

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**

January 7, 2025

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 Minutes of the December 3, 2024, meeting.

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval for a Rezone Request for Property Located at 1224 W. Evergreen and more particularly described as: The West 70 feet of the South 90 feet of Lot 5 in Block 160 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.

4. New Business

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 3rd day of January, 2025

Brandy Stachowski

Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Date: 1/7/2025
To: Mayor and City Council
From:
Re: Consideration and Approval of Minutes of the December 3, 2024, meeting.

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 120352024 BCS

The agenda was posted at 300 W. Evergreen St. at 11:00 a.m. on the 27th day of November 2024.

Melody Mealor

Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
December 3, 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 Horner 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 Possible Approval of November 5, 2024 Minutes

Motion was made by Vice Chairman Knight and seconded by Commissioner Kerr to approve November 5, 2024 Minutes.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

b. Consideration and Possible Approval of 2025 Meeting Schedule

Consideration and Approval of the 2025 Meeting Schedule

Motion was made by Vice Chairman Knight and seconded by Commissioner Newsom to approve 2025 Meeting Schedule.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval for a Re-Plat 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 long 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.

Motion was Made by Commissioner Horner and Seconded by Chairman Drew Jackson to approve Re-Plat and Rezone Request for Property Located at 301 N 4th Ave.

Motion Passed with the following vote:

Ayes: Jackson, Horner

Nays: None:

Abstain: Due to conflict of Interest: Kerr, Knight, Newsom

- b. Consideration and Possible Approval for Conditional Use Permit 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.

Motion was Made by Vice Chairman Knight and Seconded by Commissioner Kerr to approve Conditional Use Permit for Property Located at 1408 S. 9th Ave with recommendations to seal driveways and entrances.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Consideration and Possible Approval for a Re-plat and Rezone for Property Located at S. 22nd Ave and W. Mississippi Street and more partially described as A part of the NW/4 NE/4 SW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: The South 590 feet of the West 225 feet of the East 295 feet thereof AND the South 100 feet of the West 365 feet thereof, all in said NW/4 NE/4 SW/4.

AND

A part of the SW/4 NE/4 SW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, is described as follows: The North 300 feet of the West 590 feet thereof said SW/4 NE/4 SW/4.

AND

The NW/4 NE/4 SW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT three tracts described as follows: Tract I: The South 590 feet of the East 295 feet of said W/4 NE/4 SW/4. Tract II: The South 100 feet of the West 365 feet of said NW/4 NE/4 SW/4. Tract III: The North 70 feet of said NW/4 NE/4 SW/4;

AND

Lot 3 and a part of Lot 2 are described as beginning at the Southeast corner of Lot 2; Thence North for a distance of 277.86 feet; Thence West for a distance of 689.70 feet; Thence South for a distance of 277.86 feet; Thence East for a distance of 689.70 feet to the Point of Beginning and being situated in Section

31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, LESS AND EXCEPT the following property previously conveyed:

A) A tract of land described as the East 77.49 feet of the South 277.92 feet of Lot 2 in Section 31, Township 6 South, Range 9 East, Bryan County, Oklahoma.

B) A tract of land described as the East 77.49 feet of the North 70.00 feet of Lot 3 in Section 31, Township 6 South, Range 9 East, Bryan County, Oklahoma.

AND

Beginning at a point 171.6 feet South of the Northwest corner of Section 31, Township 6 South, Range 9 East; Thence South for a distance of 2468.4 feet to the Southwest corner of Lot 2 of said Section; Thence East for a distance of 664.6 feet; Thence North 71 degrees and 56 minutes West for a distance of 521.4 feet; Thence North for a distance of 2276.4 feet to the South Right-of-Way line of the Frisco Railway; Thence following the said Right-of-Way line in a Northwesterly direction for a distance of 146.8 feet to the Point of Beginning, LESS AND EXCEPT the following property previously conveyed:

A) strip, piece or parcel of land lying in part of the NW/4 NW/4 of Section 31, Township 6 South Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at the point where the South property line of the St. Louis and San Francisco Railway Company intersects the West line of said NW/4 NW/4, 171.6 feet South of the Northwest corner of said NW/4 NW/4; Thence South 72 degrees and 59 minute East along said property line a distance of 146.8 feet; Thence South a distance of 75.2 feet; Thence north 72 degrees 59 minutes West a distance of 146.8 feet to a point on the West line of said NW/4 NW/4; Thence North along said West line a distance of 75.2 feet to the Point of Beginning. ALSO LESS AND EXCEPT:

B) A tract of land situated in Lots 1 and 2 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, and more particularly described as follows, to wit:

Beginning at a point 243 feet South of the Northwest corner of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, being a point of intersection of the South Right-of-Way of Arkansas Street and the West line of Lot 1; Thence South along the West line of Lots 1 and 2 a distance of 1279 feet to a point on the West Right-of-Way of U.S. Highway 69/75; Thence North 21 degrees 42 minutes East a distance of 372 feet, to a point of intersection with a line parallel to and 140 feet East of the West line of Lot 1, Section 31, Township 6 South, Range 9 East; Thence North a distance of 886 feet to a point on the South Right-of-Way line of Arkansas Street; Thence Westerly along said Right-of-Way a distance of 146.8 feet to Point of Beginning;

C) A strip, piece of parcel of land lying in part of the W/2 NW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said W/2 NW/4 a distance of 478.6 feet North of the Southwest corner of said W/2 NW/4; Thence North along said West line a distance of 627.3 feet; Thence North 28 degrees 43 minutes East a distance of 293.8 feet to a point 140.5 feet East of the West line and 1274.6 feet South of the North line of said W/2 NW/4;

Thence South on a line parallel to and 140.5 feet East of said West line a distance of 627.3 feet; Thence South 28 degrees 43 minutes West a distance of 293.8 feet to Point of Beginning.

D) A strip, piece or parcel of land lying in part of the NW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said NW/4, 426.29 feet North of the Southwest corner of said NW/4; Thence North along said West line a distance of 813.94 feet; Thence North 29 degrees 31 minutes 40 seconds East a distance of 308.19 feet; Thence South a distance of 804.27 feet; Thence South 38 degrees 37 minutes 54 seconds West a distance of 50.95 feet; Thence South 28 degrees 42 minutes 47 seconds West a distance of 271.46 feet to the Point of Beginning.

Motion was Made by Commissioner Kerr and Seconded by Commissioner Newsom to approve Preliminary Plat and Rezone Request to R3 for Property Located at S.22nd Ave and W. Mississippi Street with the condition that the Final Plat remains closely aligned with the Preliminary Version.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, 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: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 12/10/2024
To: Planning Commission
Case: PC-2025-01
From: Paul Cottrell
Re: Rezone.

Request: Consider a request to rezone property located at 1224 W Evergreen Street from commercial to central business district.

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

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Single Residential
West	C-2	Retail
South	C-2	Retail
East	C-0	Residential Structure Used for Retail

Applicant: Lisa Schuessler.

Background: Applicant approached staff wanting to rezone the property to residential in order to use the property for an AirBnB. We felt that the best course of action was to rezone to CBD to follow with the future land use for that location.

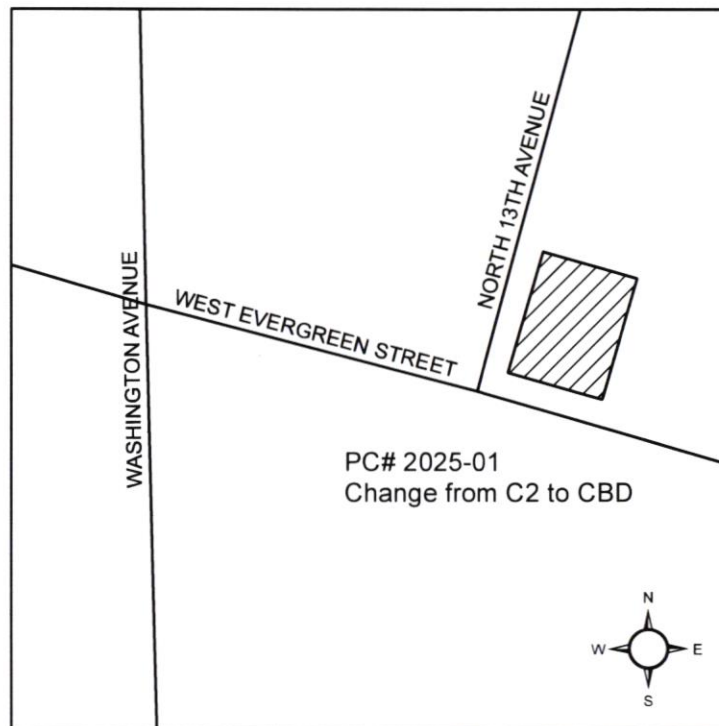
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezone request.

Analysis: The current zoning does correspond with the current use of the surrounding area. There is also residential heavily in the area and we do agree with the future land use of CBD.

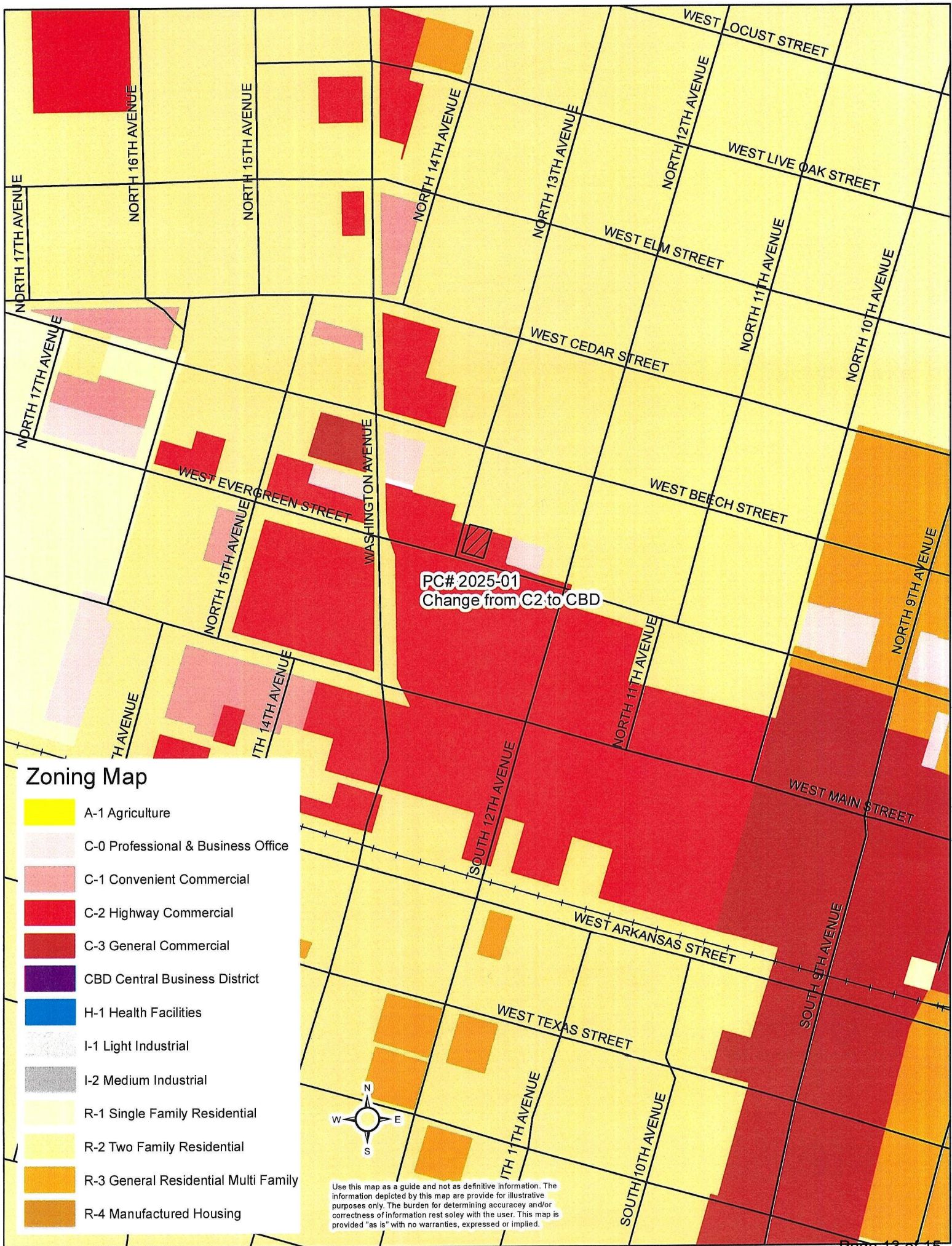
The current Future Land Use map shows this area as CBD Central Business District.

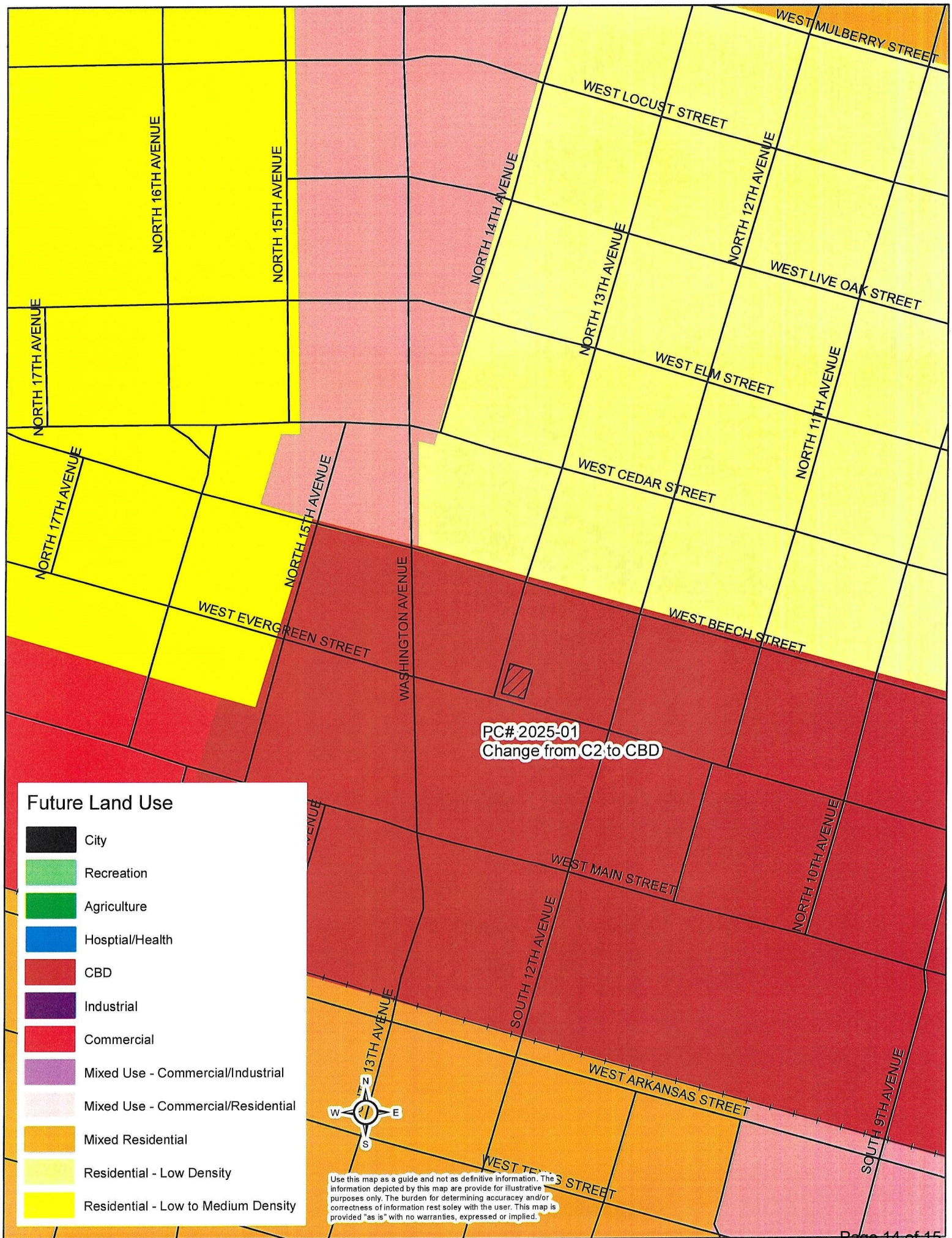
Staff Recommendation: Staff recommends approval of rezone from C-2 to CBD in accordance with the future land use map.

Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located at 1224 W Evergeen. Any specific conditions imposed by the Commission should be read into any approval motion.





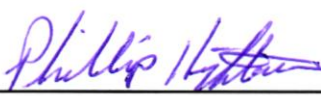
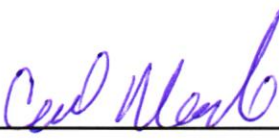




COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

REZONE/REPLAT

PC 2025-01 SCHUSSLER

Department	Signature	Date	Comments
Community Development Director		12-9-24	NO Comment
M & O Randy Cantrell			No Comment
Public Works Director Phillip Hightower		12-9-24	NO Comment
Streets Carl Meade		12-9-24	no comment
OGE Jeremy Mullins			
ONG Kyle Chilton			
Building Inspector		12-9-24	No Comment
Fire Marshall Collin Gordan			
Address and Mapping Aaron Walkup	N/A		