

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**

September 3, 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 08/02/2024
- b. Consideration and Approval for Planning Commission Special Called Meeting Minutes on 08/27/2024

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and Approval for a Rezone Request at 501 Lee Ave
- b. Consideration and Approval for a Conditional Use Permit for Property located at 2101 W. Main St Suite 102
- c. Consideration and Approval for a Rezone Request located on Rodeo Rd
- d. Consideration and Approval for a Re-plat Request for Property Located at Linden Woods
- e. Consideration and Approval for a Parking Variance for Property Located on Wilson Street
- f. Consideration and Approval for a Variance for More than One Structure on a Lot Located at 1321 N. 5th Ave

6. New Business

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 30th day of August 2024.

Melody Mealor

Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for Planning Commission Meeting Minutes on 08/02/2024

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Minutes 08062024 MNM

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

Melody Mealor

Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
August 6, 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 5:35pm.

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

A motion was made by Commissioner Knight and seconded by Commissioner Horner to approve the July 2nd meeting minutes.

Motion Passed with the following vote:

Ayes: Newsom, Horner, Knight, Jackson

Nays: None

Abstain: None

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

Motion was made by Commissioner Knight and seconded by Commissioner Newsom to approve the re-plat and rezone request at 3424 Sunnyside Road.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Approval for a Rezone Request at 309 W. Louisiana St.

A motion was made by Commissioner Knight and seconded by Commissioner Knight to approve the rezone request at 309 W. Louisiana St.

Motion failed with the following vote:

Ayes: Newsom, Knight,

Nays: Kerr, Horner, Jackson

Abstain: None

- c. Consideration and Approval for a Rezone Request at West Alabama Street and South 2nd Ave

A motion was made by Commissioner Horner and seconded by Commissioner Kerr to deny the rezone request at W. Alabama St and South 2nd Ave.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- d. Consideration and Approval for a Rezone Request at West Mississippi Street and South 2nd Ave

A motion was made by Commissioner Knight and seconded by Commissioner Horner to deny the rezone request at W. Mississippi and South 2nd Ave.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- e. Consideration and Approval for a Rezone Request at 820 East Main Street

Motion was made by Commissioner Horner and seconded by Commissioner Knight to approve the R-1 rezone request instead of the R-3 rezone at 820 E. Main Street.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- f. Consideration and Approval for a Re-plat Request at 1415 West Mulberry Street

A motion was made by Commissioner Jackson and seconded by Commissioner Horner to table the re-plat request at 1415 W. Mulberry Street.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

g. Consideration and Approval for a Planned Unit Development at Lindenwoods
A motion was made by Commissioner Newsom and seconded by Commissioner Knight to table the Planned Unit Development at Linden Woods.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. New Business

ADJOURNMENT

Motion made by Commissioner Horner and seconded by Commissioner Knight to adjourn.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for Planning Commission Special Called Meeting Minutes on 08/27/2024

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission-Special Meeting Minutes 08272024 MNM

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

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
August 27, 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 5:31pm.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

Planning Commissioner Thomas Newsom
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent: Planning Commissioner Whitney Kerr and Planning Commissioner Clent Horner

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
A motion was made by Commissioner Newsom and seconded by Commissioner Knight to approve the re-plat request for 1415 W. Mulberry Street.

Motion Passed with the following vote:

Ayes: Newsom, Knight, Jackson

Nays: None

Abstain: None

b. Consideration and Approval for Re-plat for Linden woods
A motion was made by Commission Newsom and seconded by Commission Knight to approve the preliminary re-plat request with the correct setbacks for Linden Woods.

Motion Passed with the following vote:

Ayes: Newsom, Knight, Jackson

Nays: None

Abstain: None

6. New Business

ADJOURNMENT

A motion was made by Commissioner Knight and seconded by Commissioner Newsom to adjourn at 5:39pm.

Motion Passed with the following vote:

Ayes: Newsom, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 9/3/2024
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: 9/3/2024
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

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for a Rezone Request at 501 Lee Ave

Council Information / Action Requested

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

ATTACHMENTS:

1. Staff Report Kennedy & Matthews
2. Maps
3. PC2024-27 Newspaper Map



THE CITY OF DURANT

Office of Community Development

Date: 08/28/2024
To: Planning Commission
Case: PC-2024-27
From:
Re: Rezone.

Request: Consider a request to rezone property located at 501 Lee Ave from the current zoning of A-1 to R-4 for the purpose of putting a modular home on.

Current Zoning: A-1 Agriculture.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Residential Home/AG Use
West	Not in City	Slaughter House
South	A-1	Single Family Residential
East	R-4	Two Single Family Homes

Applicant: Steven Ray Matthews.

Background: Applicants approached staff seeking a rezone since the property does not meet the required 5 acers of Ag to build a house on. Applicant is seeking a rezone in order to build a home to retire.

Notifications have been made to the surrounding property owners and at the time of this report staff has received phone calls or letters of support or protest regarding this rezone request.

Analysis: The current code 156.035 District Regulations states that any land zones agriculture must have a lot minimum of 5 acers and a frontage of 150 feet.

The current Future Land Use map shows this area as residential low density.

Staff Recommendation: Staff recommends approval of rezone to R-4 or to R-1 in accordance with the future land use map.

Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located at 501 Lee Ave. Any specific conditions imposed by the Commission should be read into any approval motion.



BUSINESS 70

NORTHEAST 4TH AVENUE

JONES STREET

NORTHEAST 5TH AVENUE

PC# 2024-27
Change from A1 to R4



LEE AVENUE

PARKLAND DRIVE

EAST EVERGREEN STREET

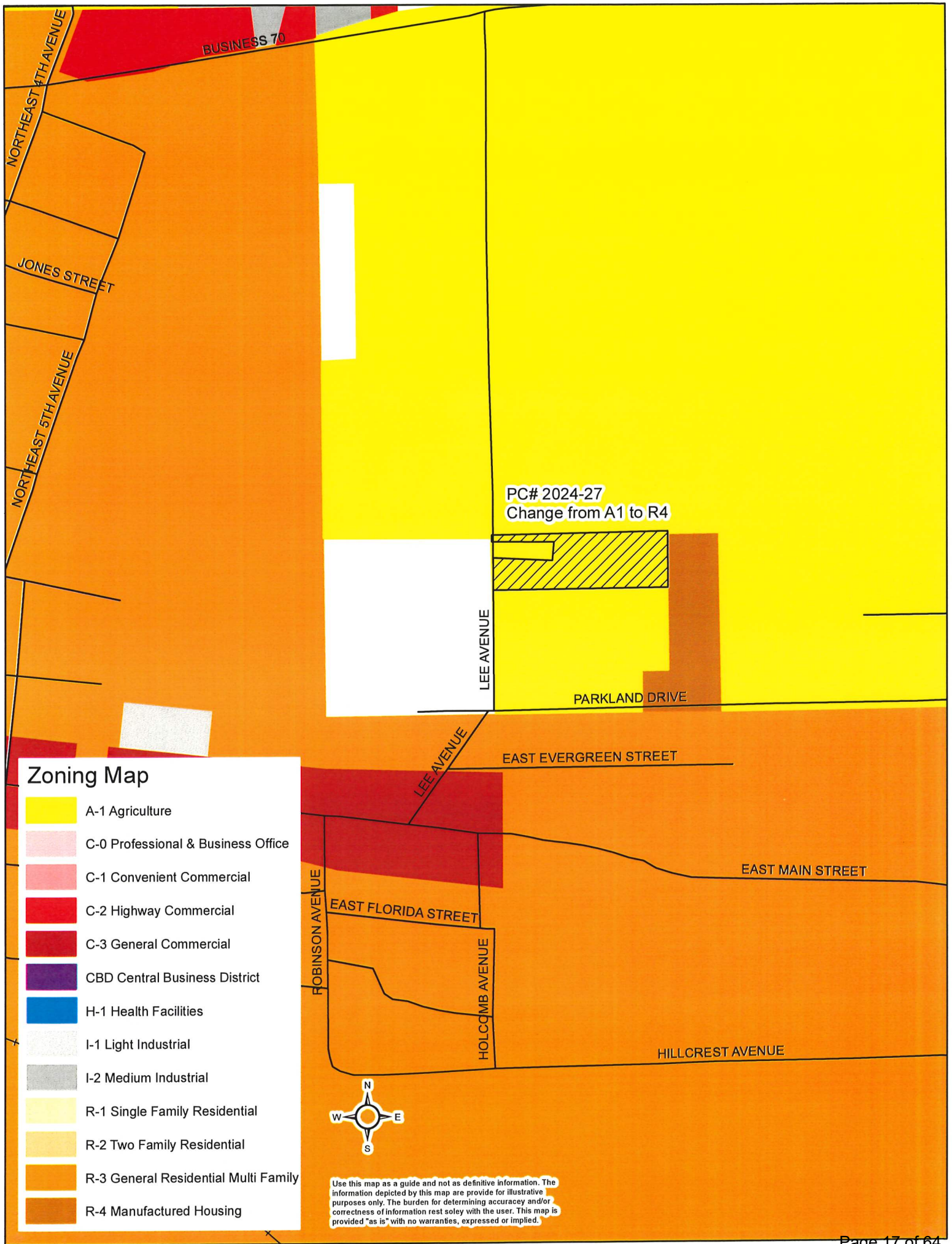
EAST MAIN STREET

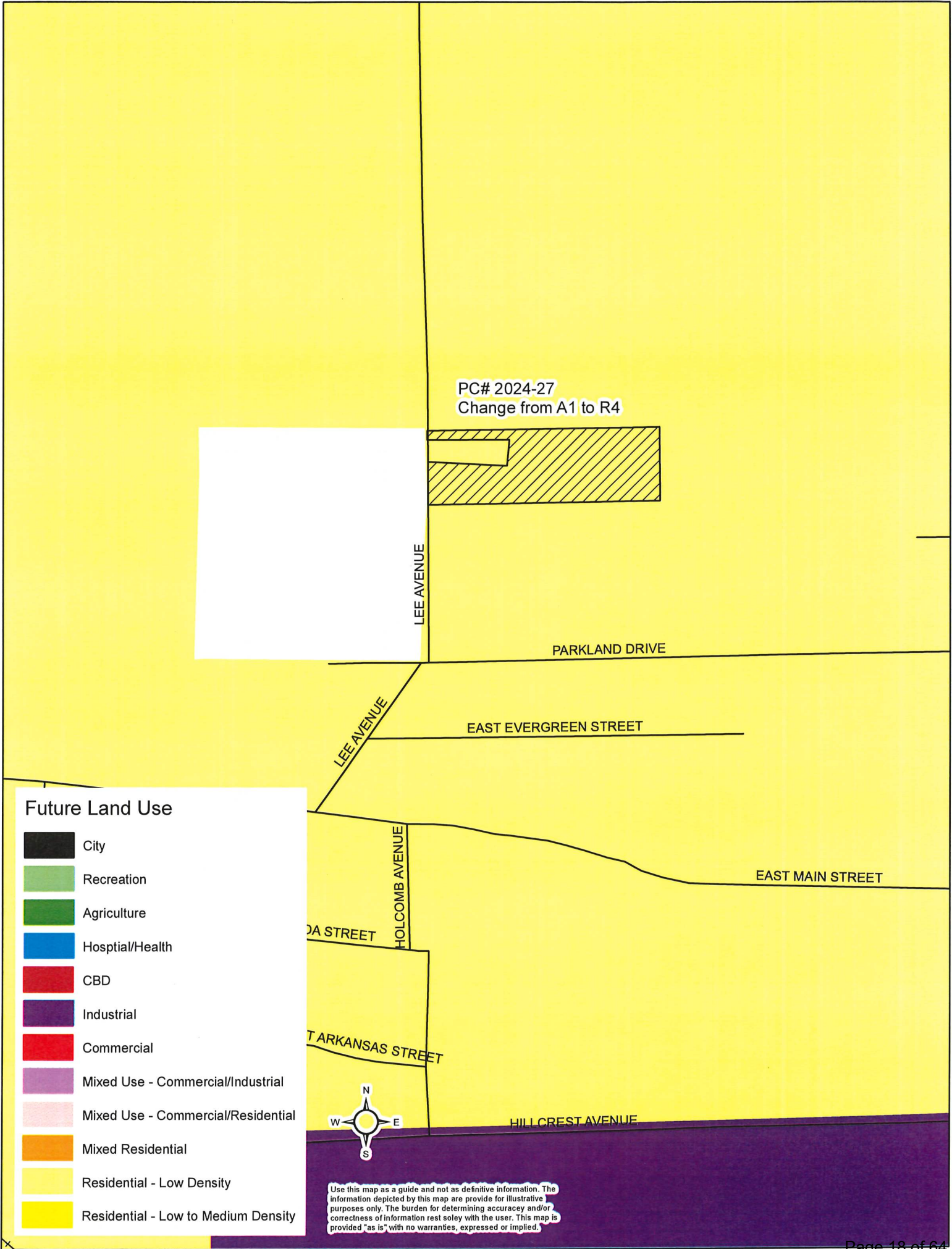
EAST FLORIDA STREET

HILLCREST AVENUE



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PC# 2024-27
Change from A1 to R4

LEE AVENUE

PARKLAND DRIVE

EAST EVERGREEN STREET

EAST MAIN STREET

HOLCOMB AVENUE

DA STREET

T ARKANSAS STREET

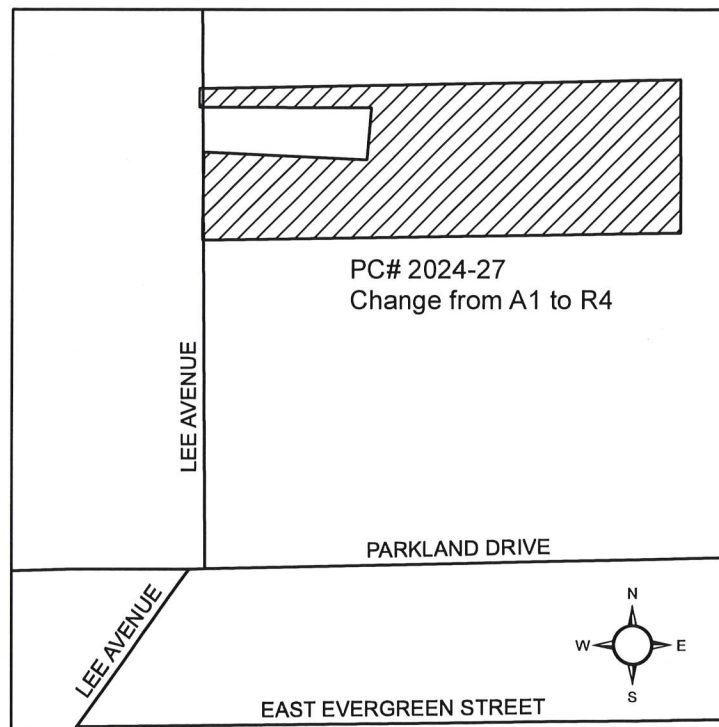
HILL CREST AVENUE

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

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for a Conditional Use Permit for Property located at 2101 W. Main St Suite 102

Council Information / Action Requested

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

ATTACHMENTS:

1. Staff Report for Maddox
2. Maps



THE CITY OF DURANT

Office of Community Development

Date: 08/29/2024
To: Planning Commission
Case: PC 2024-28
From:
Re: Conditional Use Permit.

Request: Consider a request for a conditional use to be granted to include a bottle club in the cigar lounge located at 2101 W Main St Suite 101.

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

Surrounding Properties:

Direction	Zoning	Use
North	C-2	Commercial Recreation
West	C-2	Commercial Recreation
South	C-2	Vacant Lot
East	C-2	Commercial Recreation

Applicant: Twila Maddox

Background: Applicants approached with the idea of converting the suite from a dispensary to a cigar lounge with plans of including a bottle service. With this service customers would bring their own bottles which would be served to them by the lounge. The lounge would not be selling alcohol just serving it.

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 being zoned as C-2 would require a conditional use permit in order to serve alcohol in any manner per Permitted Uses under city code 156.034.

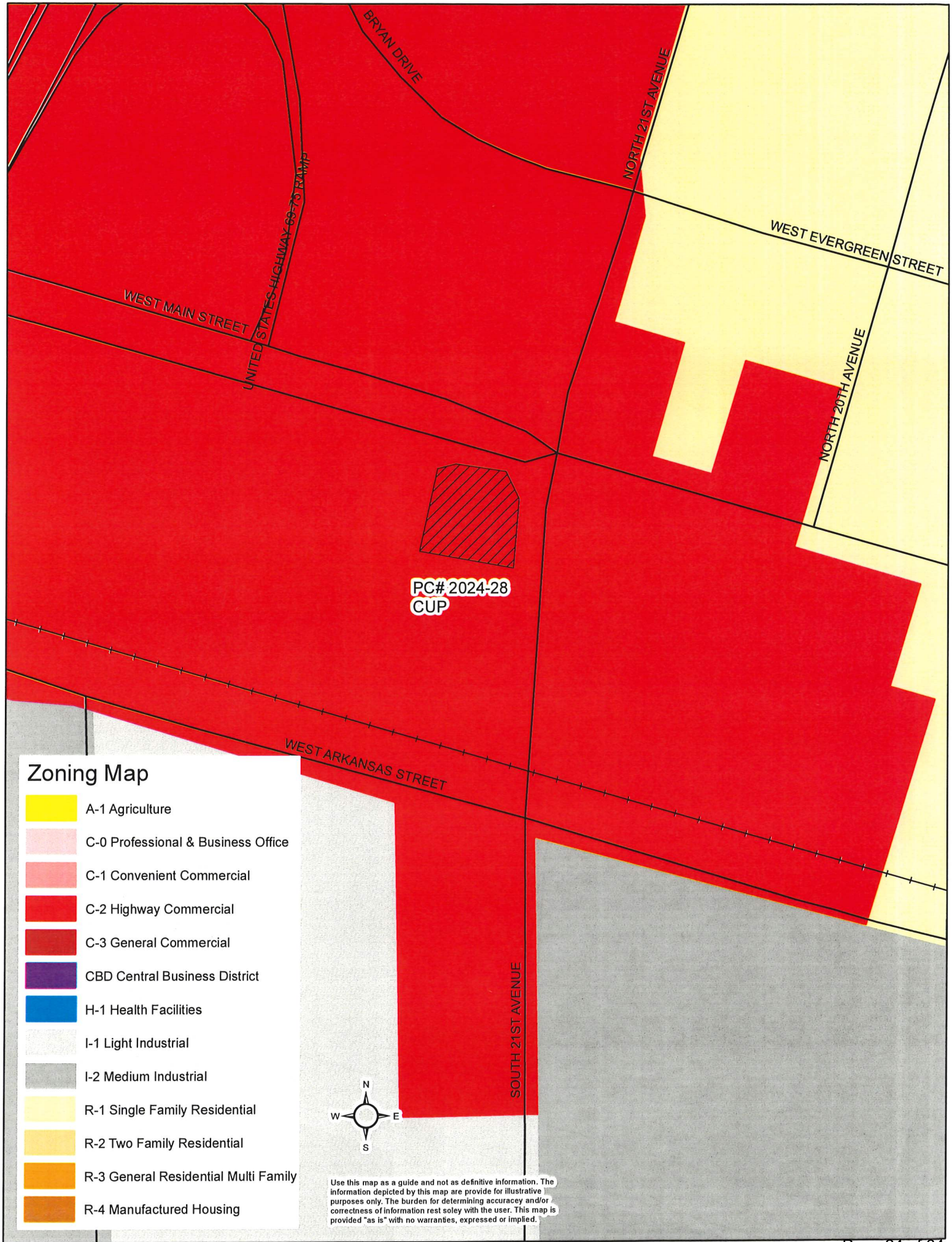
The current Future Land Use map shows this area staying C-2; therefore, this request is in line with the Future Land Use Map.

Staff Recommendation: Staff has no recommendations but would like to see plans of a drink minimum required with the business abutting a major street.

Required Action: Hold a public hearing and recommend approval or denial of granting a conditional use permit to Twila Maddox to include a bottle club in the cigar lounge located at 2101 W Main St Suite 101.



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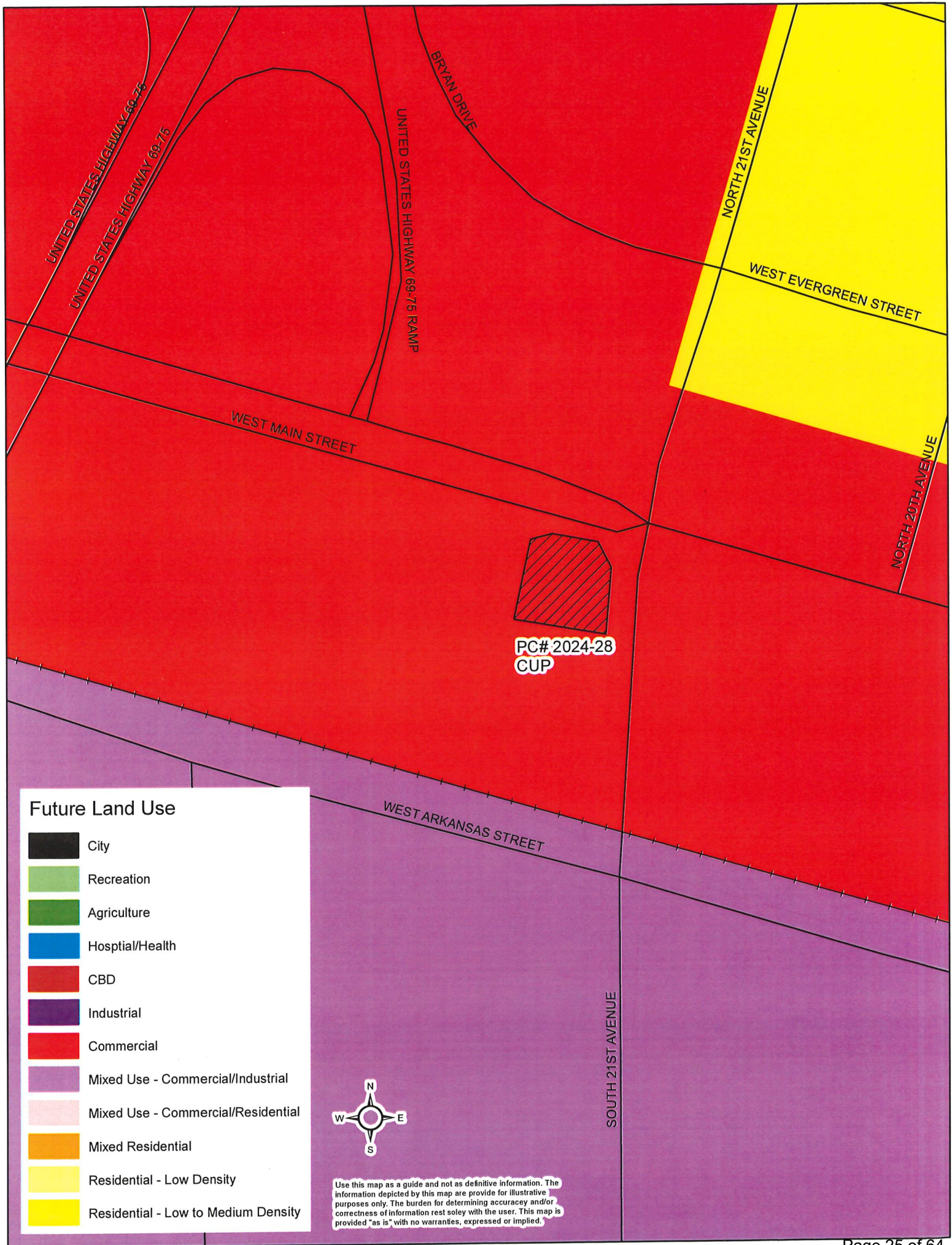


Zoning Map

- 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

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for a Rezone Request located on Rodeo Rd

Council Information / Action Requested

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

ATTACHMENTS:

1. Staff Report Holdenmoore
2. Maps
3. PC2024-29 Newspaper Map



THE CITY OF DURANT

Office of Community Development

Date: 08/28/2024
To: Planning Commission
Case: PC-2024-29
From:
Re: Rezone.

Request: Consider a request to rezone the property located on Rodeo from A-1 to R-3 to build multiple units on from single family up to four unit rental properties.

Current Zoning: A-1 Agriculture.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agriculture
West	A-1	Single Family Home
South	A-1	Single Family Homes
East	R-3	Vacant Property

Applicant: Holdenmoore LLC.

Background: Applicants approached staff seeking a rezone from A-1 to R-3 in order to build medium density rental 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 rezone request.

Analysis: With the addition of Rodeo Hills Housing single family unit developments would not conflict with current uses.

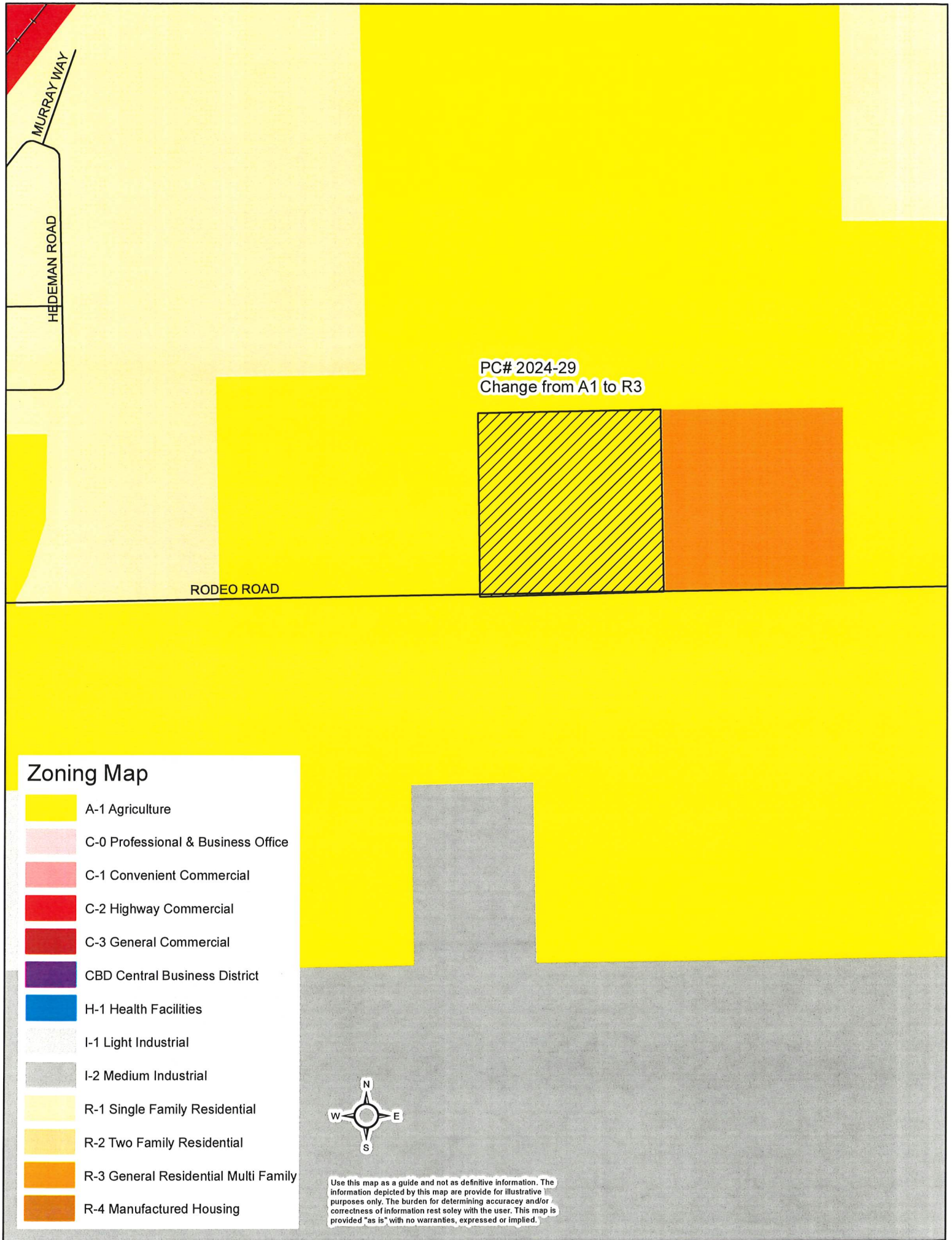
The current Future Land Use map shows this area as low to medium density residential.

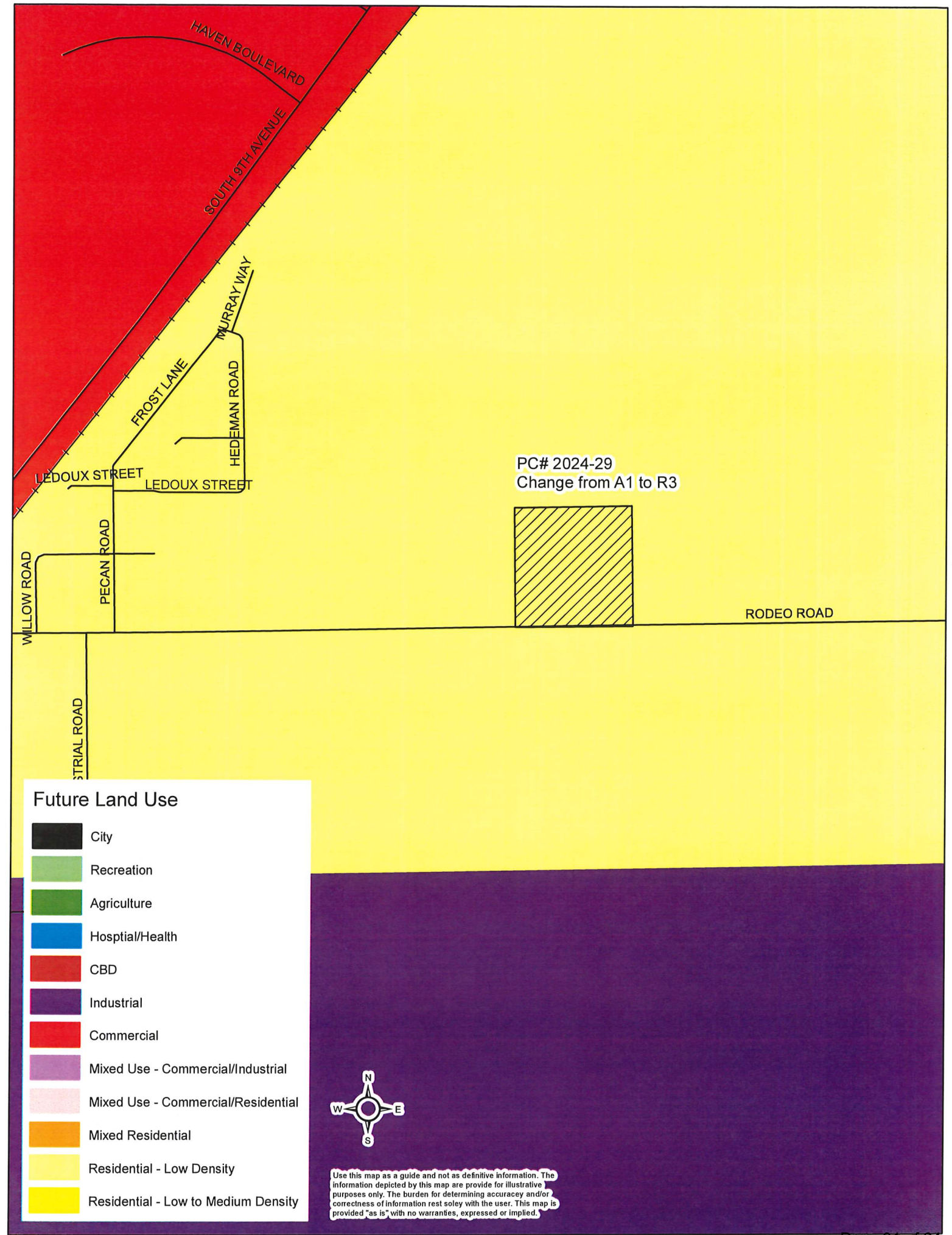
Staff Recommendation: Staff has no recommendation.

Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located on Rodeo Rd. Any specific conditions imposed by the Commission should be read into any approval motion.

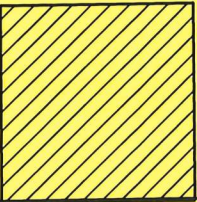


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PC# 2024-29
Change from A1 to R3



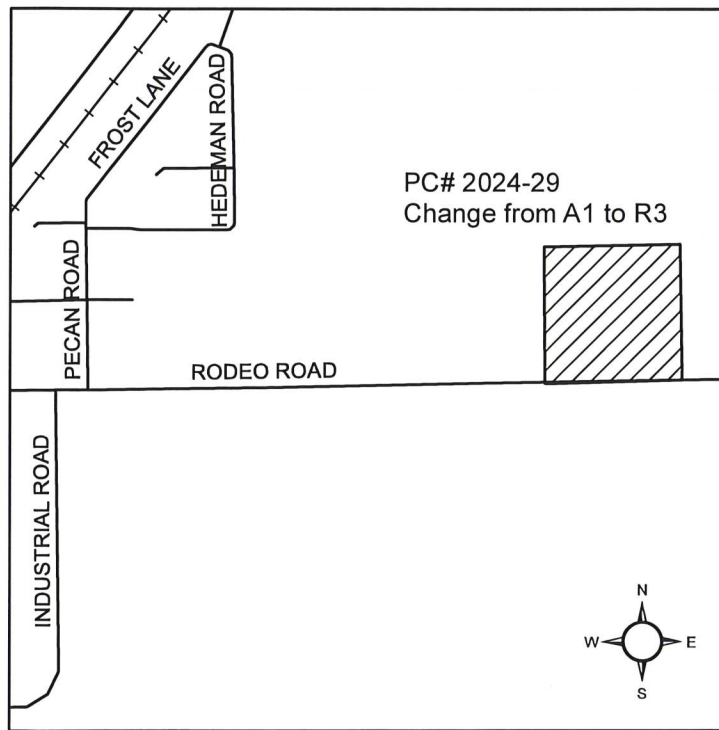
RODEO ROAD

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

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for a Re-plat Request for Property Located at Linden Woods

Council Information / Action Requested

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

ATTACHMENTS:

1. Staff Report HPH Investors
2. Maps
3. PC2024-30 Newspaper Map
4. Lindenwoods NE Preliminary Site Plan
5. Lindenwoods NE Plat



THE CITY OF DURANT

Office of Community Development

Date: 08/28/2024
To: Planning Commission
Case: PC-2024-30
From:
Re: Re-plat.

Request: Consider a request to re-plat of property located at the end of Lindenwoods Dr in order to build 25 single family homes.

Current Zoning: R-3 General Residential.

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Unused
West	R-3	Single/Multi Family
South	R-3	Unused
East	R-3	Railroad

Applicant: HPH Investors LP.

Background: Applicants approached staff seeking a re-plat of the current plat to build single family structures with the possibility of more in the future.

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 rezone request.

Analysis: Very large unplatted residential land. Proposed re-plat would utilize the land for growth.

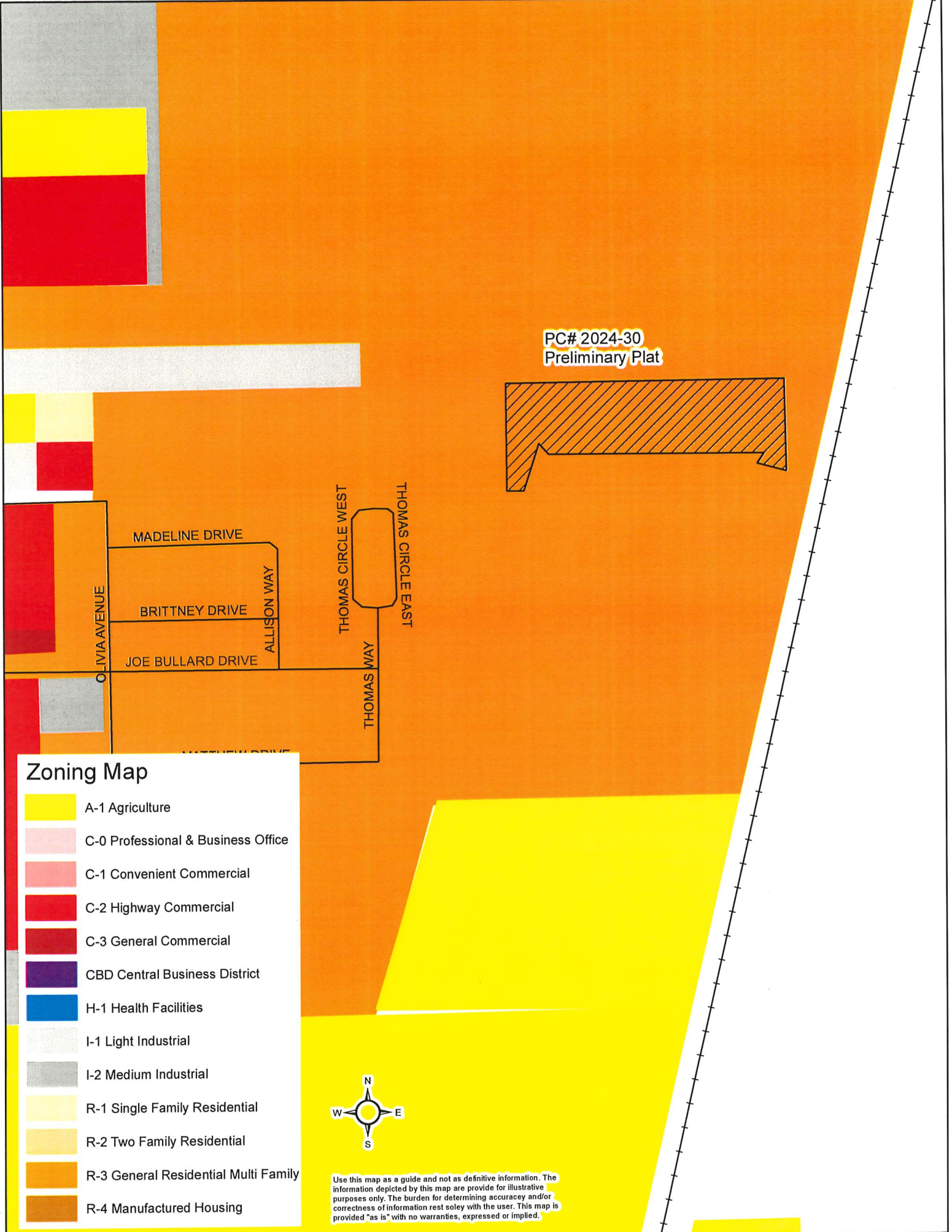
The current Future Land Use map shows this area as mixed use of commercial and residential.

Staff Recommendation: Staff recommends approval upon plans providing another means of egress for single family structures. M&O Supervisor would like to note that before any future plans are approved that we are still waiting on a master meter for the existing townhomes.

Required Action: Hold a public hearing and recommend approval or denial of the re-plat of land located at the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.



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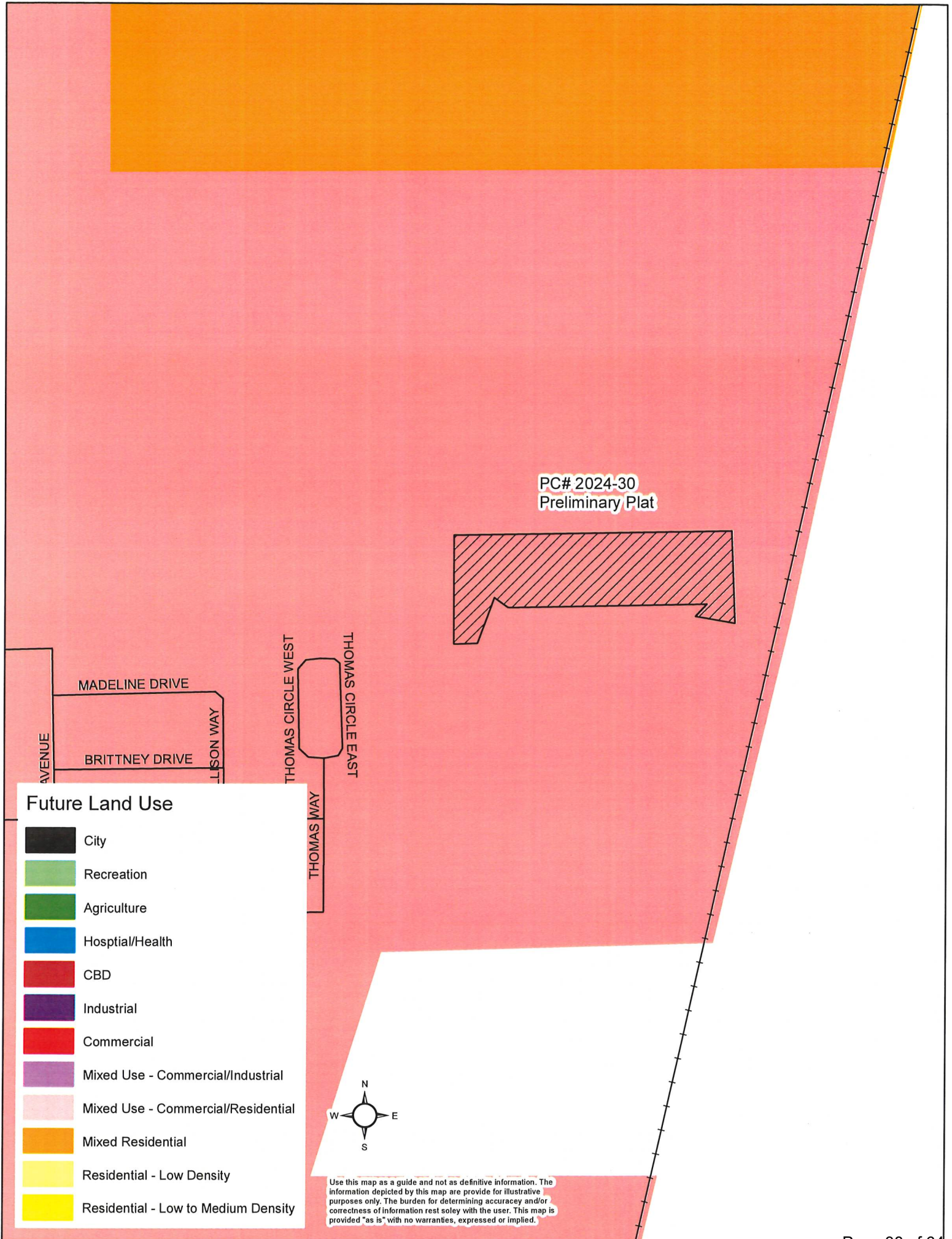
PC# 2024-30
Preliminary Plat

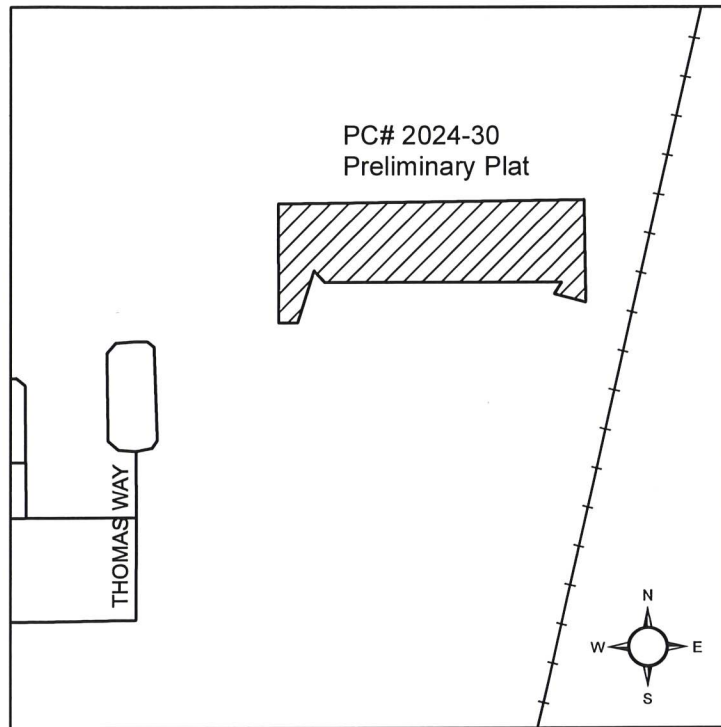
Zoning Map

- 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



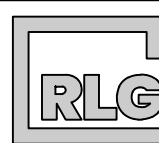
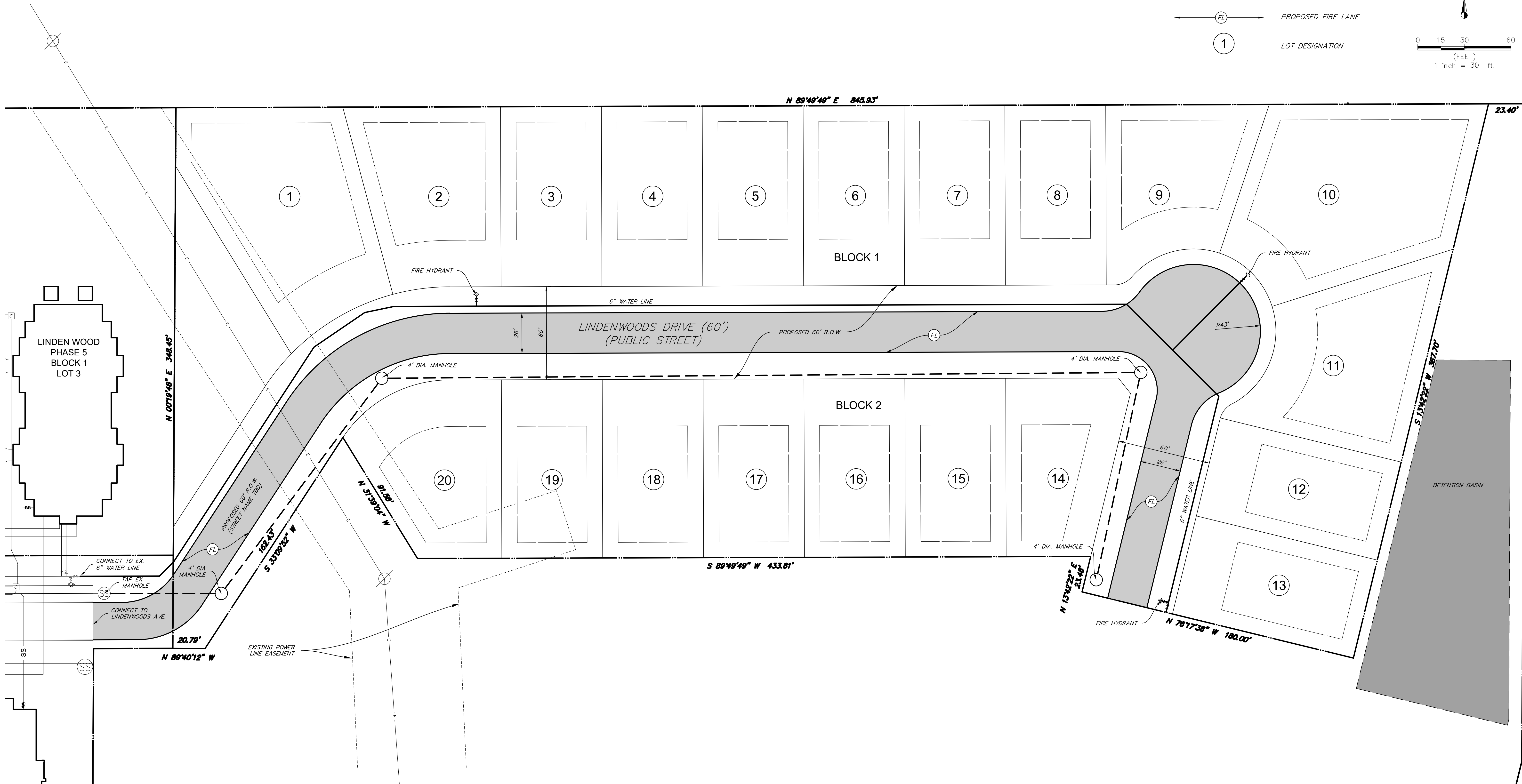
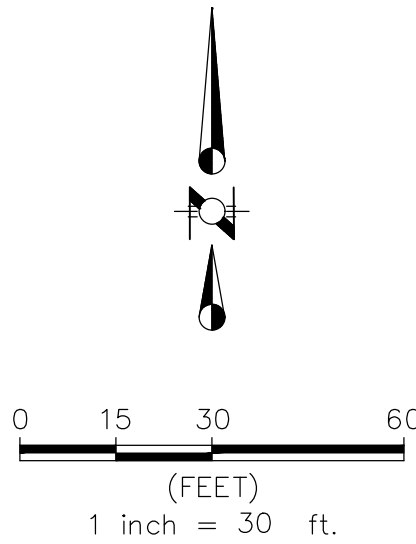
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LEGEND

- PROPOSED CURB
PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED FIRE LANE
LOT DESIGNATION



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

PROGRESS SET
FOR REVIEW ONLY

ISSUED 07/29/2024

THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY
OR UNDER THE SUPERVISION OF:

NEAL R. STEWART
OKLAHOMA PE #33408

SITE PLAN

LINDENWOODS NORTH EAST

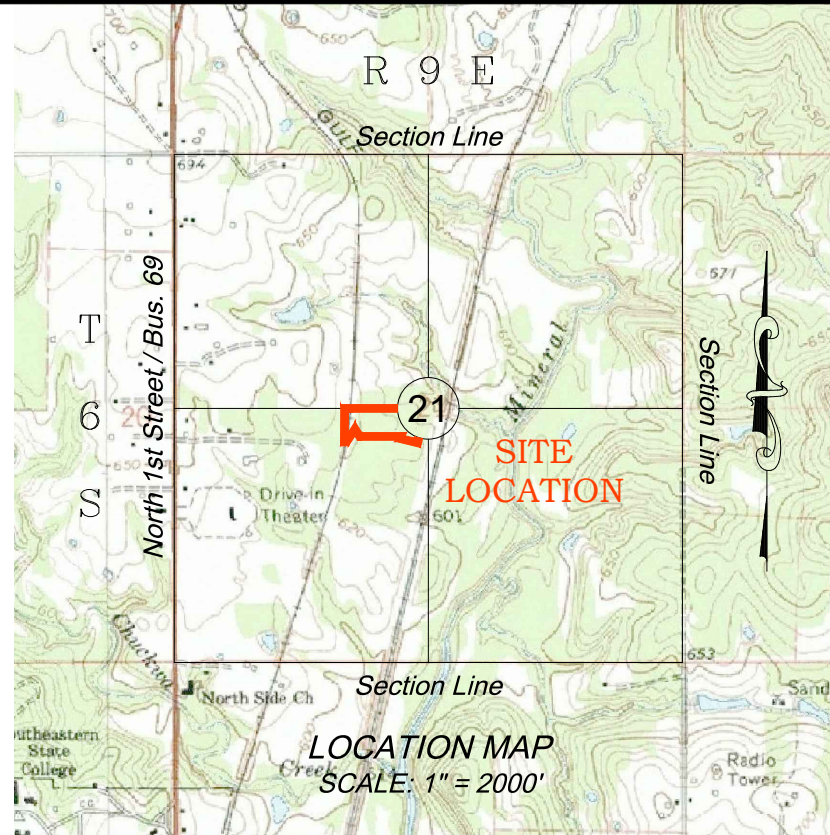
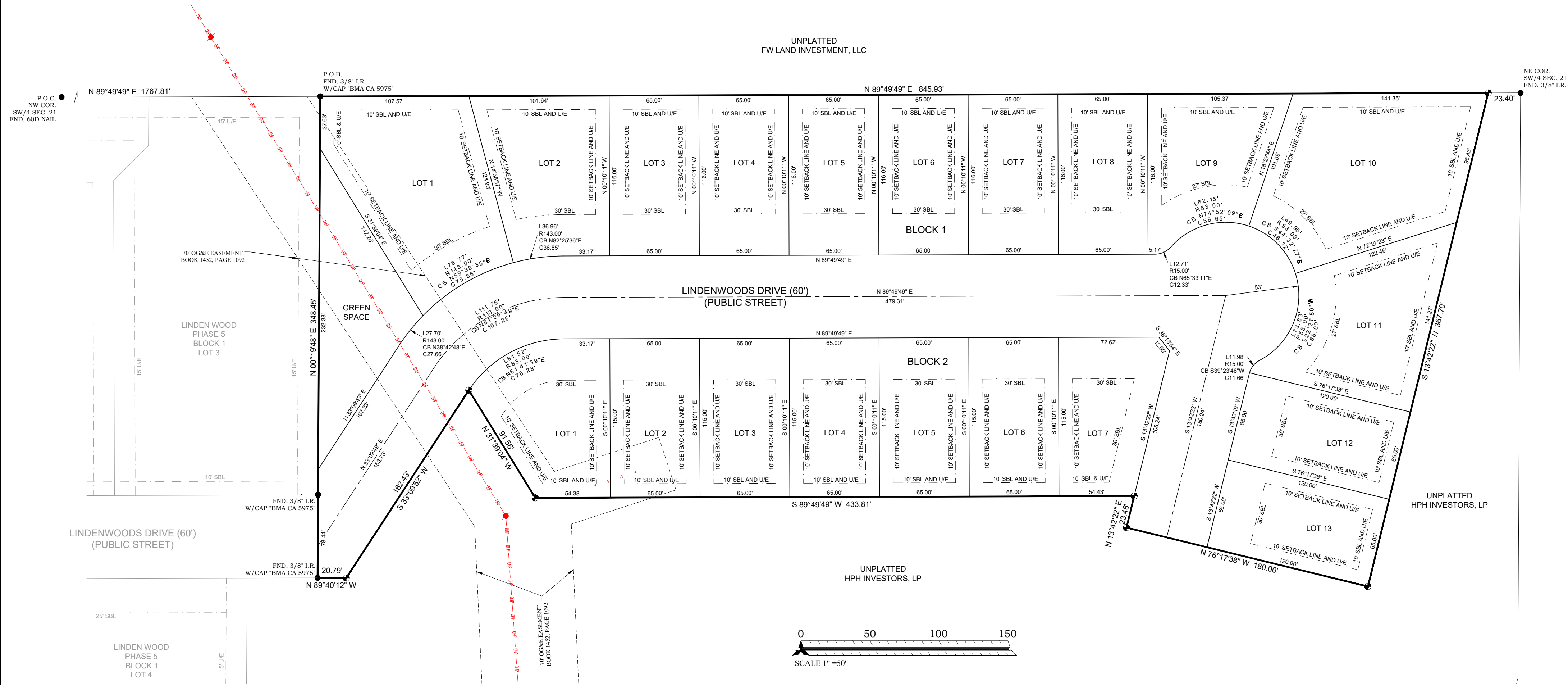
LINDENWOODS DRIVE

DEVELOPMENT SERVICES

CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	07/29/2024	2443	010	C01.00

LINDEN WOOD NORTHEAST
PART OF SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
OF THE INDIAN MERIDIAN,
DURANT BRYAN COUNTY, OKLAHOMA



DURANT CITY PLANNING
COMMISSION APPROVAL

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS ____ DAY OF _____, 2024.

CHAIRMAN SECRETARY

COUNTY TREASURER'S CERTIFICATE

I, _____, THE DULY ELECTED AND QUALIFIED COUNTY TREASURER OF BRYAN COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES UP TO AND INCLUDING THE YEAR 20____ ON THE ABOVE DESCRIBED PROPERTY KNOWN AS **LINDEN WOOD NORTHEAST**, BEING A PART OF THE SW/4 OF SECTION 21, T6S, R9E, 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 A.D.

COUNTY TREASURER

COUNTY OF BRYAN
STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE of DEDICATION
BY CITY COUNCIL

LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, THAT THE STREETS, AVENUES, AND EASEMENTS FOR PUBLIC USE ON THIS PLAT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ARE HEREBY ACCEPTED. ADOPTED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, THIS ____ DAY OF _____, 2024.

SIGNED: _____ SIGNED: _____
MAYOR CITY CLERK

CERTIFICATE FOR CITY
OF DURANT ACCEPTANCE
COUNTY OF BRYAN

I, _____, CITY CLERK OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, DO HEREBY VERIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL PAYMENTS OF UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS ____ DAY OF _____, 2024.

SIGNED: _____
CITY CLERK

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

THIS INSTRUMENT WAS FILED ON THE ____ DAY OF _____, 2024 A.D. AT _____ AND DULY RECORDED IN BOOK _____, PAGE _____.

COUNTY CLERK

LEGAL DESCRIPTION:

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows;

COMMENCING at the Northwest Corner of said N/2 SW/4,
THENCE N89°49'49"E, along the North line of said N/2 SW/4, a distance of 1767.81 feet to the TRUE POINT OF BEGINNING, said point being the Northeast corner of Linden Wood Phase 5;
THENCE continuing N89°49'49"E, along said North line a distance of 845.93 feet; THENCE S13°42'22"W, a distance of 367.70 feet; THENCE N76°17'38"W, a distance of 180.00 feet; THENCE N13°42'22"E, a distance of 23.48 feet;
THENCE S89°49'49"W, parallel with said North line, a distance of 433.81 feet; THENCE N31°39'04"W, a distance of 91.56 feet; THENCE S33°09'52"W, a distance of 162.43 feet; THENCE N89°40'12"W, a distance of 20.79 feet; THENCE N00°19'48"E, along the East line of Linden Wood Phase 5, a distance of 348.45 feet to the TRUE POINT OF BEGINNING.
Containing 5.57 acres, more or less.

Basis of Bearings are Geodetic North.
Said being described by Robby L. Johnson, RPLS No. 1539 on July 23, 2024.

LICENSED LAND SURVEYOR'S CERTIFICATE

I, ROBBY L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

Robby L. Johnson, R.P.L.S. No. 1539
Bennett-Morris & Associates, Land Surveying, P.C.
C.A. No. 5975 (LS)
P.O. Box 2618, Ada, Oklahoma 74821
PH. 580-279-1795 Fax 888-662-7778

COUNTY OF BRYAN
STATE OF OKLAHOMA

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS ____ DAY OF _____, 2024.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NO

FLOOD ZONE

SUBJECT PROPERTY DOES LIE WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY: F.E.M.A. MAP NO. 40013C0190E MAP REVISED JUNE 2, 2011. LOW LYING AND CREEK AREAS MAY BE SUBJECT TO FLOODING.

OWNERS CERTIFICATE & DEDICATION:

THE UNDERSIGNED HEREBY DEDICATE FOR THE PUBLIC USE OF ALL THE STREETS SHOWN HEREON AND DEDICATE FOR USE BY PUBLIC OR QUASI-PUBLIC ENTITIES PROVIDING ELECTRIC, TELEPHONE, GAS OR WATER UTILITY SERVICES, OR SEWER SERVICES, THOSE EASEMENTS LABELED DRAINAGE EASEMENT, UTILITY EASEMENT, OR BOTH, SHOWN HEREON, ALL IN THE WIDTH, LENGTH, AND LOCATION DESIGNATED ON THE PLAT, AND SUCH EASEMENTS SHALL NOT BE USED FOR INGRESS AND EGRESS BY THE PUBLIC NOR BY ANY OTHER UTILITY SERVICE COMPANY OR PERSONS WHOMSOEVER EXCEPT AS INCIDENTAL TO AND REQUIRED IN CONNECTION WITH THE USE OF THE EASEMENTS FOR THEIR SPECIFIC PURPOSE AS SHOWN ON THE ANNEXED PLAT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA. THE TRANSACTION OF THIS IRREVOCABLE OFFER OF DEDICATION SHALL BE CONSUMMATED UPON THE EXECUTION OF THE ACCEPTANCE OF DEDICATION BY CITY COUNCIL AS SET FORTH HEREON, FOR THE THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

HPH INVESTORS, LP
BY: EXPRESS DEVELOPMENT, INC.; ITS GENERAL PARTNER

BY: KRISTINE M. TIBBETTS, PRESIDENT

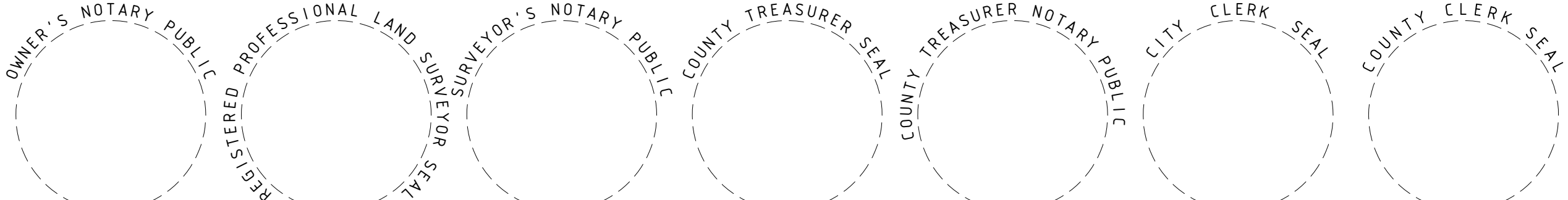
COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED KRISTINE M. TIBBETTS, PRESIDENT OF EXPRESS DEVELOPMENT INC., THE GENERAL PARTNER OF HPH INVESTORS, LP, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

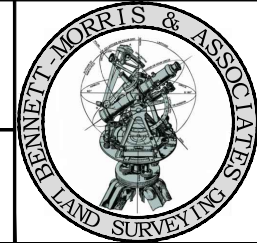
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

- LEGEND
- SET 1/2" IRON ROD W/CAP
 - FOUND NOTED MONUMENT
 - POWER POLE
 - GUY ANCHOR
 - OVER HEAD POWER LINE
 - LINE NOT TO SCALE
 - SET BACK LINE
 - UTILITY EASEMENT



BRYAN COUNTY, OKLAHOMA	
SCALE: 1in = 50ft	© COPYRIGHT 2024 Bennett-Morris And Associates Land Surveying, P.C. - C.A. No. 5975 (LS)
DATE: 07/25/2024	PROJECT NUMBER: 2024-0001
PROJECT NUMBER: 2024-0001	FIELD BOOK: 2024-0001
DATE: 07/25/2024	SHEET: 1 OF 1

PRELIMINARY PLAT OF LINDEN WOOD NORTHEAST DURANT, BRYAN COUNTY	
SURVEYING AND MAPPING BY Bennett-Morris And Associates Land Surveying, P.C. ADA, OKLAHOMA	





The City of Durant

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for a Parking Variance for Property Located on Wilson Street

Council Information / Action Requested

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

ATTACHMENTS:

1. Staff Report Williams, Fox, Forshee
2. Maps
3. PC2024-30 Newspaper Map
4. Site Plans



THE CITY OF DURANT

Office of Community Development

Date: 08/28/2024
To: Planning Commission
Case: PC-2024-31
From:
Re: Parking variance to reduce the required parking spaces per unit..

Request: Consider a request to reduce required parking spaces for apartments and townhomes on proposed development located south of Wilson St. and west of N. 1st Ave. Current parking requirements would require 662 parking spaces and they are seeking to reduce that to approximately 460 parking spaces.

Current Zoning: R-3 General Residential, R-2 Two Family Residential, & R-1 Single Family Residential.

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Single Family Homes
West	A-1	Biological Science BLDG
South	R-3	Apartments
East	R-3/A-1	Baptist College Ministries

Applicant: Williams, Box, Forshee & Bullard, P.C. on behalf of applicant.

Background: Applicants approached staff seeking a variance for required parking. Applicants have expressed concern with there being no change on required parking for one-bedroom units to three-bedroom 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 current code 156.034 Uses Permitted in Districts located in the Durant Code of Ordinance states multi-family developments of more than three acres in size require 2.5 parking for each dwelling unit.

The current Future Land Use map shows this area as mixed residential; therefore, this request is in line with the Future Land Use Map.

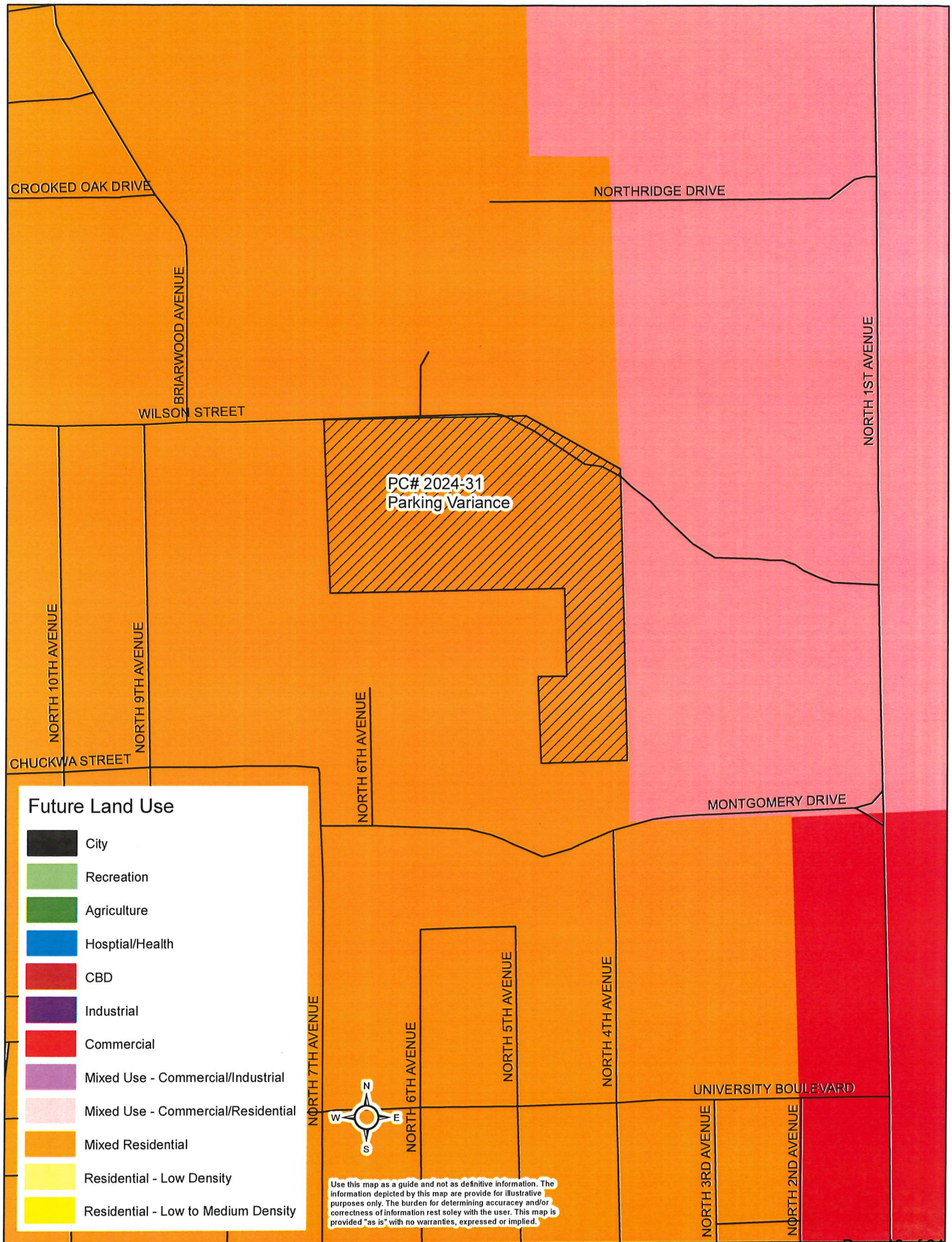
Staff Recommendation: Staff recommends denial of request. There is no way to determine how many occupants will be in each unit regardless of 1 to 3 dwelling unit. There is also a concern that overflow parking in the street similar to the complex to the east of this proposed project.

Required Action: Hold a public hearing and recommend approval or denial of the variance request for required parking spaces for Williams, Box, Forshee, & Bullard, P.C. on behalf of applicant for property located south of Wilson St & west of N 1st Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

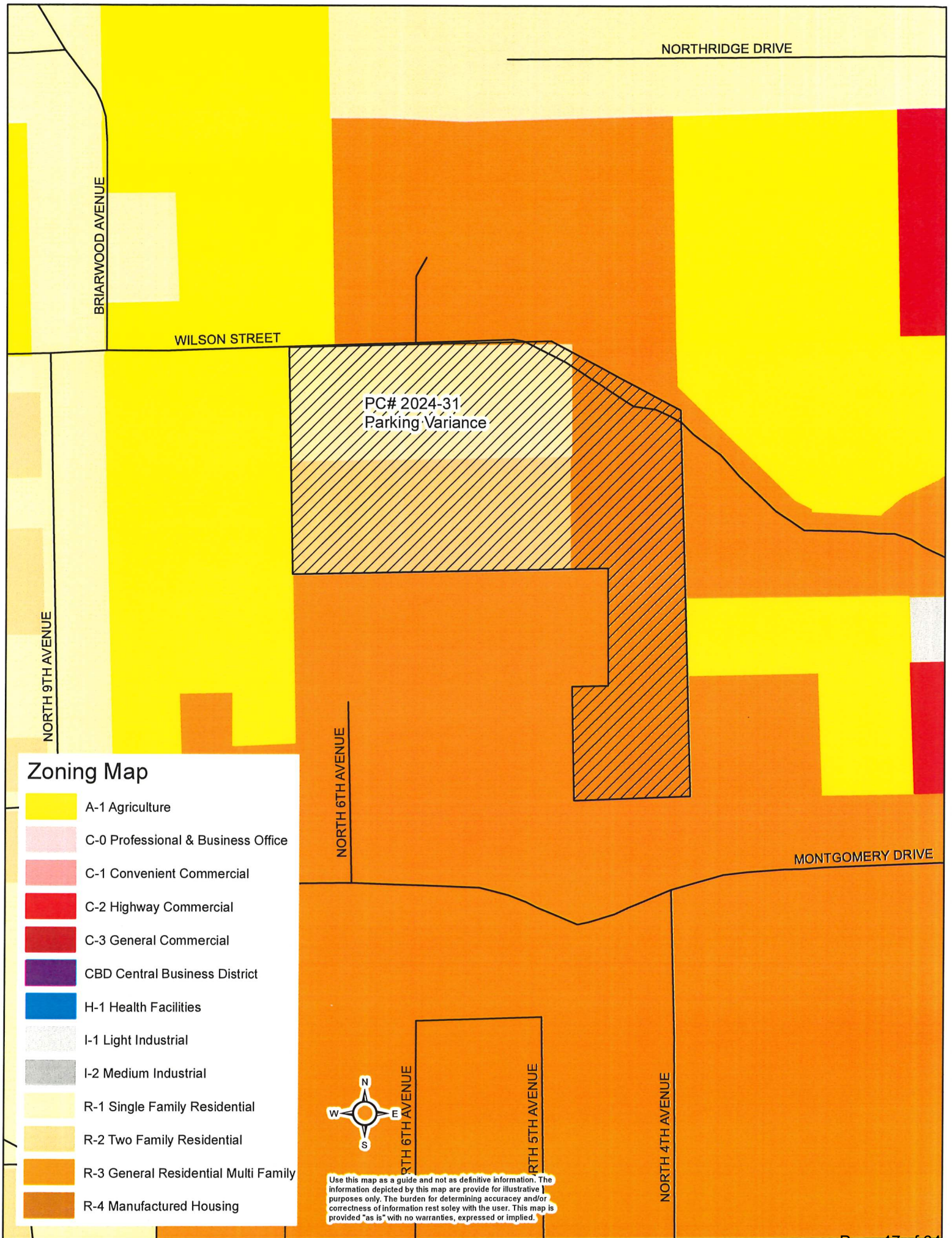


PC# 2024-31
Parking Variance

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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NORTHRIDGE DRIVE

BRIARWOOD AVENUE

WILSON STREET

PC# 2024-31
Parking Variance

NORTH 9TH AVENUE

NORTH 6TH AVENUE

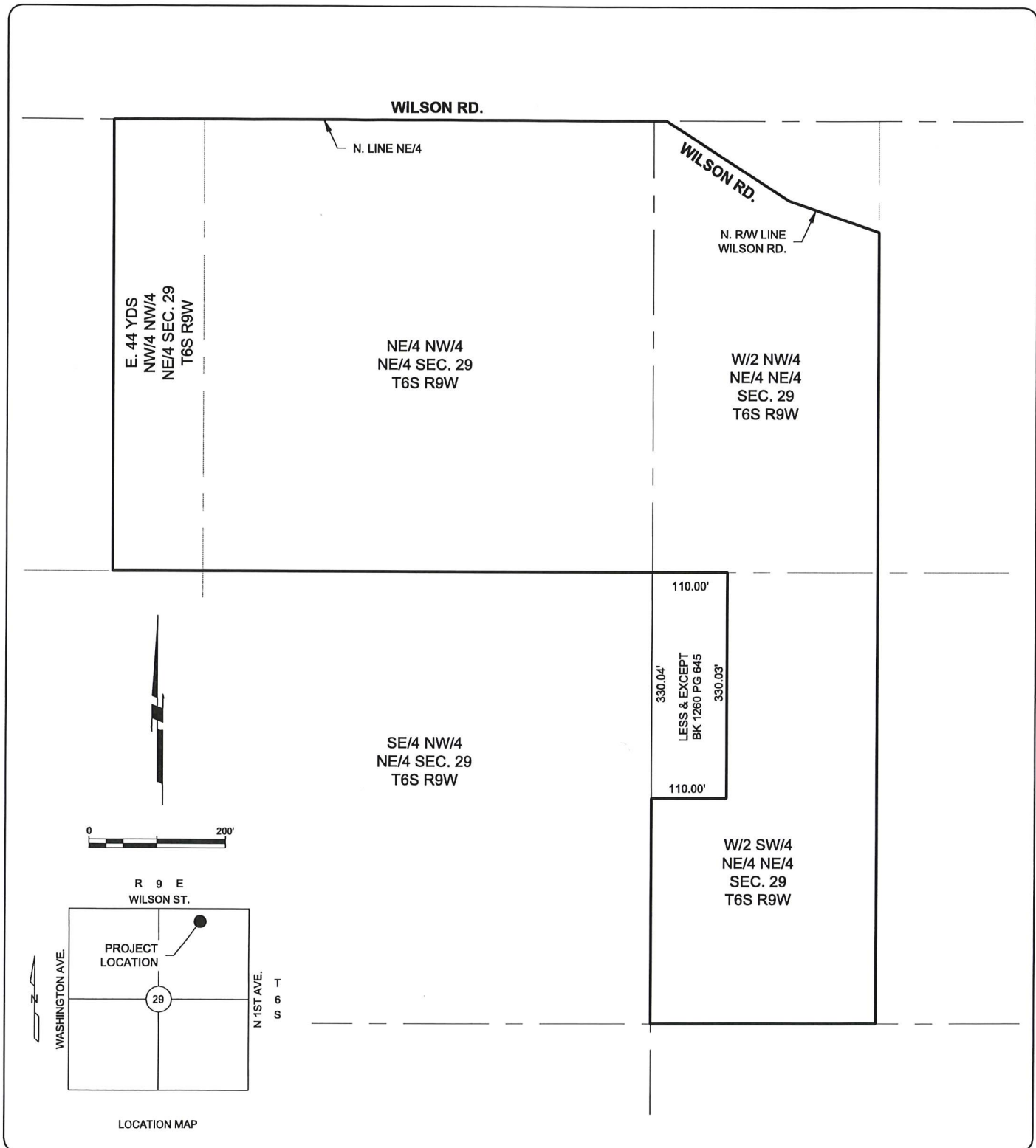
MONTGOMERY DRIVE

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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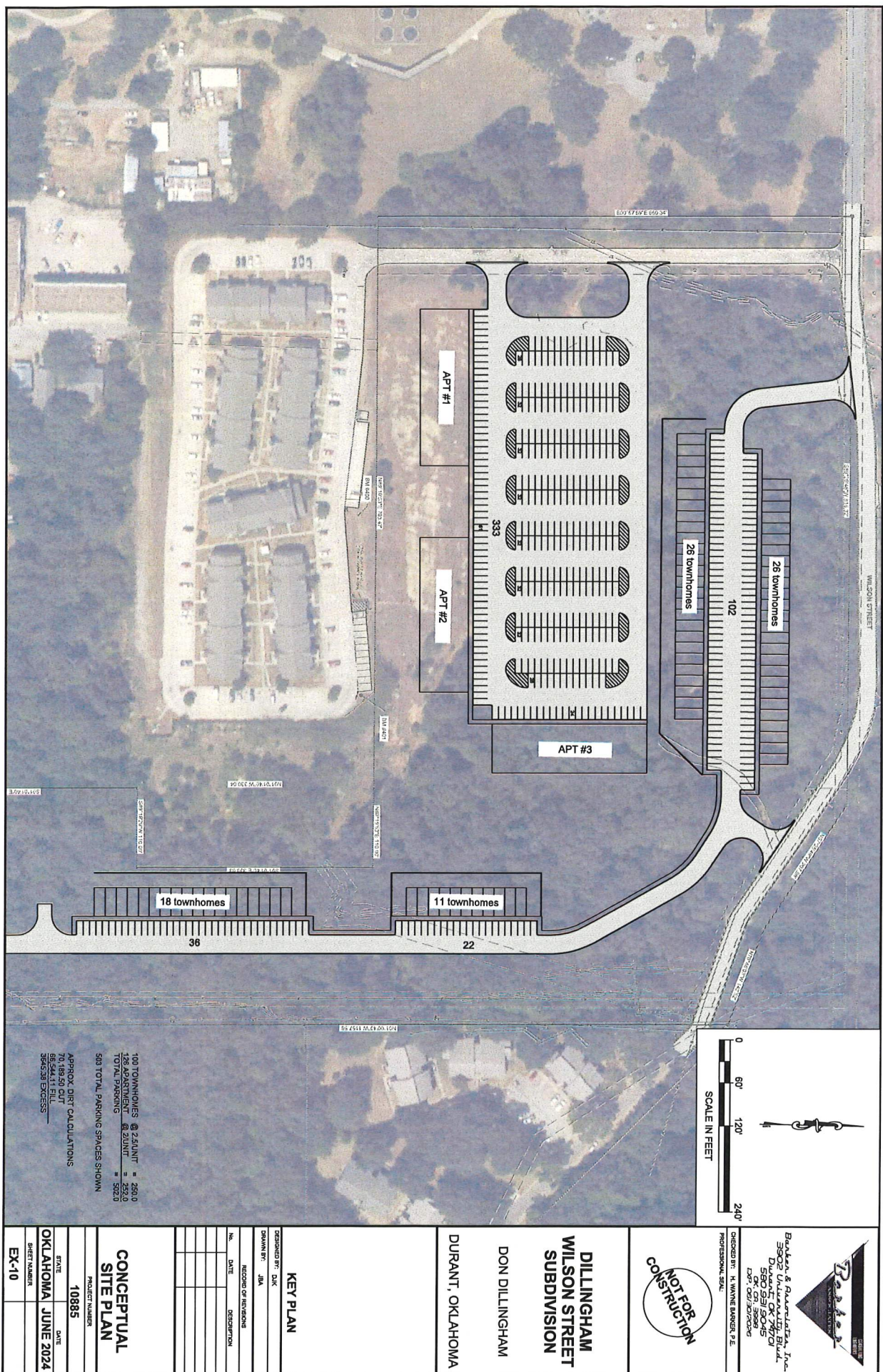
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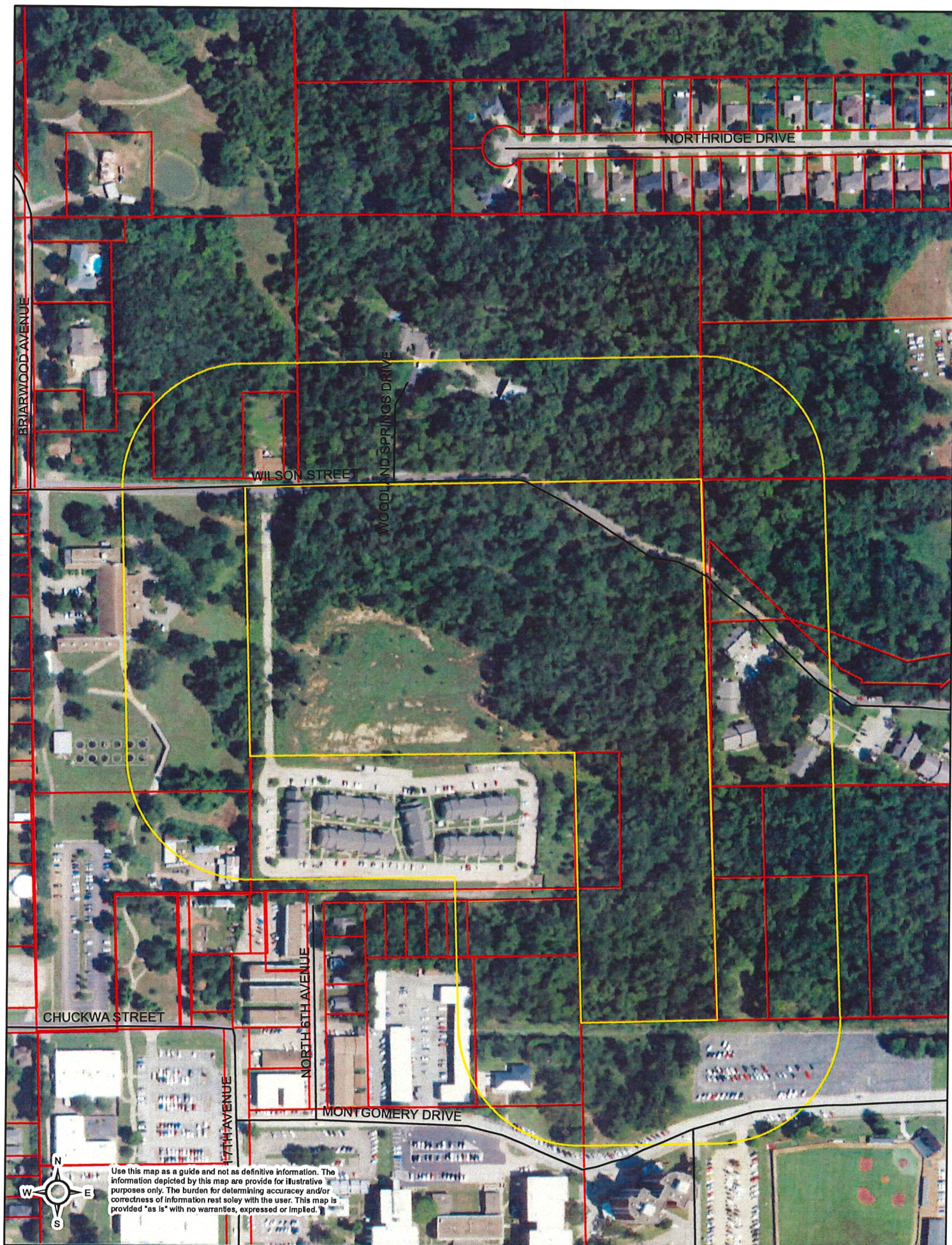
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Date: 6-16-23
Scale: 1"=200'

S&F DEVELOPMENT CO.
DURANT, BRYAN COUNTY, OKLAHOMA
EXHIBIT

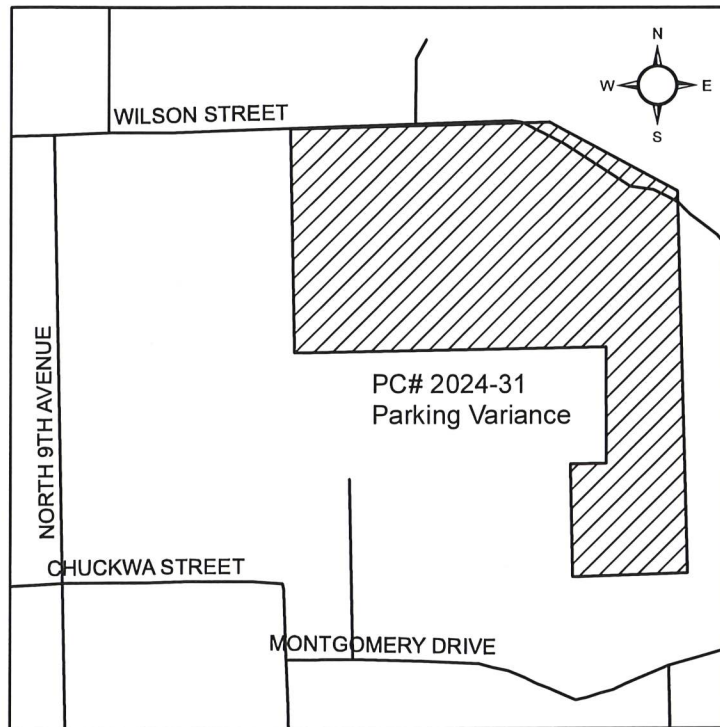


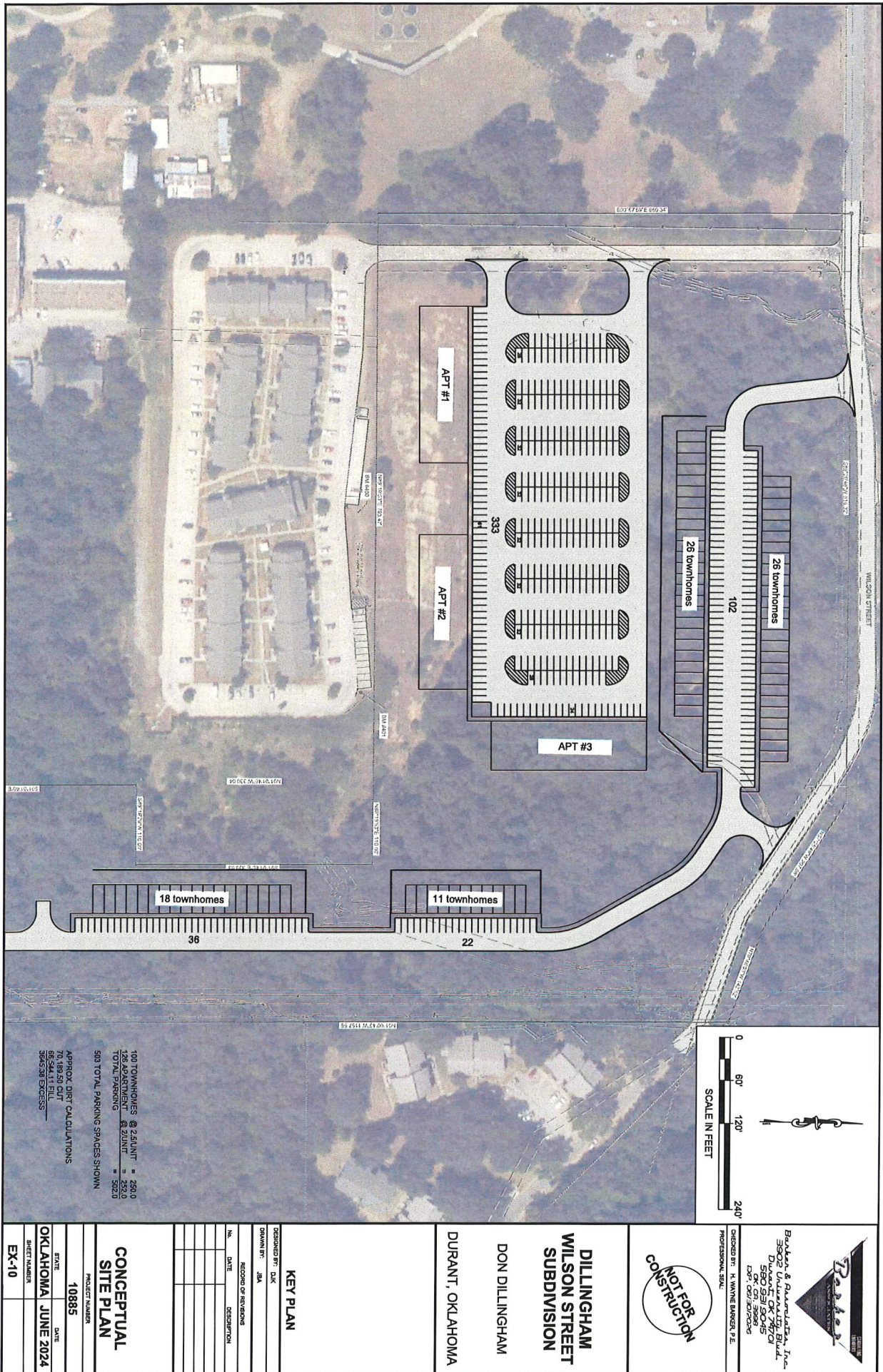
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaoko.com
Certificate of Authorization #1454 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

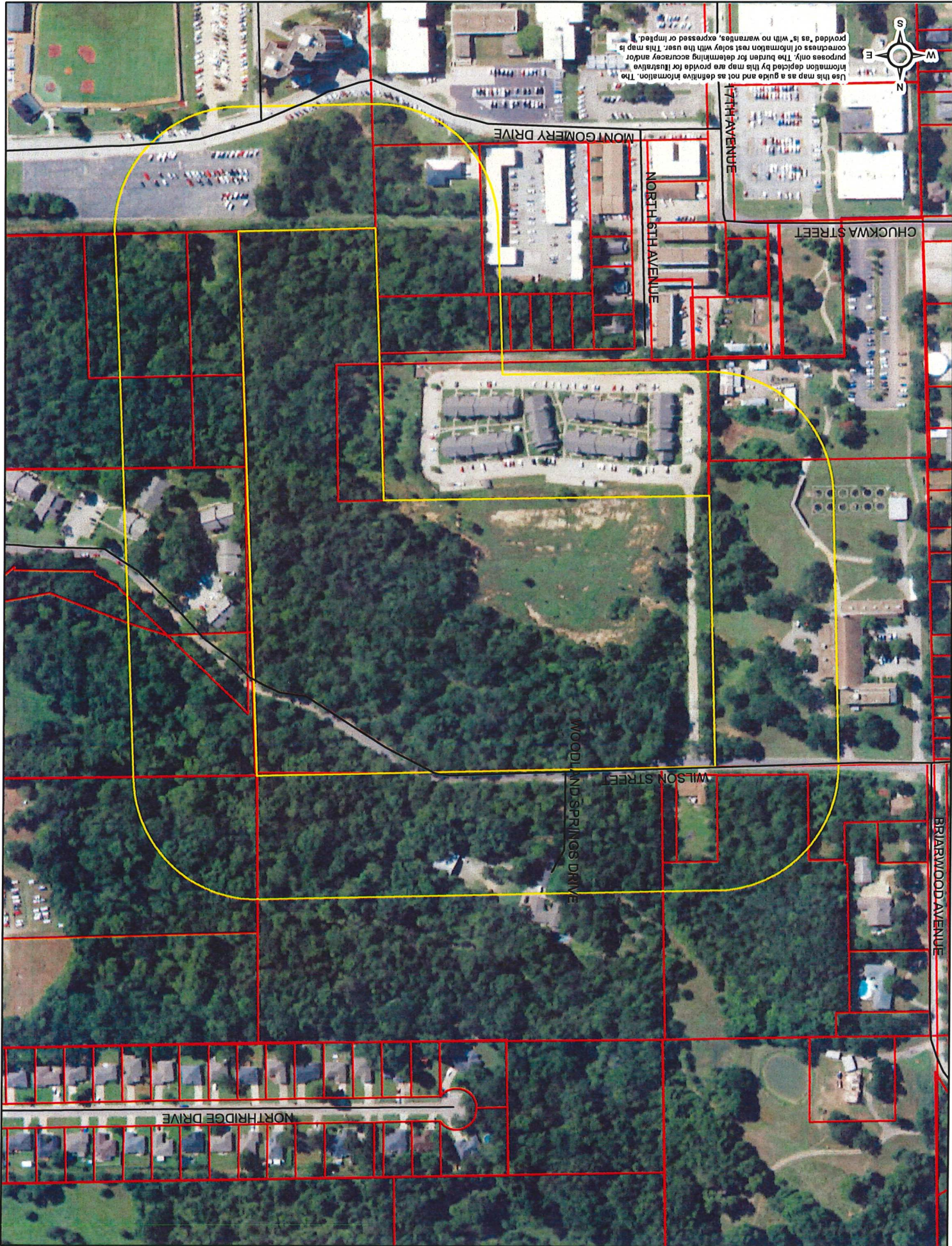




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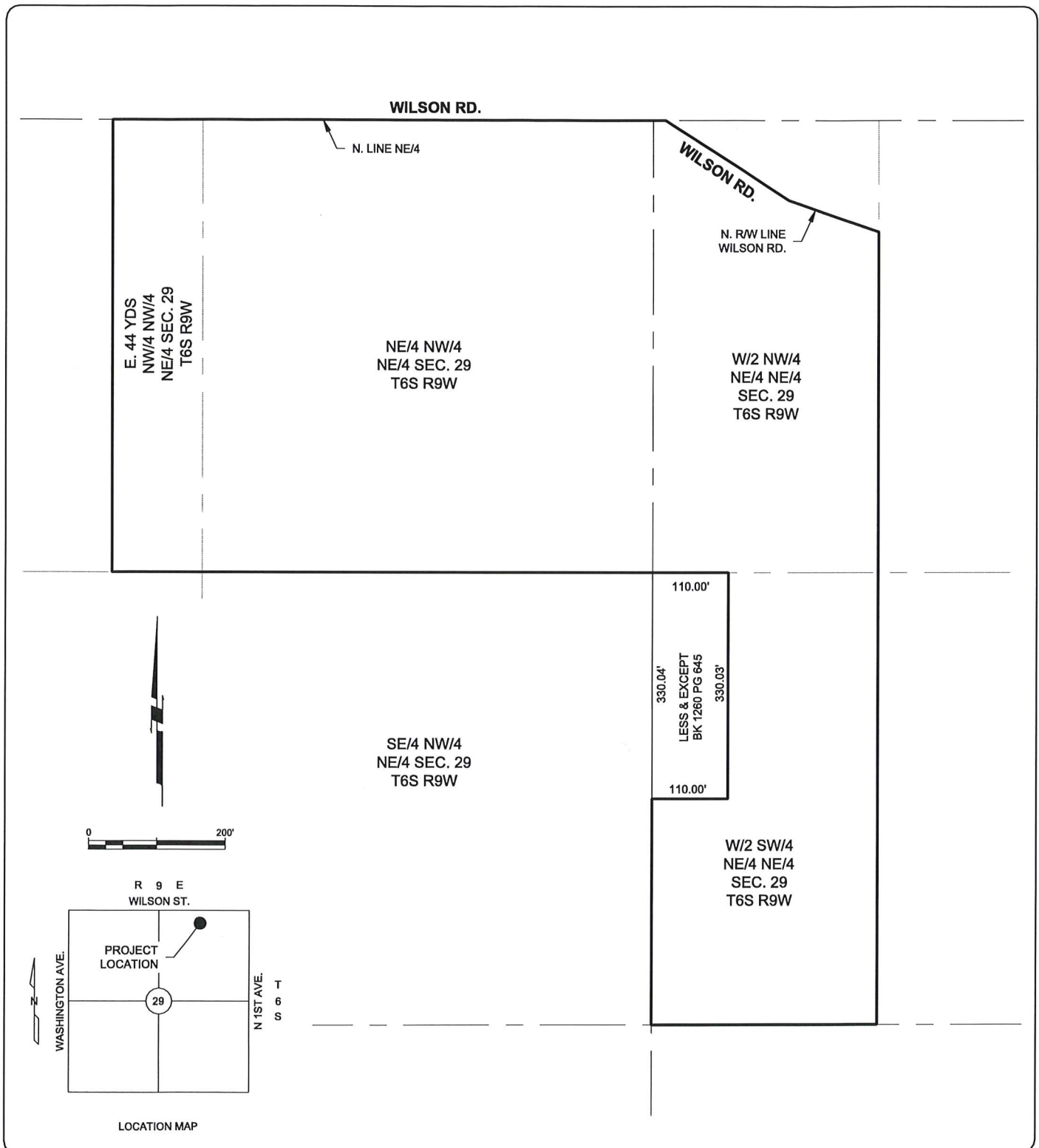






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Date: 6-16-23
Scale: 1"=200'

S&F DEVELOPMENT CO.
DURANT, BRYAN COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaoca.com
Certificate of Authorization #1484 Exp. Date: 09-30-2023
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The City of Durant

Memorandum

Date: 9/3/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for a Variance for More than One Structure on a Lot Located at 1321 N. 5th Ave

Council Information / Action Requested

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

ATTACHMENTS:

1. Staff Report Barrientos
2. Maps
3. PC2024-33 Newspaper Map
4. Remodel Plans



THE CITY OF DURANT

Office of Community Development

Date: 08/28/2024
To: Planning Commission
Case: PC-2024-33
From:
Re: Allowance to continue non-conforming use of structure located behind single family home.

Request: Consider a request to allow use of a non-conforming structure for apartments located at 1321 N 5th Ave.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	C-O	SOSU Educational Opportunity Center
West	R-3	Single Family Homes
South	R-3	Single Family Homes
East	R-3	Single Family Homes

Applicant: Natalia Barrientos (Magnolia Custom Homes)

Background: Applicants approached staff to remodel and rent/lease a non-conforming structure located directly behind a single family structure at 1321 N 5th Ave. The applicant stated that this development would be 4 studio style units.

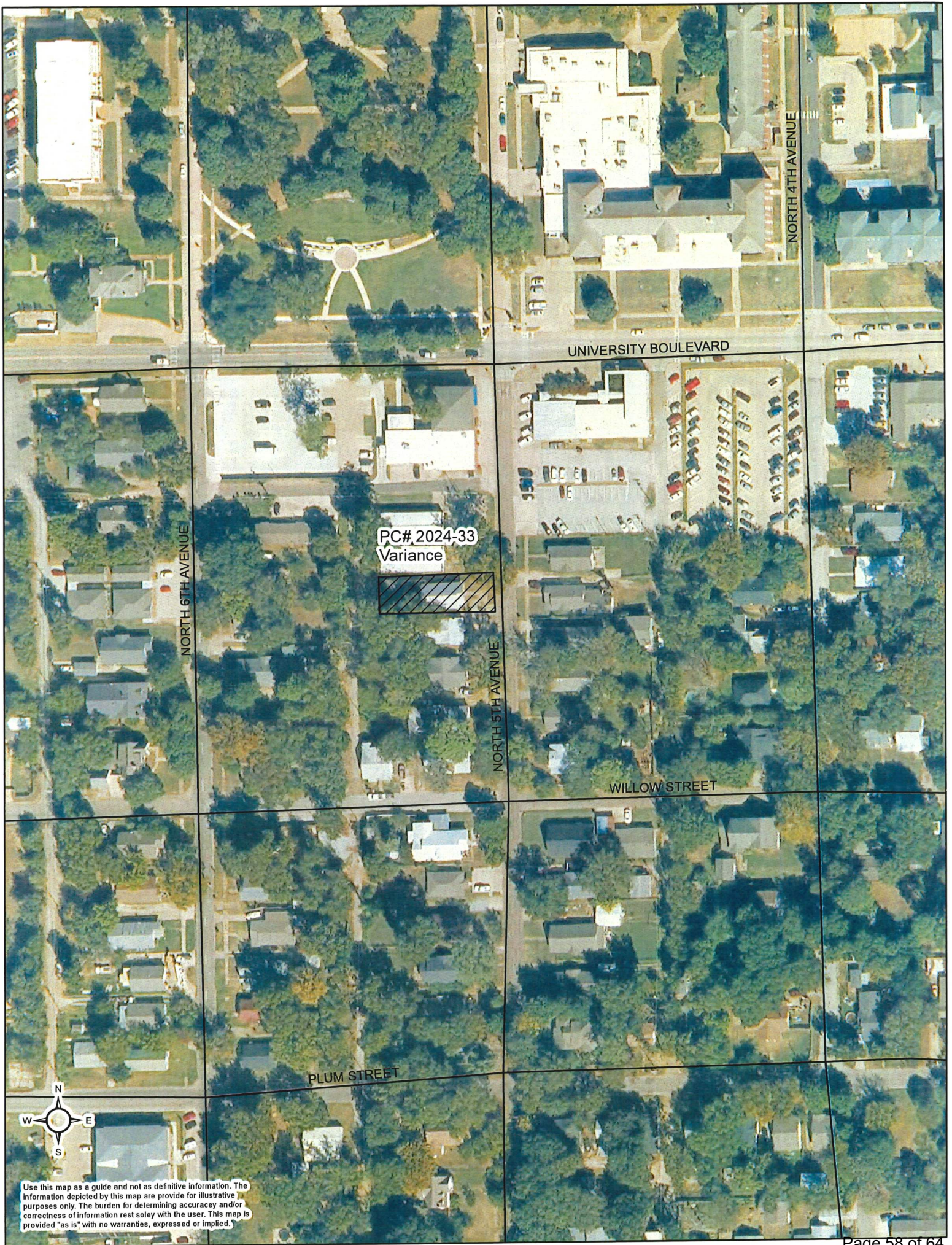
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

Analysis: The subject property is approximately 7,522.6 SQFT, with 2 habitable structures. The main structure is roughly 1,413 SQFT and the secondary structure in question is roughly 1,200 SQFT in total. The main structure faces N 5th Ave with a driveway abutting the street. The secondary structure sits approximately 33 inches from the rear of the main structure and faces south with main access from the alley running north and south. The secondary structure is planned to be 4 units with a total floor space of 312 SQFT.

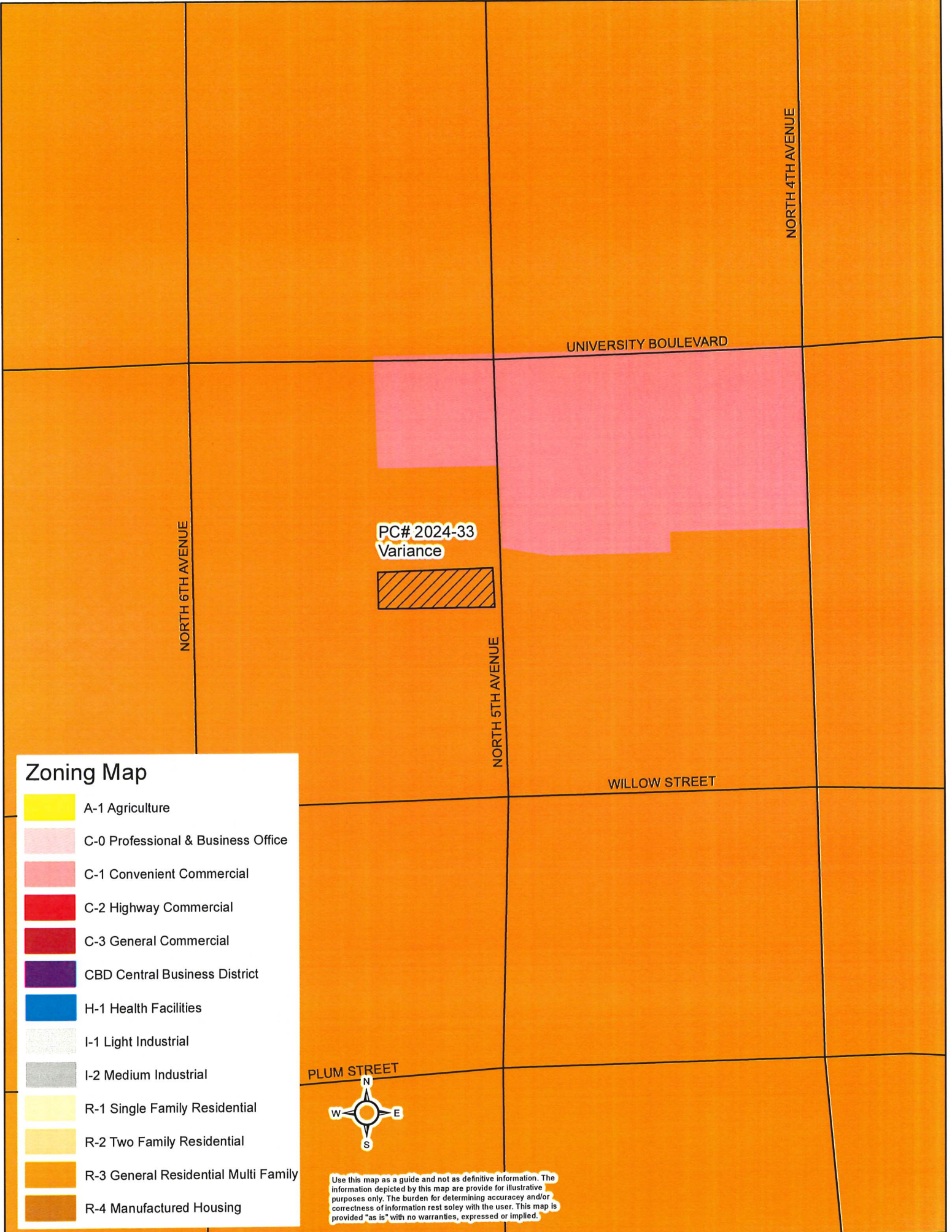
The current Future Land Use map shows this area as mixed residential; therefore, this request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends denying this request due to district regulations found in the Durant Code of Ordinances 156.035 that states in R-3 zoning the property would require 8,000 SQFT of lot space plus 1,200 SQFT per unit over 2 units. There is also concern of proper access to the property for emergency vehicles.

Required Action: Hold a public hearing and recommend approval or denial of the continued use of non-conforming structure request for Natalia Barrientos (Magnolia Custom Homes, property located at 1321 N 5th Ave. Any specific conditions imposed by the Commission should be read into any approval motion.



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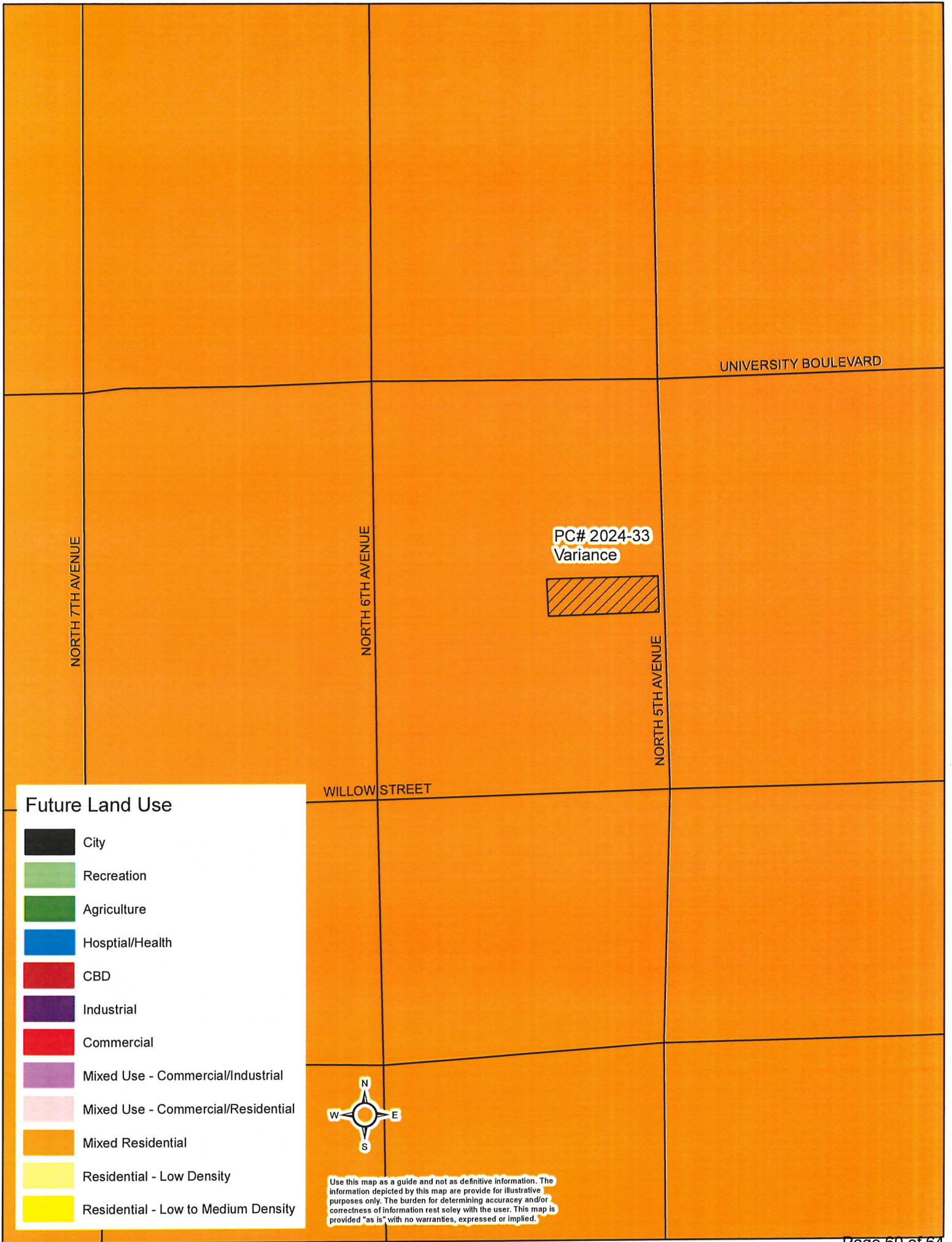


Zoning Map

- 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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UNIVERSITY BOULEVARD

NORTH 7TH AVENUE

NORTH 6TH AVENUE

NORTH 5TH AVENUE

PC# 2024-33
Variance



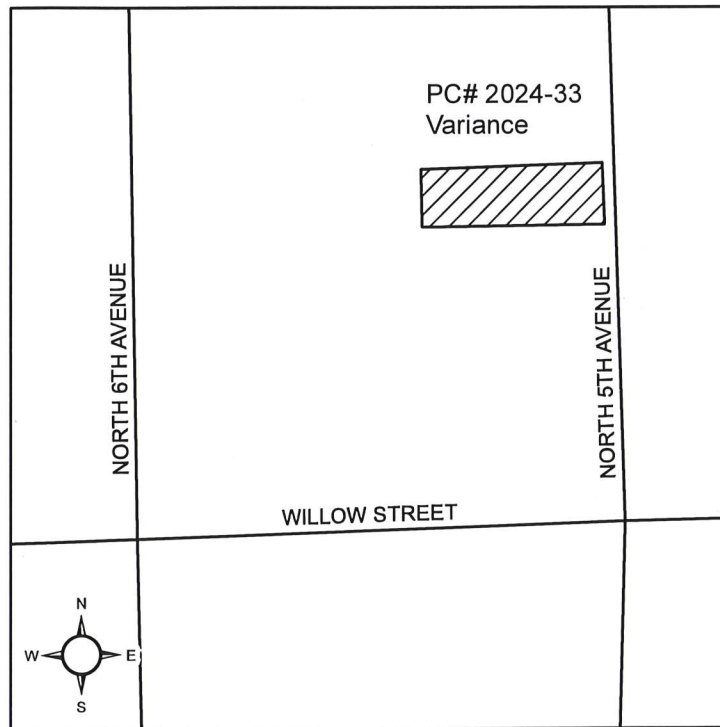
WILLOW STREET

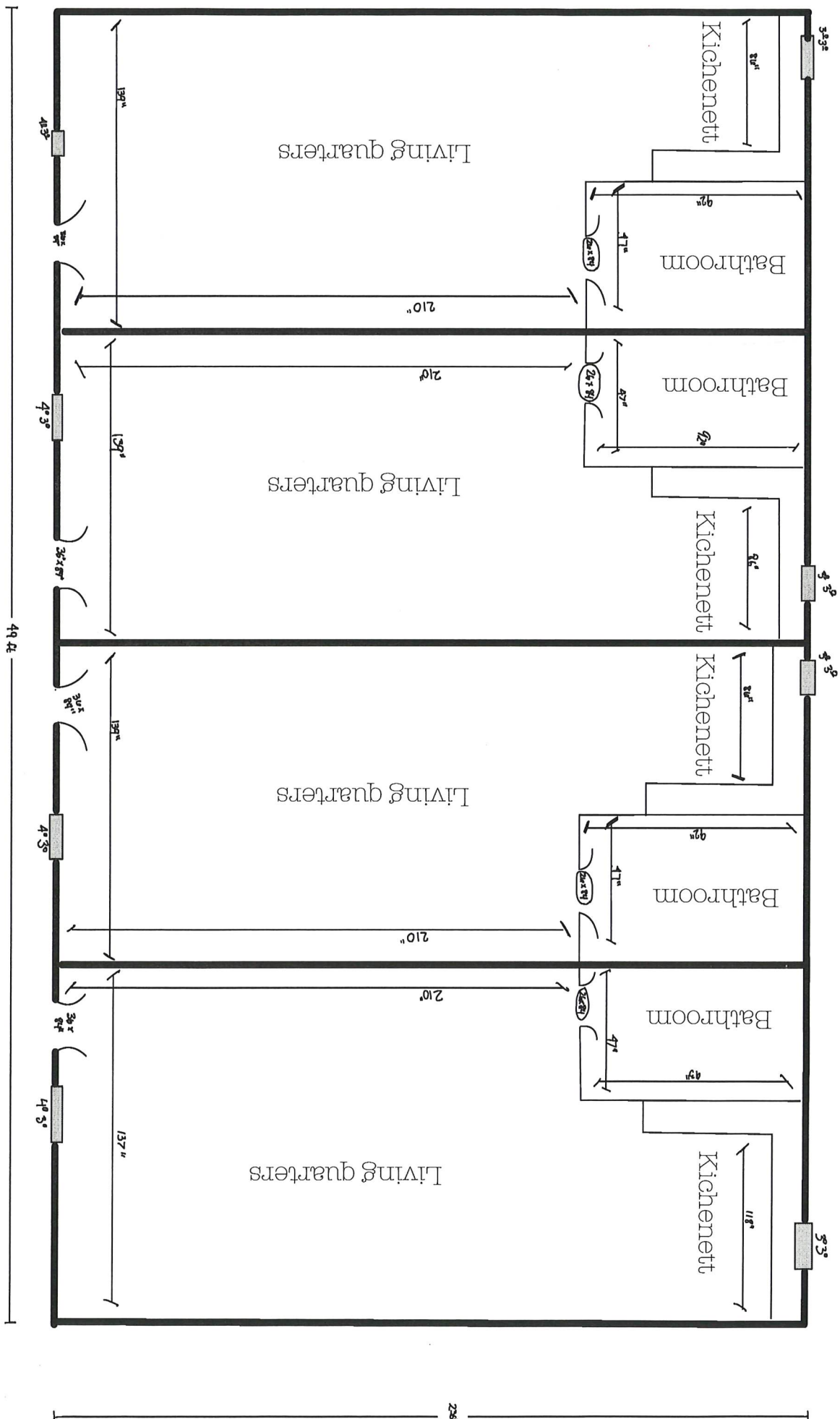
Future Land Use

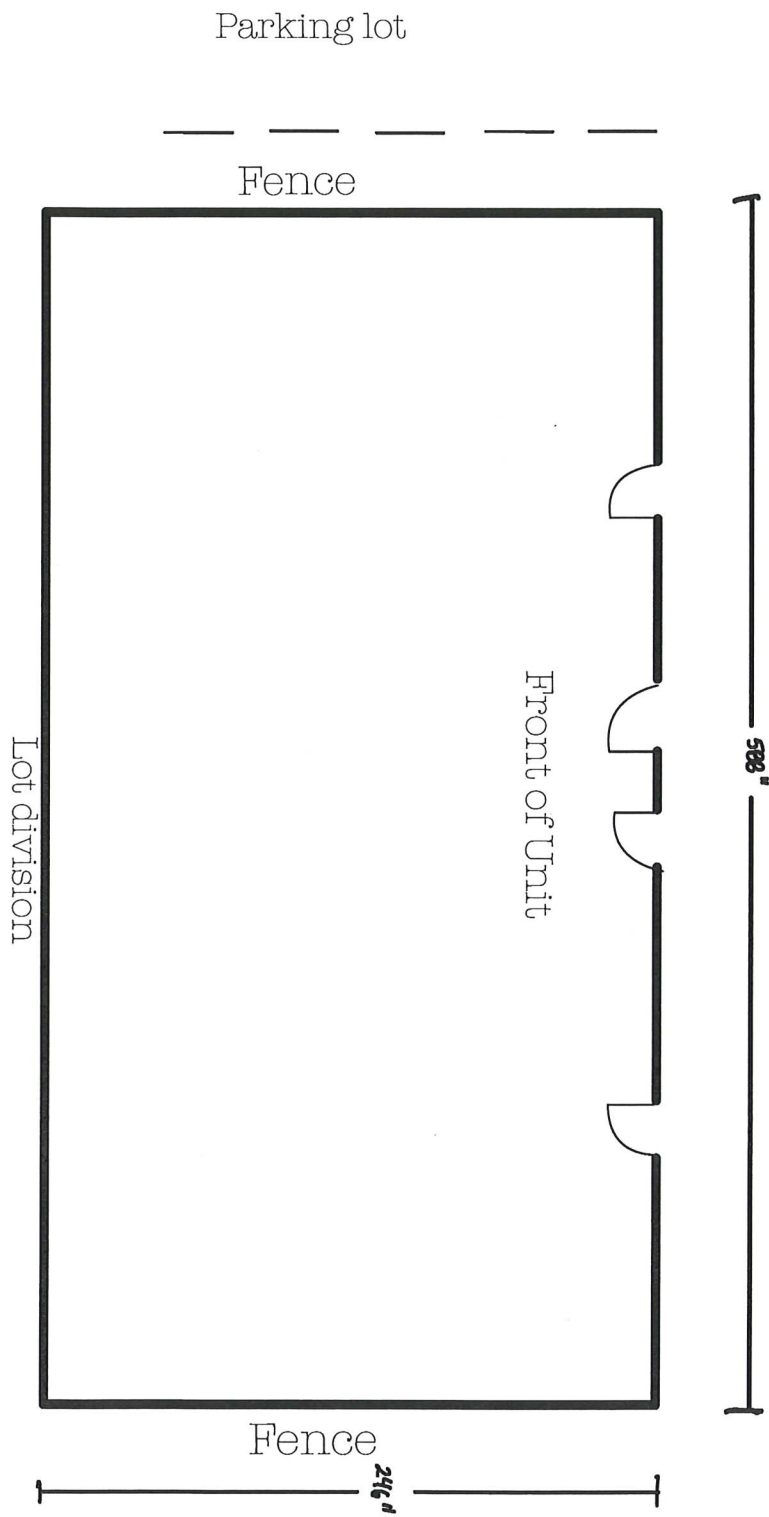
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density

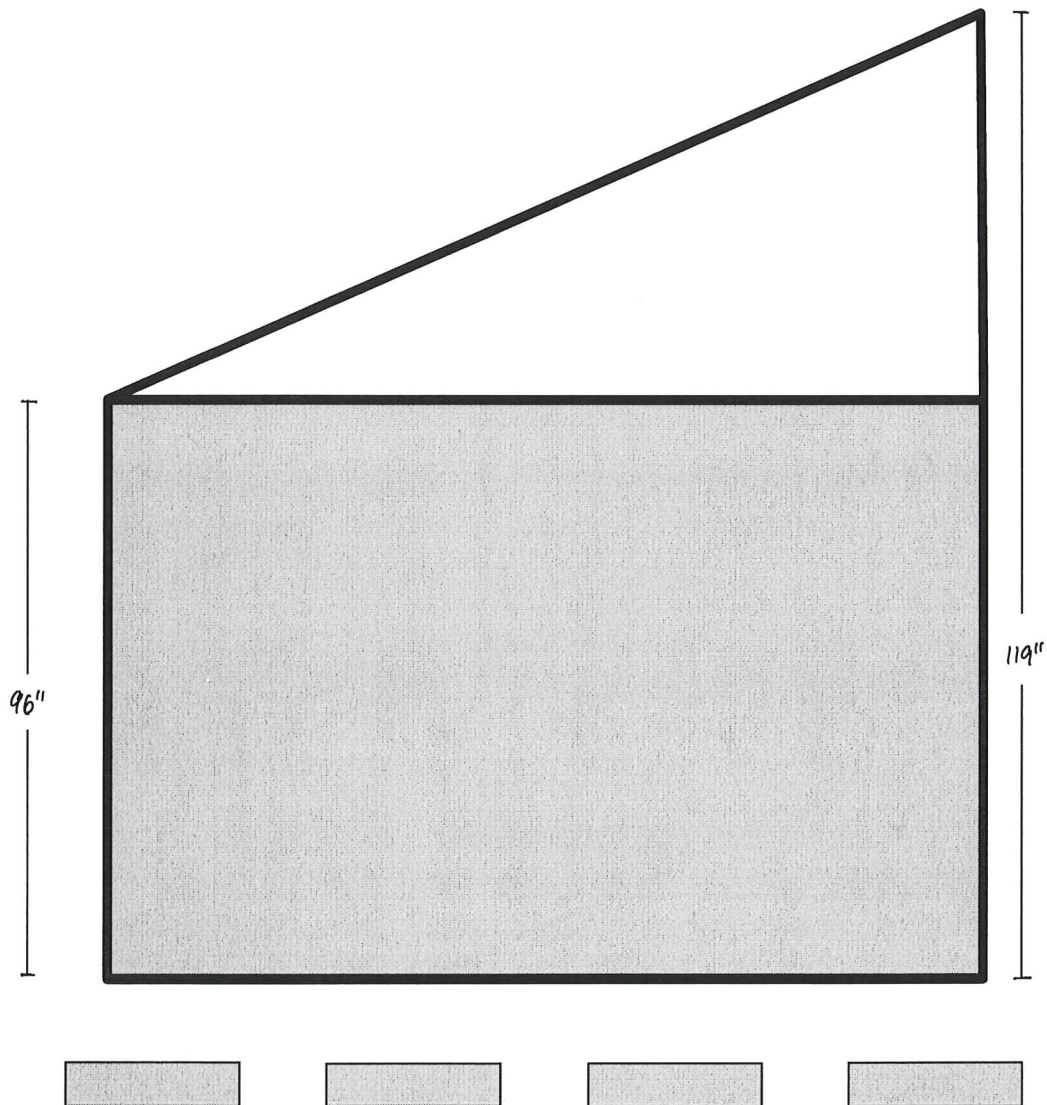


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SIDE VIEW