

Planning Commission Minutes  
April 10, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on April 7, 2025)

8. (SP-597) Application by Hibernian Capital, LLC for a Special Permit to operate Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (Bar) in the C-3 Community Commercial District at 13801 North Western Avenue, Suite E. Ward 8.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL.**

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,  
NOBLE

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**April 10, 2025**

**Item No. IV. 8.**

**(SP-597) Application by Hibernian Capital, LLC for a Special Permit to operate Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (Bar) in the C-3 Community Commercial District at 13801 North Western Avenue, Suite E. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Sarai Zindovic  
Daiquiri Factory Bar  
405-402-8293  
office@daiquirifactorybar.com

**B. Case History**

This is a new application.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Size of Site:** 1.669 Acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	C-3	C-3	C-3/R-4	C-3	C-3
<b>Land Use</b>	Commercial	Commercial	Comm/Undev	Restaurant	Parking Lot

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

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

**Comprehensive Plan Land Use Typology Layer:** Regional District (RD)

The RD layer designates areas that strategically prioritize the location and concentration of regionally serving retail and entertainment uses. This includes major

national retailers that have a regional draw, as well as concentrations of retail that draw visitors from outside of the city. Uses that generate sales-tax are a priority within RD areas. Complementary uses such as office, entertainment, high density housing, and services may be appropriate as limited secondary uses, provided they are inter-connected to create mixed use urban centers.

## **II. APPLICANT'S PROGRAM DESCRIPTION**

At Daiquiri Factory, our mission is to provide a vibrant and welcoming space for Oklahoma City residents and visitors to enjoy handcrafted daiquiris in a fun, inclusive, and safe environment. We are committed to enhancing the local nightlife by offering a unique experience that blends high-quality beverages, exceptional customer service, and a sense of community.

To accommodate a variety of lifestyles and preferences, Daiquiri Factory features an innovative drive-through service, allowing customers to conveniently pick up our specialty drinks to enjoy in the comfort of their own homes, with friends, or at events. Offering a convenient way for guests to enjoy our offerings on the go, our drive-through option has quickly become a staple in households across the city, bringing the Daiquiri Factory experience beyond our physical space while ensuring compliance with all local and state regulations.

We're dedicated to fostering a sense of community, contributing positively to the local economy, and enhancing nightlife with an inclusive space where everyone feels at home. As a locally owned business, we strive to create job opportunities, collaborate with other local businesses, and provide a gathering place that brings people together. Our goal is to be more than just a bar; we aim to be a community-driven establishment that adds value to Oklahoma City's dynamic social scene.

## **III. GENERAL STANDARDS**

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.

#### **IV. ADDITIONAL SPECIFIC STANDARDS**

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

*Not Applicable*

#### **C. Location Requirements.**

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

*There are no schools or religious facilities within 300 feet of this 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 seating or activity areas have been proposed. The nearest residential use is over 400 feet away*

- 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 – ALTA and Exhibit C – Floor Plan*

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

*Property Owners within 600 feet of the proposed location have been issued Public Notice.*

## **V. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk \* indicates that the agency, department, and/or division responded with no adverse comments.

### **A. Outside Agencies**

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**

5. **School District: Edmond**
6. **Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

1. **Airports**
2. **Central Oklahoma Transportation and Parking Authority (COTPA)**
3. **Fire (OCFD)**
4. **Information Technology/Geographic Support (IT/GIS)**
5. **Parks and Recreation**
6. **Police (OCPD)**
7. **Public Works**
  - a. **Engineering - Storm Sewer Availability\***
8. **Streets, Traffic and Drainage Maintenance**
9. **Stormwater Quality Management**
10. **Traffic Services\***
11. **Utilities**
  - a. **Solid Waste Management \***
  - b. **Water Availability \***
  - c. **Wastewater Availability \***
12. **Planning**
  - a. **Comprehensive Plan Considerations**

*The site is within the Urban Low (UL) LUTA and in an area where the Regional District (RD) Layer applies. Policies for each are listed below:*

    1. **LUTA Development Policies:**

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)

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

Location:

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

*The subject site is located along North Western Avenue. The site is accessed via a shared-access drive connecting development to the west and North Western Avenue. Access would be per Code regulations.*

- 2. Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed use adjacent to existing office and retail uses, there are no potential compatibility issues identified by the comprehensive plan. *The subject site is currently zoned C-3. The purpose of the Special Permit application is to allow a drinking establishment within an existing retail center. The intended user occupies the Tenant Space “E” with an event center, physical therapy, and personal fitness training also occupying the building. Tenant Space “E” is located at the southern extend of the structure, with an existing drive-up window on the southern façade. No outside seating/activity is proposed.*
- 3. Service Efficiency:**
  - Water: *Served*
  - Sewer: *Fully Served*
  - Fire Service: *Urban Response*
- 4. Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5. Transportation System:** This site is located along the west side of North Western Avenue, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located west of the site, along North Pennsylvania Avenue.

**b. Plan Conformance Considerations**

The purpose of this Special Permit is to allow a drinking establishment (Daiquiri Factory) within an existing retail center near the northwest corner of North Western Avenue and West Memorial Road. The subject site, along with land to the north, south, and west, is zoned C-3. The intended user occupies the Tenant

Space “E” with an event center, physical therapy, and personal fitness training also occupying the building. Tenant Space “E” is located at the southern extend of the structure, with an existing drive-up window on the southern façade. No outside seating/activity is proposed. Abutting land to the north is undeveloped. To the east across North Western Ave is a commercial center zoned C-3 and undeveloped, R-4 zoned land. To the south is the right-of-way for West Memorial Road and on-ramp to Interstate 344 (John Kilpatrick Turnpike). The site and application can meet the specific standards for the *Drinking Establishments: Sitdown, Alcohol Permitted* use.

#### **IV. 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

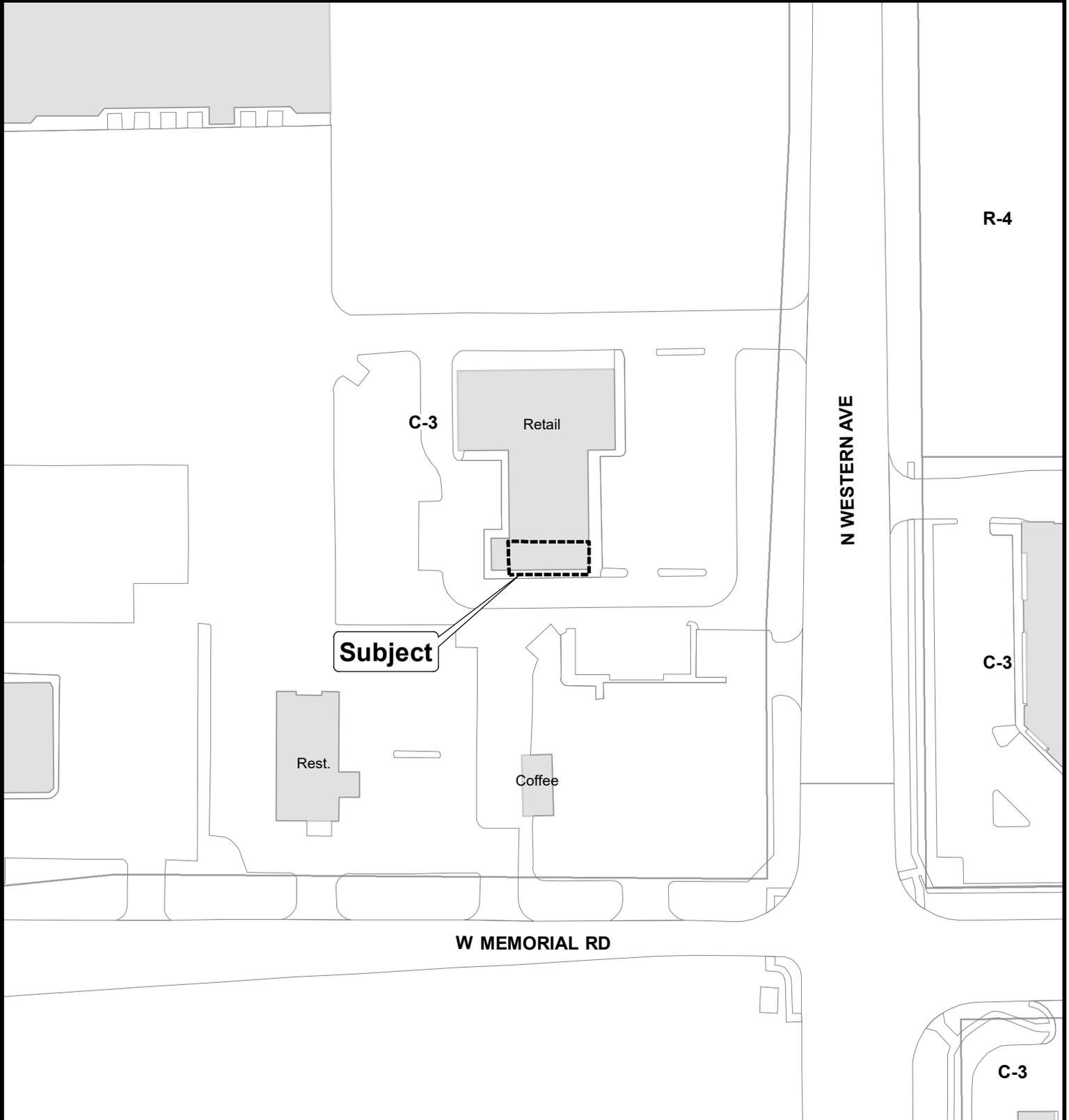
**Case No: SP-597**

**Applicant: Hibernian Capital, LLC**

Address: 13801 N. Western Ave. Ste. E

Present Zoning: C-3

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



The City of  
OKLAHOMA CITY

# Special Permit Application



0 40 80 Feet













(405)402-8293

office@daiquirifactorybar.com

1309 S. Meridian Ave Oklahoma City, OK  
73108

### ***Daiquiri Factory Purpose Statement***

To whom it may concern:

13801 N. Western Ave Ste. E  
Oklahoma City, OK 73013

Date : February 13th, 2025

At Daiquiri Factory, our mission is to provide a vibrant and welcoming space for Oklahoma City residents and visitors to enjoy handcrafted daiquiris in a fun, inclusive, and safe environment. We are committed to enhancing the local nightlife by offering a unique experience that blends high-quality beverages, exceptional customer service, and a sense of community.

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**Daiquiri Factory Bar**

**Case No: SP-597**

**Applicant: Hibernian Capital, LLC**

Address: 13801 N. Western Ave. Ste. E

Present Zoning: C-3

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



**Subject**

**W MEMORIAL RD**

**N WESTERN AVE**

Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Special Permit Application



0 40 80 Feet