

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
Caroly 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.

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.

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 code 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 Quanah 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.**