

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

## **DURANT BOARD OF ADJUSTMENT**

**5:30 PM**

**Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma  
AGENDA**

**July 28, 2022**

### **CALL TO ORDER**

### **INVOCATION/FLAG SALUTE**

### **ROLL CALL**

### **ORDER OF BUSINESS**

#### **1. Consent Items**

*To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.*

- a. Consider Approval of Regular Meeting Minutes of May 19, 2022

#### **2. Consider Items Removed from Consent**

#### **3. Information Items**

#### **4. Public Hearings**

- a. BOA2022-07 Request by Durant Main Street Coffee for a variance to §156.035 District Regulations pertaining to the front and rear setback requirements for property located near Main Street and Radio Road

#### **5. New Business**

### **ADJOURNMENT**

### **CERTIFICATE**

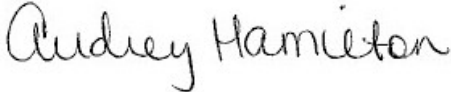
This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 19th day of November, 2021 and that an agenda of said meeting was posted at the place of such meeting at 11:00 a.m. on the 21st day of July, 2022.

Audrey Hamilton

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Audrey Hamilton, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 19th day of November, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 17th day of May, 2022.



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Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT  
May 19, 2022 AT 5:30 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

Board of Adjustment Chair Rhynes called the meeting to order at 5:30 p.m.

**INVOCATION/FLAG SALUTE**

Board Member Jones provided the invocation. Board Chair Rhynes led the flag salute.

**ROLL CALL**

- Present:  
Board of Adjustment Chairman David Rhynes  
Board of Adjustment Vice Chairman Mike Davis  
Board Member Mike Allen  
Board Member Wayne Jones  
Board Member Conner Alford

Absent:  
None

**ORDER OF BUSINESS**

**1. Consent Items**

*To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.*

- a. Consider Approval of Regular Meeting Minutes of March 24, 2022

Motion was made by Board Member Davis and seconded by Board Member Alford to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

## **2. Consider Items Removed from Consent**

### **3. Public Hearings**

- a. BOA2022-04 Request by BREI, LLC for a variance to §156.035 District Regulations pertaining to the lot size for property located near North 4th Avenue and Willow Street

Danielle O'Neal reviewed with the Board of Adjustment an application for a variance from District Regulations as it pertains to lot size requirements for property located near North 4th Avenue and Willow Street. The applicant approached staff regarding the desire to complete a re-plat in order to join two lots together and build a single family home. The original two lots were approximately 25 feet by 148 feet; therefore, did not meet current lot size requirements and were not buildable. As a note, this area was platted around 1913. Even by joining the lots together, they still do not meet the lot size requirements for this zoning district. Planning Commission and City Council heard the re-plat request at their April meetings and approved the request with the contingency that the applicant is able to receive a variance from the Board of Adjustment. The applicant will also need to follow the correct process to ensure water and sewer will be connected to the proposed house. The site plan for the house shows the house to be approximately 1,100 square feet and with the dimensions given, should have no trouble fitting on the lot and adhere to current setbacks. Notifications have been made to the surrounding property owners. At the time of this report, staff has not received any letters or comment cards regarding this request.

Motion was made by Board Member Alford and seconded by Board Member Jones to approve the request as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

## **4. New Business**

There was no new business.

## **ADJOURNMENT**

Motion made by Board Member Davis and seconded by Board Member Allen to adjourn

the meeting.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None



# The City of Durant

## Memorandum

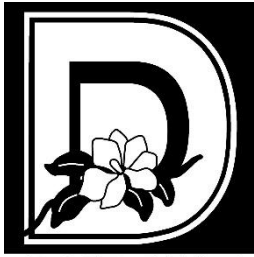
**Date:** 7/28/2022  
**To:** Mayor and City Council  
**From:**  
**Re:** Information Items

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**Council Information / Action Requested**

**City Staff Information / Action Follow-up, if Council authorizes this action:**

**ATTACHMENTS:**



**DURANT**  
· OKLAHOMA ·

# THE CITY OF DURANT

## Office of Community Development

Date: 07/28/2022  
To: Board of Adjustment  
Case: BOA 2022-07  
From: Danielle O’Neal, Community Development Director  
Re: Request by Durant Main Street Coffee for a variance to §156.035 District Regulations pertaining to the front and rear yard setback requirements for property located near Main Street and Radio Road.

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**Request:** Durant Main Street Coffee is asking for a variance to §156.035 District Regulations pertaining to the front and rear yard setback requirements for property located near Main Street and Radio Road.

**Current Zoning:** C-2, Highway Commercial and Commercial Recreation

**Surrounding Properties:**

Direction	Zoning	Use
North	C-2	Commercial Uses
East	C-2	Commercial Uses
South	C-2	Commercial Uses
West	C-2	Commercial Uses

**Lot Characteristics**

Width	~161 ft.
Depth	~84 ft.
Total Area	~0.27 acre (~11,600 sq. ft.)

**Background:** The applicant approached staff regarding the desire to plat this property and move the center lot line 40 feet to the East in order to make the triangle shaped lot larger. A final plat was approved by City Council at their July meeting. Council also approved a Revocable Permit for a parking lot that will be located in the Right-Of-Way of Main Street. The setbacks for the triangle piece were determined to be a front setback that runs along Main Street, a rear setback that runs along the North side of the property and a side setback that runs along the East side of the property. Therefore, the front setback would be 25 feet and the rear would be 20 feet. As a note, since the property was platted and the line was moved, the property will not be considered an existing lot of record.

The applicant states in the application that they are requesting the front setback be reduced to 15 feet and the rear setback be reduced to 10 feet. They further explain that this would allow the buildable area to be increased.

Notifications have been made to the surrounding property owners. At the time of this report, staff has not received any letters or comment cards regarding this request.

**Analysis:** §157.30 of the City of Durant Code of Ordinances states the following with regards to a variance, and should be taken into consideration when making a decision.

*“A variance from the terms, standards and criteria that pertain to an allowed use category within a zoning district as authorized by the Zoning Ordinance may be granted, in whole, in part or upon reasonable conditions as provided herein, only upon a finding by the Board of Adjustment that:*

- (A) The application of the ordinance to the particular piece of property would create an unnecessary hardship or result in exceptional practical difficulties;*
- (B) The conditions are peculiar to the particular piece of property involved;*
- (C) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the Comprehensive Plan; and*
- (D) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.*

The Future Land Use Map has this area as Commercial; therefore, the use is in line with the Future Land Use Map.

The following is the ordinance language regarding setback requirements:

**§ 156.035 DISTRICT REGULATIONS.**

No lot or yard shall be established in any district that does not meet the minimum requirements set forth in the following table. No building or structure shall be erected or enlarged to exceed these regulations, except as elsewhere provided in these regulations.

Zoning Districts	Lot Area Minimum	Lot Width at Front	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exter	Rear	Height Maximum
						Adj. Res. District	Adj. Non-Res. District			
C-2 Highway Commercial and Commercial Recreation	10,000 sq. ft.	100'	70%		25'	1'/1' ht.	10'	15'	20'	45'

Notes:

*A For any wedge-shaped lot the required frontage shall be measured at the building line.*

*B Front yard setbacks measured from the street right-of-way.*

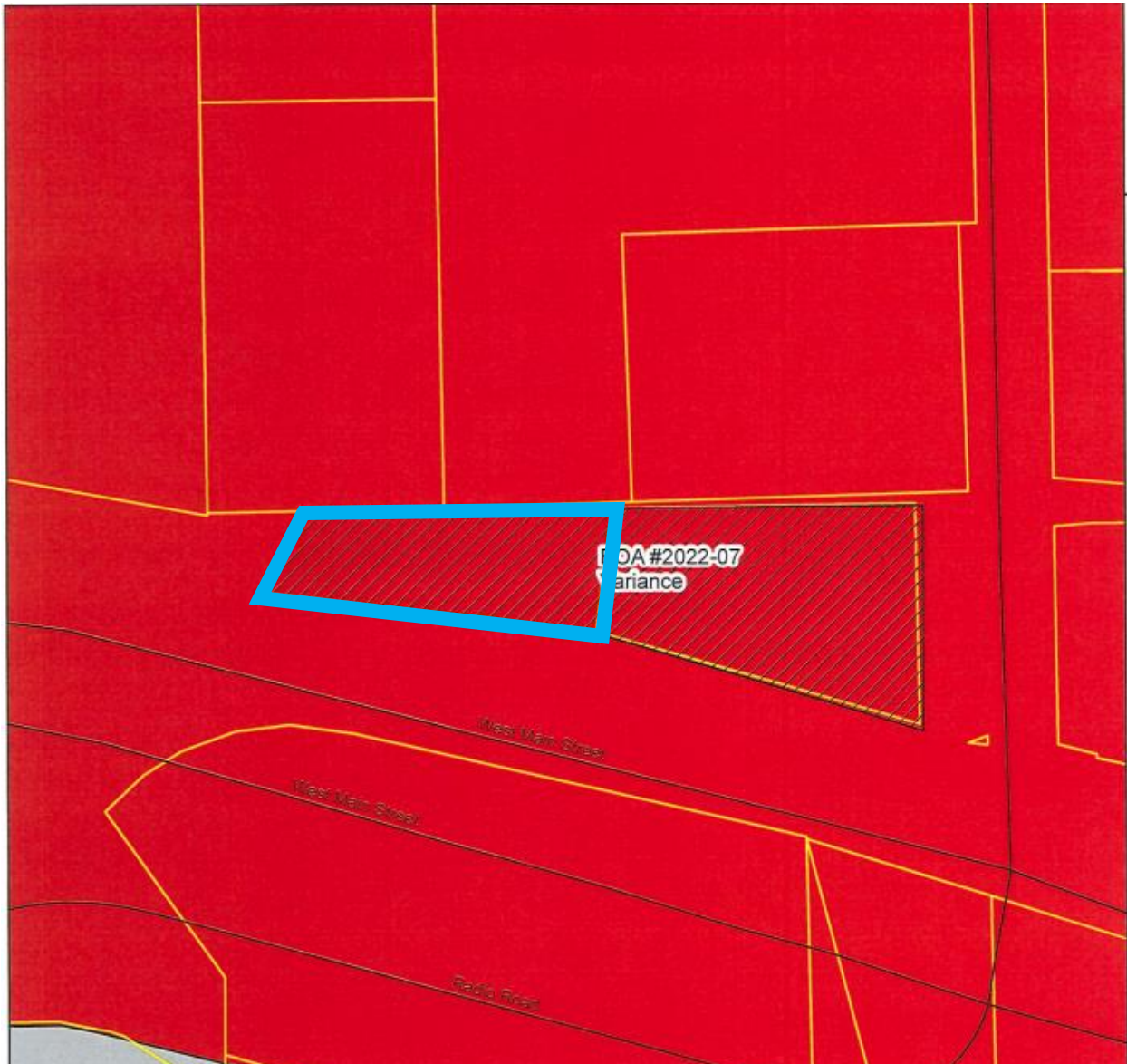
**Staff Recommendation:** While staff does not have an issue with the proposed development, staff’s only question/concern would be if the request meets all of the requirements in order to grant a variance.













**Required Action:** Hold a public hearing and approve or deny the variance to the front and rear setback requirements for the triangle lot located near Main Street and Radio Road. Any specific conditions imposed by the Board should be read into the any approval motion.

**Aerial Map**

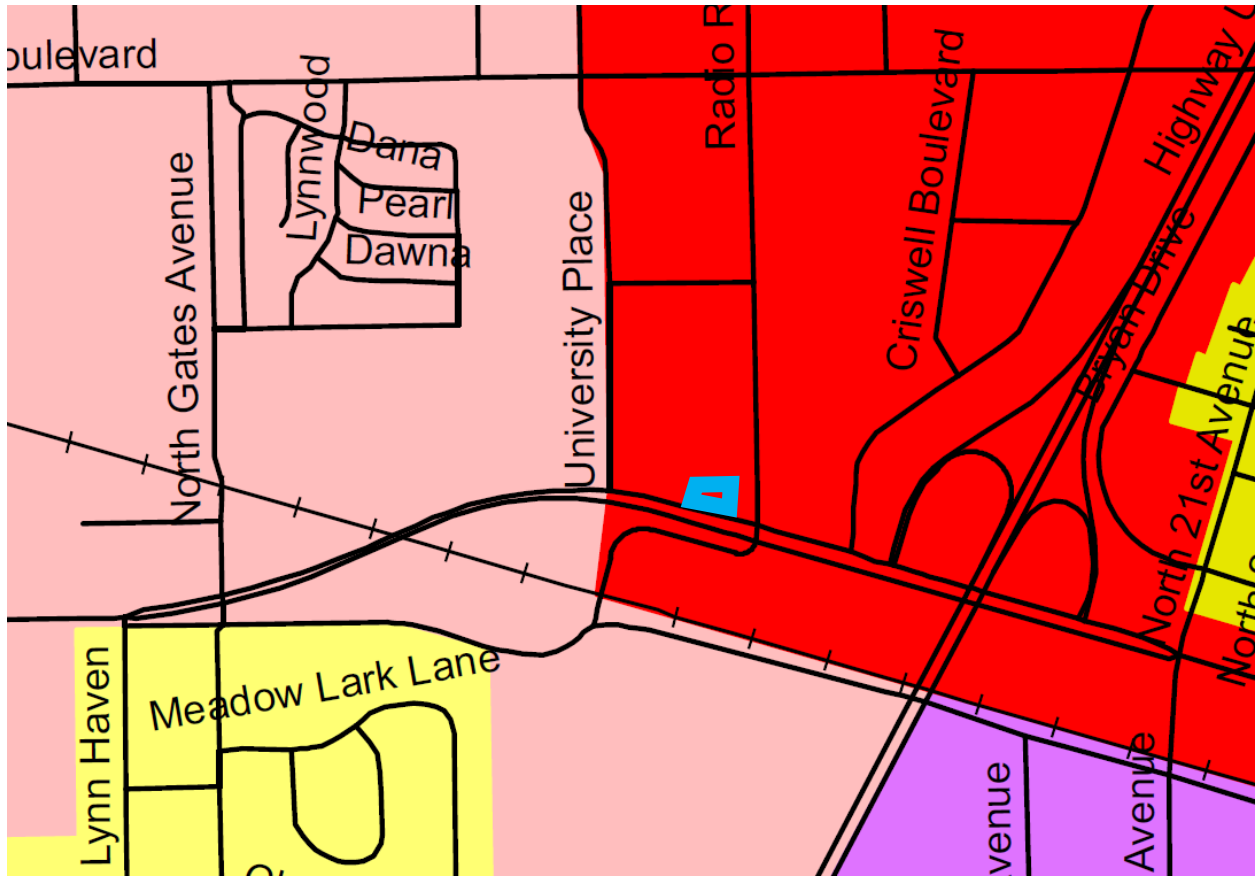


**Zoning Map**



-  A1 - Agriculture
-  C0 - Professional & Business Office
-  C1 - Convenient Commercial
-  C2 - Highway Commercial
-  C3 - General Commercial
-  CBD - Central Business District
-  H1 - Health Facilities
-  I1 - Light Industrial
-  I2 - Medium Industrial
-  R1 - Single Family Residential
-  R2 - Two Family Residential
-  R3 - General Residential - Multi-Family

**Future Land Use Map**



\*Location is approximate\*

**Future Land Use**

- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



# THE CITY OF DURANT

## Office of Community Development

### Board of Adjustment Application

Petition # \_\_\_\_\_ Fee \$ \_\_\_\_\_

Name: Steve Harriman		Email: steve@burkcollinscompany.com	Phone #1 817.781.2914
Mailing Address: 500 Grapevine Highway, Suite 224			Phone #2
City: Hurst	State: Texas	Zip: 76054	Fax # 817.268.2240
Applicant's Interest in Property: Owner's Representative			

1. I, the undersigned, request a hearing before the Board of Adjustment, in regard to the following:

- Appeal Of The Zoning Administrator's decision/Interpretation
- Change From One Nonconforming Use To Another Nonconforming Use
- Variance

2. Description of request being made (indicate appropriate section or subsections of the local zoning ordinance, where applicable): Section 157.032 requires a 25' front-yard setback and a 20' rear-yard setback for C-2 zoning.

3. Reasons for request (may be attached): The restrictive size and the triangular configuration of the parcel greatly limits the practical use of the property. The reduction of the front-yard setback from 25' to the proposed 15', as well as the reduction of the rear-yard setback from 20' to 10' increases the amount of buildable area on the property. This variance would allow the buildable area to increase from 1,146 sf to 5,162 sf. This allows a small retail building (approx. 3,459 sf) to be developed as shown in the proposed Site Plan. For comparison purposes, Chapter 156.155 "Existing Lot of Record" allows a minimum front-yard setback of 10% of the Lot Depth, which equals to 8.44 feet.

4. Legal description (if applicable, may be attached): Refer to the attached Site Plan and proposed Plat. The Existing Site Plan is also included illustrating the nonconformance setbacks and building locations of the pre-development existing site condition.

5. Is site plan attached (if determined necessary by the administrative official) containing the applicable requirements of the local zoning ordinance?

Yes X No \_\_\_\_\_

6. Location of property: 2510 W. Main Street Present Zoning: C-2

7. The foregoing information and attachments are true and accurate to the best of my knowledge:

Applicant (Signature) Steve Harriman Date 6-22-22

Date Filed		Date Payment Received		Notification Mailed		Comments			
Initial		Initial		Date		Initial			
Proof of Publication Received				Property Posting Verified				Comprehensive Plan Recommendations	
Date		Initial		Date		Initial			
Staff Recommendation		PC Recommendation		City Council Action				Ordinance #	
___ Approve ___ Deny		___ Approve ___ Deny		___ Approve ___ Deny					

BAC

Bryan County Abstract Company  
Serving Bryan County Since 1903

After recording return to:  
Durant Main Street Coffee, LLC  
500 Grapevine Hwy Ste 224  
Hwst, TX 76054

I-2021-735606 Book 1567 Pg: 615  
07/19/2021 3:46 pm Pg 0615-0616  
Fee: \$ 20.00 Doc: \$ 1,800.00  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma



**WARRANTY DEED  
STATUTORY INDIVIDUAL**

Doc Stamps: \$1800.00

That Charles E. Watson, a single person, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto Durant Main Street Coffee, LLC, an Oklahoma limited liability company, (the "Grantee"), the following described real property and premises situate in Bryan County, State of Oklahoma, to wit:

**A part of SE/4 SE/4 SE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as Beginning 40 feet West of the Northeast Corner thereof; Thence South a distance of 132.1 feet, more or less to the North Right of Way line of U. S. Highway # 70 as described in Dedication Deed recorded in Book 405, Page 160; Thence North 73 degrees 01 minutes West along said Right of Way for a distance of 200 feet; Thence North 8 degrees 42 minutes East a distance of 74.55 feet to the North line; Thence East along the North line 180 feet to the Point of Beginning,**

**AND**

**A part of the SE/4 SE/4 SE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, described as Beginning at a Point on the North Right of Way line of U. S. Highway No. 70, said Point bearing North 73 degrees 01 minutes West a distance of 200 feet from a Point on said North Right of Way line 40 feet West of the East line of said SE/4 SE/4 SE/4 of said Section 25; Thence from said Point of Beginning, run North 73 degrees 01 minutes West a distance of 136.7 feet; Thence Westerly on a curve to the left having a radius of 1844 feet a distance of 117.2 feet to a point on the North line of said SE/4 SE/4 SE/4 of said Section 25, said Point being 185.5 feet East of the Northwest Corner of said SE/4 SE/4 SE/4 of said Section 25; Thence East along the North line of said SE/4 SE/4 SE/4 of said Section 25 a distance of 254.5 feet more or less; to a Point 220 feet West of the Northeast corner of said SE/4 SE/4 SE/4 of said Section 25; Thence beginning a run South 8 degrees 42 minutes West a distance of 74.55 feet, more or less, to the Point of Beginning.**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

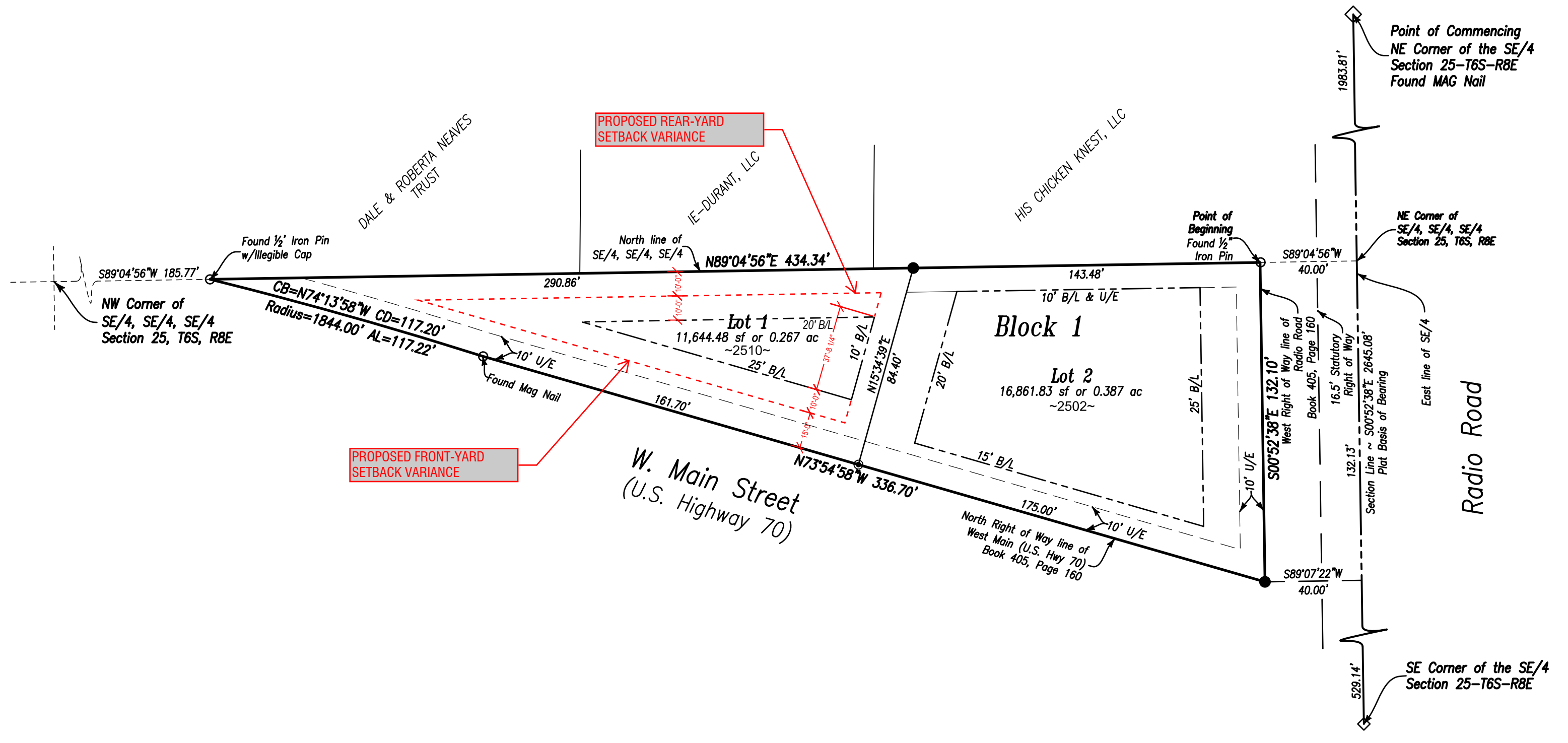
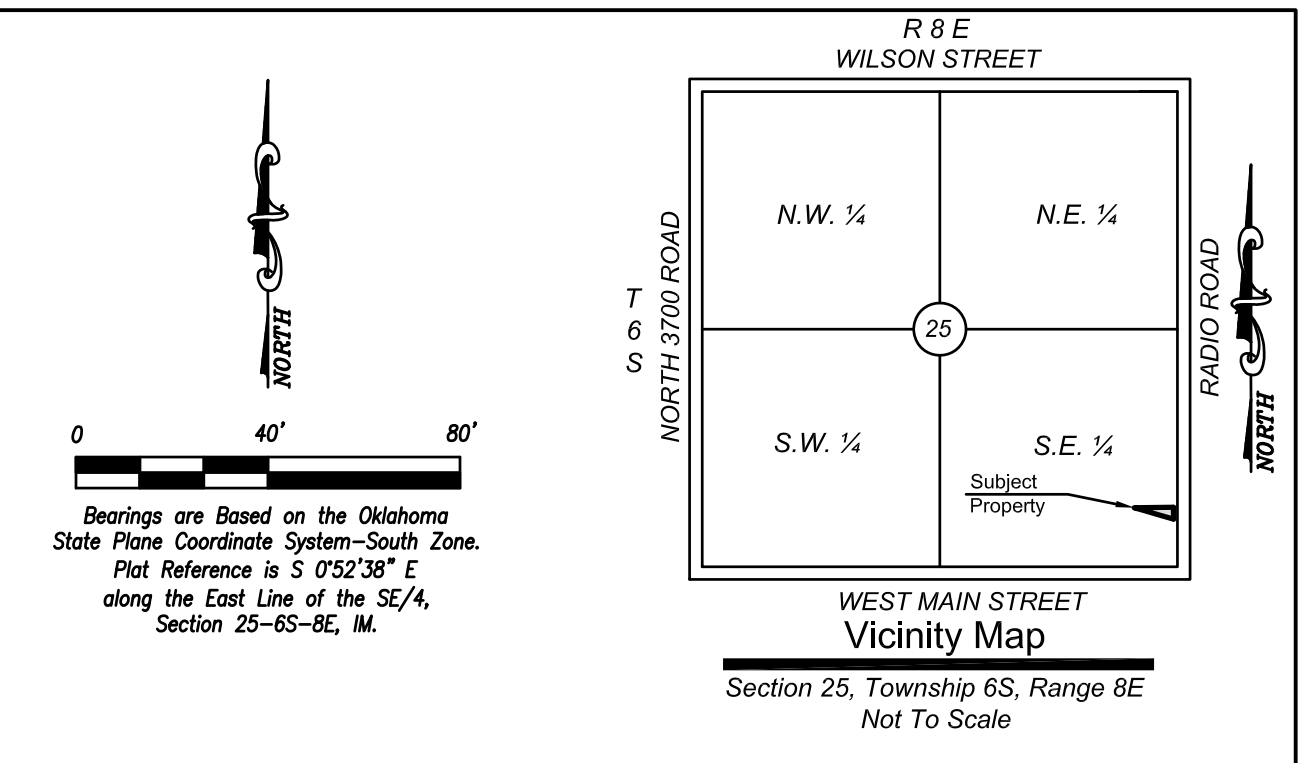
Streamline - Warranty Deed - Statutory Individual Rev 07/08/21

STATE OF OKLAHOMA  
Bryan County  
Documentary Stamps \$ 1800.00



# FINAL PLAT OF 2502 & 2510 W MAIN STREET

AN ADDITION TO DURANT, BRYAN COUNTY, OKLAHOMA  
A PART OF THE SE/4, SECTION 25,  
TOWNSHIP 6 SOUTH, RANGE 8 EAST, I.M.



### LEGAL DESCRIPTION

A part of SE/4 SE/4 SE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast Corner of said Southeast Quarter; THENCE S 00°52'38" E, along the east line of said Southeast Quarter, a distance of 1983.81 feet to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter; THENCE S 89°04'56" W (Deed=West), along the north line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, a distance of 40.00 to the POINT OF BEGINNING; THENCE S 00°52'38" E (Deed=South), along the west line of a Public Highway described in Dedication Deed, recorded in Book 405, Page 160, distance of 132.10 feet to the north line of West Main Street (U.S. Highway 70 as described in Dedication Deed, recorded in Book 405, Page 160); THENCE N 73°54'58" W (Deed=N 73°01'W), along said north line of West Main Street, a distance of 336.70 feet; THENCE N 73°54'58" W (Deed=N 73°01'W), along said north line of West Main Street, a distance of 336.70 feet; THENCE N 73°54'58" W (Deed=N 73°01'W), along said north line of West Main Street, a distance of 336.70 feet, to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, Point being 185.77 feet (Deed=185.5 feet) east of the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter; Thence N 89°04'56" E (Deed=East), along the north line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, a distance of 434.34 feet to the POINT OF BEGINNING, containing 28,506.31 square feet (0.654 acres) more or less.

### CERTIFICATE OF COUNTY CLERK

I, Tammy Reynolds, County Clerk of Bryan County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatred installations have been paid in full and that there is no special assessment procedure now pending against the land on the Final Plat of 2502 & 2510 W. Main Street, to the City of Durant, Bryan County, Oklahoma. Signed by the County Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

County Clerk

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, Durant Main Street Coffee, LLC, an Oklahoma limited liability company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of 2502 & 2510 W MAIN STREET, a subdivision of a part of the Southeast Quarter of Section 25, Township 6 South, Range 8 East, of the Indian Meridian, to the City of Durant, Bryan County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat. Said annexed plat represents a correct survey of all property included therein and is hereby, adopted as the plat of land under the name 2502 & 2510 W MAIN STREET. Durant Main Street Coffee, LLC, an Oklahoma limited liability company, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets, and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

In Witness Whereof, the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Durant Main Street Coffee, LLC,  
an Oklahoma limited liability company

Jimmy Cox, Manager

### STATE OF TEXAS, COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared Jimmy Cox as Manager of Durant Main Street Coffee, LLC, an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of Durant Main Street Coffee, LLC, an Oklahoma limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires \_\_\_\_\_ Notary Public

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Durant, Oklahoma that the dedications of streets and utility easements shown on the final plat of 2502 & 2510 W. Main Street, to the City of Durant, Bryan County, Oklahoma are hereby accepted. Adopted by the Council of the City of Durant, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Clerk

Mayor

### CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairman of the Planning Commission of the City of Durant, Oklahoma, hereby certify that the said Planning Commission approved the Final Plat of 2502 & 2510 W. MAIN STREET, to Durant, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman of Planning Commission

Planning Commission Secretary

### COUNTY TREASURER'S CERTIFICATE

I, Prudy Sullivan-Holt, hereby certify that I am the duly elected and acting County Treasurer of Bryan County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year \_\_\_\_\_ and all prior years on the land shown on the annexed plat of 2502 & 2510 W MAIN STREET, an addition to the City of Durant, Bryan County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes. In witness whereof, said County Treasurer has caused this instrument to be executed in the City of Durant, Bryan County, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

County Treasurer

### LAND SURVEYOR'S CERTIFICATE

I, Kent Mace, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the annexed plat of 2502 & 2510 W MAIN STREET, an addition to the City of Durant, Bryan County, Oklahoma, represents a survey made by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of licensure for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statute.

Kent Mace, PE, LS - LS #1873

### STATE OF OKLAHOMA, COUNTY OF BRYAN §

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Mace, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires \_\_\_\_\_ Notary Public

### NOTICE:

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

### DATE PREPARED:

5/24/2022

### OWNER/SUBDIVIDER

Durant Main Street Coffee, LLC  
500 Grapevine Highway, Suite 224  
Hurst, Texas 76054  
817-268-5489

### ENGINEER & LAND SURVEYOR



4716 Stonegate Drive  
Norman, OK 73072  
Telephone: (405) 872-7594  
Email: Kent@mbls.us

Certificate of  
Authorization  
No. 8137

### LEGEND

- PERMANENT MONUMENT-SET 5/8" IRON PIN WITH ALUMINUM CAP
- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"
- \* FOUND MAG NAIL WITH FOUND IRON PIN
- ◇ FOUND PLSS MONUMENT ADDRESS
- FENCE
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- LOT LINES
- EASEMENT LINES
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- L/E = LANDSCAPE EASEMENT
- PE/E = PEDESTRIAN EASEMENT
- B/L = BUILDING LINE
- ROW = RIGHT OF WAY

**ZONING NOTES:**

BRYAN COUNTY - DURANT, OKLAHOMA  
 2522 W. MAIN STREET  
 ZONE: C-2 Highway Commercial and Commercial Recreation District  
 FEMA Floodplain: ZONE X - Areas determined to be outside the 0.2% annual chance floodplain.  
 HIGHWAY OVERLAY DISTRICT - only affects the location of billboard type signs.

157.007 ON-SITE STORMWATER MANAGEMENT  
 (A) No building permit may be issued unless a stormwater management plan has been approved by the City Floodplain Administrator.

(C) Stormwater management plans must meet the following standards for a 100-year or 1% annual chance.

(C)(4) Parking lots shall not retain or detain more than six inches of water.  
 (C)(5) City Building Official or Floodplain Administrator or Floodplain Manager may require a licensed engineer stamped set of plans on large parcels or parcels with maximum sealed surface or parcels in high risk or flash flood areas. Generally engineered plans will be properties of greater than one acre.

157.031 "Snack and nonalcoholic beverages bars" are allowed in C-2

157.032 - DISTRICT REGULATIONS  
 C-2 Zoning:  
 Building Coverage: 70%  
 Front Yard: 25'  
 Side Yard Interior: None (adjacent to non-residential) (changed to 10'-0" as of Dec 2021)  
 Side Yard Exterior: 15'  
 Rear Yard: 20'  
 Height Max: 45'  
 Min Lot Area: 10,000 sf  
 Min Lot Width: 100'

157.047 - OFF-STREET PARKING REQUIREMENTS  
 (E) The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than 9 feet by 20 feet, plus adequate area for ingress and egress.

(F)(1) Commercial establishments not otherwise classified: one parking space for each 150 square feet of floor space used for retail trade in the building and including all areas used by the public.

(F)(2) Parking for restaurant land uses: One space for every 3 seats, plus 2 spaces for every 3 employees on maximum shifts, plus one space for every 12sf allocated to queuing or waiting area.

(J) Stacking: Six stacking spaces shall be required for the first drive-in/through window and four stacking spaces for each additional window.

157.056 FIRE ZONE  
 The boundaries of the fire zone shall be coterminous with the commercial and industrial zoning districts. The fire zone provisions of the BOCA Basic Building Code, 2000 Edition, shall apply to all construction in districts classified as C-0, C-1, C-2, C-3, I-1 and I-2.

157.060 METAL BUILDINGS AND BUILDING FACADES IN ALL COMMERCIAL, RESIDENTIAL AND HEALTH FACILITIES DISTRICTS

(C) Facade treatments: Facade treatment will be on all facades visible from the street but not to include the rear of the structure. The facade treatment shall cover 100% of the front exterior facing the street, or on a corner lot, the front and side facing the street. The sides will have 25% of the area improved with facade treatment floor (bottom) to deck (top), and shall be constructed using the recommended and acceptable materials listed below in division (D)(3), excluding the window areas.

(D)(3) Recommended and acceptable materials: Brick, stone, wood siding, concrete slab (poured-in-place, lift-up construction), split face, scored, or ground face block, or brick veneer; vinyl siding; beveled wood siding (lap, board and batten, shake), stucco, and exterior insulation finish systems (EIFS).

(D)(4) Disallowed materials: Metal siding (standing seam panels, aluminum siding, "x" panels), mirrored or reflective glass.

157.061 LANDSCAPING REQUIREMENTS

(A) Landscaping defined: Landscaping shall include any or a combination of the following trees, ornamental shrubs, earthen berms, flowers, ground cover, plant materials, sod, mulch, grass, decorative rock or bark.

(B) Landscaping: All new construction will have landscaping adjacent to the frontage of building on any street or public right-of-way in commercial and residential zoned properties. The landscaping will be at least 5% of the total gross area of the lot. A drawing and/or description of the landscaping will be submitted with the site plan or building permit.

(C) Landscape dumpsters: Trash dumpsters on commercial property subject to public view will be screened by buildings, fences, walls, berms or landscape buffers.

(D) Clear sight triangle: Landscaping shall not be obstructing traffic visibility at street intersections or at access points to streets.

933 sf (GSA) / 150 = 6.2 PARKING SPACES REQUIRED

158.19 Table 1 - PERMITTED SIGNS  
 Zone C2 & C3 permits Freestanding Pole Sign, Monument Sign, Wall Sign, among others. A sign permit is required.

158.19 Table 2 - SETBACK REQUIREMENTS

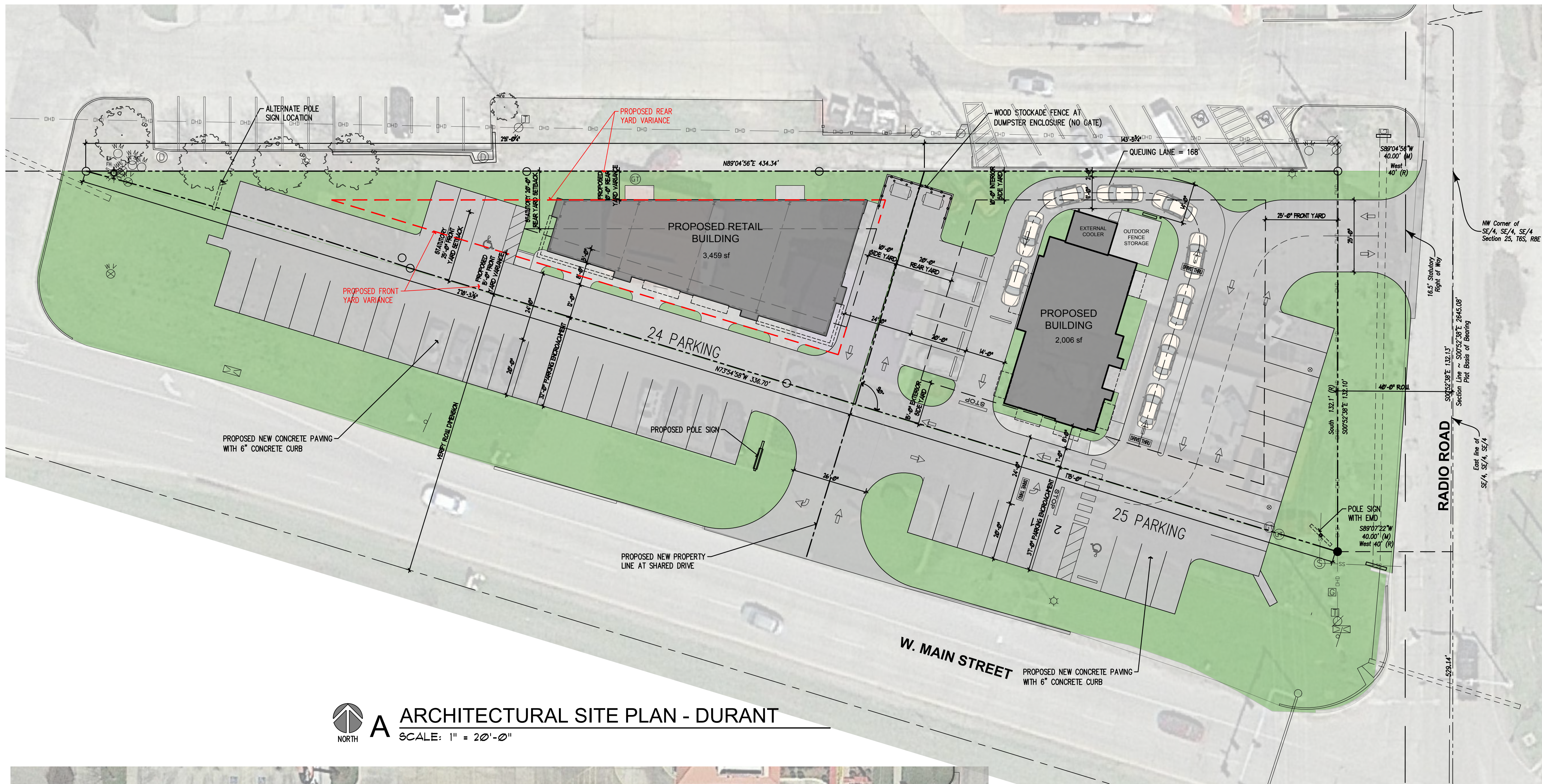
Freestanding Pole Sign  
 Max Allowed: 1 per 60' of frontage;  
 Vertical Clearance: 14'  
 Max Sign Area: 300 sf  
 Max Sign Height: 90' tall  
 Min. Setback from Property Line: 10'

Monument Sign  
 Max Allowed: 1 per building;  
 Vertical Clearance: N/A  
 Max Sign Area: 100 sf total all sides  
 Max Sign Height: 6' tall  
 Min. Setback from Property Line: Not located in ROW.

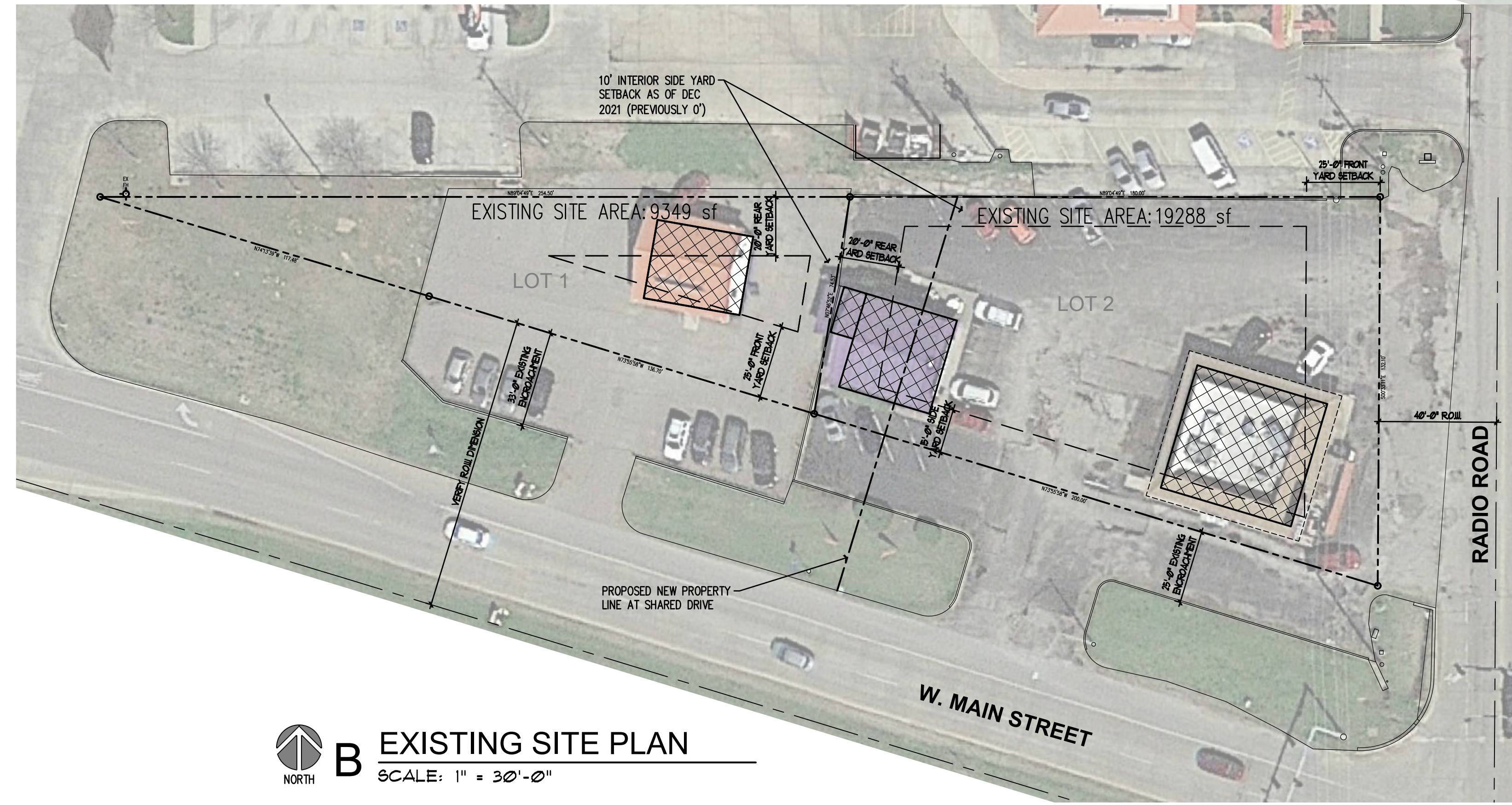
Wall Sign  
 Max Allowed: 1 per side of building;  
 Vertical Clearance: N/A  
 Max Sign Area: 15% of wall area  
 Max Sign Height: Not to extend above roof edge.  
 A maximum total area of signs in C-2 District shall be 1 sf of signage per linear foot of street frontage.

**LEGAL DESCRIPTION:**

A part of SE/4 SE/4 SE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast Corner of said Southeast Quarter; THENCE S 00°52'38" E along the east line of said Southeast Quarter, a distance of 1983.81 feet to the Northeast Corner of the Southeast Quarter of said Southeast Quarter; THENCE S 89°04'56" W (Dead=West) along the north line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, a distance of 40.00 to the POINT OF BEGINNING; THENCE S 00°52'38" E (Dead=South), along the west line of a Public Highway described in Dedication Deed, recorded in Book 405, Page 160, distance of 132.10 feet (Dead) to the north line of West Main Street (U.S. Highway 70 as described in Dedication Deed, recorded in Book 405, Page 160); THENCE N 73°54'58" W (Dead=N 73°01'W), along said north line of West Main Street, a distance of 336.70 feet; THENCE Westerly along a curve to the left, having a chord bearing of N 74°13'58" W, a chord distance of 117.20 feet, a radius of 1844.00 feet, and an arc length of 117.22 feet (Dead=117.22 feet) to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, Point being 185.77 feet (Dead=185.5 feet) east of the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter; THENCE N 89°04'56" E (Dead=East) along the north line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, a distance of 434.34 feet to the POINT OF BEGINNING, containing 28,506.31 square feet (0.654 acres) more or less.



**A ARCHITECTURAL SITE PLAN - DURANT**  
 SCALE: 1" = 20'-0"



**B EXISTING SITE PLAN**  
 SCALE: 1" = 30'-0"

**SITE INFORMATION (WEST LOT)**

<b>SITE AREA</b>	OVERALL SITE (ADJUSTED):	11,753 sf	0.27 acres
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<b>BUILDING AREA</b>	PROPOSED RETAIL:	3,423 sf
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<b>PARKING SUMMARY</b>	PARKING RATIO	REQUIRED SPACES	ACTUAL SPACES
PROPOSED RETAIL:	1/150	17.1	24

<b>PAVING RATIO</b>	PAVING AREA	BUILDING AREA	COVER RATIO
PROPOSED RETAIL:	5,289 sf	3,423 sf	73.9%
PARKING LOT PAVING:	4,245 sf		
SIDEWALK PAVING:	1,013 sf		
PAVING IN R.O.W.:	7,265 sf		

<b>BUILDING RATIO</b>	SITE AREA	BUILDING AREA	COVER RATIO
PROPOSED RETAIL:	11,753 sf	3,423 sf	29.1%

**SITE INFORMATION (EAST LOT)**

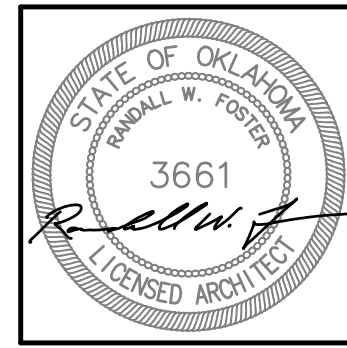
<b>SITE AREA</b>	OVERALL SITE (ADJUSTED):	16,884 sf	0.39 acres
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<b>BUILDING AREA</b>	PROPOSED RETAIL:	2,006 sf
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<b>PARKING SUMMARY</b>	PARKING RATIO	REQUIRED SPACES	ACTUAL SPACES
PROPOSED RETAIL:	1/150	10.0	25

<b>PAVING RATIO</b>	PAVING AREA	BUILDING AREA	COVER RATIO
PROPOSED RETAIL:	11,279 sf	2,006 sf	78.7%
PARKING LOT PAVING:	10,382 sf		
SIDEWALK PAVING:	888 sf		
PAVING IN R.O.W.:	6,181 sf		

<b>BUILDING RATIO</b>	SITE AREA	BUILDING AREA	COVER RATIO
PROPOSED RETAIL:	16,884 sf	2,006 sf	11.9%



DATE	
REVISION	
CHECKED BY	
DRAWN BY	
JOB NO.	20231.01

**PRELIMINARY NOT FOR CONSTRUCTION**

**DURANT RETAIL CENTER**  
**BURK COLLINS & CO.**  
 DURANT, OKLAHOMA  
 2510 W. MAIN STREET

The plans are built upon the foundation of the agencies and programs with their assets without the client's contribution. - September 2, 2022  
**R.W.F. Architects, Inc.**  
 620 S.W. 103rd PLACE  
 OKLAHOMA CITY, OKLAHOMA 73139  
 PH: (405) 691-2998  
 FAX: (405) 691-6912



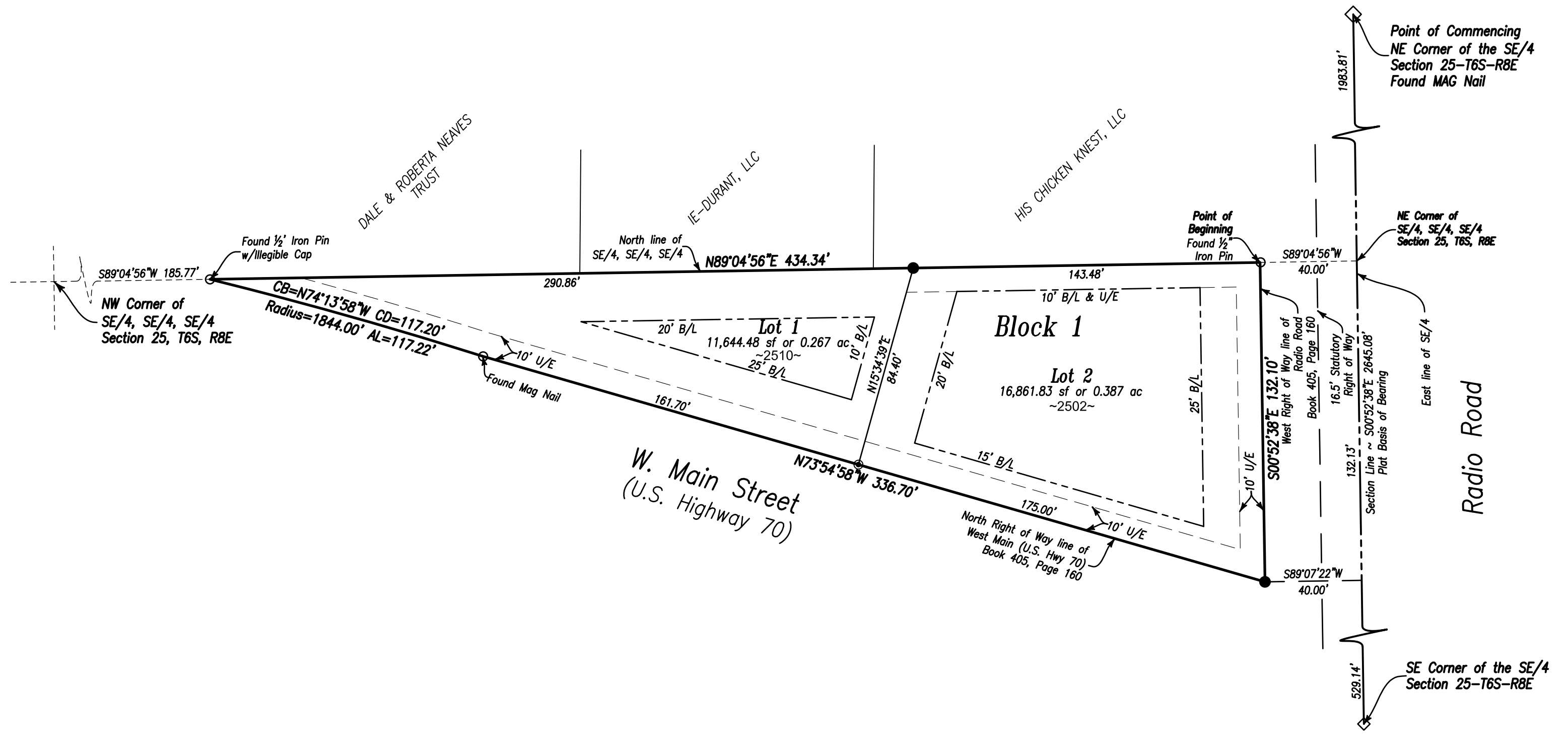
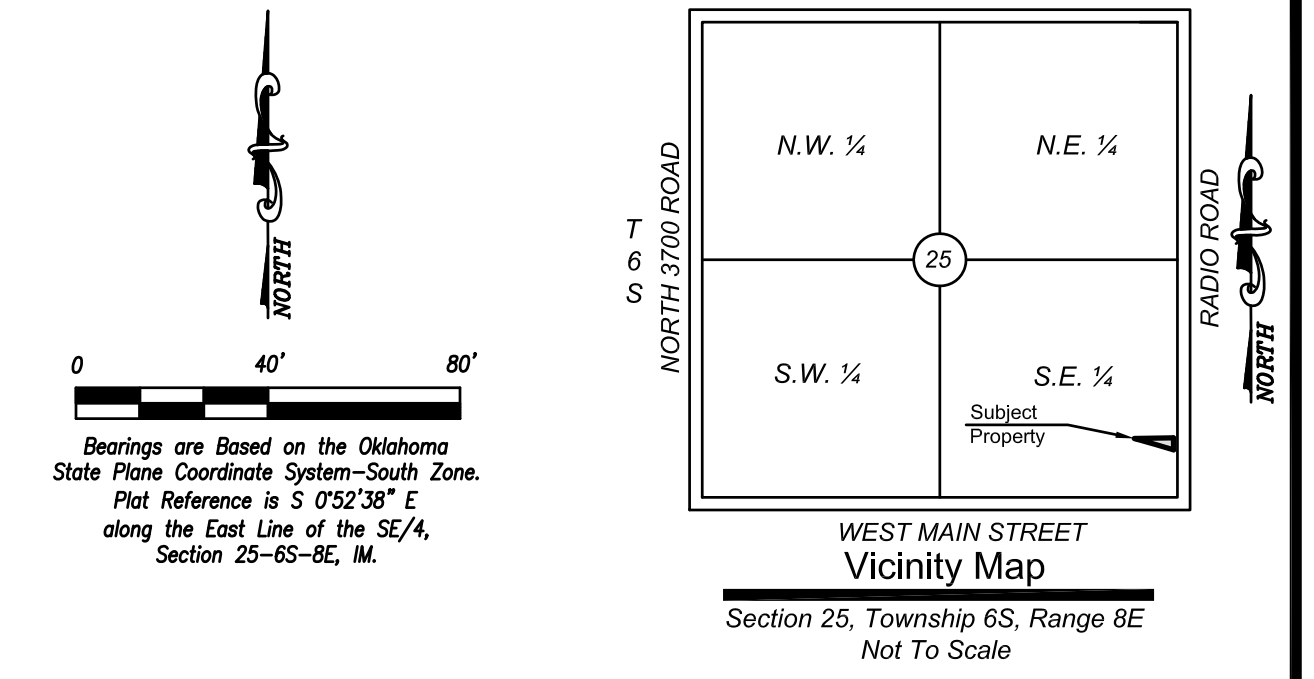
Drawing Title:  
**SITE PLAN**  
 EXIST SITE PLAN

Date:  
 17 JUNE 2022

**SD**  
**01**

# FINAL PLAT OF 2502 & 2510 W MAIN STREET

AN ADDITION TO DURANT, BRYAN COUNTY, OKLAHOMA  
A PART OF THE SE/4, SECTION 25,  
TOWNSHIP 6 SOUTH, RANGE 8 EAST, I.M.



### LEGAL DESCRIPTION

A part of SE/4 SE/4 SE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast Corner of said Southeast Quarter; THENCE S 00°52'38" E, along the east line of said Southeast Quarter, a distance of 1983.81 feet to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter; THENCE S 89°04'56" W (Deed=West), along the north line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, a distance of 40.00 to the POINT OF BEGINNING; THENCE S 00°52'38" E (Deed=South), along the west line of a Public Highway described in Dedication Deed, recorded in Book 405, Page 160, distance of 132.10 feet (Deed) to the north line of West Main Street (U.S. Highway 70 as described in Dedication Deed, recorded in Book 405, Page 160); THENCE N 73°54'58" W (Deed=N 73°01'W), along said north line of West Main Street, a distance of 336.70 feet; THENCE Westerly along a curve to the left, having a chord bearing of N 74°13'58" W, a chord distance of 117.20 feet, a radius of 1844.00 feet, and an arc length of 117.22 feet (Deed=117.2 feet) to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, Point being 185.77 feet (Deed=185.5 feet) east of the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter; Thence N 89°04'56" E (Deed=East), along the north line of the Southeast Quarter of the Southeast Quarter of said Southeast Quarter, a distance of 434.34 feet to the POINT OF BEGINNING, containing 28,506.31 square feet (0.654 acres) more or less.

### CERTIFICATE OF COUNTY CLERK

I, Tammy Reynolds, County Clerk of Bryan County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unimproved installments have been paid in full and that there is no special assessment procedure now pending against the land on the Final Plat of 2502 & 2510 W. Main Street, to the City of Durant, Bryan County, Oklahoma. Signed by the County Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

County Clerk

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, Durant Main Street Coffee, LLC, an Oklahoma limited liability company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of 2502 & 2510 W MAIN STREET, a subdivision of a part of the Southeast Quarter of Section 25, Township 6 South, Range 8 East, of the Indian Meridian, to the City of Durant, Bryan County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat. Said annexed plat represents a correct survey of all property included therein and is hereby, adopted as the plat of land under the name 2502 & 2510 W MAIN STREET. Durant Main Street Coffee, LLC, an Oklahoma limited liability company, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets, and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

In Witness Whereof, the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Durant Main Street Coffee, LLC,  
an Oklahoma limited liability company

Jimmy Cox, Manager

### STATE OF TEXAS, COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared Jimmy Cox as Manager of Durant Main Street Coffee, LLC, an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of Durant Main Street Coffee, LLC, an Oklahoma limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires \_\_\_\_\_ Notary Public

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Durant, Oklahoma that the dedications of streets and utility easements shown on the final plat of 2502 & 2510 W. Main Street, to the City of Durant, Bryan County, Oklahoma are hereby accepted.  
Adopted by the Council of the City of Durant, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Clerk

Mayor

### CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairman of the Planning Commission of the City of Durant, Oklahoma, hereby certify that the said Planning Commission approved the Final Plat of 2502 & 2510 W. MAIN STREET, to Durant, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman of Planning Commission

Planning Commission Secretary

### COUNTY TREASURER'S CERTIFICATE

I, Prudy Sullivan-Holt, hereby certify that I am the duly elected and acting County Treasurer of Bryan County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year \_\_\_\_\_ and all prior years on the land shown on the annexed plat of 2502 & 2510 W MAIN STREET, an addition to the City of Durant, Bryan County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes. In witness whereof, said County Treasurer has caused this instrument to be executed in the City of Durant, Bryan County, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

County Treasurer

### LAND SURVEYOR'S CERTIFICATE

I, Kent Mace, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the annexed plat of 2502 & 2510 W MAIN STREET, an addition to the City of Durant, Bryan County, Oklahoma, represents a survey made by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of licensure for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statute.

Kent Mace, PE, LS - LS #1873

### STATE OF OKLAHOMA, COUNTY OF CLEVELAND §

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Mace, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires \_\_\_\_\_ Notary Public

### NOTICE:

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

### DATE PREPARED:

6/30/2022

### OWNER/SUBDIVIDER

Durant Main Street Coffee, LLC  
500 Grapevine Highway, Suite 224  
Hurst, Texas 76054  
817-268-5489

### ENGINEER & LAND SURVEYOR



5744 Huettnert Court, Suite 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kent@MBSL.us

Certificate of  
Authorization  
No. 8137

### LEGEND

- PERMANENT MONUMENT-SET 5/8" IRON PIN WITH ALUMINUM CAP
- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"
- \* FOUND MAG NAIL WITH FOUND IRON PIN
- ◇ FOUND PLSS MONUMENT ADDRESS
- FENCE
- SECTION LINE
- - - QUARTER SECTION LINE
- BOUNDARY LINE
- LOT LINES
- - - EASEMENT LINES
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- L/E = LANDSCAPE EASEMENT
- PE/E = PEDESTRIAN EASEMENT
- B/L = BUILDING LINE
- ROW = RIGHT OF WAY