

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM
FEBRUARY 26, 2026

Minutes of the City Planning Commission meeting held February 26, 2026, in the Wayne Gilley Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 P.M. by Allen Smith.

ROLL CALL

MEMBERS PRESENT

Allen Smith
Melissa Busse
Ron Jarvis
Taylor Williams
Dwight Tanner
Darren Medders
Dwain Baxter

MEMBERS ABSENT:

Joan Jester (excused)
Michael Logan (excused)

ALSO PRESENT:

Christine James, Director of Planning
Kameron Good, Senior Planner
Christy Ryans-Huffer, Planner I
Garrett Lam, Assistant City Attorney
Jennifer Wynne, Recording Secretary
Joan Howell, Resident

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

OLD BUSINESS

None

NEW BUSINESS

1. **Consider approving minutes from the regular scheduled meeting on February 12, 2026.**

Motion by Medders, Second by Busse to approve the minutes from the regular scheduled meeting on February 12, 2026, as written. **Aye:** Busse, Jarvis, Williams, Tanner, Medders, Baxter, Smith. **Nay:** None **Motion Passed 7-0**

2. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Alexander Andersen from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the property located at 1802 NW Lake Avenue, Lawton, Oklahoma 73507 more particularly described as Lot 1, Block 31, Gay's West Mountain View Addition and take appropriate action as deemed necessary.**

Allen Smith: Consider holding a public hearing and consider an ordinance for a change of zoning request from Alexander Andersen from R-1 Single-Family Dwelling District to R-2 Family Dwelling District zoning classification for the property located at 1802 NW Lake Avenue, Lawton, Oklahoma more particularly described as Lot 1, Block 31, Gay's West Mountain View Addition and take appropriate action as deemed necessary. Kameron.

Kameron Good: Good afternoon, Kameron Good with the Planning Department. This is located at the southwest corner of 18th and Lake, and right next to what used to be the Wilson Elementary School. As you can see on the aerial, right there next to that elementary school, this area is all zoned R-1. To the east as P-F Zone because of the school. Everything surrounding it is also R-1. This is Residential/Low Density on the Land Use Plan. They've requested to change the zoning to R-2 Two-Family Dwelling District, and this was sent to forty property owners within 300 feet on February 5th and sent in the paper on February 8th posted on the paper. This is the current street view side from Lake and here are two pictures to show the street view side from 18th Street. As you can see there's been some additional structures added to the backside of this house. I will note that there have been no permits pulled from the city at this address dating all the way back to 1960 as far as our records showed. So, this is currently a triplex per the owner. Three different rentals in this. The zoning for this is R-2 which would only be two. If we went to R-3 there is not enough space on the dirt. There's not enough lot size to allow for three units. So, R-2 still would mean that this is a non-conforming structure. Be happy to answer any questions about that, but the request today is to go from R-1 to R-2 on the zoning.

Christine James: Kameron would you let them know if we got any calls for or against.

Kameron Good: We do have a letter against that Christy has that she can read for you guys.

Allen Smith: If you would.

Christine James: Dear Members of the Planning Commission, I am writing to formally oppose the request to rezone the property located at 1802 NW Lake Avenue from single family to multi-family dwelling. The property was originally constructed and zoned as a single-family dwelling. It has currently been remodeled and has three mailboxes for separate units. There is only one driveway, and the parking can get congested as 18th street has a yield sign and the view is obstructed by vehicles parked against the flow of traffic. Traffic doesn't always slow down to oncoming traffic. Several wrecks have happened in this intersection. The last occupants of the property were hoarders, and it took many dumpsters to clear out the house and yard for remodeling to start. I bought my house thinking the area would be single-family dwellings. I respectfully request that the rezoning application be denied. Thank you for your time and consideration on this matter. Ms. Joan Howell

Kameron Good: An additional handout that I provided to you is just some information from the Comanche County website. This is 1802 NW Lake's property information. It shows that the structure was built in 1946 as a 1,596 square foot single-family residence and that's currently how it sits on the County's records as well as a single-family dwelling. I just wanted to provide that information to you.

Darren Medders: Kameron, do we know what the square footage of the actual building is now?

Kameron Good: I do not have that information. That is something that I could look into and provide in my report to you guys in the future or however you'd like to handle that, but I do not have that current in front of me.

Darren Medders: So, if you go back to the picture of the house. Where's the 1,500 going to end do you think?

Kameron Good: What it looks like would be that there was an existing house like this and then they built onto and extended it along 18th Street.

Allen Smith: Your main house is going to be going to be gable to gable.

Kameron Good: Yes.

Allen Smith: So, they added on the middle part and the end part.

Kameron Good: Yes, and then as you can see there's also something in the backyard. Looks like an additional unit has some RV style AC units on the top of it. And that's an additional door right there.

Allen Smith: So, we have in the past, though, in that neighborhood we have allowed duplexes on some of those lots. Am I not correct?

Kameron Good: Further to the east of 17th Street.

Allen Smith: To the east, yes.

Kameron Good: Correct, that is zoned R-2 currently on the other side of 17th.

Allen Smith: Correct.

Kameron Good: But in this neighborhood, this is the current zoning for that, and I don't see any R-2 in that area for some duplexes.

Allen Smith: On the other side of 17th is that different neighbors.

Kameron Good: That's another addition, yes.

Allen Smith: OK, another addition. That's what I was getting at.

Kameron Good: Yes, sir.

Christine James: If there's not any other questions chairman you need to open the public hearing.

Dwight Tanner: I have a question.

Christine James: Oh, OK.

Dwight Tanner: So, if we approve this to R-2 what happens to the third structure? They're still not in compliance.

Kameron Good: That would be Staff recommendation, it would be that if you were to recommend a rezone to R-2 they would be subject to them bringing it into compliance with the R-2 zoning. Which would be two dwellings and would meet the coverage rules. So, that would be removing some of the structure because it is over its 45% allowable coverage. So, it would be subject to them coming into compliance. That's Staff's recommendation. But again, that it's up to you guys to recommend to Council and then Council has the ultimate say whether you guys recommend denial or approval. The Council would still have the final vote on this.

Allen Smith: Got you. Any other questions for Kameron? The meeting is now open to the public. Yes ma'am. And if you just state your name and address and sign in for the record please.

Joan Howell: I'm Joan Howell. I live at 1711 NW Lake Avenue. I bought that property thinking it was going to be single dwelling, but right now I believe there are three people, three separate people, living in that house because there are mailboxes on the front that say unit 1, 2, and 3. There are at least five cars over there. There is a gravel driveway. I have nothing against the gravel driveway, mine is a gravel driveway, but that means there can be parking on the street, and one car likes to park going the wrong direction which blocks

the view of 18th Street coming from the west down Lake. And that's where I've seen wrecks since I've lived there for two years. So, that's my concern and when I was told that it was going to be transitional housing. I'd like to know what transitional is, if that's something I can know.

Christine James: There may have been some confusion. This one is not transitional. We have another rezoning on March 12th that's transitional housing over on 70th Street. This one, as far as we're aware, is just for a duplex.

Joan Howell: Oh, OK.

Christine James: Yes

Joan Howell: But they've got three entrances they've made, and they were working on it. I'm retired so I can be a nosy neighbor, and I watched, you know, and they did a lot of work. They've done a lot.

Allen Smith: There's nothing wrong with what you're doing.

Joan Howell: But there are three entrances, and whether they blocked it off I don't know.

Allen Smith: I mean from what we're seeing they are not in compliance right now.

Joan Howell: OK. So, that's all I have to say. Thank you.

Allen Smith: OK, thank you. Anybody else have anything?

Dwight Tanner: Mr. Chairman I was just wondering if the owner of the property was here. Maybe they're not.

Kameron Good: They said that they would be out of town. That they were going to be sending a representative.

Allen Smith: So, is this house up for sale? Is someone else taking it over?

Kameron Good: From what I found on Zillow online was that it was just recently bought and on Zillow it was advertised as a triplex.

Allen Smith: Got you.

Christine James: So, Chairman you'll need to close the public hearing.

Allen Smith: Right now, we will close the public hearing. What is the Staff's recommendation?

Kameron Good: The Staff's recommendation would be to approve it and with the condition that they come into conformance with the R-2 zoning.

Allen Smith: With the R-2. OK.

Christine James: And if that's the desire I would also give it a deadline, so we have a date certain for that compliance. If that's so your wish.

Allen Smith: Got you. So, if we did. Say we did do this council for...

Kameron Good: I will note the reasoning why we recommend approving that with the subject, or the conditions, is because the Land Use Plan is Low Density Residential and R-2 is still considered low density. So, that's what our basis is on.

Allen Smith: Correct. Correct.

Dwight Tanner: Just one more question. How many water meters are on that property?

Kameron Good: There's just one water meter.

Dwight Tanner: OK.

Darren Medders: I'll make a motion to change it to R-2. They have to bring it up to compliance in six months. Far enough?

Christine James: That's up to you.

Darren Medders: With a 6-month deadline.

Allen Smith: I like that idea.

Melissa Busse: Alright, a second.

Dwain Baxter: The only thing I would say is the parking issue that they have there. They should make it, if they're going to have an R-2, they should make it where they have parking for the vehicles there and not on the street like they are now.

Allen Smith: Well, I think with an R-2, because I built duplexes myself, you have a driveway for each one of them. So, each house would have to have a concrete driveway.

Melissa Busse: And get it up to compliance.

Dwain Baxter: Yes.

Kameron Good: So, the parking requirements would be based on our section of code, and it does require per the number of bedrooms provided is how many parking spaces are

required. So, bringing it up to conformance would be also that they would meet those parking regulations.

Christine James: And Kameron, correct me if I'm wrong but a garage would count as a parking spot. A single car garage would count as one parking spot. So, I believe there was a garage in that picture. Was there not? Or was that converted?

Kameron Good: I think it was closed in, yes.

Christine James: OK, that was converted. OK.

Kameron Good: Yes.

Allen Smith: But even though you have a garage you're still going to have a driveway leading to that garage.

Kameron Good: Correct.

Allen Smith: Which gives you more parking spots. So, I think that's handled during the permit process.

Kameron Good: Yes, and so there is a minimum parking spaces per code that they would be required to bring that up to and then anything on top of that. It still is a public street. The on-street parking is permitted. Obviously facing the correct direction and away from the intersection. So, that there's not a side obstruction already built into our code and would have to be the on-street parking, that's enforced by the police so.

Allen Smith: But it is allowed in the neighborhood.

Kameron Good: Yes.

Dwight Tanner: Mr. Chairman?

Allen Smith: Yes.

Dwight Tanner: Can I make a brief comment?

Allen Smith: Sure.

Dwight Tanner: I'm not really opposed to the rezoning of R-2 and the Staff's recommendation, but I would have liked to have seen the owner, the new owner, of the property show up to the meeting and advocate for him or herself.

Christine James: Yes, I believe he's out of the country and he did ask if it was required. We told him it wasn't required, but we would recommend that you have someone here on your behalf. And that's where we left it.

Allen Smith: And I understand you're "no" on that and I mean, I got you. But still if they comply with R-2 there's going to have to be major things done where it's considered where it's at now.

Kameron Good: Yes. Major changes and this will move on to Council. We'll have to re-notice out to everyone within 300 feet through the paper, and then it'll probably be on the second meeting in March.

Christine James: 24th.

Allen Smith: So, I guess let me ask another question. What if nothing happens in six months?

Kameron Good: That's what I was just speaking with Christy about. If they don't then we're going to probably look into that, but it would revert back to the R-1.

Christine James: Yes, I would say, again, we'll work through that, but I would foresee that we could do an administrative rezoning back to R-1 based on not meeting the conditions.

Allen Smith: So, do we need to make a motion of that now or do you just do that amongst yourselves?

Kameron Good: I would say that it was already included in your condition.

Allen Smith: OK. I'm just double checking.

Christine James: Yes. That would come back through here again, so you would understand that it wasn't an applicant it would be basically from Staff. But we would have the two public hearings again to revert it back to the R-1 and explain at that time that XYZ wasn't met.

Motion by Medders, Second by Busse to recommend to City Council to approve of an ordinance for a change of zoning request from Alexander Andersen from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the property located at 1802 NW Lake Avenue, Lawton, Oklahoma 73507 more particularly described as Lot 1, Block 31, Gay's West Mountain View Addition subject to the condition the property be brought up to compliance with the R-2 zoning district regulations in six months and take appropriate action as deemed necessary. **Aye: Jarvis, Williams, Medders, Smith, Busse Nay: Tanner, Baxter Motion Passed 5-2**

- 3. Consider appointing a City Planning Commission member to the Lawton Urban Renewal Authority's (LURA) Ad Hoc Committee regarding the implementation of the Blighted Conditions Study recommendations.**

Allen Smith: Thank you. Number 3, consider appointing a City Planning Commission member to the Lawton Urban Renewal Authority Ad Hoc Committee regarding the

implementation of the Blighted Conditions Study recommendations. They could have worded that better for me.

Christine James: We'll work on that next time Chairman. As you are aware LURA did hire Garver to conduct a Blighted Conditions Study for Lawton. It's been through that committee and City Council. City Council did recommend, or did approve, the Blight Study and directed Staff to start the implementation process of the recommendations in that study. And so, took that back to LURA, and so to assist Staff LURA developed an Ad Hoc Committee. Which could help us work on public participation and the drafting of the plan. And so, they recommended that there be a representative from the CPC to be included in that Ad Hoc Committee and so that's why we're here today.

Allen Smith: So, an Ad Hoc Committee is just they're not on the LURA. They're just a committee just for this one item.

Christine James: Yes, sir.

Allen Smith: OK. So, it's not a permanent deal.

Christine James: No. It's just for this one purpose.

Allen Smith: Darren, you got all that information.

Darren Medders: I'll make a motion for Miss Busse to take that role on.

Allen Smith: Second. Motion and a second. Call the roll to make Busse the Ad Hoc for the CPC.

Motion by Medders, Second by Smith to appoint the City Planning Commission member Melissa Busse to the Lawton Urban Renewal Authority's (LURA) Ad Hoc Committee regarding the implementation of the Blighted Conditions Study recommendations. **Aye:** Williams, Tanner, Medders, Baxter, Smith, Busse, Jarvis. **Nay:** None **Motion Passed 7-0**

4. **Consider recommending approval of a memorial celebrating the legacy of Dunbar Elementary School and two key figures from the Lawton community within Lemuel Harkey Park, located at the corner of SW 18th Street and SW Douglas Avenue, in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.**

Allen Smith: Number 4, consider recommending approval of a memorial celebrating the legacy of Dunbar Elementary School and two key figures from Lawton community with the Lemuel Harkey Park, located at SW 18th Street and SW Douglas Avenue, in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.

Kelvin Ingram: Hey, good day Chairman, Commission members, ladies and gentlemen.
Kelvin Ingram, Deputy Director of Parks and Recreation.

Allen Smith: Did you say Kelvin?

Kelvin Ingram: Yes, it is sir. Kelvin. K-E-L-V-I-N. Last name, common spelling I-N-G-R-A-M, sir. I have the distinct pleasure to bring to you, and the Commission here, agenda item considering the approval of our memorial site celebrating the legacy of Dunbar Elementary School and two key figures here in our community Mister Lemuel Harkey Park. This is located on the corner of 18th and Douglas here in Ward 7. This is in accordance with our Administrative Code 9-5, Memorials and Tributes on City Property and City Parks. Our background again in coordination with our local historians, community organizations, and former Dunbar School alumni Councilwoman Williams here, has also submitted an application of a permanent memorial monument there within Lemuel Harkey Park in vicinity of the Dunbar School site. The memorial will preserve the historical significance of the school, promote cultural awareness, and to ensure the future generations understand Dunbar Elementary School how it played an integral part in our Lawton community. The Dunbar school serves us also a cornerstone for our African American community for decades and played a crucial role in our educational history. The school has provided instruction and community support with cultural continuity during the segregation era and remains a significant symbol of resilience, achievement for our former students, families, and our broader community. What you have in your packet ladies and gentlemen, is our application for a request. You also have our location on the site in that color diagram. Our memorial design there are some changes and there are can caveat, if need be, and it's also in accordance with our policy. Things that's now shown in part of the packet as well, when you get to the financial part as of February the 11th the Lawton Economic Trust Authority has also matched funds with this as well. That's not annotated in here what the match funds of \$5,000 that was agreed on as well sir. Subject your questions and comments.

Allen Smith: So, the total price is, I mean, what are we guessing at? \$15-17,000?

Kelvin Ingram: That is our estimate. Yes, sir.

Allen Smith: OK.

Kelvin Ingram: And again adding, the match funds from LETA as well. That's not annotated on here. And That was as of voted and approved on 11th February.

Dwight Tanner: Mr. Chairman?

Allen Smith: Yes.

Dwight Tanner: Yeah, they brought this before LETA, which I'm a trustee on, and it got unanimous support to give them a grant to help them with this memorial.

Allen Smith: Got you, which they got for the \$5,000 correct?

Dwight Tanner: I can't remember this exact amount, yes.

Kelvin Ingram: Yes, sir. Also want to caveat too, I mean, I'll add to Commission later. We want to set a goal to get this completed by the Juneteenth ceremony on June 19th, 10:00 o'clock ceremony. So, getting this done in due time. We don't want to rush. We want to get a good product out there, but your approval of support will get this on the way.

Allen Smith: Sure.

Kelvin Ingram: We do have procured materials here to save costs. We've procured almost 200 bricks from the original site location with the cornerstone that's going to be also help added to this monument as well. To keep that historical significance to here as well. Again, if I can also elaborate on your screen there, what you're going to see there, just small corrections on here. On the left the Paul Dunbar, we're going to omit that. We're going to put the school mural on that side. The school history in the middle and maintain Mister Lemuel Harkey's picture there as well. The dates have also changed, as a small change in those dates as well. So, some aesthetics and some correct grammar but this is the parameters, or the diagram of what you will see here, but not to a specific as this right here.

Allen Smith: Sure.

Kelvin Ingram: This will be a presentable project too to make, not only the community here, but the city of Lawton, come to light. This is in accordance with the True North culture and again we ask for your support.

Allen Smith: Thank you. So basically, what we're doing as a committee is allowing them to put it on this land?

Christine James: Yes, sir.

Allen Smtih: OK.

Christine James: Yes, as a city owned property and in a park. So, you're just approving the location of that, and that it met the standards of the policy.

Allen Smith: Correct.

Christine James: Yes, sir.

Allen Smith: OK, perfect.

Motion by Medders. Second by Baxter to recommend to City Council to approve of a memorial celebrating the legacy of Dunbar Elementary School from the Lawton community within Lemuel Harkey Park, located at the corner of SW 18th Street and SW

Douglas Avenue, in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks. **Aye:** Williams, Tanner, Medders, Baxter, Smith, Busse, Jarvis. **Nay:** None **Motion Passed 7-0**

Commissioner's Reports or Comments

None

Secretary's Report

Kameron Good: I just want to give you an update that the Bilbrey's Plat that came through here went to Council on Tuesday and was approved, and the Scissortail water maintenance bond and as-builts were also approved. I'll let Christy give you the update on the data center.

Christine James: Lucky me.

Allen Smith: Hey, I've only got about an hour.

Christine James: They approved a revised ordinance to allow data centers no more than 2 megawatts in I-1 zoning. Which would allow it also in I-2, 3, and 4. So, that would be no more than 2 megawatts. Anything over 2 megawatts would be in the I-4 as a Use Permitted on Review. So that would be digital asset mining and data centers would be the same. We previously did the data centers in I-1. That now also has a limitation to the 2 megawatts, and because based off the state statute data centers and digital asset mining have to be treated as the same.

Allen Smith: I got you. I remember us passing at that but now let me get this. So, maybe this will help some. I've kind of got into the 2 megawatts. 2 megawatts is basically just a big, it would be a decent size house.

Christine James: It depends on what day you Google it. I've Googled it multiple times and get differentials every time. So, thank you A.I. for that. Sometimes it can be up to thousands of average households. And so, it is quite large. The reason why we went with two is because state statute defines a digital asset mining business as more than 1 megawatt. And then it also says that a digital asset mining business must be allowed in every Industrial Zoning District. So, we went with two to say, OK if you're small enough, we feel like we still meet the state statute of allowing it in every Industrial Zoning District in accordance with the state statute. But capped it at the two so anything bigger than that would have to be a Use Permitted on Review, go through the process here and City Council, and it could be based on a case-by-case basis of their need and their demand. And then that each situation could be looked at separately. They also would have Binding Site Plans. Going through the UPOR process so they wouldn't be allowed to double their square footage because they would be bound to that Binding Site Plan. So, that also gives the City a little bit more control on if they needed to do any expansion. So, it's the most restrictive code that we think we could come up with and still meet state statute. And we were directed to keep looking at ways to make sure the City kept control on that. And so, we'll be doing that and watching all the state bills go through. There're several bills at the state legislature right now regarding data centers, and so this is a very, you know, fluid laws right now.

Allen Smith: I mean if we're doing the 2 megawatts, couldn't we put something in there to have more control and have a water restriction of a certain amount?

Christine James: That's part of the Use Permitted on Review. So, that will be part of that review. Is that based off their demand can we even serve them. That will give them an opportunity to look at every case on a case-by-case basis.

Kameron Good: But the water, like you're talking about, is something that we're supposed to be researching and bringing back. Whether or not we can do additional restrictions?

Allen Smith: No. Because to me that's where the control is. A lot of the control would come from the City if we own the water, you can only use so much per day.

Christine James: Yes. And that's already kind of built in the coding some. You want to do an industrial or a large quantity purchase from the City that has to go through the water demand model, and everything else, to see if we can even supply it. At that point, just like this regular subdivision, just because you have the dirt the water lines a mile and a half away. You've got to go get it to bring it here, and then do X, Y, Z to be able to serve, you know, the two hundred homes you have planned for this area. It's kind of the same situation is that OK, what do you want to do? What's your demand? Is it going to be a recycled water type of system? Is it just a flow through? All those make a difference and so that's why they wanted to put it on the Use Permitted on Review. So, every case can be looked at as a standalone case. Because just because I have some restrictions with you doesn't mean that be the exact same ones on the next guy. So, that's what we come up with to be as controlled as possible for now.

Allen Smith: Well, there's more on me than the other guy, so.

Christine James: Yes.

Allen Smith: Seems that way.

Christine James: But again, there's lots of bills currently in the state legislature and they could — I think they have till May, I think Garrett, when the legislation closes to make decisions on those bills. And so, we may know more here in the next few months of what they decide to do.

Audience Participation

Adjournment

Motion by Baxter, Second by Medders to adjourn the meeting **Aye:** Tanner, Medders, Baxter, Smith, Busse, Jarvis, Williams. **Nay:** None **Motion Passed 7-0**

With no further business the meeting was adjourned at 2:00 P.M.

These meeting minutes were approved by the CPC members at their meeting on

2026 of 03-12



Allen Smith

Chairman

City Planning Commission