



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
March 27, 2026, 8:15 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jeremiah Smith

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Karl Kramer, AAG, Commission Counsel
Harold Bourk, Applicant
Alex Jennings, Applicant
Steve Gilchrist, Guest
Dustin Crawford, Guest

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 February 27, 2026 meeting:

Travis Mason moved to approve the February meeting minutes. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

C. Land Use and Development Applications:

1. Discussion and possible action regarding D-25-26-3, request by Alex Jennings, Skybridge Development LLC, for a building permit for demolition of three accessory buildings on the parcels at 200 NE 23rd Street and 225 NE 21st Street (Lots 5 and 9, Block 2, Semper Anticus Addition) in Oklahoma City.

Mr. Jones stated that the Zoning Commission previously approved the demolition of three accessory buildings on February 28, 2020, and September 27, 2024; however, both approvals expired without work commencing, and the current request is the same. The buildings are located south of the armory at 200 NE 23rd Street, which was sold several years ago for a proposed redevelopment project. The original proposal, which included a brewery, did not move forward, and the developer is now considering an alternative concept, potentially including an event center. Mr. Jones noted that removal of the buildings has been part of the redevelopment plan throughout the process.

Mr. Jones presented an overview of the demolition plan, including an aerial map showing Buildings B, C, and D and associated site work. He explained that one parcel is owned by the Armory Redevelopment Group and another is owned by the Office of Management and Enterprise Services (OMES), State of Oklahoma. Building B extends across the property line between the two parcels. The demolition would support future redevelopment of the site, including potential parking and/or new structures. The buildings are not listed on the National Register of Historic Places and are not considered historically significant.

Mr. Jones stated that OMES supports the demolition request. In addition to removal of the three buildings, the project includes demolition within the building envelope, including driveways, curbing, and ramps to facilitate future site development, including potential parking for the proposed venue.

The applicant, Ms. Jennings, informed commission members that, if approved, they are prepared to proceed and have a contractor under contract. She also noted ongoing transient activity on the property and stated that security is present on-site each night. The proposed construction timeline is to begin in 2027 and be completed by 2029, per the contract with the State (OMES).

Chairman Kaul opened the floor for public comments; no members of the public came forward.

The Citizens' Advisory Committee recommended approval of the demolition permit request at its February 12, 2026 meeting.

Staff recommended approval of the demolition permits for three accessory buildings, finding that the request complies with applicable zoning regulations, subject to the condition that a demolition permit is obtained from the City of Oklahoma City prior to commencement of work.

Hillary Farrell motioned to approve D-25-26-3. Travis Mason seconded the motion. The following votes were recorded, and the motion passed:

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

Commissioner Barber entered the meeting at 8:29 a.m.

2. Discussion and possible action regarding V-25-26-2, request by Harold Bourke for a variance from the minimum side yard rule at O.A.C. 120:10-3-20.e.2., reducing the side yard from five feet to two feet for construction of a detached garage at 905 NE 21st Street in Oklahoma City.

Mr. Jones presented the background and request for a variance to reduce the east side yard setback from 5 feet to 2 feet for construction of a detached garage.

On March 5, 2026, the Historical Preservation and Landmark Board of Review granted a Certificate of Appropriateness (CA-25-26-17) for the garage, including its proposed design and placement, which will allow the garage door to align with the existing driveway.

The Citizens' Advisory Committee recommended approval of the variance at its March 12, 2026 meeting.

Staff noted that the proposed garage is located within approximately the same footprint as the original historic garage and follows the typical orientation and placement of other garages in the district. The applicant will use the existing driveway to access the garage, and no detrimental impacts to adjacent properties are anticipated.

Staff recommended approval of the side yard variance.

Phoebe Barber motioned to approve V-25-26-2. Jonathan Arps seconded the motion. The following votes were recorded, and the motion passed:

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

3. Discussion and possible action regarding requests by Andrew Silvestri for proposed construction work at 708 NE 21st Street in Oklahoma City:

- a. **D-25-26-5, building permit for demolition of the existing detached garage.**
- b. **CU-25-26-4, conditional use permit for a garage apartment.**
- c. **V-25-26-3, variance from the minimum side yard rule at O.A.C. 120:10-3-20.e.2., reducing the side yard from five feet to 2-1/2 feet for construction of a garage apartment.**
- d. **BP-25-26-18, building permit for construction of a 1-1/2 story garage with an apartment.**

Mr. Jones presented the background and request for proposed construction work. The request includes demolition of an existing one-story detached garage due to structural deterioration; a conditional use permit for a garage apartment in the RD-1 District; a variance to reduce the minimum side yard setback from 5 feet to 2 1/2 feet for construction of a garage apartment; and construction of a 1 1/2-story detached garage with an apartment.

On March 5, 2026, the Historical Preservation and Landmark Board of Review granted a Certificate of Appropriateness for demolition of the existing garage due to structural deterioration and for construction of a new 1 1/2-story garage with an apartment, in accordance with the plans as submitted (CA-25-26-19).

The Citizens' Advisory Committee recommended approval of all four items at its March 12, 2026 meeting.

Staff recommends approval of all four items.

Travis Mason motioned to approve item 3. a., b., c., and d. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

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

D. Miscellaneous: None.

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

F. Adjournment:

There being no further business, Commissioner Douglas motioned to adjourn. Commissioner Powers seconded the motion. Seeing no opposition, the meeting adjourned at 8:41 AM.