

## DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE

3<sup>RD</sup> FLOOR CONFERENCE ROOM  
MAY 19, 2026

Minutes of the Downtown Lawton Architectural Review Committee special meeting held May 19, 2026, in the 3<sup>rd</sup> 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 1:36 P.M. by Evan Watson.

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### ROLL CALL

MEMBERS PRESENT      Evan Watson  
                                 Jesse Cross  
                                 Darren Medders

MEMBERS ABSENT:     John Purcell  
                                 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  
                                 Shay Hayes, C/O The Hatch Early Mood Food  
                                 Terry Bryant

**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 May 05, 2026.**

**Motion by Medders, Second by Cross** to approve the minutes from the special meeting on May 05, 2026. **Aye:** Cross, Medders, Watson **Nay:** None **Motion Passed 3-0**

- 2. Consider approving a Certificate of Architectural Conformance for off-premise signage for Shay Hayes C/O Hatch Early Mood Food located at 510 NW 2nd Street Lawton, OK 73507, and take action as deemed necessary.**

Kameron Good: Kameron Good with the Planning Department. As you can see provided in your packet are their provided site plan and their proposed signage. Their storefront is located at 333 NW 2<sup>nd</sup> Street which is in the Lawton Town Center. The signage is actually proposed to go on the southwest corner of NW Ferris Avenue and NW 2<sup>nd</sup> Street, which is addressed as 510 NW 2<sup>nd</sup>. The proposed signage includes two banner signs, five-foot by eight-foot, full printed color aluminum signs. Eight foot treated six by six wooden lumber. They would be angled at 45 degrees, to the angle towards the intersection of 2<sup>nd</sup> and Ferris. It was required for them to resubmit their site plan to be relocated outside the 45-foot sight triangle which the new site plan accomplishes that. So, what we're here today is for the Architectural Conformance Certificate. I'll be happy to answer any questions. Shay Hayes with Hatch is here as well to give you guys any insight or any questions.

Darren Medders: So, that's on the corner that we're proposing the grocery store and other things, is it not?

Christine James: This would be across the street. This would be on the Elmer Thomas Park side, but just on the south side of Ferris.

Kameron Good: Yes. So, the grocery store and all that stuff was more on the east side of 2<sup>nd</sup> Street.

Shay Hayes: Correct.

Kameron Good: As of right now I don't know of any proposed use to go on the west side of 2<sup>nd</sup> Street.

Darren Medders: OK, so it's the southwest corner.

Christine James: Southwest.

Darren Medders: OK. And that's City owned property?

00:09:31 Kameron Good: No, sir.

Christine James: No, it's private property and before we would issue the building permit, they would have to provide proof that they would have permission to be there.

Darren Medders: Got you.

Christine James: But this is just for the architectural conformance today.

Kameron Good: Did you want to add anything?

Shay Hayes: Yes. Absolutely, I didn't want to overstep. I appreciate you guys for having me, again my name is Shay Hayes. This particular corner is owned by a gentleman named Casey, and his previous owner of EZGO no longer lives in the state. I have a good relationship with him. I submitted a memorandum which he consented to us being on that property in the event that you approve us moving forward. Then we'll have a lease sign to be able to put up a sign at that location. Two challenges, and the reason why this is pertinent, on that corner was an old rundown building they had just demolished. They cleaned the lot and there's nothing there now. So, it's a vacant, you know, piece of ground with some cement and all that on there. So, we would put a nice sign there. It wouldn't be a banner sign. It would be a structure sign with posts and an aluminum back side. I know what you wrote banner with aluminum backing, but it would be a full printed aluminum sign frame with six-by-six posts framed out for that area. Our challenge is we run a good business. Hatch has been doing well. I don't know if you all have been there, I hope you have, you approved us to open and thank you for that as well. But we have no curbside signage without going to temporary signages everywhere and we want our location, as well as 2<sup>nd</sup> Street, to look as good as we've spent the money on it. And so, we have done testing through temporary sign permits. It's temporary sign placements. And we have found that the best sign placement that we get is on that corner of Ferris and 2<sup>nd</sup> Street with everyone coming off the road. So, everybody is coming down 2<sup>nd</sup> Street, coming off the highway, and there's no signage there at all. And we placed a temporary sign where the grocery store is going to be because there's some poles there. We couldn't get approval to maintain that temporary sign, so we were there for like ten days and we took it down. That sign in and of itself gave us the most amount of traffic visibility. People responded to it. They saw it. We would like to put the sign on private property. We'll build it. We'll maintain it. The owner is going to allow us to do that until he has a permanent resident, or a permanent plan, for that parking lot or that area there. And of course, win-win for everybody. It's a nice sign and increases our revenue so that we can stay in business, which then in turn allows us to pay more in our sales tax. Happy to answer any questions or concerns that you may have there.

Darren Medders: Meets everything that we want for downtown?

Kameron Good: I know, just a note, south of Gore is considered the downtown area. Off-site premise advertisement is not permitted in the downtown area. So, no billboards will be allowed. This area is north of Gore, still falls in the Urban Renewal Plan, but does not fall in the definition of the downtown area. So off-premise is permitted. But again, it would just be up to y'all's approval of the architecture. So, it meets all the other requirements of

the City Code. And there's no proposed electrical work for any lighting or anything like that, so.

Evan Watson: That's correct, yeah.

Jesse Cross: Yeah, OK. If you're OK. I used to live down there.

**Motion by Medders, Second by Cross** to approve a Certificate of Architectural Conformance for off-premise signage for Shay Hayes C/O Hatch Early Mood Food located at 510 NW 2nd Street Lawton, OK 73507. **Aye:** Medders, Watson, Cross **Nay:** None  
**Motion Passed 3-0**

**3. Consider approving a Certificate of Architectural Conformance for residential metal roofing material for the existing structures located at 308 & 310 NW Ferris Avenue, Lawton, OK 73507 and take action as deemed necessary.**

Kameron Good: Kameron Good again with Planning Department. Terry Bryant, property owner, is here who has submitted for this Certificate of Architectural Performance. Code specifically calls out in the Downtown Overlay District Policy that the metal roofing comes before this board for their approval. So, he's proposing a metal roof to go on the two duplexes at 308 and 310 NW Ferris. And you can see on the color chart provided for you, he has submitted for the Ash Gray and provided the existing photos of the house. And then also provided an example photo from the Farmers Market to kind of give you an idea of what the metal roof should look like. Do you have anything you'd like to add or say?

Terry Bryant: Why sure. We retired from the property management business, own a bunch of rentals, residential rentals, mostly here in Lawton. And one of the big issues that everybody knows is insurance rates going up a lot in Oklahoma. Lawton as well, significant issue. Some owners, property owners such as myself, have to go self-insured because of insurance rates are so high. Big part of it is hailstorms. The egg sized hailstones doing damage. In fact, that happened around the Vo-Tech area about three years ago and affected some of our rentals. This material I think it looks good. Long term it's way cheaper than the asphalt shingles. The category 3 asphalt shingle and the metal roofing is about the same cost. The category 4 shingles, which is better wind resistance, hail resistance, is actually more expensive. Metal Market, this company producing the materials in Wichita Falls, they do a lot of this stuff. It is a 26-gauge material meaning it will hold up really well with hail and lasts so long. The asphalt shingles you can't insure them after 15 years. After 20 years you got a replacement. This metal lasts forever. And I think it looks good. Also, what is happening a lot of people are moving to that here in Lawton, the outside of Lawton, and I think it's just basically it's going to last forty, fifty years. I replaced the metal barn roof where you live at out in the country. That old roof was like ninety or one hundred years old. That is literally old, and basically, it's a cost thing. I think it looks good and I think what's going to happen is homeowners in Lawton are going to be going in that direction simply because it's cost effective and basically, it's a money thing. I think it looks good. The Farmer's Market is an example. The color scheme is very similar and basically, it's an

economic thing which is why I like to go ahead and do this. Any questions I'd be happy to talk about it?

Evan Watson: Questions guys?

Darren Medders: I do not.

Evan Watson: I don't think I do either.

Jesse Cross: Improvements there, it's what we're looking for.

Evan Watson: Do what?

Jesse Cross: Improvements.

**Motion by Cross, Second by Medders** to approve a Certificate of Architectural Conformance for residential metal roofing material for the existing structures located at 308 & 310 NW Ferris Avenue, Lawton, OK 73507. **Aye:** Watson, Cross, Medders **Nay:** None **Motion Passed 3-0**

### **Commissioner's Reports or Comments**

None

### **Secretary's Report**

Kameron Good: I do have one thing. Last meeting we have the bail bonds, the Free Birds Bail Bonds, I wanted to just emphasize when we started that meeting everyone had drove by that sign and said that it was already installed. We did talk with the sign company. The sign that was actually installed was a temporary banner sign in place. We did inform them that they're still supposed to get permits and approval for temporary banner signs. That was put in place until they installed the actual —

Evan Watson: Sign.

Kameron Good: We got the approval through the board. So, just wanted to give you guys a note that that was addressed, and they were warned. Informed them that any temporary stuff like that would also need approval, so.

### **Audience Participation**

None


### **Adjournment**

**Motion by Medders, Second by Cross** to adjourn the meeting. **Aye:** Watson, Cross, Medders **Nay:** None **Motion Passed 3-0**

**With no further business the meeting was adjourned at 1:48 P.M.**

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

6-16-2026

  
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for ← Evan Watson -

**Chairman**

**Downtown Lawton Architectural Review Committee**