

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 27, 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.

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and Approval for a Re-plat Request at 1415 West Mulberry Street
- b. Consideration and Approval for Re-plat for Linden woods

6. New Business

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 11:30 a.m. on the 26th day of August 2024.

Melody Mealor

Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 8/27/2024
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: 8/27/2024
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: 08/23/2024
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

Applicant: Kurt Latham

Background: Applicant approached staff with the desire to fix the nonconforming and illegal plat in order to build a single family home. 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

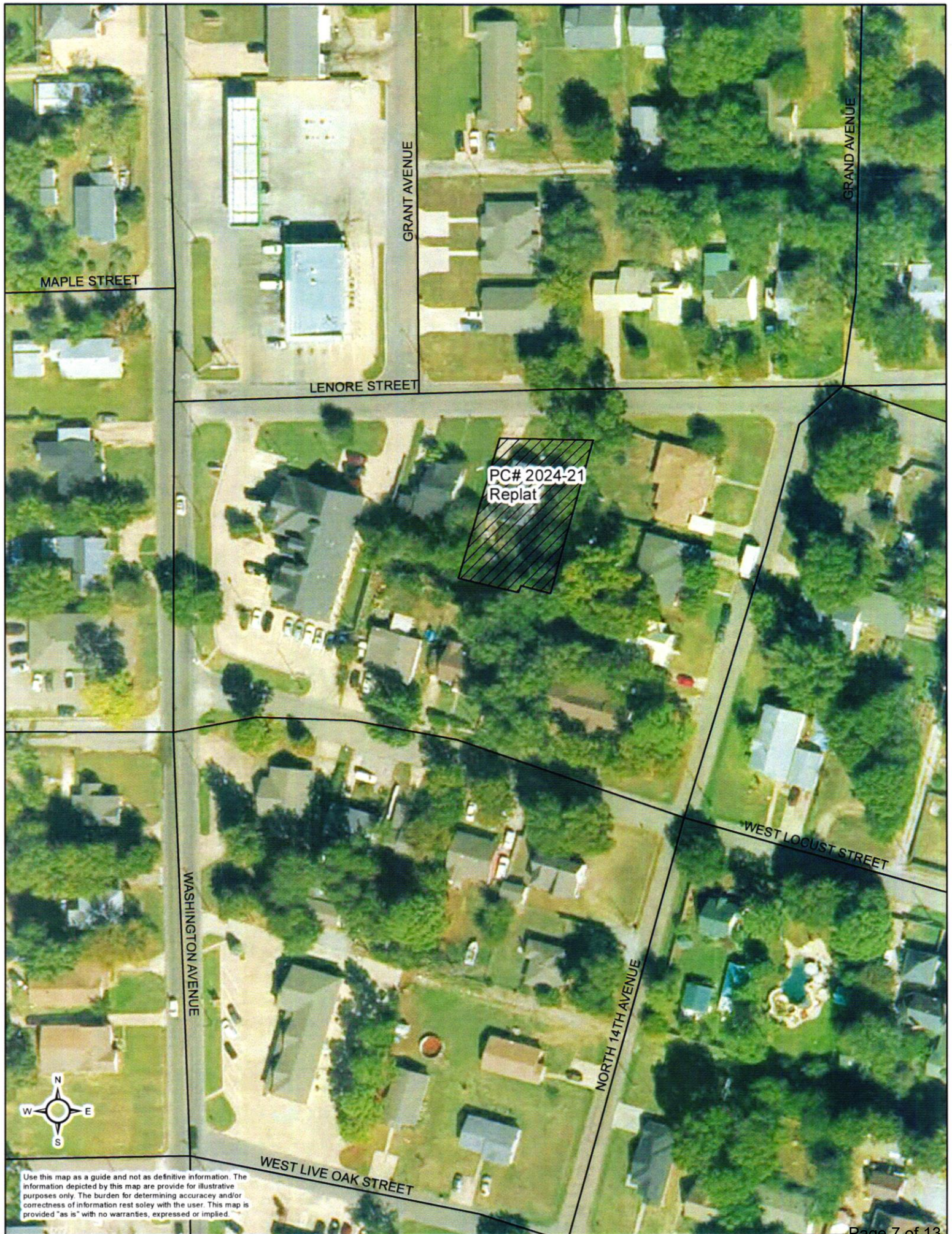
Setbacks: 5'

Minimum Parking Requirements: 2 spaces

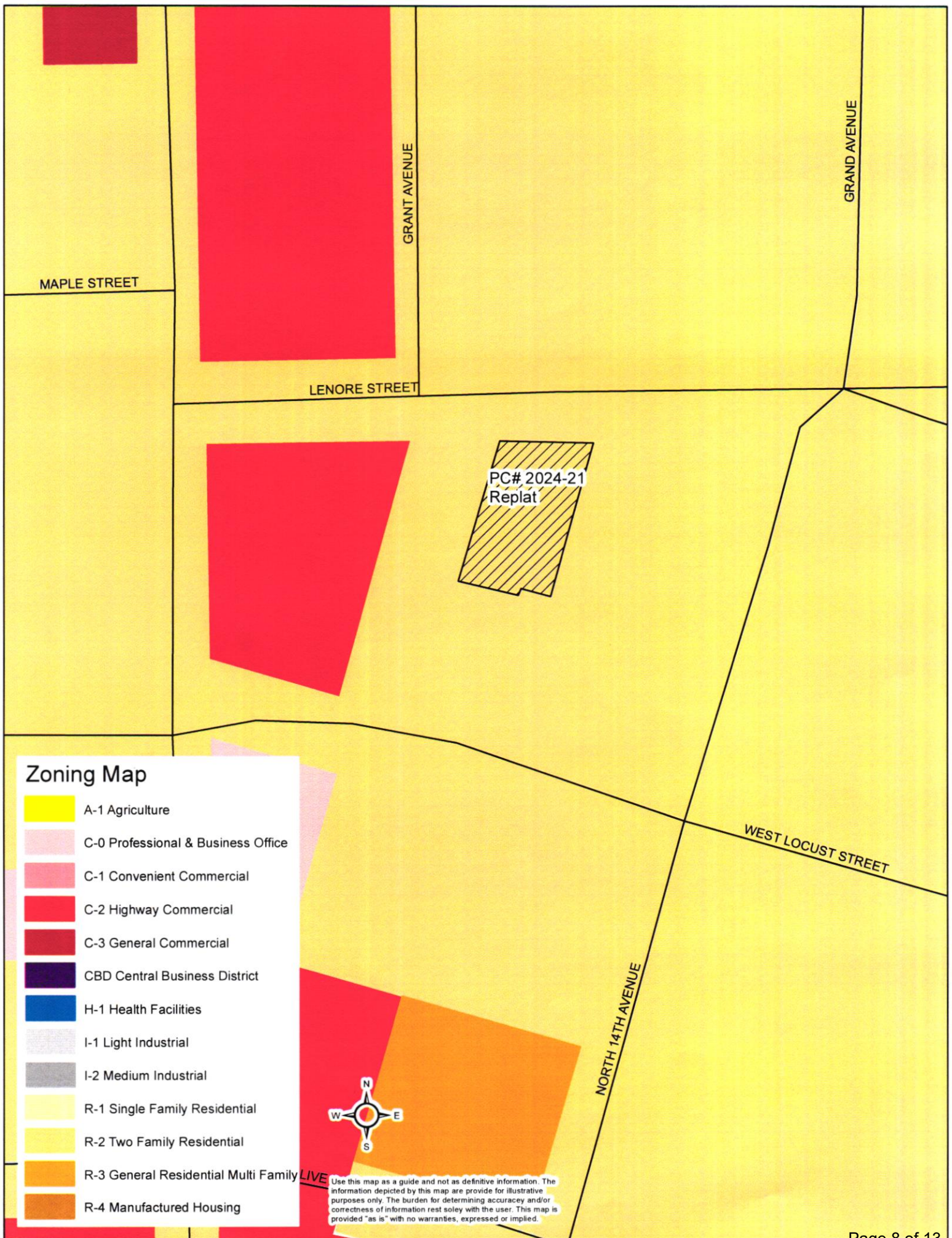
Landscaping Requirement: 5% for all new builds

STAFF Recommendation: Staff recommends to approve of the re-plat.

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.



Use this map as a guide and not as definitive information. The information depicted by this map are provided 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.

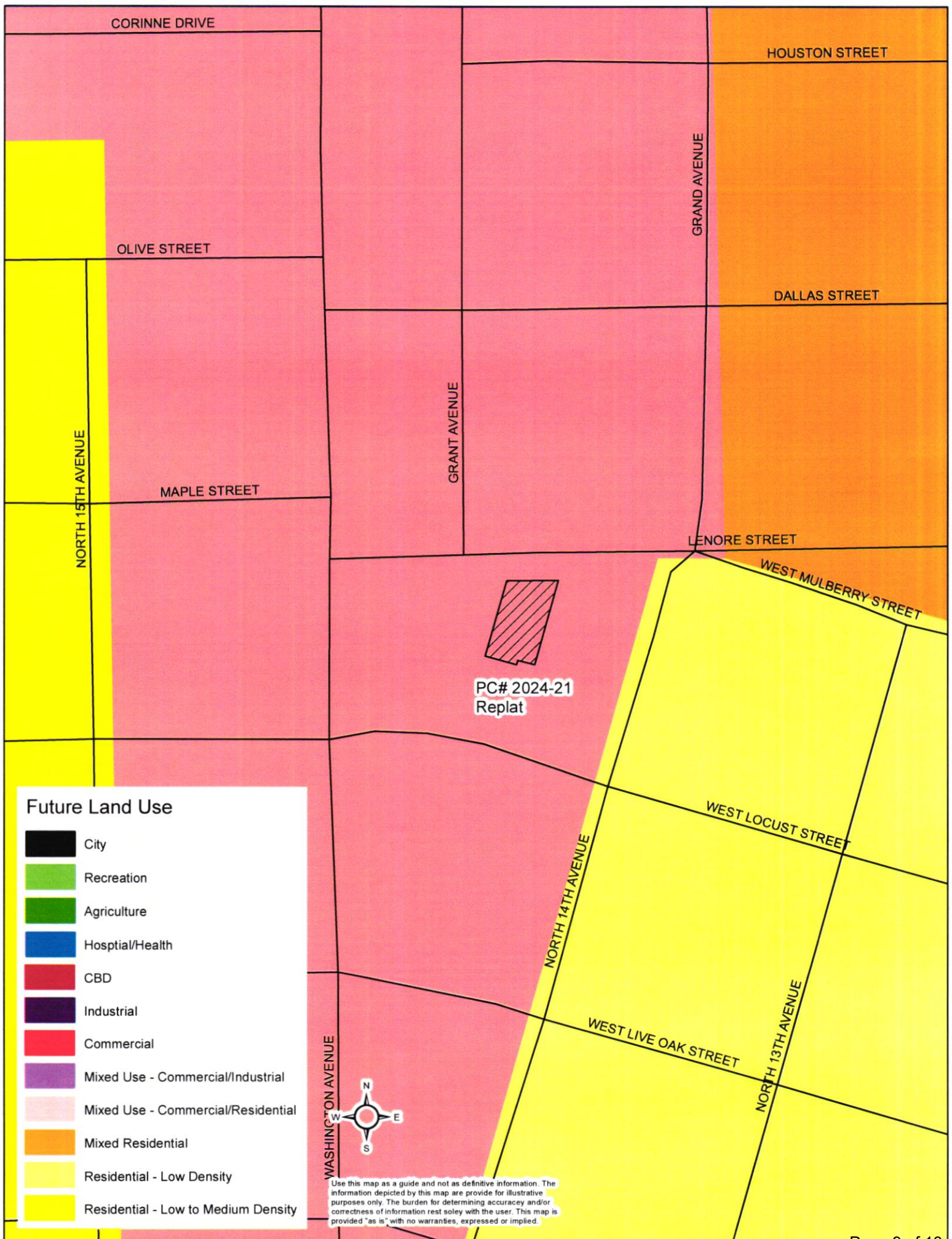


Zoning Map

- 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: 08/23/2024
To: Planning Commission
Case: PC 2024-25
From:
Re: Re-plat for HPH Investors for property located near 1st Street.

Request: Consider a request for a Re-plat 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.

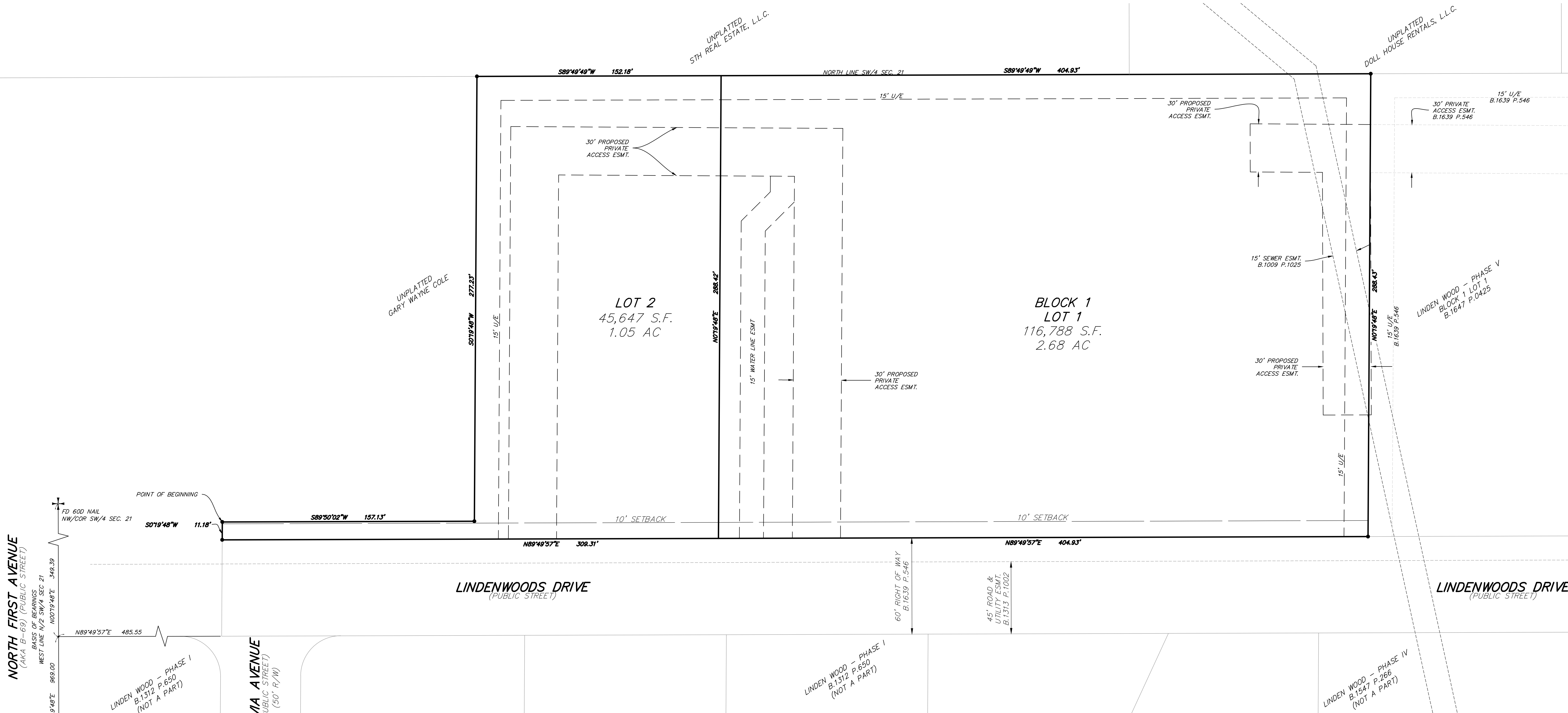
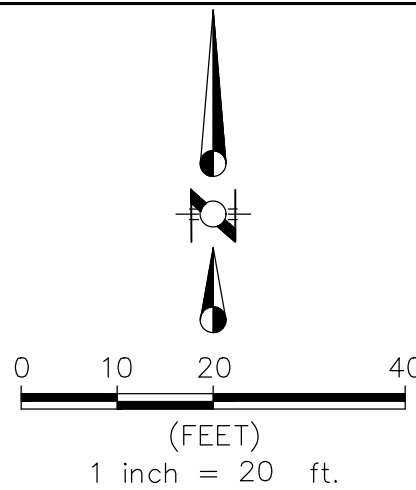
Analysis: The property is 3.73 acres with 2 new proposed apartment buildings and future office or clubhouse. It will meet all parking requirements in the code along with sidewalks and the 5% landscape plan.

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

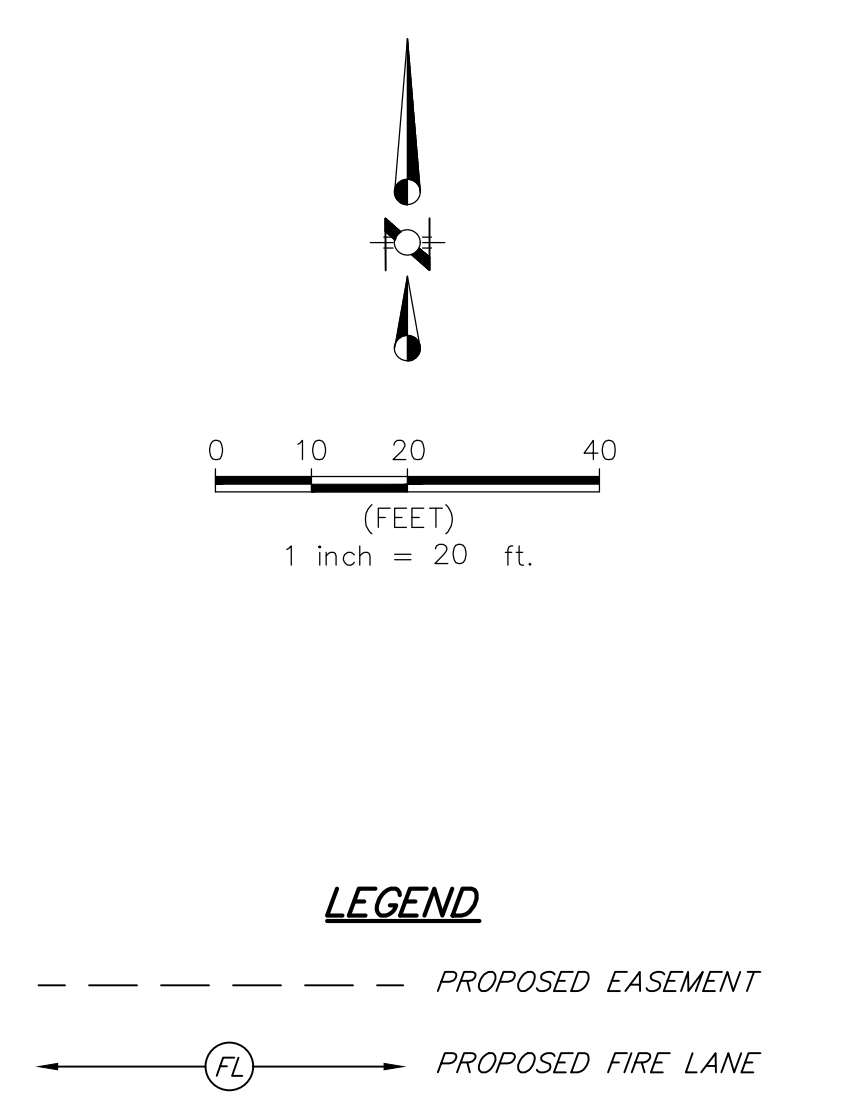
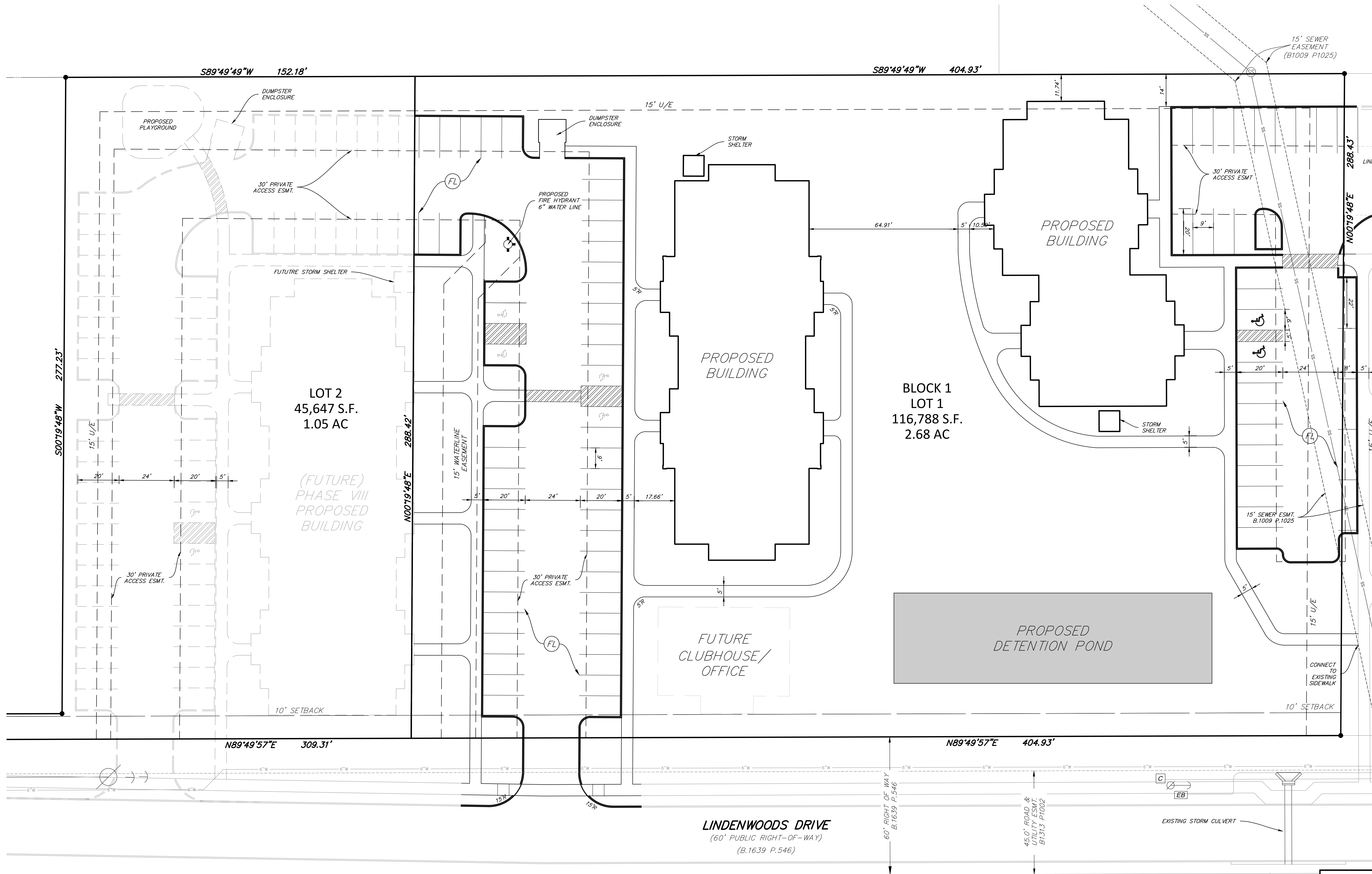
B.	BOOK
P.	PAGE
U/E	UTILITY EASEMENT
●	SET 1/2" REBAR
+	W/C.A. 5975 CAP
+	SECTION CORNER

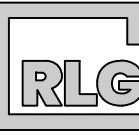
FLOOD ZONE
Subject property fully lies within Flood Zone X,
Areas determined to be outside the 0.2% annual
chance floodplain, per FEMA Map Number
40013C0190E, with a revised date of June 2, 2011.

**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



**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