

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**

August 6, 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 and Approval for Planning Commission Meeting Minutes on 07/02/2024

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and Approval for a Re-plat and Rezone Request at 3424 Sunnyside Road
- b. Consideration and Approval for a Rezone Request at 309 W. Louisiana St.
- c. Consideration and Approval for a Rezone Request at West Alabama Street and South 2nd Ave
- d. Consideration and Approval for a Rezone Request at West Mississippi Street and South 2nd Ave
- e. Consideration and Approval for a Rezone Request at 820 East Main Street
- f. Consideration and Approval for a Re-plat Request at 1415 West Mulberry Street
- g. Consideration and Approval for a Planned Unit Development at Lindenwoods

6. New Business

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 5:30 p.m. on the 2nd day of August 2024.



Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 8/6/2024
To: Mayor and City Council
From: Melody Mealor, Assistant to City Manager
Re: Consideration and Approval for Planning Commission Meeting Minutes on 07/02/2024

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Minutes 07022024 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 4:00 p.m. on the 27th day of June 2024.

Melody Mealor

Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
July 2, 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 5:34pm.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

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

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

A motion was made by Commissioner Horner and seconded by Commissioner Knight to approve the Planning Commission Meeting Minutes for 06/04/2024.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

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

A motion was made by Commissioner Knight and seconded by Commissioner Horner to approve the re-plat request at the SE Corner of Willow St and N. 4th Ave.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration of Approval for a Rezone Request at 407 E. Georgia St.

Motion was made by Commissioner Newsom and seconded by Commissioner Horner to approve the rezone request at 407 E. Georgia St.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Consideration of Approval for a Re-plat Request at 4202 Wilson St.

A motion was made by Commissioner Kerr and seconded by Commissioner Knight to approve the re-plat at 4202 Wilson St.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

d. Consideration of Approval for Rezone Request at 3820 W University Blvd
A motion was made by Commissioner Newsom and seconded by Commissioner Horner to approve the rezone request for 3820 W. University Blvd.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

4. New Business

ADJOURNMENT

A motion made by Commissioner Kerr and seconded by Commissioner Horner to adjourn.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 8/6/2024
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

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

ATTACHMENTS:



The City of Durant

Memorandum

Date: 8/6/2024
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

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

ATTACHMENTS:



THE CITY OF DURANT

Office of Community Development

Date: 08/01/2024
To: Planning Commission
Case: PC 2024-04
From: Paul Cottrell
Re: Re-plat and Re-zone Request for Juan Acosta for property located at 3424 Sunnyside Rd

Request: Consider a Re-plat and Re-zone Request for property located at 3424 Sunnyside Rd

Current Zoning: A-1, General Agriculture

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Homes
West	A-1	Vacant Property
South	A-1	Single Family Home/Vacant Property
East	A-1	Vacant Property

Applicant: Juan Acosta

Background: Applicants desires to re-plat and re-zone the property to keep his home but add 3 plats for each of daughters in the front part of his property. Each will have own driveway.

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

Analysis: The subject property is almost 4 acres. The lots for his daughters will 72X150 (meets size/frontage requirements). Applicant has the letter RWD #5 stating they can supply water. It will be septic for all 3 houses.

Staff Recommendation: Staff recommends approval of the re-plat and re-zone since it meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the re-plat and re-zone request for Juan Acosta property located at 3424 Sunnyside Rd . Any specific conditions imposed by the Commission should be read into any approval motion.

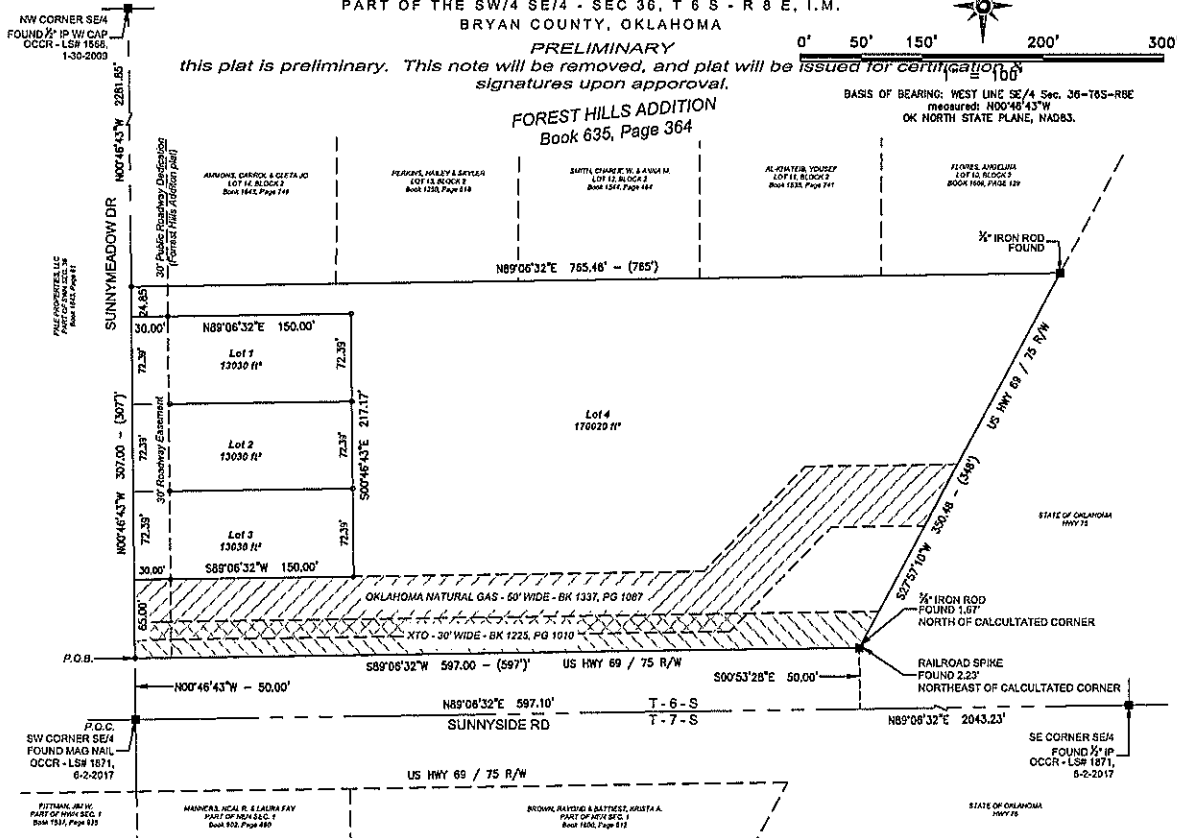
PART OF THE SW/4 SE/4 - SEC 36, T 6 S - R 8 E, I.M.
BRYAN COUNTY, OKLAHOMA

PRELIMINARY

this plat is preliminary. This note will be removed, and plat will be issued for certification upon signatures upon approval.

FOREST HILLS ADDITION
Book 635, Page 364

BASIS OF BEARING: WEST LINE SE/4 Sec. 36-T8S-R8E
measured: N00°45'43"W
OK NORTH STATE PLANE, NAD83.



A part of the Southwest Quarter of the Southeast Quarter (SW4 SE4) of Section Thirty-Six (36), Township Six (6) South, Range Eight (8) East of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW4 SE4;

thence **S69°03'21"W** along the West-line of said SW4 SE4 a distance of 50.00 to the POINT OF BEGINNING;

thence **N09°44'37"W** parallel with the West line of said SW4 SE4 a distance of 307.00 feet;

thence **N09°44'37"W** parallel with the South line of said SW4 SE4 a distance of 758.48 feet to a point on the West Right-of-Way line of State Highway 75;

thence **S27°10'10"E** along the West Right-of-Way line of State Highway 75 a distance of 350.48 to a point on the North Right-of-Way line of Sunnyside Road;

thence **S69°03'21"W** along the North Right-of-Way line of Sunnyside Road a distance of 507.00 feet to the POINT OF BEGINNING.

BEING more particularly described as follows:

KNOW ALL MEN BY THESE PRESENTS: That Juan Acosta and Maria Acosta, do hereby certify that they are the owners of and the only persons, firms, or corporations having any rights, title, or interest in and to the land shown on this plat and that they have caused the same to be surveyed and platted into Four (4) lots as shown on this plat and that they hereby dedicate the streets and any easements shown herein for the use of the public. Said property covered by said plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

STATE OF OKLAHOMA
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Juan Acosta & Maria Acosta, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:
That I, Cory D. Culpepper, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Durant, Oklahoma.

Cory D. Culpepper
Licensed Professional
Land Surveyor No. 1980
C.A. No. 5158

STATE OF OKLAHOMA
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cory D. Cripepper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the
State of Oklahoma

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a
sewage disposal system and a water system this day of 2024.

Environmental Specialist

1. Prady Sullivan-Holt, the duly elected/appointed and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year on the described real property known as Acosta Acres Addition being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 2024.

Prudy Sullivan-Holt
County Treasurer

That I, Tammy Reynolds, the duly elected/appointed and qualified County Clerk of Bryan County, Oklahoma, do hereby certify that ACOSTA ACRES, a subdivision being part of the Southwest Quarter of the Southeast Quarter of Section 38, Township 6 South, Range 5 East of the Indian Meridian, Bryan County, Oklahoma; Together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this _____ day of _____, 2024 at _____ and duly recorded in Book Number _____, Page Number _____.

Tammy Reynolds County Clerk	Date
--------------------------------	------

Pursuant to the City of Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the _____ day of _____, 2024. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

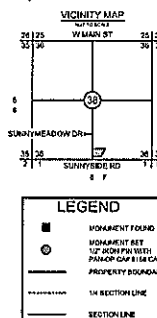
Date of fixation: _____

Attest: Cynthia Price
City Clerk

Martin Tucker
Mayor

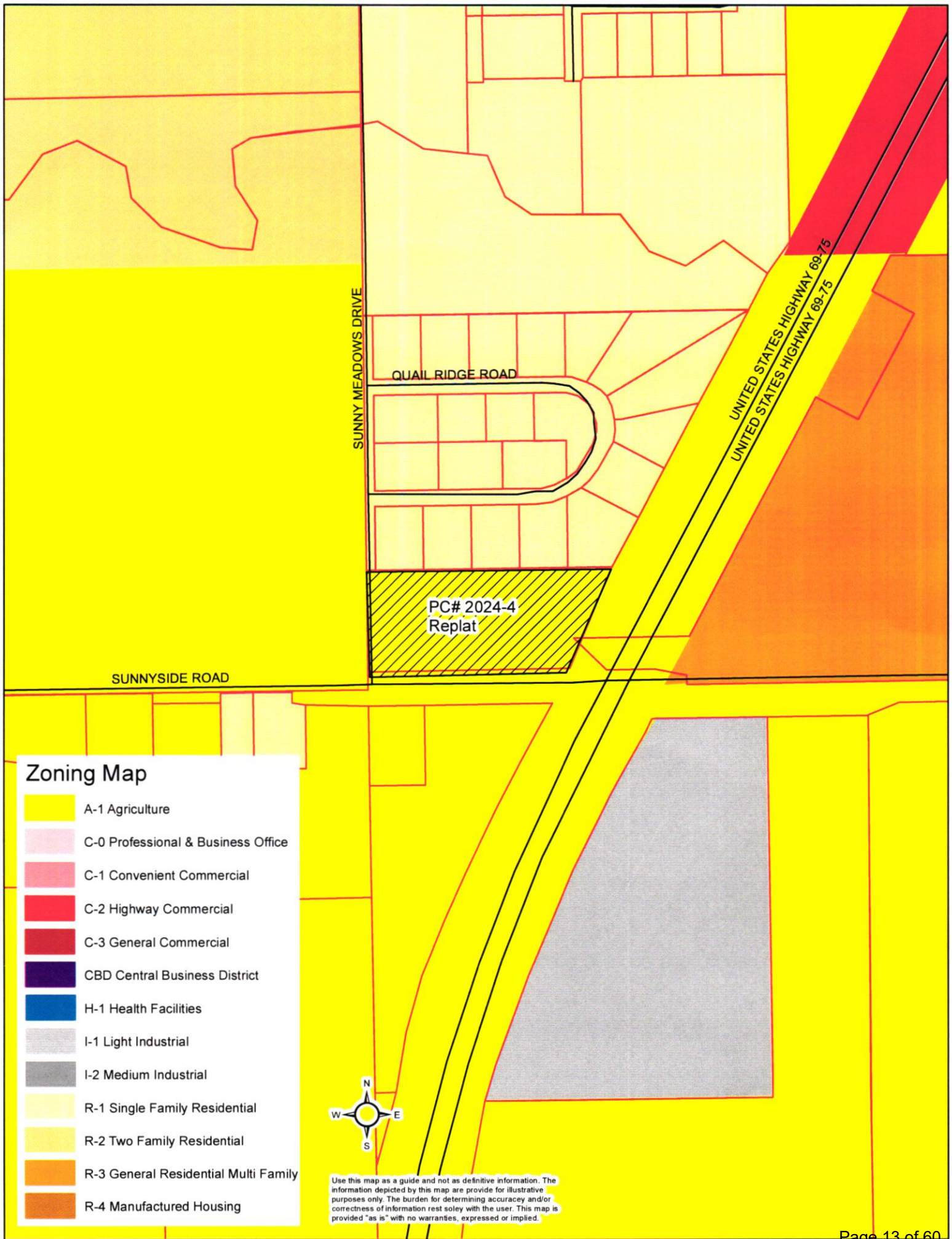
I, _____, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the ACOSTA ACRES ADDITION, this _____ day of _____, 2024.

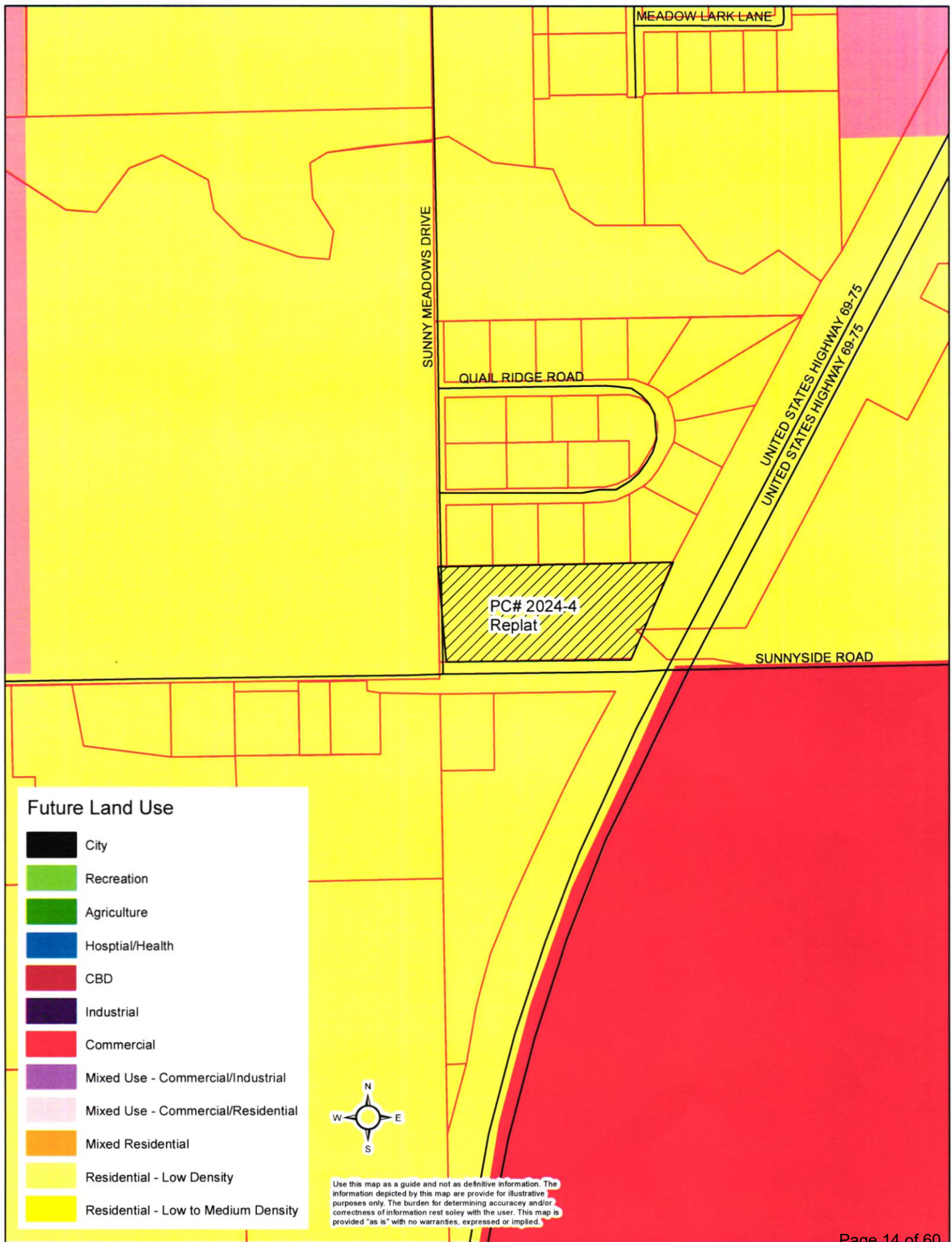
Chakra 10

[illegible]



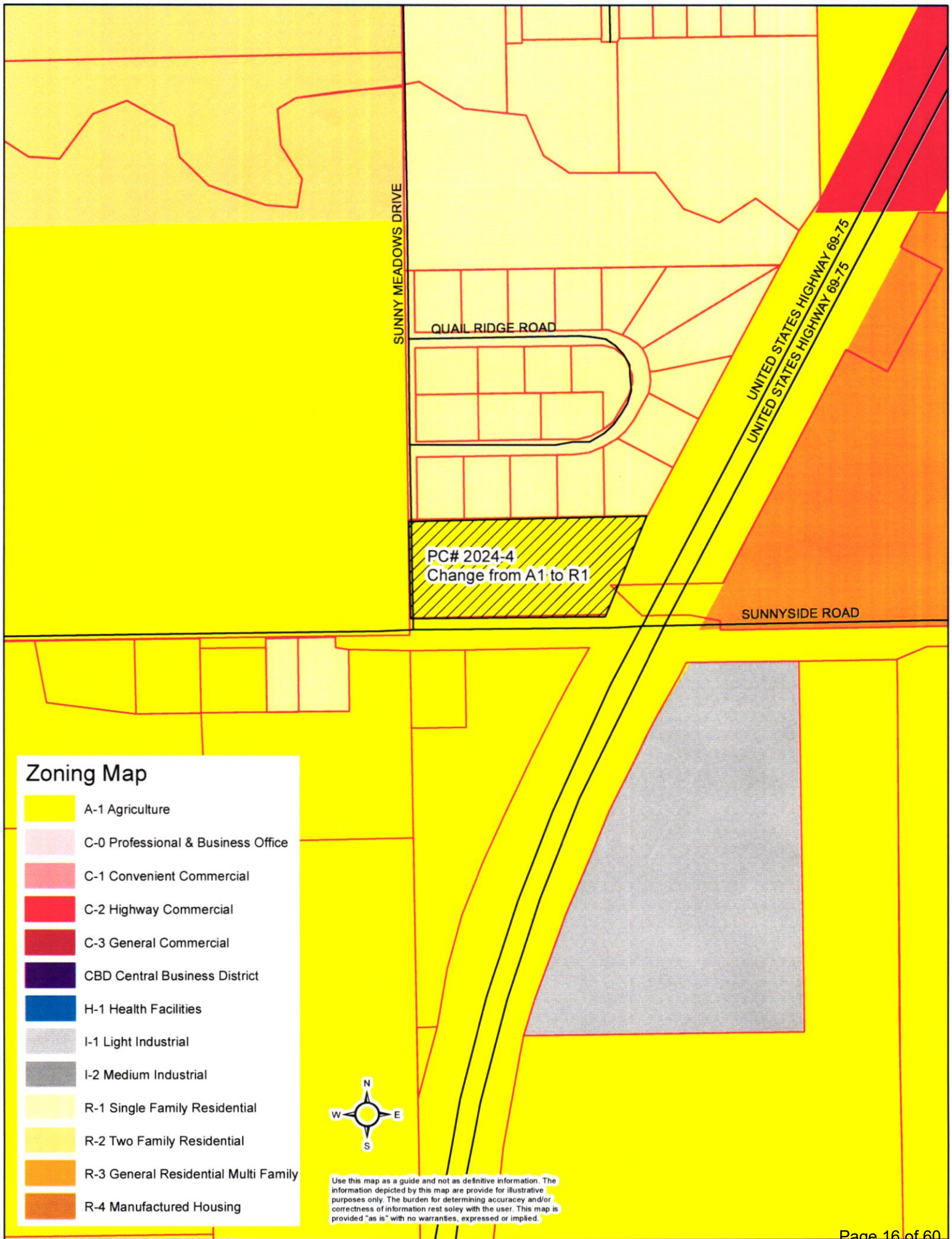
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.







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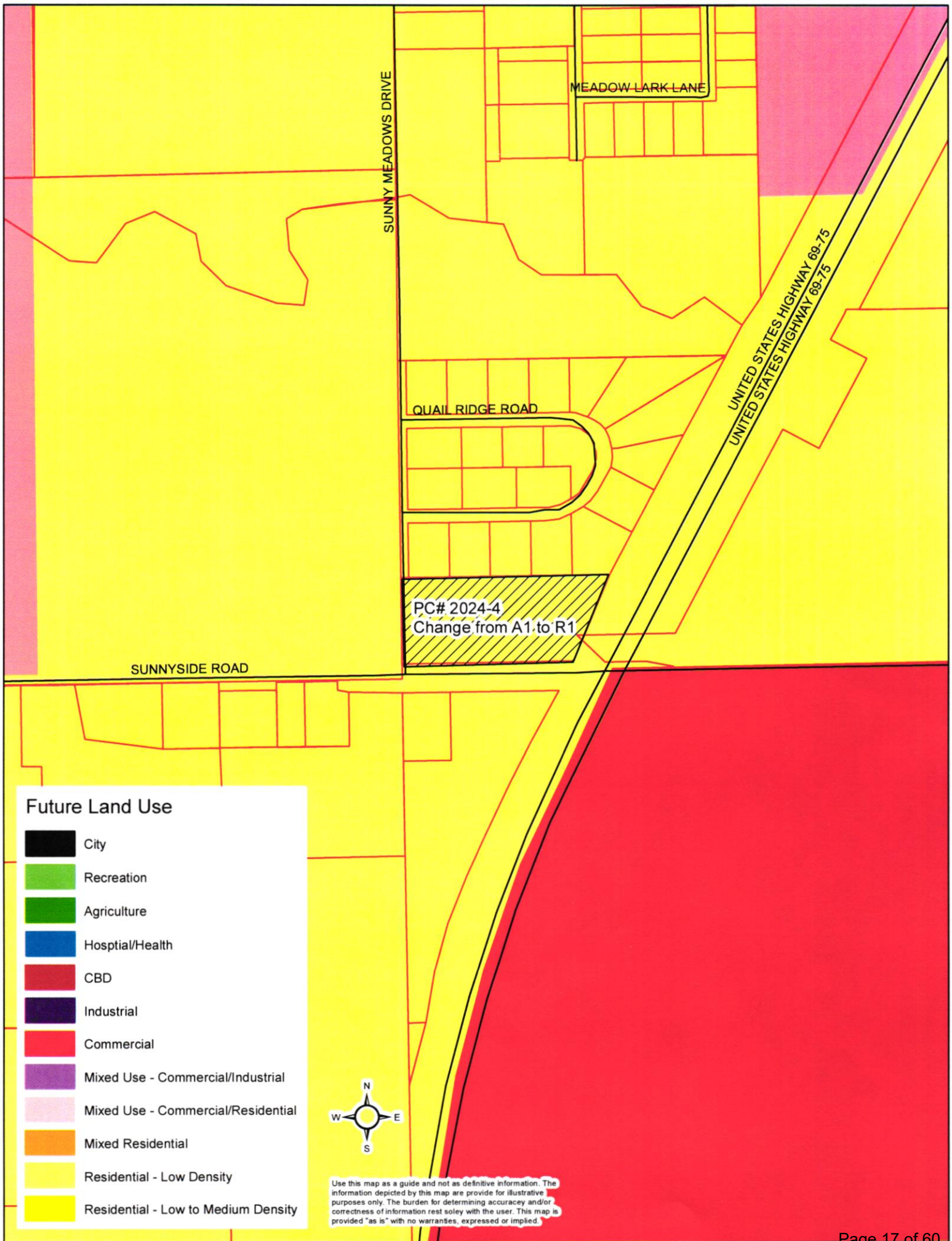


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



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Bryan County Rural Water Dist. #5

22404 State Road 78S

Durant, Ok 74701

580-924-8235

February 6, 2024

Jaun Acosta
3424 Sunnyside Rd
Durant, OK 74701

Dear Mr. Acosta

To address your concerns for water in the area of 3424 Sunnyside, RWD#5 does have water in the area and will be able to supply water to individual residents in the future. If there is anything else that you need, please let us know.

Thank you!
Rural Water District 5



THE CITY OF DURANT

Office of Community Development

Date: 08/01/2025
To: Planning Commission
Case: PC 2024-23
From: Paul Cottrell
Re: Rezone Request for property located near 319 W. Louisiana Street

Request: Consider a request from Mr. Soujeole for a Rezone Request for property located near 319 W. Louisiana Street.

Current Zoning: R-2, Two-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Multi-Family Residential
West	R-2	Two-Family Residential
South	R-2	Two-Family Residential
East	R-2	Two-Family Residential

Applicant: Xavier de La Soujeole

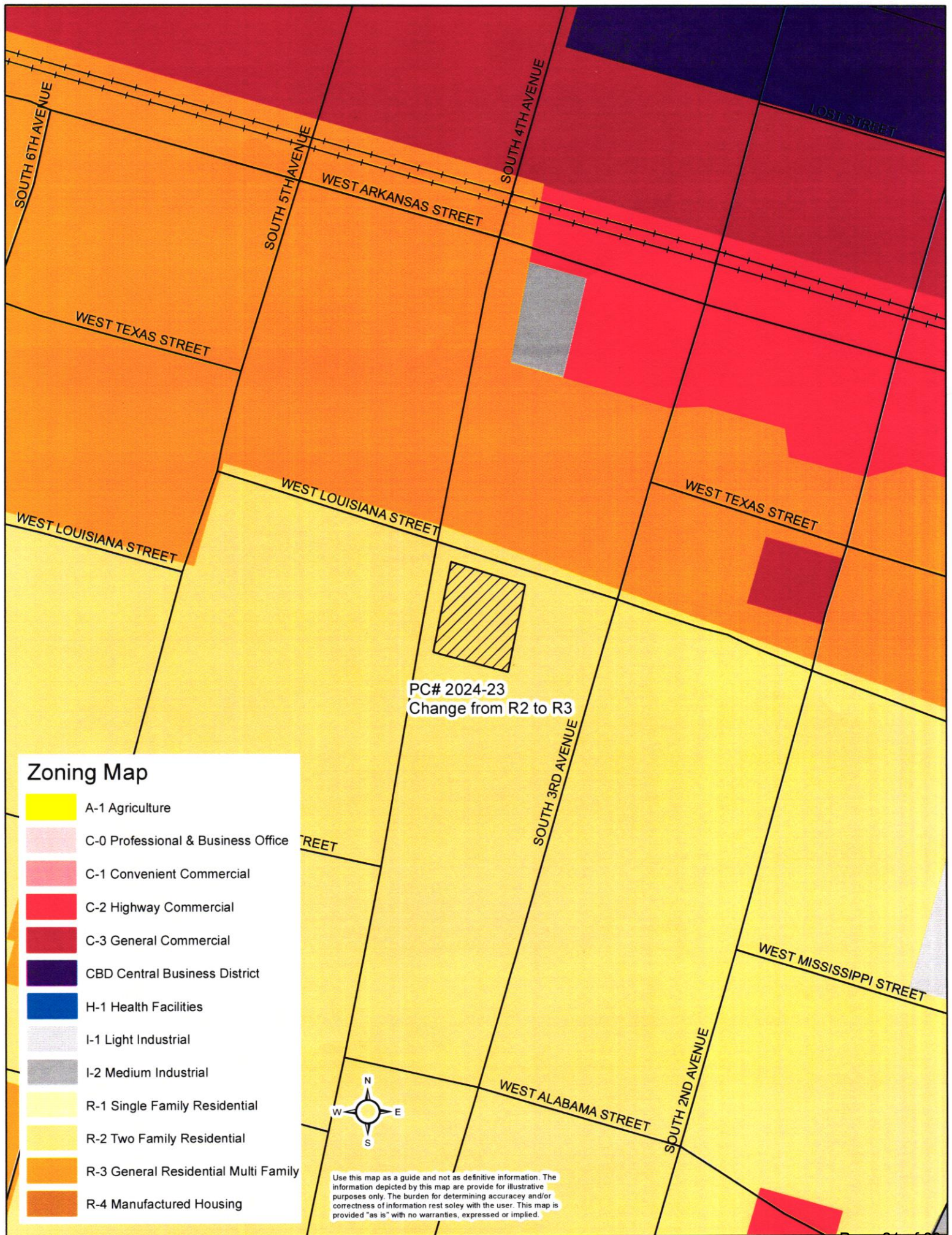
Background: Applicant desires to possibly build a multi-family concept should it pass the re-zone. The applicant might come back and re-plot the lot to handle the multi-family units.

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

Analysis: The property is a .44 acre tract. It is adjacent to other R-3 zoning.

Staff Recommendation: Staff recommends approval of the rezone as it meet all the requirements.

Required Action: Hold a public hearing and recommend approval or denial of the re-zone request for Xavier de La Soujeole, property located near 319 W. Louisiana Street. Any specific conditions imposed by the Commission should be read into any approval motion.



Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

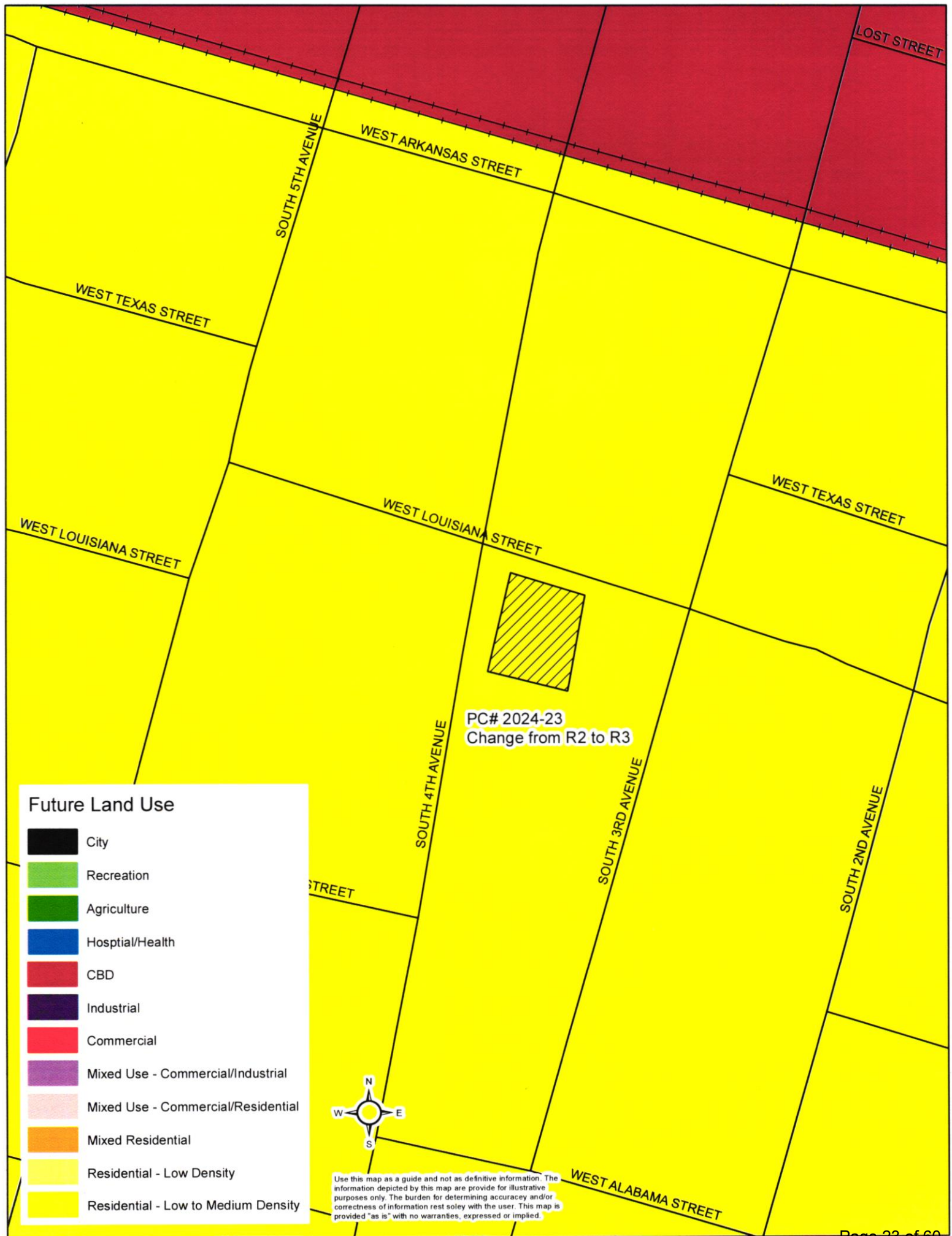


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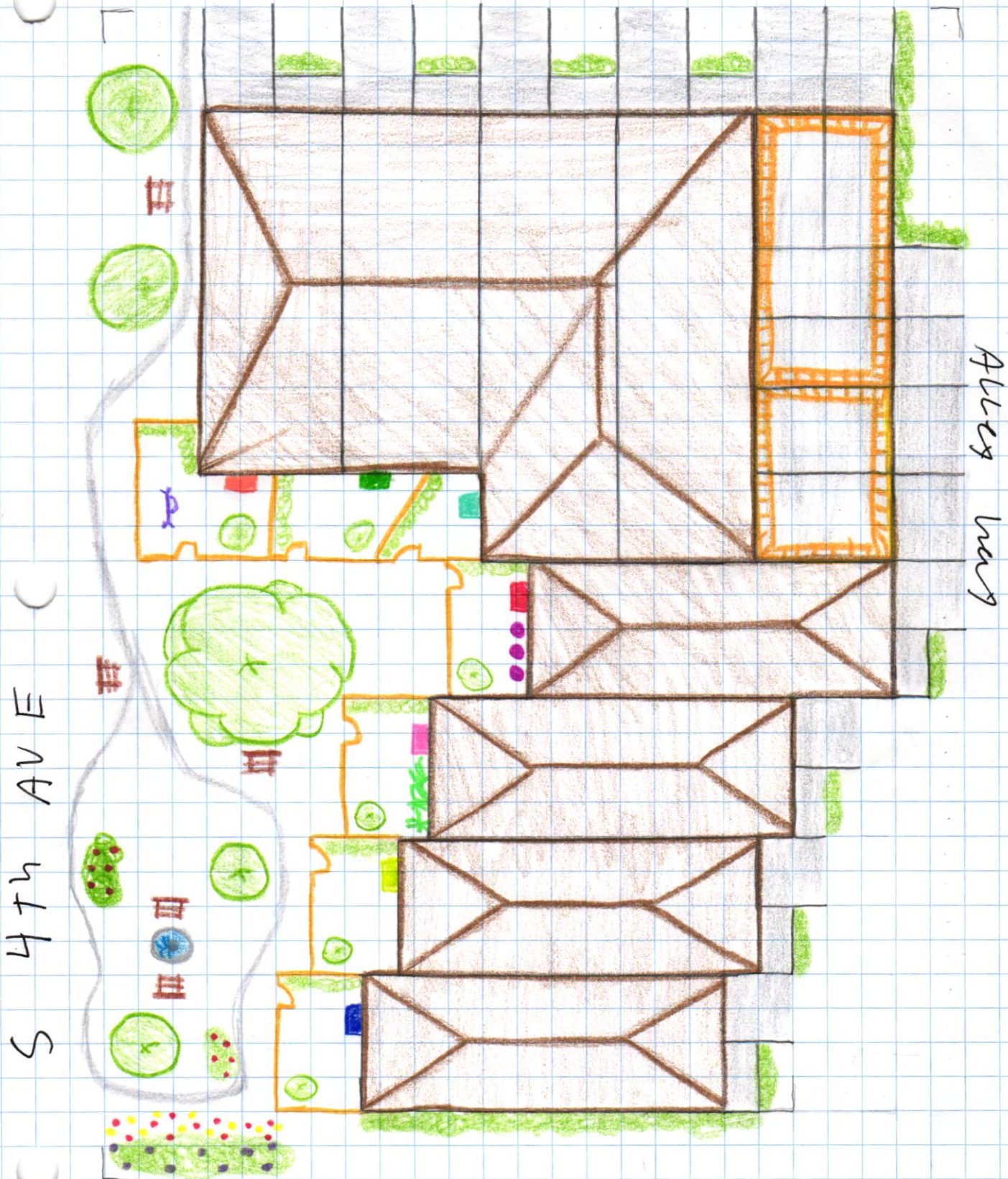


PC# 2024-23
Change from R2 to R3

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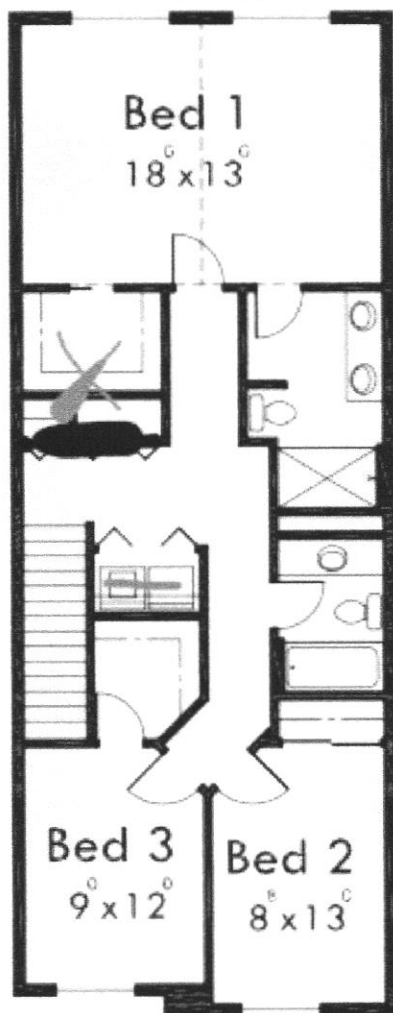
W Louisiana



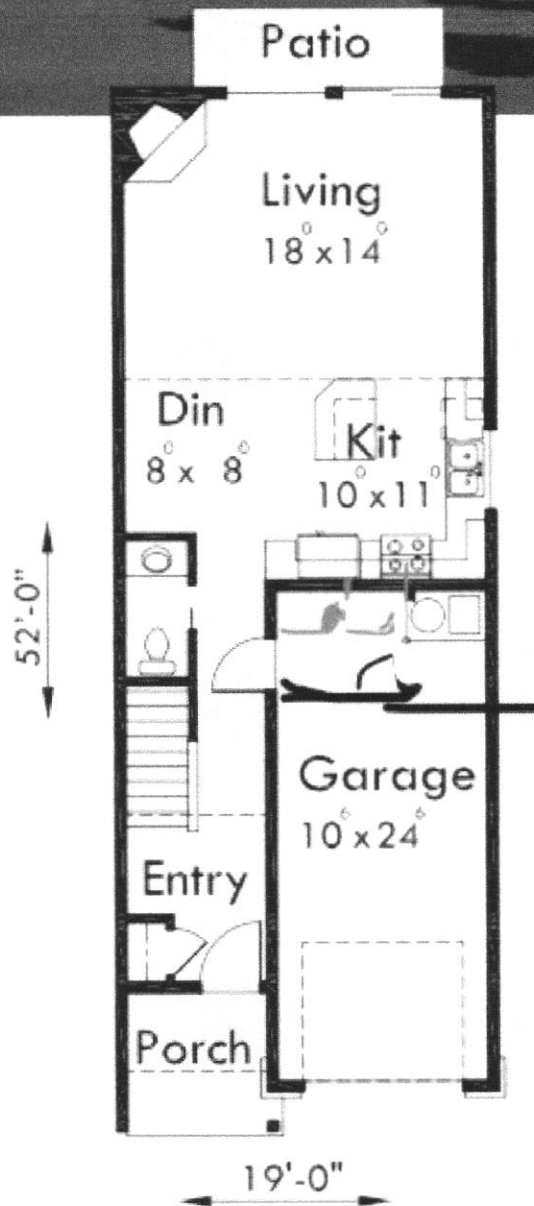


PLAN #SV-726-MIR

MAIN FLR. 635 SQ. FT.
UPPER FLR. 905 SQ. FT.
TOTAL 1540 SQ. FT.



2nd Floor



1st Floor

Bruinier & associates, inc. building designers
503-246-3022 www.houseplans.pro & www.bruinier.com

1304 SW BERTHA BLVD. PORTLAND OREGON 97219



THE CITY OF DURANT

Office of Community Development

Date: 08/01/2024
To: Planning Commission
Case: PC 2024-24
From: Paul Cottrell
Re: Rezone for property located near W. Alabama Street and S. 2nd Ave

Request: Consider a request from for a Rezone Request for property located near W. Alabama Street and S. 2nd Ave

Current Zoning: R-2 Two-family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Two-family Residential
West	R-2	Two-family Residential
South	C-2	Highway Commercial & Commercial Recreational
East		Railroad

Applicant: Xavier de La Soujeole

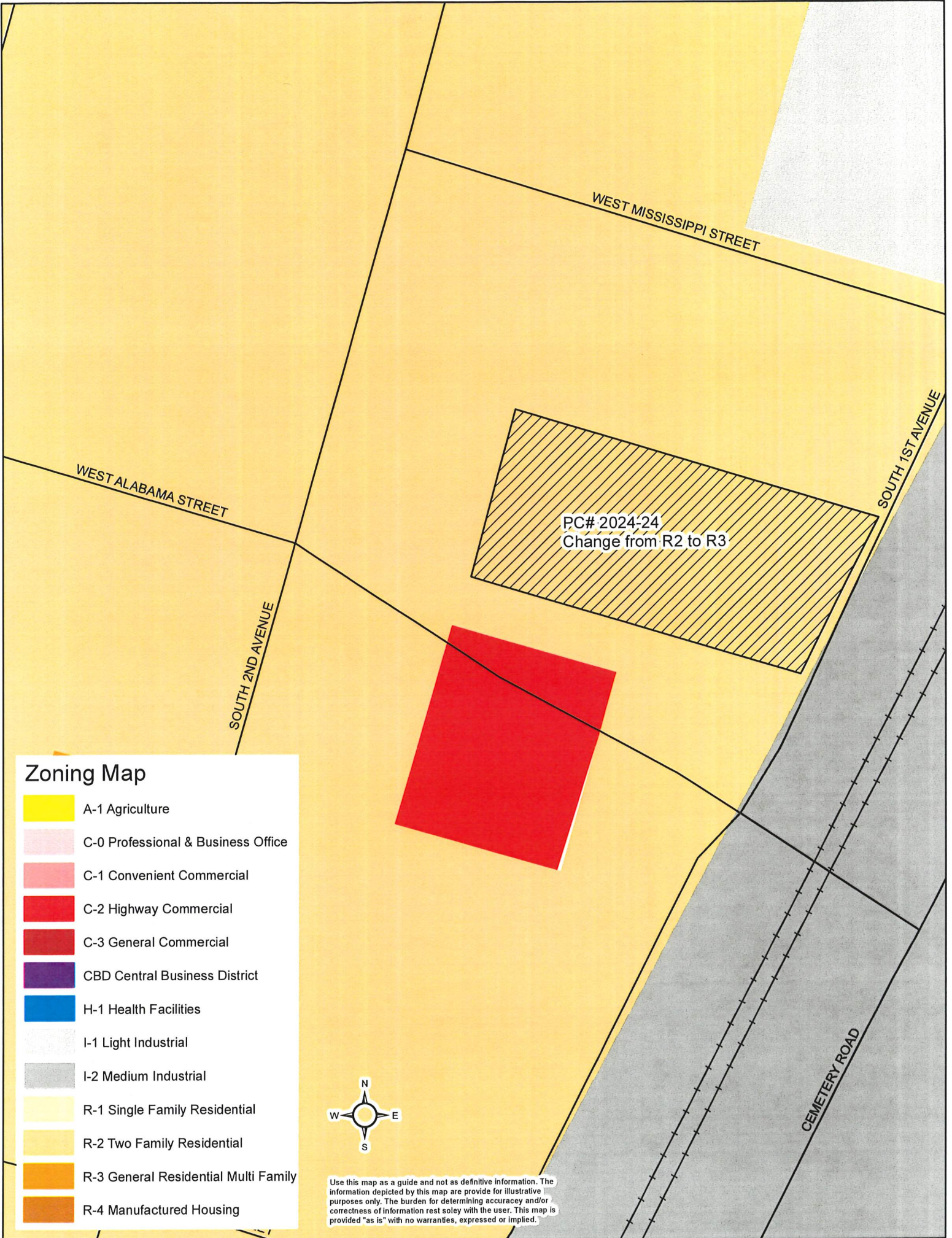
Background: Applicant desires to have the property rezoned to build multi-family units.

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

Analysis: The subject property is an oddly shaped lot. The owner needs the rezone before he can re-plat to create a thoughtful multi-family housing.

Staff Recommendation: Staff recommends approval of the rezone since it meet all the requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Xavier de La Soujeole, property located near W. Alabama Street and S. 2nd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.



Zoning Map

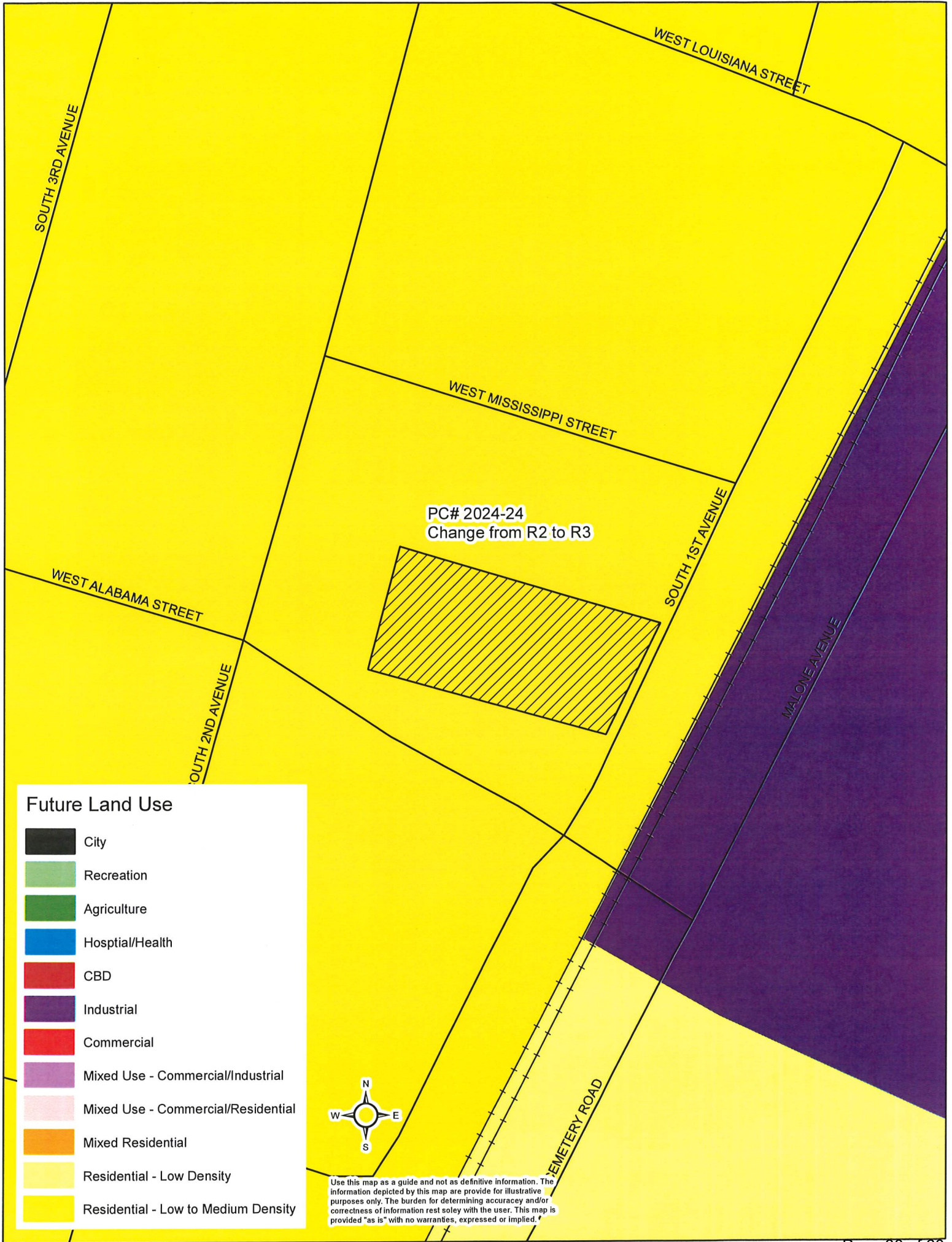
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Future Land Use

- 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

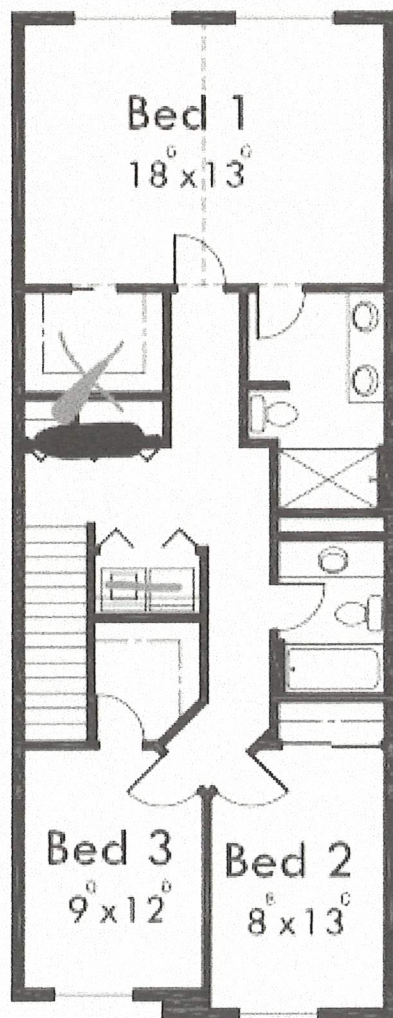


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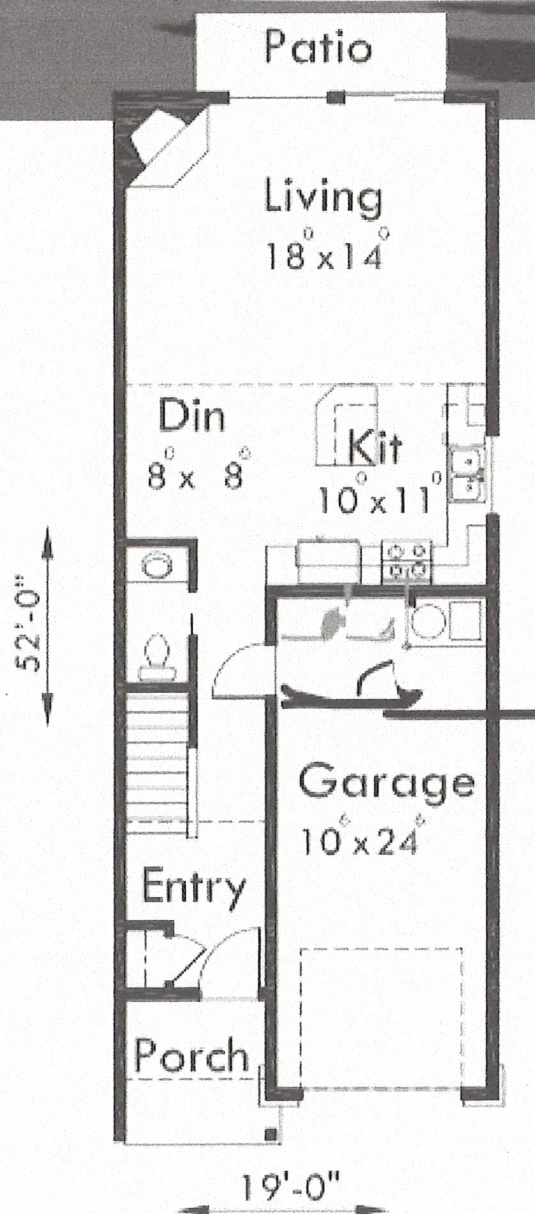


PLAN #SV-726-MIR

MAIN FLR. 635 SQ. FT.
UPPER FLR. 905 SQ. FT.
TOTAL 1540 SQ. FT.



2nd Floor



1st Floor

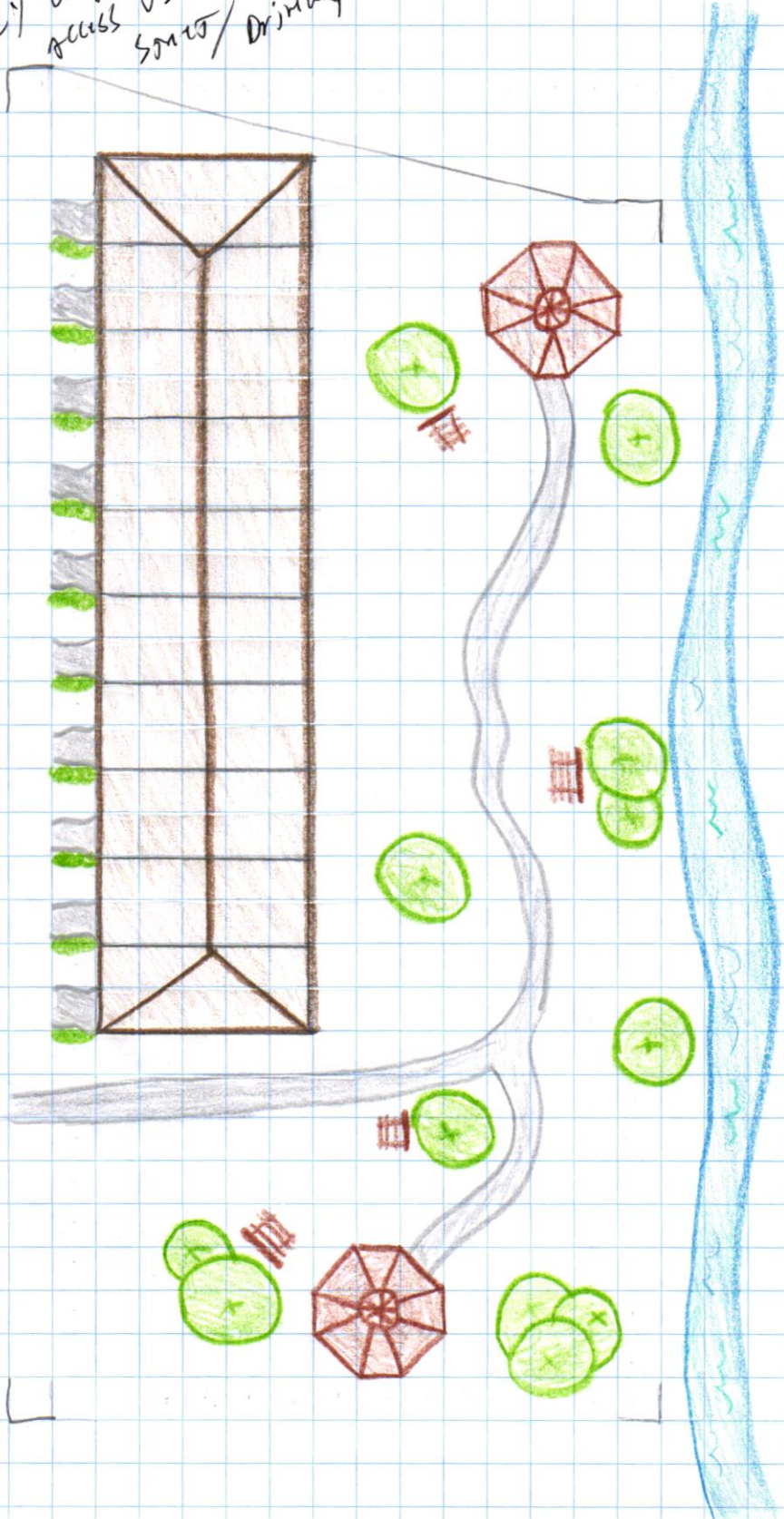
NOTE:
PARK
AREA
NOT
TO
SCALE

S 1ST AVE

Ally way access vs. Street/Driveway

Ally way

Alaska Street



Block 585 - 2000 11, 01, P T O J C A L E : 100

NOTE:

PARA

AREA

NOT

TO

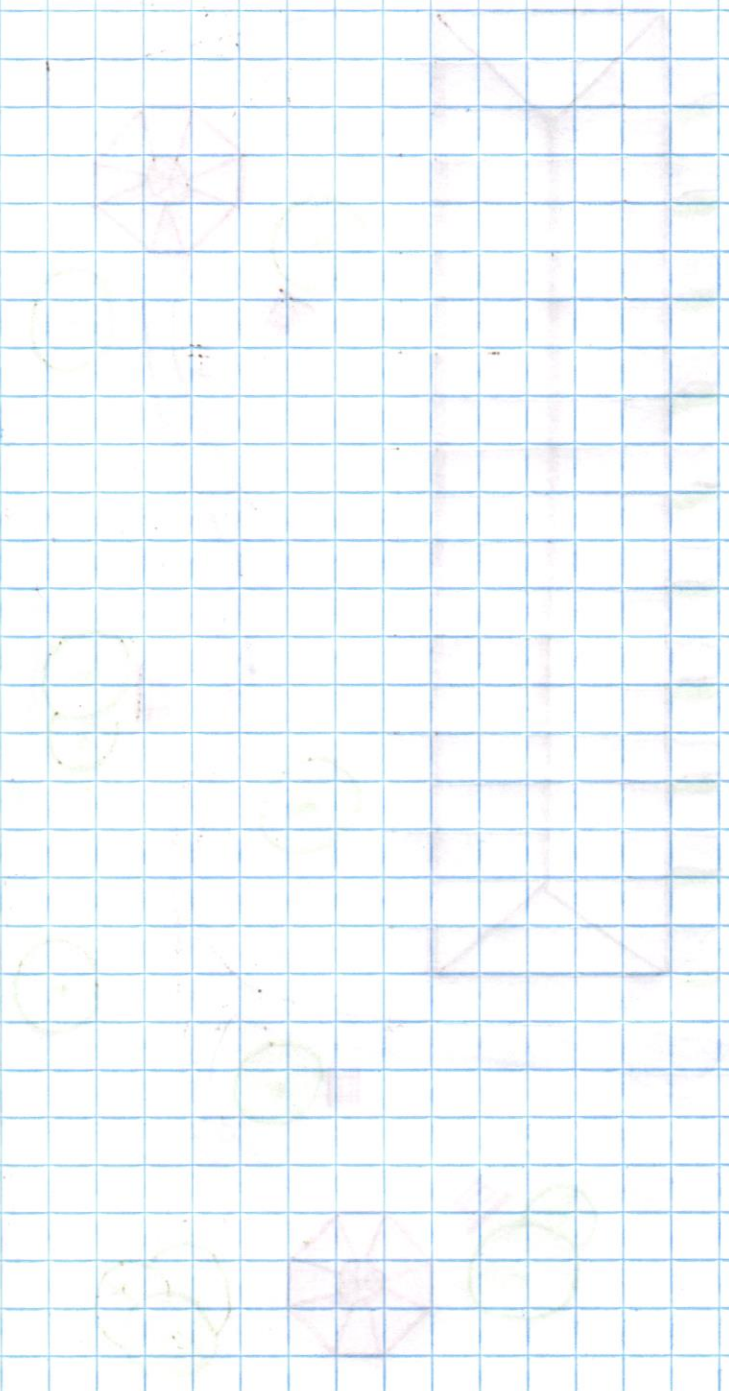
2 CAL E

21 121

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Handwritten numbers in the left margin: 4, 2, 8, 3, 3, 2, 5, 2.

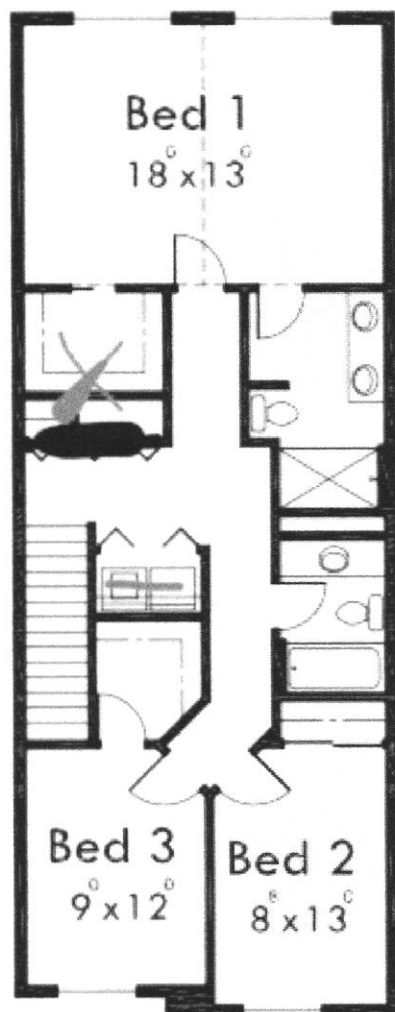
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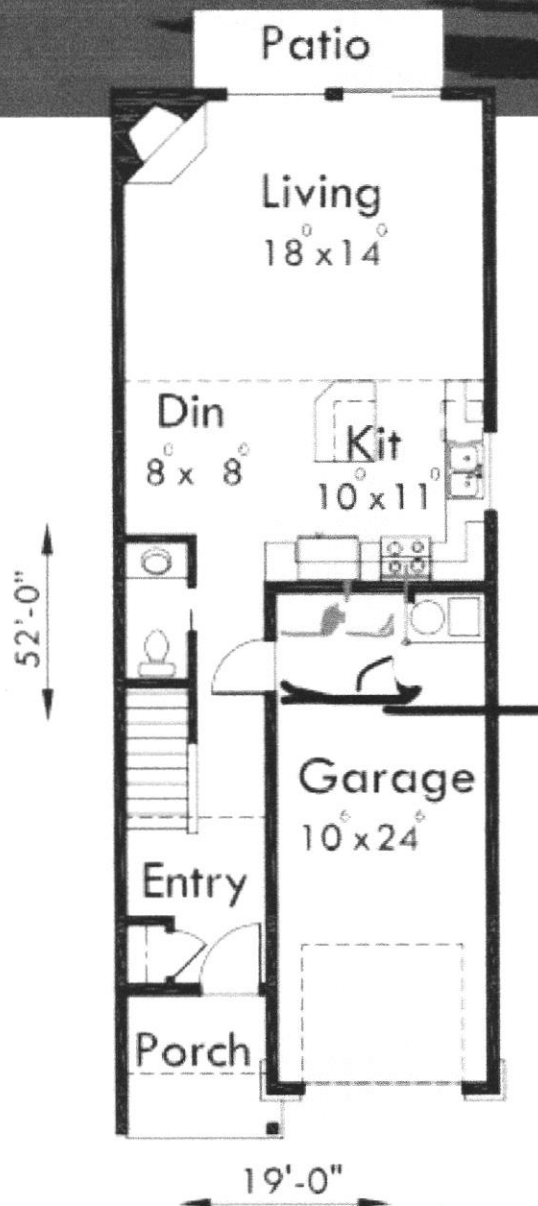


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2nd Floor



1st Floor

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1304 SW BERTHA BLVD. PORTLAND OREGON 97219



THE CITY OF DURANT

Office of Community Development

Date: 08/01/2024
To: Planning Commission
Case: PC 2024-22
From: Paul Cottrell
Re: Rezone

Request: Consider a request for rezone for property located near South 2nd Ave and West Mississippi St.

Current Zoning: R-2, Two-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Light Industrial
West	R-2	Single Family Homes
South	R-2	Single Family Homes
East	I-2	Medium Industrial

Applicant: Xavier de la Soujeole

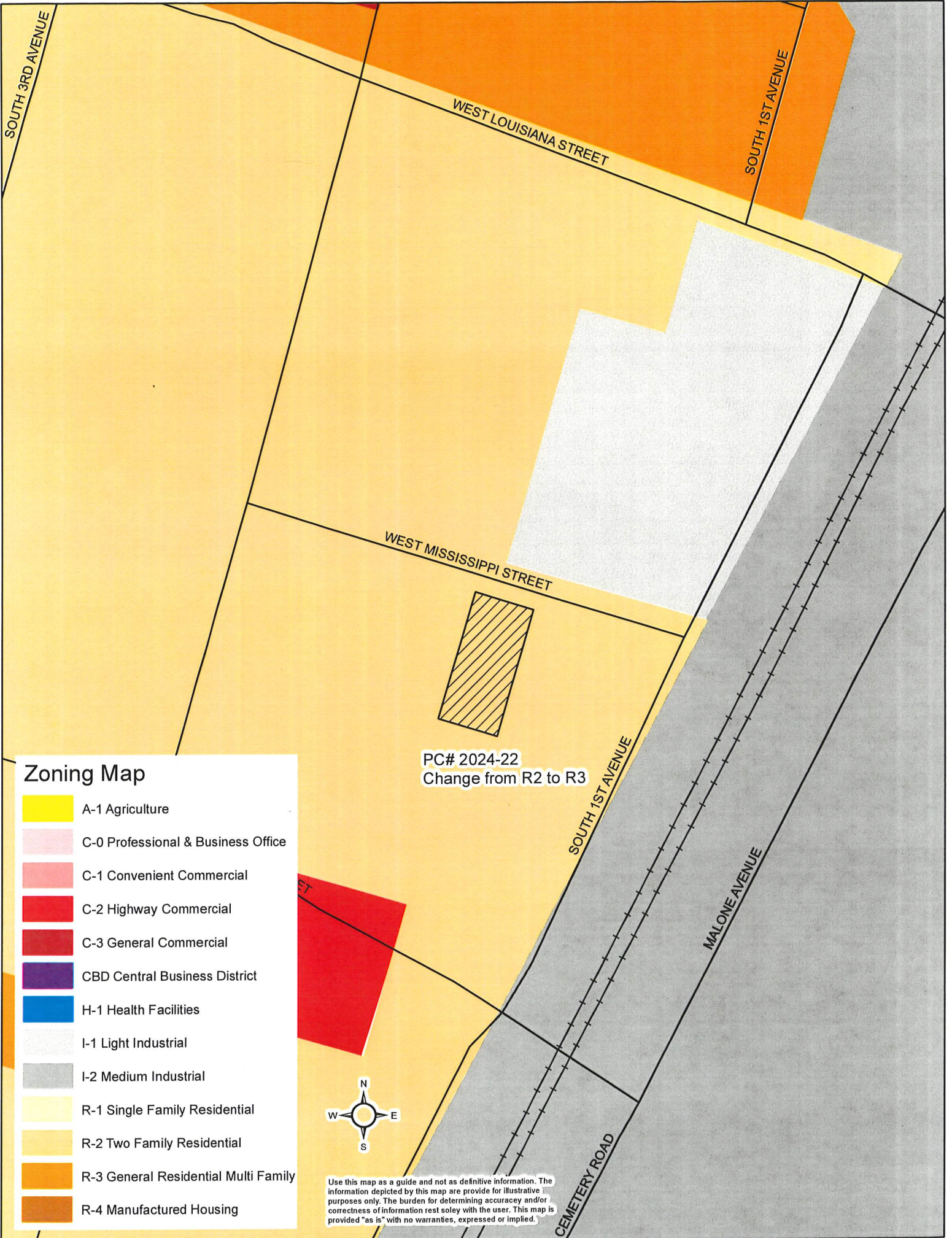
Background: Applicants approached for rezone to build 2-story multi-family units.

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

Analysis: The owner is requesting the rezone from R-2 to R-3 because the lot width is 70' instead of 80'. A duplex is permitted in R-3 but not in R-2 at that width. R-3 is not close to this location.

Staff Recommendation: Staff recommends approval of the rezone.

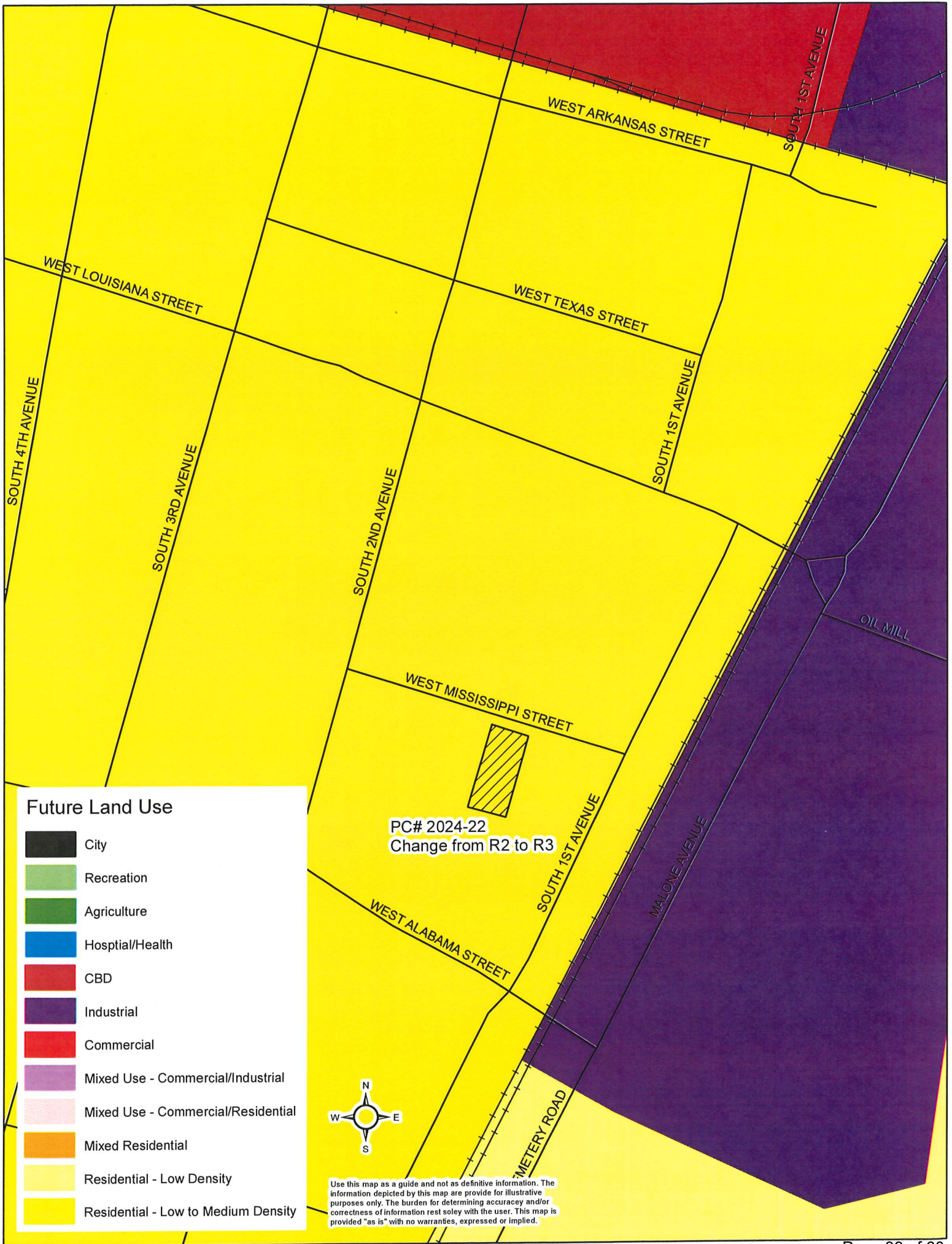
Required Action: Hold a public hearing and recommend approval or denial of the rezone request for Mr. Soujeole, property located near South 2nd Ave and West Mississippi. Any specific conditions imposed by the Commission should be read into any approval motion.





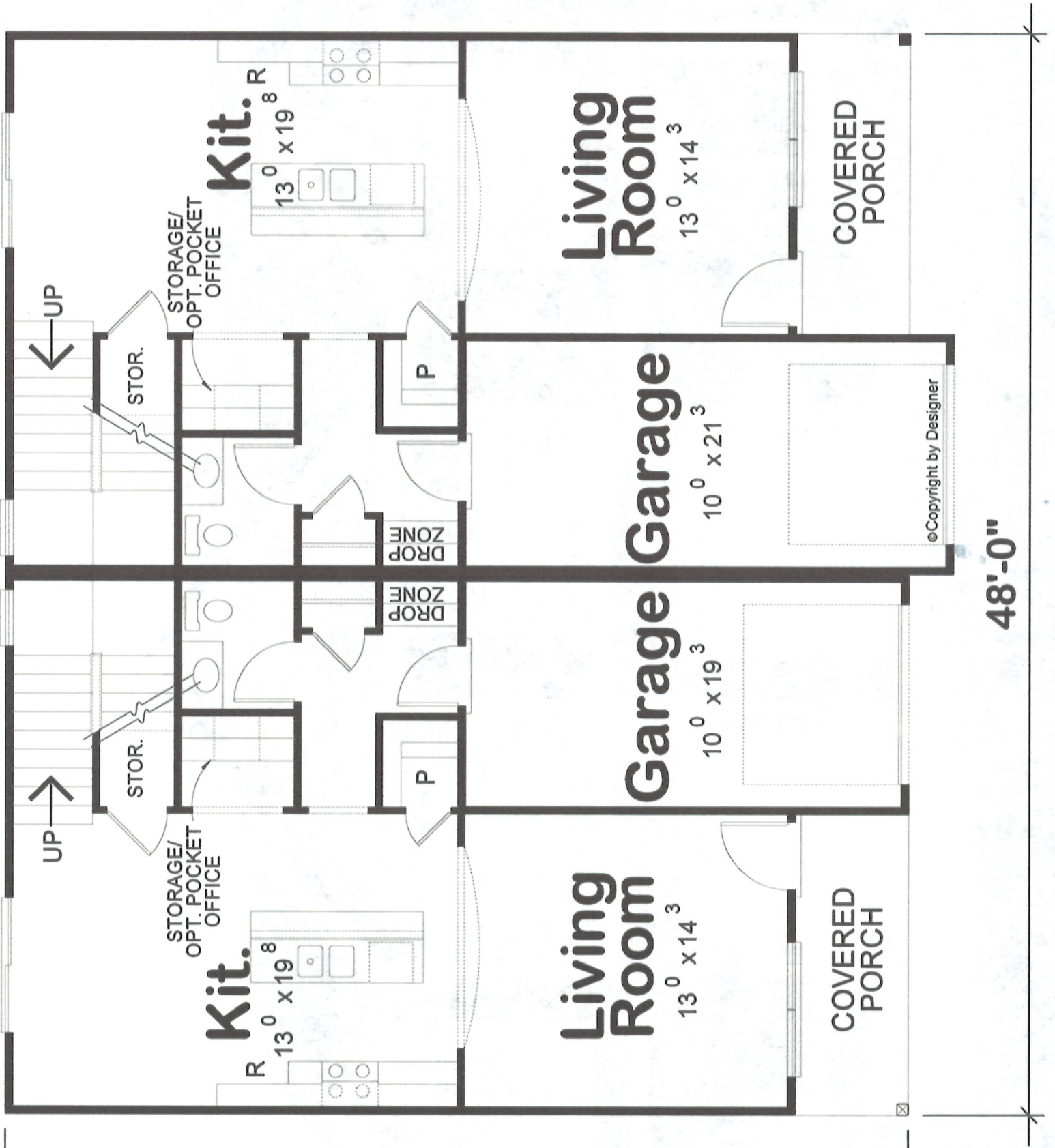
PC# 2024-22
Change from R2 to R3

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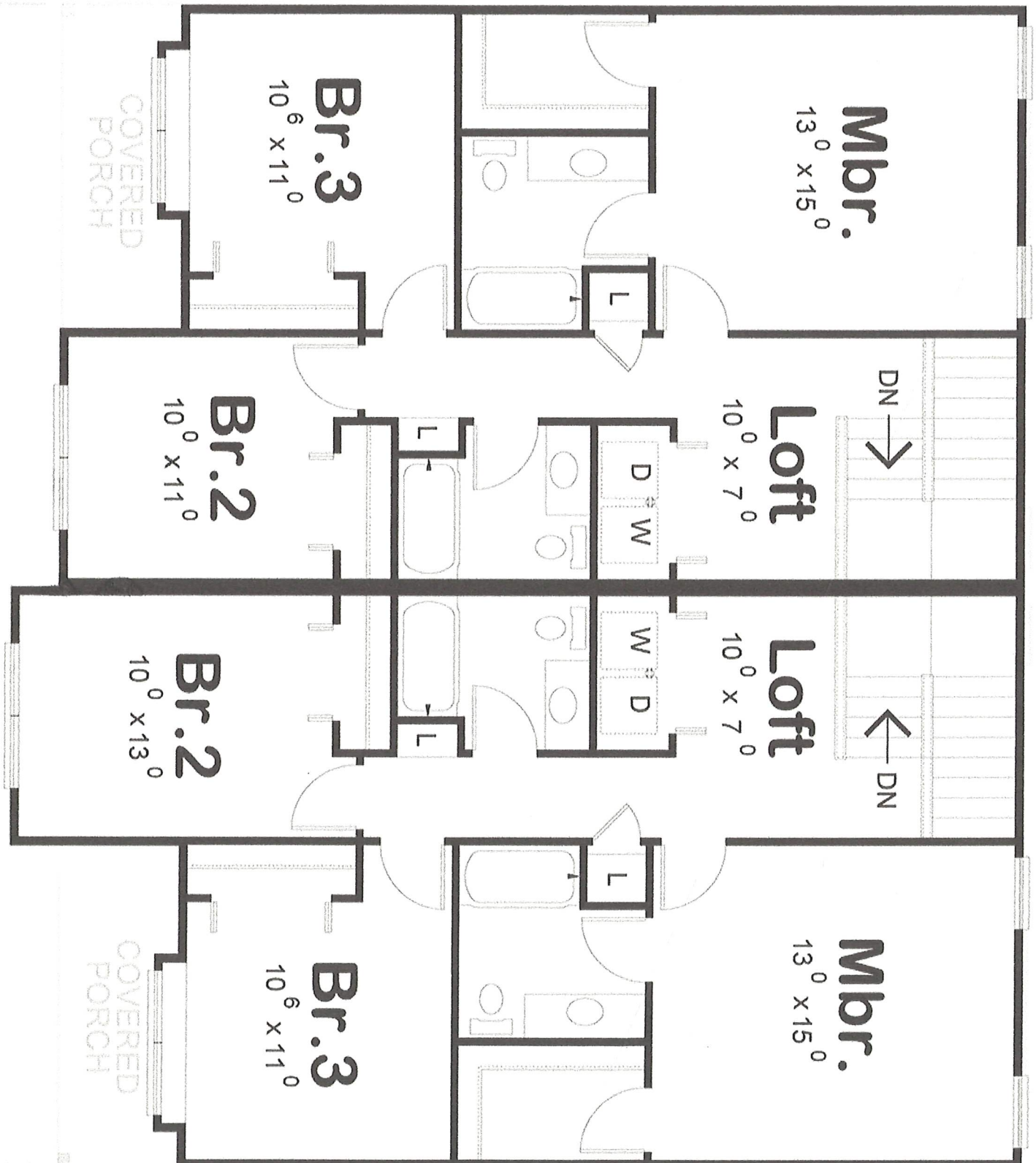




40'-0"



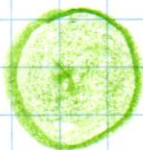
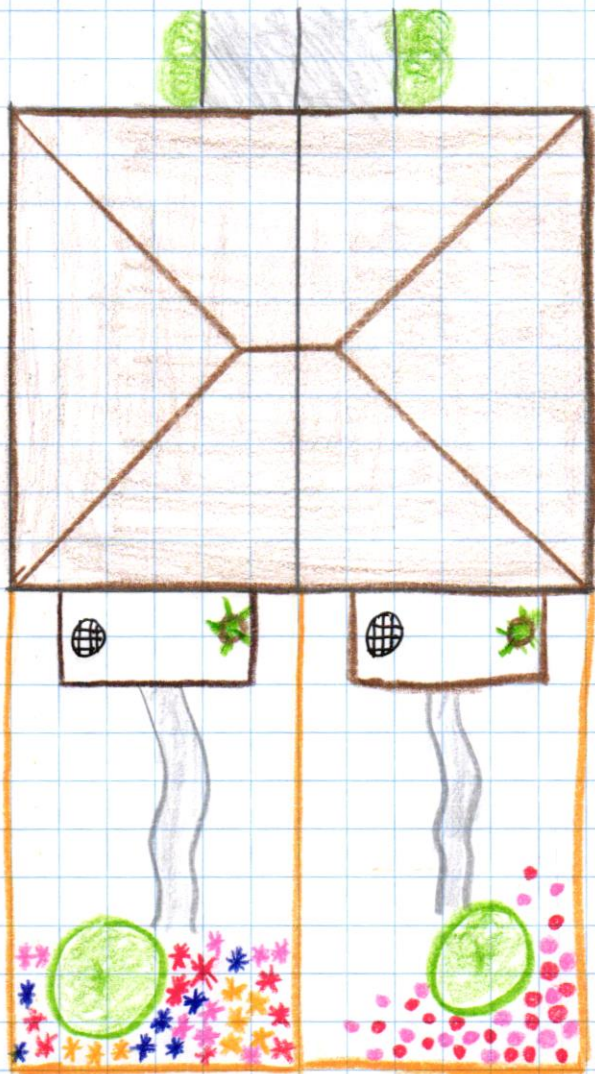
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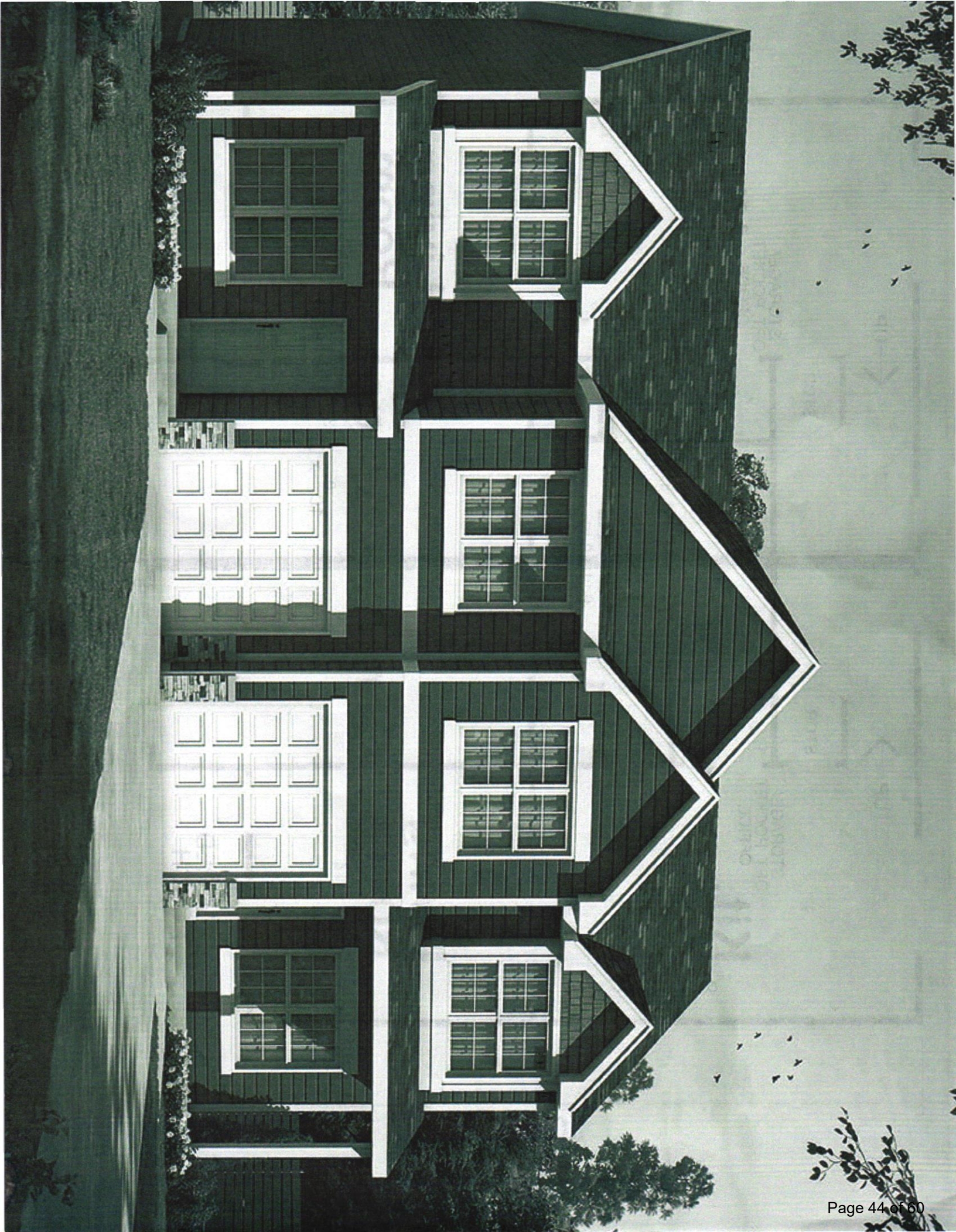


48'-0"

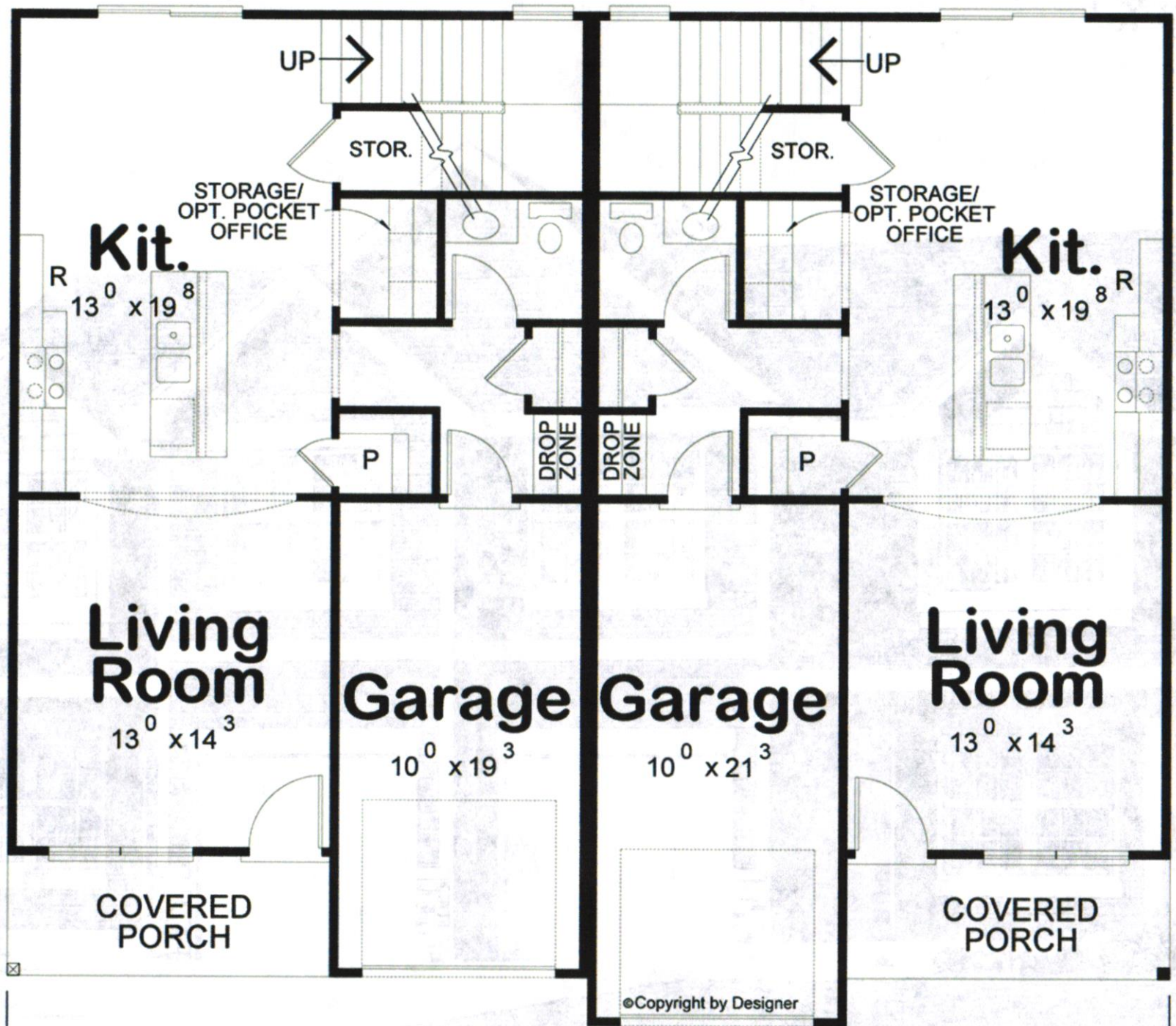
BLOCK 286 LOT 3 SCALE: 4ft 4ft

MISSISSIPPI ST



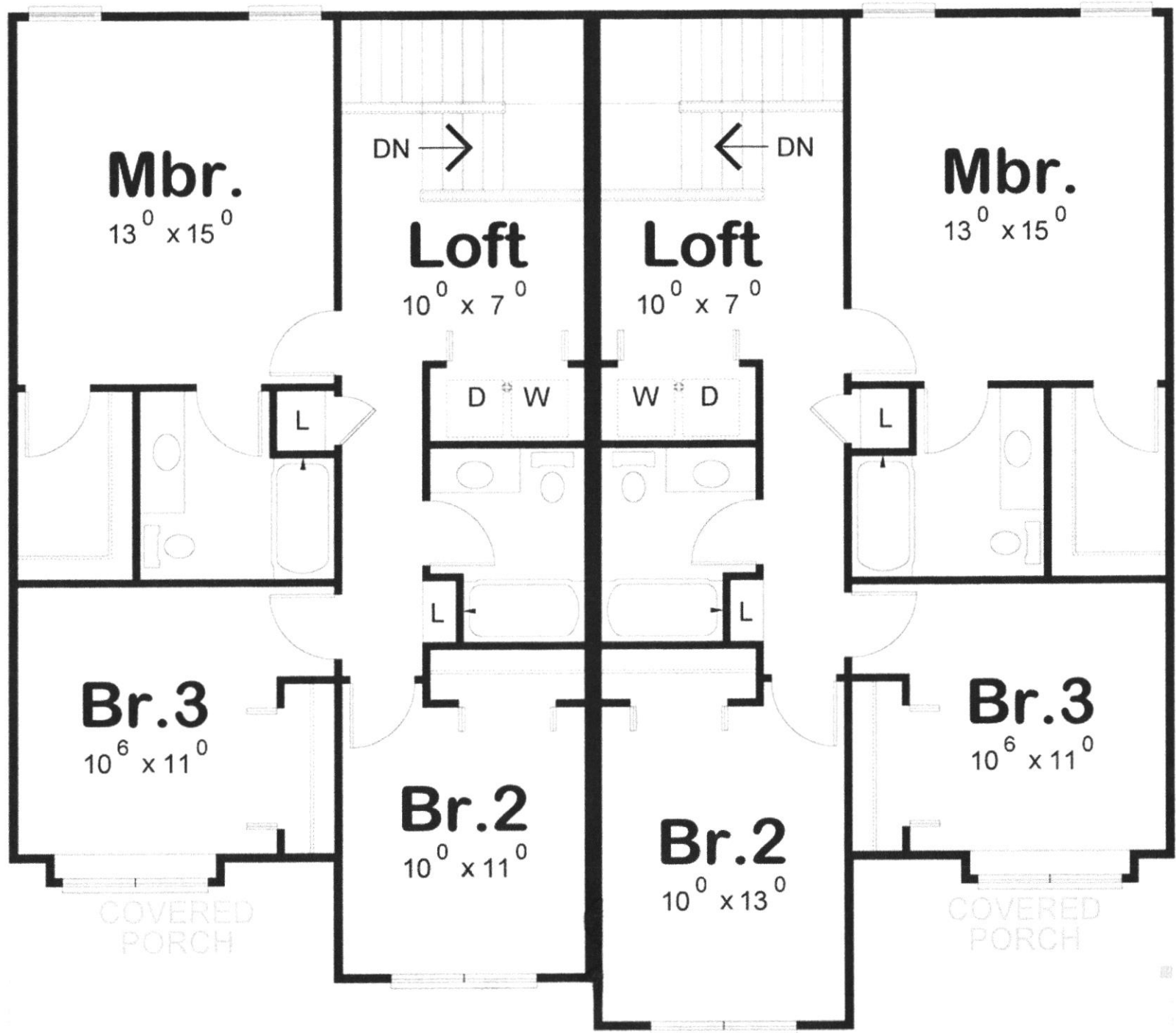


40'-0"



48'-0"

40'-0"



48'-0"



THE CITY OF DURANT

Office of Community Development

Date: 08/01/2024
To: **Planning Commission**
Case: CC 2024-20
From: Paul Cottrell
Re: Rezone

Request: Consider a request for a rezone to R-3 located at: 820 E. Main in the City of Durant.

Current Zoning: C-3

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Mixed Density Residential
East	C-3	General Commercial District
South	C-3	General Commercial District
West	R-3	Mixed Density Residential

Lot Characteristics:

Width	~ ft.
Depth	~ ft.
Total Area	~ acres (~10000000,000 sq. ft.)

Applicant: Dickie Couch

Background: Applicant desires to live in the church building and convert it/ the lot into a residence or 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:

District Regulations

Minimum Lot Size: 6,000 sq. ft.

Setbacks: 15'

Minimum Parking Requirements: 2.5

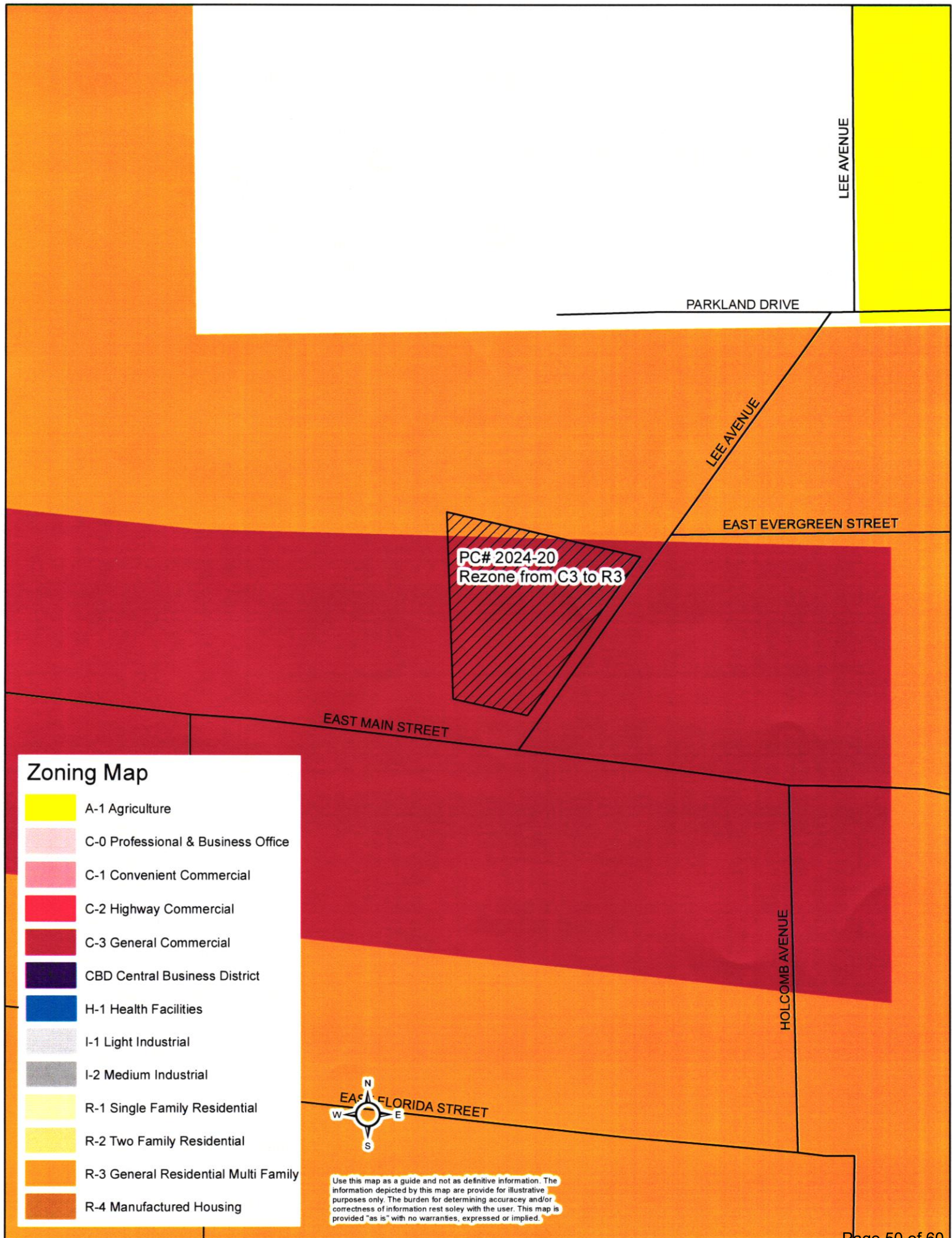
Landscaping Requirement: 5% for all new builds

STAFF Recommendation:

Required Action: Hold a public hearing and recommend approval or denial for the replat and rezone – located at 820 E Main. Any specific conditions imposed by the Commission should be read into any approval motion.



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 soley with the user. This map is provided "as is" with no warranties, expressed or implied.

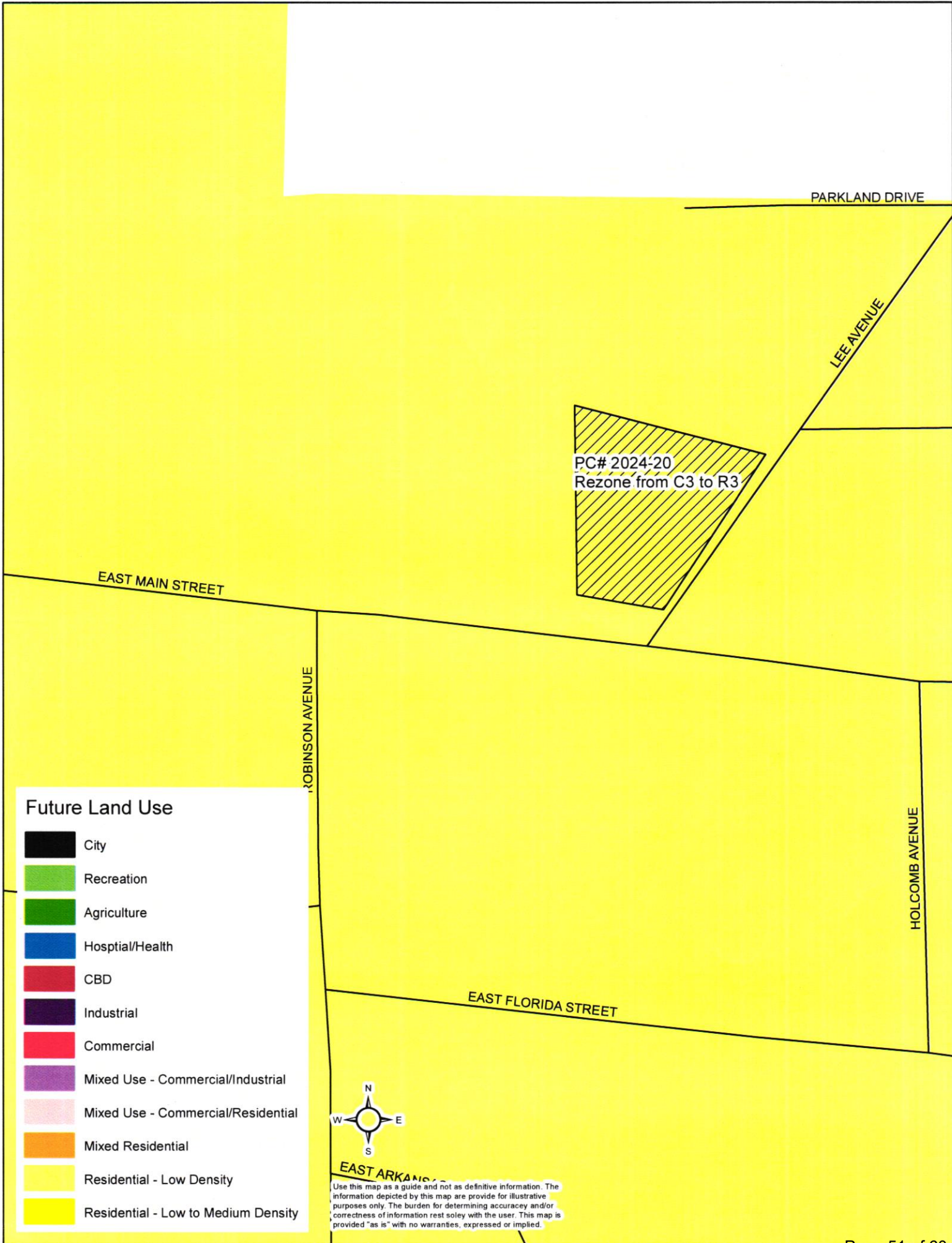


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



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PARKLAND DRIVE

LEE AVENUE

PC# 2024-20
Rezone from C3 to R3

EAST MAIN STREET

ROBINSON AVENUE

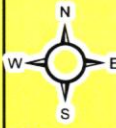
HOLCOMB AVENUE

EAST FLORIDA STREET

EAST ARKANSAS STREET

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



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THE CITY OF DURANT

Office of Community Development

Date: 08/01/2024
To: **Planning Commission**
Case: CC 2024-21
From:
Re: Re-plat

Request: Consider a request from Kurt Latham for a re-plat located at: 1415 W. Mulberry in the City of Durant.

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Two Family Residential
East	R-2	Two Family Residential
South	R-2	Two Family Residential
West	R-2	Two Family Residential

Lot Characteristics:

Width	~ ____ ft.
Depth	~ ____ ft.
Total Area	~ _____ acres (~10000000,000 sq. ft.)

Applicant: Kurt Latham

Background: Applicant approached staff with the desire to fix the nonconforming and illegal in order to build a rental house. The current home was demolished due to a fire.

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:

District Regulations: (see attached chart district regulations)

Minimum Lot Size: 6000 sq ft

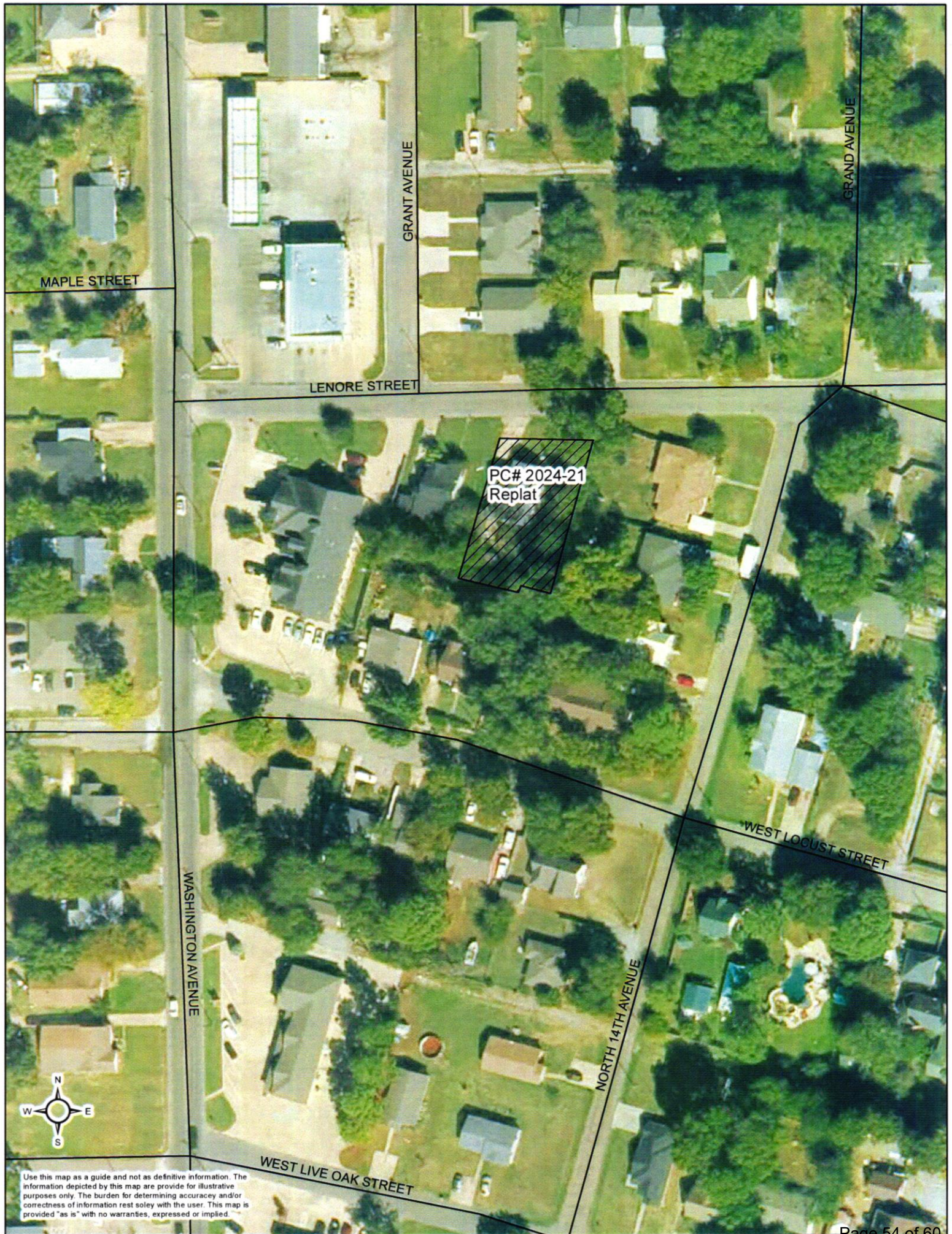
Setbacks: 5'

Minimum Parking Requirements: 2 spaces

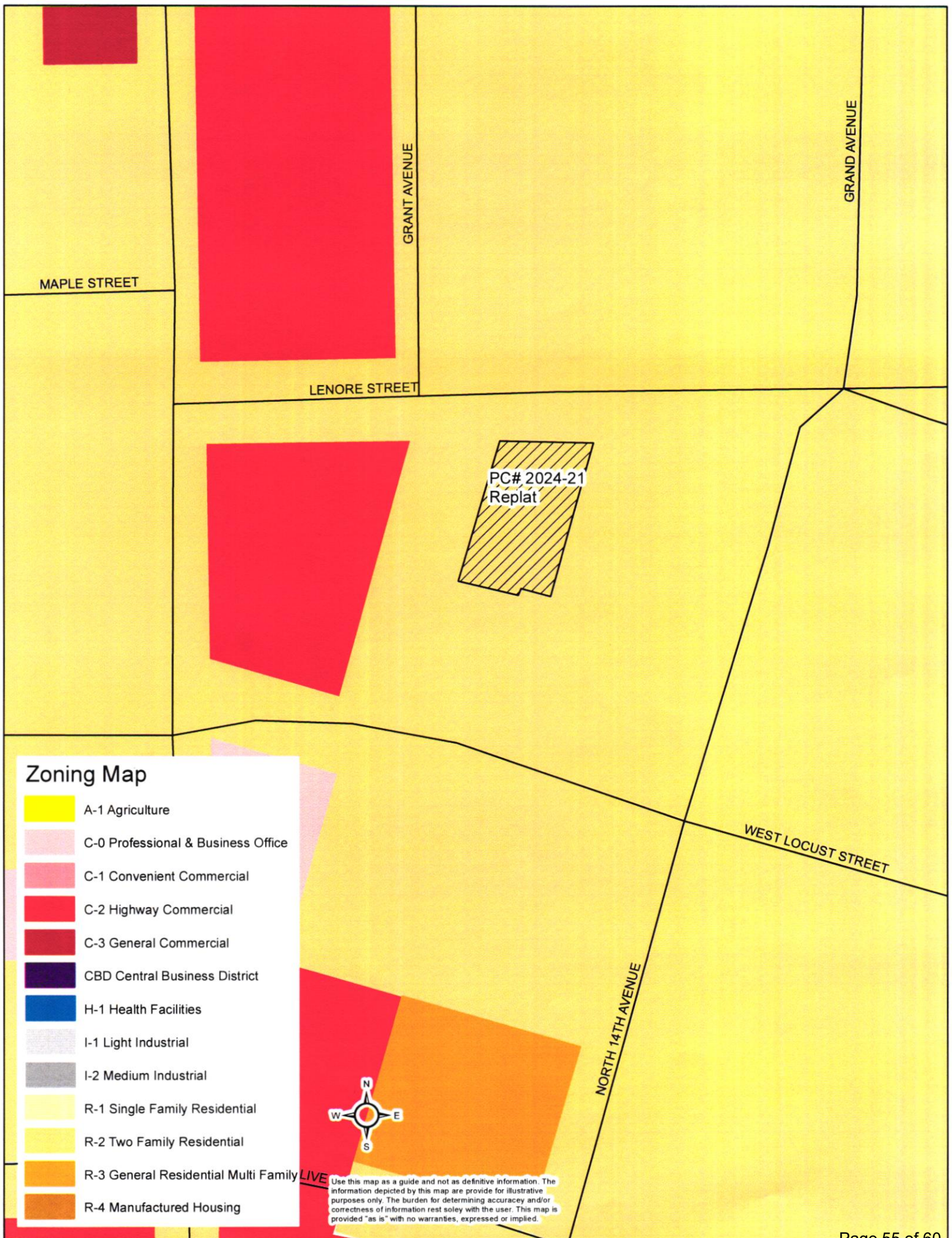
Landscaping Requirement: 5% for all new builds

STAFF Recommendation:

Required Action: Hold a public hearing and recommend approval or denial for the re-plat located at 1415 W. Mulberry. Any specific conditions imposed by the Commission should be read into any approval motion.



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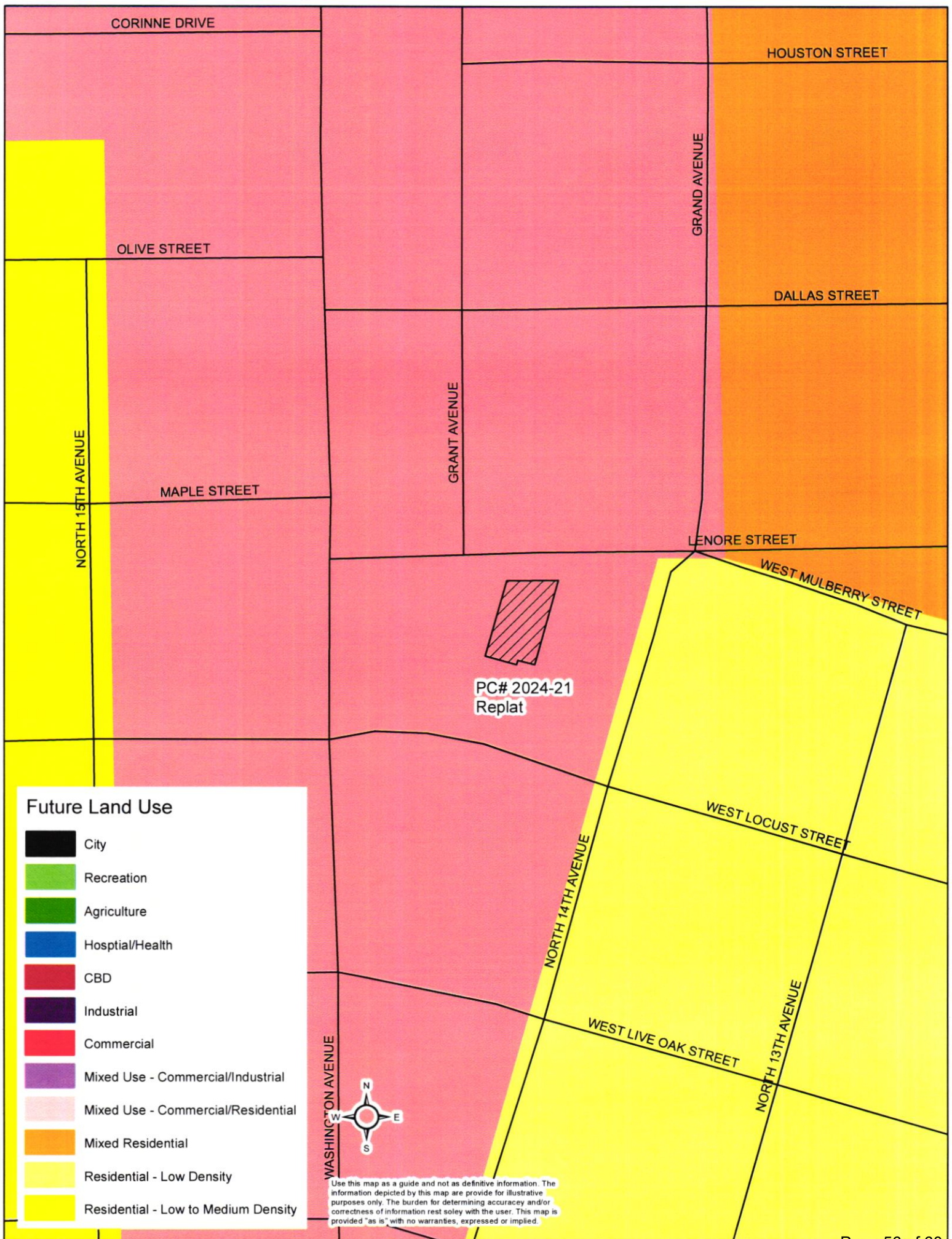


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



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THE CITY OF DURANT

Office of Community Development

Date: 08/01/2024

To: Planning Commission

Case: PC 2024-25

From:

Re: Planned Unit Development for HPH Investors for property located near 1st Street.

Request: Consider a request for a Planned Unit Development for property located near 1st.

Current Zoning: R-3 - General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	General Residential
West	R-3	General Residential
South	R-3	General Residential
East	R-3	General Residential

Applicant: HPH Investors

Background: Applicants are starting the 7th phase of this large multi-family unit neighborhood.

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

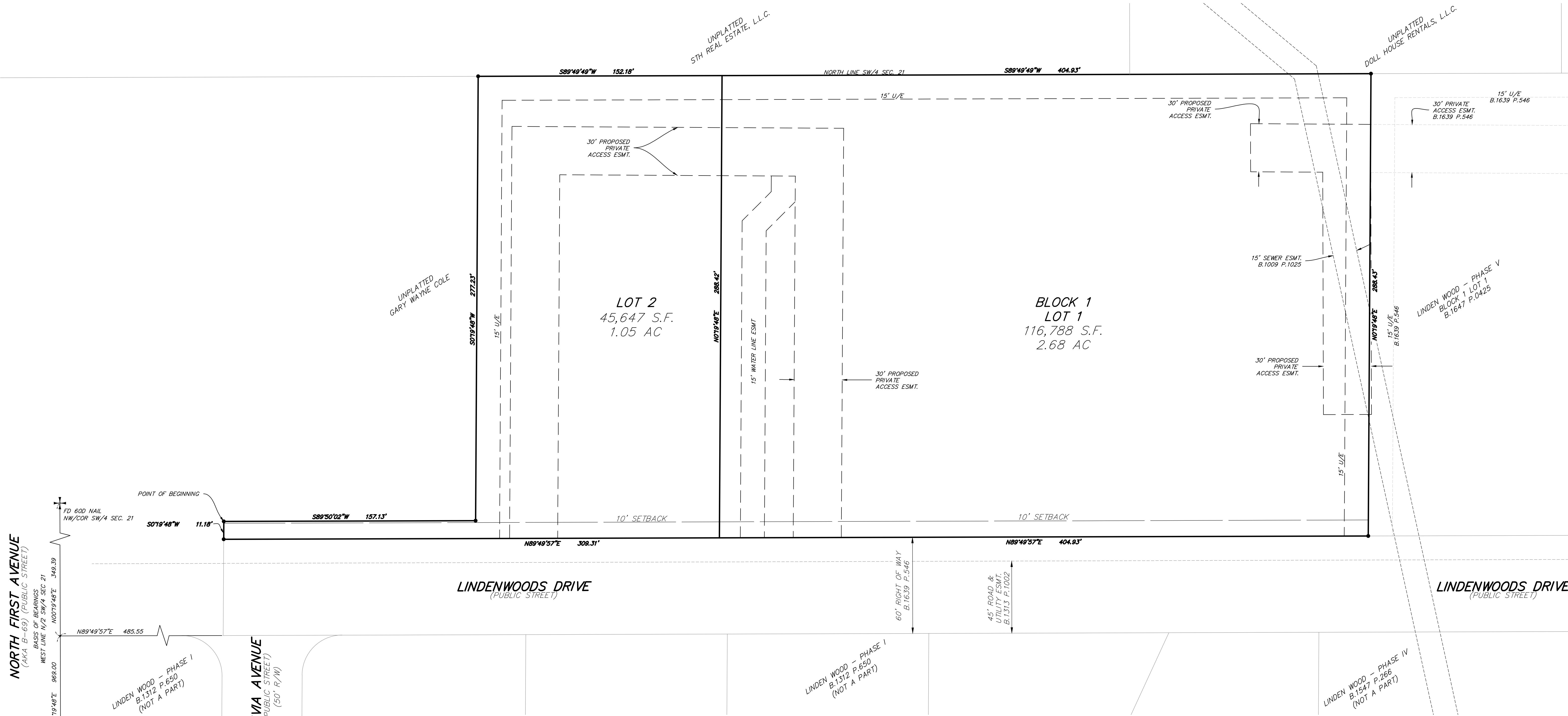
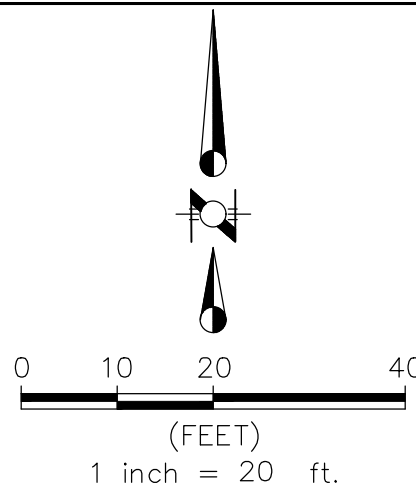
Analysis: The property is 3.73 acres with 2 new proposed apartment buildings and future office or clubhouse. It will meet all parking requirements in the code along with sidewalks and the 5% landscape plan.

Staff Recommendation: Staff recommends approval of the final plat since the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for HPH Investors, property located near 1st Street. Any specific conditions imposed by the Commission should be read into any approval motion.

PRELIMINARY PLAT OF LINDEN WOOD - PHASE 7

BEING A PART OF THE SW/4 OF SEC. 21, T6S., R.9E., I.M.
BRYAN COUNTY, DURANT, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land located in the North Half of the Southwest Quarter (N2 SW4) of Section Twenty-one (21) South, Range Nine (9) East, of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section Twenty-one (21);

THENCE N 00°19'48" East along the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 969.00 feet;

THENCE North 89°49'57" East parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section, a distance of 485.55 feet to the most westerly corner of LINDEN WOOD - PHASE 5, recorded in Book 1639 Page 545 at the Office of the Bryan County Clerk;

THENCE North 00°19'48" East along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD - PHASE 5, a distance of 60.00 feet to the northwest corner of said LINDEN WOOD - PHASE 5, for the POINT OF BEGINNING;

THENCE continuing North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 11.18 feet;

THENCE North 89°50'02" East, a distance of 157.13 feet;

THENCE North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 277.23 to the north line of the Southwest Quarter (SW/4) of said Section;

THENCE North 89°49'49" East along the north line of the Southwest Quarter (SW/4) of said Section, a distance of 557.12 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD - PHASE 5, being a northerly corner of said LINDEN WOOD - PHASE 5;

THENCE South 00°19'48" West along the west line of said Lot 1, Block 1, being in the west line of said LINDEN WOOD - PHASE 5, a distance 288.43 feet to the north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way) for the southwest corner of said Lot 1, Block 1, and a northerly ell corner of said LINDEN WOOD - PHASE 5;

THENCE South 89°49'57" West along the north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way), being in the north line of said LINDEN WOOD - PHASE 5, a distance of 714.25 feet to the POINT OF BEGINNING.

Containing 162,435 square feet, or 3.729 acres, more or less.

LEGEND

B.	BOOK
P.	PAGE
U/E	UTILITY EASEMENT
●	SET 1/2" REBAR
+	W/C.A. 5975 CAP
+	SECTION CORNER

FLOOD ZONE
Subject property fully lies within Flood Zone X,
Areas determined to be outside the 0.2% annual
chance floodplain, per FEMA Map Number
40013C0190E, with a revised date of June 2, 2011.

1/21/2024 10:00 - Sherman 1443.003 Lindenwoods Multi-Family Phase VII - Project Drawings SITE PLAN - R-21-E 7/2/2024 8:50:08 AM Mod

NORTH FIRST AVENUE
(AKA B-69) (PUBLIC STREET)

WEST LINE N/2 SW/4 SEC 21

N00°19'48"E 349.39

P.O.C.
FD MAG NAIL
NW/COR N/2 SW/4 SEC. 21

POINT OF
COMMENCEMENT

LINDEN WOOD - PHASE I
B.1312 P.650
(NOT A PART)

OLIVA AVENUE
(PUBLIC STREET)
(50' R/W)

R-21-E

NO ROAD CONSTRUCTED

NORTH FIRST AVENUE (HWY 78)

PROJECT
LOCATION

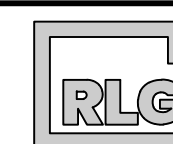
NO ROAD CONSTRUCTED

LOCATION MAP

SCALE NTS

NO ROAD CONSTRUCTED

NO ROAD CONSTRUCTED



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

PRELIMINARY PLAT

LINDENWOODS MULTI-FAMILY

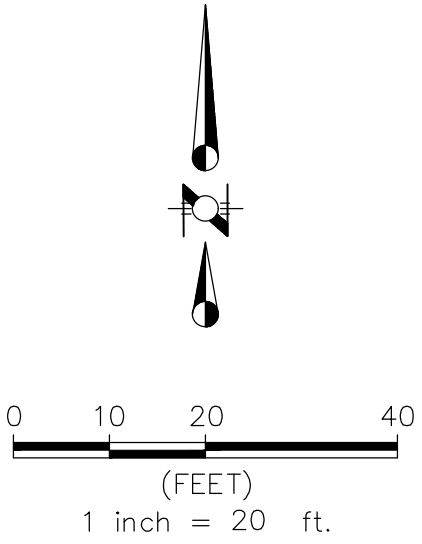
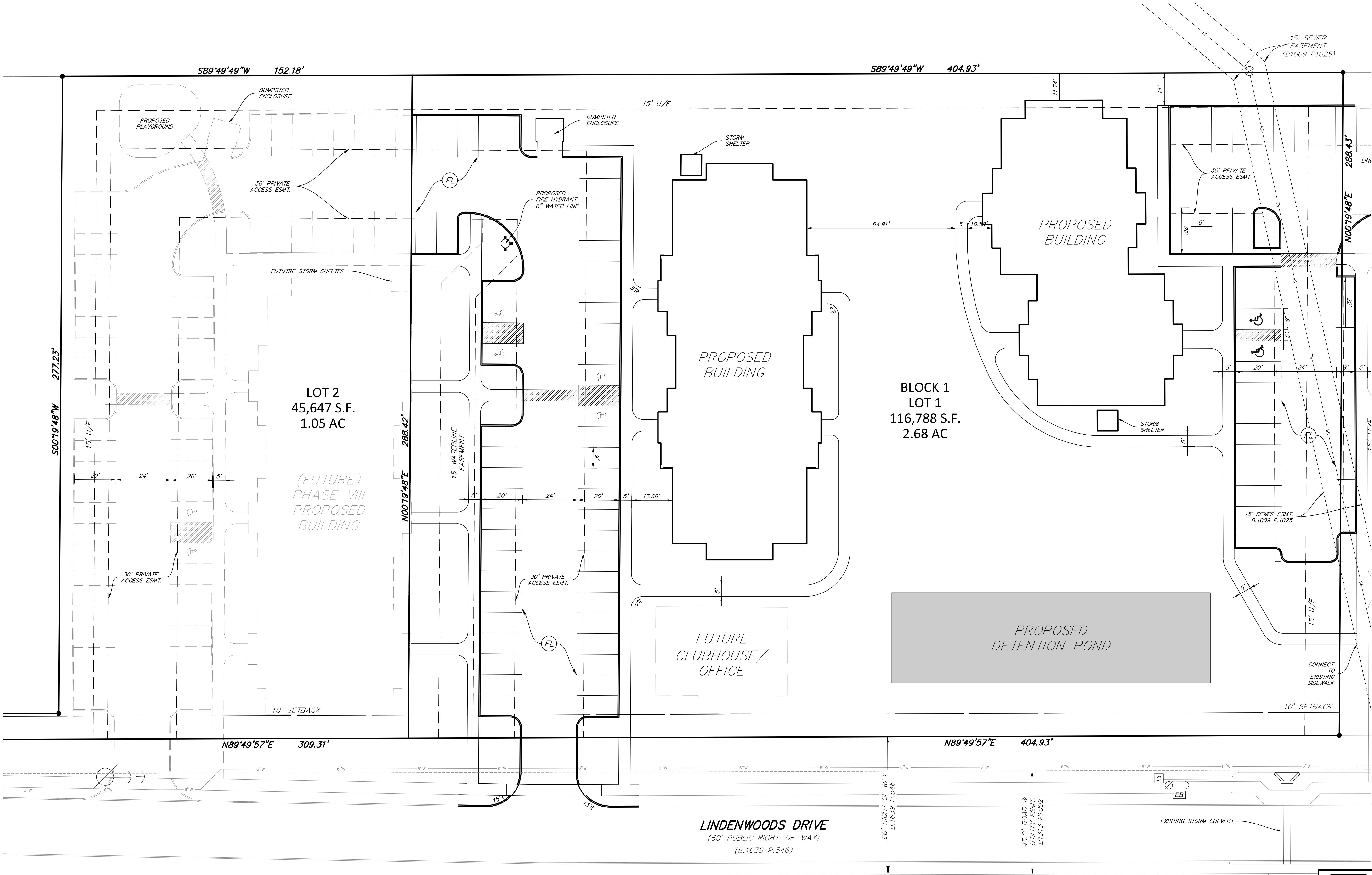
PHASE VII

DEVELOPMENT SERVICES

CITY OF DURANT, BRYAN COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/13/2023	2443	003	

P:\City\2024\10000 - Sherman\14443.003 Lindenwoods Multi-Family Phase VII - Project Drawings\1001.00 SITE PLAN\PLAN_11.dwg 7/2/2024 8:34:39 AM



LEGEND

- PROPOSED EASEMENT
- FL PROPOSED FIRE LANE

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

LINDENWOODS VII AND VIII SITE PLAN
LINDENWOODS MULTI-FAMILY
PHASE VII

DEVELOPMENT SERVICES
CITY OF DURANT, BRYAN COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/13/2023	2443	003	C0.01