

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

March 27, 2025

Minutes of the City Planning Commission meeting held March 27 2025, 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 David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Allen Smith
Michael Logan

MEMBERS ABSENT:

Joan Jester	(excused)
Deborah Jones	(excused)
Darren Medders	(excused)

ALSO PRESENT:

Kameron Good, Senior Planner
Christina Ryans-Huffer, Recording Secretary
Wesley Simmons, Assistant City Attorney
Robert Burns, Planner I
Cindy Augustine, City of Lawton Real Property Coordinator

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 the Record Plat for Lawton Market Place Phase V and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is a Record Plat for Lawton Marketplace Phase 5 off of 82nd Street. Here is an aerial to represent where we are talking about. The blue is already approved for Lawton Marketplace Phase 2, the green is Lawton Marketplace Phase 3. This is Lawton Marketplace Phase 5. Which the intention is to construct a new Chick-fil-a Drive-thru restaurant there. Here is the Record plat representing the Lot 1 Block 1. This is just a Marketing Plan they provided to show you what the future build-out would be. As you can see Braum's is already located off of Northwest 82nd Street. Bancfirst owns the property on the corner of Cache and 82nd Street and the property we're talking about right now is marked OP 4, the 1.99 acres. That is where the Chickfila would be constructed. They have the Building Permit ready for the Chickfila. They are actually constructing the private drives right now as part of the gas station project that was going in OP 3. This again is Phase 5. Any questions I can answer for anybody?

Motion by Logan, Second by Smith to recommend the City Council approve the Record Plat for Lawton Market Place Phase V **Aye:** Busse, Jarvis, Smith, Logan, Denham **Nay:** None **Motion Passed 5-0**

2. **Hold a public hearing and consider a change of zoning request from Mark's Corner, LLC from the C-1, Local Commercial District to C-5, General Commercial District zoning classification for Lot 14, Block 1, Great Plains Addition Part 1, located at 1421 NW Great Plains Blvd, Lawton, OK 73505 and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is located off of Northwest Cache Road and Great Plains Boulevard. This is Lot 14, Block 1, Great Plains Addition. As you can see on the location map on the screen. Here is an aerial shot for that property. There is a strip center located fronting Cache Road and then an additional strip center right behind that and that is the property we are talking about. Current zoning for that property is C-1 with C-5 to the west and the east, C-1 to the south and R-1 Residential to the north. This is an existing building, here is a site plan representing that, showing all their parking spaces and here is a street view of that property. This has been noticed to 28 property owners within 300 feet on March 5, 2025 and noticed in the Lawton Constitution on March 9, 2025. We received no phone calls for or against this item. The requested re-zoning is to add additional storage for the liquor store located in the strip center in the front. There is a vacant spot that they would like to add more

storage for their liquor product in the rear strip center. That is what has required this property to be re-zoned. Any questions that I can answer for you?

Denham asked is as long as it is C-1 going to C-5 there is not a problem with Residential behind?

Good responded there already is a screening fence in place between the 2 properties existing and that would be the only requirements between that and then there is an additional landscaping buffer if they were constructing something new. This is an existing building that would just be a build out of a vacant space inside of it. New construction between C-5 and R-1 would require a tree buffer and an opaque screening fence.

Denham asked any additional questions for Kameron? I will go ahead and declare the Public hearing open, anybody that would like to speak for or against this item please approach the podium, give us your name, sign in. Seeing no one approach I'll close the Public hearing. Commissioners, I'll entertain a motion.

Motion by Smith. Second by Logan to recommend the City Council approve a change of zoning request from Mark's Corner, LLC from the C-1, Local Commercial District to C-5, General Commercial District zoning classification for Lot 14, Block 1, Great Plains Addition Part 1, located at 1421 NW Great Plains Blvd, Lawton, OK 73505
Aye: Jarvis, Smith, Logan, Denham, Busse **Nay:** None **Motion Passed 5-0**

Commissioner's Reports or Comments

None

Secretary's Report

Good stated I just want to introduce Wesley Simmons, Assistant City Attorney. I also would like you to know we had a couple of items that went to City Council on the 25th that got approved. The Lawton Market Place waterline extension got approved and Krista's Corner was also approved.

Audience Participation

None

Adjournment

Motion by Logan. Second by Smith to adjourn the meeting **Aye:** Smith, Logan, Denham, Busse, Jarvis **Nay:** None **Motion Passed 5-0**

With no further business the meeting was adjourned at 1:39 pm.

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

5-15-2025.


David Denham

Chairman

City Planning Commission