

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

June 11, 2026

Minutes of the City Planning Commission meeting held June 11, 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
Taylor Williams
Dwight Tanner
Darren Medders
Michael Logan

MEMBERS ABSENT: Melissa Busse (excused)
Ron Jarvis (excused)
Joan Jester (excused)
Dwain Baxter (excused)

ALSO PRESENT: Christine James, Planning Director
Kameron Good, Senior Planner
Christy Ryans-Huffer, Planner I & Recording Secretary
Garrett Lam, Assistant City Attorney
Robert Burns, Housing & Community Development Administrator
Kelvin Ingram, Deputy Director Parks & Recreation
Councilman Kirby Brown

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 receiving a presentation of the Consolidated Plan for FFYs 2026-2030, which includes the FY 2026 Annual Action Plan, holding a public hearing to hear citizen comments, and providing a recommendation to the City Council to approve the FFYs 2026-2030 ConPlan, allowing for floor amendments if necessary.**

James stated Chairman and like I discussed at last meeting we are having to rehear this item because the notice was not published for the Public hearing and so that Public hearing was null and void. A requirement for HUD is that we must have a Public hearing before the Consolidated Plan can be approved and so this will sound very familiar and so we're required to do it because of the HUD requirements.

Smith stated that being said I will open the Public hearing.

Burns stated gentlemen thank you for having me again, Robert Burns from the Housing and Community Development. As was stated on May 14th this same item was presented, and a Public hearing was held unfortunately the Public notice was not published in the local newspaper as prescribed by HUD and to remedy that misstep this meeting and the upcoming the City Council meeting were advertised through press release and on May 22nd the citizens were offered an opportunity to comment via lawtonok.gov.

Smith asked OK, anybody got any questions?

James replied we'll need to you open the Public hearing, but he can do his presentation and then you'll can ask for citizens participation and then close the Public hearing before the motion thank you.

Smith stated is there any Public participation that would like to speak, seeing none I will go ahead and close the Public Hearing.

Motion by Logan. Second by Tanner to recommend to the City Council to approve the FFYs 2026-2030 ConPlan, allowing for floor amendments if necessary. **Aye:** Williams Tanner, Medders, Logan, Smith **Nay:** None **Motion Passed 5-0**

2. **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.**

Good stated good afternoon, Kameron Good with the Planning Department. This may look familiar to you. This has been brought to you before with a minor change coming back to you guys. This record plat was presented to the City Planning Commission March 12th recommended for approval and the City Council approved the record plat March 24th. This is located off of East Gore Blvd. This plat is to split this track of land that surrounds the MacArthur Flats apartment complex into 2 tracks of land with O'Reilly's going in that little blue square. The little yellow line shows highlights the change to this record plat on the original plat there was a one-foot non-access easement along East Gore Boulevard for the 2 pieces of land that are going to access East Gore. They wanted to remove that. With the design of the O'Reilly's, they are proposing a curb cut onto East Gore and so the plat would restrict them from having that. The plat was never actually filed of record it was approved through the process it never got filed at the county. They caught this actually I put the comment on their building permit and then they said oh wait we want we don't want to do that, so they represented this plat and that's why we're going back through the process to get it reapproved minus that one-foot non-access easement that's the that's one change at right now.

Smith replied no questions.

James stated and I would just clarify that the one foot non access easement was not a requirement of the City, they submitted it that way of course along East Gore that's something that you know we wouldn't have told them that they couldn't do because that would have been a good idea and so just for clarification that was something that they offered up with their submittal of the plat.

Smith replied but I mean it's just a, I mean we're just doing a simple curb cut I mean for their access. Right?

James responded yes, I mean Code along arterial roads, section line roads we want to limit the amount of curb cuts when all possible. They do have access to 34th street, both of these lots and so when they suggested the one foot non-access easement that was a win on the city 's behalf because they would be using 34th street and not multiple drives but again it's not a Code requirement specifically it just Code basically says that we want to limit access when we can.

Smith asked anybody have any questions for Kameron? If no questions, what say this 'Commission?

Motion by Medders. Second by Logan to recommend to the City Council 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:** Williams Tanner, Medders, Logan, Smith **Nay:** None **Motion Passed 5-0**

3. **Consider approving the record plat for Integrity Addition located on the south side of SW Lee Blvd and east of SW 38th Street, Lawton, OK 73501, subject to conditions and take appropriate action as deemed necessary.**

Good stated good afternoon, Kameron Good with the Planning Department. This is Integrity Addition. This is just east of Parkview Addition, which is located east of 38th Street and Southwest Lee Boulevard. Park View Addition Part One is the Taco Bell that was constructed. This is to be platted for a clinic to be constructed. so that is just in the next addition of this overall development. This one is an Integrity clinic like I said this covers this plat, block one lot one. Nothing else besides they will maintain the access easement per this plat. There's a lot of red line comments just you know clerical stuff on our end but they're going to address that and get it back to us and we'll be able to move forward to Council. Be happy to answer any questions the original plat for Parkview did have a sewer line that was constructed so there's a sewer line that goes along the north side of this, but they'll have access to a public sewer they'll have access to public water as well. Be happy to answer any questions you might have on this.

Smith stated I'm glad to see that area getting filled up and something going in there. Anybody got any questions?

Motion by Medders, Second by Logan to recommend to the City Council the record plat for record plat for Integrity Addition located on the south side of SW Lee Blvd and east of SW 38th Street, Lawton, OK 73501, subject to conditions and take appropriate action as deemed necessary. **Aye:** Williams Tanner, Medders, Logan, Smith **Nay:** None **Motion Passed 5-0**

4. **Consider recommending approval of a memorial bench within Shepler Park honoring America's 250th Anniversary by the Daughters of the American Revolution in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.**

Ingram stated good afternoon, Chairman, members of the Commission and Boards. It's great to be back here again. It seems as though we're back here talking about the same things, but I can assure you it's for a worthy cause. This is again what we have here is considering the approval of this bench that's going at Shepler Park. The background here the Lawton Daughters of the American Revolution has submitted a memorial request seeking the installation of this commemorative memorial bench in located in downtown Lawton Oklahoma. It's intended to recognize and commemorate the 250th anniversary of the United States of America, commonly referred to as the America 250th celebration and commitment and signing of the Declaration of Independence. This memorial consists of a 6-foot wrought iron bench featuring their logo and their commemorative markings. And again, recognizing the Lawton chapter of the Daughters of the American Revolution civic organization. I too am part of very civic organization in this group here that we bring here from Miss Sterling and her and her constituents here as well who come to join us to

support this have taken great stake on this. Timing does matter we want to get this done in an efficient manner. This is a well-established civic organization and again just like everything else they want to see our City prosper and with also aesthetic looking items here across the City. I do ask Chairman, members of Board that we recommend approval of this park item honoring the 250th anniversary for the DAR the Daughters of American Revolution in accordance with our administrative policies 9-5 and adding tributes to our City and parks. As you can see up here on the slide here, you can look in the middle of the block there with that green is in relation to where that circle is at in that middle of the block just north of those 2 trees that is the general location. I apologize that this one doesn't depict that per se that's on me Commission members of the board but again what they want is just going to be aesthetically and also generally in the center that will complement this project. What you see right here is an example, this is what the Enid Chapter of the same organizations bench will look like, take out the Enid Chapter and a few other aesthetics it will look like this. So again, I'll go back that's how the bench the estimates have already been provided by the Department of Corrections who usually make these items here with the estimate there's no cost to the City they also understand this doesn't include cost with the cement pad that must be affixed to per City Code. So, this bench has to be affixed to the to a type of structure so this we are anticipating right under \$500.00 which will be fully funded by the Daughters of the American Revolution. I do have the ladies here for this fine organization if you have any further questions that I cannot answer.

Smith stated I think I only got one question, when you said you're going to put it in the middle of those 2 trees. I'm just saying right in the middle of that when we have Arts for All that is a heavily traveled pathway between those 2 trees so we might just go one way or the other.

Ingram replied OK.

Smith responded I mean I'm not opposed to the bench at all. It's just like I say there's booths on both sides and that's the pathway people use so I think if we put it right in the middle I don't it would just seem out of place.

Ingram stated you know it would help if I've been to one of those events to help get the test that and that's probably on me. We can readjust, if necessary, Sir do you want us to come back at a moment 's time to get your recommendation OK.

Smith responded just recommend that you work with Arts for All and if you need to call me and get me involved I don't have a problem meeting with them.

Ingram stated I would feel confident if I do. To make sure that we're all on the same sheet of music. I don't want you to come back months later and said I thought we had this meeting?

Smith replied well I think if you just met with the person from the Arts for All they'd give you the same analysis and go yeah you know we just need to move it over here.

Ingram replied OK. Ladies does that seem ok with you?

OK, all right either way I'll communication is the key. We want to make sure we have a good steady rapport with this Commission as well.

Smith stated I'll just get with you after the meeting give me my number in case you need to call me or I think Kameron can probably give you someone for Arts for All their number.

Ingram replied yes Sir their number.

Motion by Tanner, Second by Logan to recommend to the City Council to approve of a memorial bench within Shepler Park honoring America's 250th Anniversary by the Daughters of the American Revolution in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks with the condition that they coordinate with the Arts for All organization to where best to locate this memorial **Aye:** Williams, Tanner, Medders, Logan, Smith **Nay: None Motion Passed 5-0**

Commissioner's Reports or Comments

None

Secretary's Report

James stated just want to let you know that on Tuesday at Council the Dollar General water line for the one on West Cache Road was approved, the Land Use Plan that we're working on for some time was approved, and you don't know about this one but there was 7 Brew access easement for the sidewalk along 67th street. It was on private property, so we took a access easement to Council that was approved.

Audience Participation

None

Adjournment

Motion by Logan, Second by Medders to adjourn the meeting **Aye:** Tanner, Medders, Logan, Baxter, Smith, **Nay: None Motion passed 5-0**

With no further business the meeting was adjourned at 1:45 P.M.

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

7-16-2026.
Allen Smith

Allen Smith

Chairman City

Planning Commission