

SP-614

Published in The Journal Record AUGUST 5, 2026.

ORDINANCE NO. 28,124

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-2 MODERATE INDUSTRIAL AND DP DOWNTOWN PARKING OVERLAY DISTRICTS ~~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 allow Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-2 Moderate Industrial and DP Downtown Parking Overlay Districts, as shown upon the District Map to include therein the following described property:

Lots TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), THIRTY-THREE (33) and THIRTY-FOUR (34), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot THIRTY-ONE (31), LESS AND EXCEPT the North Twenty-five feet thereof, and All of Lot THIRTY-TWO (32), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SECTION 2. (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 7TH day of JULY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 4TH day of AUGUST, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner

ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. L
8/4/2026

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-614) establishing a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-2 Moderate Industrial and DP Downtown Parking Overlay Districts, 500 South Western Avenue. Ward 6.

Applicant:

David M. Box, Box Law Group, PLLC
K & S Investment Properties, LLC

Purpose:

The purpose of this request is to allow a bar / drinking establishment, with potential for an accessory outdoor area and food trucks.

Background:

On June 11, 2026, the Planning Commission recommended approval of the application.

Protests:

None

Previous Action:

The Ordinance was introduced July 7, 2026, and set for final hearing August 4, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Development Services 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

La Santa

Project Name

500 S Western Ave.

Address / Location of Property

Drinking Establishment.

Purpose Statement (provide attachment if necessary)

Staff Use Only

614

Case No.: SP -

4-16-26

File Date:

6

Ward No.:

Nbhd. Assoc.: Riverside, Farmers Market

School District: OKC

Extg Zoning: I-2

Overlay: DP / DSHA

8300.33

Proposed Use

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. Make checks payable to "City Treasurer"

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

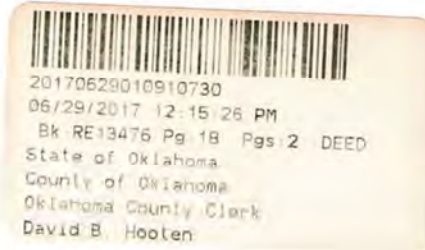
mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com, david@boxlawgroup.com

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.

AFTER RECORDING RETURN TO:

Oklahoma Department of Transportation
Facilities Management Division
200 NE 21st Street
Oklahoma City, OK 73105



(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

This instrument is exempt from the
Documentary Stamp Tax requirements
contained in 68 O.S. 2011 § 3201
[68 O.S. 2011 § 3202(11)]

17430(04)
Parcel No. 275
Oklahoma County

QUITCLAIM DEED

THIS INDENTURE, made this 23rd day of June, 2017, A.D. between the **State of Oklahoma, ex rel., Oklahoma Department of Transportation**, party of the first part, and **K & S Investment Properties, LLC**, parties of the second part, **WITNESSETH:**

That said party of the first part, in consideration of the sum of **Forty-Two Thousand Three Hundred Thirty and No/100 Dollars (\$42,330.00)** and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, except for and subject to any existing utility easements, licenses or permits and subject to the reservations and exceptions made hereinafter, does hereby quitclaim, grant, bargain, sell and convey unto **K & S Investment Properties, LLC**, Mailing Address: 12905 Anduin Ave., Oklahoma City, Oklahoma, 73170 parties of the second part, all its rights, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property, to-wit:

A strip, piece or parcel of land lying in Lots 29 and 30, Block 2 of Belfort Addition to Oklahoma City, in Oklahoma County, Oklahoma, according to the recorded plat thereof. Said parcel being described as follows:

All of lots Twenty-Nine (29) and Thirty (30) of Block Two (2) in Belfort Addition to Oklahoma City, in Oklahoma County, Oklahoma, according to the recorded plat thereof.

Containing 7,055 square feet or 0.16 acres more or less.

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, their heirs, successors and assigns forever, so that neither it, the said State of Oklahoma, ex rel., Oklahoma Department of Transportation or any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred and said premises shall be subject to the rights of any existing utility easements, licenses or permits which may presently be occupying said right-of-way.

2/15

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the said year first written above.

APPROVED AS TO FORM
AND LEGALITY

STATE OF OKLAHOMA, ex rel.,
DEPARTMENT OF TRANSPORTATION

B. Madam

Timothy A. Tegeler
Timothy A. Tegeler,
Director of Engineering
DT

State of Oklahoma)
) ss.
Oklahoma County)

Before me, the undersigned Notary Public in and for this state, on this 27th day of June, 2017, personally appeared Timothy A. Tegeler, to me known to be the Director of Engineering, of the State of Oklahoma, ex rel., Oklahoma Department of Transportation, and the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same in his capacity as the Director of Engineering of the State of Oklahoma, ex rel., Oklahoma Department of Transportation, as his free and voluntary act and deed, and as the free and voluntary act and deed as such Director of Engineering of the State of Oklahoma, ex rel., Oklahoma Department of Transportation for the uses and purposes therein set forth.

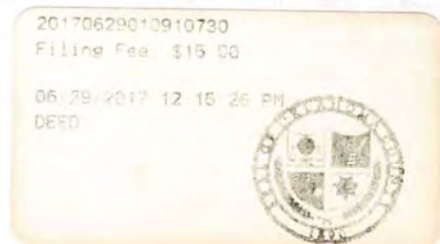
Witness my hand and seal the day and year above written.

My Commission Expires:

08-14-17
My Commission No.:
13007463



Andrea Daniele Bzdula
Notary Public



Thursday, October 14, 2021 2:01:06 PM - Greenshot

PROD AssessPro.NET - Version: 5.4.9 : Database Version: 5.4.9 - Welcome OKLAHOMA_COUNTY\ARCHBOW

Lookup by Criteria

2022 Acct: 42005 Street: S WESTERN AVE City: OKLAHOMA CITY Owner: STATE OF OK DEPT OF T... User Acct: R018646250

Closed: ID: 1616-01-864-6250 #: 522 Show: All All Primary Bldg: 1 - 1 Of 1

Add Save Modify Delete Cancel Calc Print

A - Active Bldg: 1 Of 1 Transfers

Proc Appr: \$0 Rate: 0.00 Proc Lts: \$0 Roll Appr: \$0 Roll Lts: \$0 Roll Asst: \$0 LUC: 744L - St... Bldg: SqFt: 0 Ratio: 1.00

Account Detail Legal Notes Exemption Application Detail Owners Exemptions Activity Document Links Prev Values Appeals LookupGrid Transfers

Account Information

Parcel ID: 1616-01-864-6250 Closed Locked

Property ID: 42005 Account Type: 140 - Exempt

User Account: R018646250 Imp/Vac/Y: Vacant - Vacant

Property LUC: 744L - State of Oklahoma Neighborhood: 0802

Primary Juris: Market Area: UnAssigned - UnAssigned

Assessed Size: 0.1618 Unit Type: AC - Acres

District Group: 200 - 200 District Code: Okla - Oklahoma City, 89 - Oklahoma City #89

Council District: 11N Appraisal Area: 17 - Cm EA 9

Location (1 of 1)

522 S WESTERN AVE
OKLAHOMA CITY, OK

Owner (1 of 1)

STATE OF OK DEPT OF TRANSPORTATION
LEGAL DIVISION BUSINESS OFFICE
200 NE 21ST ST
OKLAHOMA CITY, OK 73105-3204

Associated Parcels

1453-14-384-6020 RE

1609-02-938-3160 RE

1609-02-938-3540 RE

1609-02-938-3580 RE

1609-02-938-3680 RE

1609-02-938-3800 RE

1609-02-938-3878 RE

1609-02-938-3880 RE

1609-02-938-4040 RE

1609-02-938-5720 RE

1609-02-938-5760 RE

1609-02-938-6060 RE

1609-02-938-6120 RE

1609-02-938-6150 RE

1609-02-938-6260 RE

Record 1 of 148

Narrative

This parcel contains 0.1618 AC of land mainly classified as State of Oklahoma.

Building Info

Legal Description

BELFORTS ADDITION 002 000 LOTS 29 & 30

Sales Information

Legal Ref: 10590-1249 Sold As Vacant: Price: \$0

Date: 8/13/2007

Grantor: MCDANIEL DONALD

Validity: LUC:

Legal Ref: 9232-1834 Sold As Vacant: Price: \$0

Date: 3/1/2004

Grantor: MCDANIEL R W TRS MCDANIEL R W LIV TRUST

Validity: LUC:

Valuation Information

Appraised: In Process Last 2020 - TR

Mkt Adj Cost Mkt Adj Cost

Calc Area: 0.16185

Total Land: 0.16185

Ag Credit:

Land:

Building:

Yard:

Mkt Total:

Total:

Assessed:

Land:

Building:

Yard:

Total:

Limited Total:

Limited Taxable:

Picture (1 of 3)

2021 1 2/11/2021

Sketch

No image data

Lat: 35.461°; Long: -97.531°

1616018646250

Real Estate

Utilities

Open User: oklahoma_county\archbow Server: assessprod Database: assess50 0%

Type here to search

70°F Cloudy 2:01 PM 10/14/2021

2022061401092223 B: 15184 P: 1463

06/14/2022 08:34:35 AM Pgs: 3

Fee \$ 22.00

Fee: \$ 22.00
David B. Hooten, Oklahoma County Clerk
Oklahoma County - State of Oklahoma



SPECIAL WARRANTY DEED

STATE OF OKLAHOMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF OKLAHOMA)

THAT **ONE GAS, INC.**, an Oklahoma corporation, as successor in interest to Oklahoma Natural Gas Company ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, donate and convey unto **K&S INVESTMENT PROPERTIES, LLC**, with a mailing address of 12905 Anduin Ave., Oklahoma City, OK 73170 (hereinafter the "Grantee"), that certain real property located in Oklahoma County, Oklahoma, to-wit:

The North 25 feet of Lot 31, Block 2, Belfort Addition to Oklahoma City, Oklahoma.

Being the same property reserved in General Warranty Deed dated March 20th, 1944, from Oklahoma Natural Gas Company to Dee Watts recorded in Book 560, Page 415 of Oklahoma County, Oklahoma.

together with all and singular all rights and appurtenances belonging to such real property and all of Grantor's right, title and interest in and to all common elements, streets, alleys and other public or private ways adjacent thereto, before or after vacation thereof; and all of the buildings, structures, fixtures and other improvements in, upon and under such real property and appurtenances thereto (collectively, the "Property"), SAVE AND EXCEPT that Grantor shall have the right to continue to enter upon, possess, occupy, maintain, operate, use, repair, upgrade, replace, reconstruct and remove its below ground facilities therein and to continue to operate and provide such services in the performance of its public service undertaking.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Dated this 13th day of June, 2022.

DS
DRE

ONE Gas, Inc., an Oklahoma corporation

DocuSigned by:
Chris Carr
By: 998DF43B81E2492
Chris Carr, as Vice President of
ONE Gas, Inc.,
an Oklahoma corporation

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me on the 13th day of June, 2022, by
Chris Carr, Vice President of ONE Gas, Inc., an Oklahoma corporation.

[Signature]
Notary Public

My commission number is #16005513

My commission expires: 06/06/24

[SEAL]

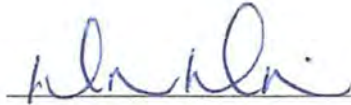


State of OKLAHOMA

County of TULSA

I certify that the preceding or attached document entitled (SPECIAL WARRANTY DEED), (dated the 13th day of June 2022), containing (DocuSign Envelope ID: A241474E-BE23-4757-A6F2-654B169722AF). These pages are a true and correct copy of an electronic document printed by me or under my supervision, and that, at the time of printing, no security features present on the electronic document indicated any changes or errors in an electronic signature or other information in the electronic document since its creation or execution.

Dated: June 13th, 2022



(Signature of notary public)

(Notary seal)



Notary Public: #16005513

(My commission expires: 06/06/24)

20151023011425380
DEED 10/23/2015
09:16:09 AM Book:12960
Page:1908 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$568.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That **LOVE LINK MINISTRIES, INC.**, a corporation, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **K & S INVESTMENT PROPERTIES, LLC**, party(IES) of the second part, the following described real property and premises situated in **Oklahoma** County, State of Oklahoma, to-wit:

Lots TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), THIRTY-THREE (33) and THIRTY-FOUR (34), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lot THIRTY-ONE (31), LESS AND EXCEPT the North Twenty-five feet thereof, and All of Lot THIRTY-TWO (32), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:

K & S INVESTMENT PROPERTIES, LLC

12905 Andover Ave, Oklahoma City, OK 73170

TAXES TO:

SAME

together with all the improvements thereon, and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 22nd day of October, 2015

LOVE LINK MINISTRIES, INC.

Terry L. Armstrong
By **TERRY ARMSTRONG, CHAIRMAN**

STATE OF OKLAHOMA }

} ss

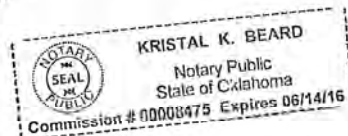
COUNTY OF CLEVELAND }

Before me, a Notary Public in and for this state, on this 22nd day of October, 2015, personally appeared **TERRY ARMSTRONG** to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **CHAIRMAN**, of **LOVE LINK MINISTRIES, INC.**, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

File # 15177476



Lots TWENTY-TWO (22), TWENTY THREE (23), TWENTY FOUR (24), TWENTY FIVE (25), TWENTY SIX (26), TWENTY SEVEN (27), TWENTY EIGHT (28), THIRTY-THREE (33) and THIRTY-FOUR (34), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lot THIRTY-ONE (31), LESS AND EXCEPT the North Twenty-five feet thereof, and All of Lot THIRTY-TWO (32), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, K & S Investment Properties, LLC,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Harold Smart
Signature

Harold Smart
Type Print Name

Title: Manager
Manager / Proprietor

Date: 04/08/2026
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 600 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: April 7, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2987998-OK99

Legal Description
500 S. Western Ave

Lots Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five, Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Thirty-Three (33), Thirty-Four (34), of Block Two (2), in

BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

And

Lots Twenty-Nine (29), Thirty (30), Thirty-One (31), LESS AND EXCEPT the North Twenty-Five feet thereof and all of Lot Thirty-Two (32), of Block Two (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

OWNERSHIP REPORT
ORDER 2987998-OK99

EFFECTIVE DATE: APRIL 7, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILNG ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1616	R018645750	K& S INVESTMENT PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170-2112	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 22 & 23 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1616	R018646000	K& S INVESTMENT PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170-2112	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 24 THRU 28 (PART OF SUBJECT PROPERTY)	500 S WESTERN AVE OKLAHOMA CITY
1616	R018646250	K & S INVESTMENT PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 29 & 30 (PART OF SUBJECT PROPERTY)	522 S WESTERN AVE OKLAHOMA CITY
1616	R018646750	K& S INVESTMENT PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170-2112	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 S115FT OF LT 31 ALL OF LT 32 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1616	R018647250	K& S INVESTMENT PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170-2112	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 33 & 34 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1616	R017529005	UNITED STATES CELLULAR CORP	C/O US CELLULAR	PO BOX 31369	CHICAGO	IL	60631-0369	EDWARDS COURT HOUSE	6	0	EDWARDS COURT HOUSE 006 000 LOTS 23 THRU 32 PLUS A TR OF VAC ALLEY BEG NE/C OF LOT 32 BLK 6 TH W110FT N20FT E110FT S20FT TO BEG	310 S WESTERN AVE OKLAHOMA CITY
1616	R017529600	SCA PROPERTIES LLC		3904 CREEK BEND RD	EDMOND	OK	73003	EDWARDS COURT HOUSE	6	0	EDWARDS COURT HOUSE 006 000 LOTS 33 THRU 40	1001 SW 3RD ST OKLAHOMA CITY
1616	R017529900	FARRINGTON TRUCK PARTS & REPAIR INC		21640 VILLAGIO DR	EDMOND	OK	73012	EDWARDS COURT HOUSE	6	0	EDWARDS COURT HOUSE 006 000 LOTS 41 THRU 46	0 UNKNOWN OKLAHOMA CITY
1616	R017680900	FARRINGTON TRUCK PARTS & REPAIR INC		21640 VILLAGIO DR	EDMOND	OK	73012	EDWARDS COURT HOUSE AMD	7	0	EDWARDS COURT HOUSE AMD 007 000 N135FT OF LOTS 1 THRU 11	924 SW 3RD ST OKLAHOMA CITY
1616	R017681100	FINCH REALTY LLC		PO BOX 18967	OKLAHOMA CITY	OK	73154	EDWARDS COURT HOUSE AMD	7	0	EDWARDS COURT HOUSE AMD 007 000 N135FT OF LTS 12 & 13	1002 SW 3RD ST OKLAHOMA CITY
1616	R017681200	2W PROPERTIES LLC		2000 N CLASSED BLVD STE 210 BOX 310	OKLAHOMA CITY	OK	73106	EDWARDS COURT HOUSE AMD	7	0	EDWARDS COURT HOUSE AMD 007 000 N135FT OF LTS 14 & 15	1006 SW 3RD ST OKLAHOMA CITY
1616	R017681500	NAIFCO REALTY CO LLC		304 N MERIDIAN AVE, Unit H	OKLAHOMA CITY	OK	73107	EDWARDS COURT HOUSE AMD	7	0	EDWARDS COURT HOUSE AMD 007 000 N135FT OF LTS 16 & 17	1010 SW 3RD ST OKLAHOMA CITY
1616	R017681800	NAIFCO REALTY CO LLC		PO BOX 75447	OKLAHOMA CITY	OK	73147-0447	EDWARDS COURT HOUSE AMD	7	0	EDWARDS COURT HOUSE AMD 007 000 N135FT OF LTS 18 THRU 21	1018 SW 3RD ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2987998-OK99

EFFECTIVE DATE: APRIL 7, 2026 AT 7:30 AM

1616	R017682100	MNL PROPERTIES LLC		5300 S PORTLAND AVE	OKLAHOMA CITY	OK	73119	EDWARDS COURT HOUSE AMD	7	0	EDWARDS COURT HOUSE AMD 007 000 N135FT OF LOTS 22 THRU 25 & S30FT NOBLE AVE	1028 SW 3RD ST OKLAHOMA CITY
1616	R017682400	A T & S F & CRI & P RY		PO BOX 96361	OKLAHOMA CITY	OK	73143	EDWARDS COURT HOUSE AMD	0	0	EDWARDS COURT HOUSE AMD 000 000 S35FT OF BLKS 7 8 9	0 UNKNOWN OKLAHOMA CITY
1616	R018640250	NAIFEH REALTY CO INC		PO BOX 75447	OKLAHOMA CITY	OK	73147-0447	BELFORTS ADDITION	1	0	BELFORTS ADDITION 001 000 LOTS 1 THRU 8	911 SW 4TH ST OKLAHOMA CITY
1616	R018641250	NAIFEH REALTY CO INC		PO BOX 75447	OKLAHOMA CITY	OK	73147-0447	BELFORTS ADDITION	1	0	BELFORTS ADDITION 001 000 LOTS 9 THRU 11	919 SW 4TH ST OKLAHOMA CITY
1616	R018641750	NAIFEH REALTY COMPANY		PO BOX 75447	OKLAHOMA CITY	OK	73147-0447	BELFORTS ADDITION	1	0	BELFORTS ADDITION 001 000 LOTS 12 THRU 26	408 S WESTERN AVE OKLAHOMA CITY
1616	R018643250	S F & R REALTY		PO BOX 75467	OKLAHOMA CITY	OK	73147	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 1 THRU 15	900 SW 4TH ST OKLAHOMA CITY
1616	R018645000	NAIFCO REALTY CO		PO BOX 75447	OKLAHOMA CITY	OK	73147-0447	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 16 THRU 21	0 UNKNOWN OKLAHOMA CITY
1616	R018646500	K & S INVESTMENT PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170	BELFORTS ADDITION	2	31	BELFORTS ADDITION BLK 002 LOT 031 N25FT	0 UNKNOWN OKLAHOMA CITY
1616	R018648000	TORRES MARIO & LAURA		1001 SW 5TH ST	OKLAHOMA CITY	OK	73109	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 35 THRU 44	1009 SW 5TH ST OKLAHOMA CITY
1616	R018648750	CROSSPORT LLC		29533 CANYON SPRINGS RD	HIGHLAND	CA	92346-6239	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 45 THRU 48	931 SW 5TH ST OKLAHOMA CITY
1616	R018649500	NAIFCO REALTY CO LLC		PO BOX 75447	OKLAHOMA CITY	OK	73147	BELFORTS ADDITION	2	0	BELFORTS ADDITION 002 000 LOTS 49 THRU 57	915 SW 5TH ST OKLAHOMA CITY
1616	R018802600	NAIFCO REALTY CO		PO BOX 75447	OKLAHOMA CITY	OK	73147-0447	HOEFFERS ADDITION	1	0	HOEFFERS ADDITION 001 000 LOTS 7 THRU 13	829 SW 4TH ST OKLAHOMA CITY
1616	R018805200	MORSCO PROPERTIES OK LLC		15850 DALLAS PARKWAY STE 200	DALLAS	TX	75248	HOEFFERS ADDITION	2	0	HOEFFERS ADDITION 002 000 LOTS 3 THRU 12	824 SW 5TH ST OKLAHOMA CITY
1616	R019760220	MORSCO PROPERTIES OK LLC		15850 DALLAS PARKWAY STE 200	DALLAS	TX	75248	WESTOVER ADDITION	1	0	WESTOVER ADDITION 001 000 LOTS 1 & 2	900 SW 5TH ST OKLAHOMA CITY
1616	R019760880	BECERRA SHERAL BISHOP TRS	BECERRA SHERAL BISHOP LIV TRUST	5200 VERBENA LN	OKLAHOMA CITY	OK	73142	WESTOVER ADDITION	1	0	WESTOVER ADDITION 001 000 LOTS 3 THRU 6 EX W1FT OF S14.5FT OF N19.3FT OF LOT 6	908 SW 5TH ST OKLAHOMA CITY
1616	R019761100	RICKY D BAILEY PROPERTIES LLC		4304 NW 42ND TER	OKLAHOMA CITY	OK	73112	WESTOVER ADDITION	1	0	WESTOVER ADDITION 001 000 W1FT OF S14.5FT OF N19.3FT LOT 6 & LOTS 7 THRU 10	914 SW 5TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2987998-OK99

EFFECTIVE DATE: APRIL 7, 2026 AT 7:30 AM

1616	R019761320	RICKY D BAILEY PROPERTIES LLC		4304 NW 42ND TER	OKLAHOMA CITY	OK	73112	WESTOVER ADDITION	1	0	WESTOVER ADDITION 001 000 LOTS 11 & 12	920 SW 5TH ST OKLAHOMA CITY
1616	R019761535	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	WESTOVER ADDITION	1	14	WESTOVER ADDITION 001 014 A TR 50FT WIDE ADJ ON W NOW VACATED EXEMPT	0 UNKNOWN OKLAHOMA CITY
1616	R019761540	RICKY D BAILEY PROPERTIES LLC		4304 NW 42ND TER	OKLAHOMA CITY	OK	73112	WESTOVER ADDITION	1	0	WESTOVER ADDITION 001 000 LOTS 13 & 14	924 SW 5TH ST OKLAHOMA CITY
1616	R019761760	BECERRA SHERAL BISHOP TRS	BECERRA SHERAL BISHOP LIV TRUST	5200 VERBENA LN	OKLAHOMA CITY	OK	73142	WESTOVER ADDITION	1	0	WESTOVER ADDITION 001 000 LOTS 15 THRU 29	927 SW 6TH ST OKLAHOMA CITY
1616	R019763300	GSG PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170- 2112	WESTOVER ADDITION	2	0	WESTOVER ADDITION 002 000 LOTS 1 & 2	1000 SW 5TH ST OKLAHOMA CITY
1616	R019763520	GSG PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170- 2112	WESTOVER ADDITION	2	0	WESTOVER ADDITION 002 000 LOTS 3 & 4	1004 SW 5TH ST OKLAHOMA CITY
1616	R019764400	CITY OF OKLAHOMA CITY		200 N WALKER AVE	OKLAHOMA CITY	OK	73102	WESTOVER ADDITION	2	0	WESTOVER ADDITION 002 000 LOTS 5 THRU 14 & VACATED S10FT OF SW 5TH STREET ADJACENT ON N EX BEG SE/C LOT 5 TH W118.26FT NW157.31FT E163.84FT S150.80FT TO BEG	600 S WESTERN AVE OKLAHOMA CITY
1616	R019764405	GSG PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170- 2112	WESTOVER ADDITION	2	0	WESTOVER ADDITION BLK 2 PT OF LOTS 5 THRU 11 DESC BEG SE/C LOT 5 TH W118.26FT NW157.31FT E163.84FT S150.80FT TO BEG CONT .49ACRS [21163.68 SQFT] MORE OR LESS	UNKNOWN
1616	R019764620	CITY OF OKLAHOMA CITY		200 N WALKER AVE	OKLAHOMA CITY	OK	73102	WESTOVER ADDITION	2	0	WESTOVER ADDITION BLK 002 LOTS 15 THRU 28 EX BEG NE/C LOT 28 TH S140.80FT W169.65FT NW146.80FT E212.19FT TO BEG	618 S WESTERN AVE OKLAHOMA CITY
1616	R019764625	GSG PROPERTIES LLC		12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170	WESTOVER ADDITION	2	0	WESTOVER ADDITION BLK 002 PT OF LOTS 20 THRU 28 DESC BEG NE/C LOT 28 TH S140.80FT W169.65FT NW146.80FT E212.19FT TO BEG CONT .62ACRS MORE OR LESS PLUS VAC PT OF SW 6TH ST BEG SE/C LOT 28 TH S40FT W169.65FT N40FT E169.65FT TO BEG CONT .16ACRS MORE OR LESS PLUS VAC ALLEY BEG SE/C LOT 1 TH S20FT W269.65FT NW20.90FT E212.19FT TO BEG CONT .10ACRS MORE OR LESS	UNKNOWN OKLAHOMA COUNTY
1616	R019765280	CITY OF OKLAHOMA CITY		200 N WALKER AVE	OKLAHOMA CITY	OK	73102	WESTOVER ADDITION	3	0	WESTOVER ADDITION 003 000 LOTS 1 THRU 28 & VACATED ALLEY BETWEEN LOTS 1-14 & LOTS 15-28 EX BEG NE/C LOT 1 TH S92.45FT NW130.34FT N54.98FT E125FT TO BEG	700 S WESTERN AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2987998-OK99

EFFECTIVE DATE: APRIL 7, 2026 AT 7:30 AM

1616	R019767920	MASONRY CONTRACTORS INC	C/O CLYDE T WILSON	PO BOX 14512	OKLAHOMA CITY	OK	73113- 0512	WESTOVER ADDITION	4	0	WESTOVER ADDITION BLK 004 LOTS 11 THRU 16 EX A TR BEG SW/C LOT 16 TH N32.96FT SE114.65FT W109.96FT TO BEG PLUS BLK 003 PT OF LOTS 1 THRU 5 BEG NE/C LOT 1 TH S92.45FT NW130.34FT N54.98FT E125FT TO BEG CONT .21ACRS MORE OR LESS PLUS VAC S/2 OF SW 6TH ST W OF S OLIE AVE & E OF S WESTERN AVE FRONTED BY LOTS 1 THRU 5 BLK 3 PLUS VAC S OLIE AVE BETWEEN SW 6TH ST & I40	924 SW 6TH ST OKLAHOMA CITY
1617	R101165940	R W TIMMS INVESTMENT LLC		4050 W I 40 SERVICE RD	OKLAHOMA CITY	OK	73108- 2000	DELMAR GARDEN ADD	6	0	DELMAR GARDEN ADD 006 000 PART BLK 6 DELMARS GARDEN ADD EX BEG 235FT N OF SE/C BLK 6 TH W167.6FT NWLY129.59FT TO THE SW/C OF LOT 11 TH NELY ALONG W LINE OF BLK 6 309.11FT NELY ON A RIGHT CURVE 46.1FT S292.24FT TO BEG SUBJ TO ESMTS OF REC	301 S WESTERN AVE OKLAHOMA CITY
1617	R101169900	MNT PROPERTIES LLC		5300 N PORTLAND AVE	OKLAHOMA CITY	OK	73119	DELMAR GARDEN ADD	7	0	DELMAR GARDEN ADD 007 000 BEG AT A PT IN THE W LINE OF WESTERN AVE 70FT S OF S LINE OF BLK 6 DELMAR GARDEN SD PT IN S OF NOBLE AVE AS NOW LAID OUT TH W390.75FT SELY30FT SWLY1FT SELY97.5FT NELY1FT SELY ON A CURVE 62.95FT S3.30FT SELY51.53FT E200.12FT N139.30FT TO BEG THIS DESC IS N PT OF LOTS 1 THRU 15 DELMAR GARDEN	1118 SW 3RD ST, Unit B OKLAHOMA CITY
1617	R131788110	B B & C SALES	& INVESTMENTS INC	702 EAST DR	EDMOND	OK	73034- 4600	UNPLTD PT SEC 05 11N 3W	0	0	UNPLTD PT SEC 05 11N 3W 000 000 PT OF NE4 SEC 5 11N 3W BEG 138.3FT S OF NOBLE AVE & W LINE WESTERN AVE TH W200.12FT NWLY & NLY 53.63FT S3.3FT SELY & ELY TO W LINE WESTERN AVE N1FT TO BEG & BEG 390.75F W OF WESTERN AVE & S SIDE NOBLE AVE S30FT TO BEG TH SELY 97.5FT S1FT NWLY 97.5FT E1F TO BEG BOOK 2632 PAGE 111	0 UNKNOWN OKLAHOMA CITY

1617	R131789455	1206 EXCHANGE AVENUE LLC		5300 S PORTLAND AVE	OKLAHOMA CITY	OK	73119	UNPLTD PT SEC 05 11N 3W	0	0	UNPLTD PT SEC 05 11N 3W 000 000 15 6/10ACRS PT OF NE4 BEG 33FT W OF E LINE OF NE4 & 154.77FT S OF S LINE OF NOBLE ST TH S23.56FT TH SWLY 100FT NWLY 16.5FT TH SWLY WLY & NWLY ON A CURVE TO A PT ON N LINE OF CRI/PR/W 191.35FT SELY FROM SELY LINE OF EXCHANGE AVE NELY 121.75FT NWLY 155.2FT TO EXCHANGE AVE NELY 879FT TO S LINE OF NOBLE AVE E TO A PT ON S LINE NOBLE AVE 615.17FT W OF WESTERN AVE SELY & ELY ON A CURVE TO BEG LESS A TR BEG 879FT SWLY & 155.2FT SELY OF S LINE NOBLE AVE & SE LINE EXCHANGE TH SELY 117.35FT SWLY TO NLY LINE RR R/W NWLY 120.38FT NELY 121.75FT TO BEG & EX A TR BEG 879FT SWLY OF SLY R/W LINE OF EXCHANGE AVE & S LINE OF SW 3RD ST AKA NOBLE AVE TH SE212.74FT NE255.70FT NW212.74FT SW255.70FT TO BEG	1206 EXCHANGE AVE OKLAHOMA CITY
1617	R131789465	STATE OF OK DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 05 11N 3W	0	0	UNPLTD PT NE4 SEC 5 11N 3W BEG 519FT S OF INTERSECTION OF W LINE WESTERN AVE & S LINE CRI&P & AT&SF RR R/W TH W349.2FT N70.6FTSWLY ALONG R/W 190.5FT TH SWLY APPROX 304FT E665FT TO W LINE OF WESTERN AVE TH N300FT TO BEG EX A TR BEG 1546.40FT S & 255.70FT W OF NE/C NE4 TH S299.97FT W74.48FT RIGHT ON CURVE NW322.33FT LEFT ON CURVE NE330.37FT NE188.42FT S168.81FT E126.50FT TO BEG	601 S WESTERN AVE OKLAHOMA CITY
1617	R131789466	STATE OF OK DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 05 11N 3W	0	0	UNPLTD PT SEC 05 11N 3W 000 000 PT NE4 SEC 5 11N 3W BEG 1846.40FT S & 33FT W OF NE/C NE4 TH W665FT SWLY119.08FT TO RR R/W TH SELY ALONG R/W 238.46FT TH ALONG RR R/W SELY516.50FT TH SELY ALONG A CURVE 133.87FT TO W LINE OF WESTERN AVE TH N562.07FT TO BEG	701 S WESTERN AVE OKLAHOMA CITY
1617	R131789470	1206 EXCHANGE AVENUE LLC		5300 S PORTLAND AVE	OKLAHOMA CITY	OK	73119-5100	UNPLTD PT SEC 05 11N 3W	0	0	UNPLTD PT SEC 5 11N 3W BEG 1546.40FT S & 255.70FT W OF NE/C NE4 TH SW299.97FT W74.48FT RIGHT ON CURVE NW322.33FT LEFT ON CURVE NE330.37FT NE188.42FT S168.81FT E126.50FT TO BEG CONT 1.96ACRS MORE OR LESS	UNKNOWN
1617	R131789560	CARCO RENTALS INC		2905 N 32ND ST	FORT SMITH	AR	72904-4202	UNPLTD PT SEC 05 11N 3W	0	0	UNPLTD PT NE4 SEC 05 11N 3W BEG 1027.78FT S & 33FT W OF NE/C NE4 TH S307FT SW215.27FT W305.55FT N54.10FT NE324.73FT RIGHT ON CURVE NE188.88FT SE25FT RIGHT ON CURVE NE87.98FT TO BEG	415 S WESTERN AVE OKLAHOMA CITY

Program Description

The Applicant seeks a Special Permit to allow a drinking establishment in compliance with Use Unit 8300.33. The subject property is located at 500 S. Western Avenue and is surrounded by I-2 zoned property. The hours of operation will be seven days a week from 4:00 p.m. to 2:00 a.m. There may be an accessory outdoor area and food trucks to accompany the proposed establishment.

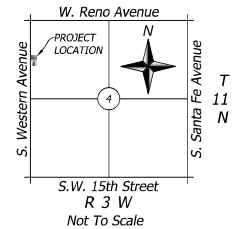
EXHIBIT OF 500 S. WESTERN AVENUE

LEGAL DESCRIPTION

Lots Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five, Twenty-Six (26), Twenty-Seven (7), Twenty-Eight (8), Thirty-Three (33), Thirty-Four (34), of Block Two (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

And

Lots Twenty-Nine (29), Thirty (30), Thirty-One (31), LESS AND EXCEPT the North Twenty-Five feet thereof and all of Lot Thirty-Two (32), of Block Two (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



0 20' 40'
1" = 40'
U.S. Survey Feet

CONVEYING DEEDS

Lots 22-28, Lots 31-34, Block 2
Warranty Deed
Book 12960, Page 1908

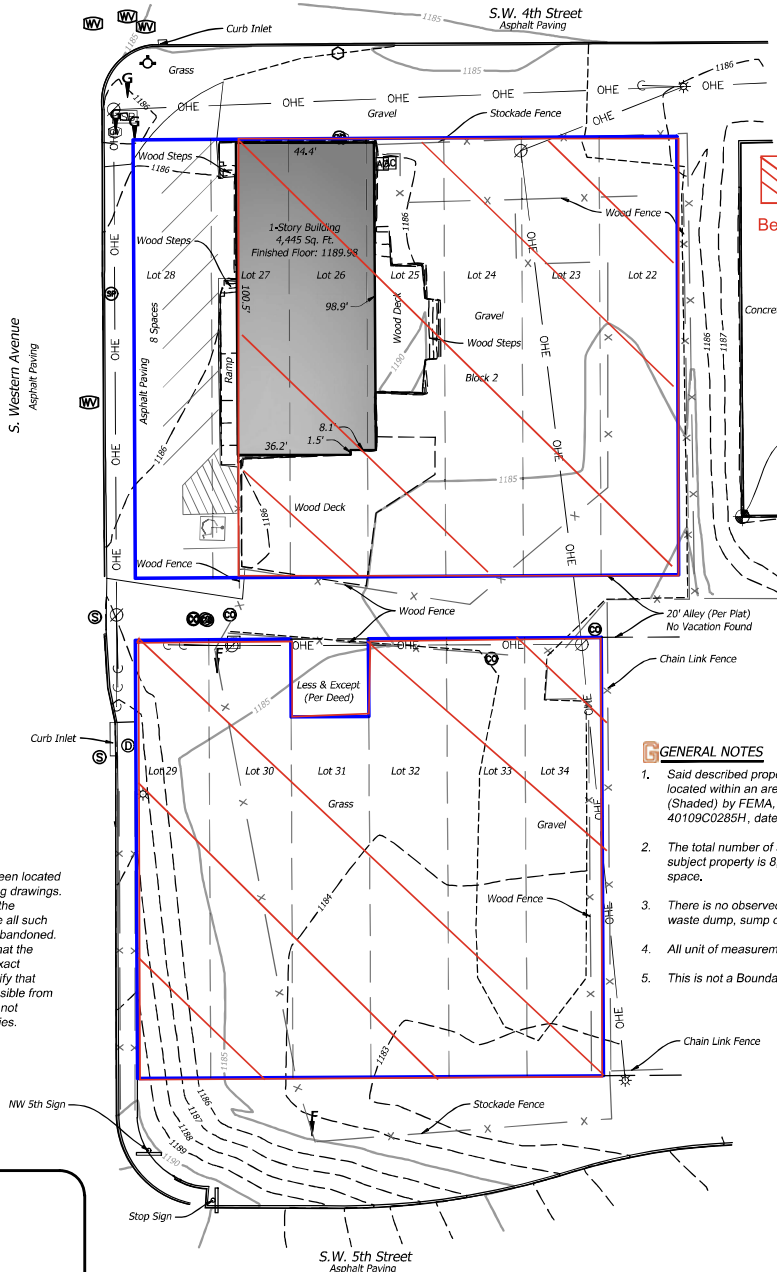
Lots 29 & 30, Block 2
Quit Claim Deed
Book 13476, Page 18

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND

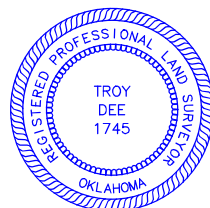
- ⊗ POWER POLE
- ⊙ LIGHT POLE
- ⊙ GUY ANCHOR
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ STORM SEWER MANHOLE
- ⊙ TELEPHONE RISER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ SIGN
- ⊙ AIR CONDITIONER
- ⊙ GAS MARKER
- ⊙ TELEPHONE MARKER
- ⊙ FIBER OPTIC MARKER
- W — WATER LINE
- SS — SANITARY SEWER LINE
- OHE — OVERHEAD POWERLINE
- X — FENCE (TYPE AS NOTED)



GENERAL NOTES

- Said described property in, by graphical plotting only, located within an area having a Zone Designation X (Shaded) by FEMA, on Flood Insurance Rate Map No. 40109C0285H, dated December 18, 2009.
- The total number of striped parking spaces on the subject property is 8, including 1 designated handicap space.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- All unit of measurements are US Survey feet (Ground).
- This is not a Boundary survey.

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on June 17, 2020; that the survey was completed on June 23, 2020; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North 'NAD 83' and realization all elevations are based on NAVD 88.



Troy Dee
Troy Dee, PLS #1745
June 23, 2020

Prepared By
GOLDEN
LAND SURVEYING
7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date = 6/30/2022
Telephone: (405) 802-7883 Job No: 20284 troy@goldens.com

Drafted by: SQ
Plot Date: June 23, 2020 Paper Size: 11"x17" Sheet 1 Of 1

CASENO	NAME 1	MAILNG ADDRESS	CITY	STATE	ZIPCODE
SP-614	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SP-614	RIVERSIDE NA	312 SW 11TH ST	OKLAHOMA CITY	OK	73109
SP-614	FARMERS MARKET DISTRICT	311 S KLEIN AVE	OKLAHOMA CITY	OK	73108
SP-614	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RAND	PO BOX 36609	OKLAHOMA CITY	OK	73136
SP-614	1206 EXCHANGE AVENUE LLC	5300 S PORTLAND AVE	OKLAHOMA CITY	OK	73119
SP-614	2W PROPERTIES LLC	2000 N CLASSED BLVD STE 210 BOX 3	OKLAHOMA CITY	OK	73106
SP-614	A T & S F & CRI & P RY	PO BOX 96361	OKLAHOMA CITY	OK	73143
SP-614	B B & C SALES & INVESTMENTS INC	702 EAST DR	EDMOND	OK	73034-4600
SP-614	BECERRA SHERAL BISHOP TRS, BECERRA SHERAL	5200 VERBENA LN	OKLAHOMA CITY	OK	73142
	BISHOP LIV TRUST				
SP-614	CARCO RENTALS INC	2905 N 32ND ST	FORT SMITH	AR	72904-4202
SP-614	CROSSPORT LLC	29533 CANYON SPRINGS RD	HIGHLAND	CA	92346-6239
SP-614	FARRINGTON TRUCK PARTS & REPAIR INC	21640 VILLAGIO DR	EDMOND	OK	73012
SP-614	FINCH REALTY LLC	PO BOX 18967	OKLAHOMA CITY	OK	73154
SP-614	GSG PROPERTIES LLC	12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170-2112
SP-614	K & S INVESTMENT PROPERTIES LLC	12905 ANDUIN AVE	OKLAHOMA CITY	OK	73170
SP-614	MASONRY CONTRACTORS INC C/O CLYDE T WILS	PO BOX 14512	OKLAHOMA CITY	OK	73113-0512
SP-614	MNL PROPERTIES LLC	5300 S PORTLAND AVE	OKLAHOMA CITY	OK	73119
SP-614	MNT PROPERTIES LLC	5300 N PORTLAND AVE	OKLAHOMA CITY	OK	73119
SP-614	MORSCO PROPERTIES OK LLC	15850 DALLAS PARKWAY STE 200	DALLAS	TX	75248
SP-614	NAIFCO REALTY CO	PO BOX 75447	OKLAHOMA CITY	OK	73147-0447
SP-614	NAIFCO REALTY CO LLC	304 N MERIDIAN AVE, Unit H	OKLAHOMA CITY	OK	73107
SP-614	NAIFCO REALTY CO LLC	PO BOX 75447	OKLAHOMA CITY	OK	73147-0447
SP-614	NAIFEH REALTY CO INC	PO BOX 75447	OKLAHOMA CITY	OK	73147-0447
SP-614	NAIFEH REALTY COMPANY	PO BOX 75447	OKLAHOMA CITY	OK	73147-0447
SP-614	R W TIMMS INVESTMENT LLC	4050 W I 40 SERVICE RD	OKLAHOMA CITY	OK	73108-2000
SP-614	RICKY D BAILEY PROPERTIES LLC	4304 NW 42ND TER	OKLAHOMA CITY	OK	73112
SP-614	S F & R REALTY	PO BOX 75467	OKLAHOMA CITY	OK	73147
SP-614	SCA PROPERTIES LLC	3904 CREEK BEND RD	EDMOND	OK	73003
SP-614	STATE OF OK DEPT OF TRANSPORTATION LEGAL	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204
	DIVISION BUSINESS OFFICE				
SP-614	TORRES MARIO & LAURA	1001 SW 5TH ST	OKLAHOMA CITY	OK	73109
SP-614	UNITED STATES CELLULAR CORP C/O US CELLULA	PO BOX 31369	CHICAGO	IL	60631-0369

SP-614

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-614 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-2 Moderate Industrial and DP Downtown Parking Overlay Districts. A public hearing will be held by the City Council on August 4, 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-614 would be extended to include the following described property:

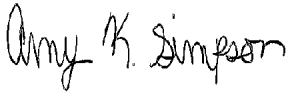
LEGAL DESCRIPTION:

Lots TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), THIRTY-THREE (33) and THIRTY-FOUR (34), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot THIRTY-ONE (31), LESS AND EXCEPT the North Twenty-five feet thereof, and All of Lot THIRTY-TWO (32), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 7th day of July 2026.

SEAL


Amy K. Simpson, City Clerk

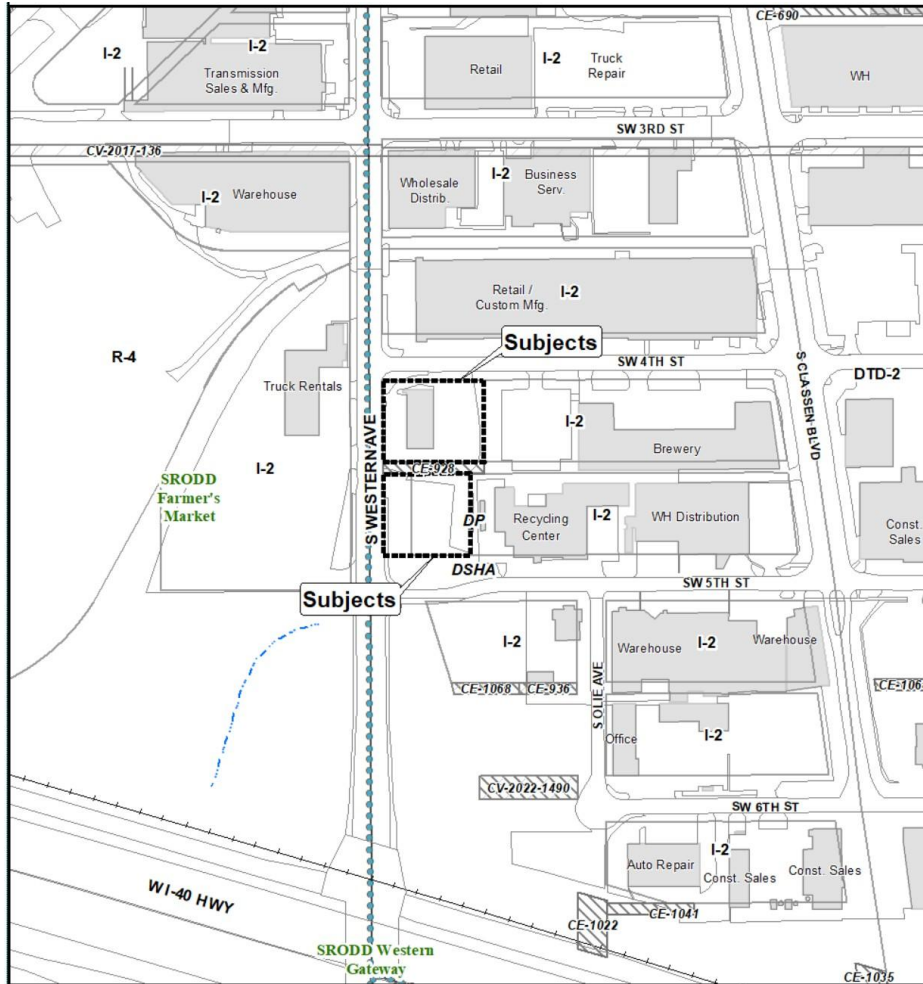


NOTICE OF REQUEST FOR SPECIAL PERMIT

CASE NUMBER: SP-614

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

LOCATION OF PROPERTY: 500 South Western Avenue



BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a bar / drinking establishment, with potential for an accessory outdoor area and food trucks.

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-614

LOCATION: 500 South Western Avenue

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-614 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-2 Moderate Industrial and DP Downtown Parking Overlay Districts. A public hearing will be held by the City Council on August 4, 2025. **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-614 would be extended to include the following described property:

LEGAL DESCRIPTION:

Lots TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), THIRTY-THREE (33) and THIRTY-FOUR (34), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot THIRTY-ONE (31), LESS AND EXCEPT the North Twenty-five feet thereof, and All of Lot THIRTY-TWO (32), of Block TWO (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a bar / drinking establishment, with potential for an accessory outdoor area and food trucks.

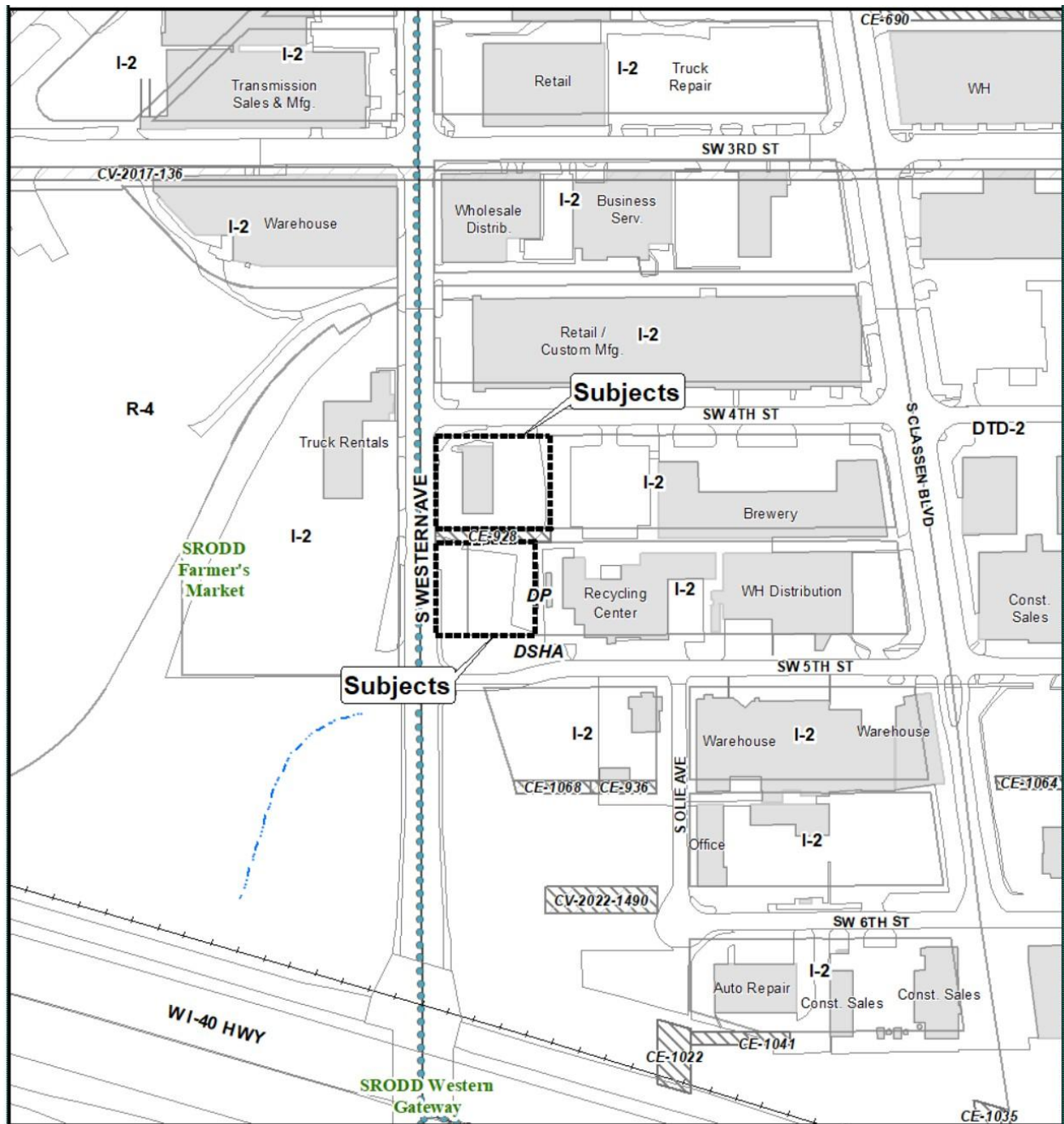
Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed Special Permit should or should not be carried out in accordance with said ordinance. Any person may make written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

For further information call (405) 297-2623.

Dated this 7th day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 11, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 2:49 p.m. on June 5, 2026)

9. (SP-614) Application by K&S Investment Properties, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-2 Moderate Industrial and DP Downtown Parking Overlay Districts, at 500 South Western Avenue. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MILNER, SECONDED BY NOBLE

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 11, 2026

Item No. IV. 9.

(SP-614) Application by K&S Investment Properties, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the I-2 Moderate Industrial and DP Downtown Parking Overlay Districts, at 500 South Western Avenue. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow a bar / drinking establishment, with potential for an accessory outdoor area and food trucks.

B. EXISTING CONDITIONS

1. Size of Site: 1.04 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	I-2	I-2	I-2	I-2 / ROW	I-2 / SRODD
Land Use	Warehouse	Industrial	Recycling / Parking / Brewery	Undeveloped	Trucking

4. Comprehensive Plan Land Use Typology Area: Downtown (DT)

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding

objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

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. [N/A]
- 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.

There are no residential uses within 100 feet of the proposed location.

- 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):** Fire suppression may be required.
- 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:

- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located along the east side of South Western Avenue, between SW 4th Street and SW 5th Street. The portion of unimproved platted alley between the two portions of application site was closed in 2016 (CE-928), but not vacated. Any changes to automobile connectivity would be per Code.

Pedestrian Connectivity:

- Preserve and expand the pedestrian and bicycle networks.
- Provide sidewalk connections between all uses.
- Provide public connectivity through blocks via alley or internal access for large-scale, block sized developments.

Sidewalks are not widely 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 application site consists of two portions of land, along the east side of South Western Avenue, between SW 4th Street and SW 5th Street. The purpose of this Special Permit application is to allow a drinking establishment, with potential for an accessory outdoor area and food trucks. The conceptual plan for the development includes the existing building along with land to the east and south as a potential beverage consumption area. 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 along the east side of South Western Avenue, between SW 4th Street and SW 5th Street, all of which are classified as the General Urban street type in the Downtown (DT) Land Use Typology Area (LUTA). The nearest transit (bus) service is available across South Western Avenue, to the west.

5. Other Development Related Policies

- 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)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the east side of South Western Avenue, between SW 4th Street and SW 5th Street. Classen Blvd and downtown zoning is one block east. Access to I-40 is available approximately 600 feet to the south. The site, along with surrounding land, is currently zoned I-2 and within the Downtown Parking (DP) Overlay. The Downtown Scenic Highway Area (DSHA) regulates off-premise signs and is not affected by this Special Permit request. The surrounding area is developed with industrial uses, including warehouse, trucking and recycling uses. Anthem Brewery is to the east.

The purpose of this Special Permit application is to allow a drinking establishment, with potential for an accessory outdoor area and food trucks. The portion of unimproved platted alley between the two portions of application site was closed in 2016 (CE-928) but not vacated. The conceptual plan for the development includes the existing building along with land to the east and south as a potential beverage consumption area. 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.

taj

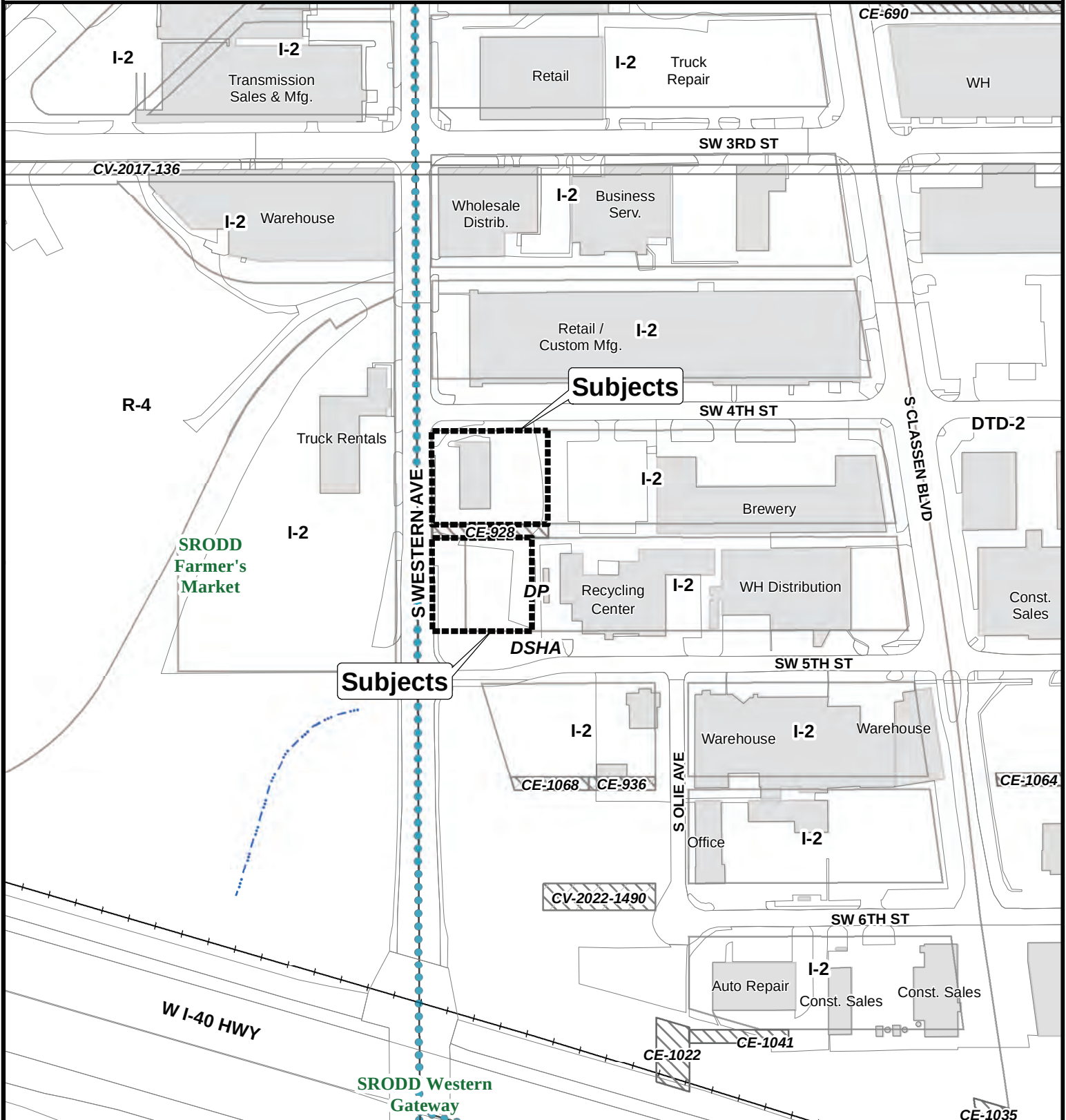
Case No: SP-614

Applicant: K & S Investment Properties, LLC

Address: 500 S. Western Ave.

Present Zoning: I-2 / DP

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



Note: "Subject" is Located approximately 1,211' South of W. Reno Ave.



The City of
OKLAHOMA CITY

Special Permit Application



0 100 200
Feet

EXHIBIT OF 500 S. WESTERN AVENUE

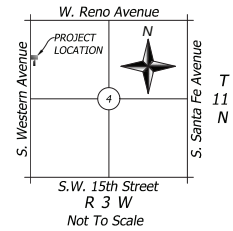


LEGAL DESCRIPTION

Lots Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five, Twenty-Six (26), Twenty-Seven (7), Twenty-Eight (8), Thirty-Three (33), Thirty-Four (34), of Block Two (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

And

Lots Twenty-Nine (29), Thirty (30), Thirty-One (31), LESS AND EXCEPT the North Twenty-Five feet thereof and all of Lot Thirty-Two (32), of Block Two (2), in BELFORT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



CONVEYING DEEDS

Lots 22-28, Lots 31-34, Block 2
Warranty Deed
Book 12960, Page 1908

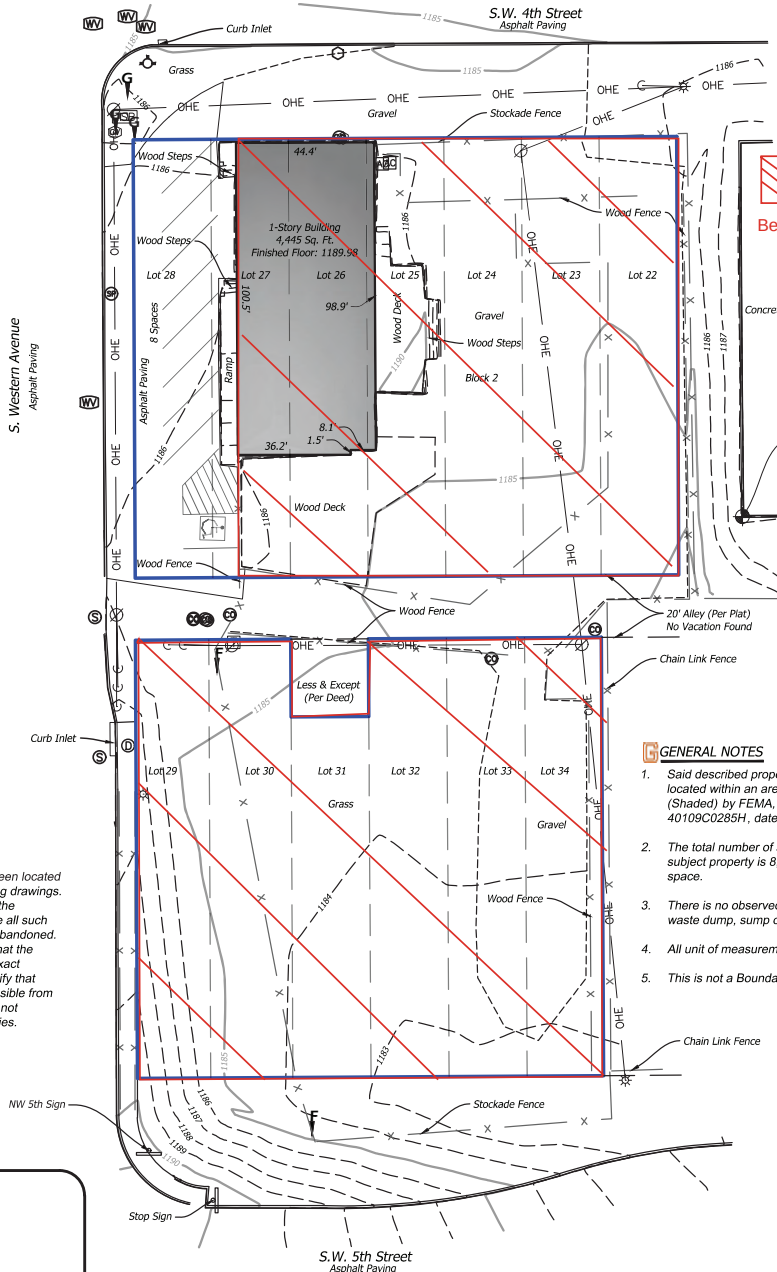
Lots 29 & 30, Block 2
Quit Claim Deed
Book 13476, Page 18

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND

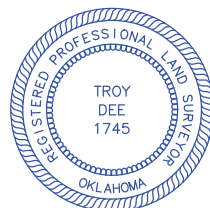
- ⊗ POWER POLE
- ⊙ LIGHT POLE
- ⊕ GUY ANCHOR
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ GAS METER
- ⊗ SANITARY SEWER MANHOLE
- ⊗ SANITARY SEWER CLEANOUT
- ⊗ STORM SEWER MANHOLE
- ⊗ TELEPHONE RISER
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ SIGN
- ⊗ AIR CONDITIONER
- ⊗ GAS MARKER
- ⊗ TELEPHONE MARKER
- ⊗ FIBER OPTIC MARKER
- W — WATER LINE
- SS — SANITARY SEWER LINE
- OHE — OVERHEAD POWERLINE
- X — FENCE (TYPE AS NOTED)



GENERAL NOTES

- Said described property in, by graphical plotting only, located within an area having a Zone Designation X (Shaded) by FEMA, on Flood Insurance Rate Map No. 40109C0285H, dated December 18, 2009.
- The total number of striped parking spaces on the subject property is 8, including 1 designated handicap space.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- All unit of measurements are US Survey feet (Ground).
- This is not a Boundary survey.

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on June 17, 2020; that the survey was completed on June 23, 2020; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North 'NAD 83' and realization all elevations are based on NAVD 88.



Troy Dee
Troy Dee, PLS #1745
June 23, 2020

Prepared By
GOLDEN
LAND SURVEYING
7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date = 6/30/2022
Telephone: (405) 802-7883 Job No: 20284 troy@goldens.com

Drafted by: SQ
Plot Date: June 23, 2020 Paper Size: 11"x17" Sheet 1 Of 1

Case No: SP-614

Applicant: K & S Investment Properties, LLC

Address: 500 S. Western Ave.

Present Zoning: I-2 / DP

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



Aerial Photo from 3/2025

Note: "Subject" is Located approximately 1,211' South of W. Reno Ave.



The City of
OKLAHOMA CITY

Special Permit Application



0 100 200
Feet