

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, OMES Motivation Conference Room 303
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
February 27, 2026, 8:15 a.m.

MEMBERS PRESENT:

Monte Kaul, Chair	Jonathan Arps
Phoebe Barber	Travis Mason
Anderson Dark	Janis Powers
Tiana Douglas	

MEMBERS ABSENT:

Hillary Farrell
Paul Manzelli
Jeremiah Smith

STAFF/GUESTS:

Casey Jones, AICP, Office of Management and Enterprise Services (OMES)
Beverly Hicks, OMES
Jonathan Arps, OK Department of Transportation (ODOT)
Ethan Grunst, ODOT
Micah Lloyd, ODOT
Crystal Denker, SA Studio
A.J. Kirkpatrick, ADG Blatt
Kevin Brown, City of OKC

A. Call to Order, Roll Call, and Determination of Quorum:**1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act.**

Chairman Monte Kaul called the meeting to order at 8:16 AM. A roll call was conducted, and a quorum was established. Commissioner Kaul was informed that notice of the meeting had been given and that an agenda had been posted in accordance with the Open Meeting Act.

B. Minutes:**1. Approval, disapproval, and/or amendment of the minutes of the January 23, 2025 meeting:**

Travis Mason moved to approve the January meeting minutes. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Arps, yes; Mr. Mason, yes; Ms. Powers, yes;
Mr. Kaul, yes.

C. Land Use and Development Applications:

1. Discussion and possible action regarding D-25-26-4, approval of a building permit for the Oklahoma Department of Mental Health and Substance Abuse Services and the Department of Mental Health and Substance Abuse Real Property Trust for demolition work on the site of the proposed MAPS4 OKC Mental Health Crisis Center development (Main Address: 1200 NE 13th Street), to include demolition of the vacant former dwelling and community drop-in center at 1311 North Lottie Avenue, demolition of the vacant three-story office building and former OKC Crisis Center at 1200 NE 13th Street, and associated site demolition work:

Mr. Jones discussed the demolition and its relation to the proposed construction of the MAPS4 Oklahoma City Mental Health Crisis Center. If approved, the demolition will be overseen by the Office of Management and Enterprise Services (OMES) on behalf of the State of Oklahoma, as the property is currently owned by the Oklahoma Department of Mental Health and Substance Abuse Services. Under an agreement between the State and the City, both existing buildings will be demolished prior to transfer of ownership to the City of Oklahoma City for redevelopment. The demolition will allow the new development to proceed, with all site features constructed in accordance with the new site plan.

Mr. Jones provided an overview of the site on screen, including an aerial map and a site plan, identifying the two buildings proposed for demolition. The scope of work includes removal of the buildings as well as portions of the existing parking lot, driveways, landscaping, lighting, utilities, and select tree removal.

The property consists of a single parcel located at 1200 NE 13th Street. It includes the former Crisis Center building (the main building) and a smaller structure at 1311 North Lottie Avenue, most recently used as the Lottie House Drop-In Center. Mr. Jones noted that the drop-in center building is currently vacant following relocation of the previous tenant. He also shared that the main building at 1200 NE 13th Street—the former Crisis Center—was originally Culbertson Elementary School, which was attended by actor Van Heflin as a child.

The project proposes redevelopment of the main site into a one-story, 27,496-square-foot mental health crisis center with associated parking and landscaping. The new building will have a smaller footprint than the existing structure. The property is located within the Health Center District of the Capitol-Medical Zoning District, which allows a range of health-related uses and does not restrict demolition of structures outside designated historic preservation areas. No specific plans for future development of the portion of the site currently occupied by the Lottie House Drop-In Center building have been finalized.

The Citizens' Advisory Committee met and reviewed the plan on February 12, 2026, and recommended approval of the demolition.

Staff recommended approval of the demolition permit for the project, finding that the work complies with applicable zoning rules.

Travis Mason motioned to approve D-25-26-4. Tiana Douglas seconded the motion. The following votes were recorded, and the motion passed:

Ms. Barber, yes; Mr. Dark, yes; Ms. Douglas, yes; Mr. Arps, yes; Mr. Mason, yes;
Ms. Powers, yes; Mr. Kaul, yes.

Commissioner Barber entered the meeting at 8:22 a.m.

2. Discussion and possible action regarding BP-25-26-4, approval of a building permit for the City of Oklahoma City for construction of the MAPS4 OKC Mental Health Crisis Center, a one-story, 27,496-square-foot building, and associated parking lots, fences, landscaping, and signage at 1200 NE 13th Street in Oklahoma City.

Mr. Jones provided an overview of the site on screen, including an aerial map. He noted that areas to the west and south are also zoned HC, Health Center District, while the area to the north is part of the Care Center Planned Unit Development. The area east of Lottie Avenue falls under the City of Oklahoma City zoning jurisdiction.

Mr. Jones stated that he reviewed the plan against the State's zoning rules (OAC 120:10) and identified one concern regarding the proposed trash enclosure. Based on past Zoning Commission practice, it is preferable to avoid a trash truck backing out onto the street. He recommended relocating the trash enclosure to address this concern, noting that the final determination would fall under City jurisdiction rather than state rules.

He reported that all other aspects of the plan comply with applicable standards, including parking, landscaping, exterior lighting, vehicular ingress and egress, and pedestrian access. He also noted that the new facility will provide services similar to those offered by the previous use. The proposed building will have its main entrance facing north, with the primary parking area in front. The trash enclosure location will be adjusted to avoid a trash truck backing out onto the street. The project includes space for patient assessment, detoxification, crisis de-escalation, counseling, respite, and adequate sleep, with plans for future construction subject to budgeting and stormwater management considerations. A portion of the existing parking lot will be retained and reused, with driveways reconfigured as part of the development.

The Citizens' Advisory Committee met on February 12, 2026, and recommended approval of the project.

Staff recommended approval of the building permit for the new crisis center, finding that the work complies with all applicable zoning regulations.

Tiana Douglas motioned to approve BP-25-26-4. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Ms. Barber, yes; Mr. Dark, yes; Ms. Douglas, yes; Mr. Arps, yes; Mr. Mason, yes;
Ms. Powers, yes; Mr. Kaul, yes.

D. Miscellaneous:**1. Discussion and possible action – Appointment – Proposed reappointment of Kassy Malone to a 3-year term on the Historical Preservation and Landmark Board of Review as the “city planner or landscape architect” representative:**

Mr. Jones reported that Kassy Malone, a planner with the Oklahoma City Housing Authority, serves on the Historic Preservation Board of Review as the city planner or landscape architect designee, noting her consistent attendance and valuable contributions since 2017.

Janis Powers motioned to reappoint Ms. Malone to another three-year term. Jonathan Arps seconded the motion. The following votes were recorded, and the motion passed:

Ms. Barber, yes; Mr. Dark, yes; Ms. Douglas, yes; Mr. Arps, yes; Mr. Mason, yes;
Ms. Powers, yes; Mr. Kaul, yes.

E. Reports and possible discussion from Commissioners or Director: None.**F. Adjournment:**

There being no further business, Commissioner Douglas motioned to adjourn. Commissioner Arps seconded the motion. Seeing no opposition, the meeting adjourned at 8:34 AM.