

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**

June 3, 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 May 06, 2025, Meeting as Presented.

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of a Final Plat for property located at East Georgia Street and Southeast 3rd Ave in Durant and more particularly described as:

A tract of land in Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of Section 4 and the intersection with the East Right-of-Way line of U.S. Highway 78; Thence East along said North line a distance of 806 feet; Thence South and parallel with the West Section line a distance of 323.40 feet; Thence West and parallel with the North Section line a distance of 862 feet to a point on the East Right-of-Way line of said Highway; Thence Northerly along the Easterly Right-of-Way of said Highway to the Point of Beginning.

4. New Business

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 5:00 p.m. on the 30th day of May, 2025.



Brandy Stachowski, City of Durant



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 6/3/2025
To: Mayor and City Council
From: Brandy Stachowski, Administrative Assistant
Re: Consideration and Approval of Minutes of the May 06, 2025, Meeting as Presented.

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 05062025 BCS

The Agenda was posted at 300 W. Evergreen Street at 5:00 p.m. on the 2nd day of May, 2025.

Brandy Stachowski

Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
May 6, 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 5:32 p.m.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

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

Absent: 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 Minutes of the March 04, 2025, meeting.

A Motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve the Minutes of the March 4, 2025 meeting as presented with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of a Preliminary Plat request for property located near S. 22nd Ave and W Mississippi in Durant and more particularly 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, 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 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) 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:

A) 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;

A) 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.

B) 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

A Motion was made by Commissioner Kerr and Seconded by Commissioner Newsom to Approve the Motion but with the conditional understanding that at some point in the process they will need an environmental water study to show it being distributed the right way before the plat is finished with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

4. New Business

ADJOURNMENT

A motion was made by Commissioner Newsom and seconded by Commissioner Knight to adjourn.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson,

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 05/6/2025
To: Planning Commission
Case: PC-2025-05
From: Paul Cottrell, Community Development.
Re: Final Plat

Request: Consider a request from the property owner to final plat the property located at 407 E Georgia St.

Current Zoning: R-1 Residential Low Density.

Future Land Use: R-1 Residential Low Density.

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Single Residential Homes
West	R-1	Single Family Home
South	A-1	Open Field
East	A-1	Open Field

Applicant: Pedro Garcia & Ericka Sanchez.

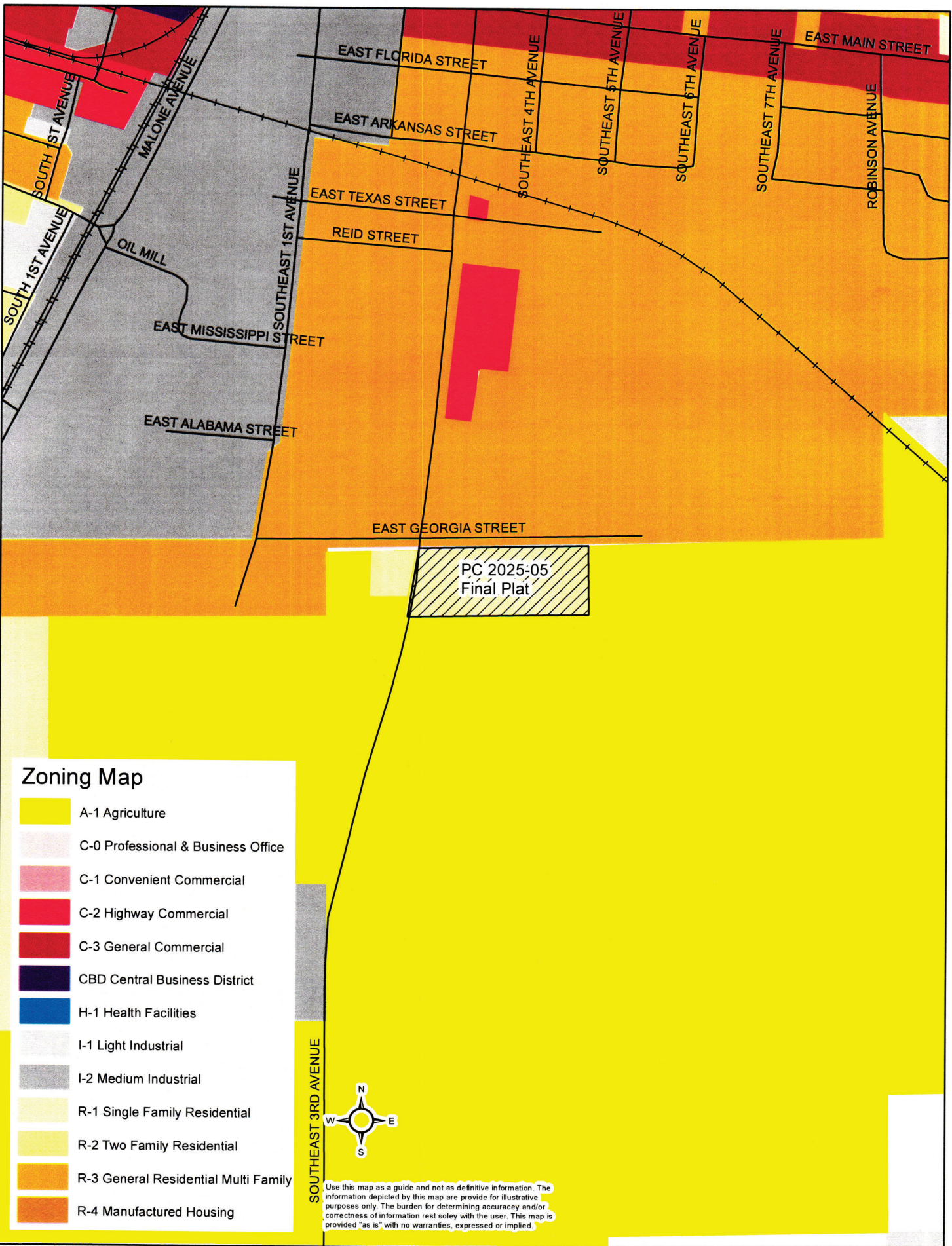
Background: Applicant approached staff with the desire to plat the current property in order to possibly construct a new home to the area closest to SE 3rd St.

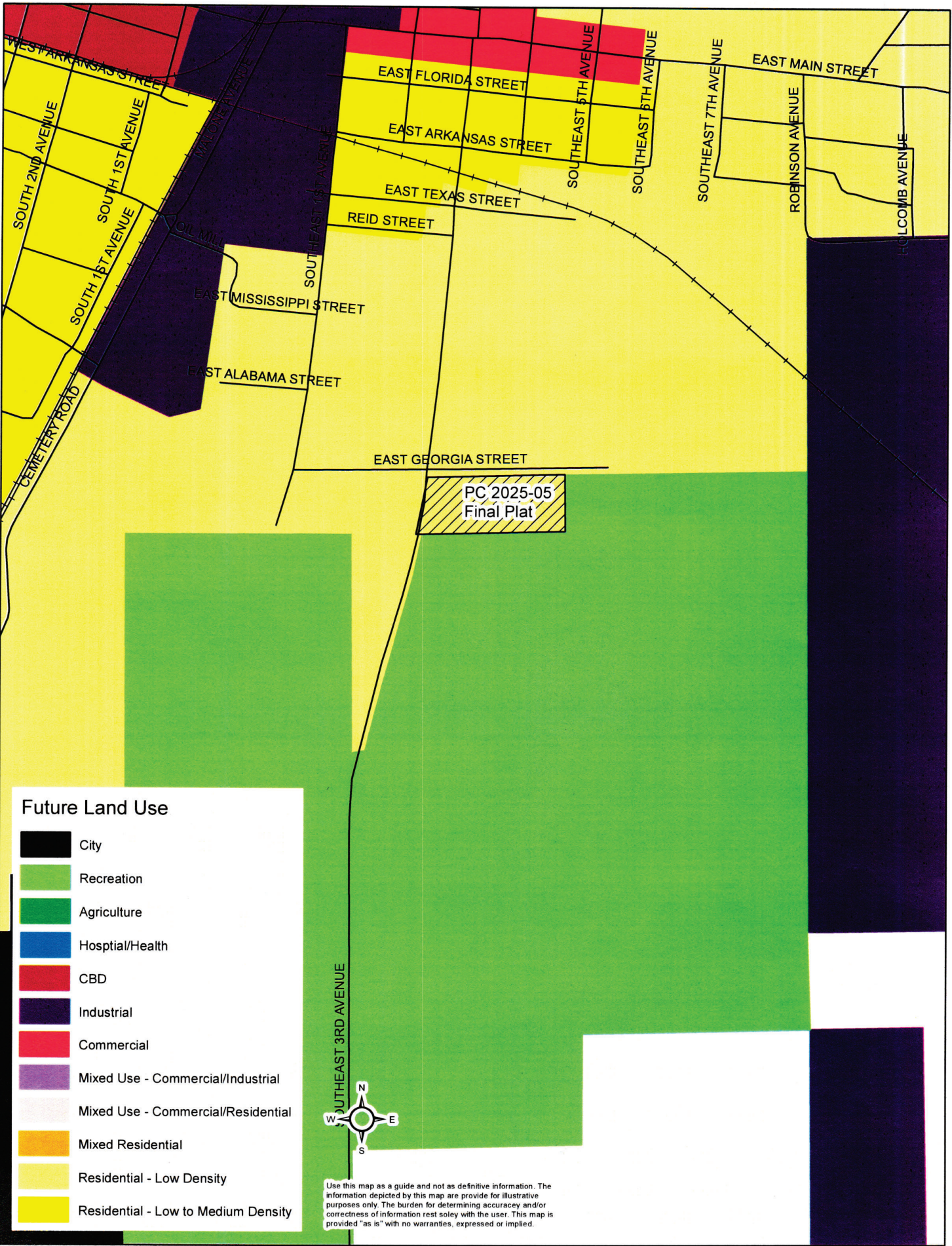
Notifications have been made to the surrounding property owners and at the time of this report staff has not received phone calls or letters of support or protest regarding this rezone request.

Analysis: Once split both lots would meet all requirements pertaining to lot size and street frontage. Existing structure on lot 2 does meet the side setback from the property line. Plans for property meets current and future land use. M&O has stated that the property can install septic or aerobics systems.

Staff Recommendation: Staff recommends approval of final plat.

Required Action: Hold a public hearing and recommend approval or denial of the final plat request for property located at 407 E Georgia St. Any specific conditions imposed by the Commission should be read into any approval motion.





Future Land Use

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

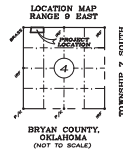


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



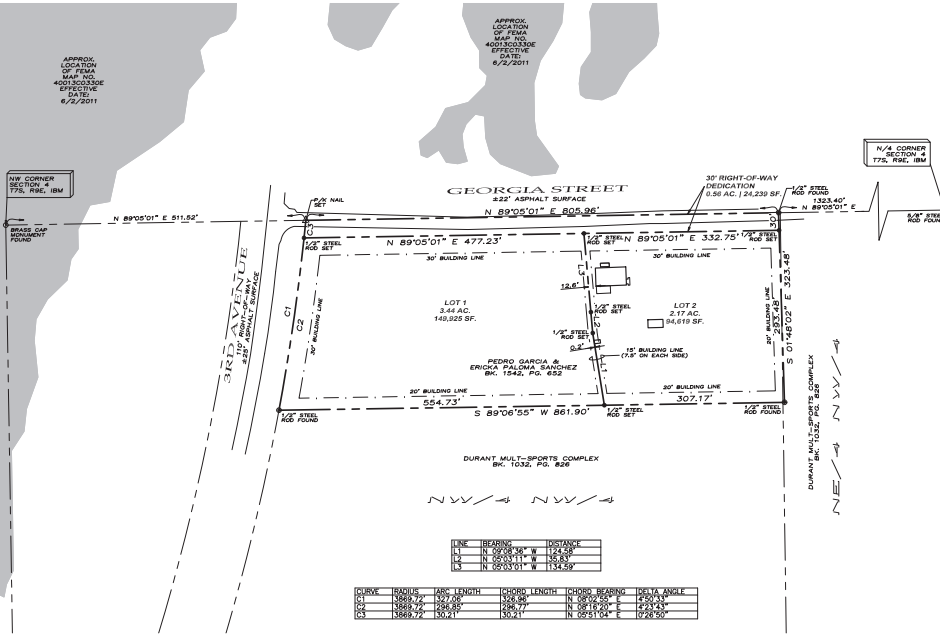
FINAL PLAT OF GARCIA-SANCHEZ ADDITION

ADDITION HAS 2 LOTS AND CONTAINS
6.17 ACRE, MORE OR LESS



BRYAN COUNTY, OKLAHOMA (NOT TO SCALE)
—BASIS OF BEARINGS—
OKLAHOMA STATE PLANS (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL GPS.
SECTION 4
TOWNSHIP 7 SOUTH, RANGE 9 EAST

GRAPHIC SCALE
(IN FEET)
1 Inch = 40 Ft.



APPROX. LOCATION OF PERMA MARK NO. 40013023020E EFFECTIVE DATE: 6/2/2011

NW CORNER SECTION 4 T7S, R9E, 18M

N 1/4 CORNER SECTION 4 T7S, R9E, 18M

LINE	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH
1	N 89°05'01\"	477.23'	N 89°05'01\"	332.75'	N 89°05'01\"	332.75'	N 89°05'01\"	477.23'
2	S 89°06'55\"	861.90'	S 89°06'55\"	861.90'	S 89°06'55\"	861.90'	S 89°06'55\"	861.90'
3	S 89°06'55\"	861.90'	S 89°06'55\"	861.90'	S 89°06'55\"	861.90'	S 89°06'55\"	861.90'
4	N 89°05'01\"	477.23'	N 89°05'01\"	477.23'	N 89°05'01\"	477.23'	N 89°05'01\"	477.23'

FLOOD ZONE INFORMATION
SUBJECT PROPERTY IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 40013C 0330 E, DATED JUNE 2, 2011.

LEGEND

- 1/2\"
- 1/2\"
- P.A.W. SET
- BRICK CURB
- CONCRETE LINE
- PROPERTY LINE

Notice: Being a portion of this addition by metes and bounds, it is subject to the city ordinances of cities and any limitations of the easements.

OWNERS/DEVELOPER
PEDRO GARCIA
ERICKA PALOMA SANCHEZ
407 E. GEORGIA STREET
DURANT, OK 74701

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75020



OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That We, PEDRO GARCIA AND ERICKA PALOMA SANCHEZ being the only owners of record of the following described real property to wit:
FURNISHED LEGAL DESCRIPTION:
A tract of land in Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of Section 4 and the intersection with the East Right-of-Way Line of U.S. Highway 78; Thence East along said North line a distance of 806 feet; Thence South and parallel with the West Section line a distance of 323.40 feet; Thence West and parallel with the North Section line a distance of 862 feet to a point on the East Right-of-Way Line of said Highway; Thence Northerly along the Easterly Right-of-Way Line of said Highway to the Point of Beginning.
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 GARCIA-SANCHEZ ADDITION, 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 GARCIA-SANCHEZ ADDITION. 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.

PEDRO GARCIA DATE _____
ERICKA PALOMA SANCHEZ 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 PEDRO GARCIA, 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 _____, 2025.

Notary Public in and for the State of Oklahoma

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 ERICKA PALOMA SANCHEZ, 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 _____, 2025.

Notary Public in and for the State of Oklahoma

SURVEYOR'S CERTIFICATION
KNOW 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 were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Durant, Oklahoma.

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

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 _____, 2025.

Notary Public in and for the State of Texas

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL
The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a water system this _____ day of _____, 2025.

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 GARCIA-SANCHEZ ADDITION 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 _____, 2025.

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 _____, 2025.

Notary Public in and for the State of Oklahoma

COUNTY CLERKS CERTIFICATE
That I, the undersigned, do hereby certify that the GARCIA-SANCHEZ ADDITION, a replat in Section 4, Township 7 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 stating requirements in all respects, are in all things approved on this _____ day of _____, 2025 at _____ and duly recorded in Book Number _____, Page Number _____.

TAMMY REYNOLDS DATE _____
COUNTY CLERK

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 _____, 2025. 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 _____

WAYOR _____

CERTIFICATE OF ACCEPTANCE
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 GARCIA-SANCHEZ ADDITION, this _____ day of _____, 2025.

CHAIRMAN _____



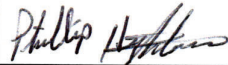



STATE OF OKLAHOMA
COUNTY OF BRYAN
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Final Plat -Garcia

PC 2025-05

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell		5-6-25	No Comment
M & O: Randy Cantrell		05-06-25	Long run to get to ^{private} city sewer or septic
Public Works Director: Phillip Hightower		5-6-25	No Comment
Solid Waste: Jared Dillingham			
Streets Director: Tony Baeza		5-6-2025	No Comment
OGE: Jeremy Mullins			
ONG: Kyle Chilton			
Building Inspector: Raven Bates		5/6/25	No comment
Fire Marshall: Collin Gordan			
Address and Mapping Aaron Walkup		5/6/25	