

DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE

3RD FLOOR CONFERENCE ROOM
MARCH 17, 2026

Minutes of the Downtown Lawton Architectural Review Committee special meeting held March 17, 2026, in the 3rd Floor Conference Room, 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 1:44 P.M. by Evan Watson.

ROLL CALL

MEMBERS PRESENT Evan Watson
 Jesse Cross
 Darren Medders
 John Purcell

MEMBERS ABSENT: Allee Passmore

ALSO PRESENT: Christine James, Planning Director
 Kameron Good, Senior Planner
 Christina Ryans-Huffer, Planner I
 Jennifer Wynne, Recording Secretary
 Garrett Lam, Assistant City Attorney

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 special meeting on February 17, 2026.**

Motion by Medders, Second by Purcell to approve the minutes from the special meeting on February 17, 2026. **Aye:** Medders, Purcell, Watson, Cross. **Nay:** None **Motion Passed 4-0**

2. **Consider approving a Certificate of Architectural Conformance for Jailbreak Bailbonds C/O Fusion Sign & Design, Inc. signage located at 515 SW C Avenue, Lawton, OK 73501 and take action as necessary.**

Jesse Cross: Item two is consider approving a Certificate of Architectural Conformance for Jailbreak Bailbonds, C/O Fusion Sign & Design, Inc. signage located at 515 SW C Avenue and take action as necessary.

Christy Ryans-Huffer: You might remember this address back in September of last year they, Anna's Realty, brought in the exterior front elevations for what they were doing to the property there about the whitewashing of the brick, and the signage that was going to be on there. The goose neck lighting. All of those kinds of things, and this committee approved that. And so, when a building, a sign application, came in and when the review was done for the abstract company that was going there it was different than what was originally presented to this committee, but it was such a small change that you had given our Planning Director the ability to approve that. So, there's the approval and there is the wordage that was used for that in your packet. Now there has been a third sign application that has come in for this, and it had nothing to do with what was approved in the beginning for this. The signage was going to be for Anna's Realty now it is the bail bonds sign, and you'll see the elevation on that and the pictures for that in your packet. The big thing is that this is what you originally approved and it looks nothing like that. So, we had to bring it back to this committee for y'all's approval. All right.

Kameron Good: It was originally turned in as just a single metal panel and when the packet was sent out, they actually went out on site and saw the other signs on the building and changed their mind that they wanted to rather deal with the style that is already on the building for the other businesses. So, there was a modification. This is the one that they want to move forward with to kind of keep it as a similar look to the other ones.

Evan Watson: This was a lot bigger than the other ones, right? Is that what it looks like.

Christy Ryans-Huffer: And you had approved for the real estate office being there and the title company.

Evan Watson: Sure.

Christy Ryans-Huffer: Yes, sir. But it was completely different than what you had approved, so.

Christine James: This is really, like Kameron said, is really completely different than what we started with. So, we did try to, you know, persuade them to go back to the original design because what we originally had was nowhere close to this, so.

Christy Ryans-Huffer: Yeah. It truly was a sheet metal sign.

Kameron Good: It was a sheet metal sign. It was red and black. It had their phone number listed on it. Yeah. So, this one will at least be in line with the other ones, but it was not a business that was previously approved on your original elevation.

Christy Ryans-Huffer: The first time on here.

Darren Medders: So, out of the original approval is there anything there?

Christy Ryans-Huffer: Red River Title.

Darren Medders: That's it?

Christy Ryans-Huffer: Yes, sir.

Darren Medders: So, the Jailbreak is taking the other half of the —

Christy Ryans-Huffer: Yes, sir. Where Ana Realty was.

Darren Medders: OK.

John Purcell: And it's going to look, somewhere it has Mag Real Estate and Ana Home Buyers. It's now going to have Jailbreak Bailbonds over that.

Christine James: Yes, so more like if you try just back this, one more page, you kind of get a little bit perspective.

Christy Ryans-Huffer: That's where Ana's was going to go.

John Purcell: OK. The other one still stays there, Mag Real Estate?

Kameron Good: That was the original point I would approve.

Christy Ryans-Huffer: Yes, and it's not there.

Kameron Good: It'll just be the Red River and the Jailbreak.

John Purcell: The jailbreak thing will be where these two were basically. OK.

Evan Watson: Well, fellas what do you think?

Kameron Good: There's no new lighting with this. The only lighting is the existing lights at the top of the building and the sight itself doesn't have any more additional lighting.

Christy Ryans-Huffer: Yes, they did stay true to that. The lighting and the black and white, but just the signage that's different.

Darren Medders: And it's the same as the title company.

Kameron Good: Colors, yes.

Christy Ryans-Huffer: Yes.

Darren Medders: Colors, yes.

Kameron Good: Same company installing it.

Darren Medders: Yes. OK. So, we have no issues with it since it matches the other that we already approved.

Christine James: It's just that it's different. So, I have to come back to you.

Motion by Medders, Second by Purcell to approve a Certificate of Architectural Conformance for Jailbreak Bailbonds C/O Fusion Sign & Design, Inc. signage located at 515 SW C Avenue, Lawton, OK 73501 and take action as necessary. **Aye:** Purcell, Watson, Cross, Medders. **Nay:** None **Motion Passed 4-0**

3. **Consider approving a Certificate of Architectural Conformance for revised residential construction on the North-East corner of SW C Avenue and SW 2nd Street located at 119, 121, 123, and 125 SW C Avenue, Lawton, OK 73501 and take action as necessary.**

Evan Watson: Item three is consider approving a Certificate of Architectural Conformance for revised residential construction on the North-East corner of SW C Avenue and SW 2nd Street located at 119, 121, 123, and 125 SW C Avenue, and take action as necessary.

Kameron Good: So, you guys may be familiar with this. Some of you were here when this was originally approved back on November 22nd, 2022. The elevation on the very back of your packet will show you the original one that was approved in 2022. They have since changed the layout and the design that they're wanting to go with on those townhouses, and it'll actually come into more compliance with the regulations. The original one was approved with brick and some siding with the metal awnings. This new one will actually be 100% brick with a balcony on the whole front of it rather than being just a small balcony off the one bedroom. So, as some of you might remember, the intent for these properties there's four lots at the corner of 2nd and C on the northeast corner. Those four front north

and south. So, the lots will be fronting C Avenue. The intent is to redesign that, replat that, to where the lots will be facing 2nd Street. That is their goal and what they'll be taking forward with bringing in a plat that will go through CPC and Council. But today we're talking about the architecture, and the intent is for these to face 2nd Street. So, the balcony would be looking to the west. There is no front door on the first floor, there pointed out, that is on purpose. The floor plan actually has the whole first floor as the garage. This single garage door actually isn't the size for a vehicle. The back of it would have the garage door entrance. So, all the car vehicle traffic will be off the back off the driveways. That is just simply to open up to their garage to be able to pull out some patio furniture and sit underneath the balcony. So, that is not for a vehicle to come in and out of.

Christine James: It would not have street access.

Kameron Good: Correct. There would not be curb cuts on to 2nd Street. The intent is to come off the alleyway and then there's an existing curb opening on C avenue that the vehicles would come in and drive behind the property.

Christine James: The east side.

Kameron Good: The east side. Correct. There is one door at on the back end and that's their entryway. There's a small 8 x ½ by 8 x ½ landing entryway on the first floor that has a garage to the outside, a garage to the inside, and then you take a staircase up to the first — or the second floor. That second floor has two bedrooms, two bath, family room, and kitchen. The family room and kitchen is right off the balcony. So, the intent is to really create a more entertainment style space with that balcony based in the west being able to kind of see the mountains and so. That was the intent for these townhouses and why it's so important for them to turn and face 2nd Street.

John Purcell: Are there only going to be four there? Remember there were originally going to be six. So, now were going to be only four, or at least the six?

Kameron Good: To fit this, to meet all the regulations, they're looking at four or five. We'll have to look through the regulations when they submit their plat and see what they move forward with, but as of right now four or five is what they're looking at. But before, like I said, this does move closer in line with what the Urban Renewal Plan for the 2nd Street corridor have. It's all brick. So, the previous one was approved with some siding. So, this is actually bringing it more in compliance with what the code regulation says.

Evan Watson: What do you think fellas?

Motion by Purcell, Second by Medders to approve a Certificate of Architectural Conformance for revised residential construction on the North-East corner of SW C Avenue and SW 2nd Street located at 119, 121, 123, and 125 SW C Avenue, Lawton, OK 73501 and take action as necessary. **Aye:** Watson, Cross, Medders, Purcell. **Nay:** None
Motion Passed 4-0

Commissioner's Reports or Comments

None

Secretary's Report

None

Audience Participation

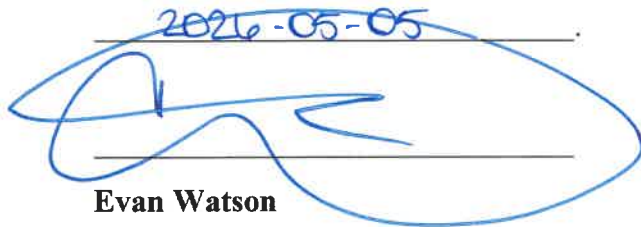
None

Adjournment

Motion by Medders, **Second** by Purcell to adjourn the meeting. **Aye:** Watson, Cross, Medders, Purcell. **Nay:** None **Motion Passed 4-0**

With no further business the meeting was adjourned at 1:55 P.M.

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

2026-05-05


Evan Watson

Chairman

Downtown Lawton Architectural Review Committee