

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**

November 5, 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 of October 1, 2024 Minutes

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval for a Rezone Request for Property Located at Cale Switch Road and more particularly described as:
A part of the North 19.23 acres of Lot 4 (Sometimes described as the NW/4 NW/4) in Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian in Bryan County, Oklahoma, described as beginning at the Northwest Corner of said Lot 4 in Section 1; Thence East 165 feet; Thence South 322.96 feet; Thence North 89 degrees 55 minutes West 165 feet; Thence North to the

Point of Beginning; LESS AND EXCEPT a parcel of land lying in part of Lot 4 in Section 1, Township 7 South, Range 8 East in Bryan County, Oklahoma, said parcel of land being more particularly described as follows: Beginning at Northwest corner of said Lot 4 (NW/4 NW/4); Thence North 89 degrees 05 minutes 13 seconds East along the North line of said Lot 4 (NW/4 NW/4), a distance of 165.00 feet; Thence South 00 degrees 52 minutes 39 seconds East a distance of 59.98 feet; Thence South 89 degrees 04 minutes 37 seconds West a distance of 165.00 feet to a point on the West line of said Lot 4 (NW/4 NW/4); Thence North 00 degrees 52 minutes 39 seconds West along said West line a distance of 60.01 feet to the Point of Beginning

- b. Consideration and Possible Approval for a Rezone Request for Property Located at 1408 S. 9th Ave and more particularly described as:

A part of the W/2 NW/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian,
Bryan County, Oklahoma, described as Beginning at a point S00°15'34"W 1343 feet and S89°42'04"E 358.06 feet on East Highway Right of Way from the Northwest Corner of Section 5; thence S89°42'04"E 383.02 feet; thence S00°17'56"W 175.00 feet; thence N89°42'04"W 442.60 feet to the East Highway Right of Way; thence N13°02'31 "E 179.42 feet along Highway Right of Way to the Point of Beginning.

- c. Consideration and Possible Approval for a RePlat and Rezone Request for Property Located at 301 N 4th Ave and more particularly described as:

Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being all of Lots 4 & 5 and part of Lot 6 and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast line of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street; Thence North 74°09'58" West, with the southerly line of said Block 132, and the northerly right-of-way of said West Beech Street, a distance of 300.00 feet to a 1/2" steel rod set for the southwest corner of said Block 132, and at the intersection of the northerly right-of-way line of said West Beech Street and the easterly right-of-way line of North 5th Avenue; Thence North 15°51'58" East, with the westerly line of said Block 132, and with the easterly right-of-way of said North 5th Avenue, a distance of 108.00 feet to a 1/2" steel rod for the northwest corner of the herein described land; Thence South 74°08'02" East, crossing

aforesaid Lot 6, a distance of 61.44 feet to a 1/2" steel rod found; Thence South 15°51'08" West, continuing across said Lot 6, and crossing aforesaid Alley, a distance of 88.56 feet to a 1/2" steel rod set; Thence South 74°08'02" East, continuing across said Lot 6, and crossing aforesaid Alley, a distance 88.56 feet to a 1/2" steel rod set; Thence South 15°51'58" West, continuing across said alley, a distance of 29.93 feet to a 1/2" steel rod set; Thence South 74°09'58" East, continuing across said alley, and with the northerly line of aforesaid Lot 4, a distance of 150.00 feet to a 1/2" steel rod set, and from which a 5/8" steel rod bears North 24°52' East, a distance of 0.8 feet, and on the easterly line of aforesaid Block 132, and with the westerly right-of-way line of aforesaid North 4th Avenue; Thence South 15°51'58" West, with the easterly line of said Block 132, and with the westerly right-of-way line of said North 4th Avenue, and with the distance of 75.00 feet to the Point of Beginning.

- d. Consideration and Possible Approval for a Re-Plat Request for Property Located near the end of Lindenwoods Dr. and more particularly described as:

A tract of land located in the N/2 SW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, being more particularly described as follows: Commencing at the Southwest Corner of said N/2 SW/4; thence N00°19'48"E along the West line of said N/2 SW/4, a distance of 969.00 feet; thence N89°49'57"E, a distance of 50.00 feet to the True Point of Beginning, said point being in the East Right-of-Way line of U.S. 69 Business Route; thence N00°19'48"E along said East Right-of-Way line, a distance of 45.00 feet to a point in the North line of the 45 foot wide Road and Utility Easement as recorded in the Office of the Bryan County Clerk in Book 1286, Page 729; thence N89°49'57"E along said North line, a distance of 592.68 feet; thence N00°19'48"E, a distance of 303.41 feet to a point in the North line of said N/2 SW/4; thence N89°49'49"E along said North line, a distance of 1994.46 feet to the Northeast Corner of said N/2 SW/4; thence S00°15'29"W along the East line of said N/2 SW/4, a distance of 423.56 feet to a point in the West Right-of-Way line of the Union Pacific Railway; thence S13°42'22"W along said West Right-of-Way line, a distance of 900.14 feet; thence S89°49'57"W parallel with and 20 feet North of the South line of said N/2 SW/4, a distance of 850.47 feet to a point in the East Right-of-Way line of the Kansas, Oklahoma & Gulf Railway; thence S18°46'36"W along said East Right-of-Way line, a distance of 21.15 feet to a point in the South line of said N/2 SW/4; thence S89°49'57"W along said South line, a distance of 61.43 feet; thence N00°19'48"E, a distance of 969.00 feet; thence S89°49'57"W, a distance of 1460.82 feet to the True Point of Beginning.

- e. Consideration and Possible Approval for a Rezone Request for Property Located at 501 Lee Ave and more particularly described as:

The North 210 feet of the SE/4 SW/4 NE/4 of Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey, LESS AND EXCEPT a tract described as: Beginning at a point 1980 feet West and 589.1 feet North of the E/4 corner of said Section 33; thence N00°39'02"W for a distance of 62.54 feet to a fence corner; thence S89°08'08"E for a distance of 230.17 feet to a fence corner; thence S06°26'55"W for a distance of 72.35 feet to a fence corner; thence N86°40'54"W for a distance of 221.68 feet to the Point of Beginning.

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 4th day of November 2024.

Melody Mealor

Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 11/5/2024
To: Mayor and City Council
From: Brandy Stachowski, Permit Tech
Re: Consideration and Approval of October 1, 2024 Minutes

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 10012024 MNM

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 27th day of September 2024.

Melody Mealor

Melody Mealor, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
October 1, 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 5:31 pm.

INVOCATION/FLAG SALUTE

Commissioner Newsom provided the invocation. Vice Chairman 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 of Minutes of the September 3, 2024, meeting.

Motion made by Commissioner Knight and seconded by Commissioner Kerr to approve minutes from September 3, 2024.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

No items removed.

3. Public Hearings

- a. Consideration and Possible Approval for a Preliminary Re-plat Request for Property Located at Linden Woods and more particularly described as:

A tract of land located in the N/2 SW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, being more particularly described as follows: Commencing at the Southwest Corner of said N/2 SW/4; thence N00°19'48"E along the West line of said N/2 SW/4, a distance of 969.00 feet; thence N89°49'57"E, a distance of 50.00 feet to the True Point of Beginning, said point being in the East Right-of-Way line of U.S. 69 Business Route; thence N00°19'48"E along said East Right-of-Way line, a distance of 45.00 feet to a point in the North line of the 45 foot wide Road and Utility Easement as recorded in the Office of the Bryan County Clerk in Book 1286, Page 729; thence N89°49'57"E along said North line, a distance of 592.68 feet; thence N00°19'48"E, a distance of 303.41 feet to a point in the North line of said N/2 SW/4; thence N89°49'49"E along said North line, a distance of 1994.46 feet to the Northeast Corner of said N/2 SW/4; thence S00°15'29"W along the East line of said N/2 SW/4, a distance of 423.56 feet to a point in the West Right-of-Way line of the Union Pacific Railway; thence S13°42'22"W along said West Right-of-Way line, a distance of 900.14 feet; thence S89°49'57"W parallel with and 20 feet North of the South line of said N/2 SW/4, a distance of 850.47 feet to a point in the East Right-of-Way line of the Kansas, Oklahoma & Gulf Railway; thence S18°46'36"W along said East Right-of-Way line, a distance of 21.15 feet to a point in the South line of said N/2 SW/4; thence S89°49'57"W along said South line, a distance of 61.43 feet; thence N00°19'48"E, a distance of 969.00 feet; thence S89°49'57"W, a distance of 1460.82 feet to the True Point of Beginning.

Motion made by Commissioner Knight and seconded by Commissioner Kerr to deny the preliminary re-plat request for property located at Linden Woods.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Possible Approval for a Rezone Request for Property Located on Cale Switch Rd and more particularly described as:

A part of the North 19.23 acres of Lot 4 (Sometimes described as the NW/4 NW/4) in Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian in Bryan County, Oklahoma, described as beginning at the Northwest Corner of said Lot 4 in Section 1; Thence East 165 feet; Thence South 322.96 feet; Thence North 89 degrees 55 minutes West 165 feet; Thence North to the Point of Beginning; LESS AND EXCEPT a parcel of land lying in part of Lot 4 in Section 1, Township 7 South, Range 8 East in Bryan County, Oklahoma, said parcel of land being more particularly described as follows: Beginning at Northwest corner of said Lot 4 (NW/4 NW/4); Thence North 89 degrees 05 minutes 13 seconds East along the North line of said Lot 4 (NW/4 NW/4), a distance of 165.00 feet; Thence South 00 degrees 52 minutes 39 seconds East a distance of 59.98 feet; Thence South 89 degrees 04 minutes 37 seconds West a distance of 165.00 feet to a point on the West line of said Lot 4 (NW/4 NW/4); Thence North 00 degrees 52 minutes 39 seconds West along said West line a distance of 60.01 feet to the Point of Beginning.

Tabled until November 5, 2024

4. New Business

None

ADJOURNMENT

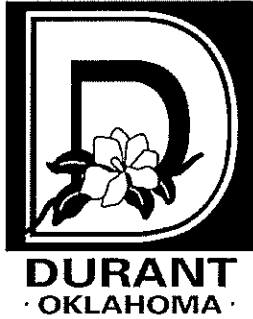
Motion made by Commissioner Horner and seconded by Commissioner Newsom to adjourn.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 09/26/2024
To: Planning Commission
Case: PC 2024-34
From: Paul Cottrell
Re: Rezone

Request: Consider a request to rezone property located at the SE corner of Cale Switch Rd & Sunnyside Rd from the current zoning A-1 to R-2.

Current Zoning: A-1 Agriculture.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agriculture
West	A-1	Single Family Residential
South	A-1	Empty Was Single Family
East	A-1	Single Family Residential

Applicant: George Breeden

Background: Applicant desires to have the property rezoned to re-plat and has proposed constructing duplexes.

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 currently zoned Ag and the future land use map shows the zoning as residential low density. This location is on rural water and would not have sewer.

Staff Recommendation: Although there is a large portion of land zoned R-2 a block to the south and is used for duplexes staff concern is current zoning and future land use does not align with R-2.

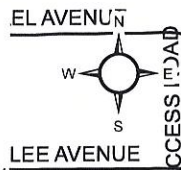
Required Action: Hold a public hearing and recommend approval or denial of the rezone for the property located at the SE corner of Cale Switch and Sunnyside Rd. Any specific conditions imposed by the Commission should be read into any approval motion.



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 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

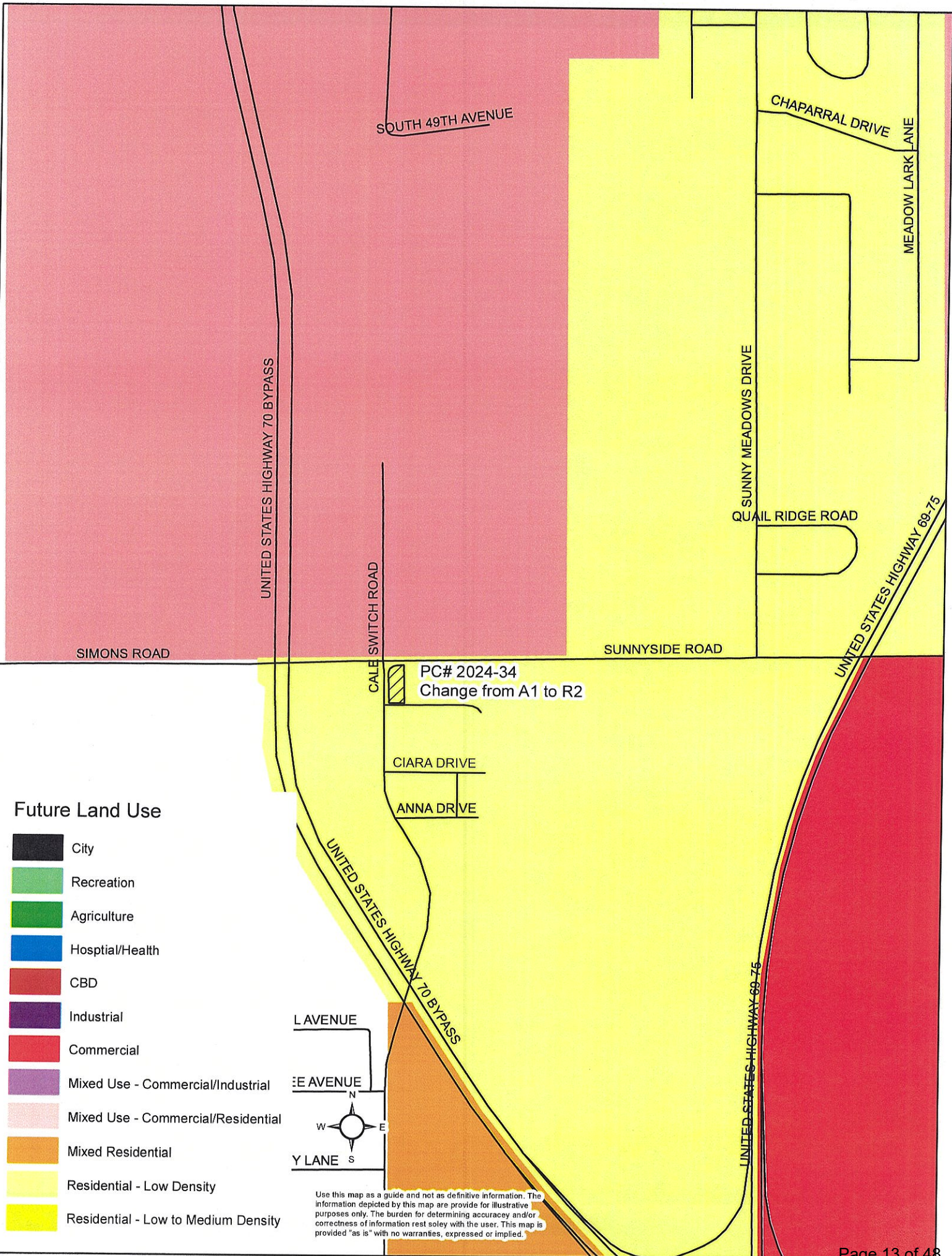


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

PC# 2024-34
Change from A1 to R2

SUNNY MEADOWS DRIVE

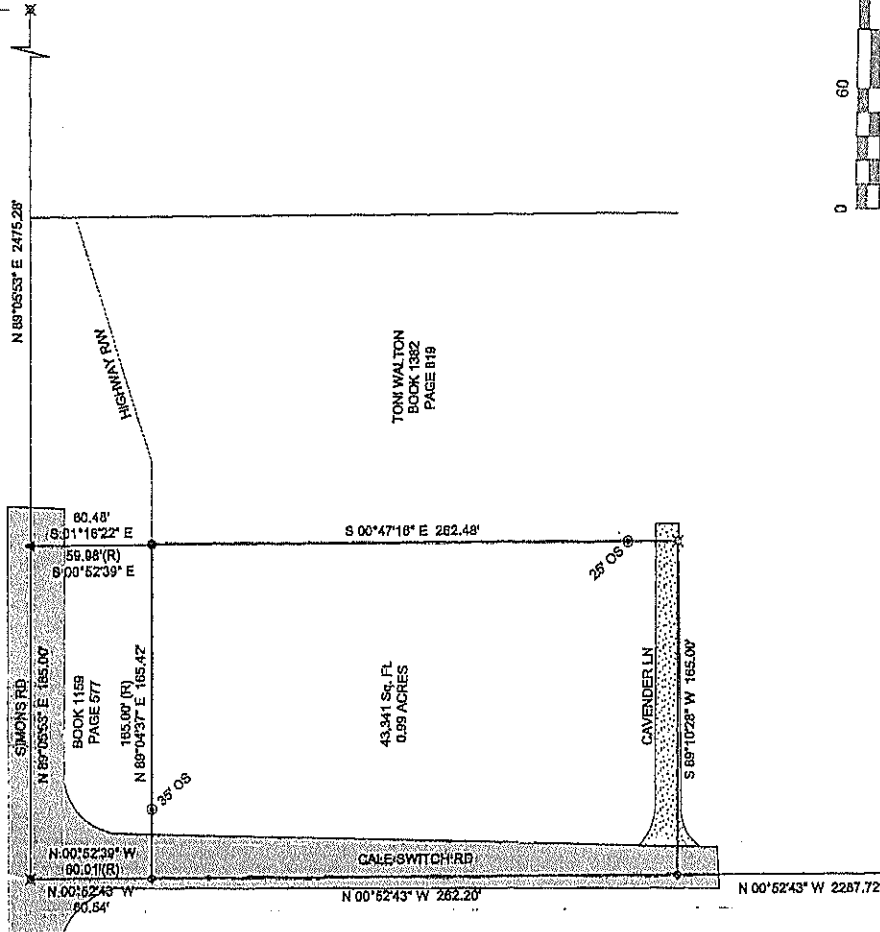
UNITED STATES HIGHWAY 69-75



LAND BOUNDARY SURVEY PLAT
PART OF SECTION 1 T7S R8E
BRYAN COUNTY, OK

NW1/4 NW1/4
1 T7S R8E
BRYAN COUNTY
MAG NAIL 1 S 1666'

NW1/4 NW1/4
1 T7S R8E
BRYAN COUNTY
MAG NAIL 1 S 1666'

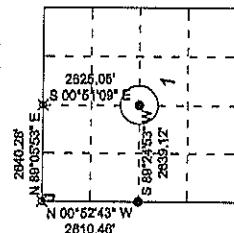


LEGEND

These standard symbols will
be found in the drawing.

- MAG NAIL SET
- × MAG NAIL FOUND
- 1/2" IRON PIN SET
- IRON PIN FOUND
- 1000 NAIL SET
- △ CALCULATED CORNER
- BARS WIRE FENCE
- BOUNDARY LINE
- 162' STATUTORY R/W

LOCATION & SURVEY CONTROL MAP
SECTION 1 T7S R8E



COLE CRAIG, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1780 IN THE STATE
OF OKLAHOMA, TO BEERED, TO BEERED, TO BEERED, TO BEERED, TO BEERED,
SURVEY PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY
REPRESENTS A PARCEL OF LAND DESCRIBED AS BEING

A PART OF THE NORTH 1/2 OF LOT 4 IN SECTION 1, TOWNSHIP 7 SOUTH RANGE 8
EAST OF THE INDIAN BASE AND MERIDIAN IN BRYAN COUNTY, OKLAHOMA, BEING
AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 IN SECTION 1, THENCE
S 00°47'16\"/>

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF.

THIS SURVEY WAS PERFORMED FOR THE BENEFIT
OF GEORGE BREEDEN, ANY OTHER USE OF
THIS PLAT IS PROHIBITED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE
USE OF GEORGE BREEDEN, AND NOT EXTENDED TO
ANY UNNAMED PERSONS OR OTHERS.

RECEIPT FOR THIS SURVEY BY SURVEYOR NAME(S) AND PERSON(S),
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS
HAND WRITTEN SIGNATURE AND DATE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN
ABSTRACTOR TITLE OPINION.

THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM
STANDARD FOR THE OKLAHOMA STATE BOARD OF SURVEYORS
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

CRAIG SURVEYING, L.L.C. COPYRIGHT 2004.

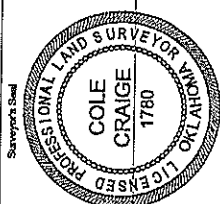


7/22/24 DATE
COLE CRAIG
COLE CRAIG, L.L.C.

CRAIG SURVEYING, L.L.C.

P.O. BOX 383 BUCKINGHAM, OK 74720
(580) 265-2804
OKLAHOMA, U.S.A. # 1780
craigsurveyingllc@gmail.com

GEORGE BREEDEN
CALE SWITCH RD.
DURANT, OKLAHOMA
775-3940
PART OF 1/2 SEC 34
SECTION 1, T7S R8E
BRYAN COUNTY, OKLAHOMA

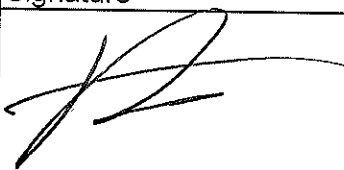
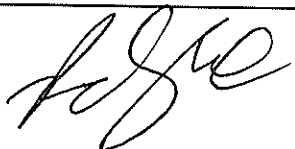
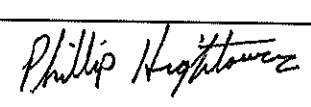


SURVEY INFO.	REVISION/ISSUE
SURVEY ORDERED- 6-25-24	1.
FIELDWORK DATES- 7-11-24 & 7-12-24	2.
SURVEY PLAT COMPLETE- 7-12-24	3.
DATE OF LAST REVISION- 7-12-24	4.
SCALE- 1" = 60'	SHEET 1 OF 1
CSD FILE: 07/22/24 T7S R8E SECTION 1, T7S R8E DWG FILE: 07/22/24 T7S R8E SECTION 1, T7S R8E	

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

REZONE/RE-PLAT

Cale Switch Corner, LLC

Department	Signature	Date	Comments
Paul Cottrell		9-4-24	Spot Zone Future land use R+
M & O Randy Cantrell		09-04-24	No comment
Public Works Director Phillip Hightower		9-4-24	Rural Water No Sewer
Streets Carl Meade		9-4-24	
OGE Jeremy Mullins			
ONG Kyle Chilton			
Building Inspector		9-4-24	No Comment
Fire Marshall Collin Gordan			
Address and Mapping Aaron Walkup		9/3/24	



THE CITY OF DURANT

Office of Community Development

Date: 11/1/2024
To: Planning Commission
Case: PC-2024-35
From: Paul Cottrell
Re: Rezone.

Request: Consider a request to a rezone from C-2 to I-1 in order to expand existing storage units.

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

Surrounding Properties:

Direction	Zoning	Use
North	C-2/R-2	Daycare/Vacant House
West	C-2	Commercial Use
South	C-2	Pasture
East	C-2	Pasture

Applicant: Narvaez Construction.

Background: Applicants approached staff seeking a rezone to allow the expansion of their existing storage units. They will be bringing in dirt and expanding to several more rolls of 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.

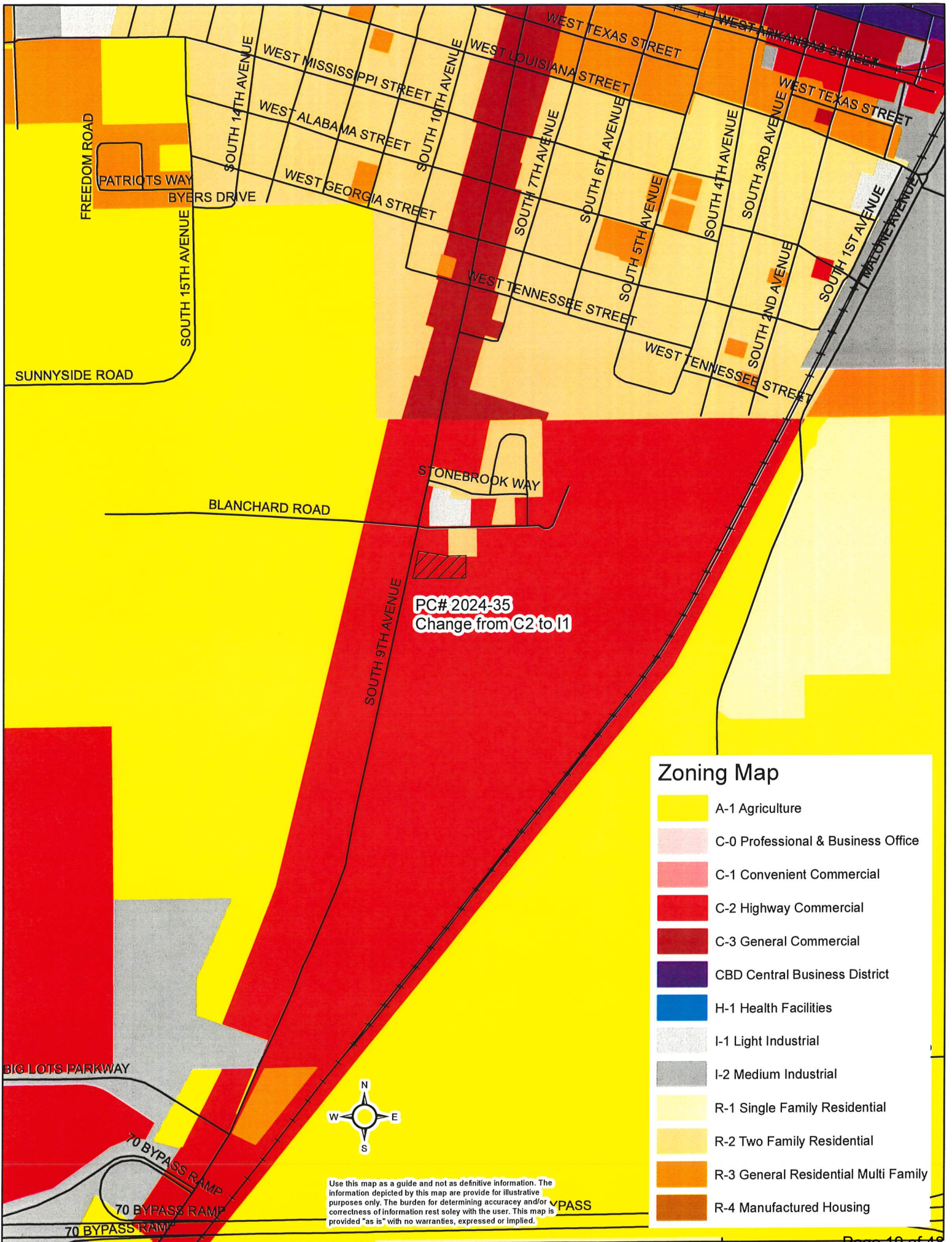
Analysis: All current storage facilities are currently zoned as I-1 with this exclusion of this facility. In order to expand the existing facility the owners would need a rezone or possibly a conditional use permit since the structure type is restricted per the current zoning.

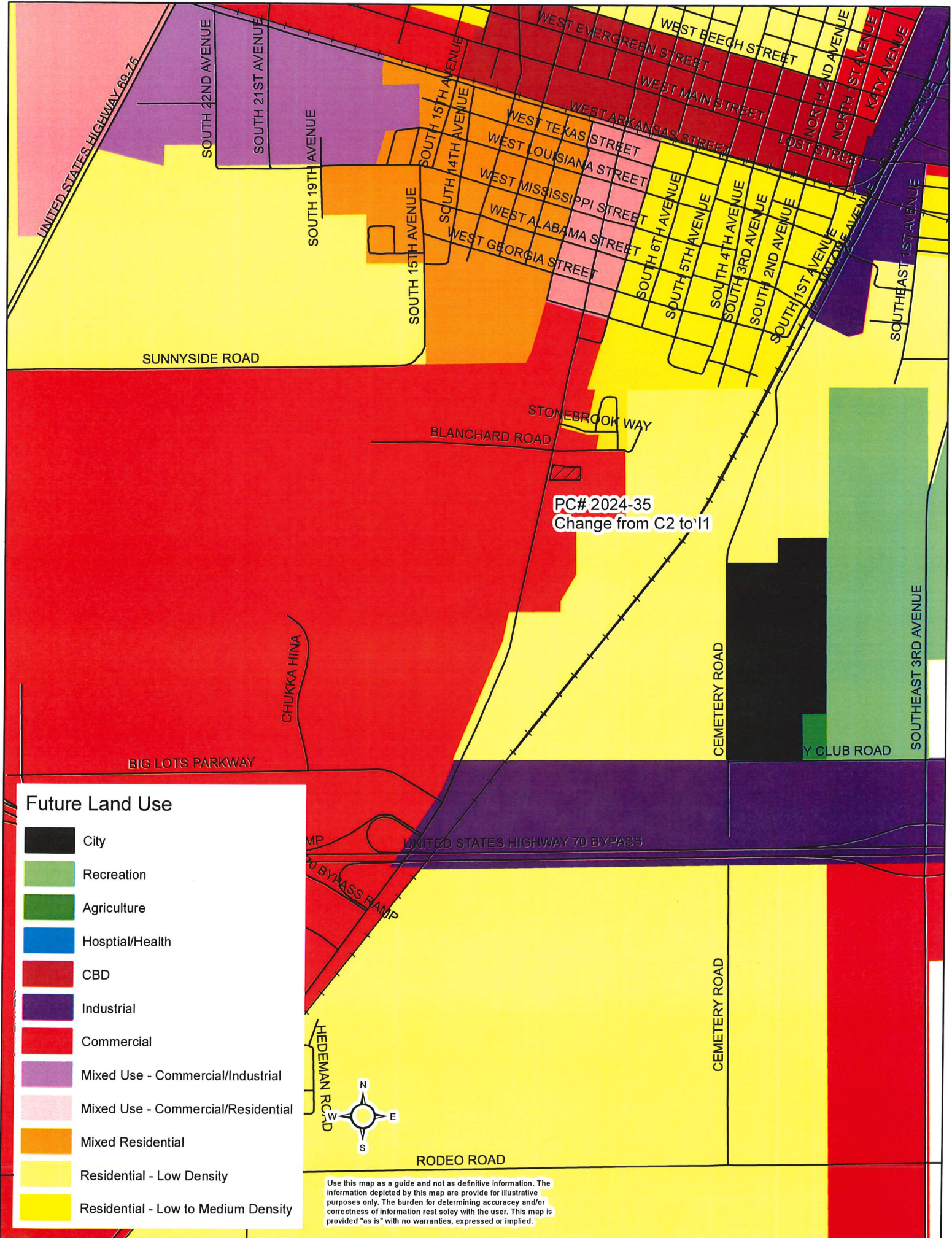
The current Future Land Use map shows this area as commercial.

Staff Recommendation: Staff recommends to deny the rezone for the following reason. The impact on the neighboring properties from the buildup of the property to construct the new units, future land use shows commercial and we believe this area will follow exactly what the future land use shows.



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.





COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

REZONE

Narvaez

Department	Signature	Date	Comments
Paul Cottrell		10-7	Spot Zone Future Land Use
M & O Randy Cantrell		10-07	No Comments
Public Works Director Phillip Hightower			No Comments
Streets Carl Meade		10-7	No Comments
OGE Jeremy Mullins			
ONG Kyle Chilton			
Building Inspector		10-7	
Fire Marshall Collin Gordan			
Address and Mapping Aaron Walkup	AW	10/2/24	



THE CITY OF DURANT

Office of Community Development

Date: 11/01/2024
To: Planning Commission
Case: PC-2024-36
From:
Re: Rezone & Re-plat

Request: Consider a request to rezone and re-plat the empty lot located at 323 W Beech St to construct the new location for government administration offices for Bryan County.

Current Zoning: R-3 General Residential.

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Single Family Homes
West	R-3	Parking Lot
South	C-3	Commercial Use
East	R-3	Multi-Family

Applicant: Scott Goad County Commissioner.

Background: Applicants approached staff seeking a rezone/re-plat in order to build their new admin offices.

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: Property is currently zoned R-3 with future land use showing R-1. Property does sit directly above the requested zoning.

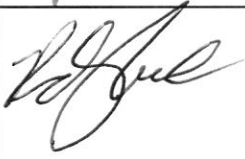
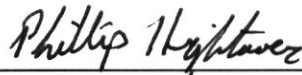
The current Future Land Use map shows this area as single family low density.

Staff Recommendation: With multiple other commercial properties to the southeast and west staff sees no concern with this request.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

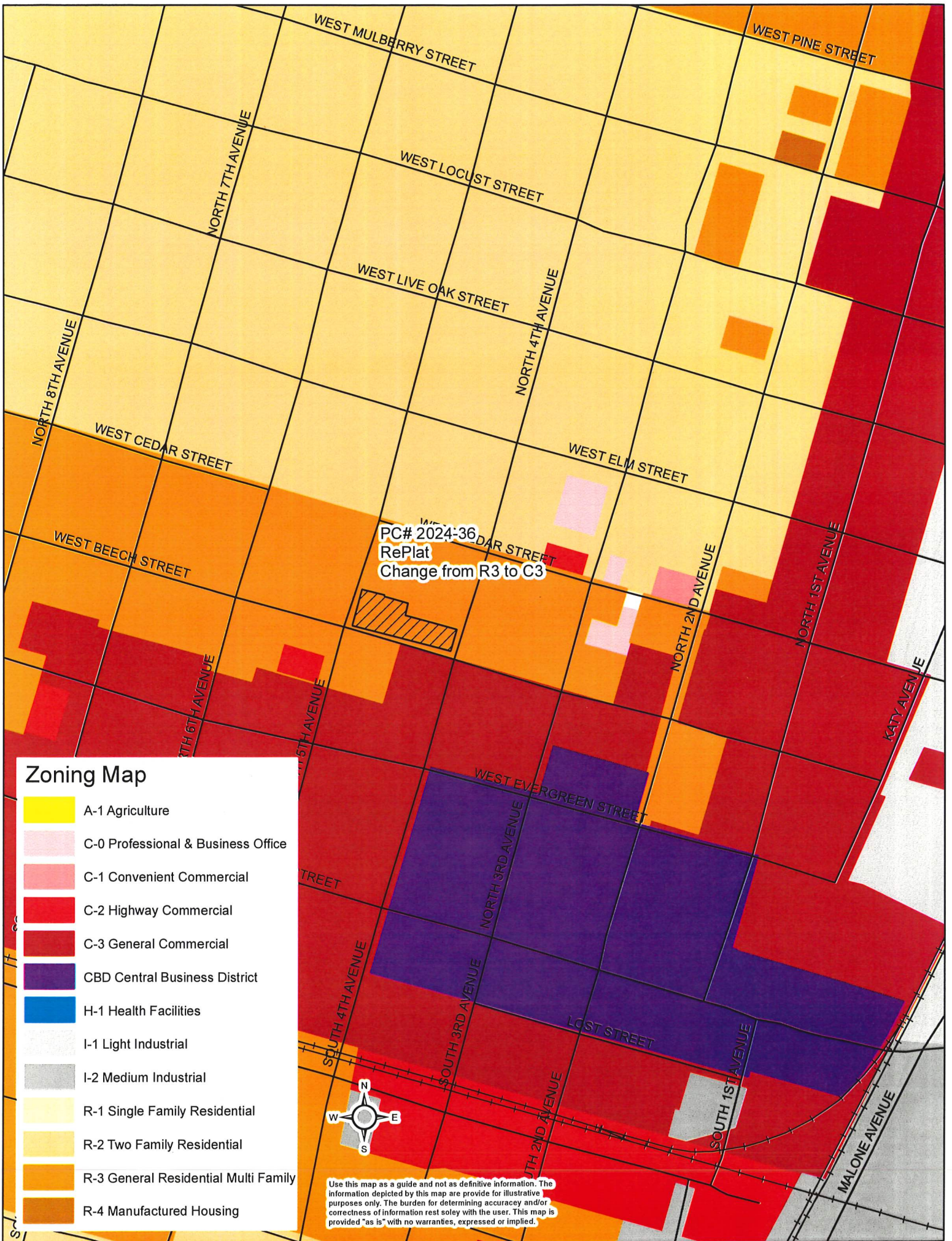
REZONE/RE-PLAT

Bryan County Commissioners

Department	Signature	Date	Comments
Paul Cottrell		10-7	No Comment
M & O Randy Cantrell		10-7	No Comments
Public Works Director Phillip Hightower		10-7-24	No Comment
Streets Carl Meade		10.7	No Comments
OGE Jeremy Mullins			
ONG Kyle Chilton			
Building Inspector		10-7	No Comment
Fire Marshall Collin Gordan			
Address and Mapping Aaron Walkup	AW	10/2/24	Has alley been vacated by District Court for them to take ownership of said land.



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.

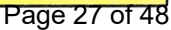


Zoning Map

- 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



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.



REPLAT OF
BLOCK 132, ALL OF LOTS 4 & 5
PART OF LOT 6 AND ALLEY
ORIGINAL TOWN PLAT OF
THE CITY OF DURANT

ADDITION HAS 1 LOT AND CONTAINS
0.62 ACRE, MORE OR LESS

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, BRYAN COUNTY, OKLAHOMA, being the only owner of record of the following described real property to wit:

LEGAL DESCRIPTION:

Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being all of Lots 4 & 5 and part of Lot 6 and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bound as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street;

Thence North 74°09'58" West, with the southerly line of said Block 132, and the northerly right-of-way line of said West Beech Street, a distance of 300.00 feet to a 1/2" steel rod set for the southwest corner of said Block 132, and at the intersection of the northerly right-of-way line of said West Beech Street and the easterly right-of-way line of North 5th Avenue;

Thence North 15°51'58" East, with the westerly line of said Block 132, and with the easterly right-of-way line of said North 5th Avenue, a distance of 108.00 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land;

Thence South 74°08'02" East, crossing aforesaid Lot 6, a distance of 61.44 feet to a 1/2" steel rod found;

Thence South 15°51'58" West, continuing across said Lot 6, a distance of 3.00 feet to a point, from which a 1/2" steel rod bears North 77°58' East, a distance of 0.6 feet;

Thence South 74°08'02" East, continuing across said Lot 6, and crossing aforesaid Alley, a distance of 88.56 feet to a 1/2" steel rod set;

Thence South 15°51'58" West, continuing across said alley, a distance of 29.92 feet to a 1/2" steel rod set;

Thence South 74°09'58" East, continuing across said alley, and with the northerly line of aforesaid Lot 4, a distance of 150.00 feet to a 1/2" steel rod set, and from which a 5/8" steel rod bears North 24°52' East, a distance of 0.8 feet, and on the easterly line of aforesaid Block 132, and with the westerly right-of-way line of aforesaid North 4th Avenue;

Thence South 15°51'58" West, with the easterly line of said Block 132, and with the westerly right-of-way line of said North 4th Avenue, and with thea distance of 75.00 feet to the Point of Beginning and containing 0.62 acres (27,178 square feet) of land, more or less.

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of dedication shall be consummated upon the execution of the certificate for acceptance of dedication, for the purpose of providing an orderly development of THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT. Said property covered by said map or 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.

XXXX, MANAGER
BRYAN COUNTY

XXXX DATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared XXXX, 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

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Enironmental 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

COUNTY TREASURER'S CERTIFICATE

I, _____, the duly 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 THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT 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.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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

COUNTY CLERKS CERTIFICATE

That I, the undersigned, do hereby certify that the THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT, a replat in Section 32, Township 6 South, Range 9 East of the Indian Base and 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 requirments 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

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the _____ day of _____, 20____. 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 EXECUTION

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF FINAL APPROVAL

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 THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT, this _____ day of _____, 2024.

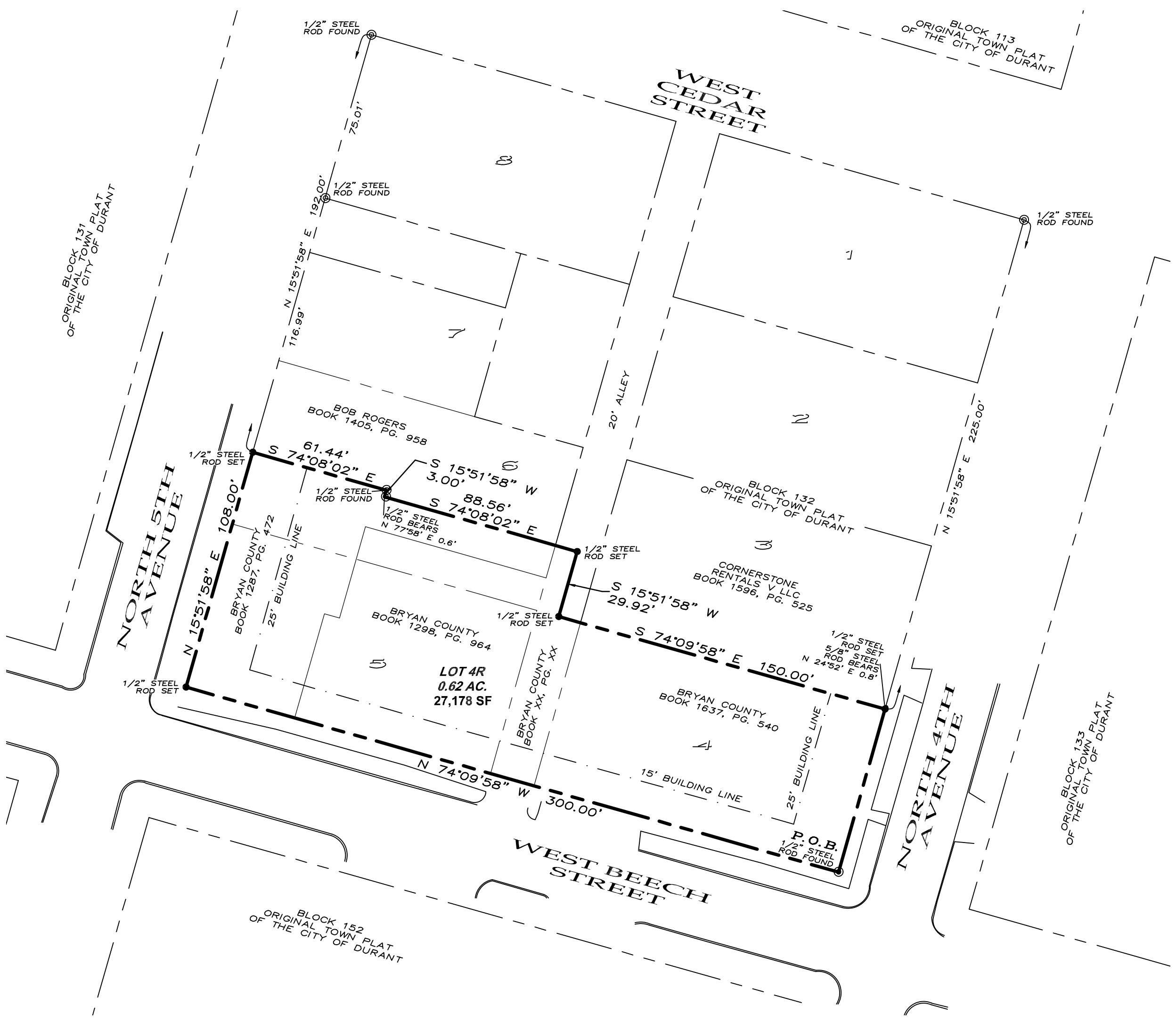
CHAIRMAN

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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



FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 40013C 0310 E, DATED JUNE 1, 2011.

Notice: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law and is subject to fine and withholdings of utilities and any limitations of the easements.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, 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 where properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315

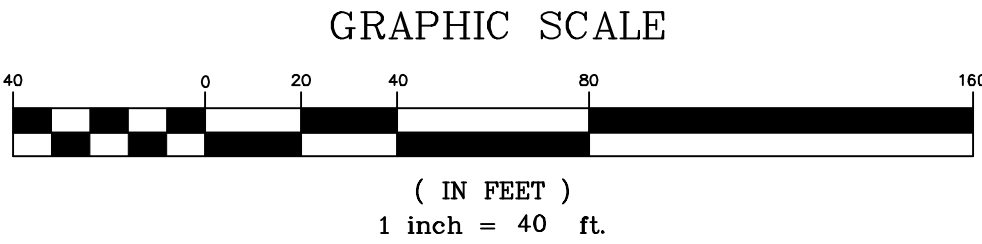
DATE

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS W. UNDERWOOD, 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 Texas



~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
SECTION 32
TOWNSHIP 6 SOUTH, RANGE 9 EAST

LEGEND
● 1/2" STEEL ROD SET
⊙ 1/2" STEEL ROD FOUND
--- BOUNDARY LINE
- - - PROPERTY LINE
- . - BUILDING LINE

OWNERS/DEVELOPER
BRYAN COUNTY
402 W. EVERGREEN ST.
DURANT, OK 74701

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

SHEET 1 OF 1

This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION
PROJECT NO:		23028
DATE:		07.18.24
DRAWN BY:		JSK
CHECKED BY:		XXX
COPYRIGHT: 2024 Theorem, LLC		

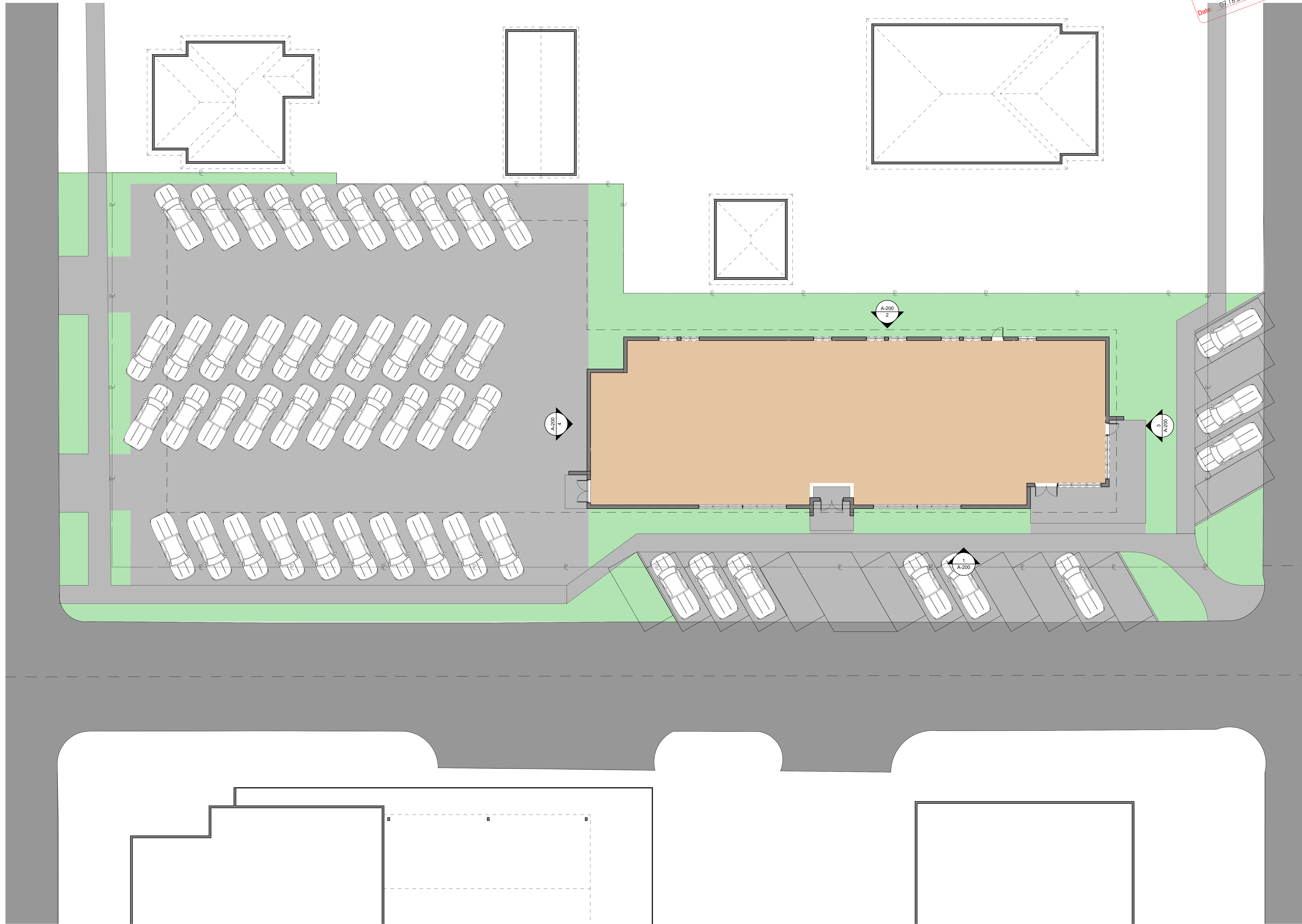
SHEET TITLE

SITE PLAN

AC-100

SHEET 3 OF 16

Page 29 of 48



PROPOSED SITE PLAN
SCALE: 1" = 10'



This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

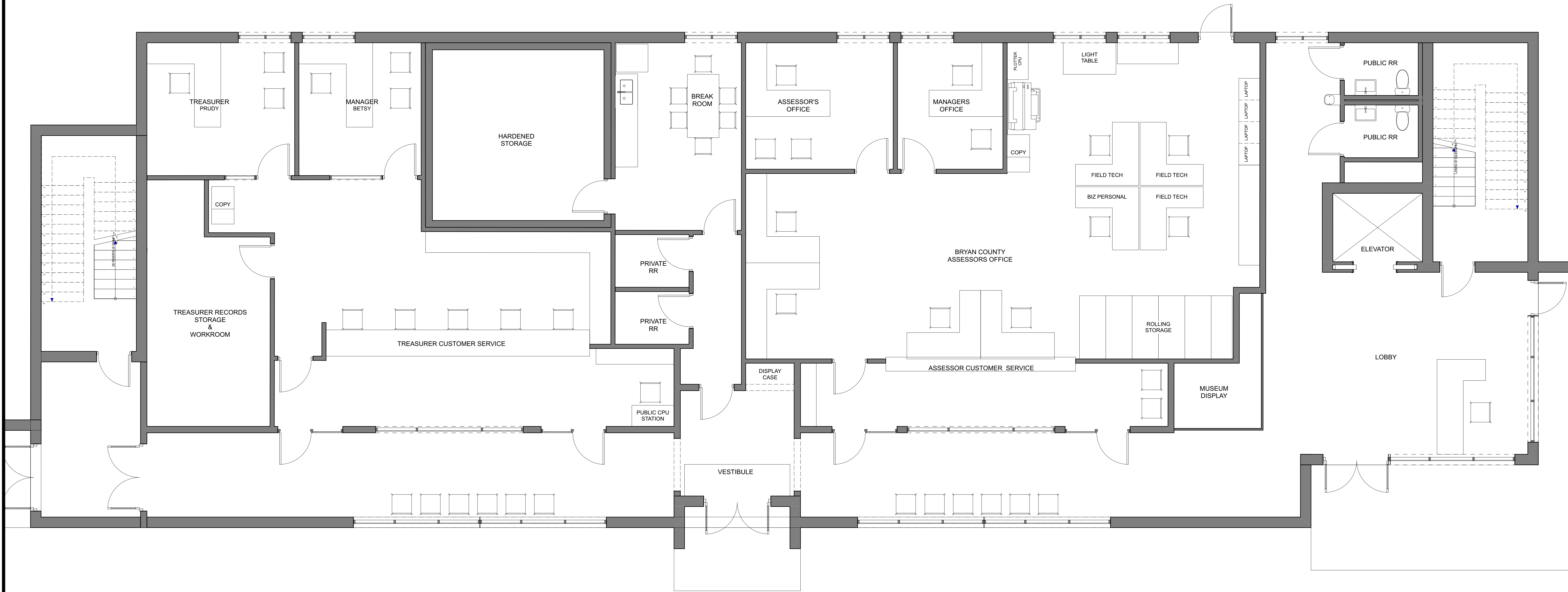
Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION
PROJECT NO:	23028	
DATE:	07.18.24	
DRAWN BY:	JSK	
CHECKED BY:	XXX	
COPYRIGHT: 2024 Theorem, LLC		

SHEET TITLE
PROPOSED 1ST
FLOOR PLAN

A-101



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

This document is preliminary in
nature and is not a final signed
and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

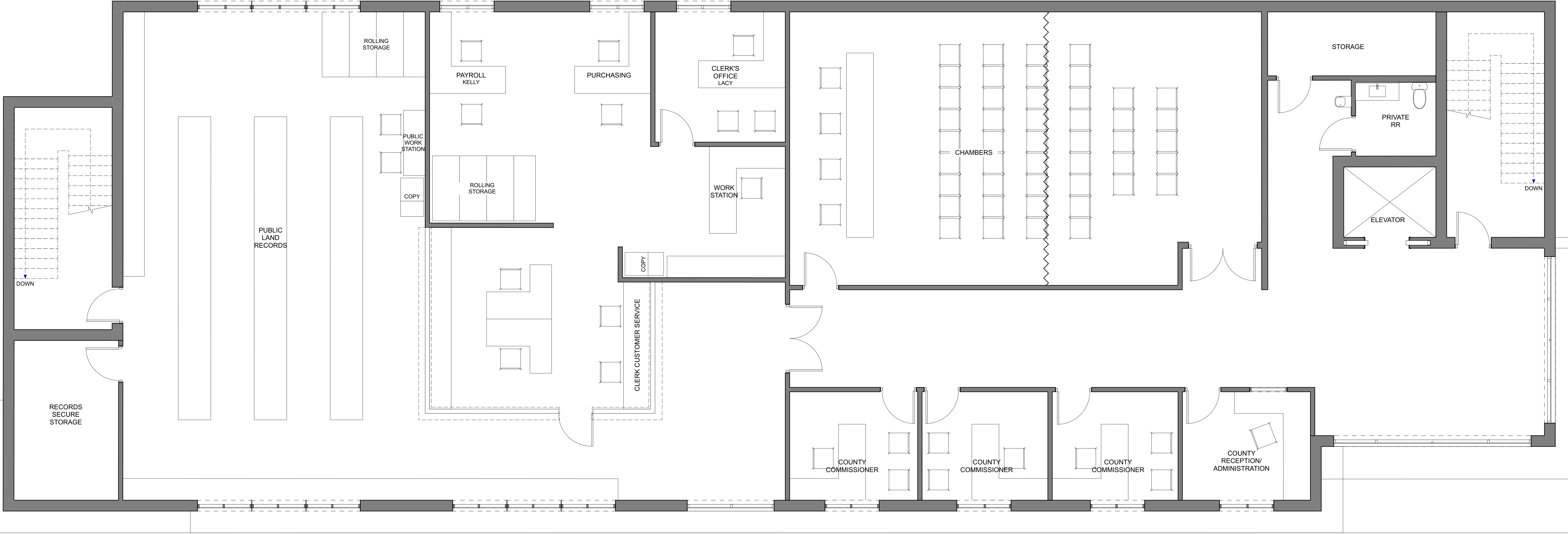
Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION

SHEET TITLE
PROPOSED 2ND
FLOOR PLAN

A-102



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

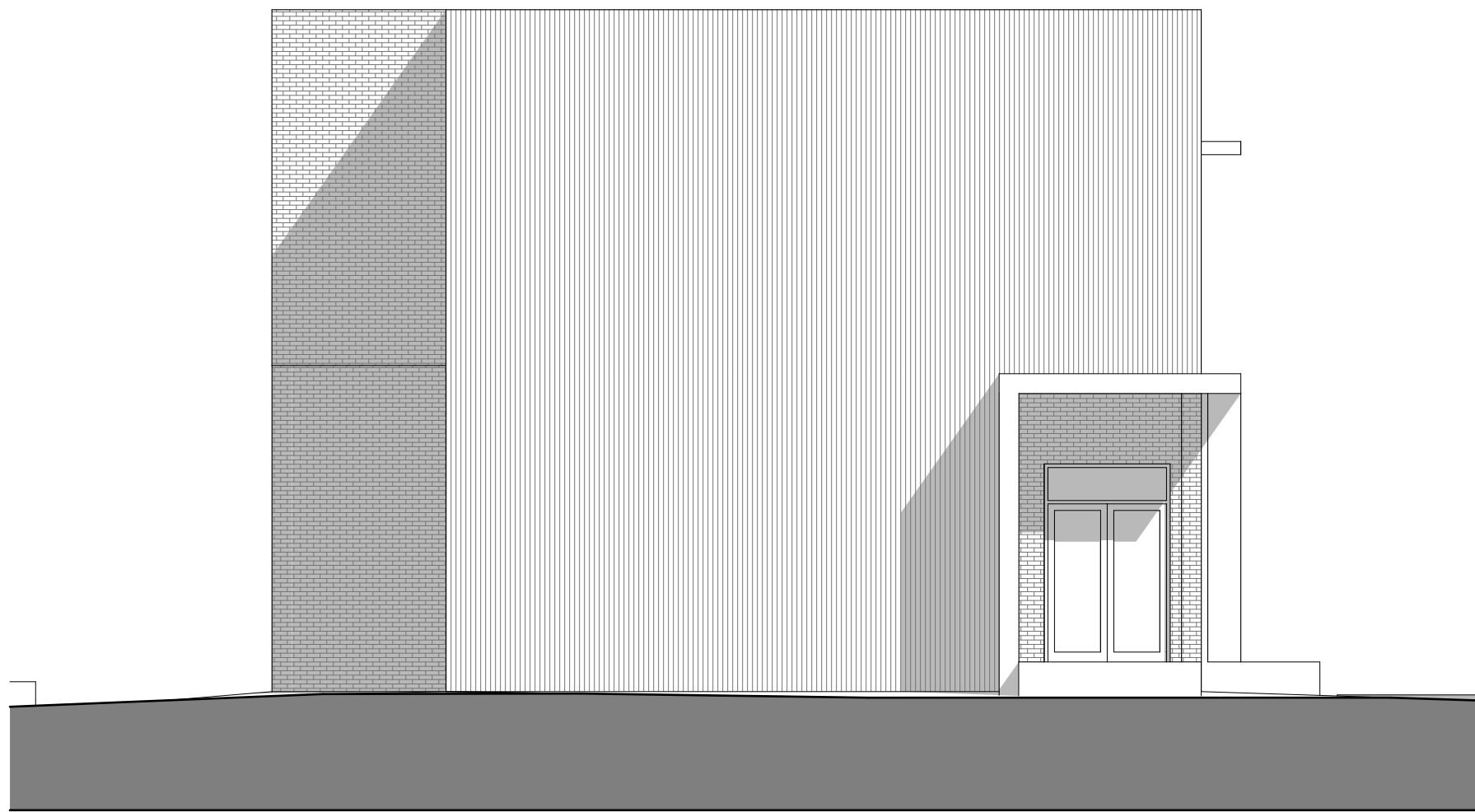
MARK	DATE	DESCRIPTION
PROJECT NO:	23028	
DATE:	07.18.24	
DRAWN BY:	JSK	
CHECKED BY:	XXX	
COPYRIGHT: 2024 Theorem, LLC		

SHEET TITLE
EXTERIOR
ELEVATIONS

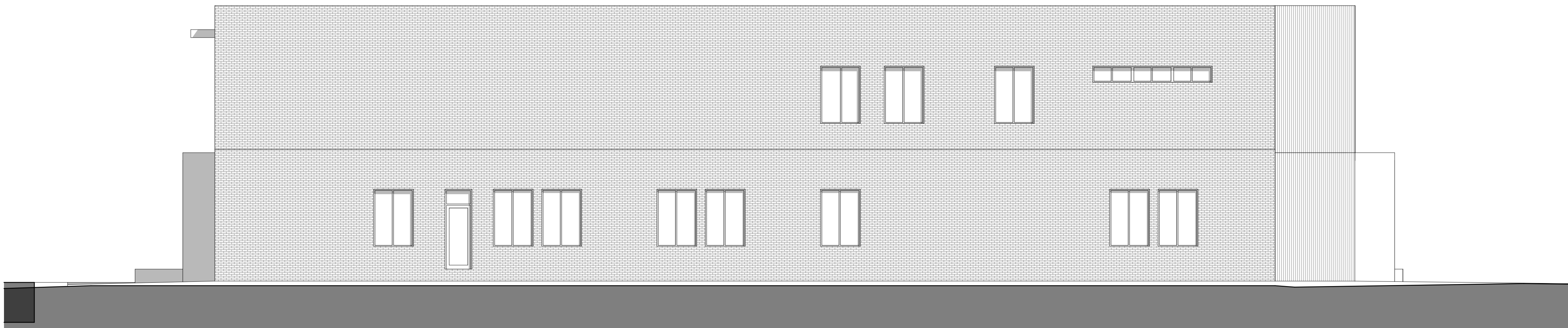
A-200



3 EAST ELEVATION
A-200 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A-200 SCALE: 1/8" = 1'-0"



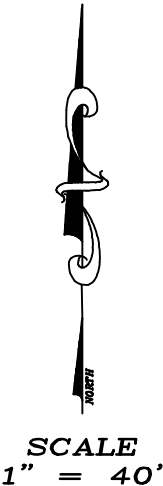
2 NORTH ELEVATION
A-200 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A-200 SCALE: 1/8" = 1'-0"

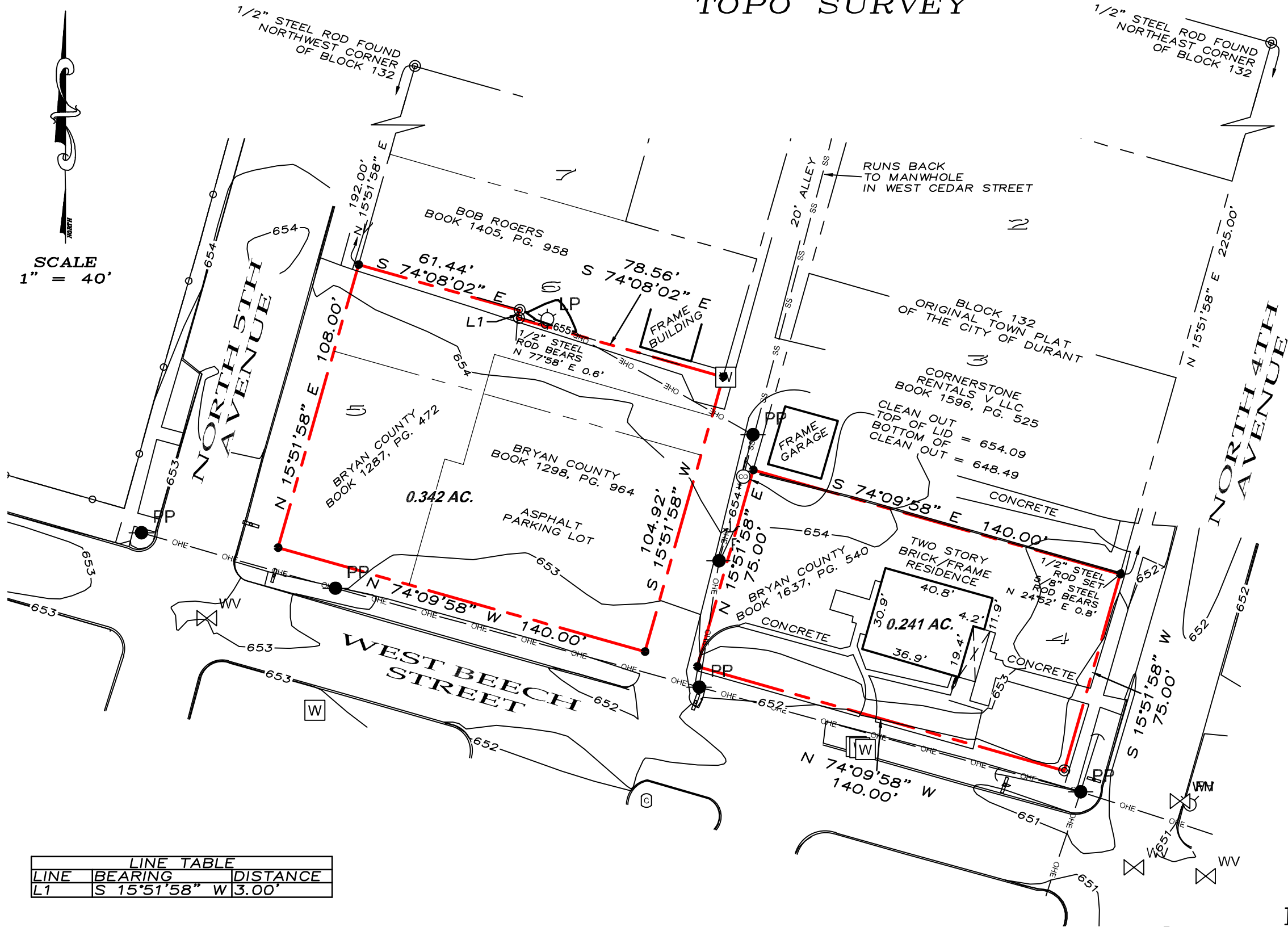
TOPO SURVEY

JOB NO. 24030276 TOPO
FW: ASU - DFT: BH



LEGEND

●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
PP	POWER POLE
LP	LIGHT POLE
⊙	SEWER CLEANOUT
W	WATER METER
WV	WATER VALVE
⊞	SIGN
C	CABLE MARKER
---	BOUNDARY LINE
- - -	PROPERTY LINE
○	CHAINLINK FENCE
OHE	OVERHEAD ELEC.



LINE TABLE

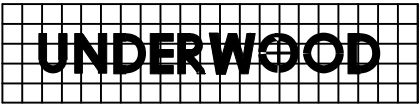
LINE	BEARING	DISTANCE
L1	S 15°51'58" W	3.00'

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2024
Underwood Drafting & Surveying, Inc.
All rights reserved.

~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



TOPO SURVEY
PART OF BLOCK 132
ORIGINAL TOWN PLAT
OF THE CITY OF DURANT

DATE OF SURVEY: 03/19/24

LEGEND

●	1/2" STEEL ROD SET	WV	WATER VALVE
⊙	1/2" STEEL ROD FOUND	—	SIGN
PP	POWER POLE	Ⓢ	CABLE MARKER
LP	LIGHT POLE	---	BOUNDARY LINE
⊙	SEWER CLEANOUT	---	PROPERTY LINE
W	WATER METER	—○—	CHAINLINK FENCE
		—	OHE OVERHEAD ELEC.

BOUNDARY SURVEY

JOB NO. 24030276 ALLEY
FW: ASU — DFT: BH

NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EFFECT OF EASEMENTS, RIGHTS-OF-WAY, COVENANTS, APPURTENANCES, OR ENCUMBRANCES EMBRACED BY THE SUBJECT PROPERTY.

ONLY VISIBLE UTILITIES HAVE BEEN SHOWN ON THE ABOVE PLAT, OTHERS MAY EXIST.

NOTE: THIS PLAT AND THE SURVEY MEET THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

LEGAL DESCRIPTION:

Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bound as follows:

Commencing at a 1/2" steel rod found for the southeast corner of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street;

Thence North 74°09'58" West, with the southerly line of said Block 132, and with the northerly right-of-way line of said West Beech Street, a distance of 140.00 feet to a 1/2" steel rod set for the True Point-of-Beginning, and at the intersection of the northerly right-of-way line of said Beech Street and the easterly line of aforesaid alley;

Thence North 74°09'58" West, with the southerly line of said Block 132, and with the northerly right-of-way line of said West Beech Street, a distance of 20.00 feet to a 1/2" steel rod set, and at the intersection of the northerly right-of-way line of said Beech Street and the westerly line of said alley;

Thence North 15°51'58" East, with the westerly line of said alley, a distance of 104.92 feet to a 1/2" steel rod set;

Thence South 74°08'02" East, crossing said alley, a distance of 10.00 feet to a 1/2" steel rod set;

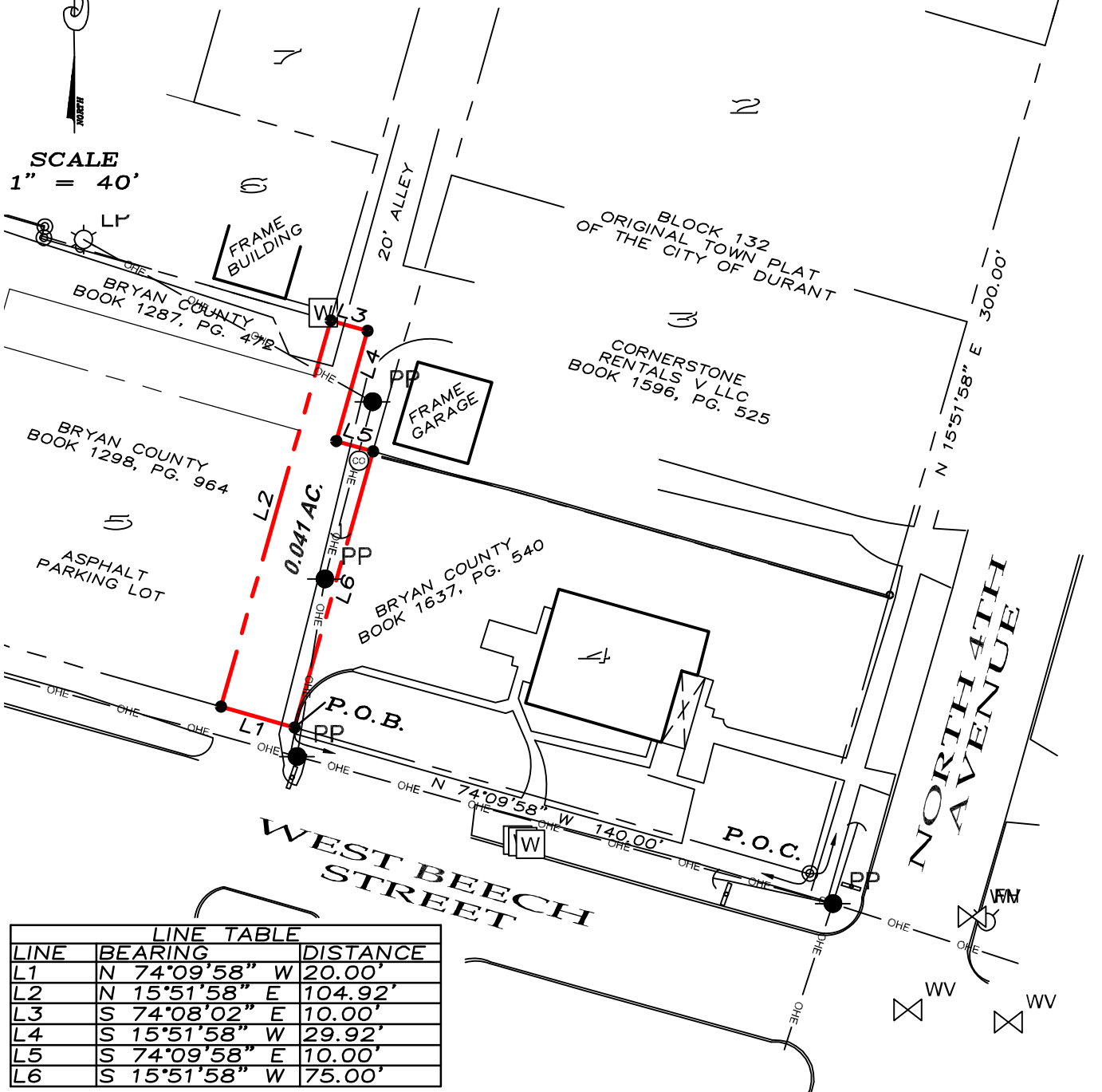
Thence South 15°51'58" West, continuing across said alley, a distance of 29.92 feet to a 1/2" steel rod set;

Thence South 74°09'58" East, continuing across said alley, a distance of 10.00 feet to a 1/2" steel rod set, and on the easterly line of said alley;

Thence South 15°51'58" West, with the easterly line of said alley, a distance of 75.00 feet to the Point of Beginning and containing 0.041 acres of land, more or less.

I, Douglas W. Underwood, Professional Land Surveyor, hereby certify that a boundary survey was made on the ground on the property legally described herein, prepared under my direct supervision, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

SCALE
1" = 40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°09'58" W	20.00'
L2	N 15°51'58" E	104.92'
L3	S 74°08'02" E	10.00'
L4	S 15°51'58" W	29.92'
L5	S 74°09'58" E	10.00'
L6	S 15°51'58" W	75.00'

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2024
Underwood Drafting & Surveying, Inc.
All rights reserved.

~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.



DRAFTING & SURVEYING

3404 INTERURBAN ROAD

DENISON, TEXAS 75021

(903)465-2151



Douglas W. Underwood

Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315
DATE OF SURVEY: 03/19/24



THE CITY OF DURANT

Office of Community Development

Date: 11/1/2024
To: Planning Commission
Case: PC-2024-37
From: Paul Cottrell
Re: Plat.

Request: Consider a request to plat 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 to plat the current property to build single family structures.

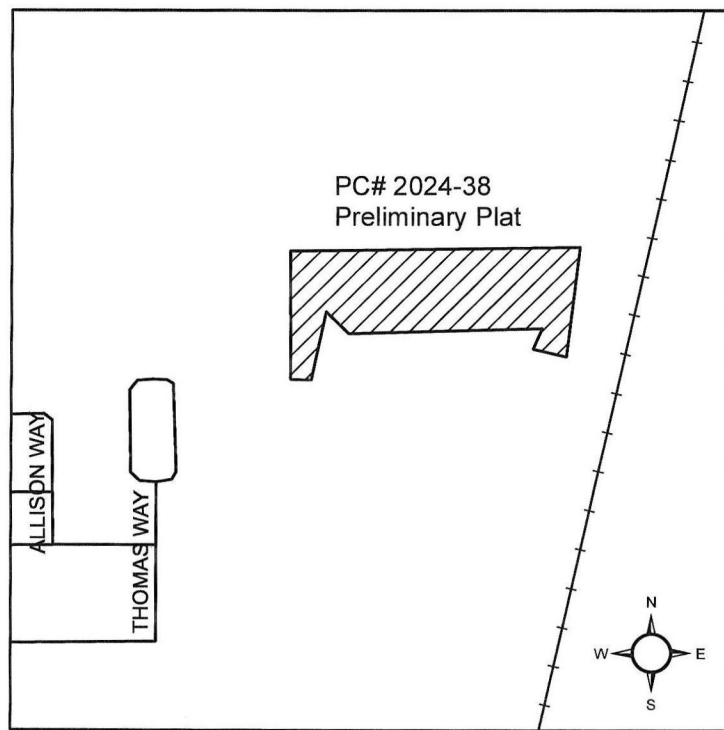
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezone request.

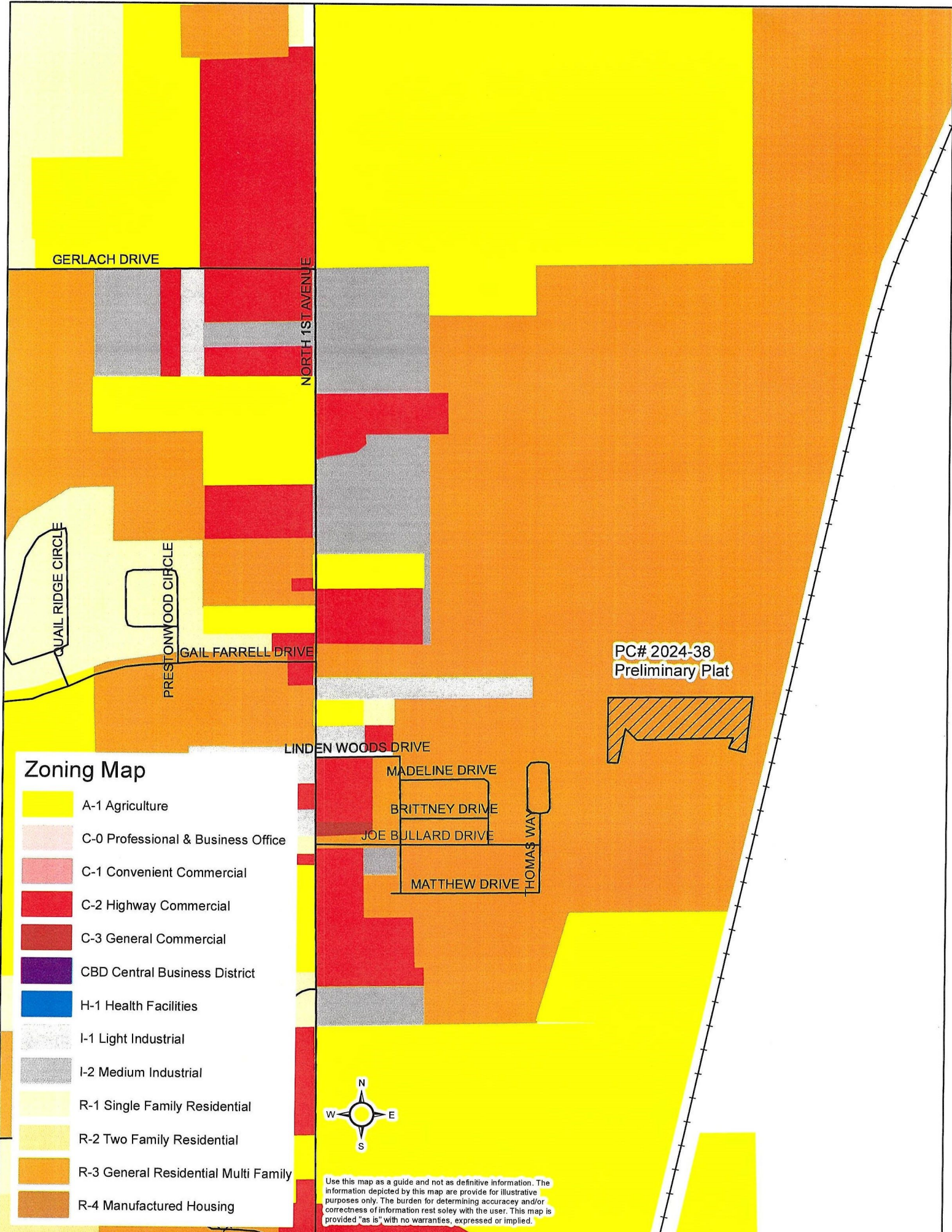
Analysis: Very large un-platted residential land. Recent concern of means of egress. Okie Safety reviewed and approved plans. New plans do include an emergency access road that also shows the required 60 foot easement.

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

Staff Recommendation: Current site plans satisfy all concerns. We would like to note that if anymore plans are submitted in the future that the emergency access will no longer be suffice and it would then be required to be a secondary easement.

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

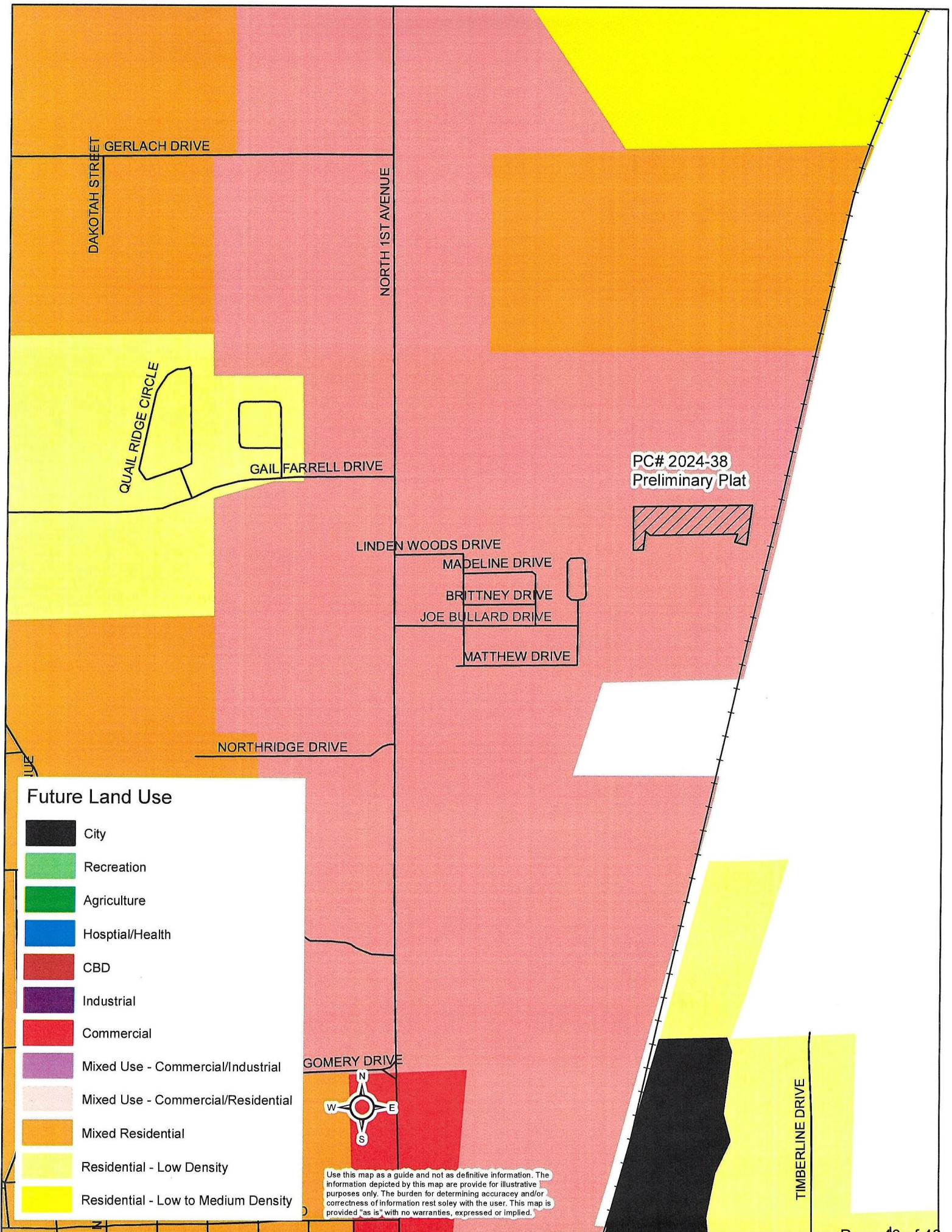




Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



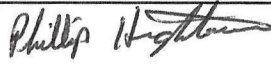
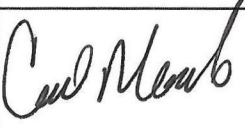
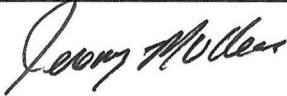
Preliminary Plat
PC# 2024-38



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

REZONE/RE PLAT

Linden Woods NE

Department	Signature	Date	Comments
Paul Cottrell		8-4-24	<u>NO PUD</u> New means of Egress
M & O Randy Cantrell			Still waiting for master meter on existing Town homes.
Public Works Director Phillip Hightower		8-9-24	Needs MASTER meters on Town homes and Another Exit + Entrance
Streets Carl Meade		8-9-24	Needs to have another entrance or Exit
OGE Jeremy Mullins		8-9-24	NC
ONG		8-9-24	No Comments
Building Inspector Taylor Davis		8-9-24	New means of egress
Fire Marshall			



The City of Durant

Memorandum

Date: 11/5/2024
To: Mayor and City Council
From: Brandy Stachowski, Permit Tech
Re: Consideration and Possible Approval for a Rezone Request for Property Located at 501 Lee Ave and more particularly described as:

The North 210 feet of the SE/4 SW/4 NE/4 of Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey, LESS AND EXCEPT a tract described as: Beginning at a point 1980 feet West and 589.1 feet North of the E/4 corner of said Section 33; thence N00°39'02"W for a distance of 62.54 feet to a fence corner; thence S89°08'08"E for a distance of 230.17 feet to a fence corner; thence S06°26'55"W for a distance of 72.35 feet to a fence corner; thence N86°40'54"W for a distance of 221.68 feet to the Point of Beginning.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC Staff Report Kennedy & Matthews (New)
2. MAPS



THE CITY OF DURANT

Office of Community Development

Date: 11/01/2024
To: City Council
Case: PC-2024-38
From:
Re: Rezone.

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

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.

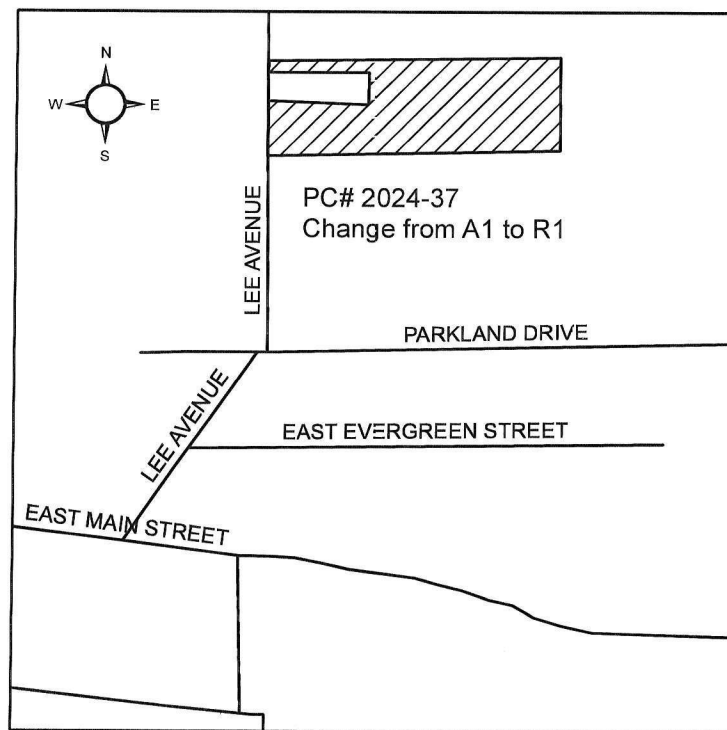
Background: Applicants approached staff seeking a rezone to build a house.

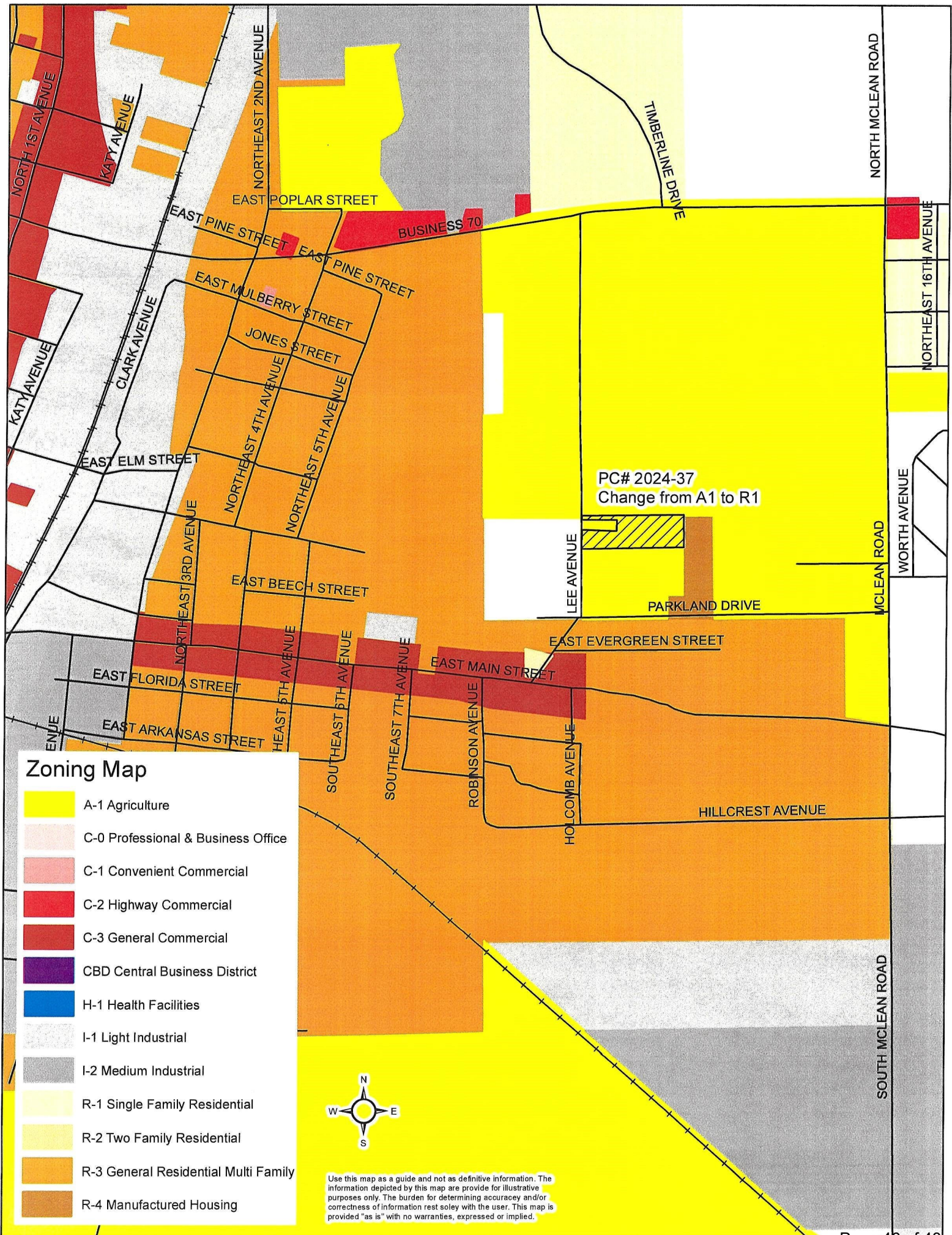
Notifications have been made to the surrounding property owners and at the time of this report staff has received phone calls or letters of support or protest regarding this rezone request.

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. Rezone is needed to allow the construction of a single family home as the current lot does not meet the 5 acer minimum.

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

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







PC# 2024-37
Change from A1 to R1

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.

