

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM
MARCH 12, 2026

Minutes of the City Planning Commission meeting held March 12, 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
 Joan Jester
 Dwight Tanner
 Darren Medders
 Michael Logan

MEMBERS ABSENT: Taylor Williams (excused)
 Dwight Baxter (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
 Patricia Williams, The Haven House
 Linda Jordan, Resident
 Norman Andrew, Resident
 Kelvin Ingram, Deputy Director Parks and Recreation
 Spencer Brown, CDBL
 Melissa Beck, Leader Lawton Class XXXV
 Vonshanekia Coleman, Pure Vibe Lounge

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 26, 2026.**

Motion by Logan, Second by Medders to approve the minutes from the regular scheduled meeting on February 26, 2026, as written. **Aye:** Busse, Jarvis, Jester, Tanner, Medders, Logan, Smith. **Nay:** None **Motion Passed 7-0**

2. **Consider holding a public hearing and consider a request from Patricia Williams C/O The Haven House for an amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multi-Family Dwelling District zoning classification for the proposed use of transitional housing. The requested area is a parcel located at 521 SW 70th Street, Lawton, OK 73505 and take appropriate action as deemed necessary.**

Allen Smith: Number two: Consider holding a public hearing and consider a request from Patricia Williams C/O The Haven House for an amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multi-Family Dwelling District zoning classifications for the proposed use of transitional housing. The requested area is a parcel at 521 SW 70th Street, Lawton, OK and take appropriate action as deemed necessary. Kameron.

Kameron Good: Kameron Good with the Planning Department. This request is for R-1 to R-3 and an amendment to the Land Use Plan. The reason they're requesting the rezoning is their goal is to do transitional housing out of this with renting the bedrooms separately. Which we would classify as a boarding house and that use is specifically listed in the R-3 zoning. So, that's why we are bringing that forward as a rezoning request. This is located on the northwest corner of Forest Avenue and 70th Street as you can see on the location map. Here's an aerial of that existing neighborhood and this entire neighborhood is zoned R-1. So, the property is R-1 and everything surrounding it is R-1 single-family. The Land Use Plan is Residential/Low Density with everything surrounding it as Residential/Low Density. The site plan provided shows the house and one metal shed as existing with the two-car driveway coming off 70th Street. Here's a street view showing what the existing house looks like as of 2024. This was noticed to 47 property owners within 300 feet of the requested area on February 19th and posted in the Lawton Constitution on February 22nd, 2026. At the time of this packet was received we had seventeen phone calls received against this item and one letter against it. We have received one more phone call against it, so totaling eighteen phone calls against the rezoning request and one letter against, and Christy has a letter that we're going to read into the minutes.

Christine James: We can do that during the public hearing.

Kameron Good: Absolutely. Other than that, I'd be open to any questions that you guys may have.

Allen Smith: How many bedrooms is this house?

Kameron Good: From my understanding that there are four bedrooms.

Allen Smith: So, the garage is turned into a bedroom I'm assuming.

Kameron Good: I don't have the detail on that. Yes. And we do have the applicant here that is also available to answer any questions.

Allen Smith: OK. Anybody else? And if not, we will open it up to the public.

Christine James: I guess I'll go ahead and read the one letter we have real quick, just get it on the record. This is from Linda Wharry-Jordan. Says:

Dear City Council:

The request for rezoning must be rejected for the reasons listed below:

1. Previous ordinance established Almor West as a Single-Family dwelling neighborhood.
 - a. An ordinance is established for a reason and that is to maintain order and continuity, without order there is chaos and confusion.
2. R-1 is the most restrictive zoning classification for a reason:
 - a. It aims to create a stable, safe and protective environment for its citizens.
 - b. It prevents the domino effect of the neighborhood becoming a transitional housing neighborhood. If this is approved what will prevent others from making a request for their homes to be rezoned to R-3 residence.
3. Its close proximity to Almor West Elementary School.
4. It presents a safety concern for families with children who play and walk to and from the school.
5. It presents safety concerns to the citizens residing in the neighborhood.
6. Lowers property values.

Final thoughts and questions:

Ordinance and laws are established for a reason.

The City Council must recognize and uphold the laws that best represent these citizens of Lawton, Oklahoma.

Changing the ordinance/law for one often creates future and long-lasting issues for all.

Questions:

1. Would either of you want your neighborhood have transitional housing?
2. Would either of you want to live next door to transitional housing?

If the answer is NO, you must reject this request.

Again, this is from Linda Wharry-Jordan.

Allen Smith: Thank you. Anybody from the public? You can just come on down to the podium. If you will just state your name into the microphone and sign the sign in sheet there.

Linda Jordan: Hi there.

Allen Smith: Hi.

Linda Jordan: My name is Linda Jordan and I'm here to oppose the rezoning of that residence from R-1 to an R-3 and I was the one that submitted the letter stating that I oppose to it. And my primary concerns are safety. Safety of not only the children who play in that neighborhood, who attend school in that neighborhood, but also the residents who live in that neighborhood. When you hear the word transitional housing it provokes all kind of imaginations. And if it's in your neighborhood you're going to question as to what that is. So therefore, I again said I oppose to it, and I just boiled it down to like a few reasons so that you could consider it as if it was your neighborhood. OK. Number one: Is safety, safety, safety, safety. The close proximity of this residence to the Almor West School makes it a safety issue. The bus stop that drops off kids from, I believe, high school and elementary, is at 70th and Forest. Safety. Kids are also beginning again, which is good, began to play outside in the neighborhood. Riding their bikes, skateboards. Skating. They all play around in the close proximity to this neighborhood, I mean, to this residence. So therefore, that's a safety issue. And also, again the domino effect. If you approve this for one person. Looking in the future what's to prevent you all from improving it for another person? Which again can cause this neighborhood, which is a single-family dwelling, to become a transitional housing neighborhood. Which is not good for the neighborhood, the residents, or the children. So, that is my concern again close with consider the fact that these residence 521 SW 70th is within a block of Almor West School. Again safety. That's all I have to say.

Allen Smith: Thank you very much and anybody got any questions for her?

Linda Jordan: OK, thank you.

Allen Smith: Thank you.

Norman Andrew: My name is Norman Andrew. I am a property owner at 6901 SW Delta which is an Almor West Addition. My concern is this. One, like you said, we're directly across the street from the school. We had an issue some years back in reference to Section 8 housing. I don't know if you guys have ever lived in a Section 8 housing area, but your

property value goes up the creek. I believe that the situation would create that same type of atmosphere. As Linda said to you it is a safety issue, in my opinion. How would you like this type of atmosphere in your neighborhood? So, consider the fact that it's right directly across from the school. The property value of those folks that have been living there for X number of years goes God knows where. And what is the benefit of it? There're several other neighborhoods that could be chosen. Why Almor West and why the location in Almor West? Because it's cheaper for the house? But it creates an environmental hazard, in my opinion, for those residents have been living there forever. So, what I would like you to consider, as Linda has said, is three major issues. Property value of those that's been living in the neighborhood for X number of years. The safety concerns of those who have children going to Almor West. And last, but not least, the overall safety of the neighborhood itself. You know as well as I do once it starts rezoning areas it's like a bad cold. It's hard to get rid of. OK. You've been there; you've done that. You understand exactly what I'm saying to you. So, would you consider that if it were your neighborhood? Thank you.

Allen Smith: Thank you very much Norman. Anybody else? So is the Haven House, Patricia Williams?

Patricia Williams: Good afternoon, everybody. First and foremost, I want to apologize for any confusion that this has created. My name is Patricia Williams, and I am the Haven House's owner, and I am looking to turn this into a transition home. I purchased this home myself in 2009 and I lived there all the way up until 2017. Since 2017 I have used it as a rental, and I didn't just pick this property. This is my actual home that I'm going to be turning it into, but I do take it seriously. For the last ten years I have been a contract federal investigator for the Department of Defense, and I am a licensed substance abuse counselor. I work with people and I am in a helping profession. And I understand how people who need second chances. They're, a lot of times, they're redlined just because of their history or what the neighbors may think that it looks like. Building the Haven Houses is a passion for me. And I have my children have rode that bus from that same corner, you know, so I do completely understand. I've lived half a block for almost ten years from there, so I did take all of those things into consideration. Initially I was going to use this as a DOC transition home, but because it's half a block from the school, I have changed it and I have partnered with C. Carter Crane to get women, and only have women, at that location. And in an attempt to kind of, you know, lower the risk to the children. That the risk to the children is really important to me because I where I live in Texas and I am partnered with Ellis County, and I do groups and counseling for women and children who have been trafficked and abused. So, that is very important to me. I would never try to establish something that I would believe to place children in harm. First and foremost, the purpose of this house is to provide structural transitioning housing for individuals who are actively working to rebuild their lives. This may include veterans, or people who are recovering from substance use disorders that have changed their lives already, and individuals who will be reintegrating into the community. I understand that the neighbors have expressed concerns about this project, and I respect their right to voice those concerns, but I believe open dialogue is an important part of community development and I do want to clarify several important points. First, the residence is not intended to operate as an unsupervised

group living environment. It will be structured. It will be rule based. The residents will have clear expectations of what's required for them and there will be accountability, stability, and adherence to all of those rules to continue to reside there. Second, individuals residing in the program will be expected to participate in constructive activities. They must have employment, gainful employment. They must participate in recovery programs. The goal is to provide stability and successful integration into society. And third, this initiative is not to disrupt the community, but to contribute to it. Transitional housing like this helps reduce homelessness, support recovery, and ultimately helps individuals become more productive members in society. Strong communities are not built by only protecting what we have already in place, but also creating pathways for people to rebuild, and rebuild their lives responsibly. I'm committed to working with the City and following all applicable rules, regulations, and procedures to make sure that this residence operates in the manner that reflects professionalism, structure, and respect for the surrounding neighborhood. Again, my intention is not to disrupt the community. My intention is to help individuals become stable enough to contribute to the community. And I mean I'm open to any questions that you guys may have but ultimately, I did not purchase this property with just financial gain in mind. I have had it for the last ten years as a rental property, but again, with me being a counselor, and a substance abuse counselor specifically, I've watched how many of my clients are redlined. And unfortunately, I mean, fair housing should be allotted to everyone. No matter what your circumstance. And that's all I have.

Allen Smith: OK. Right, I mean I appreciate the work you do; I really do. But I think we all on this board and the audience got to look at it. You might know everything about substance abuse. You know, you've seen what happens. You may know what kind of people and how it transpires. You know, to us, like me and the gentleman and lady back there, do I want that kind of person living across the street from me?

Patricia Williams: I understand.

Allen Smith: And did you say you live in Texas?

Patricia Williams: Yes, sir, I do reside in Texas.

Allen Smith: But then you're saying you're going to make sure nothing happens. Well, that's kind of tough when you're living in Texas and you're relying on somebody else.

Patricia Williams: Right, but my house manager will reside inside of the property.

Allen Smith: Right.

Patricia Williams: Yes, Sir.

Allen Smith: All right. OK.

Patricia Williams: Yes.

Allen Smith: I mean in my opinion it could probably go somewhere else and just me saying that. I mean just my honest opinion.

Patricia Williams: No, I completely understand. And if I wasn't the person establishing it focused on my clientele, I could understand that.

Allen Smith: Sure.

Patricia Williams: If I was still living there and someone wanted to do the one across the street. I could completely understand that, but this is not just something that I pulled out of my hat. I have been developing this over the last few years getting the licenses. Everything that's needed. I'm an actual real estate agent, you know, so I've taken every avenue that I can to make sure that I'm crossing my i's and dotting ...

Allen Smith: Sure. No, I don't doubt you at all. I mean, you act like you know what you're doing.

Patricia Williams: Yes, sir and again, initially when I presented it to the City it was going to be DOC. I was partnering with LCCC. But, when I thought about it because I work with trafficked individuals, I didn't want, no matter what, man or woman, to be in a position to have access to the children that are exiting the bus going to school and things like that. And that's why I've partnered with C. Carter Crane, and I am just going to do women. I can't you know, I mean I really don't know what else to say. But I did actually change my plan for my transition home to better accommodate the community in the way that I thought would fit.

Allen Smith: I Understand. Yes, ma'am? Wait till you get on at the microphone. That way it's all on the record.

Linda Jordan: Thank you again.

Allen Smith: Welcome back Linda.

Linda Jordan: No problem. OK, my history is law enforcement. I come out of law enforcement. Specifically state probation and parole, adults. So, I've worked with her clientele, and I know what the aspirations are, but the reality is with that kind of clientele comes problems and issues even though you have the best intentions of helping. Their intentions are not always about help, or getting help, or receiving help. It's about a handout. So, I understand what you're trying to do. But I also understand reality, and my reality from law enforcement, federal, state, and military is what happens in life, and what life often brings. So, what my problem is, is that we have aspirations to do great things, but a lot of times people we're helping don't have those same aspirations. And so that's my concern is that we want to help. We want to bring people into an environment that is possible for them to be successful. But oftentimes they don't take advantage of those opportunities and that's my problem with this whole situation. The opportunity is there, but oftentimes they don't take those opportunities, and they tend to prey on people who are unaware of what their

intentions are. So, that's what I have to say and I think that's it. And I appreciate you all listening. Thank you.

Allen Smith: Thank you.

Dwight Tanner: Mr. Chairman?

Allen Smith: Yes.

Dwight Tanner: I echo your sentiments, and I appreciate what you're trying to do. You know, there's a time for everything. It's a good time for what you're trying to do. But this is just not the place in my opinion and so, I guess we have to close the floor to make a motion?

Allen Smith: Well, I think she's still...

Patricia Williams: And like I said, I hear you guys loud and clear and I completely understand, but I just ask that you guys don't make an assumption, a judgment, based on an assumption. Assuming that this is going to be the worst of the worst population or assuming that something is going to happen. If that was the case, we wouldn't have transition houses anywhere else. And I'm sure y'all, I mean not y'all, but I'm sure other people would like, "oh just put it on the north side." But if I try to put it on the north side someone's going to dispute that. Everywhere I go someone's going to have a problem with it because it's something new. And it's something that's not in their neighborhood. And I mean I know that this is alarming to some because of the school being a half a block. But again, I feel like I've tried to put the parameters in place. The way that my system is structured I think that they will be safe. But again, my final ask is that you guys don't make a decision based on an assumption of what kind of population will be there, or what will happen. But I appreciate your time.

Allen Smith: Well, thank you but I mean in a way we have to assume stuff. I mean we wouldn't have law enforcement if we didn't assume people would break laws, so.

Patricia Williams: And I'm just saying like assuming that the women that I'm going to house there are going to be detrimental to the neighborhood. I guess that's what I'm saying.

Allen Smith: Right. I get what you're saying.

Patricia Williams: These are people that are looking for a second chance and where do people who are looking for a second chance go if they're not given an opportunity?

Allen Smith: I mean, I think you have all the right ideas in place. It's just, in my opinion, it's just the wrong place for it. I mean, you're a realtor. Look around town. Sell that one and go buy something else. You know, somewhere. I mean, you've got to do some research because I'm afraid you might run into this over and over until you do a little more research and find a place. You know that it may be anywhere.

Patricia Williams: This is all be work being done by my own hand. And so, I chose that property because I already own it. And it's the easiest for me, you know, to start with. But again, I understand and I respect everything.

Allen Smith: But I appreciate what you. I do.

Patricia Williams: Yes, sir. I appreciate you guys.

Michael Logan: Mr. Chairman, if I may, I agree. I'm retired DOC. Currently running the county jail. Starts out great, but we're talking about a long term. And things change, and people change, and we're asking people who've lived in that neighborhood for 20-30-40 years to basically turn their face, or whatever, to some things new. And I don't think that's fair for them. I agree with the chairman, you're a realtor. Surely there's another property somewhere that maybe that fits in the zoning that you could look at and maybe purchase there.

Patricia Williams: Thank you.

Allen Smith: Thank you. Sir, do you have something?

Norman Andrew: Yeah. My thing is this, that I can appreciate Ms. Williams off of minutia. Don't get it twisted. But how would you like for the rezoning of your property to change? Then all of a sudden anybody and everybody can come into your neighborhood. We fought for Section 8 housing, and believe me, it was a pain in the fourth point of contact to try to eliminate that. You've been there; you understand what I'm saying. So, the only thing that I'm saying is I don't think it would be good for those people that have property that's been there for X number of years to have this type of situation be confronted with. They shouldn't have been confronted with it in the first place. Simple as that. We put money into property. Almor West is one of the most, I guess, quietest neighborhoods per se that you could run across. We like to keep it that way. Not saying that all this would happen, but it is an indicator of what could happen. But especially when you talk about property values. We know that's going to happen. So, that's my argument.

Allen Smith: OK.

Norman Andrew: Thank you.

Allen Smith: Thank you. If no one else, I will close the public hearing. Committee, what say you?

Michael Logan: Chairman I recommend that this do not be rezoned. I don't know if that's the proper words to say, but I recommend that the current zoning stay as is.

Darren Medders: Second.

Allen Smith: There has been a motion and a second to not rezone from R-1 to R-3.

Kameron Good: And again, I just want to reiterate this is just a recommendation to Council. So, we still will move forward to Council. Council will have the final say and it's just a recommendation to deny.

Allen Smith: Correct. And as I want the public to know that too. What we do up here is just a recommendation that goes to the City Council.

Norman Andrew: OK. So, what happens after it goes to the City Council? They will vote?

Allen Smith: They vote, yes. Just like we did right here.

Norman Andrew: Is there a hearing?

Kameron Good: Yes.

Christine James: Yes, sir. You'll get another notice just like you've got a notice for today's meeting. The next notice will be for the City Council meeting, and we'll put in there what the recommendation was from the CPC. And so, you'll have a chance to do the exact same thing again at the council meeting.

Norman Andrew: Good enough. Thank you.

Christine James: You're welcome, sir.

Motion by Logan, Second by Medders to recommend to City Council to deny a request from Patricia Williams C/O The Haven House for an amendment to the 2030 Land Use Plan from Residential/ Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multi-Family Dwelling District zoning classification for the proposed use of transitional housing. The requested area is a parcel located at 521 SW 70th Street, Lawton, OK 73505 and take appropriate action as deemed necessary. **Aye:** Jarvis, Jester, Tanner, Medders, Logan, Smith, Busse **Nay:** None **Motion Passed 7-0**

- 3. Consider approving the record plat for O'Reilly-E Gore Blvd located at the northwest corner of E. Gore Blvd and NE 35th Street, Lawton, OK 73501, subject to conditions and take appropriate action as deemed necessary.**

Allen Smith: Motion passes. Moving on. Number 3: Consider approving the record plat for O'Reilly-E Gore Blvd located at the northwest corner of E. Gore and NE 35th Street, Lawton, Oklahoma subject to conditions and take appropriate action as deemed necessary. Christy.

Christy Ryans-Huffer: Christy Huffer with the Planning Department. O'Reilly East Gore Boulevard's parent track is 19.423 acres and it's being divided into two lots. The plat is located on the north side of East Gore right beside the apartment buildings there that are on that north side. And northeast of 35th Street, and just a side note, NE 35th Street is a

private street with a public access easement. A non-access easement is required by City Code, and you can see that on the plat. The current zoning is C-4 Tourist Commercial District for lots one and two; and the property owner is Nick and Maria Richards Trust. There are no public improvements that's going to be constructed for this plat, and each lot has access to public water and public sanitary sewer. The proposed use for the lot one is going to be an O'Reilly's Auto Store. At the time of this packet going out with all the conditions since then they have resubmitted. The plat and all of the conditions have been corrected. I'll answer any questions.

Allen Smith: Anybody have any questions for Christine? What say this committee?

Motion by Medders, Second by Logan to recommend to City Council to approve the record plat for O'Reilly-E Gore Blvd located at the northwest corner of E. Gore Blvd and NE 35th Street, Lawton, OK 73501, subject to conditions and take appropriate action as deemed necessary. **Aye:** Jester, Tanner, Medders, Logan, Smith, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

4. Consider reapproving the construction plat that was previously approved by City Council on June 28, 2022, for Rose Creek Addition Part 1A, subject to conditions.

Allen Smith: Number 4: Consider reapproving the construction plat that was previously approved by the City Council on June 28, 2022, for Rose Creek Addition Part 1A, subject to conditions. Kameron.

Kameron Good: Kameron Good, Planning Department. Christy didn't want to take this one. So, this was previously approved June 28th, as you said in 2022. City code requires a construction plat to be constructed within two years. This one has not finished up yet and so this is to reapprove those original construction plans and the original conditions would still apply. They are wrapping up and have a punch list. So, the record plat will be coming back to you shortly. But this is just west of Rolling Hills off of SW Bishop Road and it's one street currently that loops back and connects the Rolling Hills with lots on the right side and the left side of it. So, be happy to answer any questions. Like I said, this is just a reapproval so that they can finish up and then bring back the record plan and start selling lots.

Allen Smith: Was that a detention pond they had to put in? Just curious.

Kameron Good: Yes.

Allen Smith: It was.

Kameron Good: Yes, sir.

Allen Smith: OK.

Kameron Good: Yes, there's some things they're still wrapping up on the detention pond as part of their punch list, but yes. That to the west of it is all out for detention.

Allen Smith: So, the detention pond holds water like that?

Kameron Good: This aerial may have been right after that flood. Because it's just by that creek and, you know, that was a 500-year flood. So, that came through and that whole the detention pond and creek was overflowing.

Allen Smith: Got you. I was just curious.

Kameron Good: Yes.

Allen Smith: Any questions for Kameron? What say the committee?.

Motion by Logan, Second by Busse to recommend to City Council to reapprove the construction plat that was previously approved by City Council on June 28, 2022, for Rose Creek Addition Part 1A, subject to conditions. **Aye:** Tanner, Medders, Logan, Smith, Busse, Jarvis, Jester **Nay:** None **Motion Passed 7-0**

5. Consider recommending approval of a monument to honor and memorialize the 250th birthday of the United States and the US Army from Leadership Lawton within Elmer Thomas Park along the east side of Lake Helen in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.

Allen Smith: Number 5: Consider recommending approval of a monument to honor and memorialize the 250th birthday of the United States and the US Army from Leadership Lawton within the Elmer Thomas Park along the east side of Lake Helen in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.

Kelvin Ingram: Good afternoon, Chairman, Commission, City Planning, again thanks for everyone. Also, want to introduce who I have, a Mr. Spencer here from CDBL Construction, and I believe Ms. Melissa Beck from Leadership Lawton. No stranger to in and around Lawton. They will also be joining us. But again, Chairman and members of the board, I have the great pleasure to present to you, if not already up here as well, in reference and in accordance with Administrative Policy 9-5 for Memorials and Tributes on the City Property and City Parks. What this monument we're trying to introduce to you and approve this for Elmer Thomas Park as a memorial in reference for Leadership Lawton Class XXXV with our point of contact Ms. Melissa Beck here. This project is intent to honor and memorialize the Army's 250th birthday. With the time we want to get done by June 14th in accordance with and also to provide esprit de corps also with the United States Army. This material used, such as concrete from boulders from Medicine Park, things from around our area, provided sheet, rebar, spent artillery shells, and steel to support structures as needed. As you can also see the colors of this will be a gray boulder type, sheet metal with brass

shells kind of part here. If you can see up there on your screen this will go in and around Lake Helen where we also have another project ongoing as well. So, this again will help complement our area if approved. The scope of work and everything else can also be briefed by here as well, but the dimensions of this project is also outlined in your project is at 8x4x4 deep with a circular pad and a rectangular base. Again, this goes in line again with our True North statement as well. But what I like to add credence to is this: care. We have a group of leaders that are in our midst here. A small population that sees an opportunity to also beautify our areas here and also can make a contribution. What better way that we can leave our stamp here, not only for us today, but also in months and years to come. Subject to your question or comments, or comments to the committee here.

Allen Smith: Thank you. I don't have any questions. I think it looks great.

Kelvin Ingram: OK.

Spencer Brown: Thank you. Melissa Beck is our class spokesperson, but it was kind of a group effort to come up with this idea. We just so happened to be coming into Leadership Lawton in 2025 which was the United States Army's 250th birthday, we'll be graduating in 2026 which is America's 250th birthday. So, we wanted to honor Fort Sill in some way, and it culminated into this project, and looking forward to providing the city something to be proud of. Especially for our artillery men and women. It's going to be called the Sound of Freedom which we get to hear every day here as Lawtonians. So, that's the idea behind the project.

Allen Smith: It's what I tell everybody that moves here. They go, "what's that sound?" That's the sound of freedom. Get used to it.

Melissa Beck: Yes, just wanted to add we're really excited about this project if we get it approved. We think it's going to be very complementary to the landscape and all the existing monuments that are already out there and will really add a lot of value to visitors when coming to our park to visit our city.

Allen Smith: Thank you.

Kameron Good: I just wanted to note something real quick. The intent behind this administrative policy, Christy and I worked on it a few years back, is for this sidewalk to continue around and it's actually designated in the policy as Memorial Lane. So, this intent is to continue piece by piece and continue the sidewalk along the east side and eventually wrap around the lake to create a memorial lane. So, this is in line with that policy and the intent to continue on with more memorials.

Kelvin Ingram: Thank you Kameron.

Allen Smith: OK, just a curious note.

Kelvin Ingram: Yes, sir?

Allen Smith: Is this donated or is this money?

Melissa Beck: Donated.

Kelvin Ingram: Yes, sir.

Allen Smith: Donated? OK, great.

Kelvin Ingram: Fully funded. Not much from the city.

Spencer Brown: Unless you would like to contribute, sir.

Allen Smith: Well, if you would've hit me up sooner, I would have.

Melissa Beck: We do have a sponsorship flyer if anyone would like to see it.

Allen Smith: Well, hit me up on the next one. I'm all about this.

Spencer Brown: Roger that.

Kelvin Ingram: Yes, sir. And again Chairman I did not mention that this is a fully funded project.

Allen Smith: OK.

Kelvin Ingram: Got you. Very minimal with just permitting whatnot, through the city, but yes.

Allen Smith: We'll get a donation from them off the permit.

Kelvin Ingram: Yes, I'll probably donate to them. Yes, subject your questions, comments. Commission, Chairman, members of the board.

Allen Smith: Nobody? OK. What say this committee?

Motion by Medders, Second by Baxter to recommend to City Council to approve of a monument to honor and memorialize the 250th birthday of the United States and the US Army from Leadership Lawton within Elmer Thomas Park along the east side of Lake Helen in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks. **Aye:** Tanner, Medders, Logan, Smith, Busse, Jarvis, Jester, **Nay:** None **Motion Passed 7-0**

- 6. Discuss and determine if the Pure Vibez Lounge proposed use of a hookah lounge for 207 SW C Ave is similar in character to those enumerated in the Downtown I Urban Renewal Plan - Mixed Use District and take appropriate action as deemed necessary.**

Allen Smith: Number 6: Discuss and determine if the Pure Vibe Lounge proposed use of a hookah lounge for 207 SW C Avenue is similar in character to those enumerated in the Downtown I Urban Renewal Plan - Mixed Use District and take appropriate action as deemed necessary.

Kameron Good: Afternoon, Kameron Good with the Planning Department. To simplify all of this long background information in the packet we have a business that wants to go in just west of 2nd Street, north of C Avenue. This is located in our Urban Renewal Plan. There is a specific list of uses that are permitted in that downtown area. Hookah lounge was not listed. So, one of the things listed in that is similar in character as enumerated by the Planning Commission. So, that's the option that we're here for today is to see whether a hookah lounge is similar in character to the other uses listed. We have the applicant here that would like to say a few things and see whether or not you guys would consider a hookah lounge to go in the downtown area as a similar to those uses listed above. So, those uses were provided to you in your packet. Just to let you see the Urban Renewal Plan as outlined. This is in the Downtown I location and is also the land use is categorized as Mixed-Use. So, it's just north of the mall and would you like to get up here and say a few things? Here's the street view of the current location.

Allen Smith: Got you.

Kameron Good: Shine on tattoo just opened up right next door to it, and the one with the cloud around it is her proposed location.

Allen Smith: You might have to dumb down what a hookah lounge is for some of us up here. Especially me.

Vonshanekia Coleman: Hello. I need to sign this paper correct?

Kameron Good: Yes, please.

Vonshanekia Coleman: Hello y'all. I'm sorry, I'm so nervous. So, a hookah lounge is kind of like, how can I describe it? So, a hookah lounge you'll have like shisha which is a tobacco, well non-tobacco product. Can I show you guys what it looks like?

Allen Smith: Sure.

Vonshanekia Coleman: May I approach?

Allen Smith: Sure.

Vonshanekia Coleman: So, this is what a hookah looks like and you put like a coal on top of it and you just smoke from it.

Allen Smith: So, is there a flavor that comes out of it? I guess.

Vonshanekia Coleman: Oh, yes, sir.

Allen Smith: OK.

Vonshanekia Coleman: There's a bunch of flavors.

Michael Logan: Is there a buzz?

Vonshanekia Coleman: No buzz.

Kameron Good: Just to reiterate what she said on the microphone. The tobacco goes on top of a process.

Allen Smith: She said non-tobacco.

Vonshanekia Coleman: Yes, non-tobacco.

Allen Smith: Right.

Kameron Good: And it's flavored.

Vonshanekia Coleman: So, you have tobacco and then the shisha. So, it's traditional. It's two different ones that you can get. I prefer to get the non-tobacco just because I feel like it's safer and healthier versus the nicotine.

Allen Smith: Got you.

Vonshanekia Coleman: So, you would put it on top, at the top here, and you will put a foil on top of it, and you'll put the hot coals on top. And as you can see it's different hoses so if you want to come with a friend, you guys could smoke the shisha.

Allen Smith: Anybody got any questions?

Christine James: Just for us older folks, I would say probably the closest thing to this would be like a cigar lounge. So that may help.

Allen Smith: Correct. That's what I computed it to.

Vonshanekia Coleman: Yes Sir.

Dwight Tanner Mr. Chairman?

Allen Smtih: Yes.

Dwight Tanner: Around 2004 there was an establishment downtown, it was actually called the Hookah Lounge. So, we've already had something similar to this, and they not only did that, but they sold high point beer and wine. And it was a very successful business,

Vonshanekia Coleman: Yes.

Dwight Tanner: But I'm for what you're trying to do and like Christine says, we've already got a cigar lounge downtown.

Vonshanekia Coleman: Thank you. I saw that it's not too far from this location, I was able to Google it. And I do want to be a part of something great. I saw that you guys were trying to remodel the hotel that's not too far from this location. So, I would love for you guys to give me the chance, the opportunity, so I can become a part of something great that you guys are trying to do downtown.

Allen Smith: Thank you.

Vonshanekia Coleman: You're welcome.

Kameron Good: Just want to also inform you we've sat down twice, two different pre-development meetings, to go through what is going to be needed for the property. So, she's well aware of any additional ventilation that may be installed for the property. I also, just to clarify for you guys what you're doing today, if you do say that it is similar in character to those enumerated above, her use is then permitted, and she's allowed to move forward with the permitting process. If you were to say that the use is not similar, doesn't mean it stops here. That means we would go through what's called the Use Permit on Review process with two public hearings and Council's ultimate say. But if you do think it's similar then you just say yes today and the use is permitted she gets to go forward with her permit.

Christine James: And we would ask that you let us know what you're comparing it to as far as similar use.

Allen Smith: That was my next question.

Christine James: Yes.

Kameron Good: Sorry, and she outlined in her letter which ones she thought she was similar to the Eating Establishment: Sitdown; Convenience Sales Personal Services is the two that she felt that she was similar to.

Christine James: And that letter would be right before the listed uses in your packet if that helps, and it's on the backside.

Kameron Good: Backside. Backside of the AIC.

Dwight Tanner: So, one other question.

Vonshanekia Coleman: Yes, sir.

Dwight Tanner: Are you going to be serving food in this establishment?

Vonshanekia Coleman: Yes, sir

Dwight Tanner: OK.

Vonshanekia Coleman: I was able to get a ventless convection oven. It's about almost \$3000.

Dwight Tanner: And what type of beverage would you be serving?

Vonshanekia Coleman: So, it will be like daiquiris and then of course we'll have like the mixed drinks.

Dwight Tanner: OK. So, alcoholic beverages.

Vonshanekia Coleman: Yes, sir.

Dwight Tanner: OK.

Vonshanekia Coleman: Yes, Sir. So, it would be like for the 25 and up age group also. I want a place where the older can come hang out. I'm sorry I just want us to have...

Allen Smith: If they're older than what the heck am I?

Vonshanekia Coleman: I'm 38. I'm sorry.

00:46:15 Allen Smith: You were going real good there for a while.

Vonshanekia Coleman: I just want us to have a place to where we can come hang out. I'm sorry. I just want us to hang out, you know, and enjoy some poetry. You know, good food, and drinks, a nice environment. Yes.

Allen Smith: Thank you.

Kameron Good: I also just wanted to, one more quick note, with the new Land Use Plan coming out that we've been working on that you guys have seen multiple times. They were looking as the Planning Department to establish an Entertainment District and this would fall within that area.

Allen Smith: Perfect. Anybody else got any questions for her? If not, what say so the council, and I guess we'll need to do a section number that it relates to with the motion.

Dwight Tanner: Mr. Chairman I would move that we approve this citing Section 21 and Section 15 of like kind use.

Motion by Tanner, Second by Logan to motion to approve of the Pure Vibez Lounge proposed use of a hookah lounge for 207 SW C Ave is similar in character to Eating Establishments: Sitdown, Alcohol Permitted (Section 21) and Convenience Sales and Personal Services (Section 15) in the Downtown I Urban Renewal Plan - Mixed Use District and take appropriate action as deemed necessary. **Aye:** Logan, Smith, Busse, Jarvis, Jester, Tanner, Medders **Nay:** None **Motion Passed 7-0**

Commissioner’s Reports or Comments

Allen Smith: The only thing I'm going to say is don't forget today there's groundbreaking for the sports complex on the east side at 4:00 o'clock.

Kameron Good: The Plex. And if you want to go to the groundbreaking, you'll get a chance to see my daughter, and my niece in hard hats groundbreaking.

Secretary’s Report

None.

Audience Participation

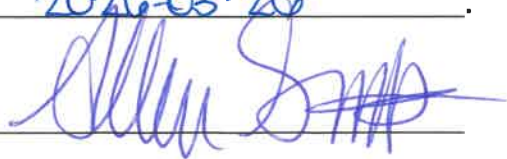
None.

Adjournment

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

With no further business the meeting was adjourned at 2:19 P.M.

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

2026-03-26


Allen Smith

Chairman

City Planning Commission