

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM
August 28, 2025

Minutes of the City Planning Commission meeting held August 28, 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
	Joan Jester
	Deborah Jones
	Michael Logan
	Dwain Baxter

MEMBERS ABSENT:	Allen Smith	(excused)
	Darren Medders	(excused)

ALSO PRESENT:	Christine James, Planning Director
	Kameron Good, Senior Planner
	Christina Ryans-Huffer, Recording Secretary
	Dewayne Burk, Deputy City Manager
	Kim McConnell, Lawton Constitution
	Ramona Ford
	Jeff Darrell

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 as-built plans, maintenance bond, and utility easement for an offsite water line and fire hydrants to serve future phases of Lawton Market Place, to be located at 1410 NW 82nd Street, subject to the conditions listed.**

Good stated good afternoon, Kameron Good with the Planning Department. As you can see this is an aerial shot off of 82nd and Cache Road. You should be familiar with this project, we have had four phases for this plat and now this is an off-site water line to serve future phases. This construction plans were brought to you a few month ago and this is, the one in the red box is the new Chick-fil-a, and that will be tying into this water line. This is where the location of this water line is, as you can see the Lot 4 (Four) is the Chick-fil-a, Lot 1 (one) in the top right corner is the new Braum's just to give you representation of where that water line is and here is the easements that it would be. This is to accept the maintenance bond, utility easements for the off-site water line and fire hydrants. The bond amount is \$ 206,812.00. The contractor for that is H & H Plumbing. Any questions?

Motion by Jarvis, Second by Logan to recommend the City Council approve the as-built plans, maintenance bond, and utility easement for an offsite water line and fire hydrants to serve future phases of Lawton Market Place, to be located at 1410 NW 82nd Street, subject to the conditions listed **Aye:** Busse, Jarvis, Jester, Jones, Logan, Baxter, Denham **Nay:** None **Motion Passed 7-0**

2. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 22-23, Block 7, Lawton View Addition and take appropriate action as deemed necessary.**

Good afternoon Kameron Good with the Planning Department. Builder's Investment Group LLC is the property owner for Lots 22 and 23 Block 7. They have requested to rezone the property R-1 to R- 2 to do a duplex. You should be familiar with this company they've done this before we brought a rezoning to the Commission in the past to rezone Block 52 for 8 duplexes in Lawton View Addition, This is a continuation of the revitalization in that area. This was sent out to everyone within 300 feet on August 5, 2025 and posted in the Lawton Constitution on the August 10, 2025. The rezoning for Block 51 not 52 was approved by City Council back in March 11, 2025. This is the layout for those duplexes shows the 50 foot lot takes 2 of the 25 footers to do the duplex here's some pictures to show some examples of what they've already completed in that

area another couple duplexes and another set of duplexes. They've also done some cottages down there as well but the intent for these lots on this rezoning is to do some duplexes and this item is for lots 22 and 23 as you can see those lots are currently vacant. I'd be happy to answer any questions about this particular lot.

Denham asked any questions for Kameron on this item before I open the public hearing. Hearing none. I'll go ahead and declare the Public hearing open anybody would like to come speak for or against this item please approach the podium give us your name. Seeing no one approach or I'm going to close the Public hearing. Members of the Commission.

Motion by Jones, Second by Logan to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 22-23, Block 7, Lawton View Addition **Aye:** Jarvis, Jester, Jones, Logan, Baxter, Denham, Busse **Nay:** None **Motion Passed 7-0**

3. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 28-29, Block 7, Lawton View Addition and take appropriate action as deemed necessary.**

Good stated this is the same presentation but for lots 28 and 29 of the same block I'd be happy to answer any questions. This was handled with the same notice.

Denham asked binding site plans are the same for everything. They're not a binding they're just a site plan.

Good responded right, there's no binding site plans. The site plan is the same presentation.

Denham asked any other questions for Kameron? Hearing none I'll declare the Public hearing open did anybody want to come speak for against this item please approach the podium seeing no one approach I'll close the Public hearing. I'll entertain a motion.

Motion by Logan, Second by Jarvis to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 28-29, Block 7, Lawton View Addition **Aye:** Jester, Jones, Logan, Baxter, Denham, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

4. **Consider holding a public hearing and consider an ordinance for an administrative change of zoning request from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for Lots 17-19, 24-27, & 30-32, Block 7, Lawton View Addition and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. City Staff is also recommending an administrative rezoning for the additional lots on this south half of this block rezoning them to R-2 at this time will create a consistent zoning framework for the entire block minimizing the need for multiple individual rezonings request in the future and support the City 's broader goal of encouraging infill development and these established neighborhoods. So, it would just be for the remainder of these lots for this south half. The surrounding area includes vacant parcels to the east and west, a mix of vacant land and single family residential to the south and C-5 Commercial zoning to the north. The proposed R-2 will provide a logical transition between the residential and commercial uses while allowing for additional housing opportunities in the area. These notices were handled with the same notice so it was included in the Builder's Investment Groups notice so there was no additional cost to the City to do this administrative rezoning.

Denham asked Kameron I noticed these prior ones were 2 lot blocks 25 each on this this item we have 2 well there are 3 in a row 17 through 19, 30 through 32 will they be able to if they choose they could put 2 duplexes on 3 lots I mean one duplex on 3 lots or.

Good stated so builders investment group isn't the one requesting this information but it would take it would still take 2 lots to put a duplex on you'd still have to have the appropriate lot size for the duplex. But this is just to keep it a consistent zoning across the board for the block and with the overall plan of trying to work towards getting this area for higher residential development.

James added and also keep in mind anything that's allowed in R-1 is allowed in R-2. So the single family houses that are still there, the one off lots that are there, they could be built on the single family they can do that in R 2.

Jones asked Christy do you still have the lot line adjustment where they can do that rather than replat.

James responded if it's for an existing encroachment we can do a lot line adjustment.

Jones replied OK yes thank you.

Denham asked any additional questions? Hearing none I'll declare the Public hearing open anybody that would like to speak for or against this item please approach the podium. Seeing no one approach I'll close the Public hearing entertain a motion.

Jones stated Mr. Chairman before we close the item I would like to recommend that Code Enforcement take a look at Lot 11, 12, 13, 14,15 and 16 just see if there might be a violation out there on the cars.

Denham stated that looks like it's on Lee Boulevard, it's probably a business.

James responded yes we can certainly pass that comment along to Neighborhood Services.

Motion by Logan. Second by Jarvis to recommend to the City Council to approve an ordinance for an administrative change of zoning request from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for Lots 17-19, 24-27, & 30-32, Block 7, Lawton View Addition **Aye:** Jones, Logan, Baxter, Denham, Busse, Jarvis, Jester **Nay:** None **Motion Passed 7-0**

5. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 4-5, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This request is for Builders Investment Group as well. Similar to the previous items the goal is to continue with the revitalization effort and to allow a duplex to be located in Lots 4 and 5. Just as a quick explanation of why we split all these up into separate items it would allow you guys to if there was somebody that didn't want it adjacent to their property we would allow for you guys to be able to take motions separately you know so that that's why we split all of them up into separate items. This notice was handled on August 5, 2025 to 49 property owners we received no phone calls or letters for or against this item it was posted in the Lawton Constitution on August 10, 2025. I'd be happy to answer any questions this is the same site plan and same pictures as examples but this is for lots 4 and 5 of block 62.

Denham stated the whole side is vacant.

Good responded as you can see the land is mostly vacant there.

Jones stated Christy it looks like you have an encroachment on lot 17. Now that this is not to scale

James responded this is it's a little bit skewed to the east and so there's a lot of some possible encroachments of Lawton View and those are all over the place.

Denham asked any other questions for Kameron or Staff? OK so I'll go ahead and declare the Public hearing open anybody would like to come speak for or against this item please approach the podium and state your name and address. Hello good afternoon.

Ford stated hello, good afternoon. So, this is my first meeting so I'm a little nervous.

Denham asked what's your name please?

Ford stated Ramona Ford. And I'm here on behalf of my mother Armella McKendry who is a property owner in the area that's being talked about. And the question that I have on her behalf is what are her lots fall into the information says requested administratively what does that mean.

Denham responded the City is initiating it there.

James stated Ms. Ford hold that question, that is for another Item.

Denham asked alright anybody else like to come speak for the item on Lots 4 and 5 Blocks 62. Seeing no one approach I'll close the Public hearing

Motion by Logan, Second by Jarvis to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 4-5, Block 62, Lawton View Addition **Aye:** Logan, Baxter, Denham, Busse, Jarvis, Jester, Jones **Nay:** None **Motion Passed 7-0**

6. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 8-9, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

James stated I can go ahead and again this is an application or a request from Builders Investment Group and again they were requesting to build one duplex on lots 8 and 9 and the examples are the same and the site plan is the same as before.

Denham asked any questions? I'll declare the Public hearing open anybody would like to come speak for or against this item concerning Lots 8 and 9 Block 62 please approach the podium. Seeing no one approach I'll close the Public hearing, members of the Commission.

Motion by Logan, Second by Jones to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 8-9, Block 62, Lawton View Addition **Aye:** Logan, Baxter, Denham, Busse, Jarvis, Jester, Jones **Nay:** None **Motion Passed 7-0**

7. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 11-12, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

James stated this is a request from those investment groups so they can build a duplex on lot 11 and 12.

Denham stated very good. Any questions? I'll declare the Public hearing open anybody would like to come speak for or against this item relating to Lots 11 and 12 , Block 62 please approach. Seeing no one approach I'll close the Public hearing.

Motion by Logan. Second by Jester to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 11-12, Block 62, Lawton View Addition **Aye:** Logan, Baxter, Denham, Busse, Jarvis, Jester, Jones **Nay:** None **Motion Passed 7-0**

8. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 13-14, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

James stated I'm here if you have questions.

Denham asked any other questions? I'll declare the Public hearing open anybody like to speak for or against this item concerning Lots 13 and 14 from Block 62 please approach the podium. Seeing no one approach I'll close the Public hearing

Motion by Logan. Second by Jester to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 13-14, Block 62, Lawton View Addition **Aye:** Baxter, Denham, Busse, Jarvis, Jester Jones, Logan **Nay:** None **Motion Passed 7-0**

9. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 19-20, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

James stated again same thing just different lots, same notice. so I would be happy to answer any questions.

Denham asked Any questions? I'll go ahead and declare the Public hearing open anybody like to come speak for against this item concerning Lots 19 and 20 of Block 62 please approach. Seeing no one approach will close the Public hearing and entertain a motion.

Motion by Logan. Second by Baxter to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 19-20, Block 62, Lawton View Addition **Aye:** Denham, Busse, Jarvis, Jester, Jones, Logan, Baxter **Nay:** None **Motion Passed 7-0**

10. **Consider holding a public hearing and consider an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 26-27, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is for different lots, same notice, same Builders Investment Group.

Denham asked any questions for Kameron? Seeing none I'll declare the Public hearing open anybody like to speak for against this item concerning Lots 26 and 27 from Block 62 please approach the microphone. Seeing none we'll close the Public hearing.

Motion by Logan. Second by Baxter to recommend to the City Council to approve an ordinance for a change of zoning request from Builders Investment Group, LLC from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for the construction of one new duplex home to be located on Lots 26-27, Block 62, Lawton View Addition **Aye:** Busse, Jarvis, Jester, Jones, Logan, Baxter, Denham **Nay:** None **Motion Passed 7-0**

11. **Consider holding a public hearing and consider an ordinance for an administrative change of zoning request from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for Lots 1-3, 6-7, 10, 15-18, 21-25 & 28-32, Block 62, Lawton View Addition and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is similar to the administrative rezoning we just did for Block 7, this was taken upon staff and we were wanting to additionally rezone the remaining lots in this block to keep the consistent zoning framework for the entire block minimizing the need for individual rezonings in the future and encourage infill for the remaining of these lots. The proposed R-2 zoning will provide logical transition between the residential and commercial areas. This approach follows recent development trends in the Lawton View area. I would be happy to answer any questions.

James stated and again I would just say any use that's allowed in R-1 is allowed in R-2. So, any of the single family homes that are still there are in compliant and can remain and be rebuilt. It does not limit them.

Denham responded as mentioned the City is doing this administrative zoning to maintain uniformity through the entire block and that's why.

Good stated and also the notices were already being handled with their request so it wasn't any additional cost to the City.

Denham stated very good. Any further questions of Kameron? I'll go ahead and declare the Public hearing open. Anybody that would like to come speak for or against this item, an administrative zoning for multiple lots in Block 62 please approach the microphone. Seeing no one approach I will close the Public hearing.

Motion by Logan. Second by Baxter to recommend to the City Council to approve an ordinance for an administrative change of zoning request from the R-1 Single-Family Dwelling District to the R-2 Two-Family Dwelling District zoning classification for Lots 1-3, 6-7, 10, 15-18, 21-25 & 28-32, Block 62, Lawton View Addition **Aye:** Jarvis, Jester, Jones, Logan, Baxter, Denham, Busse **Nay:** None **Motion Passed 7-0**

- 12. Consider holding a public hearing and consider an ordinance for a change of zoning request from Smooth Sailing Property Services C/O Melissa Busse from the C-1, Local Commercial District to C-4, Tourist Commercial District zoning classification. The requested area is a parcel located at 1420 NW 67th Street, Lawton, OK 73505 and take appropriate action as deemed necessary.**

Good stated as stated this is off of 67th street just north of Cache Road, just north of Atlanta Avenue on the west side of 67th. As you can see in this aerial there is a structure already on there as a single family house and a multi-use gym. A big facility on there. The request, here's the existing site plan to show that and some of the existing driveways. The proposed use is a short term rental development known as The Gate. The existing structure on the property was being upgraded and remodeled for short term hospitality uses and a building permit has already been applied for the construction of an additional residential building. Melissa Busse is here and can give you a little more information on it and answer any questions. This was noticed to 27 property owners within 300 feet on August 5, 2025 and posted in the Lawton Constitution on August 10, 2025. We received no phone calls for or against this item.

Busse stated Mr. chairman I need to disclose that I am the property owner of this property that I'm requesting the zoning request and I have will have to abstain from voting on this item.

Denham asked how many units are going to be in this?

Busse responded a total of 36 rooms.

Jones asked Christy during the Building Permit process because this is already either a legal description of record or plat and it was residential single family residential when built will there be a review from the Building permit tying in the first the adequacy of the service line for sewer water, would you have Fire Protection. Then those lines are they tying into a public main because this area is notorious for private waterlines and mains and it's just a mess out there. I think it's a wonderful use. I hope we just support it but I do want somebody checking on that so that the owner's investment is protected and something doesn't jump up and say oh we need 4 hydrants out here and it was not something she anticipated.

James responded yes ma'am the Public Utilities, Fire Marshall 's office they are all involved in the commercial plan review process and so that should be looked at and the proposed plan that we have does show future development so I would assume and when those Departments reviewed that they saw that there was going to be few future growth and took that into consideration. I can't speak for them but they are involved in the review process.

Busse stated yes DJ also just a note, we have been already working with Waste Water, the Fire Marshals so we've got the go ahead and the electrical.

Good responded and they were also part of the review for the rezoning. The rezoning was sent to them as well.

Jones stated I'm bringing it because there have been occasions where people bought land and all of a sudden some things came up that they had no idea never expensive things and it killed the project and so I just want close coordination, if you will on these things because of this crazy area out there, it was it's just a mess. They're not dedicated roads they're not dedicated fire well anyway thank you.

Denham asked any additional questions? No other questions I'll go ahead and declare the Public hearing open, anybody that would like to speak for or against this item please approach. We'll need your name and address signed in and let us know the name please.

Darrell stated Jeff Darrell. So, I'm not really opposed to this. I live, I have a corner and part of that future expansion is in that corner. Now, my parents built that house so I've lived in that house on and off since 1972. My mother still lives there. That was originally was Dr. Montague's house and that was a tennis court with a pool. Currently it's a gym I guess. Then it was purchased by Fraternal Order of Police and was there place for the weekends and it was very noisy very loud and they wound up building a privacy fence which helped a lot. All I would like is a privacy fence around it. So, they don't see us and I don't see them.

Denham asked I'm sorry Mr. Darrell, which corner were you on?

Darrell responded OK so you see the house that's crooked.

Denham asked just to the north of it.

Darrell responded At 1701 NW 70th, that's us.

James stated yes there are screening and landscaping buffer requirements because they are abutting a R-1 Use District, so that's already built in the Code for the screening fence and the buffer.

Darrell responded OK.

James stated but yes. Yes Sir.

Good stated a 6 to 8 foot fence is required and an additional tree buffer is required.

Darrell responded an additional treatment that'll be great.

Good stated Melissa Busse is here.

Darrell asked are you going to put anything right down the City side at all to block it from the 7 (inaudible)?

Busse asked are you saying the back side?

Darrell responded yes.

Busse stated yes.

Darrell stated OK because the first building right there is our core main booster station probably wouldn't be good for somebody to be able to get into a mess.

Busse responded right absolutely yes.

Darrell responded just saying anyway but that was all I really want is a privacy fence.

Busse stated absolutely.

Darrell stated that was my only concern and if that's handled in Code I'm tickled.

Denham responded thank you Mister Darrell appreciate it. Just for clarification Melissa did state that there will be the tree buffer on both the North and South side for the length of the property so.

Jones stated I just want to note that for the addition if it's multi story there will be a setback requirement on the north.

James responded yes, the setback is the height of the building.

Busse stated we're only going 2 stories.

Jones responded that would be in addition to the buffer.

Busse stated yes ma'am.

Denham asked alright anybody else like to come speak for against this item seeing no one approach will close the public hearing members of the Commission.

Motion by Logan. Second by Baxter to recommend to the City Council to approve an ordinance for a change of zoning request from Smooth Sailing Property Services C/O Melissa Busse from the C-1, Local Commercial District to C-4, Tourist Commercial District zoning classification. The requested area is a parcel located at 1420 NW 67th Street, Lawton, OK 73505 **Aye:** Jester, Jones, Logan, Baxter, Denham, Jarvis **Nay:** None **Abstain:** Busse **Motion Passed 6-0**

***Melissa Busse abstained due to she is the property owner.**

Commissioner's Reports or Comments

Jones asked I'm going to ask once more is it legal requirement that you put all the specifications for the infrastructure to be dedicated or accepted in the packet?

James responded I have to check with legal but I've been always advised more the better just to make sure we get our point across.

Jones stated let me advise the less the better OK you can take the development plan you know I don't know that anyone up here is going to read the specifications for ASHTO for a street I don't believe they're going to read the water line specifications or you can please show the infrastructure the new water lines and new roads you know as you so that we know where they are.

James responded OK.

Jones responded and it saves you trouble.

James responded yes, we can always just bring a copy or so with us in case anybody has specific questions.

Jones stated that's exactly right.

James stated that perfect thanks.

Jones stated I want to congratulate Builders Investment and the City of Lawton and the staff for these rezoning out in Lawton View for affordable housing. This is a major move toward providing land that is affordable and if the City owns the land I'd even recommend some type of partnership with builders to build these affordable houses I'm very impressed about the appearance of these houses they're brick veneer. They got, you know driveways and sidewalks and all of those amenities that make a neighborhood and I'm just tickled to death.

Denham responded they're well done they're very attractive and affordable. So that's wonderful.

Jones stated and the Staff is working along with them to make continuity you can build a single family next to that you know or 3 or 4 single family you just got a lot of potential of infill and I honestly think the Council ought to start having workshops and showing potential of affordable housing and show them what is available and it's not something for \$ 189,000.00 or \$ 159,000.00. It's things like this and with the condominium law if this is if you want to build this with a firewall you can sell those units.

Good stated and it's not just so duplexes but they've had cottages and they've actually also done some shotgun style houses as well so taking everything possible on a 25 foot lot and doing a shotgun style house just to maximize the revitalization.

Jones stated don't use that term.

Denham responded and as I recall the City as or Urban Renewal has sold all of their lots correct?

Good stated so we have 2 more lots that we just came across down there.

James stated it's a part of lot 8 a part of lot 9 it makes it about one buildable parcel and that's about is that 14th and Georgia the northeast corner.

Good stated so just came across those lots that LURA still own those so.

Jones stated the last comment I have is the reason this project is here today Urban Renewal years ago had 2 projects that cleared all this land that built new sewer, that built new water lines, that built certain streets so the partnership works to help the developer. And this infill can be done anywhere in the Urban core it doesn't have to be in one addition. I mean you know all of us can take a drive out and see 8 burnouts and say that half block needs to be cleared and that makes it available for this so thank you very much.

Good responded and we'll also mention that they've continued to buy lots of all across lot and not just in the lot view area and are targeting infill on established neighborhoods as well 17th and B.

Denham stated excellent. Very good, thank you DJ for your comments anybody else?

Secretary's Report

James stated Christy passed out a zoning map for you. This is basically the north half of Lawton View and since we did some administrative zonings. Today I wanted to bring this to you to see if the CPC wanted to recommend any additional administrative zonings. The first map shows what the current zoning is a lot of that is still one the second map is just the area with the block numbers where you can see that there's several blocks on here that are mostly vacant and if the City Planning Commission was wanting the Staff to move forward with some additional administrative rezonings. We can sure bring that back to you but this is just kind of something for you to review and ponder if that's something you would be willing to do. A couple of blocks that just stood out to me with the quick review of it today. Block 16 which is just south of part of what we did to for Block 7 today is a lot vacant. Block 28, 30, 37, 51 is almost completely empty, half of 50, 53 again 55. Those are just some you know just looking at it real quickly have not looked at ownership or anything but just hoping with the recent infill development by Builders Investment Group that that may spawn somebody else who just is sitting on a couple of lots and don't know what to do with it. If we could potentially help them out

and go ahead and maybe rezone them as a R-2 to kind of clear the pathway for some additional infill but we are open to suggestions and this is just some light reading and potential homework for you.

Jones responded I think you have a wonderful idea. Actually, this zoning is based on the Old Pleasant Valley project and most of it did not materialize. It was a school and you know anyway I'm not going down that path but if you even look over on Block 55, why couldn't you do that block. It looks like you have 2 houses.

Denham stated and it's a lot clearer when you look at the other page too.

Good stated I do have a question.

Jones stated you have the same thing you might do a south portion of the block. If you know if you have the R-1 and then the South half of the lot R-2, it doesn't diminish the value of those lots of both compatible zones. Sure, I think that's a great idea.

Good asked as far as being, trying to be as proactive as possible and produce more development is there a reason we don't want to look at administratively rezoning the remainder of this area? I mean we're pushing R-2 zoning on several pieces of it with an it doesn't prevent an R-1 house from going in there and you see the rest of the Lawton View area to the east a majority of it is already R-3 zoned. So a R-2 zoning or a R-3 zoning, a R-3 zoning still requires 7000 square foot for a duplex, if you go an additional 2000 square foot on your lot size that allows you to have 3 units and it requires you every 2000 square feet gets you another unit for R 3 zoning but.

Jones responded Kameron be careful you know on that R-3, that was for Goodwill Village and Pleasant Valley. I don't I probably think you run in to less flack if you broke it where the R 3 is and just work your way west staying away obviously from the Industrial zoning. Now down south is that still part of the airport ordinance where they have as a noise cone and a clear cone and?

James responded if you use federal funding, that is part of the environmental review and that would prevent development north of that airport with federal funds and so when I was in housing and we had to be really careful if we did any redevelopment in that area or any rehabs on houses that were in the crash zone, noise zone of the airport. I'm not aware of anything outside of you're just a normal person using normal functional but I know with federal funding they're all those requirements.

Jones stated we probably need to look at that you know we'd like some federal funding for affordable housing. I don't know if we'll get it but. Is there still a height requirement too?

James responded there is on the federal side yes.

Jones stated OK thank you.

Denham asked what about the land use plan has these concerns been echoed to the folks developing that so?

James stated yes in the Land Use Plan this is still all low density residential and so that's R-1, R-2. That's it's all pretty much the same thing yes and we have talked to them about that and that's going to be in their recommendation.

Good stated I guess my thing is why would we go one block and not the other block in that area, as far as going to the R 2 zoning. If we're going to notice for a block we're already touching the next door you know block.

Jones stated I think you'll just have to examine it block by block. I'm not worried when you do this I'm not worried about the cost of the notes I'm worried about are we trying to take into account the owners needs and make sure they know they can continue what they're doing. Aren't frightened while you have.

Denham stated you can address the concern with the one person here just by explanation so?

Jones responded yes and that's and that's why I'm saying if you take off this 25 blocks. That that's a lot of notices. There's still housing in there and there's a lot of burnouts and there's a lot of things that need to go I probably I do a windshield survey and kind of feel out what's out there.

Good responded also just in discussion with Builder's Investment Group, having to come through this can delay projects for 60 days minimum to come through a whole rezoning process when we're wanting the development of the duplexes in there or whatever else they want to develop but.

Jones stated you should coordinate with them Kameron. If they say we want Block 17 that's our next move in our plan then obviously Block 17 starts to be the top priority in your in your administrative rezoning. As I said I want to see a partnership it only works with that but before I jumped off and did everything I really would do a windshield survey and you may find out there's no not that much out there. Then you could do the whole thing.

Denham asked Christine anything else?

James responded no, we just wanted to get the Commission's feeling on that.

Denham stated do your homework next meeting maybe if you have any suggestions feel free to bring them then. And possibly do your own windshield tours so see what's going on.

Jones asked don't you think that the Council if they own the land out there and the infrastructure is already been put in with Urban Renewal don't you think there are ought to be an active movement toward the City to I'm not going to say give away but make some arrangement with this Builders Investment?

Denham responded I believe they've given away or not given them if sold most of the land they owned so.

James stated LURA has. LURA has we have all but that just those 2 pieces of a lot of 8 and 9 out there at 14th and Georgia that's all LURA owns.

Denham asked does the City own any property?

James responded the City does own some lots speckled in there. I believe it was a handful of years ago 2 or 3 maybe Cindy Augustine in Legal Department did go out and advertise several City lots that were in the area . Some took us some didn't but there's always if someone 's willing or would like to make an offer the City is always willing to take those offers to Council for that.

Jones asked why doesn't the City?

Denham stated proactively go after it again, try it again now that we are seeing progress made with this current developer.

Jones asked what's going to be built? You now have pictures of things. They can drive their neighborhood and see some of these linear houses what I call small houses, Kameron and see how it would look next door to and think about it you know.

James responded yes, I can sure we bring that up to Cindy and the Attorney 's Office and see if she wants to kind of revamp that and go forward.

Jones stated maybe the, I don't know there's so many Committees in the City I can't keep track of them.

Denham stated I think that's something that maybe chat with Cindy again and see if what she has in her notes and if it's something that we could revisit.

James responded absolutely.

Denham stated thank you.

Audience Participation

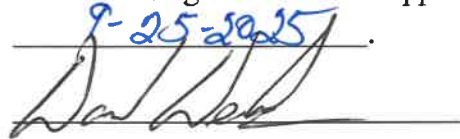
Denham stated thank you for being here Kim always good to see you.

Adjournment

Motion by Logan. **Second** by Jester to adjourn the meeting **Aye:** Jones, Logan, Baxter, Denham, Busse, Jarvis, Jester **Nay:** None **Motion Passed 7-0**

With no further business the meeting was adjourned at 2:23 pm.

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

9-25-2025


David Denham

Chairman

City Planning Commission