L.L.C.

By

Lin P. Freeman, Member

Shawn P. Freeman, Member

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 29th day of March, 2006, personally appeared Lin P. Freeman and Shawn P. Freeman, as members of Freeman Company, L.L.C., formerly Freeman Properties, L.L.C., to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

Sharon Knight
Notary Public No. 6544

My Commission expires:

May 8, 2008

Return to:

Freeman Company, L.L.C.
c/o Lin P. Freeman
13136 Westpark Place
Oklahoma City, OK 73142

TRACT 1

A part of the NW $\frac{1}{4}$ of Section 31, Township 12 North, Range 3 West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said NW $\frac{1}{4}$, thence S. 00°12'26" E. along the West line of said NW $\frac{1}{4}$ a distance of 33 feet, thence N. 89°26'34" E. parallel to the North line of said NW $\frac{1}{4}$ a distance of 50 feet to the point or place of beginning: Thence S. 00°12'26" E. parallel to the West line of said NW $\frac{1}{4}$ a distance of 201.9 feet; thence N. 89°26'34" E. parallel to the North line of said NW $\frac{1}{4}$ a distance of 253.8 feet; thence N. 00°12'26" W. parallel to the West line of said NW $\frac{1}{4}$ a distance of 201.9 feet to a point 33 feet South of the North line of said NW $\frac{1}{4}$; thence S. 89°26'34" W. parallel to the North line of said NW $\frac{1}{4}$ a distance of 253.8 feet to the point of beginning.

TRACT 2

A part of the NW $\frac{1}{4}$ of Section 31, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the NW corner of said NW $\frac{1}{4}$, thence S. 00°12'26" E. along the West line of said NW $\frac{1}{4}$ a distance of 234.9 feet; thence N. 89°26'34" E. parallel to the North line of said NW $\frac{1}{4}$ a distance of 50 feet to the point or place of beginning: Thence S. 00°12'26" E. parallel to the West line of said NW $\frac{1}{4}$ a distance of 228.05 feet; thence N. 89°26'34" E. parallel to the North line of said NW $\frac{1}{4}$ a distance of 253.8 feet; thence N. 00°12'26" W. parallel to the West line of said NW $\frac{1}{4}$ a distance of 228.05 feet; thence S. 89°26'34" W. parallel to the North line of said NW $\frac{1}{4}$ a distance of 253.8 feet to the point of beginning.

TRACT 3

A part of the NW $\frac{1}{4}$ of Section 31, Township 12 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: COMMENCING at the NW corner of said NW $\frac{1}{4}$ THENCE S. 0°12'26" E. along the West line of said NW $\frac{1}{4}$ a distance of 462.95 feet, THENCE N. 89°26'34" E. and parallel to the North line of said NW $\frac{1}{4}$ a distance of 50 feet to the point or place of beginning: THENCE S. 0°12'26" E. and parallel to the West line of said NW $\frac{1}{4}$ a distance of 61 feet THENCE S. 01°54'53" E. a distance of 49 feet, THENCE N. 89°26'43" E. and parallel to the North line of said NW $\frac{1}{4}$ a distance of 252.21 feet, THENCE N. 0°12'26" W. and parallel to the West line of said NW $\frac{1}{4}$ a distance of 110 feet, THENCE S. 89°26'34" W. and parallel to the North line of said NW $\frac{1}{4}$ a distance of 253.80 feet to the point or place of beginning.

TRACT 4

A part of the NW $\frac{1}{4}$ of Section 31, Township 12 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the NW corner of said NW $\frac{1}{4}$; THENCE South 0° 12' 26" East along the West line of said NW $\frac{1}{4}$ a distance of 523.95 feet, THENCE S 01° 54' 53" a distance of 49 feet, THENCE North 89° 26' 34" East and parallel to the North line of said NW $\frac{1}{4}$ a distance of 50 feet to the point or place of beginning; THENCE South 01° 54' 53" East a distance of 80 feet, THENCE North 39° 26' 34" East and parallel to the North line of said NW $\frac{1}{4}$ a distance of 251.04 feet, THENCE North 0° 12' 26" West and parallel to the West line of said NW $\frac{1}{4}$ a distance of 80 feet, THENCE South 89° 26' 34" West and parallel to the North line of said NW $\frac{1}{4}$ a distance of 252.21 feet to the point or place of beginning.

TRACT 5

A part of the NW $\frac{1}{4}$ of Section 31, Township 12 North, Range 3 West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the NW corner of said NW $\frac{1}{4}$, thence N. 89° 26' 34" E. along the North line of said NW $\frac{1}{4}$ a distance of 50 feet; Thence S. 00° 12' 26" E. parallel to the West line of said NW $\frac{1}{4}$ a distance of 523.95 feet, Thence S. 01° 54' 53" E. a distance of 129 feet to the point or place of beginning; Thence S. 01° 54' 53" E. a distance of 206.61 feet to a point in the North Right-of-way line of the Chicago, Rock Island and Pacific Railroad Company, thence N. 79° 43' 34" E. along the North line of said right-of-way, a distance of 246.31 feet; thence N. 00° 12' 26" E. parallel to the West line of said NW $\frac{1}{4}$ a distance of 165.20 feet; thence S. 89° 26' 34" W. and parallel to the North line of said NW $\frac{1}{4}$ a distance of 252.21 feet to the point of beginning.

2830 NW 10th Street Bar

Legal description of special permit area:

Unplatted Point Section 31 12North 3West 000 000 Point NorthWwest4 Section 31 12North
3West Beginning 33Feet South & 50Feet East NorthWest/Center NorthWest4 TH South
201.9Feet East 253.8Feet North 201.9Feet West 253.8Feet To Beginning

LETTER OF AUTHORIZATION

I, Freeman Company LLC or,
Property Owner of Record
Shawn Freeman authorize,
Agent of the Property Owner of Record and Title
Shawn Freeman
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

2830 NW 10th St. Okla OK 73107

Address and/or County Assessor account number and County Name

By: Shawn Freeman

Signature

Title: Owner Mgr Freeman Company LLC

Manager / Proprietor

Date: 8/26/25

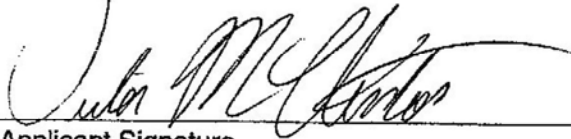
MM/DD/YYYY

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

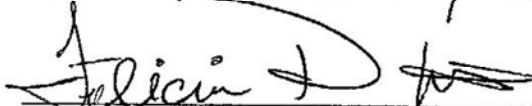
I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within **600 feet** (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 8 day of April, 2026.


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma, County of Oklahoma, on the 8th day of April, 2026.

My Commission Expires: 7/14/26


Notary Public

Commission # 14006148

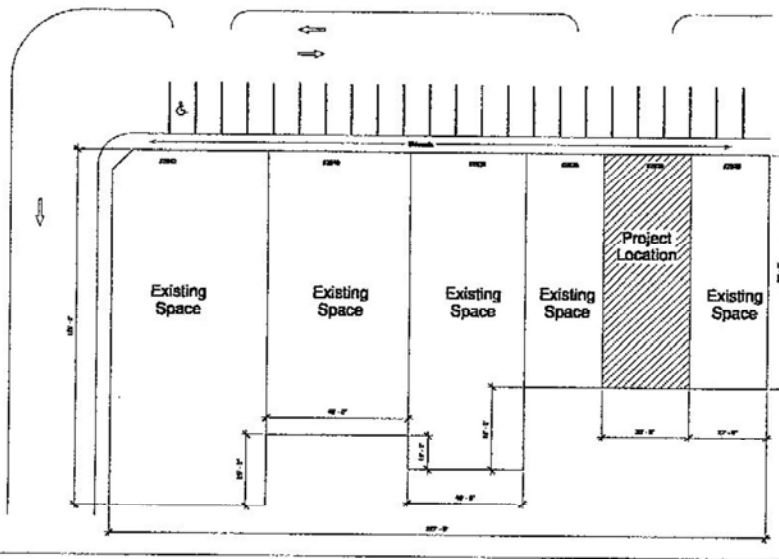


name1	mailingaddress1	city	state	zipcode	legal
FREEMAN COMPANY LLC	1000 N MAY AVE	OKLAHOMA CITY	OK	73107-6332	UNPLTD PT SEC 31 12N 3W 000 000 PT NW4 SEC 31 12N 3W BEG 234.9FT S & 50FT E NNWC 3D NW4 TH S228.09FT E253.08FT N228.09FT W253.08FT TO BEG
FREEMAN COMPANY LLC	1000 N MAY AVE	OKLAHOMA CITY	OK	73107-6332	UNPLTD PT SEC 31 12N 3W 000 000 PT NW4 SEC 31 12N 3W BEG 23PT S & 50FT E NNWC NW4 TH S201.9FT E253.0FT NW3.9FT TO BEG
POLY REAL ESTATE LLC	1225 E 33RD ST	EDMOND	OK	73013	UNPLTD PT SEC 31 12N 3W 000 000 PT NW4 SEC 31 12N 3W BEG 33PT S & 2245.4FT W OF NE/C OF NW4 TH S300FT W223FT N300FT E121FT TO BEG
COPPERTOLE INVESTORS LLC	1630 HWY6A AVE	WALNUT CREEK	CA	94596-3528	MILLERS BOULEVARD 022 000 LOTS 25 THRU 28 EX BEG SW/C LOT 25 TH E25FT NW/LY TO PT ON W LINE LOT 25 S13FT TO BEG PLUS LOTS 29 THRU 32
SANZ PROPERTY LLC	23247 VILLAGE DR	EDMOND	OK	73012-0909	MILLERS BOULEVARD 022 000 LOTS 33 THRU 39 W 100FT OF LOT 40
CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 38 12N 4W DECC AS THE NE&A LESS RR EXEMPT & EX A TR DSCCR AS BEG 786.83FT E & 98FT S OF THE NNWC NE4 TH NE35FT NE125FT NELY1383FT S286.3FT SW83.04FT W299.27FT N300.5FT TO BEG
J & J EXPRESS LUBE INC	PO BOX JJ	NORMAN	OK	73070-7109	MAY TEN ADDITION 004 000 PT LOT 22 BEG SEC/L LOT 22 TH N140FT WB/FT S140FT EB/FT TO BEG EX A TR BEG SEC/L LOT 22 TH W20FT NELY28FT S20FT TO BEG
HIGHT TRENT L TRS	13136 ROCK CANYON RD	OKLAHOMA CITY	OK	73142-7403	UNPLTD PT SEC 31 12N 3W 000 000 PT NW4 SEC 31 12N 3W BEG 2341.4FT W & 33FT S OF NE/C NW4 TH S300FT E56.03FT S436.8FT TO RR RW TH SW/LY278.4FT N484.11FT E1130FT N300FT E104FT TO BEG
SANZ PROPERTY LLC	23247 VILLAGE DR	EDMOND	OK	73012-0909	MILLERS BOULEVARD 022 000 LOTS 40 & ALL LOTS 41 THRU 46
WWW TENTH STREET LLC	2941 NW 10TH ST	OKLAHOMA CITY	OK	73107-5315	UNPLTD PT SEC 25 12N 4W 000 000 PT S164 SEC 25 12N 4W FORMERLY ALL OF BLK 4 MAY TEN ADDN EX PT OF LOT 22 BEG SEC/L LOT 22 TH N140FT WB/FT S140FT EB/FT TO BEG
MARTINEZ SEVERO	2624 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 022 000 LOTS 13 & 14
DILEON HILMAR S BARRIOS	2628 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 022 000 LOTS 15 & 16
MACHADO ORIE & MARIA	2632 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 022 000 LOTS 17 & 18
MILKERAITE JAMES	2636 W PARK PL	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 022 000 LOTS 19 & 20
HELGETH JOEL	2840 W PARK PL	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 022 000 LOTS 21 & 22
CASTILLO ORLEO	6904 SW 26TH ST	YUKON	OK	73099-7333	MILLERS BOULEVARD 022 000 LOTS 23 & 24 SUBJ TO EASEMENTS OF RECORD
PANDO ENVIQUES	1019 NW 16TH ST	OKLAHOMA CITY	OK	73106-6438	MILLERS BOULEVARD 022 000 W22 1/2FT OF LOT 11 & ALL LOT 12
NINJA NOOK SERIES LLC	6608 N WESTERN AVE PMB 1166	OKLAHOMA CITY	OK	73116-7326	UNPLTD PT NW4 SEC 31 12N 3W BEG 2085.4FT W & 33FT S OF NE/C OF NW4 TH W56FT S300FT E56FT N300FT TO BEG
MONTOYA NESTOR & GLADYS F	1944 NW 15TH ST	OKLAHOMA CITY	OK	73106-1604	MILLERS BOULEVARD 022 000 LOTS 9 10 E3 1/2FT OF LOT 11
FLESHMAN PROPERTIES INC	1800 NW 36D ST	OKLAHOMA CITY	OK	73106-2613	MILLERS BOULEVARD 022 000 LOTS 7 & 8
FREEMAN COMPANY LLC	1000 N MAY AVE	OKLAHOMA CITY	OK	73107-6332	UNPLTD PT SEC 31 12N 3W 000 000 PT OF NW4 SEC 31 12N 3W BEG 462.95FT S & 50FT E OF NNWC OF NW4 TH S110FT E252.21FT N110FT W253.8FT TO BEG
REYES ARACELI FRAYRE	2808 W PARK PL	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 022 000 PT LT 4 BEG 68FT S OF NNWC LT 4 TH E1.10FT S72FT W1.10FT N72FT TO BEG PLUS ALL LOTS 5 & 6
BRADFORD BETTIE	131 PASTAL BLVD	FREDPORT	FL	32439	CARDINAL HEIGHTS 000 000 E3FT LOT 6 & ALL LOT 7
HAYES JAMES A	7336 W FORESDON DR	OKLAHOMA CITY	OK	73127-3240	MILLERS BOULEVARD 022 000 LOTS 47 & 48
SOONER PROPERTIES LLC	200 NE 48TH ST	OKLAHOMA CITY	OK	73105-3313	CARDINAL HEIGHTS SECTION 2 000 000 LOTS 8 & 9
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 022 000 LOTS 3 & 4 EX BEG 30.10FT S OF NE/C LT 3 TH S109.9FT TO SE/CLT 3 WA 5FT N109.9FT E4.5FT TO BEG & EX BEG 68FT S OF NNWC LT 4 TH E1.10FT S72FT W1.10FT N72FT TO BEG
888B LLC	2320 NW 16TH ST	EDMOND	OK	73013	CARDINAL HEIGHTS BLK 000 LOT 060 LOT 6 EX E3FT
FREEMAN COMPANY LLC	1000 N MAY AVE	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 31 12N 3W 000 000 PT NW4 SEC 31 12N 3W BEG 572.85FT S & 50FT E OF NNWC NW4 TH SB0FT E251.04FT NB0FT W252.21FT TO BEG PLUS A TR BEG 652.95FT S & 50FT E OF NNWC NW4 TH S206.63FT NELY ALONG RR/RW 246.31FT N165.20FT W252.21FT TO BEG
BARRIOS ALFREDO A	4444 NW 11TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 022 000 LOTS 1 & 2 PLUS PT LOT 3 BEG 30.10FT S OF NE/C LT 3 TH S109.9FT WA 5FT N109.9FT E4.5FT TO BEG
PATE ANNE GALE TRS	2809 GREENFIELD DR	EDMOND	OK	73013	MILLERS BOULEVARD 021 000
RONALD HODGINS LLC	301 NE 4TH ST, Unit 13	OKLAHOMA CITY	OK	73104	CARDINAL HEIGHTS 000 000 W09FT LOT 3 ALL LOT 4 & 5
GABELA PROPERTIES LLC	1123 N MAY AVE	OKLAHOMA CITY	OK	73107-5325	MAY TEN ADDITION 001 000 LOTS 1 & 24
MONTERROSSO WILLIAM A & WILLIAM L	2623 NW 17TH ST	OKLAHOMA CITY	OK	73107-3903	MILLERS BOULEVARD 023 000 LOTS 25 & 26 SUBJ TO ESMTS OF RECORD
FENNER TAYLOR	2841 W PARK PL	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 023 000 LOTS 27 & 28
GOOD HEAD HOMES LLC	PO BOX 12817	OKLAHOMA CITY	OK	73157-2817	MILLERS BOULEVARD 023 000 LOTS 29 & 30
TRIPLET PRINTICE JEROME SR	2633 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 023 000 LOTS 31 & 32
DILEON ANTONIANO T	2629 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 023 000 LOTS 33 & 34
HERSCHORN AARON S & VICKI L	2627 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 023 000 LOTS 35 & W1/2FT OF LOT 36
HERNANDEZ ALFREDO & BERTHA	2625 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 023 000 E14FT LOT 36 & ALL LOT 37 & W 1/2 OF LOT 38
VINCENT GREGORY JR	18136 PAINTED HORSE CV	AUSTIN	TX	78738	MILLERS BOULEVARD 023 000 E 1/2 OF LOT 38 & ALL OF LOTS 39 & 40
CANDOR HOMES LLC	407 W COXELL RD, Unit 30302	EDMOND	OK	73003	MILLERS BOULEVARD 021 000 PT OF LOT 9 BEG NNWC LT 9 TH NB/L 10FT E37.44FT N3.08FT E31.18FT S71.18FT WB/L 38FT TO BEG
MCGUFFIN & MCGUFFIN INC	6300 CHATHAM RD	OKLAHOMA CITY	OK	73132	MAY TEN ADDITION 001 023
GORDON JOHN SCOTT	3740 NW 27TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 023 000 LOTS 41 & 42
MCGILGASSON WILLIAM E & PHYLLIS J	2909 W PARK PL	OKLAHOMA CITY	OK	73107-5331	MAY TEN ADDITION 001 022
VANG PA KOLU	2733 NW 10TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 021 007 W50FT
GUTEL CHRISTOPHER A & HAILEY M	2704 NW 27TH ST	OKLAHOMA CITY	OK	73107-2105	MILLERS BOULEVARD 023 000 LOTS 43 & 44
BRAZELL TRUST	2913 W PARK PL	OKLAHOMA CITY	OK	73107-5331	MAY TEN ADDITION 001 021
LELAND ANDREW D & RACHEL J	2726 W PARK PL	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 021 000 PT OF LOT 9 BEG NNWC LT 9 TH E69FT S78.82FT W31.18FT S3.08FT W37.44FT N61.59FT TO BEG
JE BOONE PROPERTIES LLC	17375 315TH ST	NORMAN	OK	73072	MILLERS BOULEVARD 023 000 LOTS 45 & 46
ACS PROPERTIES LLC	2201 NW GLENN CT	EDMOND	OK	73034	MAY TEN ADDITION 001 020
ZALOUDEX RANDELL	2732 W PARK PL	OKLAHOMA CITY	OK	73107-5438	MILLERS BOULEVARD 021 010 W50FT
LE NINA VEE	2801 W PARK PL	OKLAHOMA CITY	OK	73107-5320	MILLERS BOULEVARD 023 000 LOTS 47 & 48
WALTERS JOHN & MARILYN M TRS	14112 SMITHURST RD	EDMOND	OK	73013-7250	MILLERS BOULEVARD 021 000 W50FT LOT 5 ALL LOT 6 & E25FT LOT 7
FARLEY LTD LLC	301 NE 4TH ST, Unit 13	OKLAHOMA CITY	OK	73104	CARDINAL HEIGHTS 000 000 W7.6FT LOT 7 & 46FT LOT 3
OK LEON CLARA A 2A	2921 W PARK PL	OKLAHOMA CITY	OK	73107-5331	MAY TEN ADDITION 001 019
PHILLIP J PENNINGTON PROPERTIES B LLC	3012 HARRIS DR	EDMOND	OK	73013	MILLERS BOULEVARD 021 000 E25FT OF LOT 10 W25FT LOT 11
VANGAS JOSE E MEDINA	2925 W PARK PL	OKLAHOMA CITY	OK	73107	MAY TEN ADDITION 001 018
FARLEY LTD LLC	301 NE 4TH ST, Unit 13	OKLAHOMA CITY	OK	73104	CARDINAL HEIGHTS 000 000 E52.4FT LOT 2
TRAN QUAN THUC	18156 NW 22RD ST	OKLAHOMA CITY	OK	73106-1409	MILLERS BOULEVARD 020 008 SB0FT
WHITE WINGS LIVING LLC	7729 NW 26TH ST	BETHANY	OK	73008	MAY TEN ADDITION 001 002
HELPING HANDS COMMUNICATIONS INC	PO BOX 12692	OKLAHOMA CITY	OK	73157	MILLERS BOULEVARD 023 000 LOTS 23 & 24
LEWIS DONNIE B	3016 MCKINZIEBIRD LN	MIDWEST CITY	OK	73110	MILLERS BOULEVARD 023 000 LOTS 21 & 22
ROSCH RALPH JR	2636 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 19 & 20
GROVES GREGORY TRS	12029 ASHFORD DR	YUKON	OK	73099-8019	MILLERS BOULEVARD 023 000 LOTS 17 & 18
LOPEZ BERTHA ALICIA	2628 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 15 & 16
ST RENTALS LLC	1216 NW 36TH ST	OKLAHOMA CITY	OK	73118	MILLERS BOULEVARD 023 000 LOTS 13 & 14
ORTIZ FAUSTINO & CELIA	2620 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 11 & 12
JONES KAYE J	2908 NW 11TH ST	OKLAHOMA CITY	OK	73107-5320	MAY TEN ADDITION 001 003
HUBERIA GUILLEIRMO & MARIA JUANA	2818 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 9 & 10
VO DONG N & CONG X DANG	2929 W PARK PL	OKLAHOMA CITY	OK	73107-5331	MAY TEN ADDITION 001 017
IRISH RESTORATION COMPANY LLC	2724 W PARK PL	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 021 011 E50FT

N May Ave.

NW 10th Street

N May Ave.



① Scale 1/8" = 1'-0"

Project name: _____
2000 NW 10th St
Project Address: _____
2000 NW 10th Street
Ocala, FL 32107

For Permit
Not For Construction

Rev: 04/17/2023

Site Plan

A101

SA

SAMMY ARAGON DESIGN

9350.25.1 Drinking Establishments: Sitdown, Alcohol Permitted (59-8300.33).

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.

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.

(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.

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.

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.

F.

Revocation of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33). A Special Permit may be revoked as specified in 59-4250.2.F.

G.

Expiration of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33). In addition to the conditions for expiration of a Special Permit as specified in 59-4250.2.F., a Special Permit for the use Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) will expire if:

(1)

For a period of 12 months or more any of the following occurs:

(a)

The City license for the sale of alcoholic beverages is not renewed when due.

(b)

The occupation tax relating to the sale of alcoholic beverages is not paid when due.

(c)

The sale or consumption of alcoholic beverages on the premises ceases.

(2)

The State revokes or does not renew the operator's license.

H.

Nonconforming Uses.

(1)

All establishments legally established under an Alcoholic Beverage Consumption Overlay District (ABC-3) shall continue to operate in accordance with the zoning overlay unless an application to remove the overlay is approved by the City Council.

(2)

All establishments legally established prior to May 9, 1985 shall be considered legal nonconforming. If such a use was approved as a special permit or special exception, and fails to continue operating in accordance with that approval, then the use will be considered illegal.

(a)

Legal nonconformities will cease if:

(1)

For a period of six months or more, any of the following occurs:

i.

The City license for the sale of alcoholic beverages is not renewed when due.

ii.

The occupation tax relating to the sale of alcoholic beverages is not paid when due.

iii.

The sale and consumption of alcoholic beverages on the premises ceases.

(2)

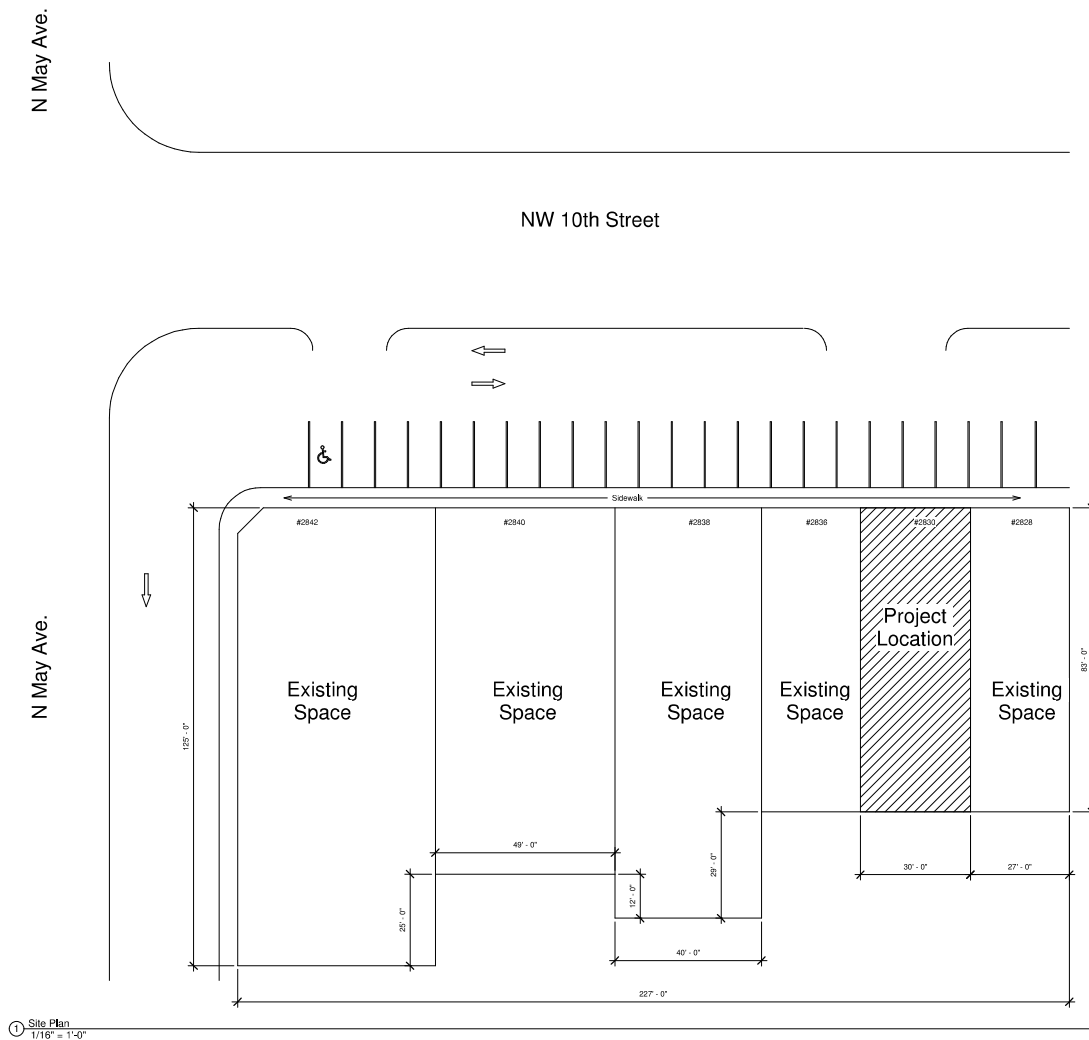
The use of the premises is changed to a use other than one relating to or authorizing the on-site consumption of alcoholic beverages.

(3)

The original special permit or special exception is revoked.

(4)

The State revokes or does not renew the operator's license.



Project name: _____

2630 NW 10th BAR

Project Address: _____

2630 NW 10th Street
Oklahoma City, OK 73107

For Permit
Not For Construction

For Review 7/14/2025
For Review 10/09/2025

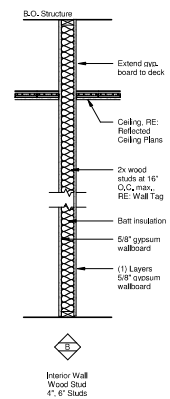
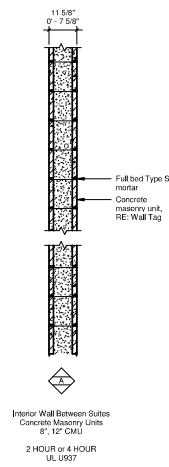
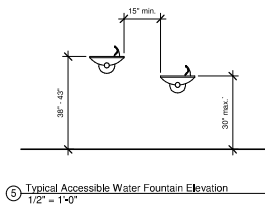
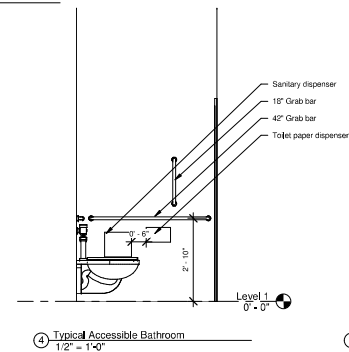
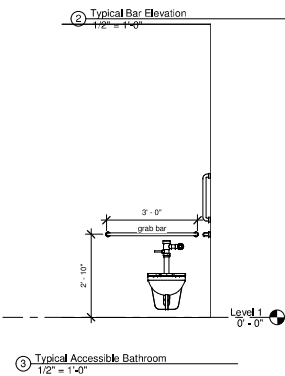
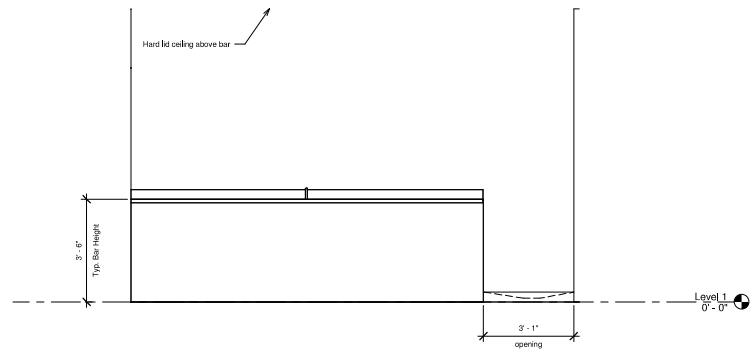
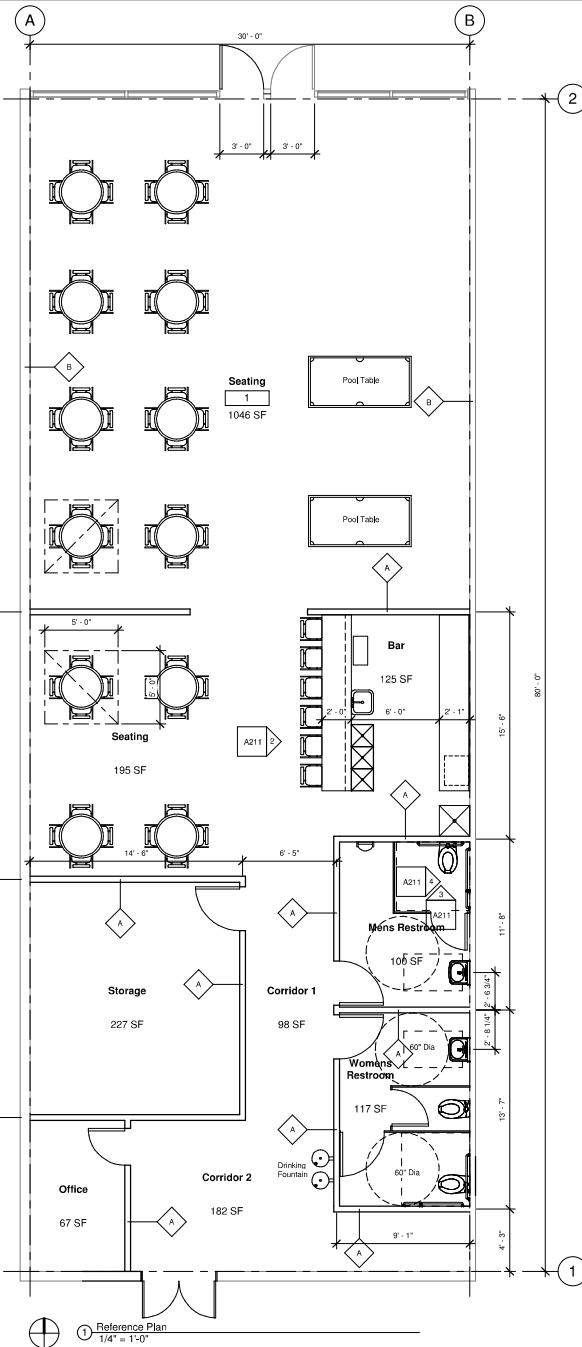
Site Plan

A101

SA



SAMMY ARAGON DESIGNS



6 Wall Types
3/4" = 1'-0"

Project name: _____
 2630 NW 10th BAR
 Project Address: _____
 2630 NW 10th Street
 Oklahoma City, OK 73107

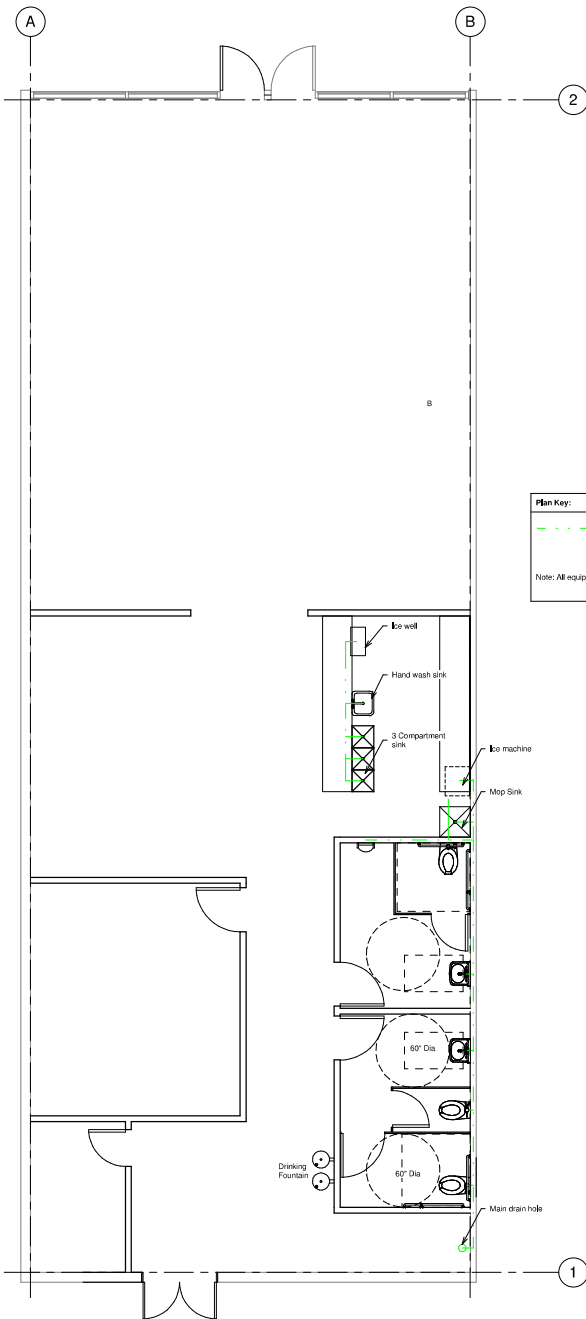
For Permit
 Not For Construction

For Review 7/14/2025
 For Review 10/09/2025

Plans

A211

SA



① Equipment and Plumbing Plan
1/4" = 1'-0"

Project name: _____

2630 NW 10th BAR

Project Address: _____

2630 NW 10th Street
Oklahoma City, OK 73107

For Permit
Not For Construction

For Review 7/14/2025
For Review 10/09/2025

Equipment and
Plumbing Plan

A211.1

SA

[Signature]

SAMMY ARAGON DESIGNS

General Information:

Project to be a Bar with occupancy group A-2.

Construction Type: VB - Unsprinkled
Building Construction Type: IIIB- Unsprinkled

Code Compliance:

IBC year 2021
USE AND OCCUPANCY CLASSIFICATION-SECTION 310
A-2-Assembly
GENERAL BUILDING HEIGHT AND AREA LIMITATIONS-SECTION 504
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
Unsprinkled VB Construction Buildings = 40 Feet
Act: 15 Feet
TABLE 504.4 ALLOWABLE NUMBER OF STORES ABOVE GRADE PLANE
Unsprinkled VB Construction Buildings = 1 Story
Act: 1 Story
TABLE 504.5 ALLOWABLE AREA FACTOR (A1) = HS, S1, S139, S13D or SM, as applicable IN SQUARE FEET
Unsprinkled IIIB Construction Buildings = 4,000 Square Feet
Act: 2,400 Square Feet

[F]903.2.1.2 Group A-2.
An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet (464.5 m²).
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
NO FIRE SPrINKLER SYSTEM REQUIRED

FIRE RESISTANCE RATING REQUIREMENTS-TABLE 601

Construction Type	IIIB
Primary Structural Frames	0 Hr
Bearing Walls	
Exterior ^{1a}	2 Hr
Interior	0 Hr
Non-Bearing Walls and Partitions	
Exterior	0 Hr
Interior ²	0 Hr
Floor Construction	0 Hr
Roof Construction	0 Hr

NOTES:
1. Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced to 1 hour where supporting a roof only.
2. Where the fire-resistance rating is required for 1 or 2 occupancies, the protection of structural members shall not be required.
3. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
4. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
5. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
6. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
7. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
8. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
9. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.
10. Where the fire-resistance rating is required for 3 or more occupancies, the protection of structural members shall be required.

EGRESS WIDTH-SECTION 1006

1006.1 The total width of means of egress in inches shall not be less than the total occupant load served by the means of egress multiplied by 0.2 inches per occupant for stairways and by 0.2 inches per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

1006.2 Doors, when fully open, and handrails shall not reduce the required means of egress width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half.

1007.1 Accessible spaces shall be provided with not less than one accessible means of egress.

1007.2 In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4.

1008.1.1 The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches.

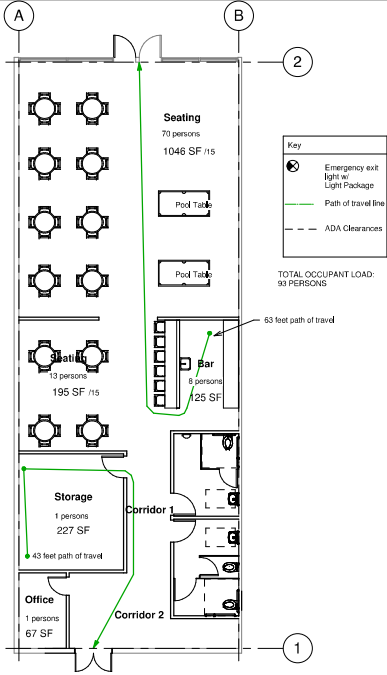
Exceptions:

3. Door openings to storage closets less than 10 square feet in area shall not be limited by the minimum width.

4. Width of door leaves in revolving doors that comply with Section 1008.1.4.1 shall not be limited.

Table 2901.1 - Minimum Number of Required Plumbing Fixtures

FLOOR	OCCUPANCY	OCC. LOAD	WATER CLOSETS		REQUIRED		LAVATORIES		REQUIRED		TOTAL REQUIRED		TOTAL PROVIDED		DRINKING FOUNTAINS	
			Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
1	Business (B)	80	1 per 40	2	2	1 per 75	1	1	2 WC	2 WC	2 WC	2 WC	2 WC	2 WC	1	1



Life Safety Plan
1/8" = 1'-0"

Table 1004.1

Function of Space	Occupant Load Factor
Accessory storage area, mechanical equipment room	300
Agricultural building	200
Airport hangars	500
Airport terminal, baggage claim	40
Airport terminal, baggage handling	200
Airport terminal, Concourse	100
Airport terminal, Waiting area	15
Assembly without fixed seats, Standing space	5
Assembly without fixed seats, Unconcentrated (tables and chairs)	15
Assembly without fixed seats, Concentrated (chairs only-not fixed)	7
Assembly, Exhibit Gallery and Museum	30
Assembly, Gaming floors (keno, slots, etc.)	11
Brewing centers	7
Business areas	100
Courtyards other than fixed seating areas	40
Day care	15
Dormitories	50
Educational, Classroom area	20
Educational, Shops and other vocational room areas	50
Exercise rooms	50
Group H-S Fabrication and manufacturing areas	200
Industrial areas	100
Institutional areas, Inpatient treatment areas	240
Institutional areas, Outpatient areas	150
Institutional areas, Sleeping areas	120
Kitchens, commercial	200
Library, Reading rooms	50
Library, Stack area	100
Mercantile, Areas on other floors	60
Mercantile, Basement and grade floor areas	30
Mercantile, Storage, stock, shipping areas	300
Parking garages	200
Residential	200
Skating rinks, swimming pools, Decks	15
Skating rinks, swimming pools, Rink and pool	50
Stages and platforms	15
Warehouses	150

Project name: _____

2630 NW 10th BAR

Project Address: _____

2630 NW 10th Street
Oklahoma City, OK
73107

For Permit

For Review 11/24/2024
Revision 1 10/09/2025

Code Analysis

G101

SA

SAMMY ARAGON DESIGNS

caseno	name1	mailingaddress1	city	state	zipcode
SP-613	VICTOR MCCLINTON	1612 NW 183RD ST	EDMOND	OK	73012
SP-613	SHAWN FREEMAN	2830 NW 10TH ST	OKLAHOMA CITY	OK	73107
SP-613	WESTLAWN GARDENS	2225 NW 2ND ST, UNIT A	OKLAHOMA CITY	OK	73107
SP-613	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALI	PO BOX 36609	OKLAHOMA CITY	OK	73136
SP-613	8888 LLC	2320 NW 155TH ST	EDMOND	OK	73013
SP-613	ACS PROPERTIES LLC	2201 IVY GLENN CT	EDMOND	OK	73034
SP-613	BARRIOS AURELIO A	4444 NW 11TH ST	OKLAHOMA CITY	OK	73107
SP-613	BRADFORD BETTIE	131 PINTAIL BLVD	FREEPORT	FL	32439
SP-613	BRAZELL TRUST	2913 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	CANDOR HOMES LLC	407 W COVELL RD, Unit 30362	EDMOND	OK	73003
SP-613	CASTILLO EMILIO	9904 SW 28TH ST	YUKON	OK	73099
SP-613	COPPERTOLE INVESTORS LLC	1630 RIVIERA AVE	WALNUT CREEK	CA	94596
SP-613	DEL LEON CLARA ILZA	2921 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	DELEON ANTOLIANO T	2829 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	DELEON HILMAR S BARRIOS	2828 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	FARLEY LTD LLC	301 NE 4TH ST, Unit 13	OKLAHOMA CITY	OK	73104
SP-613	FISHER TAYLOR	2841 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	FLESHMAN PROPERTIES INC	1800 NW 3RD ST	OKLAHOMA CITY	OK	73106
SP-613	FREEMAN COMPANY LLC	1000 N MAY AVE	OKLAHOMA CITY	OK	73107
SP-613	GABELA PROPERTIES LLC	1123 N MAY AVE	OKLAHOMA CITY	OK	73107
SP-613	GOOD HEAD HOMES LLC	PO BOX 12817	OKLAHOMA CITY	OK	73157
SP-613	GORDON JOHN SCOTT	3740 NW 27TH ST	OKLAHOMA CITY	OK	73107
SP-613	GROVES GREGORY TRS	12029 ASHFORD DR	YUKON	OK	73099
SP-613	GUTEL CHRISTOPHER A & HAILEY M	2704 NW 27TH ST	OKLAHOMA CITY	OK	73107
SP-613	HAYES JAMES A	7536 W FORDSON DR	OKLAHOMA CITY	OK	73127
SP-613	HELDRETH JOEL	2840 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	HELPING HANDS COMMUNICATIONS INC	PO BOX 12692	OKLAHOMA CITY	OK	73157
SP-613	HERNANDEZ ALFREDO & BERTHA	2825 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	HIGHT TRENT L TRS	13116 ROCK CANYON RD	OKLAHOMA CITY	OK	73142
SP-613	HIRSCHHORN AARON S & VICKI L	2827 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	HUERTA GUILLERMO & MARIA JUANA	2818 NW 11TH ST	OKLAHOMA CITY	OK	73107
SP-613	IRISH RESTORATION COMPANY LLC	2724 W PARK PL	OKLAHOMA CITY	OK	73107

SP-613	J & J EXPRESS LUBE INC	PO BOX JJ	NORMAN	OK	73070
SP-613	JB BOONE PROPERTIES LLC	17375 319TH ST	NORMAN	OK	73072
SP-613	JONES KAYE J	2908 NW 11TH ST	OKLAHOMA CITY	OK	73107
SP-613	LE NHA VIET	2801 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	LEWIS DONNIE B	3016 MOCKINGBIRD LN	MIDWEST CITY	OK	73110
SP-613	LEYLAND ANDREW D & RACHEL J	2736 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	LOPEZ BERTHA ALICIA	2828 NW 11TH ST	OKLAHOMA CITY	OK	73107
SP-613	MACHADO JORGE & MARIA	2832 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	MARTINEZ SEVERO	2824 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	MCGLASSON WILLIAM E & PHYLLIS J	2909 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	MCGUFFIN & MCGUFFIN INC	6300 CHATHAM RD	OKLAHOMA CITY	OK	73132
SP-613	MILKERAITIS JAMES	2836 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	MONTERROSO WILLIAM A & WILLIAM L	2923 NW 17TH ST	OKLAHOMA CITY	OK	73107
SP-613	MONTOYA NESTOR & GLADYS F	1944 NW 19TH ST	OKLAHOMA CITY	OK	73106
SP-613	NINJA NOOK SERIES LLC	6608 N WESTERN AVE PMB 111	OKLAHOMA CITY	OK	73116
SP-613	OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117
SP-613	ORTIZ FAUSTINO & CELIA	2820 NW 11TH ST	OKLAHOMA CITY	OK	73107
SP-613	PANDO EDUVIGES	1019 NW 16TH ST	OKLAHOMA CITY	OK	73106
SP-613	PATE JAYNEE GALE TRS	2809 GREENFIELD DR	EDMOND	OK	73012
SP-613	PHILLIP J PENNINGTON PROPERTIES II LLC	3512 HARRIS DR	EDMOND	OK	73013
SP-613	POLY REAL ESTATE LLC	1225 E 33RD ST	EDMOND	OK	73013
SP-613	REYES ARACELI FRAYRE	2808 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	ROESCH RALPH J JR	2836 NW 11TH ST	OKLAHOMA CITY	OK	73107
SP-613	RONLE HOLDINGS LLC	301 NE 4TH ST, Unit 13	OKLAHOMA CITY	OK	73104
SP-613	SAKZ PROPERTY LLC	21947 VILLAGIO DR	EDMOND	OK	73012
SP-613	SOONER PROPERTIES LLC	200 NE 48TH ST	OKLAHOMA CITY	OK	73105
SP-613	ST RENTALS LLC	1216 NW 34TH ST	OKLAHOMA CITY	OK	73118
SP-613	TRAN QUAN THUC	1816 NW 23RD ST	OKLAHOMA CITY	OK	73106
SP-613	TRIPLET PRINTICE JEROME SR	2833 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	VANG PA KOU	2733 NW 10TH ST	OKLAHOMA CITY	OK	73107
SP-613	VARGAS JOSE E MEDINA	2925 W PARK PL	OKLAHOMA CITY	OK	73107
SP-613	VINCENT GREGORY JR	18116 PAINTED HORSE CV	AUSTIN	TX	78738
SP-613	VO DONG M & LOAN X DANG	2929 W PARK PL	OKLAHOMA CITY	OK	73107

SP-613	W&W TENTH STREET LLC	2941 NW 10TH ST	OKLAHOMA CITY	OK	73107
SP-613	WALTERS JOHN L & MARILYN M TRS	14112 SMITHURST RD	EDMOND	OK	73013
SP-613	WHITE WINGS LIVING LLC	7729 NW 26TH ST	BETHANY	OK	73008
SP-613	ZALOUDEK RANDELL	2732 W PARK PL	OKLAHOMA CITY	OK	73107

SP-613

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-613 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted (Bar) in the I-1 Light Industrial District. A public hearing will be held by the City Council on July 21, 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-613 would be extended to include the following described property:

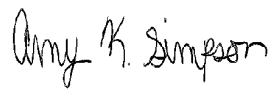
LEGAL DESCRIPTION:

A part of the Northwest Quarter of Section 31, Township 12 North, Range 3 West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter, Thence S00°12'26"E along the West line of said Northwest Quarter a distance of 33 feet, Thence N89°26'34"E parallel to the North line of said Northwest Quarter a distance of 50 feet to the point or place of beginning; Thence S00°12'26"E parallel to the West line of said Northwest Quarter a distance of 201.9 feet; Thence N89°26'34"E parallel to the North line of said Northwest Quarter a distance of 253.8 feet; Thence N00°12'26"W parallel to the West line of said Northwest Quarter a distance of 201.9 feet to a point 33 feet South of the North line of said Northwest Quarter; Thence S89°26'34"W parallel to the North line of said Northwest Quarter a distance of 253.8 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 16th day of June 2026.

SEAL


Amy K. Simpson, City Clerk

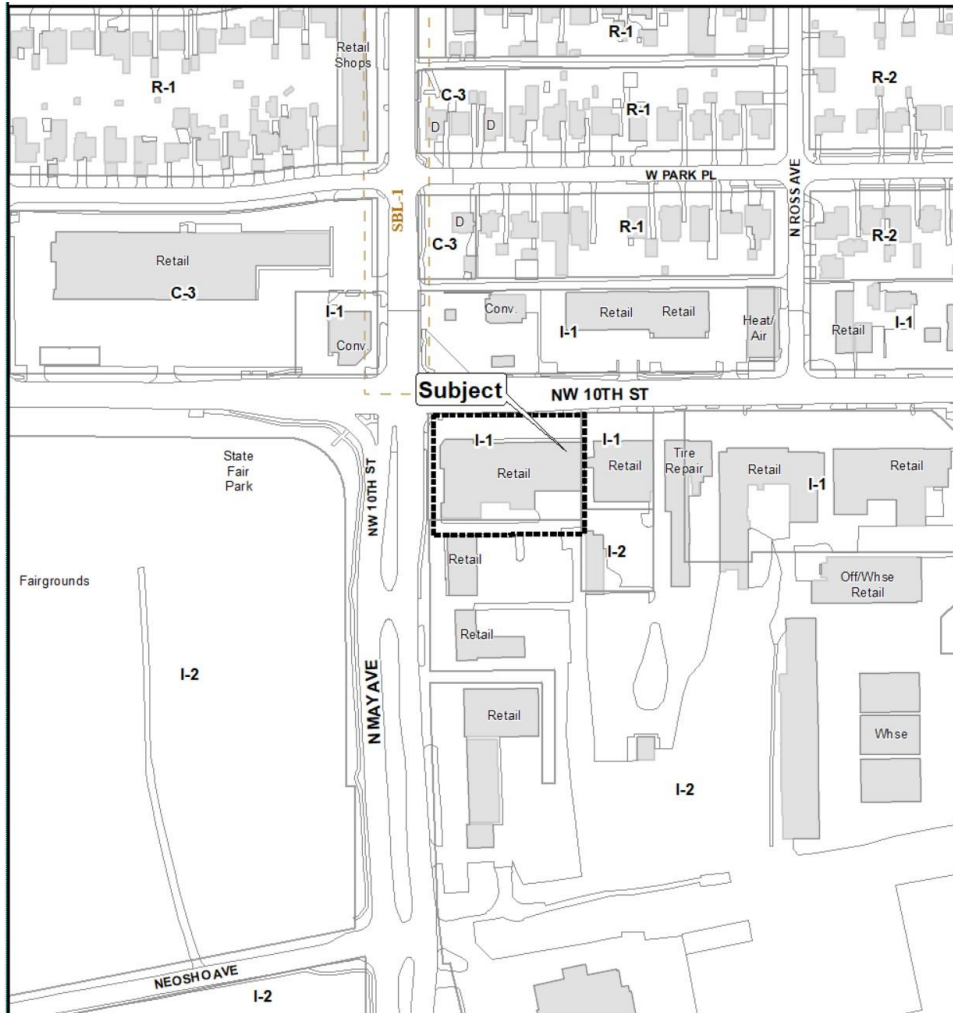


NOTICE OF REQUEST FOR SPECIAL PERMIT

CASE NUMBER: SP-613

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

LOCATION OF PROPERTY: 2830 NW 10th Street



BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a bar.

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

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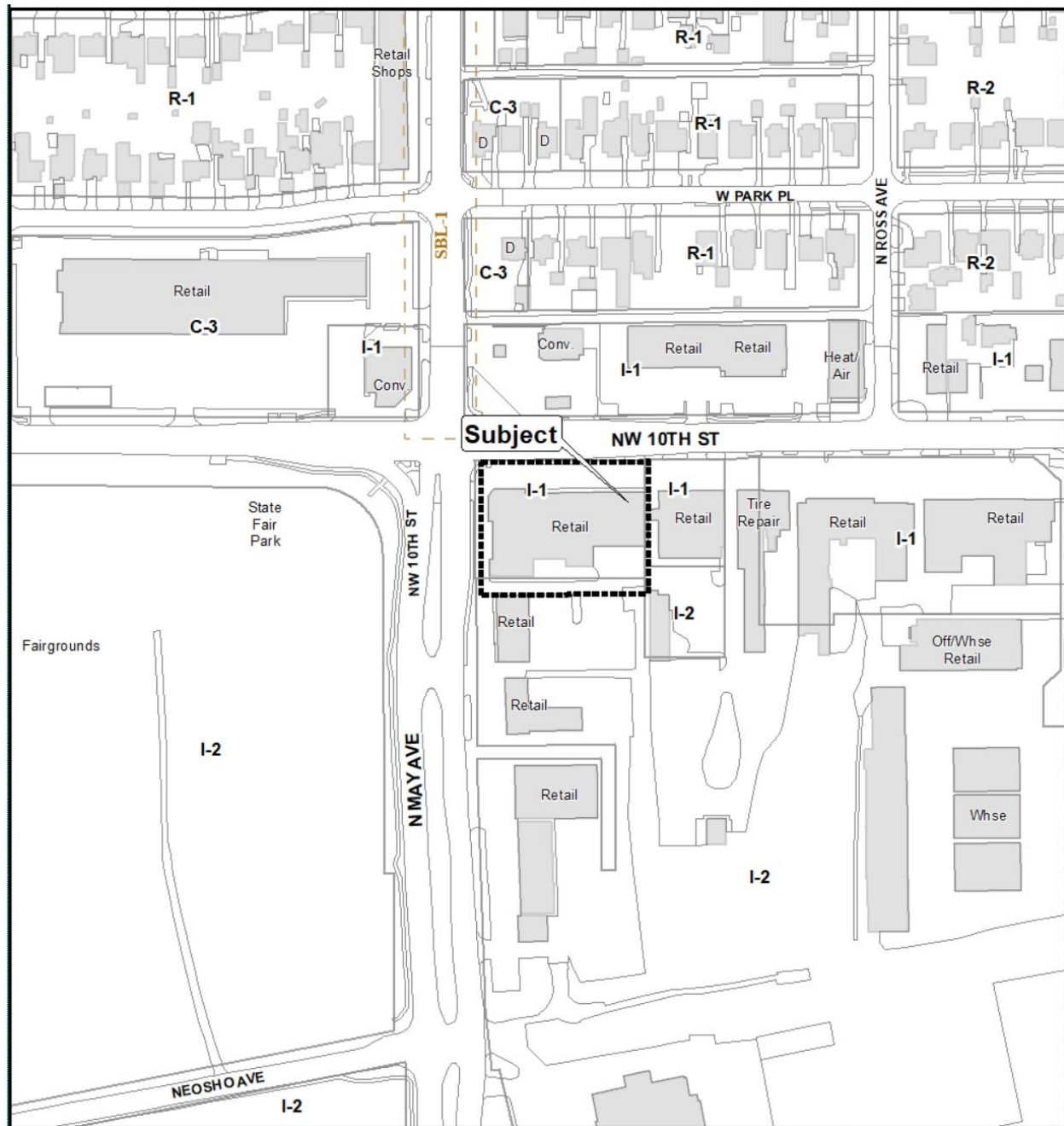
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For further information call (405) 297-2623.

Dated this 16th day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
May 28, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on May 26, 2026)

10. (SP-613) Application by Freeman Company, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted (Bar) in the I-1 Light Industrial District at 2830 NW 10th Street. Ward 6.

Technical Evaluation:

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

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MILNER, SECONDED BY HARRISON

AYES: CLAIR, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE,
LAFORGE

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 28, 2026

Item No. IV. 10.

(SP-613) Application by Freeman Company, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted (Bar) in the I-1 Light Industrial District at 2830 NW 10th Street. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Victor McClinton
Ugly Bar
(405) 229-2599

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow a bar.

B. EXISTING CONDITIONS

1. Size of Site: 1.18 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	I-1	I-1	I-1	I-2	I-2
Land Use	Retail	Retail	Vacant	Retail	State Fair Park

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

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.

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.

No outdoor activity is proposed.

- 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.

See Exhibit B – Site 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 within 600 feet of the proposed location.

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:** No objection.
- 4. Utilities:**
 - a. Solid Waste Management:**
 - 1) 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**
 - 1) LUTA Development Policies:**

Site Design:

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.
- Utilize Best Management Practices (BMP) for stormwater.

The purpose of this Special Permit application is to allow a drinking establishment within an existing retail center. National, state, and local permitting require basic best management practices for stormwater management.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points.

The subject site is located at the southeast corner of NW 10th Street and North May Avenue. Any changes to automobile connectivity would be per Code.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on the subject 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 this Special Permit application is to allow a drinking establishment within an existing retail center. The intended user occupies Suite 2830, while an antique mall comprises the majority of the remaining space in the building. No outside seating/activity is shown on the conceptual plan for the development. The site and application can meet the specific standards for the *Drinking Establishments: Sitdown, Alcohol Permitted* use.
- 3) Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) Transportation System:** The subject site is located at the southeast corner of NW 10th Street and North May Avenue, both Major Arterial Streets in the Urban Low LUTA. Transit (bus) service is located along NW 10th Street to the

east and west. Access to the City trail system is available west of the site, along the Will Rogers Trail.

5) Other Development Related Policies

- 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 at the southeast corner of NW 10th Street and North May Avenue. The subject site is currently zoned I-1. The purpose of this Special Permit application is to allow a drinking establishment within an existing retail center. The intended user occupies Suite 2830, while an antique mall comprises the majority of the remaining space in the building. Development near the intersection primarily consists of office, retail, and warehouse uses. The nearest residential uses are located at least 250 feet to the north, along West Park Place. State Fair Park is located at the southwest corner of NW 10th Street and North May Avenue. No outside seating/activity is shown on the conceptual plan for the development. 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 B

taj

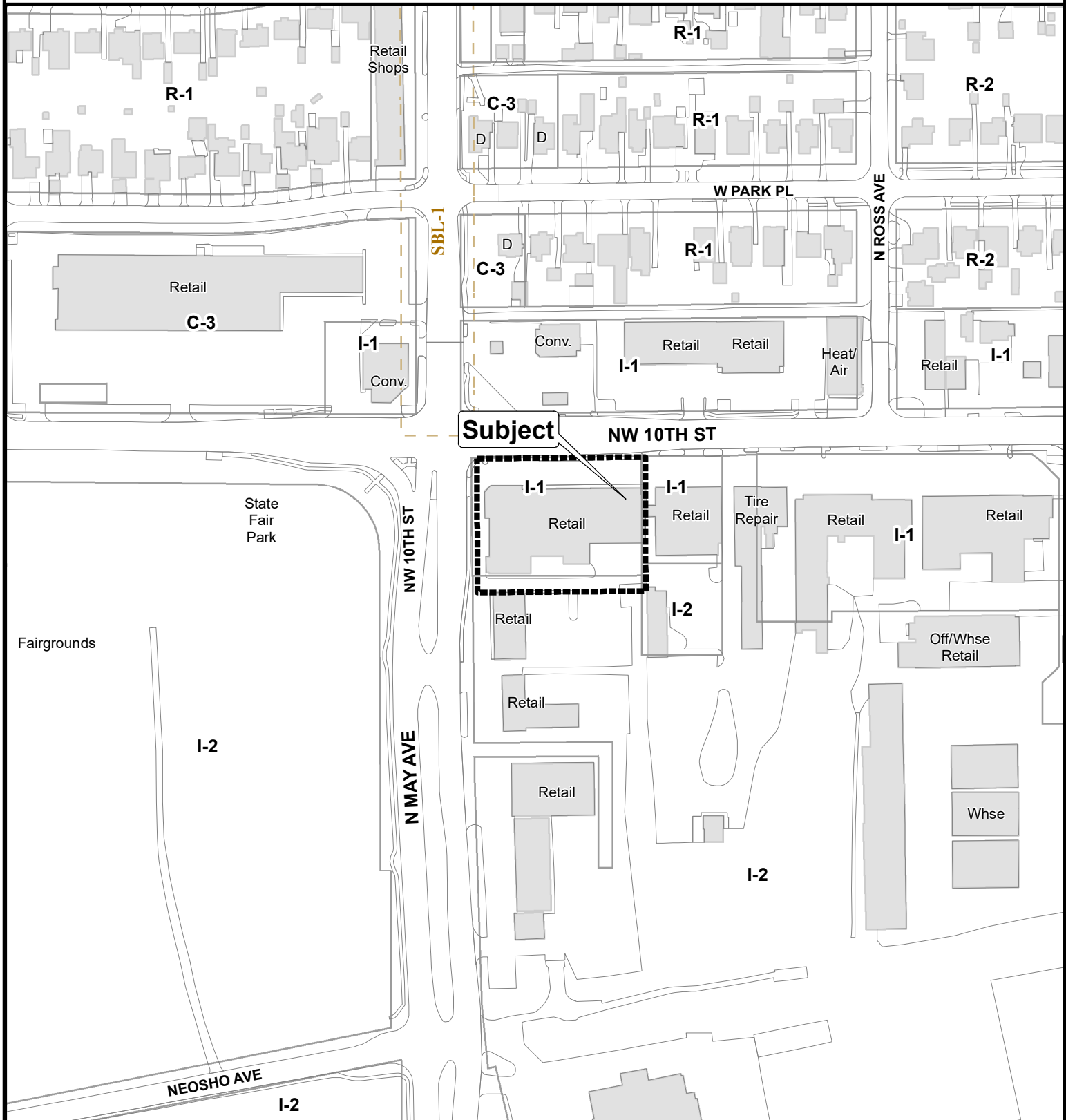
Case No: SP-613

Applicant: Freeman Company, LLC

Address: 2830 NW 10th St.

Present Zoning: I-1

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

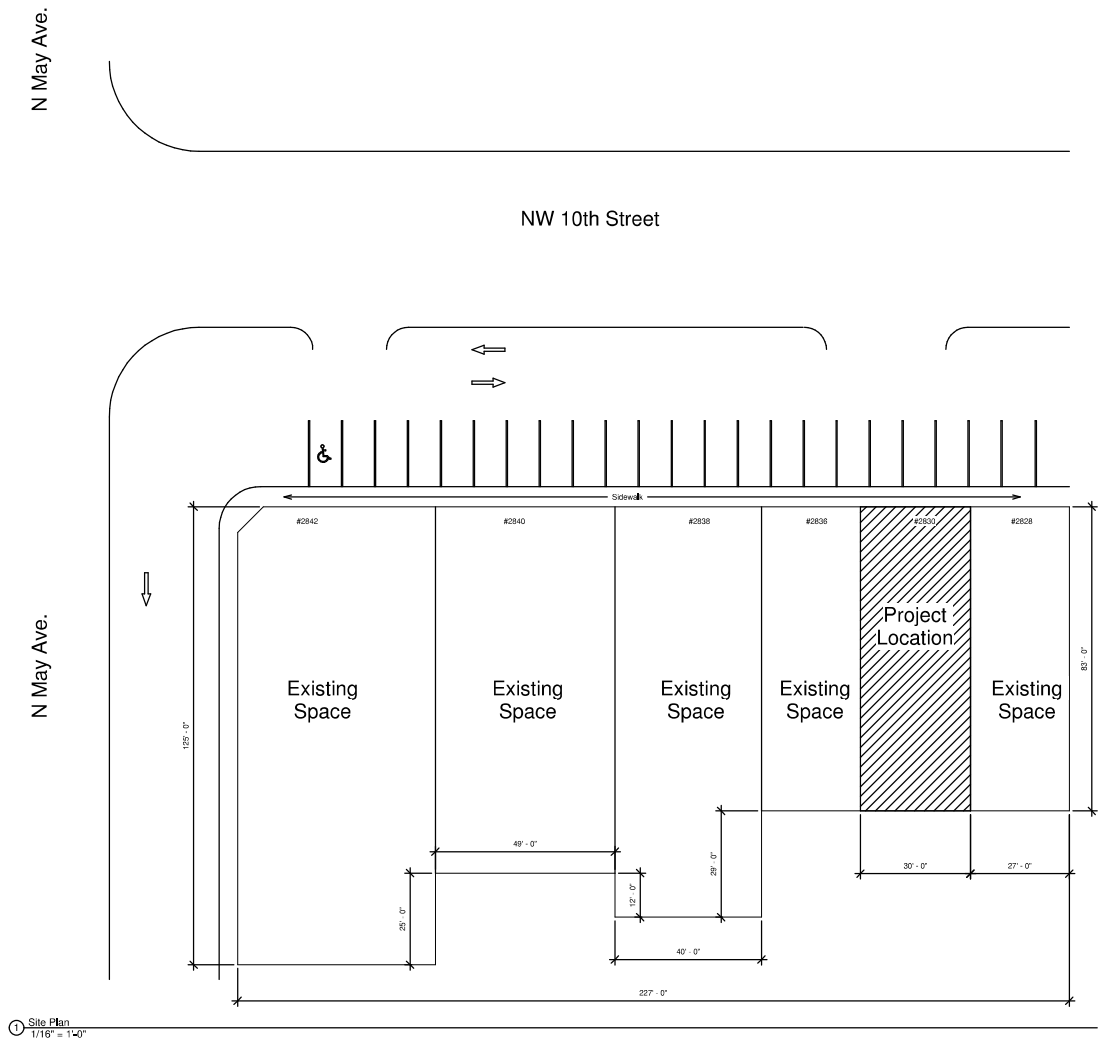


The City of
OKLAHOMA CITY

Special Permit Application



0 100 200
Feet



① Site Plan
1/16" = 1'-0"

Project name: _____
2830 NW 10th BAR
Project Address: _____
2830 NW 10th Street
Oklahoma City, OK 73107

For Permit
Not For Construction

For Review 7/14/2025
For Review 10/09/2025

Site Plan

A101

SA

Project name: _____
 2830 NW 10th BAR
 Project Address: _____
 2830 NW 10th Street
 Oklahoma City, OK 73107

For Permit
 Not For Construction

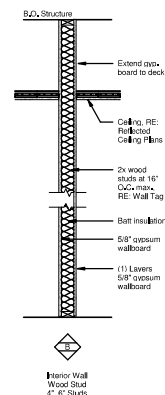
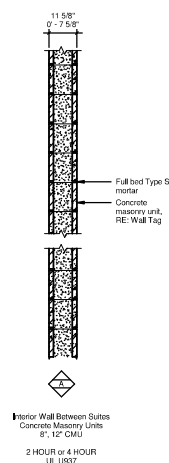
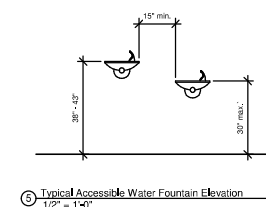
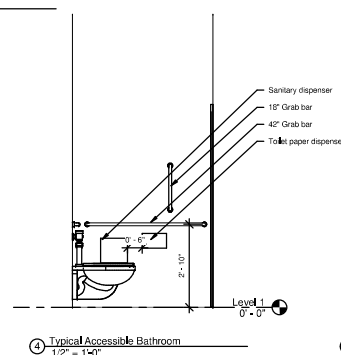
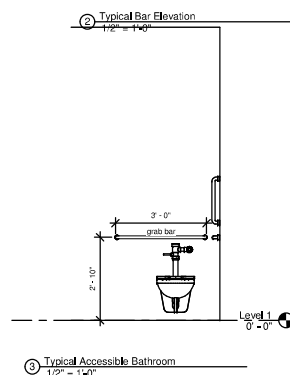
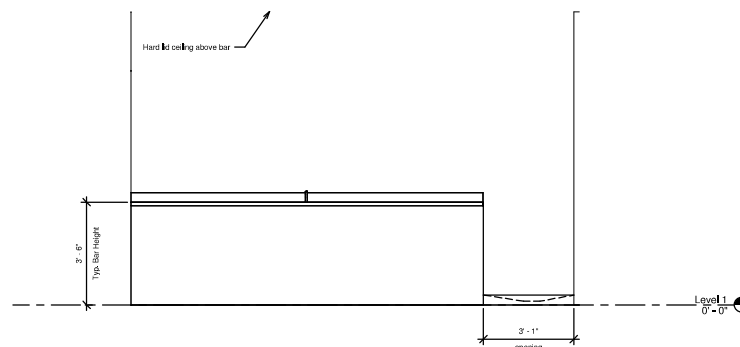
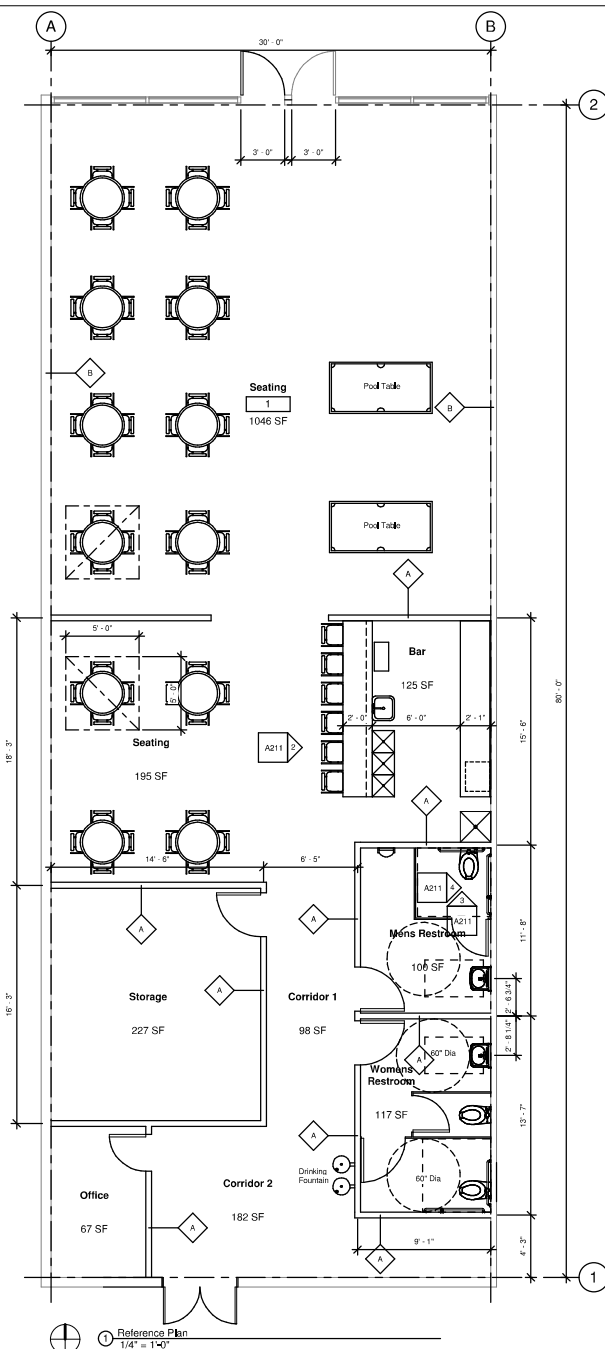
For Review 7/14/2025
 For Review 10/09/2025

Plans

A211

SA

SAMMY ARAGON DESIGNS



Wall Types
 3/4" = 1'-0"

Case No: SP-613

Applicant: Freeman Company, LLC

Address: 2830 NW 10th St.

Present Zoning: I-1

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



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Special Permit Application



0 100 200
Feet