

CITY PLANNING COMMISSION  
CITY HALL AUDITORIUM  
March 28, 2024

Minutes of the City Planning Commission meeting held March 28, 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 1:30 p.m. by David Denham

---

**ROLL CALL**

**MEMBERS PRESENT** David Denham  
Melissa Busse  
Ron Jarvis  
Joan Jester  
Allan Smith  
Michael Logan  
Darren Medders  
Neil Springborn

**MEMBERS ABSENT:** Deborah Jones (excused)

**ALSO PRESENT:** Christina Ryans-Huffer, Recording Secretary  
Charlotte Brown, Director Community Services/Planning  
Kameron Good, Senior Planner  
Christine James, Interim Planning Director  
Tyler Pobiedzinski, Planner I  
Gregory Gibson, Assistant City Attorney  
Jon Jernigan, Chief Building Official  
Dewayne Burk Assistant City Manager  
Sherene L. Williams Council Member Ward 7  
Jon Silver 4D Construction

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**

- 2. Hold a public hearing and consider an ordinance and resolution request from Jesus Rodriguez-Contreras for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-1 Single-Family Dwelling District to C-4 Tourist Commercial District zoning classification for the properties located at 3116 SW J Avenue, Lawton, OK, 73505 and take appropriate action as deemed necessary.**

Pobiedzinski stated good afternoon Tyler Pobiedzinski, Planning Division. This applicant came to us to re-zone 3116 SW J Avenue. The parcel is currently vacant and it's not documented on any Record Plats. He is proposing to do 2 (two) soccer fields with a 1,000 square foot, 1 (one) story concession building. The site plan does show an 8 (eight) foot chain link fence around the property, an opaque fencing and tree buffer along the eastside of the property. Here is the area described. This is the arial, it's big open land. Here is the site plan with the 2 (two) soccer fields that he is proposing, along with the 1 (one) story concession stand in the middle. He is also proposing the parking lots be crushed stone, which if this is approved today, he would have to go to the Board of Adjustments next to be able to do that. But he does have to pave the Handicapped spaces which is also shown as paving in front of the concession stand. Here's the existing zoning map, it's currently R-1, the north is R-1, the south is I-1, east is R-3, west is C-5. It's proposed to be C-4. In C-4 the allowed Uses is recreation center, public or private, is the closest use we came up within the Planning Division of what he is asking to do. The Land Use Map is currently Residential/High Density is proposed Commercial and to the north is Residential/Low Density, south is Industrial, East is Residential/High Density and west is Professional Office/ Transition. This is what he is proposing to turn it into Commercial. Notice of Public hearing was mailed to 28 owners within 300 feet of the requested area on March 7<sup>th</sup> and published in The Lawton Constitution on March 12, 2024. We received 1 (one) phone call with a concern that people would be coming out of the parking lot zipping by and requested a stop sign, that was it. Any questions?

Smith asked so if we do approve this, we're not approving the chat parking lot, correct?

Pobiedzinski responded you're just approving the re-zoning.

Smith stated the zoning part of it, okay. Thank you.

Denham asked what are the consequences of being directly across the street of residential going to C-4?

Good stated Kameron Good of the Planning Division. This still would be a Binding Site Plan so any change of proposed Use or any structures added to it would be an amendment to the Binding site plan would come back to this Board and Council to change that so, going all the way up to C-4 you still have the protection of that binding site plan being put into place.

Denham responded thanks Kameron. Any other questions of Tyler? Hearing none, I'll go ahead and declare the Public hearing open. Anybody that would like to come and speak for or against this project please approach the microphone, sign in. Seeing no one approach I'll close the Public hearing. Members of the Commission what's your pleasure?

**Motion by Smith, Second by Logan** to recommend to the City Council approval of an ordinance and resolution request from Jesus Rodriguez-Contreras for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-1 Single-Family Dwelling District to C-4 Tourist Commercial District zoning classification for the properties located at 3116 SW J Avenue, Lawton, OK, 73505.

Denham stated it is unanimous 8 (eight) to 0 (zero) so this will move through City Council for the next step.

**3. Consider approving the record plat for Lee Commerce Addition, subject to conditions and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Division. This is a proposed Record-Plat for Lee Commerce Addition. This is roughly 15.68 acres, south of Southwest Lee boulevard, west of Southwest Brentwood Boulevard. This is located in southwest portion of Lawton, over by the Scooters Bar and the Brentwood Senior Living. The proposed Plat is to split this into 2 (two) lots, one being in the northeast corner and the proposed use there is a Dollar General Store. That's the reason for this Plat and leaving the rest of the land as Lot 2 (two). The conditions listed, label the Utility Easement as Public, label Brentwood Boulevard with SW (southwest), correct the City Clerk's name and label adjacent properties outside platted boundary have all been met since this packet has been made and has been turned back in to the Planning Division. There is representation if you have any questions from the applicant, 4D Construction, they're the ones building the Dollar General to be located on Lot 1 (one).

Denham asked Kameron what about the other two recommendations from Public Utilities?

Good responded I'm sorry, yes, all the conditions have been met.

Denham stated thank you. Any other questions for Kameron?

Smith asked did we, I know we talked about it, recommendations from the Planning Commission to us and then we stopped for a while, are we re-starting that back up?

Denham responded they're recommending approval.

Smith stated I didn't read that.

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

**Motion by Jarvis, Second by Medders** to recommend to the City Council to approve the record plat for Lee Commerce Addition **Aye:** Jarvis, Jester, Smith, Medders, Logan, Springborn, Denham, Busse **Nay:** None. **Motion Passed.**

**4. Consider approving the record Replat for Lots 4, 5, 6 & 7, Block 18, Radio City Addition, subject to conditions and take appropriate action as deemed necessary.**

Good stated as you can see on the screen the original Record Plat was approved in the early 1900s. This is a re-plat of Block 18, Lots 4-7, highlighted with the red box. The proposed re-plat would be to turn one of the lots to the side and go from 4 (four) lots to 3 (three) lots. As you can see on this aerial there is an existing Trailer Park, an existing house and an existing building. This is to split those lots and be able to sell off that northwest building on Lot 16 and right now as is the house and the building on Lot 16 are all on the same lots and so that's the reason for this re-plat. The current zoning is C-5. This is at the southeast corner of Sheridan and D Avenue. There is one listed condition and it is to make sure that we get 10 (ten) additional feet for the right-of-way on Sheridan. Right now, it's platted at 50 (fifty) and according to Code the arterial roads are supposed to be 120 feet total, 60 (sixty) on each side from the centerline. So, the condition on there is to get 10 (ten) more feet granted to the City along that west boundary line.

Denham asked does that include that median that's in front?

Good responded so that centerline of the road, it would be 60 feet from the centerline. So, the total width would be 120 feet for the arterial street of Southwest Sheridan Road. The additional 10 (ten) feet would require them to get a Council Revocable Permit for the existing concrete driveway that goes all the way to the street and the fence that's built out here for the house but due to City Code being arterial roads are supposed to be 120 feet that's why we are requiring the additional 10 (ten) feet right now. If you can see on the original plat these lots stick out farther than the other lots and so the street right-of-way should continue along. We don't, so the City doesn't have to purchase additional right-of-way later on, that's why we request it when they're platting it.

Denham asked and then the other ones to the south won't be addressed until some change comes forward?

Good responded correct. Or if at the time we decide that we need to widen that road the City would then go acquire more property and have to buy that land.

Denham asked alright, any questions? What's your pleasure?

**Motion by Medders, Second by Springborn** to recommend to the City Council approval of the record Replat for Lots 4, 5, 6, & 7, Block 18 Radio City Addition with listed conditions **Aye:** Jester, Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis **Nay:** None. **Motion Passed.**

**5. Discuss and determine the proper zoning district classification of a crematorium use within the city of Lawton and take appropriate action as deemed necessary.**

Pobiedzinski stated thank you. Tyler Pobiedzinski, Planning Division. Basically, this came up because a citizen came into our office he wants a pet crematorium business. He was trying to figure out what zoning he was allowed in and it's not mentioned anywhere in our Code as a Use. So, we did a little digging the lists with similar uses is not listed in Chapter 18. However human crematoriums are being permitted as an Accessory Use to funeral homes within the City. Additionally human crematoriums not associated with a funeral home was allowed in our I-1, Restricted Manufacturing District because it is an existing establishment. So, we have a human crematorium that is currently that's not in a funeral parlor in I-1 right now. They're pre-existing prior to the zoning. So, a funeral home and mortuary is listed as a Permitted Use in our C-1 and C-4 District and C-5. When we did a local Use Permitted On Review for C-3. When we did a Google search for crematoriums and funeral homes, we actually looked up their addresses, they're currently all in the City operated in the C-5 zoning and we looked at our 6 (six) peer Cities, I'm not going to list them all but for the most part they brake it apart between funeral homes and funeral homes with crematoriums and without. And then keep in mind the citizen came back for pet crematorium not human. The main takeaway is a separation, like I said, before I move on, the staff recommendation is a Use Permitted On Review in C-5, with permitted in I-1 and to go over some of the Use Permitted On Review Uses that we have currently we allow for Use Permitted On Review for C-5 You got theater, movie drive inn, your parcel pick up and delivery

**6. Commissioner's Reports or Comments.**

**7. Secretary's Report.**

**8. Audience Participation.**

**9. Adjournment.**