

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 BOARD OF ADJUSTMENT

5:30 PM

**Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**October 2, 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 23, 2025, meeting as presented.

##### 2. **Consider Items Removed from Consent**

##### 3. **Information Items**

##### 4. **Administration**

##### 5. **Public Hearings**

- a. Consideration and Approval of a Possible Variance from Durant Municipal Code: § 156.035 District Regulations: No lot or yard shall be established in any district that does not meet the minimum requirements set forth in the following table: R-2 Two Family Residential Lot Width at Front Building Line (A).

Property is located near West Georgia Street and more particularly described as:  
*The West 50 feet of Lot 10 In Block 311, In the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.*

##### 6. **New Business**

#### ADJOURNMENT

CERTIFICATE The agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 1st day of October, 2025.



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Brandy Stachowski, City of Durant





# The City of Durant

[AGENDA\_ITEM\_DEPARTMENT]

## Memorandum

**Date:** 10/2/2025  
**To:** Mayor and City Council  
**From:** Paul Cottrell, Community Development Director  
**Re:** Consideration and Approval of Minutes of the January 23, 2025, meeting as presented.

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### Council Information / Action Requested

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

### ATTACHMENTS:

1. Durant Board of Adjustment Minutes 01232025 BCS

The agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 21st day of January, 2025.

*Brandy Stachowski*

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Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT  
January 23, 2025 AT 5:30 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

Chairman Rhynes called the meeting to order at 5:31 p.m.

**INVOCATION/FLAG SALUTE**

Board Member Jones provided the invocation. Board Member Rhynes led the flag salute.

**ROLL CALL**

Present:

Board of Adjustment Chairman David Rhynes  
Board of Adjustment Vice Chairman Mike Davis  
Board Member Wayne Jones

Absent:

Board Member Conner Alford  
Board Member Mike Allen

**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 26, 2024, Meeting  
Motion was made by Board Member Davis and seconded by Board Member Jones to approve the Minutes of the September 26, 2024 meeting as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones

Nays: None

Abstain: None

- b. Discussion, Consideration, and Possible Action on the 2025 Board of Adjustment Regular Meeting Calendar

Motion was made by Board Member Rhynes and seconded by Board Member Davis to approve the 2025 calendar and move up the November and December Meeting dates to the week before.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones

Nays: None

Abstain: None

**2. Consider Items Removed from Consent**

**3. Information Items**

**4. Administration**

**5. Public Hearings**

- a. Consideration and Possible Approval of a Variance from the Durant Municipal Code: § 156.137 BUILDINGS. For all zoning districts, any building hereafter erected or structurally altered shall be located completely within the boundary of the parcel being developed. For residential development within all single-family detached housing and single-family attached housing containing four units or fewer (duplexes, triplexes, quadplexes, and/or townhomes) there shall be no more than one principal building per lot.

The property is located at 1321 N. 5th Ave and is more particularly described as: Lots 17 and 18 in block two in Normal Heights First Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

Motion was made by Board Member Davis and seconded by Board Member Jones to approve a variance permitting the requesting party to structurally restore a secondary residence at 1321 N 5th Street contingent upon all other applicable legal and permitting requirements.

Motion Passed with the following vote:

Ayes: Rhynes, Jones

Nays: Davis

Abstain: None

**6. New Business**

**ADJOURNMENT**

The motion was made by Board Member Davis and seconded by Board Member Jones to adjourn.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones,

Nays: None

Abstain: None



# The City of Durant

[AGENDA\_ITEM\_DEPARTMENT]

## Memorandum

**Date:** 10/2/2025  
**To:** Mayor and City Council  
**From:**  
**Re:** Information Items

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**Council Information / Action Requested**

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

**ATTACHMENTS:**



# The City of Durant

[AGENDA\_ITEM\_DEPARTMENT]

## Memorandum

**Date:** 10/2/2025  
**To:** Mayor and City Council  
**From:**  
**Re:** Administration

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**Council Information / Action Requested**

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

**ATTACHMENTS:**



# The City of Durant

## [AGENDA\_ITEM\_DEPARTMENT]

### Memorandum

**Date:** 10/2/2025  
**To:** Mayor and City Council

**From:**  
**Re:** Consideration and Approval of a Possible Variance from Durant Municipal Code: § 156.035 District Regulations: No lot or yard shall be established in any district that does not meet the minimum requirements set forth in the following table: R-2 Two Family Residential Lot Width at Front Building Line (A).

Property is located near West Georgia Street and more particularly described as:  
*The West 50 feet of Lot 10 In Block 311, In the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.*

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#### Council Information / Action Requested

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

#### ATTACHMENTS:

1. BOA-2025-02 Jay Mauck BOA Staff Report
2. BOA-2025-02 MAPS - MAUCK
3. BOA 2025-02 DEED -MAUCK
4. BOA Questions



# THE CITY OF DURANT

## Office of Community Development

**Date:** 9-19-25  
**To:** Planning Commission  
**Case:** BOA-2025-02  
**From:** Paul Cottrell, Community Development.  
**Re:** Variance for Street Frontage

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**Request:** Consider a request to grant a variance for frontage required for the property located at Durant W50' LT 10 BLK 311 near W Georgia St & S 1<sup>st</sup> Ave.

**Current Zoning:** R-2  
**Future Zoning:** Low to Medium Residential.

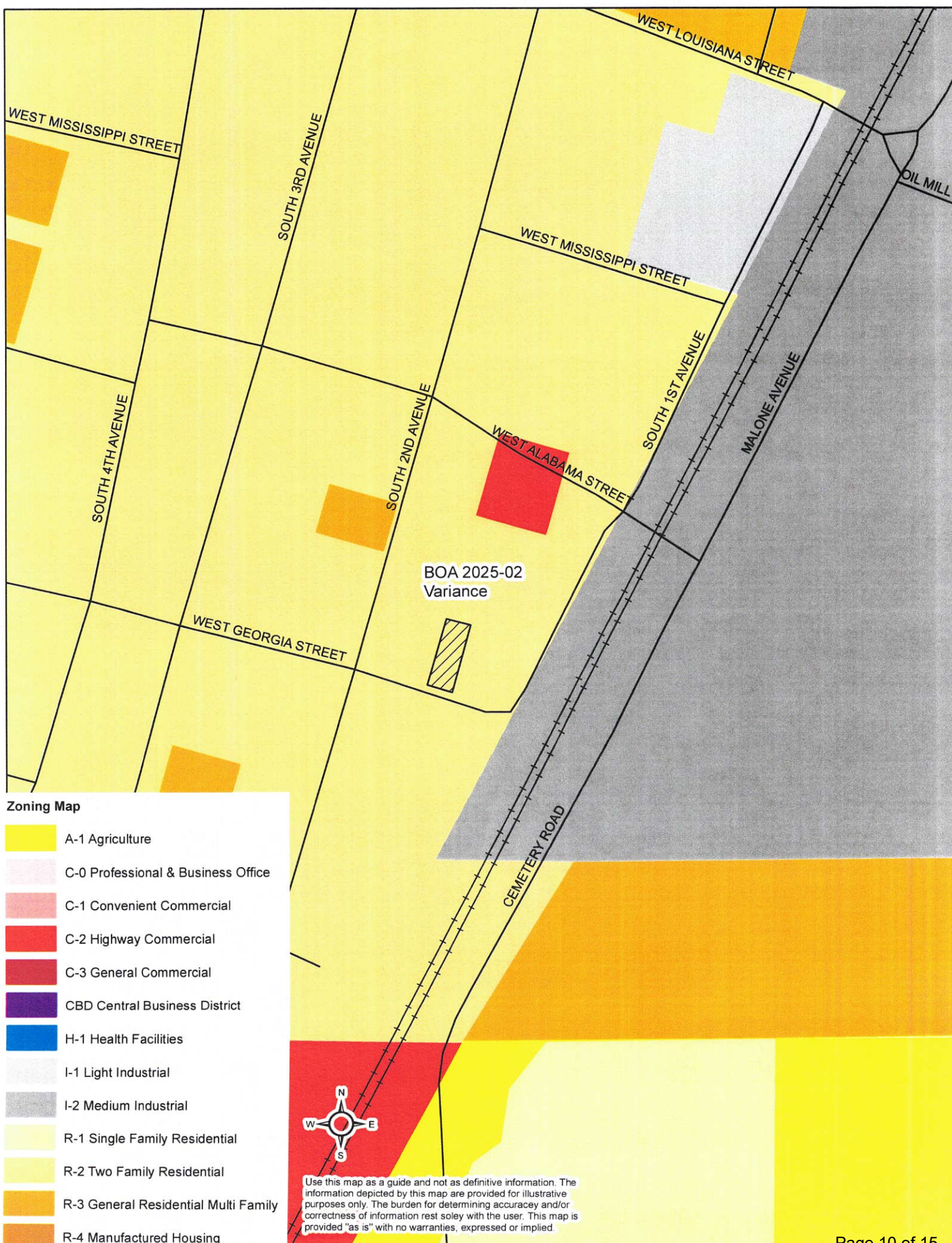
**Surrounding Properties:**

| Direction | Zoning | Use           |
|-----------|--------|---------------|
| North     | R-2    | Single Family |
| West      | R-2    | Single Family |
| South     | R-2    | Single Family |
| East      | R-2    | Single Family |

**Applicant:** Jay Mauck.

**Consideration:** Applicant approached staff with the desire to build on the property. It was discovered that the current property does not meet the required frontage for the zoning. Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations and remain available to support the Applicant throughout this process. Notifications have been made to the surrounding property owners and at the time of this report staff have not received phone calls or letters of support or protest regarding this variance request.

**Analysis:** For the property to be built upon applicant would need to rezone to R-3 or seek a variance. With R-3 not conforming with the current or future land uses applicant will seek a variance. Current zoning requires a 60-foot frontage for single family homes and the property only has a little over 50 feet of frontage. Measuring the majority of lots in the area at 50 feet the property would conform to the other lots surrounding the area.



- 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



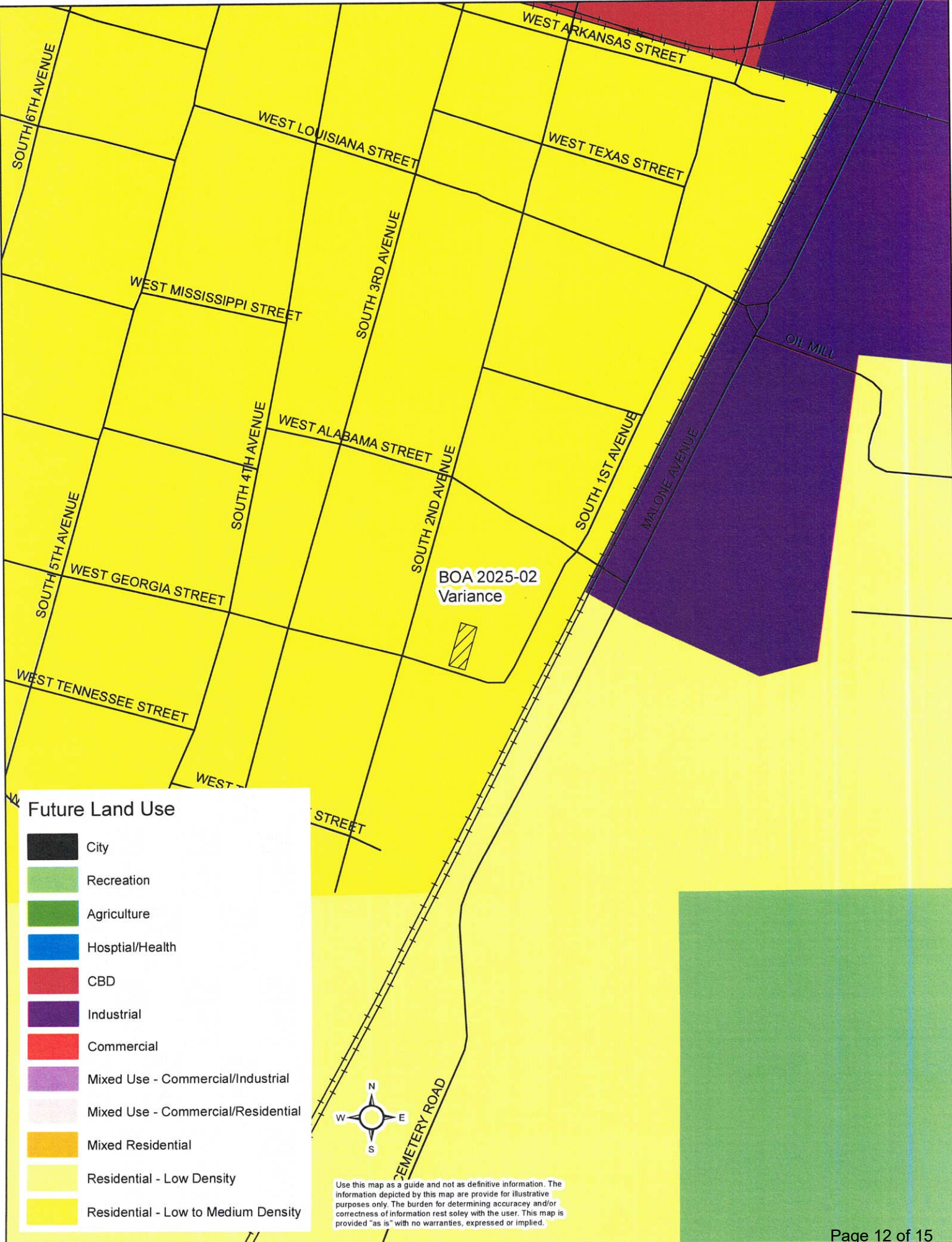
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



BOA 2025-02  
Variance



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BOA 2025-02  
Variance

OIL MILL

**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



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COUNTY TREASURER'S RESALE DEED  
(INDIVIDUAL)

1-2021-734793 Book 1564 Pg: 1,013  
06/22/2021 12:15 pm Pg 1013-1013  
Fee: \$ 18.00 Doc: \$ 0.00  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, PRUDY SULLIVAN-HOLT, County Treasurer, of Bryan County, State of Oklahoma, on the 14th day of June, 2021, sold separately and singly, in the manner provided by law, at Tax Resale and RICKY J QUINTANA, of 2816 Telequana Dr. Apt.4, Anchorage, AK 99517, bid in for himself the Real Estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this Resale Deed have been followed, given, complied with and performed, and

WHEREAS, the said PRUDY SULLIVAN-HOLT, County Treasurer is now by law vested with power and authority to execute this Resale Deed.

NOW, THEREFORE, this indenture, made this 14<sup>th</sup> day of June, 2021 between the State of Oklahoma, by PRUDY SULLIVAN-HOLT, the Treasurer of Bryan County, of the First Part, and RICKY J QUINTANA, of the Second Part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid THREE THOUSAND NINE HUNDRED TWENTY-EIGHT & 35/100THS DOLLARS (\$3928.35), hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, his heirs, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Bryan County, Oklahoma, to-wit:

|                                  |            |
|----------------------------------|------------|
| Legal Description:               | Amount Bid |
| PARCEL #A001-00-311-010-0-001-00 | \$3928.35  |
| DURANT W50' LT10 BLK 311         |            |

To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part, his heirs, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County is empowered by law to sell the same.

In testimony whereof, the Treasurer of said County of Bryan, State of Oklahoma, has set her hand and seal the day and year aforesaid.



By: [Signature]  
PRUDY SULLIVAN-HOLT, County Treasurer



ACKNOWLEDGMENT

STATE OF OKLAHOMA ) ss.  
COUNTY OF BRYAN )

Before me, the undersigned, a notary public, in and for this state, on this 15<sup>th</sup> day of June, 2021, personally appeared, PRUDY SULLIVAN-HOLT, to me known to be the County Treasurer of Bryan County, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that she executed the same in her capacity as County Treasurer of Bryan County, Oklahoma, as her free and voluntary act and deed as such, and as the free and voluntary act and deed of Bryan County, and the State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned.



[Signature]  
Notary Public for County Clerk

**OKLAHOMA REAL ESTATE COMMISSION**

*This is a legally binding Contract; if not understood, seek advice from an attorney.*

**SUPPLEMENT**

This Supplement, which is attached to and is part of the Oklahoma Uniform Contract of Sale of Real Estate between

Rick Quintana ("Seller") and

Jay Mauck ("Buyer")

relating to the following described real estate located in Bryan County, Oklahoma, at:

(Legal Description or Property Address) TBD Georgia, Durant, OK 74701

Seller grants Buyer and Buyer's representatives permission to communicate directly with the City of Durant and its departments regarding zoning, permitting, code compliance, utility availability, and any other restrictions or requirements related to the use or development of the property.

All the other terms and conditions of the Uniform Contract of Sale of Real Estate shall remain the same.

*Jay Mauck*  
dotloop verified  
07/15/25 5:04 PM  
CDT  
A130-113V-RJEB-C2FF

Buyer's Signature

Date

\_\_\_\_\_  
Buyer's Signature

Date

*Rick Quintana*  
dotloop verified  
07/17/25 3:28 PM AKDT  
ALHL-KYTG-W06C-N56K

Seller's Signature

Date

\_\_\_\_\_  
Seller's Signature

Date



# THE CITY OF DURANT

## Office of Community Development

The governing board of the city, known as the Board of Adjustment, has the authority to make decisions on administrative matters and hold quasi-judicial hearings. Their primary role is to carefully examine the facts and evidence presented by the individual or organization seeking a variance, which is an exception to the established zoning regulations. The board has the power to grant a variance if they determine that strictly enforcing the zoning ordinance would create an unnecessary hardship for the property owner or prevent them from using their land in a way that is constitutionally permissible. The board will thoroughly investigate the details of the case, asking probing questions to ascertain whether the criteria for granting a variance have been met. Their goal is to make a fair and impartial assessment based on the specific circumstances. Be prepared to answer the questions below.

### Board of Adjustments Questions

- 1) The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;
- 3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.