

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 PLANNING COMMISSION

5:30 PM

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

July 2, 2024

AGENDA

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. Consideration of Approval for Planning Commission Meeting Minutes on 06/04/2024

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration of Approval for a Re-plat Request at the SE Corner of Willow St. and N. 4th Ave
- b. Consideration of Approval for a Rezone Request at 407 E. Georgia St.

- c. Consideration of Approval for a Re-plat Request at 4202 Wilson St.
- d. Consideration of Approval for Rezone Request at 3820 W University Blvd

4. 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 15th day of November 2023 and that an agenda of said meeting was posted at the place of such meeting at 4:00 p.m. on the 27th day of June 2024.

Melody Mealor

Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 7/2/2024
To: Mayor and City Council
From: Melody Meador, Assistant to City Manager
Re: Consideration of Approval for Planning Commission Meeting Minutes on 06/04/2024

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Minutes 06042024 MNM

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 15th day of November 2023 and that an agenda of said meeting was posted at the place of such meeting at 5:00 p.m. on the 31st day of May 2024.



Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION

June 4, 2024 AT 5:30 PM, Roscoe J. Hatfield

**Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:33pm.

INVOCATION/FLAG SALUTE

Commissioner Horner provided the invocation. Commissioner Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Whitney Kerr
Planning Commissioner Clent Horner
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent: Planning Commissioner Thomas Newsom

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. Consideration of Approval of April Meeting Minutes

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

b. Consideration of Approval of April Special Meeting Minutes

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

c. Consideration of Approval May Meeting Minutes

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

a. Discussion Regarding Code Edit for Storage Facilities in the City of Durant

4. Administration

5. Public Hearings

a. Consideration of Approval for a re-plat request for the property located at the corner of N. 4th Street and W. Plum Ave

Motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve the re-plat request for the property located at the corner of N. 4th Street and W. Plum Ave.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration of Approval for a re-plat request for the property located at NE 4th Ave and Elm St.

Motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve the re-plat request for the property located at NE 4th ave and Elm St.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. New Business

ADJOURNMENT

Motion made by Commissioner Knight and seconded by Commissioner Horner to adjourn the meeting at 5:45pm.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 7/02/2024
To: Planning Commission
Case: PC 2024-16
From: Reed Aichholz, Community Development Director
Re: Replat Request from Rack Investments

Request: Consider a request from the Rack Investments LLC for a replat located at: Lots 20-24, Block 11 (SE Corner of Willow St and N 4th ave.) in the City of Durant.

Current Zoning: R3- Mixed Density Residential

The Future Land Use Map has this area as a low density residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Mixed Density Residential
East	R-3	Mixed Density Residential
South	R-3	Mixed Density Residential
West	R-3	Mixed Density Residential

Lot Characteristics:

Width	~ 130 ft.
Depth	~ 150 ft.
Total Area	~ 1/2 acre (~19,000 sq. ft.)

Applicant: Rack Investments LLC

Background: Applicant approached staff with the desire to consolidate the parcel into 1 lot and build a 6-plex (townhome style) to R-3 Standards.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters or phone calls regarding this request.

Analysis:

R3 minimum lot size for MF: 8,000 + 1,200 every unit after 2 (12,800 for 6-plex)

R3 minimum lot frontage: 80'

The applicant is creating low density housing that is walkable to downtown/university amenities and in line with the goals of our community set forth in the 2040 comprehensive plan. The proposed lots meet the minimum requirements for the city.

Sidewalk Requirement: "Sidewalks no less than 4 feet in width shall be constructed along properties abutting residential streets...."

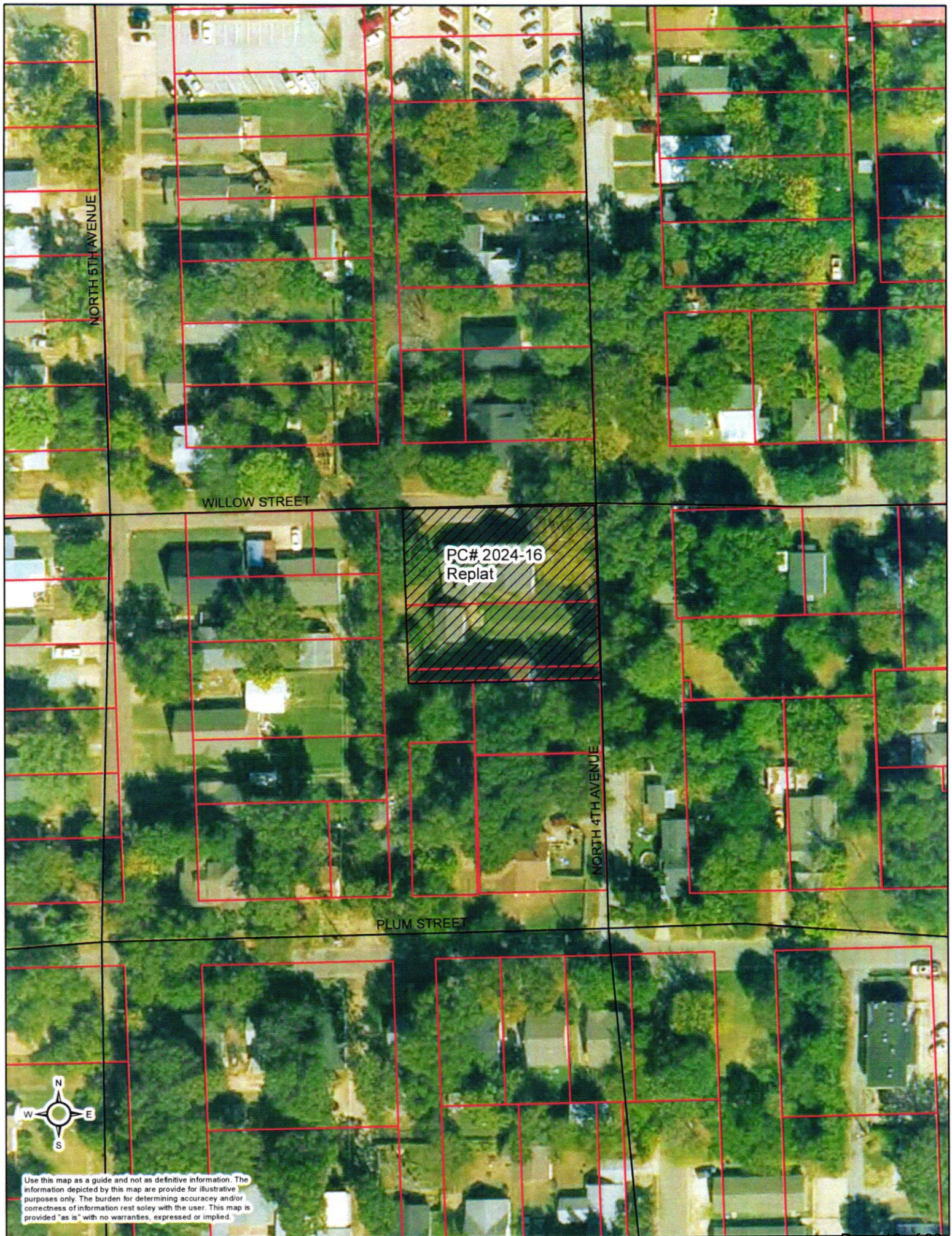
Landscaping Requirement: 5%

Staff Recommendation: Staff would recommend approving this replat request.

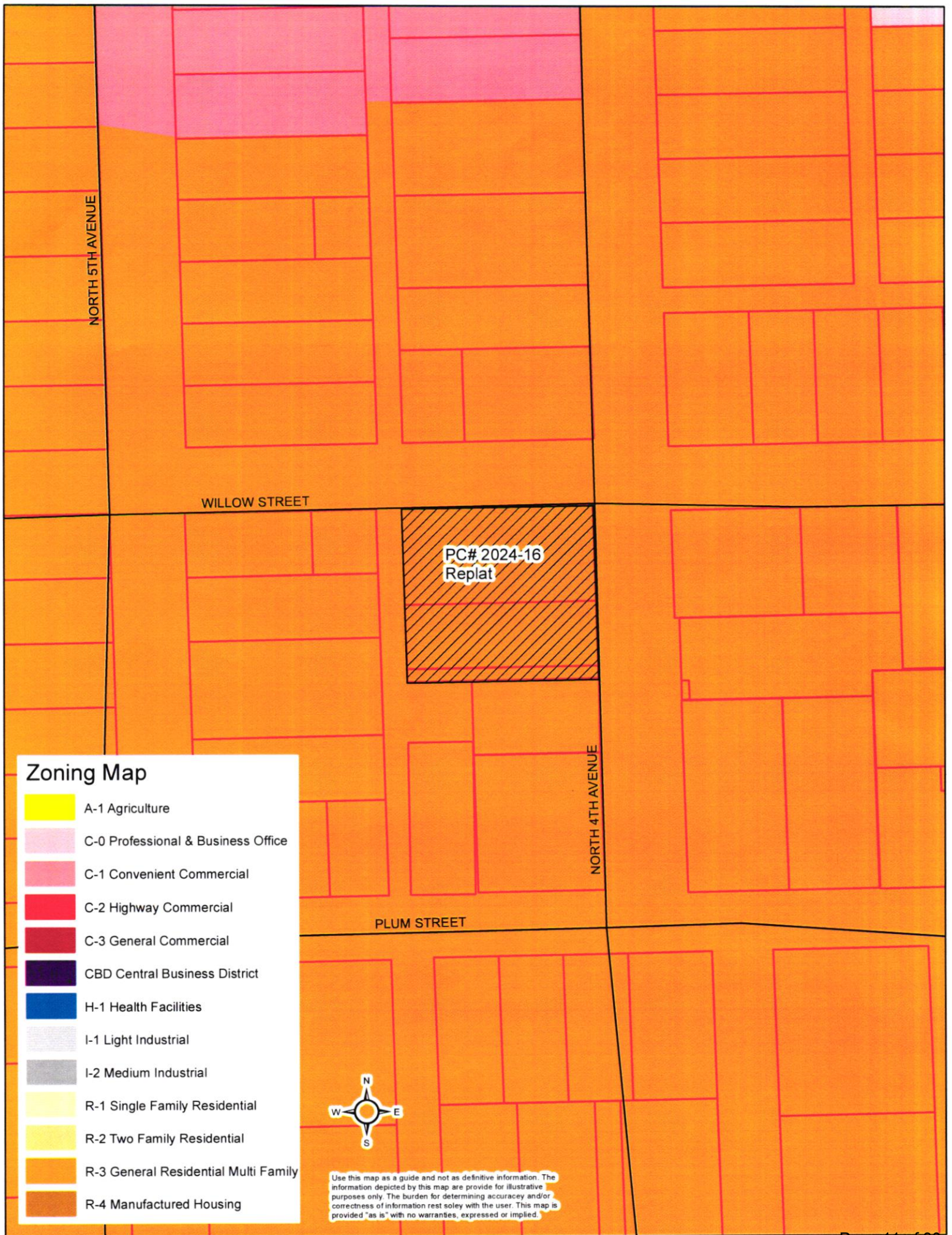
Required Action: Hold a public hearing and recommend approval or denial for the replat – located at Lots 20-24, Block 11. Any specific conditions imposed by the Commission should be read into any approval motion.

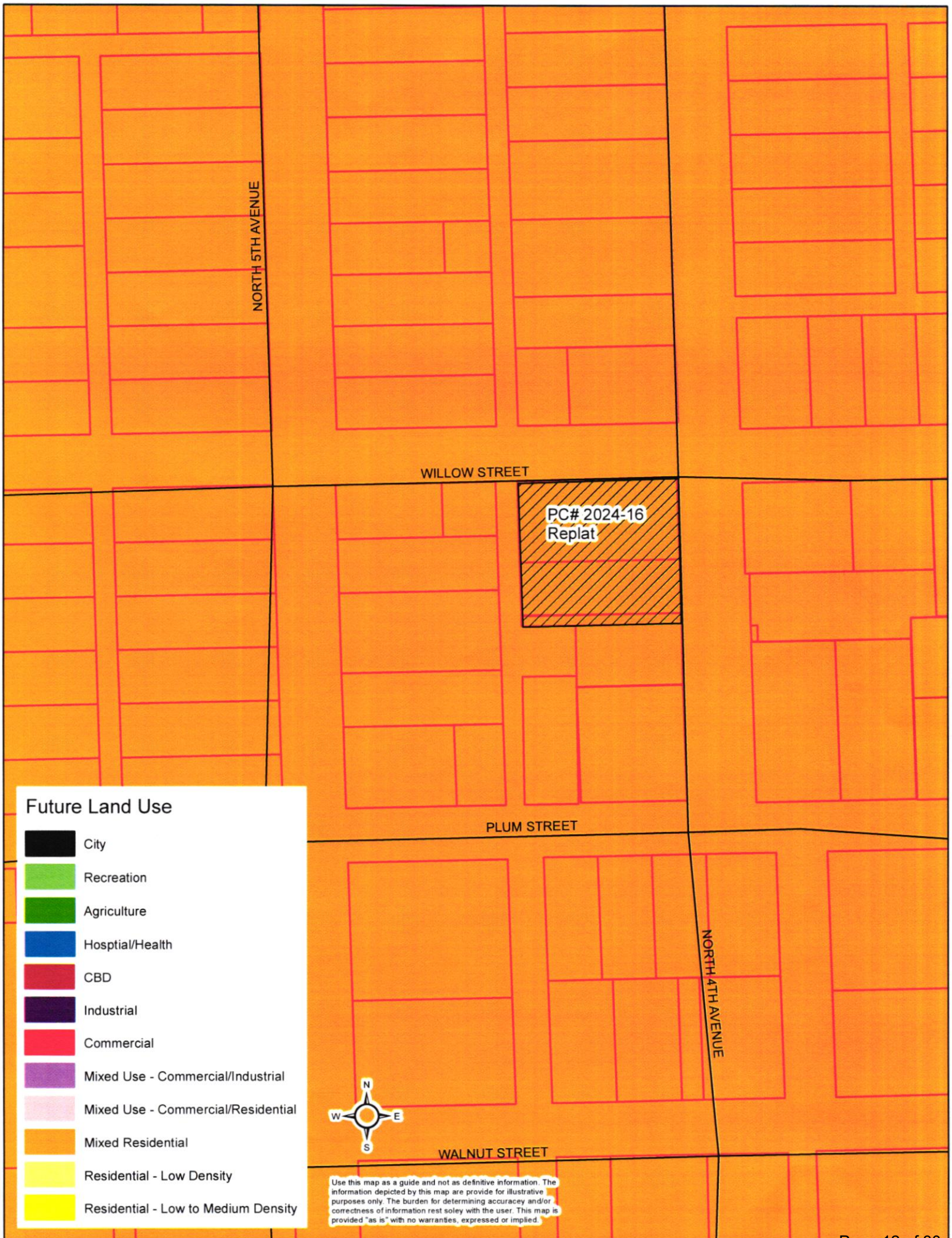
§ 156.061 SIDEWALKS.

- (A) For purposes of this section, the terms "arterial streets", "secondary thoroughfares", "commercial streets", "collector streets", residential streets" shall be defined as indicated in the streets master plan.
- (B) Sidewalks no less than four feet in width shall be constructed along properties abutting residential streets, and no less than five feet in width along properties abutting collector streets, commercial streets, secondary thoroughfares, and arterial streets.
- (C) Sidewalks shall be constructed within dedicated streets rights-of-way along streets improved to city standards. On unimproved streets, covenants deferring sidewalk construction until street is improved according to city standards shall be required.
- (D) Within residential developments, required sidewalks shall be located adjacent to or within one foot of the property line. Within non-residential developments, the placement of required sidewalks shall be at the discretion of the City Council.
- (E) Sidewalks shall be laid out, graded and otherwise improved as specified in standards and specifications adopted by the City Council.
- (F) All sidewalks shall be incorporated into the street improvements construction plans required to be submitted by the developer for plat approval.
- (G) Sidewalks and walkways shall be completed at the time the streets are installed.
- (H) In order to facilitate access from streets to schools, parks, playgrounds, shopping centers, transportation facilities or other community facilities, the City Council may require pedestrian access ways or crosswalks not less than five feet wide to be located within perpetual unobstructed easements at least 20 feet in width. The easements shall be indicated on the plat.
- (I) No dwelling unit or business establishment that is required to install sidewalks shall be occupied until the required sidewalk construction is completed, inspected and accepted by the city.



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.





This house design includes 3 bedrooms. The master suite captures the front view and has a large closet and private bathroom. The second and third bedrooms face the rear and share the second upstairs bathroom. The bathrooms are back to back keeping the plumbing centralized and cost efficient. There is also a laundry room with laundry sink on the upper floor. This level also has a bonus hall area with a window for natural light and ventilation.

This is a custom row house plan and was designed for Beaverton, Oregon.

For a free sample and to see the quality and detail put into our house plans see [Free Sample Study Set \(/plans/plan/study/\)](/plans/plan/study/) or see [Bid Set Sample \(/plans/plan/bid/\)](/plans/plan/bid/).

Construction Costs

Customers who bought this plan also shopped for a building materials list. Our building materials lists compile the typical materials purchased from the lumber yard and are a great tool for estimating the cost to build. To purchase please select Materials List under OPTIONS. Plan package must be selected in order for options to show up. Please allow approximately 1 week for delivery of Materials List.

Six plex house plans, narrow lot row house plans, multi plex plans, S-727

If you like this plan, consider these similar plans



[Duplex house plans](#), [narrow row house plans](#), [duplex house designs](#), [multi unit house plans](#), [duplex house plans with garage](#), [D-541 \(/plans/plan/d-541\)](#)

Plan D-541

Sq.Ft.: 1504
Bedrooms: 3
Baths: 2.5
Garage stalls: 1
Width: 40' 0"
Depth: 54' 0"

[View Details \(/plans/plan/d-541\)](#)



[\(/plans/plan/d-606\)](#)

Plan D-606

Sq.Ft.: 1562
Bedrooms: 3
Baths: 2.5
Garage stalls: 1
Width: 40' 0"
Depth: 54' 0"

[View Details \(/plans/plan/d-606\)](#)

Why buy our plans?

At houseplans.pro your plans come straight from the designers who created them giving us the ability to quickly customize an existing plan to meet your specific needs. So if you have questions about a stock plan or would like to make changes to one of our house plans, our home designers are here to help you.

Since we are the original designers of the plans on houseplans.pro we can match or beat any price of the same exact plan found elsewhere. And we have access to our extensive CAD library of plans not on any web site. So call us to discuss any modifications on a plan and we will check to see if it already exists.

When you buy direct from the source you get access to the knowledge of our designers who know our plans inside and out and are ready to customize plans to your exact specifications. For questions or to order your house plans call 800-379-3828.

Generations of Innovative Home Design Since 1962.

Important Information:

Our plans include the necessary details and drawings needed to obtain a building permit and build. However, depending on where you are building, some of the following may also be needed.

1. Site plan. (Shows where your house is located on your property.)
2. Structural engineering. (For earthquake-prone and hurricane risk areas.)
3. Energy calculations. (Usually done to your states energy code.)
4. Beam calculations. (Beams sized to accommodate roof loads specific to your region.)
5. Professional stamp. (Some states require that plans be prepared or reviewed by a state licensed architect or structural engineer.)
6. Mechanical drawings. (Some areas may require electrical, plumbing, and HVAC drawings.)

Please visit your local building department for a list of the items they require to obtain a building permit.

Search

GO

[Duplex Plans \(/plans/type/3\)](#)

[3 & 4 Plex \(/plans/type/12\)](#)

[5+ Units \(/plans/type/13\)](#)

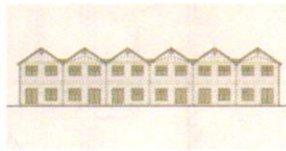
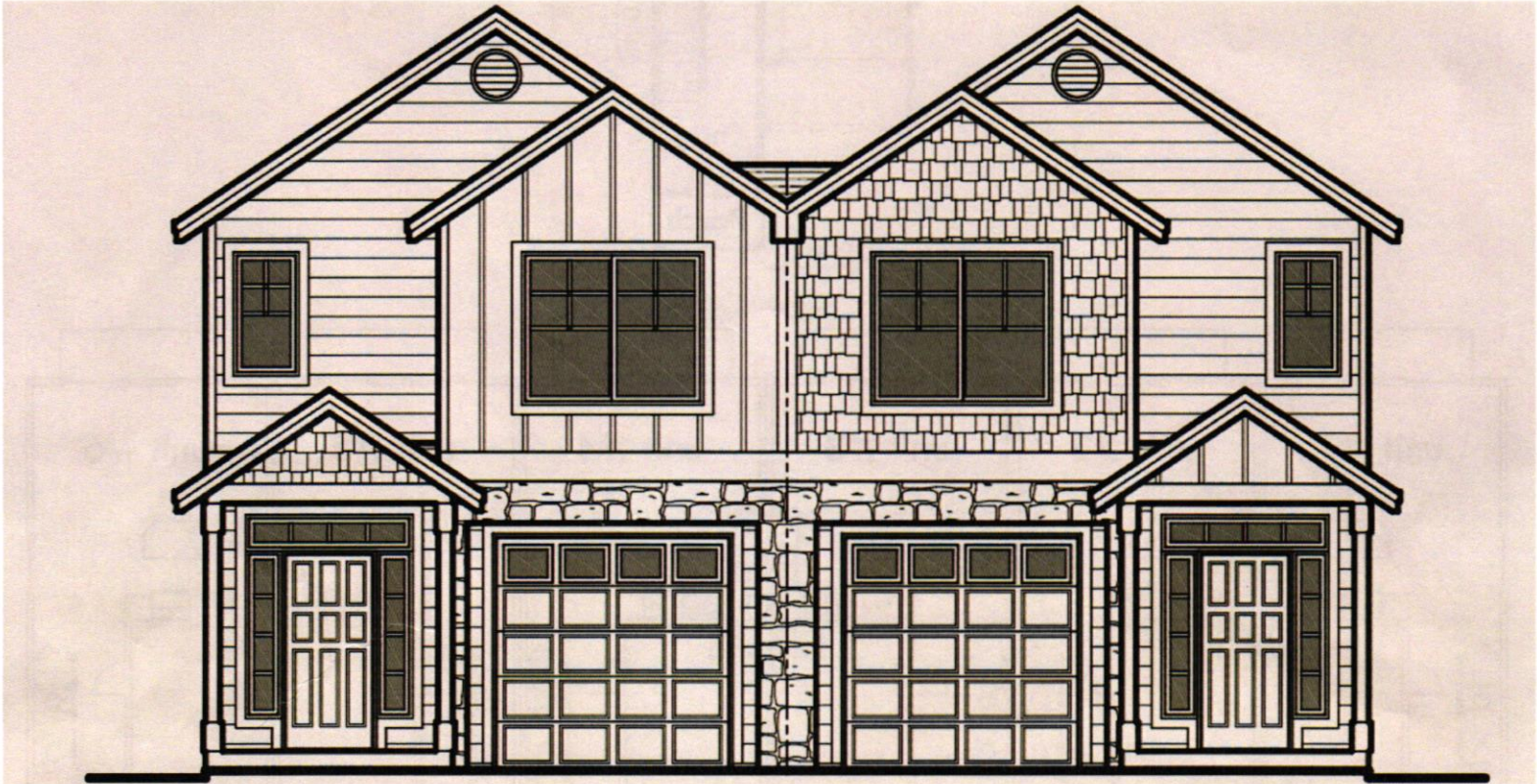
[House Plans \(/plans/type/1\)](#)

[Garage Plans \(/plans/type/5\)](#)

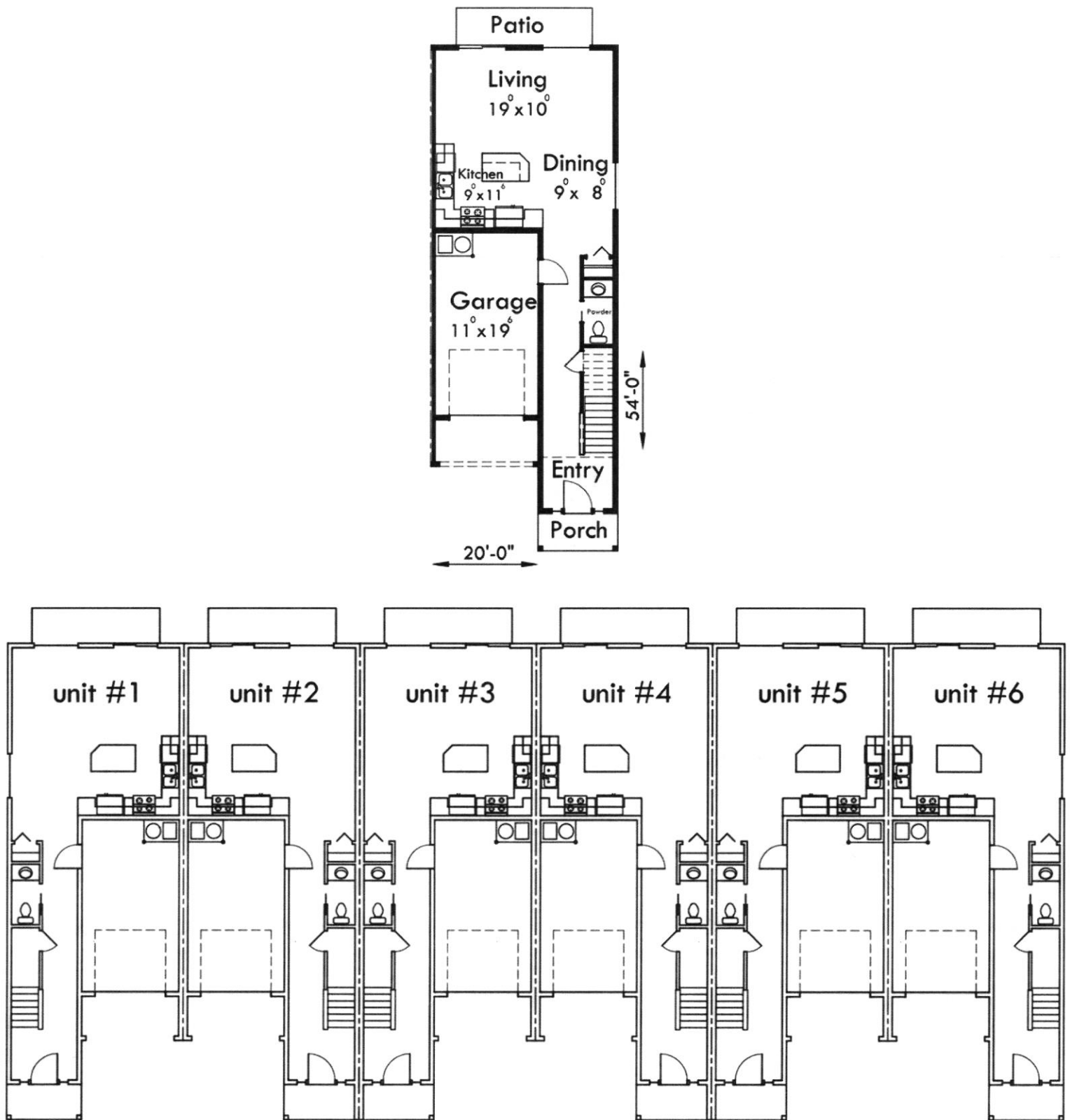
[About Us \(/company\)](#)

[Sample Plan \(/plans/plan/bid\)](#)

6 plex house plans, narrow row house plans, six plex house plans, multi unit house plans, S-727

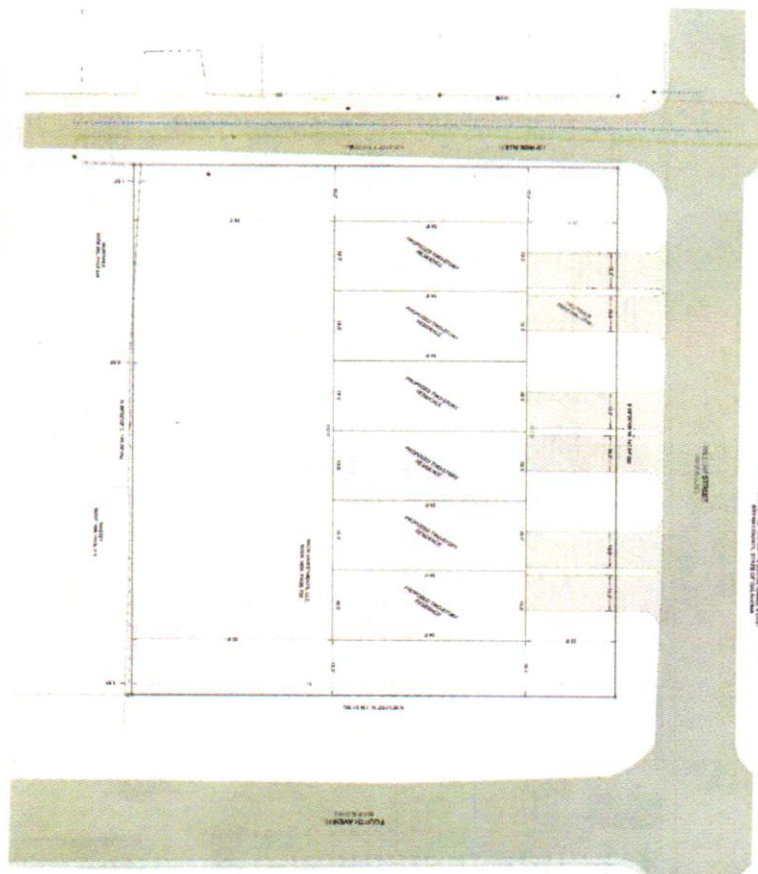


Main Floor Plan



Upper Floor Plan

biochemistry and cell biology, molecular biology, and immunology. Dr. Groll is a member of the National Academy of Sciences and the National Institute of Health. He is also a member of the American Society for Cell Biology and the American Society for Microbiology. Dr. Groll is the director of the Center for Cell Biology and Immunology at the University of California, San Diego.



OBJECTIVE: To determine the prevalence of *Chlamydia trachomatis* in a community sample of young adults in the United States.

DESIGN: Cross-sectional study.

SETTING: A large, multi-center, population-based survey of young adults in the United States.

PARTICIPANTS: A random sample of 1,194 young adults (ages 18-24) from the United States.

MEASUREMENTS AND MAIN RESULTS: The prevalence of *C. trachomatis* was 1.1% (95% CI 0.5-2.1%). The prevalence was higher among females (1.5%) than males (0.7%). The prevalence was higher among those who had ever had sex (1.5%) than those who had never had sex (0.2%). The prevalence was higher among those who had ever had a sexually transmitted infection (1.5%) than those who had never had a sexually transmitted infection (0.2%).

CONCLUSIONS: The prevalence of *C. trachomatis* in a community sample of young adults in the United States is 1.1%.

© 2001 Blackwell Science Ltd, *Journal of Internal Medicine* 250: 105–112

The image shows a document page, possibly a form or report, oriented vertically. The page contains several sections with text and checkboxes. The text is mostly illegible due to blurring, but some words are visible, such as "Check", "Date", "Time", "Location", "Remarks", and "Signature". There are several checkboxes, some of which are marked with an "X". The page appears to be a form for recording data or observations.

[illegible]



THE CITY OF DURANT

Office of Community Development

Date: 7/02/2024
To: Planning Commission
Case: PC 2024-17
From: Reed Aichholz, Community Development Director
Re: Rezone Request from Pedro Garcia

Request: Consider a request from the Pedro Garcia for a rezone located at: 407 E. Georgia in the City of Durant.

Current Zoning: A-1

The Future Land Use Map has this area as a low density residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Mixed Density Residential
East	A-1	Agricultural
South	A-1	Agricultural
West	R-1	Single Family Residential

Lot Characteristics:

Width	~ 300 ft.
Depth	~ 775 ft.
Total Area	~ 6.16 acres (~230,000 sq. ft.)

Applicant: Pedro Garcia

Background: Applicant approached staff with the desire to build a house on his family land. There was not certainty at that time whether or not the lot would be split/platted and the mobile home would be kept or removed eventually.

Notifications have been made to the surrounding property owners and at the time of this report staff received a few letters or phone calls regarding this request. There have been several public comments stating a lack of support for multi-family in the area.

Analysis:

R3 minimum lot size for MF: 8,000 + 1,200 every unit after 2

R3 minimum lot frontage: 80'

This parcel is adjacent to R3 to the north and 78-frontage to the West.

Landscaping Requirement: 5%

Staff Recommendation: Staff would recommend approving this replat request. It should be important to note that should the applicant desire to build a house and not change the lot, the house will not pass inspection until the mobile home is removed.

Required Action: Hold a public hearing and recommend approval or denial for the replat – located at 407 E Georgia St. Any specific conditions imposed by the Commission should be read into any approval motion.



THE CITY OF DURANT

Office of Community Development

Date: 7/02/2024
To: Planning Commission
Case: PC 2024-19
From: Reed Aichholz, Community Development Director
Re: Replat Request from BOSHA Properties

Request: Consider a request from BOSHA Properties for a replat located at:

SEC 24-6S-8E N2SWSE LESS THE E919.81' OF THE S345' & LESS THE E270' OF N 315';
NESESW 20.77 Acres

(Near 4202 Wilson)

Current Zoning: A-1

The Future Land Use Map has this area as Residential low/medium density

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agricultural
East	R-1	Single Family Residential
South	A-1	Agricultural
West	A-1	Agricultural

Lot Characteristics:

Width	~ 1200 ft. (irregular)
Depth	~ 1500 ft. (irregular)
Total Area	~ 22 acres (950,000 sf.)

Applicant: BOSHA Properties

Background: Applicant approached staff with the desire to enable access to their orphaned parcel which would create a legal opportunity for the eastern parcel to sell. The applicant does not plan on building anything on this property.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters or phone calls regarding this request.

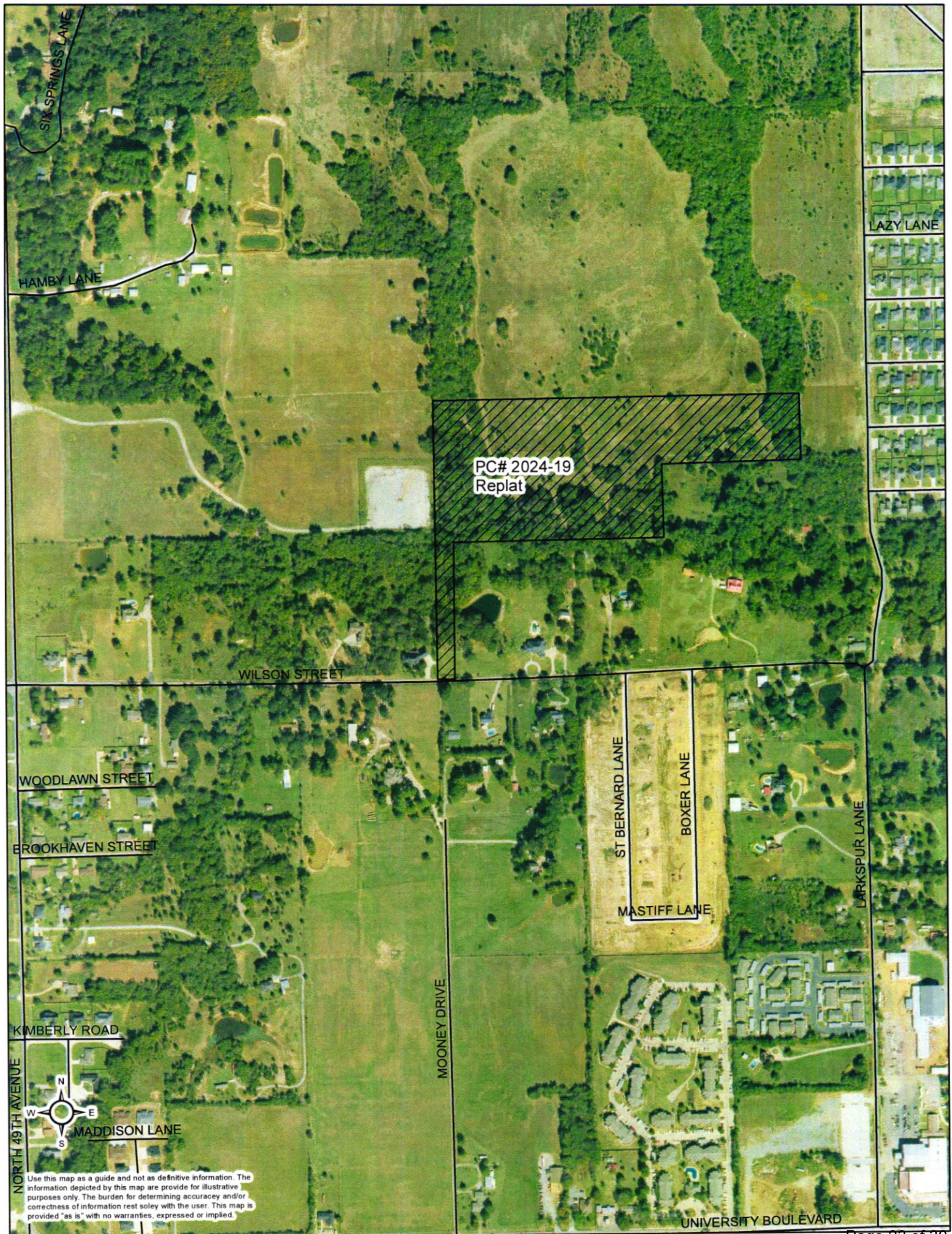
Analysis:

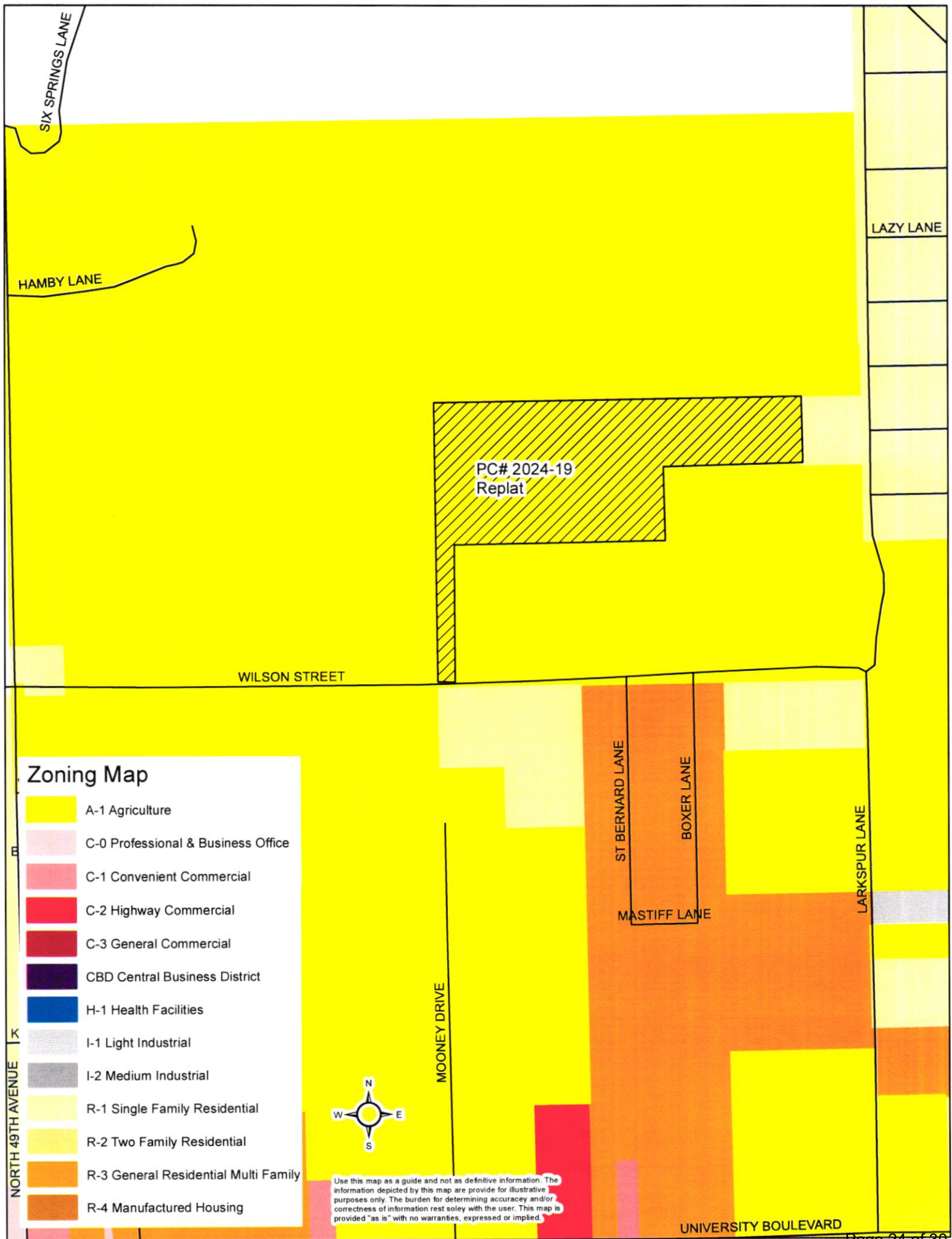
Width of property at frontage: 80' (commercial access width)

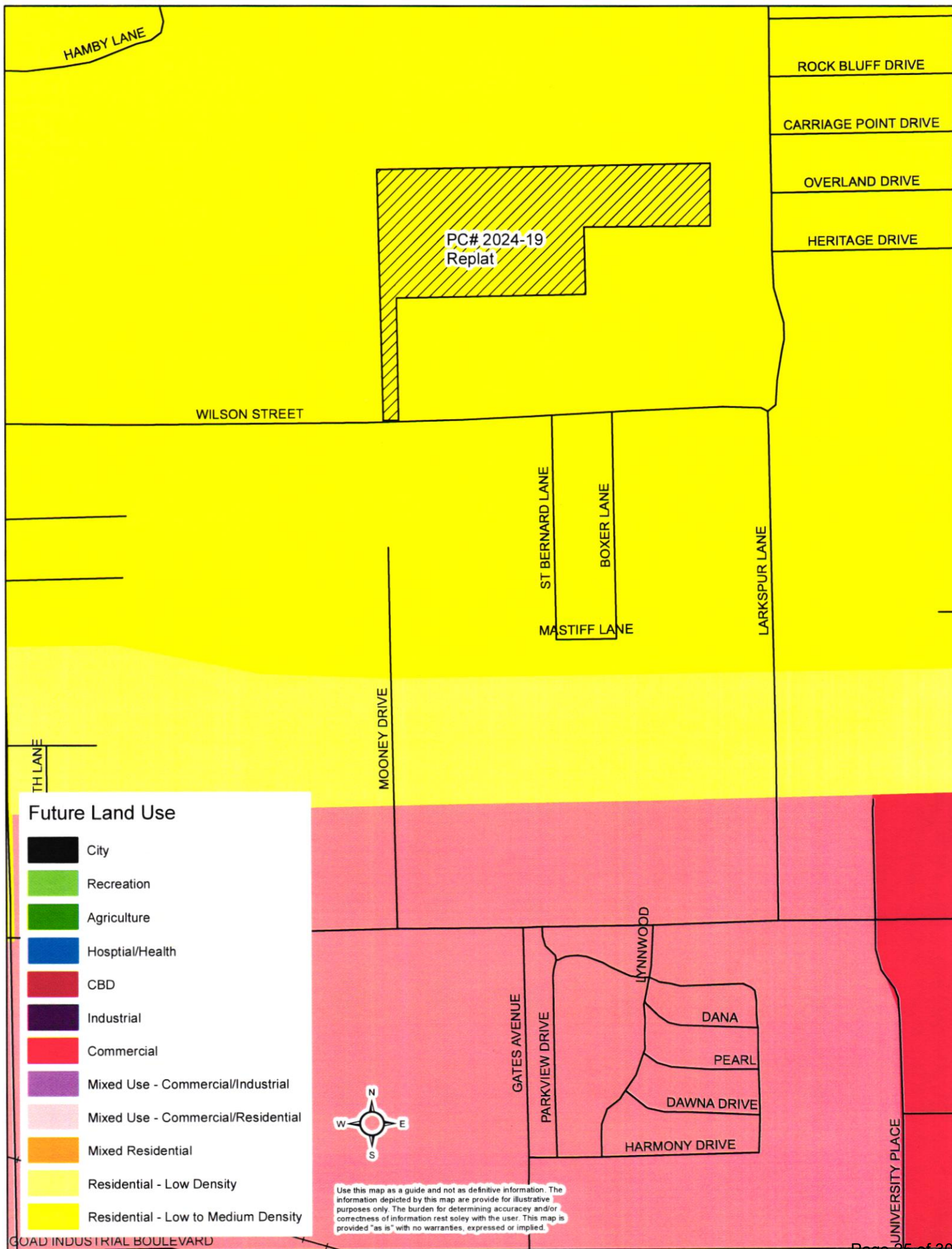
Enables all forms of uses should development occur in the future.

Staff Recommendation: Staff would recommend approving this replat request.

Required Action: Hold a public hearing and recommend approval or denial for the replat and rezone – located at 4202 Wilson St. Any specific conditions imposed by the Commission should be read into any approval motion.





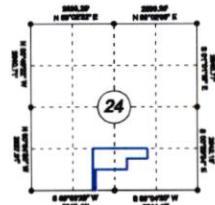


BOSHA PROPERTIES SURVEY

PORTION OF THE SW/4 SECTION 24 T6S R8E
BRYAN COUNTY, OKLAHOMA



LOCATION & SURVEY CONTROL MAP
SECTION 24 T10S R10E



LEGEND

These standard symbols will be found in the drawing.

- IRON PEN FOUND
- 1/4" IRON PEN SET (P.L. 1700)
- RAILROAD SPIKE
- A CALCULATED CORNER
- 3/4" IRON SET (P.L. 1700)
- BOUNDARY LINE
- THE STATUTORY LAW

[illegible]**Direct Flaming Overrides: Approval and Acceptance**

I, _____, Chairman of the Deput Planning Commission for the City of Deput,
State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of
SECTION, PRECINCT, COUNTY on the _____ day of _____, 19____.

Abstract

Keywords:

County City Council Approval and Assurances

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the above, surveys, and measurements for public use on this plot of SECTION 26, TOWNSHIP 22 NORTH, RANGE 10 WEST, to the City of Durant, Bryan County, Oklahoma and are hereby accepted. Adopted by the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 20____.

1

530

REGISTRATION OF NEW CONTRIBUTORS

State of Oklahoma, County of Bryan
This instrument was filed on the _____ day of _____, 20____ at _____
and duly recorded in Book Number _____, Page _____.

1000

BRYAN COUNTY TREASURERS CERTIFICATE.

Do hereby certify that I am the duly qualified and acting County Treasurer of Bryan County, Oklahoma, that the tax records of said county show at least for the year 20____ and prior years are paid on the land shown on this lot subdivision plat to the City of Durant, Oklahoma; and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the 20____ taxes.

<http://www.sagepub.com/journalsPermissions.nav>

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL:

The Children's State Department of Environmental Quality certifies that this plan is approved for the construction of a _____ average disposal system and a _____ water system this _____ day of _____, 2004.

Year	Number of cases
1990	10
1991	15
1992	20
1993	25
1994	30
1995	35
1996	40
1997	45
1998	50
1999	55
2000	60
2001	65
2002	70
2003	75
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2012	120
2013	125
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2016	140
2017	145
2018	150
2019	155
2020	160
2021	165
2022	170
2023	175
2024	180
2025	185
2026	190
2027	195
2028	200
2029	205
2030	210

STATE OF OKLAHOMA.

COUNTY OF BRYAN

I declare, under penalty of perjury, that I am the undersigned, a notary public in and for said county and state on this _____ day of _____, 2006, personally appeared _____
to me known to be the individual person who executed the
affidavit 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 OF OFFICE THIS DAY AND YEAR LAST ABOVE

MY COMMENTARY REVIEW:

NOTARY PUBLIC

LICENSED LAND SURVEYORS CERTIFICATE

I, COLE CHASE, a Licensed land surveyor in the State of Oklahoma, do hereby certify that this plat represents a survey performed by myself and others in the field in accordance with the provisions of Law adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. Subject to corrections and/or additions as recorded or implied thereon.

CHANDLER, R. A. 1970.

DATA

STATE OF DELAWARE

COUNTY OF HRYAM

I declare under my hand and seal of office this day and year last above written.

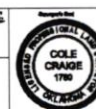
MY COLLEAGUES IN KIPURIM



CRAIG SURVEYING L.L.C.
P.O. BOX 404, NEWPORT, UT 84646
(801) 244-4000
Craig@surveysllc.com
www.surveysllc.com

BRUCE BAKER
Treasurer
Baker BK, Utah

PAUL CHASE
Secretary
Chase PC, Utah



ROBERT 20%	PERMANENTLY DISABLED 80%
ROBERT CHAIRMAN 11-1-89	1
PERMANENT 20-1-89 11-1-89	1
ROBERT PLAT CHAIRMAN 11-1-89	1
ROBERT 11-1-89	1
ROBERT 11-1-89	1



The City of Durant

Memorandum

Date: 7/2/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consideration of Approval for Rezone Request at 3820 W University Blvd

Council Information / Action Requested

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

ATTACHMENTS:

1. PC2024 Staff Report Rezone 3820 University Sellers 07 02 2024
2. Sellers new zoning map



THE CITY OF DURANT

Office of Community Development

Date: 7/02/2024
To: Planning Commission
Case: PC 2024-2
From: Reed Aichholz, Community Development Director
Re: Rezone Request at 3820 W University

Request: Consider a request from the Barbara Sellers to rezone her property from C-1 to R-3

Current Zoning: C1- Neighborhood Commercial

The Future Land Use Map has this area as Mixed Use

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Mixed Density Residential
East	R-3	Mixed Density Residential
South	R-3	Mixed Density Residential
West	R-3	Mixed Density Residential

Lot Characteristics:

Width	~ 120 ft.
Depth	~ 355 ft.
Total Area	~ 1 acre(s) (~43,560 sq. ft.)

Applicant: Barbara Sellers

Background: Applicant approached staff with the desire to rezone the property from C1 to R3 because of the current single-family use. The owner is currently in negotiations to sell the property as a single-family residence and the lender desires confirmation of residential use.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters or phone calls regarding this request.

Analysis: The subject property, owned by the Barbara Sellers, is approximately 1 acre in total. It is surrounded by R3 uses and has a commercial mixed use future land plan.

Staff Recommendation: Given the surrounding zoning and future land use plan, staff recommends approving this request to rezone to R-3.

Required Action: Hold a public hearing and recommend approval or denial for the rezone – located at 3820 W University. Any specific conditions imposed by the Commission should be read into any approval motion.

