

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**

February 4, 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 January 07, 2025, meeting.

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval for a Preliminary Replat and Rezone Request for Property Located at Rodeo Road and Highway 78 in Durant and more particularly described as:

The S/2 SE/4 SE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, LESS AND EXCEPT a strip, piece or parcel of land lying in part of the S/2 SE/4 SE/4, Section 8, Township 7 South, Range 9 East, Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows: Commencing at the Southeast corner of said S/2 SE/4 SE/4; thence S89°18'41"W along the South line of said S/2 SE/4 SE/4, a distance of 64.69 feet to a point on the present West right-of-way line of State Highway No. 78, said point being the Point of Beginning; thence continuing S89°18'41"W along said South line, a distance of 25.00 feet; thence N00°23'40"W, a distance of 661.35 feet to a point on the North line of said S/2 SE/4 SE/4; thence N89°19'29"E along said North line, a distance of 25.00 feet to a point on said present West right-of-way line; thence S00°23'40"E along said present West right-of-way line, a distance of 661.34 feet to said Point of Beginning.

4. New Business

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 31st day of January, 2025.

Brandy Stachowski

Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Date: 2/4/2025
To: Mayor and City Council
From:
Re: Consideration and Approval of Minutes of the January 07, 2025, meeting.

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 01.07.25 BCS

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

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
January 7, 2025 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 p.m.

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 Approval of Minutes of the December 3, 2024, meeting.

Motion was made by Commissioner Horner and seconded by Commissioner Newsom to approve December 3, 2024 Minutes.

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 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.

Tabled until February 4, 2025

4. New Business

An open discussion was initiated by Chairman Jackson to recommend a better definition of Short Term Rentals in the City of Durant

ADJOURNMENT

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

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 01/08/2025
To: Planning Commission
Case: PC 2025-02
From: Paul Cottrell
Re: Re-plat and Re-zone Request for DH Modern Construction LLP

Request: Consider a Re-plat and Re-zone Request for property known as Bronco Acres located on Rodeo Rd and 78 Hwy.

Current Zoning: A-1, General Agriculture

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agriculture
West	A-1	Agriculture
South	C-2/R-1	Empty Lots
East	Highway	Highway

Applicant: DH Modern Construction

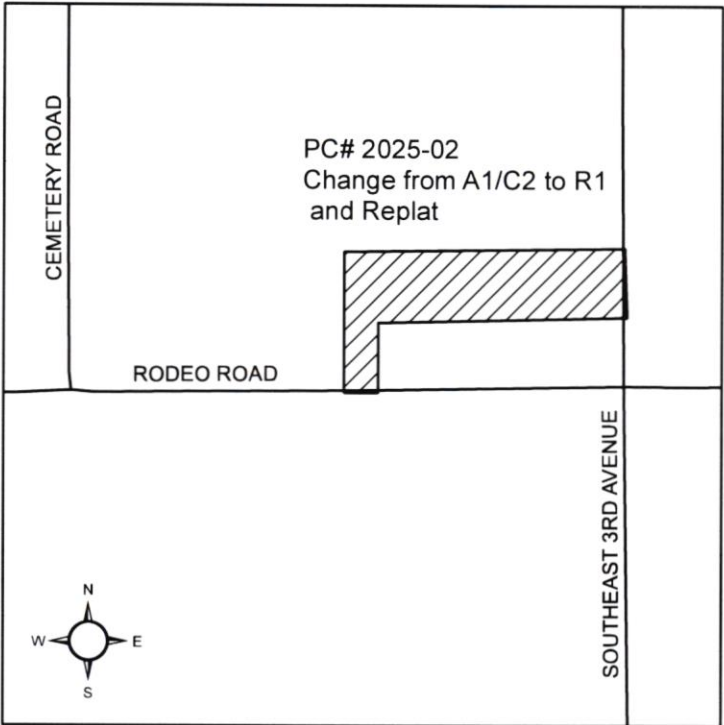
Background: Applicants desires to re-plat and re-zone the property in order to construct a subdivision.

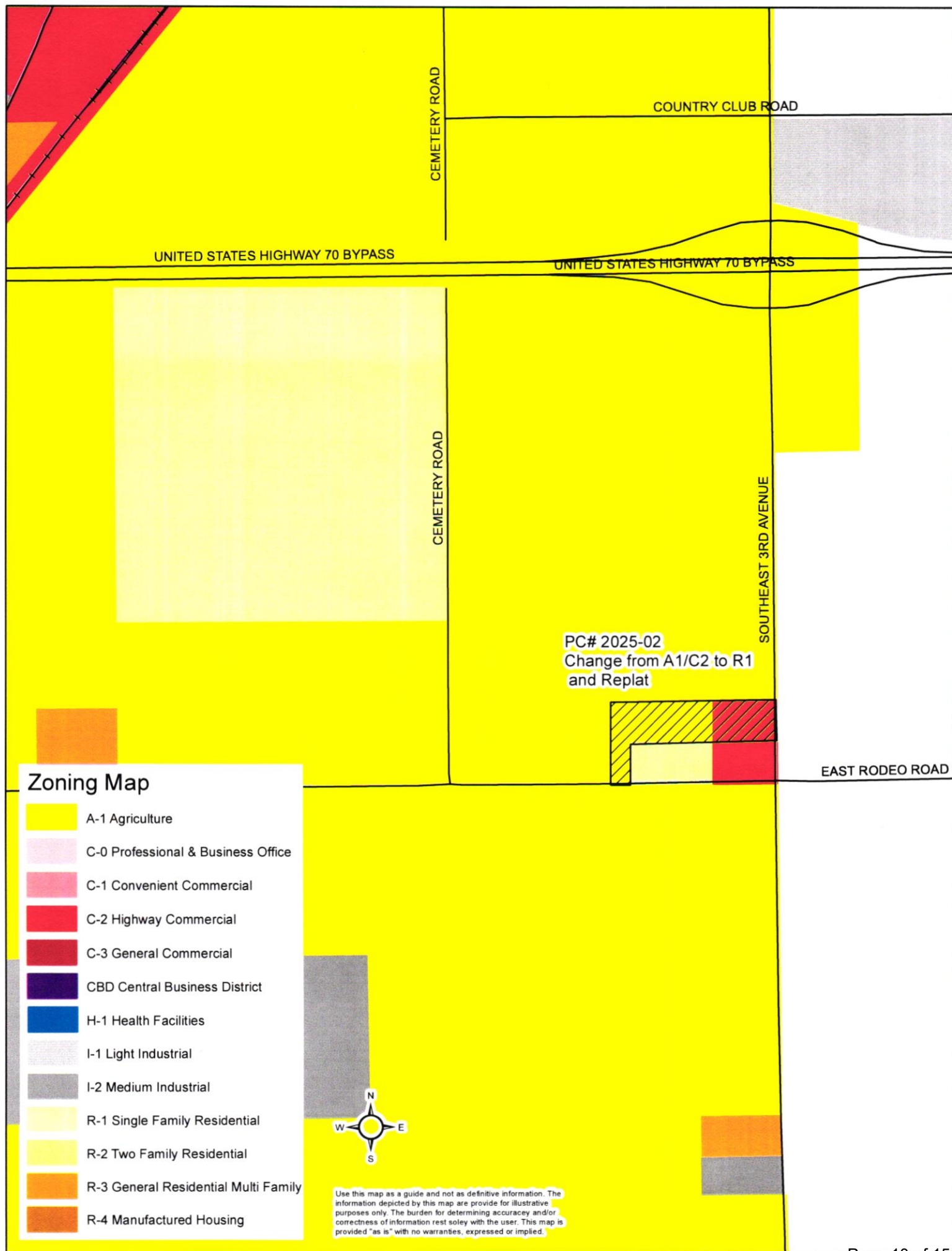
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this request.

Analysis: Applicant wishes to keep a section of the property as commercial and rezone the remaining property as residential to construct single family homes. The section currently zoned R-1 is no longer owned by the applicant. I have spoken with the water department regarding the concern for water in the past in this location and was told that since the repair of the waterline running under the railroad tracks they have had no reports of water issues. They will be conducting a pressure test to get an accurate reading.

Staff Recommendation: Staff recommends approval of the re-plat and re-zone since it meets all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the re-plat and re-zone request for DH Modern Construction LLP. Any specific conditions imposed by the Commission should be read into any approval motion.



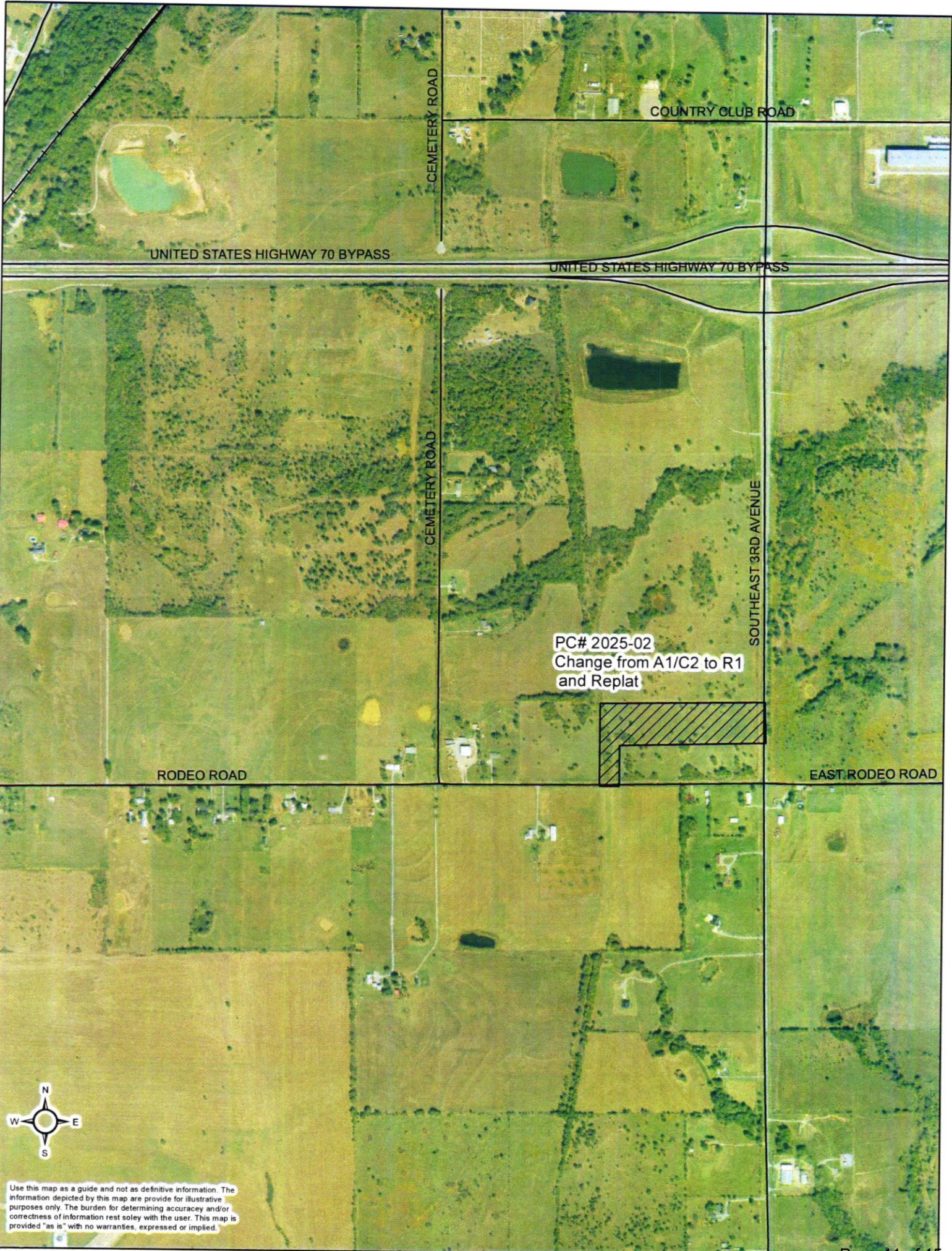


Zoning Map

- 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.



UNITED STATES HIGHWAY 70 BYPASS

COUNTRY CLUB ROAD

CEMETERY ROAD

UNITED STATES HIGHWAY 70 BYPASS

CEMETERY ROAD

SOUTHEAST 3RD AVENUE

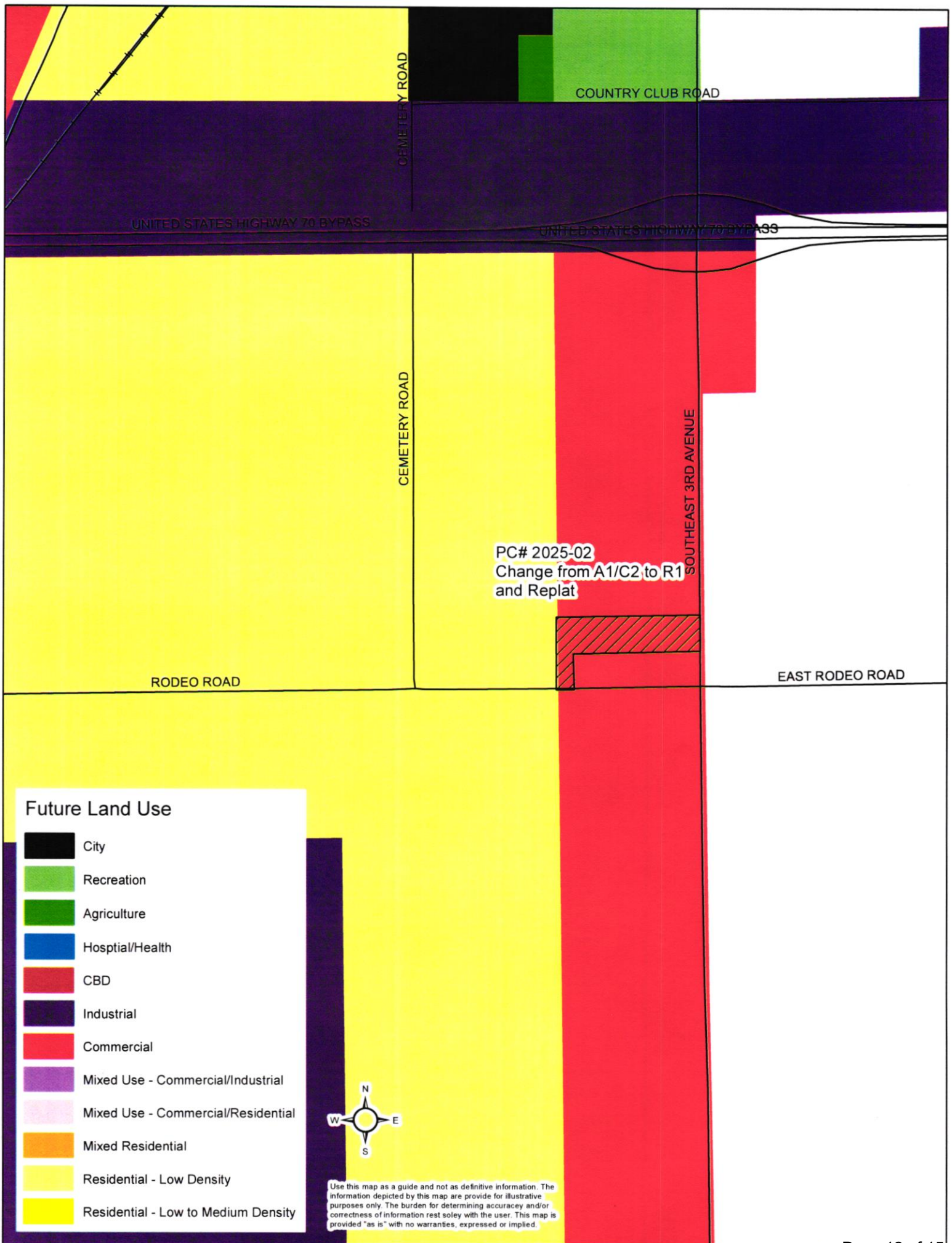
PC# 2025-02
Change from A1/C2 to R1
and Replat

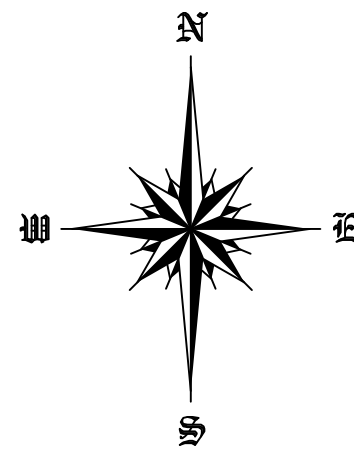
RODEO ROAD

EAST RODEO ROAD



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.





—BASIS OF BEARINGS—
OKLAHOMA STATE PLANE COORDINATE SYSTEM
OKLAHOMA SOUTH (SSS) (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL GPS
CONTROLLING CORNERS ARE EXISTING MONUMENTS FOUND AT THE
SECTION CORNERS AND THE QUARTER CORNERS OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 9 EAST
INDIAN BASE AND MERIDIAN
BRYAN COUNTY, OKLAHOMA

Final Plat of Bronco Acres an addition to Durant, Oklahoma

MECKY YANDELL
B.R. YANDELL
VOL. 1516, PG. 342
O.P.R.B.C.O.

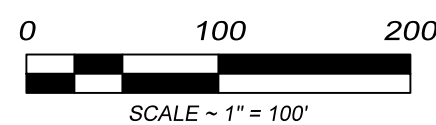
BUFFALO RURAL LLC
VOL. 1997, PG. 149
O.P.R.B.C.O.

SW CORNER
SECTION 8
T7S, R9E, W
5/8" STEEL
ROD FOUND

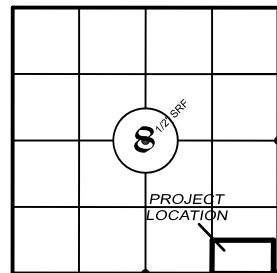
100' ROW DEED
BOOK 27, PAGE 438
O.P.R.B.C.O.

SE4 CORNER
SECTION 8
T7S, R9E

SE CORNER
SECTION 8
T7S, R9E



Location Map
Range 9 East



Bryan County, Oklahoma
(NOT TO SCALE)

DATE OF LAST SITE VISIT:
8-10-2022

Owners Certificate & Dedication

That DH Modern Construction LLP, being the sole owner in fee simple of the following described real property to wit:

The S/2 SE/4 SE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, LESS AND EXCEPT a strip, piece or parcel of land lying in part of the S/2 SE/4 SE/4, Section 8, Township 7 South, Range 9 East, Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows: Commencing at the Southeast corner of said S/2 SE/4 SE/4; thence S 89°19'41" W along the South line of said S/2 SE/4 SE/4, a distance of 64.89 feet to a point on the present West right-of-way line of State Highway No. 78, said point being the Point of Beginning, thence continuing S 89°18'41" W along said South line, a distance of 25.00 feet; thence N 00°23'40" W, a distance of 661.35 feet to a point on the North line of said S/2 SE/4 SE/4; thence N 89°19'29" E along said North line, a distance of 25.00 feet to a point on said present West right-of-way line; thence S 00°23'40" E along said present West right-of-way line, a distance of 661.34 feet to said Point of Beginning.

We hereby offer for dedication to the public use all streets and avenues, parks and public facilities, and easements as shown on the Final Plat of BRONCO ACRES, Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate of Acceptance of Dedication.

In witness whereof, DH Modern Construction LLP, has caused these presents to be signed this ____ day of _____, 2022.

Attest:

Danny J. Khoury
Partner

Hosam Adnan Abo Aytta
Partner

NOTICE: SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE
1. This plat will be required to have sidewalks and street lights per the new subdivision ordinance.

OWNERS/DEVELOPER
DH MODERN CONSTRUCTION LLP,
3324 LAZY LANE
DURANT, OKLAHOMA

SURVEYOR
JOHN C. COPLEY
L.P.S. NO. 1992
1702 VERDI LN.
SHERMAN, TEXAS



Owners Notary

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared _____ to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that _____ executed the same as _____ 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.

Notary Public

My commission expires: _____.

_____, Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared _____ to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that _____ executed the same as _____ 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.

Notary Public

My commission expires: _____.

Bryan County Clerk Certificate

STATE OF OKLAHOMA) SS
COUNTY OF BRYAN)

This instrument was filed on the ____ day of _____, 2022 at _____ and duly recorded in Book Number _____, Page _____.

Bryan County Clerk

County Treasurer's Certificate

I, _____ do hereby that I am the duly elected, qualified and acting County Treasurer of Bryan County, State of Oklahoma. That the tax records of said county show all taxes are paid for the year 2022 and prior years on the land shown on the Final Plat of Bronco Acres in Bryan County, Oklahoma.

In witness whereof I have executed this instrument at _____, Oklahoma, on this ____ day of _____, 2022.

County Treasurer

Notary

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared _____ to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that _____ executed the same as _____ 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.

Notary Public

My commission expires: _____.

City of Durant Council Approval

It is acknowledged by the City of Durant Planning Commission that the Plat of Bronco Acres, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the ____ day of _____, 2022.

ADOPTED by the Council of the City of Durant, Oklahoma this ____ day of _____, 2022.

City Clerk

Mayor

Notary

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared _____ to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that _____ executed the same as _____ 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.

Notary Public

My commission expires: _____.

City Planning Commission Approval

It is acknowledged by the City of Durant Planning Commission that the Plat of McLean Addition, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the ____ day of _____, 2022.

Planning Commission Chair

Planning Commission Secretary

Notary

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared _____ to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that _____ executed the same as _____ 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.

Notary Public

My commission expires: _____.

Department of Environmental Quality Approval

The Oklahoma Department of Environmental Quality certifies that this plat is approved for the construction of a public water system this ____ day of _____, 2022.

Environmental Specialist

Certificate of Survey

I, John Copley a Licensed Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made a careful survey of the foregoing described property designated as Final Plat of BRONCO ACRES, DURANT, OKLAHOMA and that the above foregoing plat represents said survey and that 1/2" steel rods with aluminum caps marked (COPLEY LPLS 1992) have been placed at all new lot corners.

This Plat of Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this ____ day of _____, 2022.

John Copley
Licensed Professional
Land Surveyor No. 1992
C.A. NO. 8279

Notary

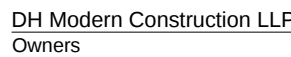
Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared John Copley to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that he executed the same as his free and voluntary 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.

Notary Public

My commission expires: _____.

A REPLAT OF LOTS 1, 6, 7, 8, & 9 OF BRONCO ACRES, AN ADDITION TO THE CITY OF DURANT
SITUATED IN A PART OF THE SE/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA



OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DH Modern Construction LLP being the sole owner(s) in fee simple of the following described real property respectively, to wit:

LEGAL DESCRIPTION:

Lots 1, 6, 7, 8, & 9 of Bronco Acres, an addition to the City of Durant, Oklahoma.

DH Modern Construction LLP, offers for dedication to the public use of all streets, avenues, parks, public facilities and easements as shown on the annexed plat of LEGACY SOUTH ADDITION, to the City of Durant, 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 LEGACY SOUTH ADDITION, to Bryan County, State of Oklahoma, we do hereby provide restrictive covenants. Filed in Book _____, Page _____ of the records in the office of the County Clerk, Bryan County, Oklahoma.

DH Modern Construction LLP- (OWNERS)

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2025, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ 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.

Given under my hand and seal of office the day and year last above written.

Notary Public

Commission Expiration

NOTARY

This document is preliminary in nature and is not a final signed and sealed document.

Date: 1-31-25



NOTARY

TRE

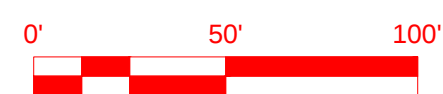
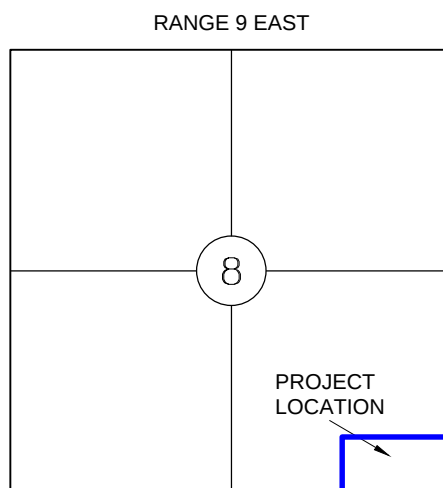
NOTARY

CLERK

NOTAR

**125 BUFFALO ST. CADDO, OK
PO BOX 26 CADDO, OK 74729
(580) 279-9544
BM.SURVEYING@YAHOO.COM**

B.J. MCININCH - COPYRIGHT 2025
PROFESSIONAL LAND SURVEYOR - #1819
CERTIFICATE OF AUTHORIZATION - #7076



LEGEND

These standard symbols may be found in the drawing.

- | | |
|--|-----------------------------------|
| | SET MAG NAIL W/ WASHER (PLS 1819) |
| | FOUND MAG NAIL (PLS 1827) |
| | SET 1/2" STEEL PIN (PLS 1819) |
| | FOUND 1/2" STEEL PIN (PLS 1827) |
| | FOUND 5/8" STEEL PIN |
| | CALCULATED POINT |
| | FOUND 1/2" STEEL PIN (PLS 1992) |
| | FOUND MAG NAIL (PLS 1992) |
| | HIGHWAY RIGHT-OF-WAY |
| | EASEMENT AS NOTED |
| | 16.5' STATUTORY RIGHT-OF-WAY |
| | BOUNDARY LINES |
| | UNDERGROUND WATER LINE |
| | OVERHEAD ELECTRIC |
| | TESTING WIRE FENCES |
| | COMMUNICATION EASEMENT (AS NOTED) |
| | WATERLINE EASEMENT AS NOTED |
| | POWER POLE |
| | FOUND 1/2" STEEL PIN |
| | DRAINAGE EASEMENT |
| | UTILITY EASEMENT |



-BASIS OF BEARINGS-
RECORD PLAT BEARING OF S 89°20'43" W ALONG THE
SOUTH LINE OF LOTS 1-6 OF BRONCO ACRES, AN
ADDITION TO THE CITY OF DURANT, BRYAN COUNTY,
OKLAHOMA.

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER
RECORDED, OR IMPLIED, THEREOF.

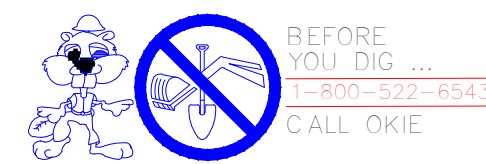
NO UTILITIES OF ANY KIND HAVE
SHOWN ON THE ABOVE PLAT

CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE LOCATION MAP

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS ORIGINAL SIGNATURE AND ORIGINAL SEAL

PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS MEANING

THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION

FIELD WORK PERFORMED: TBD
DATE OF LAST SITE VISIT: TBD
PLAT COMPLETED: TBD

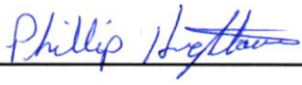
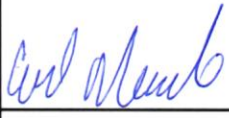
Project:
LEGACY SOUTH ADDITION

A REPLAT OF LOTS 1, 6, 7, 8, & 9 OF BRONCO ACRES,
AN ADDITION TO THE CITY OF DURANT, BRYAN
COUNTY, OKLAHOMA.

DATE 1-31-25

SCALE $1'' = 50'$

SHEET NO. 1 OF 1

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET			
REZONE/REPLAT Bronco Acres/Legacy South			
PC 2025-02			
Department	Signature	Date	Comments
Community Development Director: Paul Cottrell		1-7-24	NO Comment
M & O: Randy Cantrell		1-7-25	No Comment
Public Works Director: Phillip Hightower		1-7-25	no Comment
Solid Waste: Jared Dillingham		1-7-25	
Streets Director: Carl Meade		1-7-25	no Comment
OGE: Jeremy Mullins			
ONG: Kyle Chilton			
Building Inspector: Raven Bates		1-7-25	NO Comment
Fire Marshall: Collin Gordan			
Address and Mapping Aaron Walkup		1/7/25	N/A