

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
May 30 2024

Minutes of the City Planning Commission meeting held May 30, 2024, in the City Council 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 1:34 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Ron Jarvis
Allan Smith
Darren Medders
Neil Springborn

MEMBERS ABSENT:

Melissa Busse (excused)
Deborah Jones
Joan Jester
Michael Logan (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Christine James, Planning Director
Kameron Good, Senior Planner
Gregory Gibson, Assistant City Attorney

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

CONSENT AGENDA

The following items are considered to be routine by the City Planning Commission and will be enacted with one motion. Should discussion be desired on an item, that item will be removed from the Consent Agenda prior to action and considered separately.

- 2. Consider approving the minutes from the regular scheduled meeting from May 16, 2024.**

Motion by Jarvis. Second by Medders to approve all items on the consent agenda
Aye: Jarvis, Smith, Medders, Springborn, Denham **Nay:** None. **Motion Passed.**

OLD BUSINESS

None.

NEW BUSINESS

3. **Hold a public hearing to consider a request for a change of zoning from the R-1 Single-Family Dwelling District to R-2 Two-Family Dwelling District zoning classification. The request is located at 208 NW 31st St, Lawton, OK 73505 and take appropriate action as deemed necessary.**

Good stated good afternoon, Kameron Good with the Planning Department. This is an application submitted as you said for a request to re-zone Lots 5 & 6 of Block 15, Tomlinson addition Part 2. As you can see this located just north of Arlington, north of the Hospital, off of 31st Street. As you can see in this aerial the house off of 32nd Street actually own this piece of land and had made it into their backyard and fenced it off, that is now the piece of property where they want to separate that back off and build a duplex on that piece of property. Here is the proposed site plan for that duplex as well as a visual aid provided that shows what the duplex will look like. The current zoning is R-1 Single-Family Dwelling as the surrounding zoning is all R-1 Single-Family zoning with proposed zoning being R-2, Two-Family Dwelling. The current Land Use Plan is Residential-Low Density so there will be no change to the Land Use. This was noticed to 34 property owners within 300 feet on May 1st and noticed in The Lawton Constitution on May 8th. We did receive 1 (one) phone call in favor for this item from a neighbor to the west of this. We have representation here if you have any question for the applicant as well.

Denham asked is there any questions of Kameron before I open up the Public hearing? At this time, I'll go ahead declare the Public hearing open any one who would like to speak for or against this change please approach the podium? Seeing no one approach, I'll close the Public hearing. Is there any motion?

Motion by Jarvis. Second by Smith to recommend approval to the City Council a request for a change of zoning from the R-1 Single-Family Dwelling District to R-2 Two-Family Dwelling District zoning classification. The request is located at 208 NW 31st St, Lawton, OK 73505 **Aye:** Jarvis, Smith, Medders, Springborn, Denham **Nay:** None.
Motion Passed.

4. **Hold a public hearing and consider an amendment to the 2030 Land Use Plan from Agriculture to Residential/Low Density and a change of zoning from the Temp A-1 General Agricultural District to the A-2 Suburban District and the Residential Estate District zoning classification for a tract of land approximately 156.37 acres, located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505 and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. So, this is a unique request, this is located at 67th and Bishop Road. This is an existing tract of land that is 1 (one) parcel, 156.37 acres roughly the only piece of this quarter section that is missing is the existing Fire Station 8 that was built on the northeast corner. This is actual request to do 2(two) different zoning types. This is the aerial for that, like I said you can see the Fire Station on the northeast, everything is undeveloped agriculture land. The current zoning is Temp A-1. The proposed use for this is to split it up into 21 (twenty-one) separate lots as you can see provided on this. There will be a plat that will be coming back after this re-zoning goes through its process to do this actual land separation but the zoning needs to be done first because the zoning is what actually determines what size of lots are allowed. So, as you can see there is some smaller lots on the north portion that would be fronting Bishop. Those are the ones that are going to be zoned Residential Estate and then as you go south those are the bigger lots that are going to be the A-2 Agriculture Suburban District. So, their intent is to split this up into 21 separate lots, have some smaller lots for some residential but also still allow some bigger tracts of land to have Single-Family Dwellings and also to continue the agriculture use if a buyer wanted that. We do have representation here from 3-D Conservation Group. The surrounding zonings is R-1 to the north, with Temporary Agriculture to the west, P-f to the west, R-1 and Temp A-1 to the east, and Temp A-1 to the south. This was noticed to 13 property owners within 300 feet on May 9th and posted in The Lawton Constitution on May 14th and we received no phone calls, letters for or against this item.

Denham asked so the City never changed the zoning of the Fire Department?

Good responded correct, no Sir. It's still under that same Zoning.

Denham asked A-1?

Good stated yes. That being said Temporary A-1, once a temporary zoning is put into place typically you're supposed to bring it back in a zoning change within a year of that, established annexed land. We have a lot of Temporary zoning on the outskirts of the City that has never been re-zoned properly to an actual zoning classification. They're just stuck in there as temporary zonings until a proposed use like this one comes in to re-zone that. So that is a project that Christy and I are going to be tackling is bringing back and establishing zoning for all these temporary zonings.

James stated just an update, like Kameron said there's a lot, that means there's lot of notices and a lot of publications that needs to be done. We found this out late to put it this year's budget and so we won't be able to do it in this next fiscal year we'll plan for it but we will have to make sure that we have a significant increase to our budget for the

following year to be able to cover notices and publications that would be required because we're talking about hundreds of property owners within 300 feet of these Temp zoning districts. So, we're going to have to plan for that, we are it's just not going to happen as soon as we would like just because of budgetary constraints.

Denham responded okay.

Good stated at least we won't have to do it for this one, hopefully. This group has already came in and applied for that and their fees covered those notices.

Denham responded except for one carve out that the City needs to get around and doing.

Good stated correct. That Temporary A-1 in the northeast plus the surrounding land around that, would have to be re-zoned eventually.

Denham asked any questions for Kameron?

Good stated the applicant is here as well.

Denham stated thank you Kameron. I'll go ahead and declare the Public hearing open, anybody that like to speak for or against this item please approach the podium. Seeing no one approach I'll close the Public hearing. Members of the Commission, what's your pleasure?

Motion by Medders, Second by Springborn to recommend to approval to the City Council an amendment to the 2030 Land Use Plan from Agriculture to Residential/Low Density and a change of zoning from the Temp A-1 General Agricultural District to the A-2 Suburban District and the Residential Estate District zoning classification for a tract of land approximately 156.37 acres, located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505 **Aye:** Smith, Medders, Springborn, Denham, Jarvis **Nay:** None. **Motion Passed.**

5. Consider approving construction plans for an 8-inch sanitary sewer line to serve a Dollar General located at 7010 SW Lee Blvd, Lawton, OK 73505, subject to the conditions listed.

Good stated this is brought to you by the applicant 4D Construction on behalf of Dollar General. This is located off of Lee Boulevard. As you may remember we had a plat that came through the Lee Commerce Addition on Southwest Lee Boulevard and Southwest Brentwood Boulevard to split a tract of land into 2 (two) lots. The Lot 1 (one) is where the Dollar General is being proposed and they have their Building Permit submitted.

There is an easement along Brentwood for this sewer line to go in. This will be coming from the neighborhood to the south up to the Lot 1 (one). This is going to be dedicated to

the City after it is constructed and approved and inspected. This is to serve one lot for Dollar General.

Denham asked and if they do anything on this other lot they would have to pay to tie in or something?

Good stated it would be a Public Main. It would go from the neighborhood up to Lot 1 (one) so it would be fronting Lot 2(two) still. Now there is existing water as you can see along this and existing fire hydrants, the little red dots are the fire hydrants, the blue lines are the water lines. So, there is already existing water there, this would just be to extend public sewer to this lot.

Denham asked any questions? I'll entertain a motion.

Good stated we are just accepting their construction plans. They will still have to construct it. We'll bring it back for the actual acceptance and dedication to the City.

Denham responded we're just approving the construction plans.

Motion by Smith. Second by Medders to recommend approval to the City Council to approve the construction plans for an 8-inch sanitary sewer line to serve a Dollar General located at 7010 SW Lee Blvd, Lawton, OK 73505 **Aye:** Smith, Medders, Springborn, Denham, Jarvis **Nay:** None. **Motion Passed.**

6. Commissioner's Reports or Comments.

None.

7. Secretary's Report.

James stated just wanted to let you know that on Tuesday of this week , the Crematorium Code and the Electronic Message Center Code went to Council and was approved. The Non-Conforming Lot Code change, something happened in the system and it did not make the agenda. It was all approved, ready to go, and for some reason it didn't make to agenda. We are not sure what happened but that will be on the June 25th meeting. The next Council meeting was June the 11th and since this is a Code change and required a notice we wouldn't make the 11th. We had to push it to the 25th. So that's scheduled for the 25th. The 4 (four) agenda items regarding the LURA Plans those were tabled.

Denham asked to a period certain?

James stated the Mayor had some concerns, they tabled it. They held the Public hearings and then tabled the items. I think there will be some discussion, future discussion on that.

Good responded they asked staff to get with Legal and review some of the former resolutions before bringing it back.

Denham responded very good.

8. Audience Participation.

Denham stated thank you all for coming.

9. Adjournment.

Motion by Springborn. Second by Medders to adjourn the meeting **Aye:** All in favor **Nay:** None. **Motion Passed.**

With no further business meeting was adjourned at 1:34 pm.

A handwritten signature in black ink, appearing to read 'David Denham', written over a horizontal line.

David Denham

Chairman City Planning Commission