

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
October 12, 2023

Minutes of the City Planning Commission meeting held October 12, 2023, 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 1:30 p.m. by Allan Smith.

ROLL CALL

MEMBERS PRESENT

John Jones
Deborah Jones
Michael Logan
Ron Jarvis
Neil Springborn
Allan Smith

MEMBERS ABSENT:

David Denham (excused)
Darren Medders (excused)
Joan Jester (excused)

ALSO PRESENT:

Madison Aust, Recording Secretary
Charlotte Brown Director Community Services/Planning
Kameron Good, Senior Planner
Christina Ryans-Huffer, Planning Administrative Assistant II
Tyler Pobiedzinski Planner I
Gregory Gibson City Attorney
Kim McConnell Lawton Constitution
Carolyn Cordero Citizen

2. Establish Quorum.

6 (six) of 9 (nine).

3. Verify posting of meeting.

The meeting was posted on October 9, 2023, at 11:37 am by Kobe Humble.

UNFINISHED BUSINESS

4. Continue discussion on a request for an amendment to the 2030 Land Use Plan from Public Facility to Commercial, and a change of zoning from P-F Public Facilities District to C-5 General Commercial District zoning classification for the property located at 6725 NW Atlanta Avenue, Lawton, OK 73505.

Good Stated good afternoon, Commission, Kameron Good with the Planning Department. Having some technical difficulties with the clicker, so Tyler is going to be clicking through the slide show for me. This is an item that was brought to you last CPC meeting. We continued the Public Hearing because you had requested some additional information. With that additional information you requested that access of the property, where the water and sewer was located. So, they did provide the access documents. The whole street of Atlanta Avenue has an access easement across the whole thing. As you can see in this, we put a red box around it after we mapped it out. Also, they are re-doing the water line. The City is actually putting in a 30 (thirty) inch water line right there and there is a current meter for the building that is being requested to re-zone. We are actually replacing that water meter as well for them and will be replacing this water lines. So, they will have access to water and the current sewer line is on the north side of the property between the existing property and the residential houses, it goes along that easement. We are requesting that no action be taken on this today because the applicant has requested to bring this back including that want to include that little sliver in the re-zoning on the north side of the property that's zoned R-3. It's currently with the property to the west. They are re-deedling it and including it with this property so that they can re-zone all this at once. Like I said we wanted to bring back the information that you requested, and we continued the Public Hearing. We would need to continue the Public Hearing and close that Public Hearing and then we are requesting that no action be taken on this. We will be bringing back a new re-zoning request.

Smith asked any comments?

Gibson asked Charlotte, I have a question, maybe we covered this, just from a procedural stand point, did we continue this? Did we continue this from the last time , right?

Brown stated it was continued from the first meeting in September to today's date.

Gibson asked are we continuing with it then or is this going to be a brand new?

Brown stated yes, it will be a brand new request, brand new notice and everything will go out.

Gibson asked so we'll just end up closing everything out?

Brown stated we need to close the Public Hearing.

Gibson stated no action taken.

Brown stated close the Public Hearing and no action taken.

Gibson stated okay, just wanted to check that out.

D. Jones asked may I ask a question? On the new 30 (thirty) inch the applicant desires to tap into the 30 (thirty) are they aware that require probably, more than likely, a smaller line and a new service line? Have they been with Public Works on that as to costs? You normally don't tap a 30, it's so big and so you kind of go down in size. Right? You have a different tapping saddle and so you run into costs. And the other thing, is where's the nearest fire hydrant?

Good stated we had this pulled up last time. I do want to answer the first part about the meter. The meter itself is being replaced by the City when they redo this whole line. The property owner is not taking on this cost. The City is actually replacing all the meters that are tapped along this whole stretch of water line.

D. Jones asked they're going to pay for the service line?

Good stated the service line, I don't know if it's being touched or not.

Brown stated the City won't pay for the service line. They're just upgrading the meter.

D. Jones stated I understand that.

Brown stated so they'll do the tap. They'll connect the tap.

D. Jones stated They'll connect the tap and then you have to scales down.

Brown stated yes.

D. Jones stated I just want to make sure that the applicant knows the costs.

Brown stated we can get with her on that. Yes.

D. Jones stated we just can't go into the building. You know what I mean and so the second thing.

Good stated this is a current project with our Legal Department. Cindy Augustine has been working with all these property owners and then with our Public Utilities Department getting this all addressed. They told us the timeline is hopefully to have this started by the end of the year.

D. Jones stated okay, next thing, on Atlanta that easement is not a hard safe surface, hard surface road, I can't talk today. Is it?

Brown stated part of it is.

D. Jones asked by the tank?

Brown stated yes, by the tank.

D. Jones stated that's what I remember.

Brown stated out to 67th Street there is yes.

D. Jones asked do we got issues with accessibility for fire proposes?

Brown stated not that I'm aware of. We can definitely check on that.

D. Jones asked can you check on that?

Brown stated we'll check on that while we are processing the new application, yes.

D. Jones stated because in the real world, what is best and I'm sure Cindy is working on that, is for them to all join.

Brown stated yes.

D. Jones stated and do some kind of hard surface at least over to that would be Hunter Road. Wouldn't it?

Brown stated yes.

D. Jones stated because, here's my concern, we have property owners and then they lease the property to someone else.

BUSINESS

5. Hold a public hearing to consider a request to change of zoning from the R-3 Multiple-Family Dwelling District and R-2 Two-Family Dwelling District to C-5 General Commercial District zoning classification for the property located at 58 NW Sheridan Road, Lawton, OK 73505.

Good stated afternoon Commission. Kameron Good with the Planning Department again. This is located just west of Sheridan Road just south of Bell Avenue and north of Gore Boulevard. This is a request to re-zone the property, there's 4 (four) lots, Lots 2,3,4, and 5. Lots 2,3 and 4 are zoned R-3 currently and Lot 5 of Tomlinson Addition is zoned R-2. This is a request to re-zone to C-5 General Commercial. The current Land Use for that is already Commercial so, this is not an amendment to the current Land Use Plan. The surrounding zonings you have R-2 to the North, C-5 to the South, C-5 to the East and R-2 to the West. This is the arial shots. This is vacant lots that are on the north side of Sheridan Square Center. The intent of this is to build this new building facing to the south so, it feels like a continuous shopping center. That's what their intent is with the Site Plan as you can see the building is going to have 5 (five) different spaces in it. They've proposed uses are going to be retail shops, bakery, jewelry, a key shop, and an ice cream shop. This was mailed to 19 (nineteen) property owners within 300 feet on September 21st and posted in the Lawton Constitution on September 26th. We did not receive any phone calls for or against this or receive any letters for or against this.

Smith stated this item is open for discussion and we will open for the Public Hearing. Ma'am can you please come up to the podium. If you will wait until you get to the microphone and state your name and address, please.

Good stated if you could please sign your name and address here. Thank you.

Cordero stated my name is Carolyn Cordero. I own the property at Lot 6 of the area that was just shown on the map and my question is, with that particular area, 2,3,4, and 5, well 5 is re-zoned will that area, my area 6 also be re-zoned, re-zoned as C-5?

Brown stated no, your property will remain the R-2 unless you were to come in and request for it to be re-zoned.

Cordero stated okay that was my question.

Brown stated yes.

Cordero stated okay.

Smith asked is that it Kameron?

Cordero stated yes.

Good stated if you have any other questions feel free to give us a call at our department. We will be able to help you out. Okay.

Cordero stated okay.

Smith asked is there any more discussion by the Board? Anyone else from the Public? We will close the Public Hearing on this. Any discussion here from the members of the Board? Do I hear a motion here from anybody here on the Board?

J. Jones stated I move that we grant the change to C-5.

Motion by J. Jones. Second by Springborn to approve the request of the change of zoning from the R-3 Multiple-Family Dwelling District and R-2 Two-Family Dwelling District to C-5 General Commercial District zoning classification for the property located at 58 NW Sheridan Road, Lawton, OK 73505. **Aye:** J. Jones, Jarvis, D. Jones, Smith, Logan, Springborn **Nay:** None. **Motion Passed.**

6. Consider approving the record plat for Hunt Addition.

Good stated good afternoon, Commission, Kameron Good with the Planning Department again. We pulled the location map, and this is in between Southeast Skyline Drive and Southeast Flower Mound Road, South of Lee Boulevard. This was a 4.5 acres, they're dividing it into 2 (two) separate lots. This has been in the works for a real long time. There was a re-zoning for this property that re-zoned it to the RE re-zoning classification, which is the Residential Estate. The issue that we ran into was part of the requirements was they were in within a half a mile of a

Public Sanitary Sewer line and that would require them to run sewer and connect to that sewer line. We have since brought a change of code through you guys to Council that tiered those requirements based on how many lots you were proposing and the distance for that Sanitary Sewer connection requirement. So, this is a sub-division, like I said, they'll be splitting this into 2 (two) separate lots. There is already a house built on Lot 1, they're intentions is to build a house on Lot 2, that will have the driveway off of Flower Mound Road. Council did pass that change in cod on August 25, 2023, it was ordinance 23-15 that took that sewer element away. Storm Water has reviewed the plat and recommends approval. Public Utilities has reviewed the plat and recommended approval.

Smith asked any discussion here? None by me.

D. Jones asked you ready for a motion?

Smith asked do we have a motion?

D. Jones stated yes, I move to approve the record plat of Hunt Addition.

Smith stated we have a motion and a second.

Motion by D. Jones, Second by Logan, to approve the record plat for Hunt Addition.
Aye: J. Jones, Jarvis, D. Jones, Smith, Logan, Springborn **Nay:** None. **Motion Passed.**

7. Consider approving the record plat, the as built drawings for off-site public improvements, and accept the maintenance bonds for a Replat Lot 2, Block 1 of Sun Group Development, subject to conditions.

Good stated Kameron Good the Planning Department. So, this is a record plat, this is located South of Northwest Quannah Parker Trailway off of Northwest Sun Boulevard. They had to extend Northwest Sun Boulevard. The part of the As Built is a turnaround required by the Fire Department. As you can see here on the As Built drawings, they also had to connect the water all the way to the East water line, that's at the Car Dealership and they had to install 2 (two) Fire Hydrants. Their As Built drawings that we're accepting is the street turnaround and this water line, they also will be extending a private line south to put a fire hydrant within the required distance of their fire connection. This is for Caliber Collision to be built off Sun Boulevard in the Lot 2 and on the North portion of it, they have an access onto that southern portion of the lower lot. This is a list of conditions from the Public Utilities Department, and they did say they were comfortable with this moving forward through the City Planning Commission and these will be either addressed or a Performance Bond would be put up of a 125% of the incomplete items before it goes to Council for acceptance.

Smith asked any discussion?

D. Jones stated I move to approve the record plat As Built drawings for off-site public improvements, and accept the maintenance bonds for a Replat Lot 2, Block 1 of Sun Group Development, subject to conditions.

Motion by D. Jones. Second by Logan to approve the record plat As Built drawings for off-site public improvements, and accept the maintenance bonds for a Replat Lot 2, Block 1 of Sun Group Development, subject to conditions. **Aye:** Springborn, Logan, Smith, D. Jones, Jarvis, J. Jones **Nay:** None **Motion Passed.**