

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

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 5, 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 5:34 pm

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Whitney Kerr

Planning Commission Vice Chairman Shane Knight

Planning Commission Chairman Drew Jackson

Absent:

Planning Commissioner Thomas Newsom 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.

a. Consideration and Approval of October 1, 2024 Minutes

Motion was made by Commissioner Kerr and seconded by Commissioner Knight to approve October 1, 2024 Minutes.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

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

Motion was made by Commissioner Kerr and seconded by Vice Chairman Knight to approve a Rezone Request of R-1 for Property Located at Cale Switch Road.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- 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.

Tabled until December 3, 2024

- 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.

Table until December 3rd

- 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.

Motion was made by Vice Chairman Knight and seconded by Commission Member Kerr to approve a Re-Plat Request for Property located near the end of Linden Woods Drive.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- 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.

Motion was made by Vice Chair Knight and seconded by Commission Member Kerr to approve a Rezone Request of R-1 for Property Located at 501 Lee Avenue.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

ADJOURNMENT

Motion made by Vice Chairman Knight and seconded by Chairman Jackson to adjourn.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None