

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**

**December 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 November 04, 2025, Meeting as Presented

#### 2. Consider Items Removed from Consent

#### 3. Public Hearings

- a. Consideration and Possible Approval of a Replat Request for Property Located Near West Pine Street and North 4th Avenue and More Particularly Described as:

*The West 75 feet of Lots 4 and 5, and all of Lots 6 in Block 24, in the City of Durant, Bryan County Oklahoma, according to the Official Plat thereof.*

- b. Consideration and Possible Approval of a Rezone Request for Property Located on Cemetery Road and More Particularly Described as:

*Being a part of SW/4 NE/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows: Commencing at a found 1/2" steel rod the northwest corner of Government Lot 2; Thence South 00°41'06" East, with the westerly line of said Government Lot 2, and with the westerly line of said SW/4 NE/4, a distance of 2608.05 feet to a found P/K nail for the southwest corner of said SW/4 NE/4, and in Cemetery Road; Thence North 89°25'07" East, with the southerly line of said SW/4 NE/4, and in said Cemetery Road, a distance of 4.93 feet to a set P/K nail for the True Point-of-Beginning; Thence in said Cemetery Road, with a curve to the right having a radius of 614.69 feet, (chord bears North 10°03'56" East, 198.96 feet) an arc length of 199.84 feet to a found P/K nail; Thence North 19°23'26" East, in said Cemetery Road, a distance of 1010.85 feet to a found P/K nail; Thence North 89°25'09" East, passing en route at a distance of 18.45 feet a found 1/2" steel rod, and continuing on said course a total distance of 933.01 feet to a found 1/2" steel rod; Thence South 00°48'42" East, a distance of 815.39 feet to a found 1/2" steel rod; Thence South 89°25'09" West, a distance of 662.01 feet to a found 1/2" steel rod; Thence South 00°45'53" East, a distance of 330.22 feet to a found 1/2" steel rod; Thence South 89°25'07" West, with the southerly line of said SW/4 NE/4, passing en route at a distance of 617.22 feet a found 1/2" steel rod, and continuing on said course a total distance of 657.35 feet to the Point of Beginning.*

- c. Consideration and Possible Approval of Preliminary Plat Request (Single Family, Phase II) for Property Located Near Lindenwood's Drive and First Avenue and More Particularly Described as:

*A parcel of land located in the North Half of the Southwest Quarter (N/2 SW /4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being a portion of that parcel of land described in Book 1566, Page 761, filed July 30, 2021, in the office of the Bryan County Clerk, being more particularly described by metes and bounds with a true (Geodetic) bearing being South 00 degrees 15 minutes 29 seconds West, along the East line of the Southwest Quarter (SW/) of said Section 21, being more particularly described as follows; Beginning at the Northeast Corner of said N/2 SW/4, Thence, South 00 degrees 15 minutes 29 seconds West, on the East line of the Southwest quarter of said Section 21, a distance of 423.56 feet to the point of intersection with the west right of way line of the Union Pacific Railroad; Thence, South 13 degrees 42 minutes 22 seconds West, on the west right of way line of the Union Pacific Railroad a distance of 900.14; Thence, South 89 degrees 49 minutes 57 seconds West, a distance of 426.79 feet; Thence, North 02 degrees 38 minutes 24 seconds West, a distance of 100.37 feet; Thence, South 89 degrees 49 minutes 57 seconds West, a distance of 486.61 feet to a point on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County; Thence, North 00 degrees 19 minutes 48 seconds East, on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County, a distance of 60.00 feet to the southeast corner of Lot 67 of Linden Wood Phase 3, Planned Unit Development plat as filed in Book 1357, page 696 in the recorded of Brynn County, Thence, North 89 degrees 49 minutes 57 seconds East, a distance of 646.52 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 87.29 feet; Thence, North 76 degrees 17 minutes 38 seconds West, a distance of 120.00 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 455.92 feet; Thence, North 89 degrees 49 minutes 49 seconds East, a distance of 123.61 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 275.23 feet; Thence, South 76 degrees 17 minutes 38 seconds East, a distance of 180.00 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 367.70 feet to a point on the north line of the southwest quarter of said Section 21; Thence, North 89 degrees 49 minutes 49 seconds East, on the north line of the southwest quarter of said Section 21, a distance of 23.40 feet back to the point of beginning.*

- d. Consideration and Possible Approval of a Replat Request for Property Located Near West Mulberry Street and North Eleventh Ave and More Particularly Described as:

*All of Lot 2 in Block 51, the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.*

- e. Consideration and Possible Approval of a Conditional Use Permit Request for Property Located Near Goad Industrial Boulevard and More Particularly Described as:

*Lot 4 of Dale Goad Industrial Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.*

#### **4. New Business**

##### **ADJOURNMENT**

##### **CERTIFICATE**

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 26th day of November, 2025.

*Brandy Stachowski*

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Brandy Stachowski, City of Durant



# The City of Durant

## Memorandum

### ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 11042025 BCS

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

*Brandy Stachowski*

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Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION  
November 4, 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 5:42 p.m.

**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 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 October 7, 2025 Meeting as Presented

A Motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve the Minutes of the October 7, 2025 meeting as presented.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Approval of 2026 Meeting Schedule

A Motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve the 2026 Meeting Schedule.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

**2. Consider Items Removed from Consent**

**3. Public Hearings**

- a. Possible Consideration and Approval of a Rezone Application Request for Property Located on Sunnyside Road and More Particularly Described as:

*A part of Lot 2 of Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as follows: Beginning at a point 50 feet South and 175.00 feet East of the Northwest corner of Lot 2 of said Section 1 on Highway right-of-way; Thence East 395.10 feet along Highway right-of-way; Thence Southwesterly on a curve to the left having a radius of 5879.60 feet a distance of 1340.50 feet along fence to a fence corner; Thence West 64.00 feet along fence to a fence corner; Thence North 990.50 feet along West Lot line of Lot 2; Thence East 175.00 feet; Thence North 250.00 feet to the Point of Beginning.*

Motion was made by Commissioner Kerr and seconded by Commissioner Knight to approve Rezone Request.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- b. Possible Consideration and Approval of a Replat Application Request for Property Located at West Poplar Street and North 4th Avenue and more particularly described as:

*The West 75 feet of Lots 4 and 5, and all of Lots 6 in Block 24, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.*

Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to Table discussion for Replat Application until the next meeting.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- c. Possible Consideration and Approval for a Replat Request for property located on East Florida Street and more particularly described as:

*Lot 1, Less the West 70 feet thereof, and all of Lots 2, 3 and 4, and the East 23 feet of Lot 5, In Block 2, Hillcrest Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.*

Motion was made by Commissioner Knight and seconded by Commissioner Kerr to Approve Replat Request

Motion Passed with the following vote:  
Ayes: Kerr, Knight, Jackson  
Nays: None  
Abstain: None

- d. 1) Possible Consideration and Recommendation of a Approval for Petition of Annexation into Corporate Limits of the City of Durant for property located on Bryan Road and More Particularly Described As:

*Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.*

- 2) Possible Consideration and Approval of a Preliminary Plat Application Request for Phase 1 for Property Located On Bryan Road and More Particularly Described As:

*Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.*

Discussion for both Annexation and Preliminary Plat was opened concurrently. Buddy Holder of Bryan Road Development spoke in favor of both. Barbara O'Steen and Charlene Hibbs Commented

A motion was made by Commissioner Kerr and seconded by Commissioner Knight to Approve Agenda Item D-1 of Recommendation of Annexation of property described as Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof into Corporate Limits of the City of Durant.

Motion Passed with the following vote:  
Ayes: Kerr, Knight, Jackson  
Nays: None  
Abstain: None

A motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve Agenda Item D-2 as a Sketch Plat in lieu of Preliminary Plat Phase 1 of property described as Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.

Motion Passed with the following vote:  
Ayes: Kerr, Knight, Jackson  
Nays: None  
Abstain: None

#### **4. New Business**

#### **ADJOURNMENT**

Motion was made by Commissioner Knight and seconded by Commissioner Jackson to adjourn. Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson  
Nays: None  
Abstain: None



# The City of Durant

## ATTACHMENTS:

1. PC2025-18- Staff Report
2. PC2025-18 TAC SHEET
3. PC2025-18 MAPS
4. PC2025-18- REPLAT- STERLING
5. PC2025-18 - DEED STERLING



# THE CITY OF DURANT

## Office of Community Development

**Date:** 10-17-25  
**To:** Planning Commission  
**Case:** PC-2025-18  
**From:** Paul Cottrell, Community Development.  
**Re:** Replat

**Request:** Consider a request from the property owner to replat lot 4-6 block 24 of North 4th & West Pine St.

**Current Zoning:** R-3 General Residential

**Future Land Use:** Mixed Residential

**Surrounding Properties:**

Direction	Zoning	Use
North	R-3	Single Family
West	R-3	Multifamily
South	R-2	Single Family
East	R-3	Single Family

**Applicant:** David Sterling

**Consideration:** Applicant approached staff with the desire to replat the current property into 3 lots.

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 rezone request.

**Analysis:** The current lots contain 3 addresses with now 2 single family structures. Applicant reached out regarding the area that one structure used to sit. It was discovered that the structure shared a lot with another structure. Applicant then requested to replat to divide it into 3 lots.



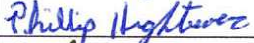



**Staff Recommendation:** Staff recommendation for replat.

**Required Action:** Hold a public hearing and recommend approval or denial of the plat request for property located at lot lots 4-6 block 24 of North 4th & West Pine Street. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: Preliminary Plat  
Case Number: PC2025-18

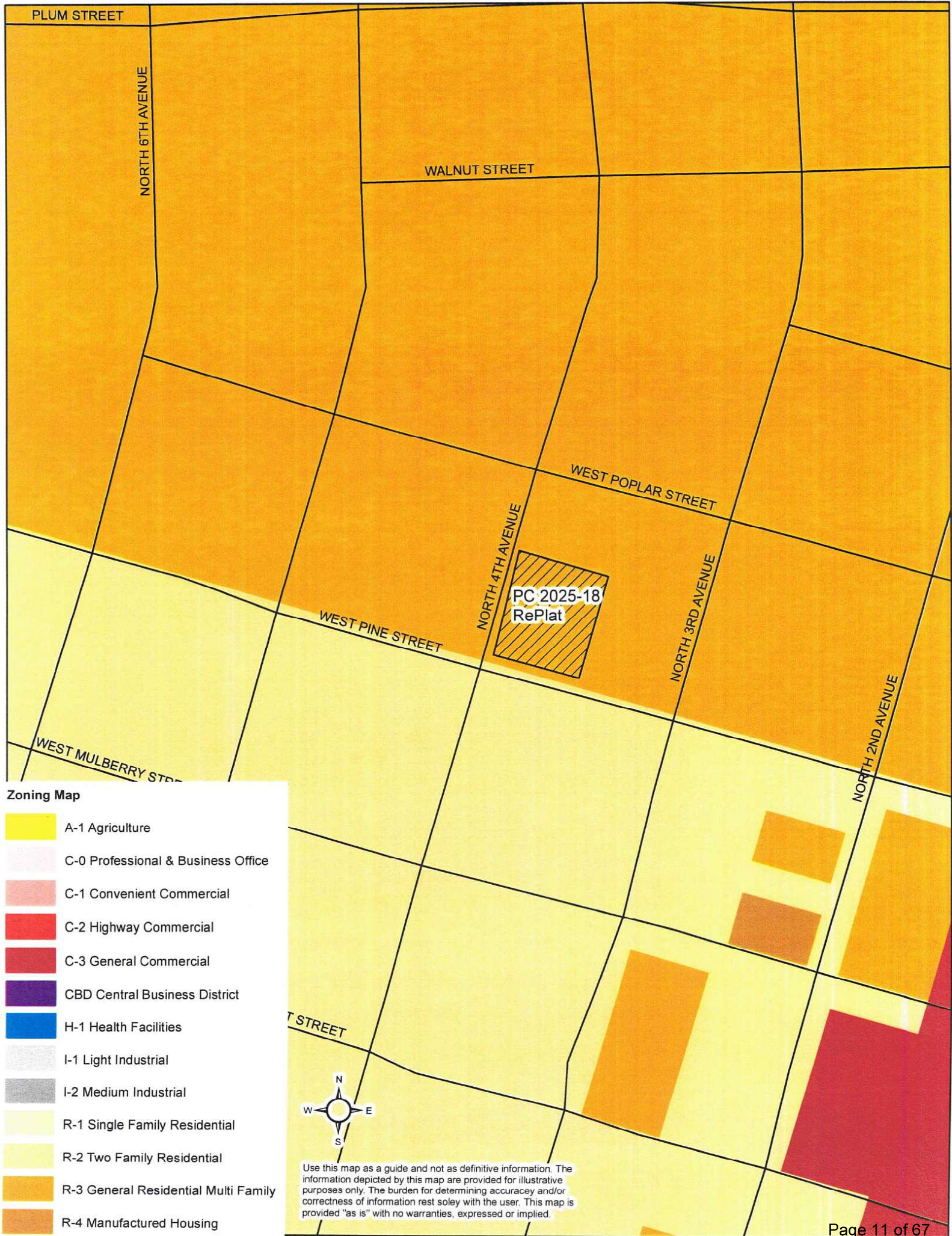
Applicant: Sterling

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Community Development Director: Paul Cottrell			
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		No comment	10/7/25
Facilities Supervisor: Mark Pierce		No Comments	10/7/25
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower			
M & O Supervisor Randy Cantrell	 	Utilities Already at Location	10-7-25 10/7/25
Streets Director: Aaron Saldivar		Driveway Approach (concrete)	10/7/25
Solid Waste Director: Jared Dillingham			
<b>Fire Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Fire Marshall Collin Gordon		No comment	10/7/25

Outside Resources:	Signature	Comments	Date
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			

**Additional Comments**

Name Department Title	Signature	Additional Comments	Date



PLUM STREET

NORTH 6TH AVENUE

WALNUT STREET

WEST POPLAR STREET

NORTH 4TH AVENUE

PC 2025-18  
RePlat

WEST PINE STREET

NORTH 3RD AVENUE

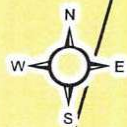
NORTH 2ND AVENUE

WEST MULBERRY STREET

T STREET

**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.



PLUM STREET

NORTH 6TH AVENUE

WALNUT STREET

WEST POPLAR STREET

WEST PINE STREET

NORTH 4TH AVENUE

PC 2025-18  
RePlat

NORTH 3RD AVENUE

NORTH 2ND AVENUE

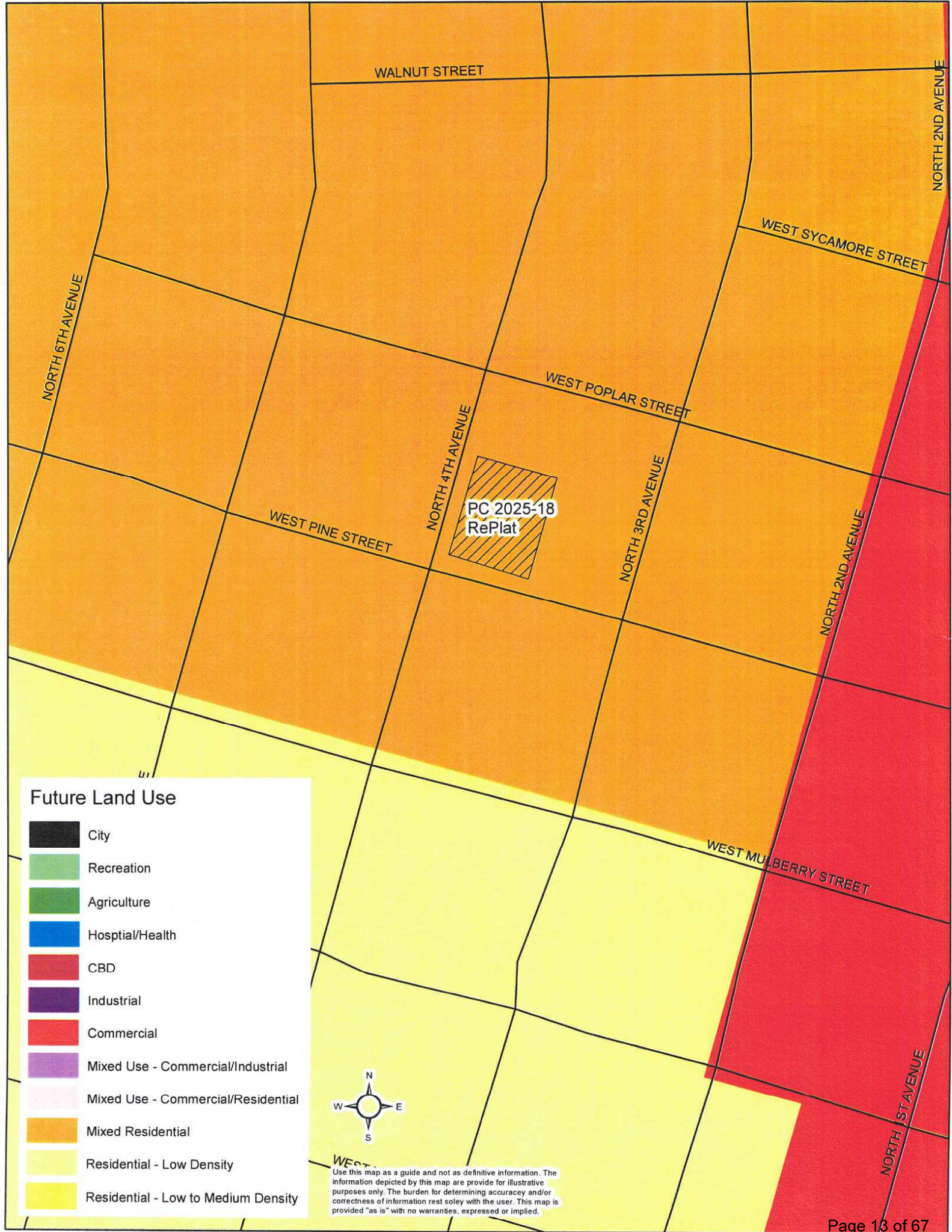
WEST MULBERRY STREET

NORTH 5TH AVENUE

WEST LOCUST STREET



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WALNUT STREET

NORTH 2ND AVENUE

WEST SYCAMORE STREET

NORTH 6TH AVENUE

WEST POPLAR STREET

NORTH 4TH AVENUE

PC 2025-18  
RePlat

WEST PINE STREET

NORTH 3RD AVENUE

NORTH 2ND AVENUE

**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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QUIT CLAIM DEED

1-2009-619464 Book 1223 Pg: 1,106  
03/30/2009 10:34 am Pg 1106-1109  
Fee: \$ 19.00 Doc: \$ 0.00  
Patricia L. Brady - Bryan County Clerk  
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **PATRICIA STERLING, former spouse of KEITH STERLING, a single person** party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey unto **STERLING FAMILY TRUST, 1002 N. 7th Durant, OK 74701**, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

**Tract 1:**

610 W. Cedar  
Lot 6 in Block 115, Durant, Indian Territory, now Oklahoma

**Tract 2:**

1015 W. Beech  
The North 70 ft of Lot 3 and North 70 ft of the East 23 feet of Lot 4 in Block 158 in the City of Durant, County of Bryan, State of Oklahoma, according to the official plan and survey thereof.

**Tract 3:**

6th and Liveoak  
The North 25 ft. Lot 2 and all of Lot 1 in Block 100 in the City of Durant, Oklahoma, according to the US Survey thereof.

**Tract 4:**

1306 N. 6<sup>th</sup>  
Lots thirty-seven (37) and thirty-eight (38) in Block Two (2) in Normal Heights. First Addition to the City of Durant, Oklahoma according to the official plant and survey thereof. (Situated in the part of said addition embraced in NE/4 of NW/4 of SE/4 of Section 29, Township 6. South, Range 9 East.)

**Tract 5:**

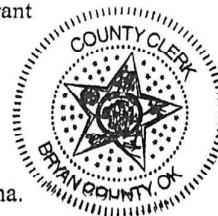
223 N. Washington St.  
Lots 1 and 2 less the South 55 feet in Block 162 in the City of Durant according to the official plat thereof.

**Tract 6:**

801 N. 11th  
Lot two (2) in Block Fifty-one (51) in the City of Durant, Oklahoma.

**Tract 7:**

1316 N.7th  
Lot 31 and Lot 32 in Block 3, Normal Heights. First addition to the City of Durant, Bryan County, Oklahoma according to the Recorded Plat thereof. (Said lots in Normal Heights. First addition, having been platted out of the NW/4 NW/4 SE/4 of Section 29 Township 6 South, Range 9 East of the Indian Base and Meridian Bryan County, Oklahoma.)



**Tract 8:**

323 W. Locust  
W2 of the North 70 feet of the Lot 6 in Block 84 in the City of Durant, Bryan County,  
Oklahoma

**Tract 9:**

The South 65.5 feet of the North 89.3 feet of Lot 6 Block 15 in the City of Durant,  
Bryan County, Oklahoma.

**Tract 10:**

The S/2 of Lot 3 and the North 25 feet of Lot 4 in Block 21, in the City of Durant,  
Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 11:**

The North 20 feet of Lot 6 and the South 38 feet of Lot 7 in Block 21, in the City of  
Durant, Bryan County, Oklahoma.

**Tract 12:**

The East 65 feet of Lots 4 and 5 in Block 24, in the City of Durant, Bryan County,  
Oklahoma, according to the Official Plat thereof.

**Tract 13:**

The West 75 feet of Lot 4, 5, and Lots 6 and 7, in Block 24, in the City of Durant,  
Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 14:**

W/2 of Lot 4, in Block 41, in the City of Durant, Bryan County, Oklahoma,  
according to the Official Plat and Survey thereof, for a Point of Beginning Begin 760  
feet West of the Northeast Corner of the NE/4 of the SE/4 of Section 9, Township 6  
South, Range 9 East of the Indian Base and Meridian; Thence South for a distance  
of 450 feet; Thence East for a distance of 100 feet; Thence North for a distance of  
450 feet; Thence West for a distance of 100 feet to the point of beginning, all in  
Section 9, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan  
County, Oklahoma.

**Tract 15:**

The East 70 feet of Lot 5 in Block 97, in the City of Durant, Bryan County,  
Oklahoma, according to the official Plat and Survey thereof.

**Tract 16:**

Lot 9 in Block 1, in HILLSDALE ADDITION, to the City of Durant, Bryan County,  
Oklahoma, according to the Official Plat and Survey thereof.

**Tract 17:**

Lots 7 and 8 in Block 1, in MOORE'S FIRST ADDITION to The City of Durant,  
Bryan County, Oklahoma, according to the recorded Plat thereof. (the said Lots being  
a part of the E/2 of W/2 of SW/4 of NE/4 of SE/4 of Section 29, Township 6 South,

Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma.

**Tract 18:**

Lots 23 and 24 in Block 2 in NORMAL HEIGHTS FIRST ADDITION, to the City of Durant, Bryan County, Oklahoma, according to the Plat and Survey thereof.

**Tract 19:**

Lots 25 and 26 in Block 2 in NORMAL HEIGHTS FIRST ADDITION, to the City of Durant, Bryan County, Oklahoma, according to the Plat and Survey thereof.

**Tract 20:**

Lots 32, 33, and 34 in Block 15 in NORMAL HEIGHTS ADDITION, to the City of Durant, Bryan County Oklahoma, according to the Plat and Survey thereof.

**Tract 21:**

The S/2 of Lot 2 in Block 49, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 22:**

Lot 4 in Block 88, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 23:**

The North 62 feet of Lot 7, and all of Lot 8 in Block 21, in the City of Durant, Bryan County, Oklahoma, according to the official plat and survey thereof.

**Tract 24:**

All that portion of the N/2 N/2 SE/4 of Section 9, Township 6 South, Range 9 East, lying West of Old U.S. 69 & 75 Highway Right-of-Way, and LESS AND EXCEPT the Now U.S. Highway 69 & 75, Right-of-Way, containing 7.8 acres, recorded in Book 493 at Page 593 in the County Clerk's Office of Bryan County, Oklahoma, LESS AND EXCEPT a tract of land in the N/2 N/2 NE/4 SE/4 of said Section 9, more particularly described as follows: BEGINNING at the NE/Corner of the NE/4 SE/4; Thence West a distance of 760 feet; Thence South a distance of 450 feet; Thence East 100 feet; Thence South 210 feet, to a point on the South line of the N/2 N/2 SE/4; Thence East 230 feet to the North Right-of- Way of Old U.S. Highways 69 & 75; Thence North 42 degrees 20 minutes East 644.5 feet to a point 197.5 feet South of the NE/4 SE/4 of Section 9 Township 6 South, Range 9 East ; Thence North 197 feet to the point of beginning.

EQUITABLE CONVEYANCE - NO REVENUE REQUIRED

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

1-2009-619464 Book 1223 Pg: 1,108  
13/30/2009 10:34 am Pg 1106-1109  
Fee: \$ 19.00 Doc: \$ 0.00  
Patricia L. Brady - Bryan County Clerk  
State of Oklahoma





# The City of Durant

## ATTACHMENTS:

1. PC2025-21- Staff Report
2. PC2025-21 TAC Sheet
3. PC2025-21 Maps
4. Conceptual Site Plan
5. PC2025-21 SELLER PERMISSION
6. PC2025-21 DEED



# THE CITY OF DURANT

## Office of Community Development

**Date:** 11-24-25  
**To:** Planning Commission  
**Case:** PC-2025-21  
**From:** Paul Cottrell, Community Development.  
**Re:** Rezone to R-4

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**Request:** Consider a request from the property owner to rezone (R-4) the property located on Cemetery Rd directly north of Highland Cemetery.

**Current Zoning:** R-1

**Future Land Use:** Residential Low Density.

**Surrounding Properties:**

Direction	Zoning	Use
North	R-3	Empty Field
West	A-1	Vacant Building
South	A-1	Highland Cemetery
East	A-1	Old Golf Course

**Applicant:** Mike Owens (GK Enterprise)

**Consideration:** Applicant approached staff with the desire to rezone the current property to R-4 in order to subdivide the land into a Manufactured Home Subdivision.

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 rezone request.

**Analysis:** The subdivision would consist of roughly 88 lots, ranging from 5000 sqft to 12,000 sqft with a varying frontage with a minimum of 50 ft. Applicant has expressed these homes will be sold as single family dwellings and a buffer would be installed to separate the subdivision from the road.




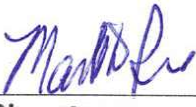




**Staff Recommendation:** Overall staff recommends denial. Staff believes this does not meet current or future land use for the location and sets a bad precedence moving forward if approved.

**Required Action:** Hold a public hearing and recommend approval or denial of the rezone request for property located on Cemetery Rd directly north of Highland Cemetery. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

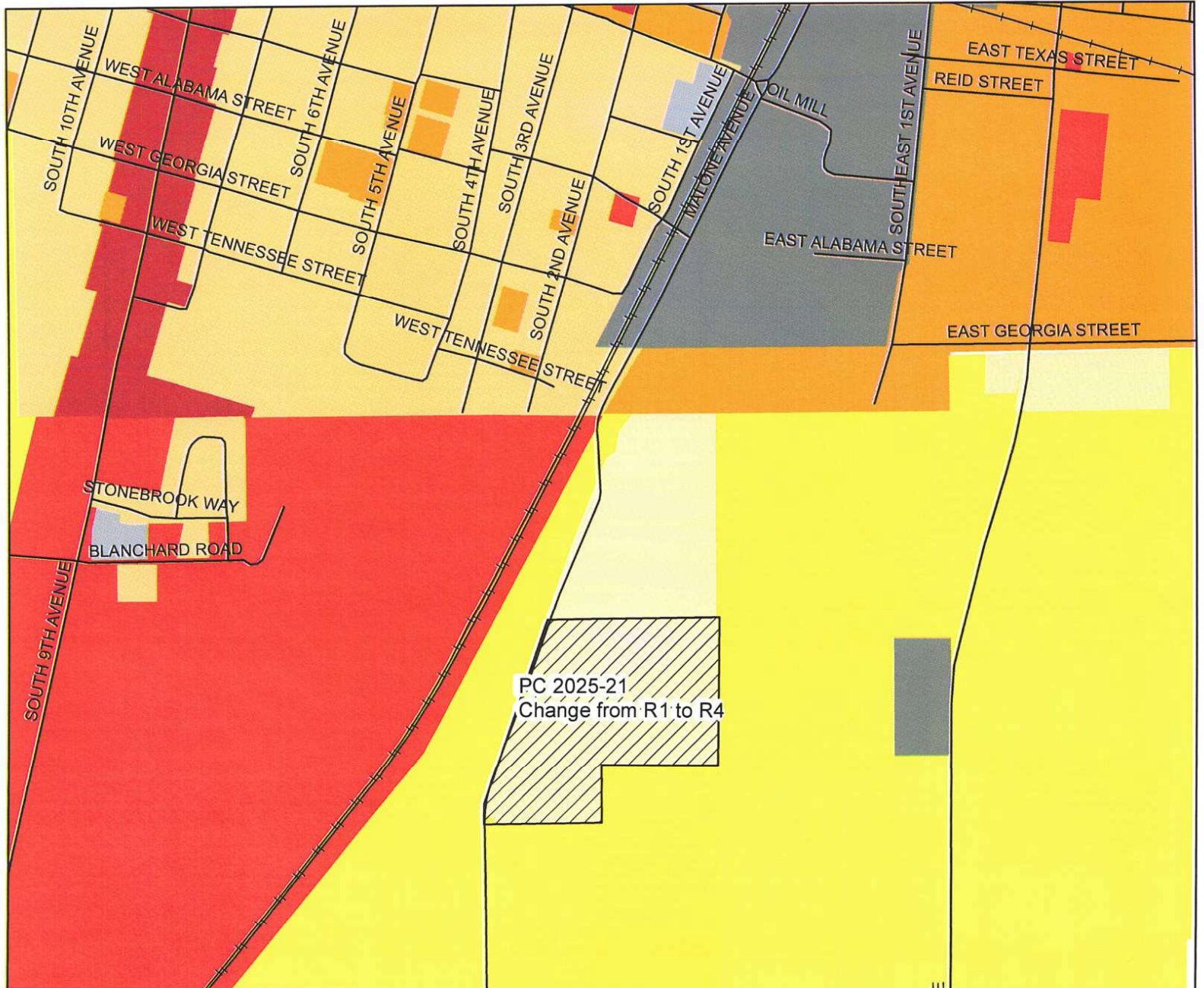
Request Type: Rezone  
Case Number: PC2025-21

Applicant: GK Enterprise

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		Does not conform with current or future land use	11-4-25
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		All manufactured homes will need to be HUD approved	
Facilities Supervisor: Mark Pierce		no comment	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		Will need HOA For Lift station maintenance	11-4-25
M & O Supervisor Randy Cantrell		Will need lift station, lift station will be private	11-04-2025
Streets Superintendent Aaron Saldivar		Roads will need improvement drainage issues	11-4-25
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction in accordance with IBC 2018 IFC 2018 appendices B, C+D	04/14/25

<b>Economic Development</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Economic Director Katherine Moore			
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			

<b>Additional Comments</b>			
<b>Name</b> <b>Department, Title</b>	<b>Signature</b>	<b>Additional Comments</b>	<b>Date</b>



PC 2025-21  
Change from R1 to R4

- 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



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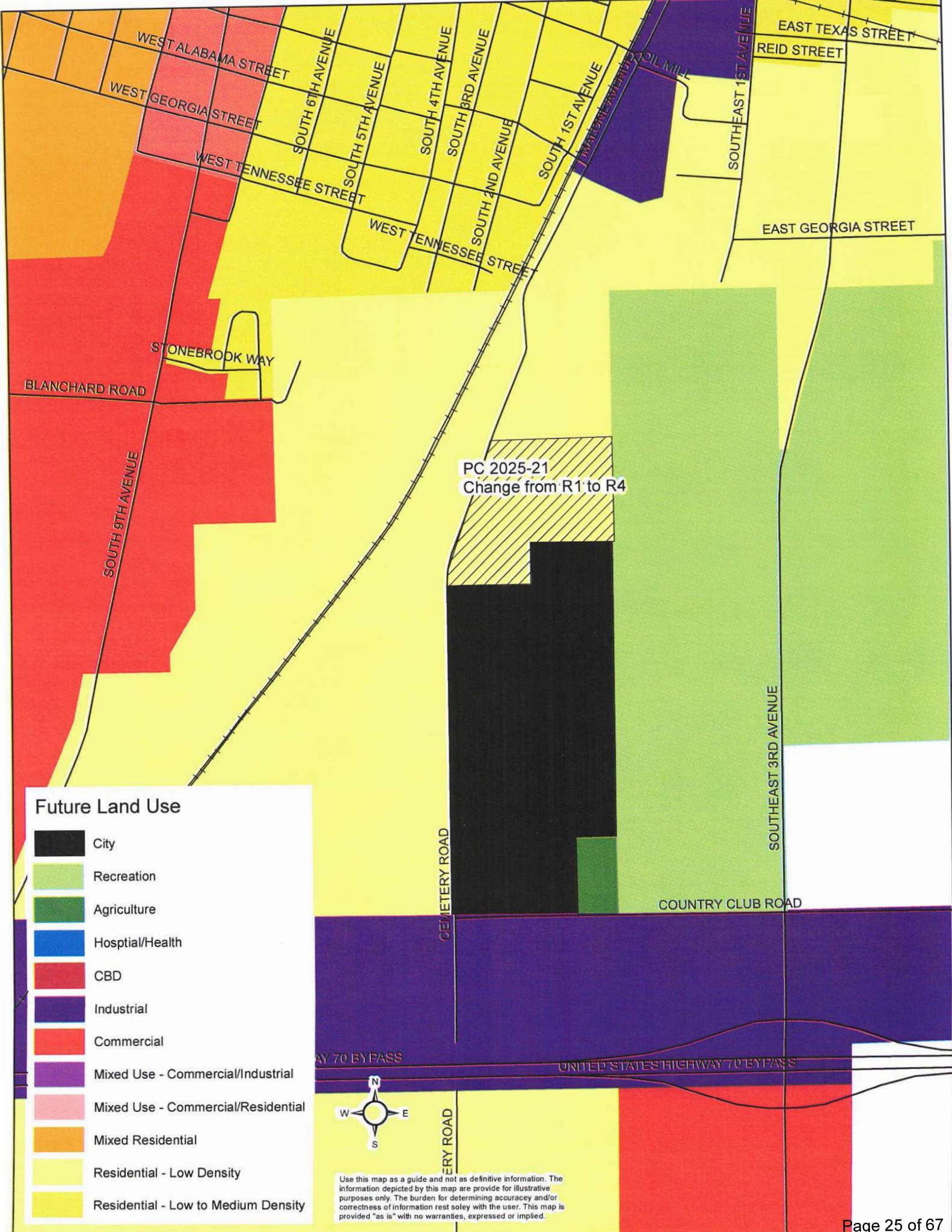


PC 2025-21  
Change from R1 to R4

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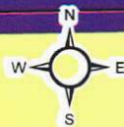
70 BYPASS

UNITED STATES HIGHWAY 70 BYPASS

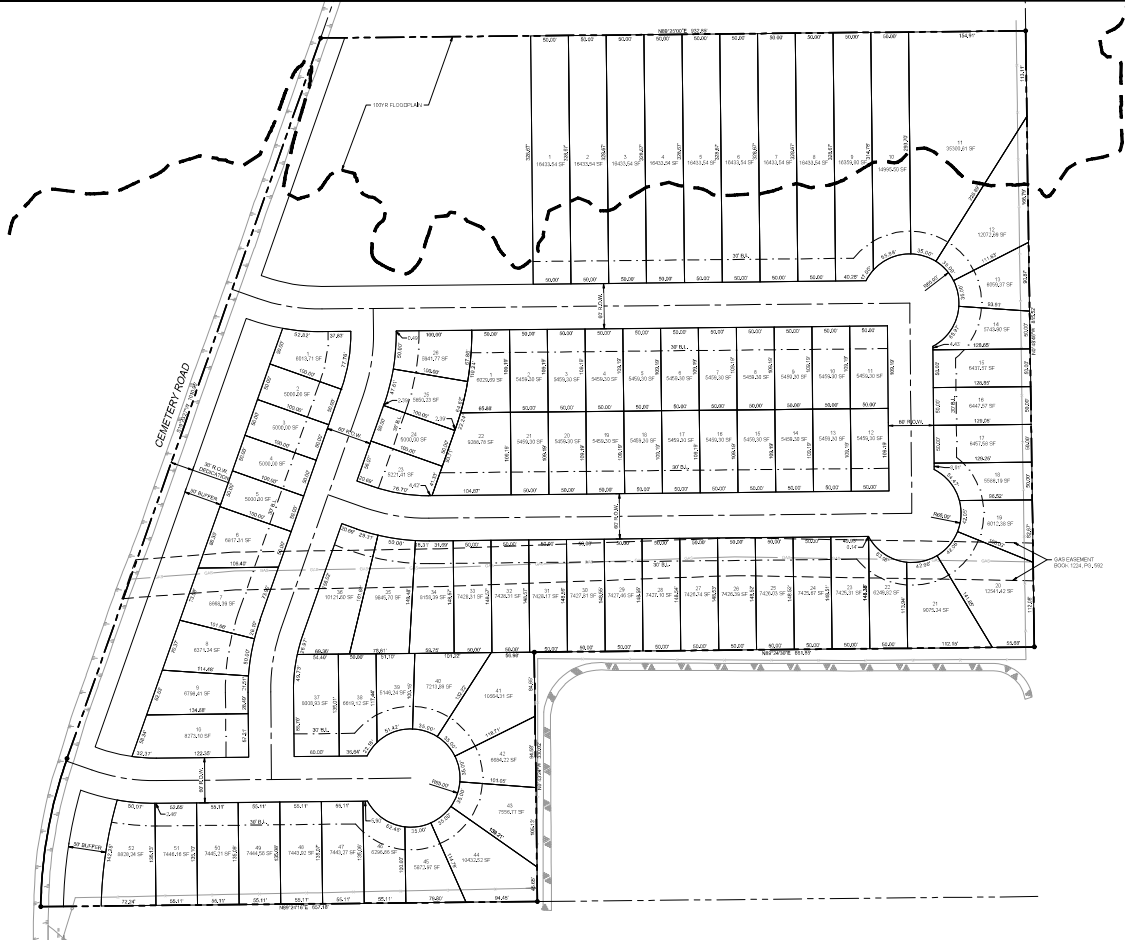


PC 2025-21  
Change from R1 to R4

- 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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HERITAGE  
 CITY OF DURANT, OKLAHOMA  
 DATE: SEPTEMBER 9, 2025

CONCEPTUAL SITE PLAN  
 88 RESIDENTIAL LOTS

**WESTFALL**  
 ENGINEERING  
 1719 ANGEL PARKWAY  
 STE 400 • 206 ALLEN, TX 75002  
 PHONE NO. (214) 846-9397  
 TBPE FIRM REG. #19101

**OKLAHOMA REAL ESTATE COMMISSION**

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

**ADDENDUM**

This Addendum, which is attached to and is part of the \_\_\_\_\_ **Sales** \_\_\_\_\_ Contract between

\_\_\_\_\_ **Kathleen Spradling-Chambers (Executor of Estate of Hal Spradling)** \_\_\_\_\_ (“Seller”) and

\_\_\_\_\_ **GK Housing, LLC** \_\_\_\_\_ (“Buyer”)

relating to the following described real estate:

**Continued... See Addendum Property Legal Description 1**

**The seller gives permission to the buyer to change the zoning of the property from R1 to R4.**

All other terms and conditions of the Contract and, if included, the Financing Supplement Agreement shall remain the same.

 <u>Mike Owens</u>	<u>09/18/2025</u>	 <u><i>KSC</i></u>	<u>09/19/25</u>
Buyer's Signature	Date	Seller's Signature	Date
<b>GK Housing, LLC</b>		<b>Kathleen Spradling-Chambers (Executor of Estate of Hal Spradling)</b>	
Buyer's Signature	Date	Seller's Signature	Date

### ADDENDUM


PROPERTY: **0 Cemetery Rd, Durant, Ok 74701**

**1) Property Legal Description**

**0000-05-07S-09E-1-006-00 - SEC 5- 7S-9E S 1145.71' OF SWNE LYING E OF CENTERLINE OF CEMETERY ROAD LESS S2SESWNE FOR DURANT HIGHLAND CEMETERY**

Lined area for additional text or notes.

Date: 09/18/2025

 *Mike Owens*  
Signature

Date: \_\_\_\_\_

Signature

Date: 09/19/25

 *[Handwritten Signature]*  
Signature

Date: \_\_\_\_\_

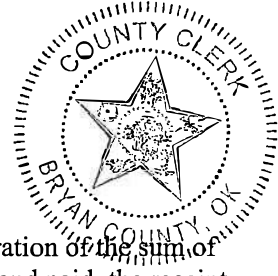
Signature

**Addendum**

1-2022-749562 Book 1614 Pg: 785  
10/27/2022 11:59 am Pg 0785-0786  
Fee: \$ 20.00 Doc: \$ 0.00  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma

Please Mail Recorded Deed to:  
Matt Mickle  
Mickle Law Offices  
PO Box 1365  
Durant, OK 74702

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That Hal Spradling, a single man, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto Drake Holden, LLC, 5505 State Road 70 E, Durant, Ok, 74701, party of the Second Part, all of their right, title and interest in and to the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

All that part of the SW/4 NE/4 lying East of the Durant Highland Cemetery Road, less five acres for Cemetery; and all that part of Lot 2 lying East of said Highland Cemetery Road, less that part reserved for townsite of Durant; all in Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

LESS AND EXCEPT;

The South 1145.71 feet of the SW/4 NE/4 lying East of the centerline of Cemetery Road, Less the S/2 SE/4 SW/4 NE/4 for Durant Highland Cemetery in Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, containing 25.00 acres more or less as the case may be.

*No REVENUE Stamps - Corrective Deed*

Together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above-described premises unto the said Parties of the Second part, their successors and assigns forever.

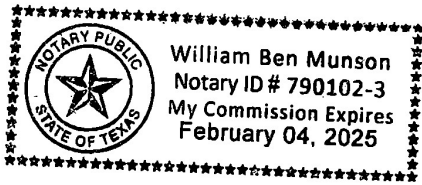
Signed and delivered this 22 day of October, 2022.

“This deed was drafted without an abstract or attorney title opinion. Mickle Law Office makes no guarantee as to the marketability of title to the property.”

Hal Spradling  
Hal Spradling

STATE OF ~~OKLAHOMA~~ <sup>Texas</sup> )  
COUNTY OF ~~BRYAN~~ <sup>Bryan</sup> ) SS:

The foregoing instrument was acknowledged before me this 22 day of October, 2022, by Hal Spradling.



WBM  
Notary Public

Commission Number: \_\_\_\_\_

My commission expires:

\_\_\_\_\_

1-2022-749562 Book 1614 Pg: 786  
10/27/2022 11:59 am Pg 0785-0786  
Fee: \$ 20.00 Doc: \$ 0.00  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma



# The City of Durant

## **ATTACHMENTS:**

1. PC2025-22- Staff Report
2. PC2025-22 TAC SHEET
3. PC2025-22 MAPS
4. PC2025-22 PRELIMINARY  
PLAT -SF PHASE II
5. LW single family site plan
6. Notice of Deficiencies





# THE CITY OF DURANT

## Office of Community Development

**Date:** 11-24-25  
**To:** Planning Commission  
**Case:** PC-2025-22  
**From:** Paul Cottrell, Community Development.  
**Re:** Single Family Phase II Preliminary Plat

**Request:** Consider a request from the property owner for (Single Family, Phase II) Preliminary Plat for property located near the end of Lindenwood Dr.

**Current Zoning:** R-3

**Future Land Use:** Mixed Use – Commercial/Residential

**Surrounding Properties:**

Direction	Zoning	Use
North	R-3	Empty Field
West	A-1	Single/Multi Family
South	A-1	Trailer Park
East	A-1	Railroad

**Applicant:** HPH Investors LP

**Consideration:** Applicant approached staff with the desire to Plat the current property to R-4 in order to subdivide the land into single family lots.

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 rezone request.

**Analysis:** Phase II would consist of 21 lots all meeting minimum requirements. City has been notified by DEQ of multiple deficiencies pertaining to the applicant.

**Staff Recommendation:** Overall staff recommends denial of the preliminary plat until the deficiencies have been corrected.

**Required Action:** Hold a public hearing and recommend approval or denial of the preliminary plat request for property located near the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: Preliminary Plat Single Family Phase II  
Case Number: PC2025-22

Applicant: HPH Investors LP

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		No Comments	11-4-25
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		As presented, No comment. Full Road way to be completed before vertical build starts	
Facilities Supervisor: Mark Pierce		No Comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		No Comments	11-4-25
M & O Supervisor Randy Cantrell		No Comments	11-04-2025
Streets Superintendent Aaron Saldivar		Meets requirements	
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction in accordance with IBC 2018, IRC 2018, IFC 2018 appendices B, C, D Full Road construction required Prior to vertical construction	04 Nov 25

<b>Economic Development</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Economic Director Katherine Moore			
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			

**Additional Comments**

<b>Name</b> <b>Department, Title</b>	<b>Signature</b>	<b>Additional Comments</b>	<b>Date</b>

NORTH 1ST AVENUE

LINDEN WOODS DRIVE

OLIVIA AVENUE

MADLINE DRIVE

BRITTNEY DRIVE

JOE BULLARD DRIVE

ALLISON WAY

THOMAS CIRCLE WEST

THOMAS WAY

MATTHEW DRIVE

PC-2025-22 Preliminary Plat

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



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NORTH 1ST AVENUE

LINDEN WOODS DRIVE

OLIVIA AVENUE

MADLINE DRIVE

BRITTNEY DRIVE

JOE BULLARD DRIVE

ALLISON WAY

THOMAS CIRCLE WEST

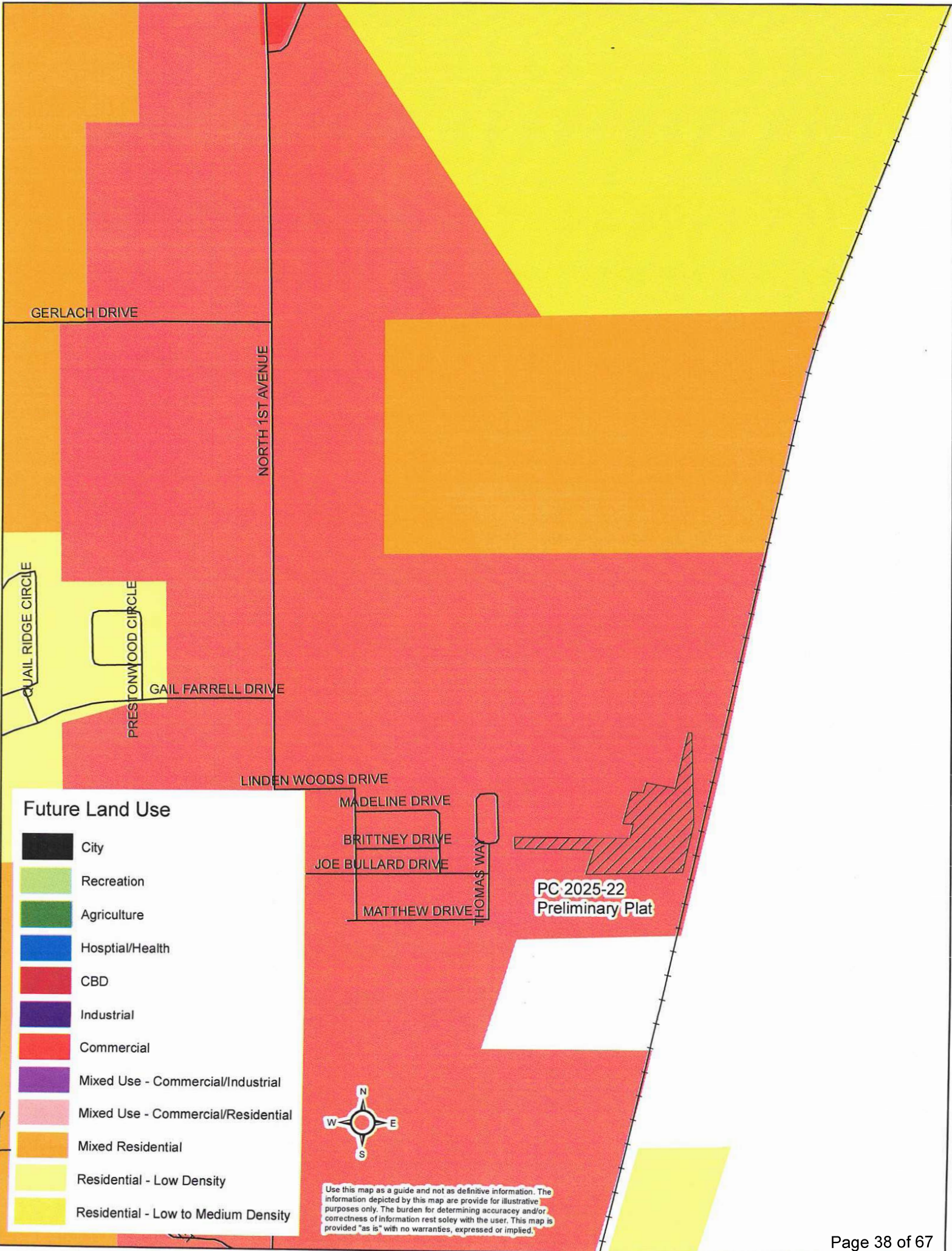
THOMAS WAY

MATTHEW DRIVE

PC 2025-22  
Preliminary Plat



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**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

MADLINE DRIVE  
 BRITTNEY DRIVE  
 JOE BULLARD DRIVE  
 MATTHEW DRIVE  
 THOMAS WAY

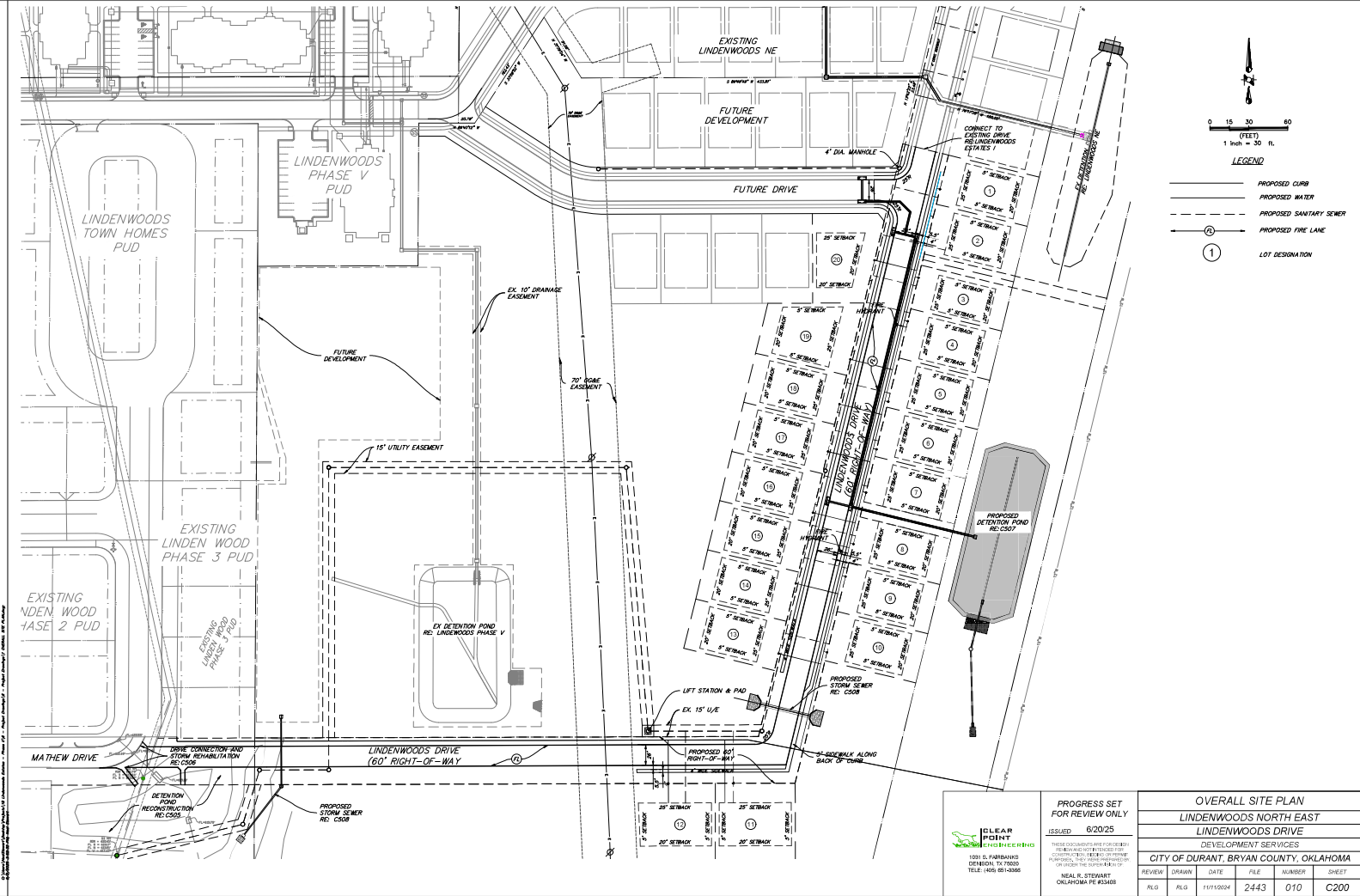
**PC 2025-22  
 Preliminary Plat**



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0 15 30 60  
FEET  
1 inch = 20 ft.

**LEGEND**

- PROPOSED CURB
- PROPOSED WATER
- - - PROPOSED SANITARY SEWER
- PROPOSED FIRE LINE
- ① LOT DESIGNATION

**ISSUED** 6/2025

THESE DOCUMENTS ARE FOR REVIEW ONLY. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DURANT, OKLAHOMA.

**NEAL S. STEWART**  
OKLAHOMA FE #3348

**OVERALL SITE PLAN**  
**LINDENWOODS NORTH EAST**  
**LINDENWOODS DRIVE**  
DEVELOPMENT SERVICES  
**CITY OF DURANT, BRYAN COUNTY, OKLAHOMA**

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
PLG	PLG	11/15/2024	2443	010	C200

November 20, 2025

Phillip Hightower, City Manager  
City of Durant  
P. O. Box 578  
Durant, Oklahoma 74702

Re: Notice of Deficiencies for Permit Application SL000007250911  
Lindenwoods North East  
Facility No. S-39063

### Notice of Deficiencies

Dear Mr. Hightower:

The Department of Environmental Quality (“DEQ”) received a revised construction permit application for the above referenced project on November 6, 2025, in response to a Notice of Deficiency (“NOD”) issued on October 24, 2025. Following technical review, DEQ has determined that the application cannot be approved at this time due to the need for additional information and/or revisions. Pursuant to the standards published in the Oklahoma Administrative Code (“OAC”) 252:656, DEQ respectfully requests that your engineer, Neal R. Stewart, P.E., with Clear Point Engineering, provide information and/or revisions to address the following:

1. Flood plain elevations for the lift station are not provided. **OAC 252:656-3-5(a)(2)** states, “Show both the 25-year and 100-year flood elevations and their boundaries.” **OAC 252:656-7-1(c)(11)(A)** states, “The top of the pumping station shall be located higher than the 100-year flood.” Please address these requirements.
2. Section I.7 of the Engineering Report Form and Note 1 on Sheet C605 indicate that City of Durant Standard Specifications are to be used for this project; however, DEQ does not have these on file, and they were still not submitted with the application. **OAC 252:656-3-5(e)** states, “Applicants shall submit to DEQ complete detailed specifications for the proposed project...” Please address this requirement.
3. There is a remaining review fee balance of \$353.46. **OAC 252:656-3-9(a)** states, “Permits will not be issued until all fees are paid.” Please pay the remaining balance. An invoice is attached.
4. Materials Note A on Sheet C605 still does not include a specific, applicable ASTM standard for PVC gravity sewer. Additionally, it also does not include a specific, applicable ASTM standard for PVC force mains. **OAC 252:656-5-3(a)** states, “All pipes, materials, and construction must meet ASTM standards. List the standard for all materials and methods in the detailed specifications.” Please address this requirement.
5. The manhole details on Sheet C611 still show brick masonry as an acceptable manhole ring material. **OAC 252:656-5-3(d)** states, “Brick and/or concrete blocks will not be approved for manhole construction.” Please address this requirement.


6. The installation of tracer wire is still not specified. OAC 252:656-5-4(a) states, "Install metal tracer wire on all non-ferrous piping." Please address this requirement.
7. A drop manhole standard detail is still not included. Additionally, Manhole #4 on Sheet C606 still has a drop of greater than 24 inches without a drop pipe specified. Manholes Note 1 on Sheet C605 is not sufficient. OAC 252:656-3-5(b)(1)(C) states, "Include the details of ordinary sewer appurtenances such as...drop manholes..." OAC 252:656-5-4(g)(1) states, "A drop pipe is required for all sewer lines entering a manhole at an elevation of 24 inches or more above the manhole invert...For drop pipes constructed outside the manhole, the entire outside drop connection shall be encased in concrete. Drop pipes constructed inside the manhole shall be secured to the interior wall of the manhole and provide access for cleaning." Please address these requirements.
8. Manholes Note 7 on Sheet C605 still does not include a specific, applicable ASTM standard for manhole leakage testing. OAC 252:656-5-4(g)(7) states, "Specify the applicable ASTM standard for the [manhole leakage] test to be used." Please address this requirement.
9. The proposed force main is 3 inches in diameter. OAC 252:656-7-1(c)(1) states, "Force mains shall be at least 4 inches in diameter and provide at least 2 fps velocity." Please address this requirement.
10. The lift station profile view seems to show the inlet discharging directly over the control floats. OAC 252:656-7-1(c)(8) states, "Locate the control system so that it is not affected by turbulence of incoming flow..." Please address this requirement.
11. The lift station profile view shows a flat wet well floor. OAC 252:656-7-1(c)(10) states, "Slope wet well floors to the pump intake at least 1 to 1 (1:1)." Please address this requirement.
12. The maximum electric load of the lift station, standby generator capacity, and standby generator specifications were not provided. OAC 252:656-7-4(b)(1) states, "The engine must be protected from operating conditions that would result in damage to equipment. Unless continuous manual supervision is planned, protective equipment shall be capable of shutting down the engine and activating an alarm. The engine shall have adequate rated power to start and continuously operate all connected loads. The engines shall be capable of handling the peak capacity of the station...Emergency equipment shall be protected from damage due to restoration of regular electrical power." OAC 252:656-7-4(b)(3) states, "Generating unit size shall be adequate to provide power for pump motor starting current and for lighting, ventilation, and other auxiliary equipment necessary for safety and proper operation of the lift station. Provide sequencing controls to start pump motors unless the generating equipment has capacity to start all pumps simultaneously with auxiliary equipment operating. Provide for automatic and manual start-up and load transfer... The engine must start and stabilize at operation speed before assuming the load." Please address these requirements.
13. A telematic alarm system is not specified. OAC 252:656-7-4(d) states, "Pumping stations shall have an automatic alarm capable of alerting responsible maintenance personnel of an equipment failure before an overflow occurs, even during a power failure. If telemetry is not provided to an office manned 24 hours per day, then show an equivalent alerting capacity." Please address this requirement.

Please review and approve your engineer's response for compliance with the OAC prior to resubmittal. All resubmissions must include complete, updated documents in the same format as the original submittal (i.e., hard copy or electronic). Partial submissions or individually revised pages submitted via email will not be accepted. Please note that the number of calendar days taken to submit a response to this Notice of Deficiencies will be added to DEQ's remaining review period for this application. The review timeline will be adjusted accordingly once a complete response is received. Failure to submit a response within one hundred eighty (180) calendar days will result in withdrawal of the application without a refund of fees. This 180-day window does not extend the deadlines or terms of any associated orders or enforcement actions. If you have any questions, please contact me by phone (405) 702-8186.

Respectfully,



Wendy S. Sheets, E.I.  
Construction Permit Section  
Water Quality Division



Travis Herrian, P.E., Engineering Manager  
Construction Permit Section  
Water Quality Division



# The City of Durant

**ATTACHMENTS:**

1. PC2025-23- Staff Report
2. PC2025-23 TAC SHEET
3. PC2025-23 MAPS
4. PC2025-23- REPLAT
5. PC2025-23 DEED



# THE CITY OF DURANT

## Office of Community Development

**Date:** 11-24-25  
**To:** Planning Commission  
**Case:** PC-2025-23  
**From:** Paul Cottrell, Community Development.  
**Re:** Replat

---

**Request:** Consider a request from the property to replat the property located at 801 N 11<sup>th</sup> Ave.

**Current Zoning:** R-2

**Future Land Use:** Mixed Residential

**Surrounding Properties:**

Direction	Zoning	Use
North	R-2	Single Family
West	R-2	Single Family
South	R-2	Single Family (Dilapidated)
East	R-2	Single Family

**Applicant:** DanRob Properties, LLC

**Consideration:** Applicant approached staff with the desire to replat the current property in order to divide the parcel into 2 lots.

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 rezone request.

**Analysis:** There would be 2 lots with one containing a single family dwelling facing W Mulberry St and the other a duplex facing N 11<sup>th</sup> Ave.

**Staff Recommendation:** Overall staff recommends approval of the replat.

**Required Action:** Hold a public hearing and recommend approval or denial of the replat request for property located near the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

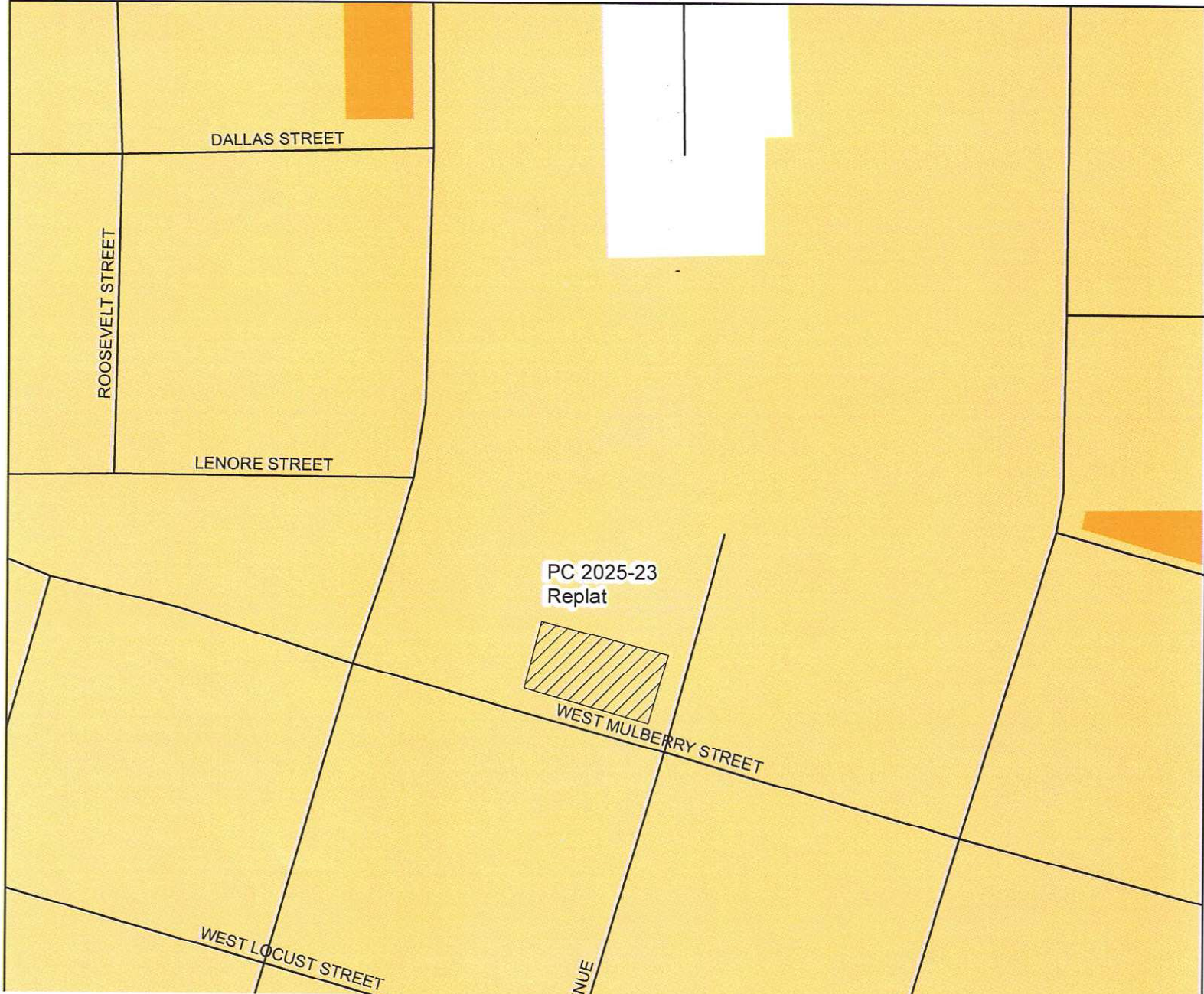
**Community Development – TAC Meeting**

Request Type: Replat  
Case Number: PC2025-23

Applicant: DanRob Properties

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		NO comment	11-4-25
Address and Mapping Aaron Walkup	AW		
Building Inspector: Raven Bates or Taylor Davis		Ensure all setbacks are met for appropriate zone	
Facilities Supervisor: Mark Pierce		No comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		NO comment	11-4-25
M & O Supervisor Randy Cantrell		Taps we'll be coming from Mulberry	
Streets Superintendent Aaron Saldivar		meets Requirments	
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction in accordance with IRC 2018, IBC 2018, IFC2018 appended B, C, D	04 Nov 25

<b>Economic Development</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Economic Director Katherine Moore			
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			
<b>Additional Comments</b>			
<b>Name</b> <b>Department, Title</b>	<b>Signature</b>	<b>Additional Comments</b>	<b>Date</b>



**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



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DALLAS STREET

ROOSEVELT STREET

LENORE STREET

PC-2025-23  
Replat

WEST MULBERRY STREET

WEST LOCUST STREET

NORTH 12TH AVENUE

NORTH 11TH AVENUE

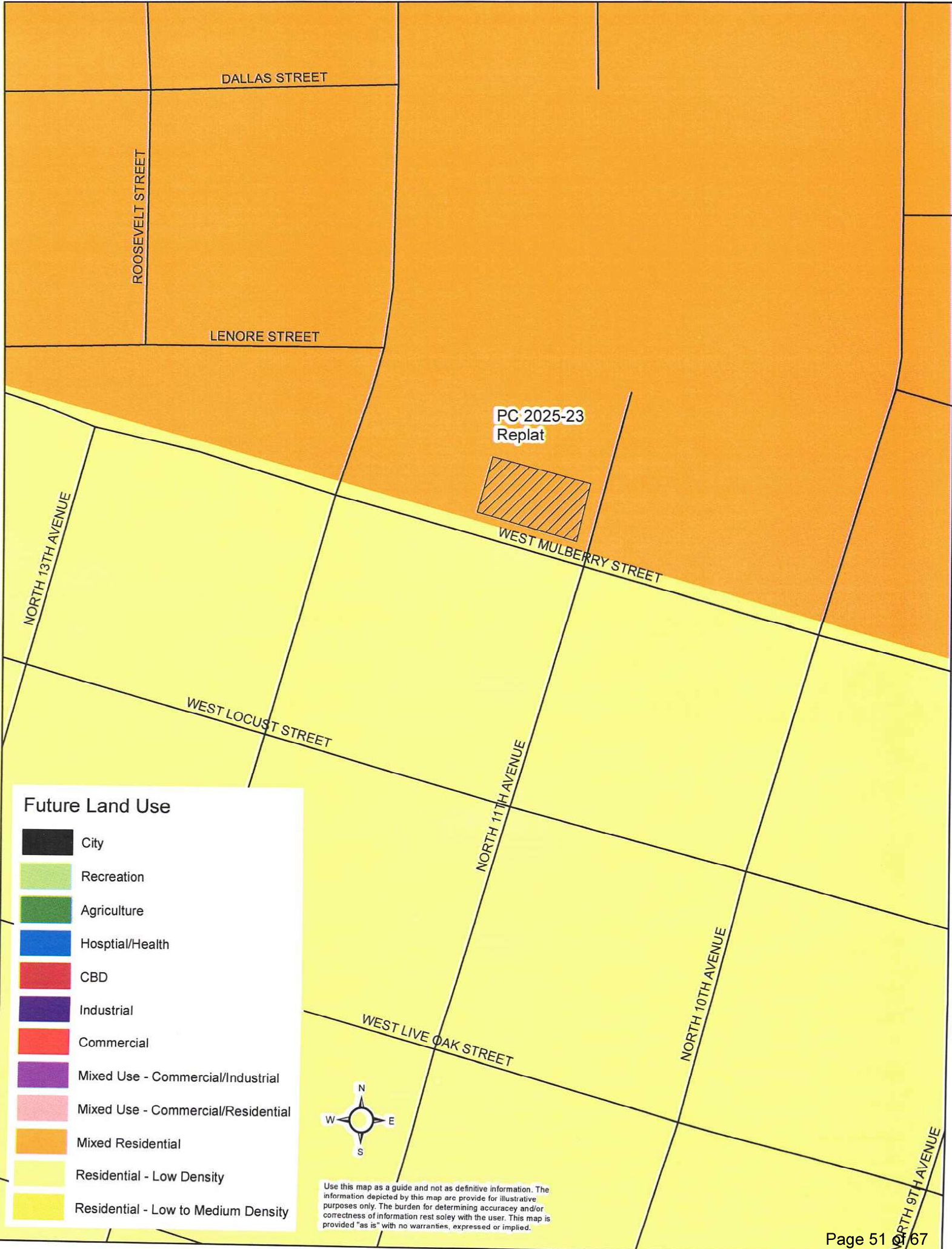
WEST LIVE OAK STREET

NORTH 10TH AVENUE

NORTH 9TH AVENUE



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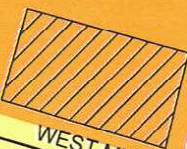


DALLAS STREET

ROOSEVELT STREET

LENORE STREET

PC 2025-23  
Replat



WEST MULBERRY STREET

NORTH 13TH AVENUE

WEST LOCUST STREET

NORTH 11TH AVENUE

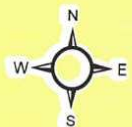
NORTH 10TH AVENUE

WEST LIVE OAK STREET

NORTH 9TH AVENUE

**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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**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

1-2023-760566 Book 1650 Pg 155  
12/28/2023 7:53am Pg 0155-0158  
Fee: \$24.00 Doc: \$30.00  
Tammy Reynolds - Bryan County Clerk  
State of OK

That Keith Sterling, as Trustee of The Sterling Family Trust dated February 3, 2004, and any amendments thereto, party of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Danrob Properties, LLC, PO Box 421; Durant, OK 74702, party of the second part, its grantees and heirs, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to wit:

All of Lot 2 in Block 51, the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

Street Address: 801 N. 11th; Durant, OK

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, its grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

**Revenue Stamps = \$30.00**

SIGNED AND SEALED this the 20 day of December 2023.

Keith Sterling as Trustees of  
The Sterling Family Trust  
dated February 3, 2004

STATE OF OKLAHOMA  
Bryan County  
Documentary Stamps \$ 30.00

ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF BRYAN )

Before me, the undersigned, a Notary Public in and for said County and State, on this 20 day of December, 2023, personally appeared Keith Sterling, to me known to be the identical person

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**OKCOUNTYRECORDS.COM**

who executed the within and foregoing 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.

WITNESS MY HAND AND seal the day and year last above written.

  
NOTARY PUBLIC

My Commission Expires: 01/12/25

Notary number: 21000456

KELLIE L. BUTCHER  
NOTARY PUBLIC - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES JANUARY 12, 2025  
COMMISSION #21000456

I-2023-760566 Book 1650 Pg 156  
12/28/2023 7:53am Pg 0155-0158  
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Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA )

) ss.  
COUNTY OF Bryan )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Robert Aitken  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an manager (role, such as titled officer or trustee) of Danrob Properties, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

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Tammy Reynolds - Bryan County Clerk  
State of OK

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]  
AFFIANT, individually and as authorized agent of the Entity      12-20-23  
Date

The foregoing instrument was acknowledged before me this 20 day of DECEMBER, 2023,  
by Robert Atten.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 01/12/25

My Commission Number: 21000456

KELLIE L. BUTCHER  
NOTARY PUBLIC - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES JANUARY 12, 2025  
COMMISSION #21000456

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# The City of Durant

**ATTACHMENTS:**

1. PC2025-24- Staff Report
2. PC2025-24 TAC SHEET
3. PC2025-24 MAPS
4. PC2025-24 CUP REQUEST
5. PC2025-24 Conceptial Building and Floor Plan



# THE CITY OF DURANT

## Office of Community Development

**Date:** 11-24-25  
**To:** Planning Commission  
**Case:** PC-2025-24  
**From:** Paul Cottrell, Community Development.  
**Re:** CUP

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**Request:** Consider a request for a Conditional Use Permit for Lot 4 on Goad industrial Boulevard.

**Current Zoning:** I-1

**Future Land Use:** Mixed Commercial/Residential

**Surrounding Properties:**

Direction	Zoning	Use
North	R-2	<u>Large Storage Units</u>
West	R-2	Split use Dwelling
South	R-2	Vet/Pet Spa
East	R-2	Platted Industrial Lots

**Applicant:** Unshakable Fitness

**Consideration:** Applicant approached staff with the desire to get a CUP in order to have a CrossFit style gym with the required space to do so.

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 rezone request.

**Analysis:** Facility would be class based only with limited occupants at each class.

**Staff Recommendation:** Overall staff recommends approval of the CUP. M&O has stated they are unsure if the current sewer can handle the flow.

**Required Action:** Hold a public hearing and recommend approval or denial of the CUP request for property located near the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

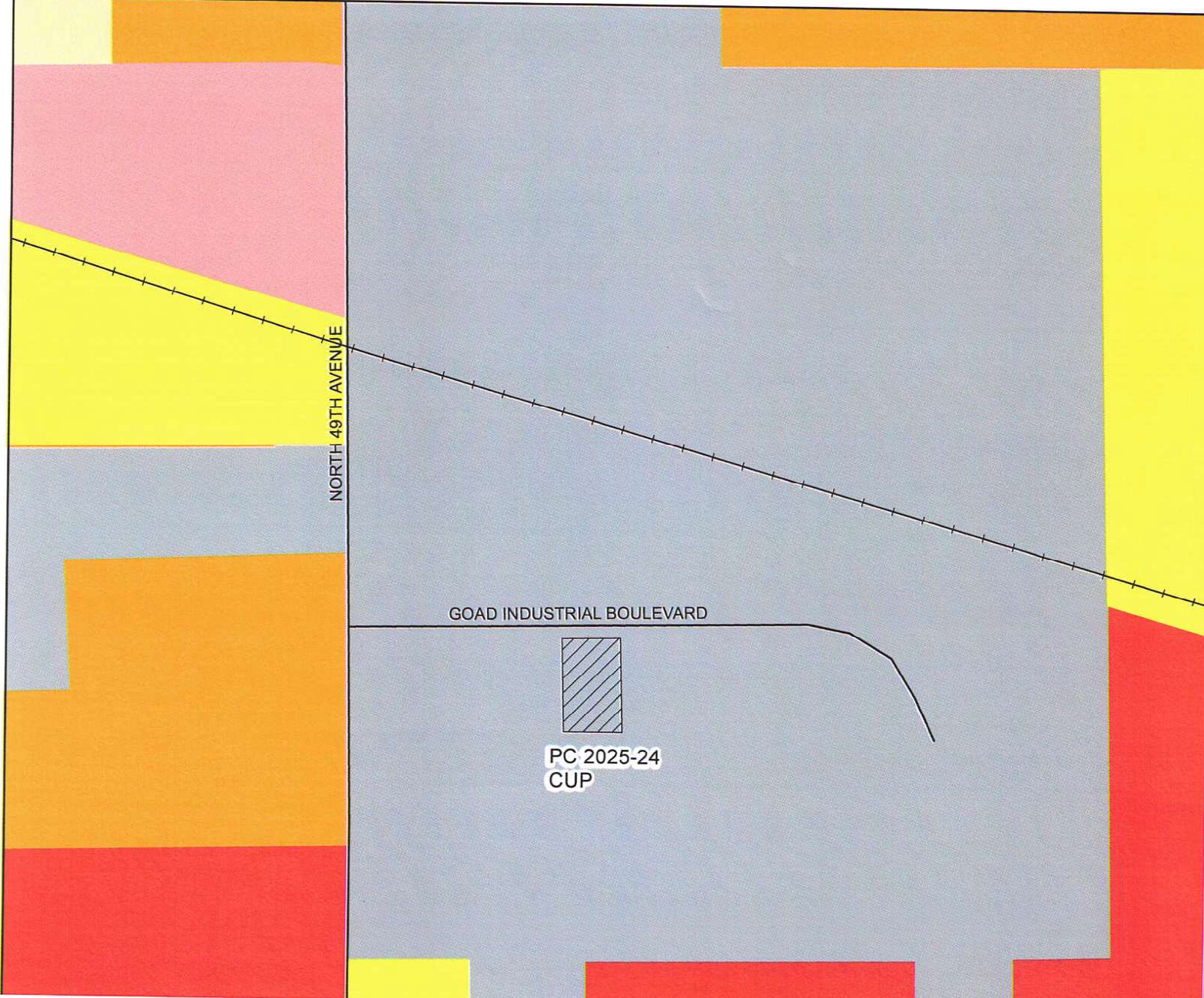
**Community Development – TAC Meeting**

Request Type: CUP  
Case Number: PC2025-24

Applicant: Unshakable Fitness

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell			
Address and Mapping Aaron Walkup	AW		
Building Inspector: Raven Bates or Taylor Davis		Building Plan not approved w/ CUP	
Facilities Supervisor: Mark Pierce		No Comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		No Comments	11-4-25
M & O Supervisor Randy Cantrell		Not sure the 2" force main on sewer will handle flow.	
Streets Superintendent Aaron Saldivar		Meets Requirements	11-4-25
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		Floor Plan not currently approved if CUP granted Actual building Plans must be submitted and in accordance with IBC 2018 and IFC 2018 appendices B, C, D	04 Nov 25

<b>Economic Development</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Economic Director Katherine Moore			
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			
<b>Additional Comments</b>			
<b>Name</b> <b>Department, Title</b>	<b>Signature</b>	<b>Additional Comments</b>	<b>Date</b>



**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.

NORTH 49TH AVENUE

GOAD INDUSTRIAL BOULEVARD

PC 2025-24  
CUP

WEST MAIN STREET

SOUTH 49TH AVENUE



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NORTH 49TH AVENUE

GOAD INDUSTRIAL BOULEVARD

WEST MAIN STREET

TH AVENUE

LYNN HAVEN DRIVE



PC-2025-24  
CUP

**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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Unshakable Fitness, LLC  
Conditional Use Permit Application Appendix

Page 1: Explain in your own words why your property should use a Conditional Use Permit: I have owned and operated Unshakable Fitness since 2014. During that time, we have built a great community based on overall health and fitness centered around CrossFit Methodology. I also operate another business on the west side of Durant (Loyal Blue Pawfessional Puppy School).

The move to the Dale Goad Industrial Addition would give me a shorter distance between both of my businesses, allow better and quicker access for my clients, and allow me to own my own facility for both my gym's operation as well as my future financial planning goals. One of the primary reasons we looked at this area was initially the industrial area itself. CrossFit gyms are commonly called a "box" and they have a functional, no-frills, warehouse-like feel that focuses on group-based, high-intensity workouts using barbells, kettlebells, and bodyweight exercises. Unlike a traditional gym with rows of cardio and isolation machines, the box emphasizes open floor space and community support.

The exterior and interior of my gym actually fits the industrial zoning standards more so than commercial due to the fact the exterior will be almost identical to the other buildings around it, metal exterior, roll up overhead doors, industrial metal exterior office door. That is the appeal of a functional fitness gym. Unlike conventional big corporate gyms, this facility looks and acts much like the warehouses in the area. The work out area itself will not have HVAC (only the office and rest room areas will be equipped with HVAC) rollup doors and during the winter there may be some infrared heat for colder days. When not in use the exterior of the building will be identical in construction to Mr. Goad's office, 49<sup>th</sup> Street Veterinary Clinic, and the furniture warehouses around the area.

Page 2:

Please describe the nature and operating characteristics of the proposed use.

Much of this is addressed above in my reason for requesting a Conditional Use Permit (CUP). But again, the appeal for people that participate in functional fitness is the industrial feel and the community. The way that I teach is in groups of 10-12 (at most) for individual and personalized training and the size of the building serves best at this size of class.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1: Parking. As mentioned above the size of the average class is 8 to 12 and the lot overview attached to the application show a 9'x18' parking area with 24' between parking lanes in the front of the building and access to the office and the front roll up door. There is a 12' entry drive on the west side of the lot.

2: Screening of the offensive areas (trash, loading areas, transformers, utility connections)

City water and sewer have already been ran to the lot and will be installed to the building during construction. All other utility connections will be similar to the surrounding buildings as Dale Goad will be the builder of the facility.

3: Traffic Impacts:

Traffic impact will be minimal. Current membership uses south 9<sup>th</sup> and turns into my current facility. Traffic will turn east off of 49<sup>th</sup> onto the newly constructed road for Dale Goad Industrial Addition. With the larger classes of 10-12 traffic impact will be a minimum.

4: Protection of Neighborhoods:

Without actually any type of construction or manufacturing there is no danger to neighborhoods. All activities are typically performed during the general weekday business hours and one later class (5:30). The other businesses in the neighborhood will not have their daily operations impacted.

What licenses and permits are required? None

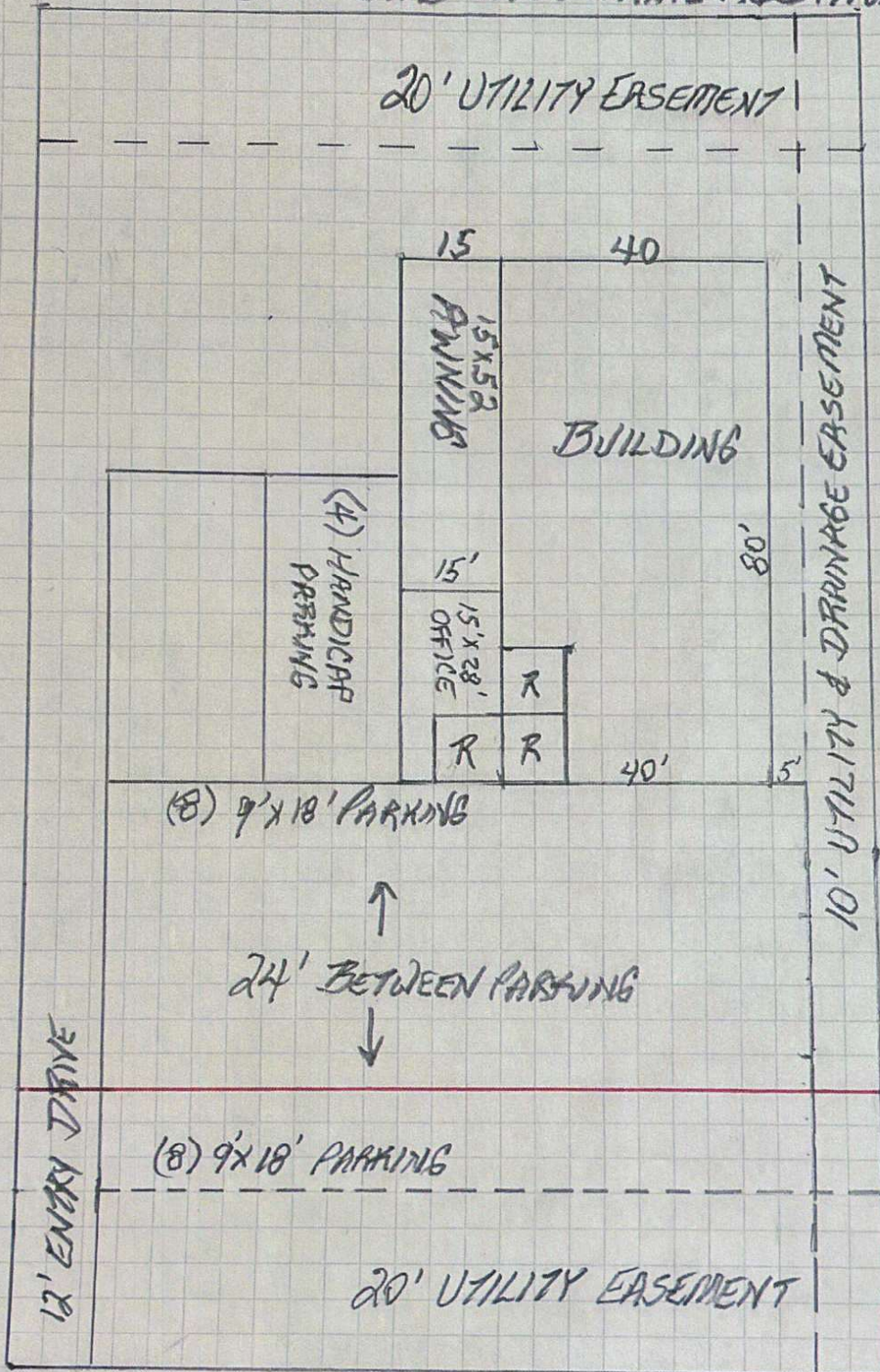
Please list or describe any other reasons to support this Conditional Use Permit Application.

This is an opportunity for me to increase my membership and helping others in our community maintain a healthy level of fitness This area of town fits perfect with the plan that I envision for a well equipped functional facility.

# LOT 4

DALE GARD INDUSTRIAL ADDITION

ZONED  
I-1



80' ACTUAL FRONT SETBACK

35' FRONT SETBACK MINIMUM

