

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

APRIL 16, 2026

Minutes of the City Planning Commission meeting held April 16, 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
Dwain Baxter

MEMBERS ABSENT:

Taylor Williams (excused)

ALSO PRESENT:

Christine James, Director of Planning
Christy Ryans-Huffer, Planner I
Garrett Lam, Assistant City Attorney
Jennifer Wynne, Recording Secretary

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 March 26, 2026.**

Motion by Logan, Second by Medders to approve the minutes from the regular scheduled meeting on March 26, 2026, as written. **Aye:** Busse, Jarvis, Jester, Tanner, Medders, Logan, Baxter, Smith. **Nay:** None **Motion Passed 8-0**

- 2. Consider holding a public hearing and consider an ordinance for a change of zoning request from Melissa Busse on behalf of Huet Dao and Xin V Ngo from the C-1, Local Commercial District to C-5, General Commercial District zoning classification with a binding site plan for the property located at 1218 NW 31st Street more particularly described as Lot 3, Block 6, Greer Addition, and take appropriate action as deemed necessary.**

Christy Ryans-Huffer: Hello, Christy Ryans with the Planning Department. This is a request by Melissa Busse on behalf of the owners for this property. They have submitted a request to rezone the property from the C-1 to the C-5, General Commercial District, with a binding site plan. We are requiring a binding site plan on this one because of the change of use also. And that per city code the zoning for the use for the auto detail shop is listed as a C-5. As you can see, the aerial is the building that is outlined in blue. It is zoned C-1, and you'll see the current zonings for the surrounding area. This is the binding site plan that was presented with the application for the rezoning and there is the front elevation of the building for the proposed auto detail. So, the notice of the public hearing was mailed to twenty-three owners of the property within 300 feet on March the 25th, and proper notice was published in the Lawton Constitution on March 29th. The use is specifically stated in the C-5, General Commercial District zoning, as an authorized use in that area. That's why they are going for the C-5, and I would be happy to answer any questions.

Allen Smith: What was it beforehand, Melissa do you know?

Melissa Busse: As far as the tenant that was in there?

Allen Smith: Yes.

Melissa Busse: I think it was a Kingdom Keepers. They were that tenant. So, it's a cleaning company. I want to say El Kouri was the builder.

Allen Smith: Right.

Melissa Busse: You know they went and built a brand-new structure for them and then when COVID came it was shut down. They had to shut down.

Christine James: Yes, it was a cleaning crew.

Allen Smith: Cleaner.

Christine James: Yeah, and just for clarification, or just for reiteration, they will be required that tree buffer between them and the fence because it's abutting residential. And again, this will be a binding site plan limiting it to just a car detailer and it won't be opening it up to all C-5. It will be limited to just the car detail, because again, it is abutting that residence.

Christy Ryans-Huffer: I apologize I should have said that. Thank you for your patience.

Allen Smith: Anybody got any questions for Christy? No question here. I will open this up to the public hearing. No public seen. We will close the public hearing. What say so this committee?

Motion by Logan, Second by Medders to recommend to City Council to approve an ordinance for a change of zoning request from Melissa Busse on behalf of Huet Dao and Xin V Ngo from the C-1, Local Commercial District to C-5, General Commercial District zoning classification with a binding site plan for the property located at 1218 NW 31st Street more particularly described as Lot 3, Block 6, Greer Addition, and take appropriate action as deemed necessary. **Aye:** Jarvis, Jester, Tanner, Medders, Logan, Baxter, Smith. **Nay:** None **Abstained:** Busse **Motion Passed 7-0-1**

*Melissa Busse abstained as she is the person requesting this item.

- 3. Consider holding a public hearing and consider an ordinance for a change of zoning request from Melissa Busse on behalf of Huet Dao and Xin V Ngo from the C-1, Local Commercial District to C-5, General Commercial District zoning classification for the property located at 1220 NW 31st Street more particularly described as Lot 2, Block 6, Greer Addition, and take appropriate action as deemed necessary.**

Christy Ryans-Huffer: Christy with the Planning Department. So, Melissa Busse on behalf of the owners has requested to rezone this property, as you can see, that it is part of the complex that the owners own Lots 2 and 3. So, this is the front elevation of the building. This is not going to be a binding site plan for this because the continued use is still going to be for the office. Instead of spot zoning and doing C-5 and leaving this the owners had applied for both lots since they own both of them to be part of this rezoning. So, the use that is in that building at this time is allowed in C-1, but they have decided to go ahead and rezone both parcels. And this notice was mailed to twenty-three property owners on March the 25th, and notice was in the Lawton Constitution on the 29th of March. And so, we had no calls for or against it. So, I'd be happy to answer any questions.

Allen Smith: Anybody? No questions for Christy. I will open this up for the public hearing. Seeing no public I will close the public hearing. What say so this commission?

Motion by Logan, Second by Medders to recommend to City Council to approve an ordinance for a change of zoning request from Melissa Busse on behalf of Huet Dao and Xin V Ngo from the C-1, Local Commercial District to C-5, General Commercial District zoning classification for the property located at 1220 NW 31st Street more particularly described as Lot 2, Block 6, Greer Addition, and take appropriate action as deemed necessary. **Aye:** Jester, Tanner, Medders, Logan, Baxter, Smith, Jarvis. **Nay:** None **Abstained:** Busse **Motion Passed 7-0-1**

*Melissa Busse abstained as she is the person requesting this item.

4. Consider recommending approval of the construction plans for public improvements associated with Lawton Sports Complex to be located at 3802 E Gore Blvd, Lawton, OK 73501, subject to the conditions.

Christine James: OK. This is for the Lawton Sports Complex that is just west of East Side Park, just east of MacArthur High School. With the Sports Complex they are proposing public water and sewer lines. Water line is approximately 765 feet. They'll tap on to the main that's on the north side of Gore and run a 12-inch tube to the front of the building, and then that will be continued as a 6-inch, or an 8-inch. They'll have two fire hydrants and there will be a small 6-inch segment on the northeast side of the building with a fire hydrant. The sewer lines are approximately 1,170 feet. It's an 8-inch line. They'll have to connect on the very far west side of their future detention pond. So, it will run down Gore a little bit and then up and over. The line that's along the backside of the building will be a private line. So, that's not included in this. It's just the public line along Gore and then up west side of the building. There are some conditions from Public Utilities and then there's one from Planning as far as obtaining the easements. And so, that was on the handout for you. And I'm able to answer any questions if you have any.

Allen Smith: No questions. What's so say this committee??

Motion by Logan, Second by Busse to recommend to City Council to approve of the construction plans for public improvements associated with Lawton Sports Complex to be located at 3802 E Gore Blvd, Lawton, OK 73501, subject to the conditions. **Aye:** Tanner, Medders, Logan, Baxter, Smith, Busse, Jarvis, Jester. **Nay:** None **Motion Passed 8-0**

Commissioner's Reports or Comments

None.

Secretary's Report

Christine James: One of the only things of interest probably that went to council this past week was the rezoning for the transitional housing. City Council did deny their amendment to the land use plan and therefore the rezoning was struck from the agenda. So, it was a denial.

Allen Smith: That was just that one house.

Christine James: The one house on 70th and Forest, yes.

Audience Participation

None.

Adjournment

Motion by Logan, **Second** by Medders to adjourn the meeting **Aye:** Medders, Logan, Baxter, Smith, Busse, Jarvis, Jester, Tanner. **Nay:** None **Motion Passed 8-0**

With no further business the meeting was adjourned at 1:41 P.M.

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

2024-04-30


Allen Smith

Chairman City

Planning Commission