

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**

January 8, 2026

### 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 October 02, 2025, meeting as presented.
- b. Consideration and Approval of 2026 Proposed Meeting Schedule

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

##### 3. **Administration**

- a. Nomination and Election of Chairperson to the Board of Adjustment
- b. Nomination and Election of Vice Chairperson to the Board of Adjustment

##### 4. **Public Hearings**

- a. Consideration and Possible Approval of a Variance Request from Durant Municipal Code § 156.035 Lot Width at Front Building Line for C-3 Zoning of 80' Frontage for Property Located at 101 E Main and More Particularly Described as:

*All that part of Lot 4 lying East of the Railroad and West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.*

##### 5. **New Business**

#### ADJOURNMENT

#### CERTIFICATE

The agenda was posted at 300 W. Evergreen Street by 4:00 p.m. on the 06th day of January 2026.

*Brandy Stachowski*

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Brandy Stachowski, City of Durant



Consideration and Approval of Minutes of the October 02, 2025, meeting as presented.

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**ATTACHMENTS:**

1. Durant Board of Adjustment Meeting Minutes 10022025 BCS

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

*Brandy Stachowski*

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Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT  
October 2, 2025 AT 5:30 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

Board Member Rhynes called the meeting to order at 5:30 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  
Board Member Conner Alford

Absent:

None

**ORDER OF BUSINESS**

**1. Consent Items**

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- a. Consideration and Approval of Minutes of the January 23, 2025, meeting as presented.

Motion was made by Board Member Davis and seconded by Board Member Jones to approve the minutes of the January 23, 2025 meeting as presented

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

**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.*

A Motion was made by Board Member Davis and seconded by Board Member Alford to approve a 10ft setback variance from the Durant Municipal Code for Property 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.*

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

**6. New Business**

**ADJOURNMENT**

Motion was made to Adjourn by Board Member Davis and seconded by Board Member Rhynes.

The Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None



Consideration and Approval of 2026 Proposed Meeting Schedule

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**ATTACHMENTS:**

1. Proposed Schedule of Regular Meetings for BOA

**Proposed Schedule of Regular Meetings for  
Board of Adjustments  
Calendar Year 2026**

Date	Time	Location
January 22, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
February 26, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
March 26, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
April 23, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
May 22, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
June 25, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
July 23, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
August 27, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
September 27, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
October 22, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
November 26, 2026*	5:30 P.M.	Roscoe J. Hatfield Council Chambers
December 24, 2026*	5:30 P.M.	Roscoe J. Hatfield Council Chambers

*\*Holidays – Thanksgiving/Christmas Eve  
Alternative dates to discuss based on history have fallen to the week prior which  
would be November 19, 2026 & December 17, 2026.*







Nomination and Election of Chairperson to the Board of Adjustment

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Nomination and Election of Vice Chairperson to the Board of Adjustment

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Consideration and Possible Approval of a Variance Request from Durant Municipal Code § 156.035 Lot Width at Front Building Line for C-3 Zoning of 80' Frontage for Property Located at 101 E Main and More Particularly Described as:

*All that part of Lot 4 lying East of the Railroad and West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.*

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**Council Information / Action Requested**

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

**ATTACHMENTS:**

1. BOA-2025-03 Staff Report
2. BOA2025-03 MAPS VARIANCE
3. BOA Questions



# THE CITY OF DURANT

## Office of Community Development

**Date:** 12-12-25  
**To:** Board of Adjustments  
**Case:** BOA2025-03  
**From:** Paul Cottrell, Community Development.  
**Re:** Variance for Frontage Required

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**Request:** Consider a request from the property owner for a frontage variance at the property located at 101 E Main Street.

**Current Zoning:** C-3

**Future Land Use:** Commercial.

**Surrounding Properties:**

Direction	Zoning	Use
North	I-1	Cement Plant
West	I-2	Railroad Property (Empty Lot)
South	I-2	Vacant Lot
East	I-2	Vacant Lot

**Applicant:** Jordy Maltos

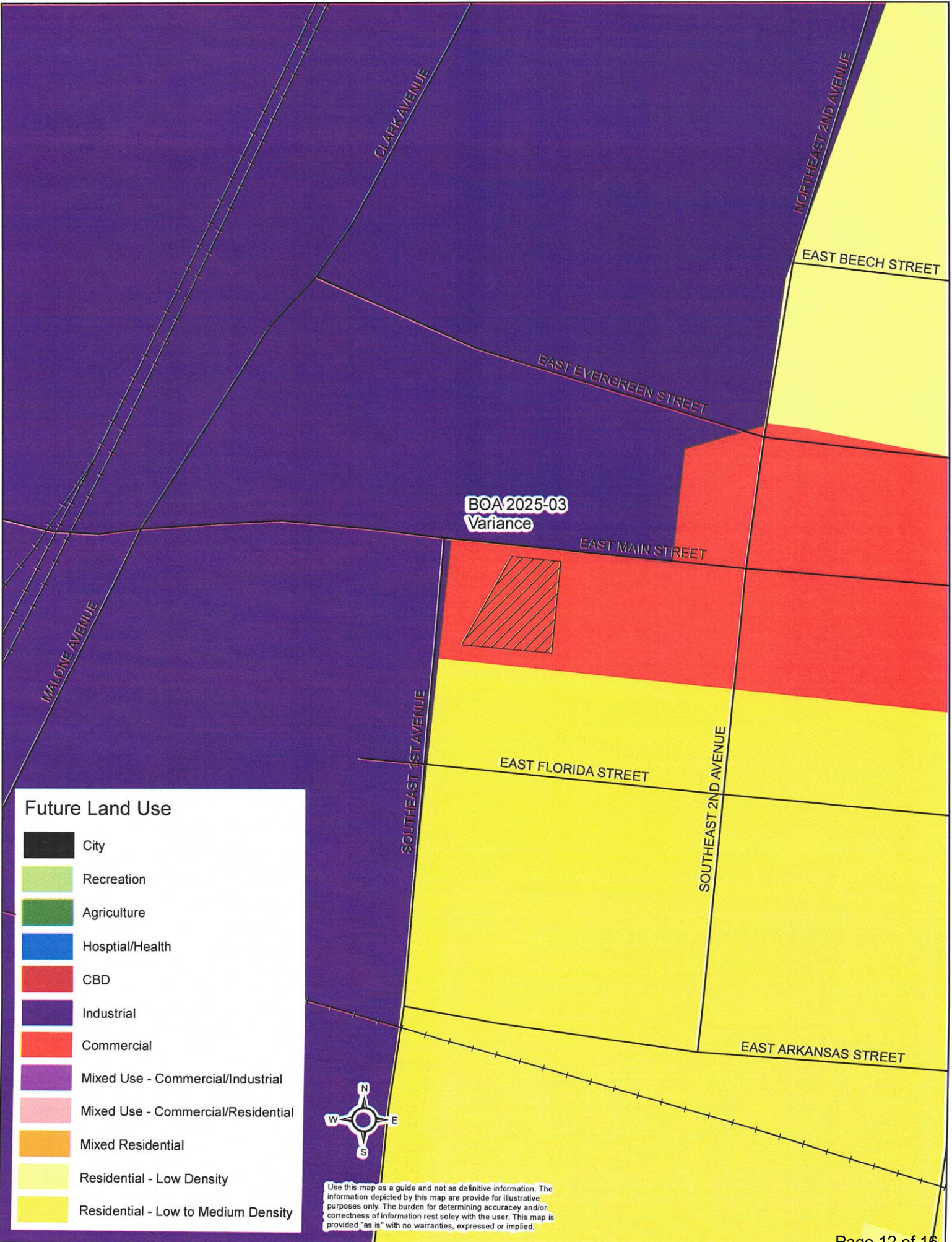
**Consideration:** Applicant approached staff with the desire to open a small eatery. The frontage required for this zoning is 80' and applicants only have 65 feet on the existing lot.

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:** Lot is approximately 10,822 Sq Feet with 66.195 Feet of frontage. The zoning requires 8000 Sq. Feet lots and 80 feet of frontage.

**Staff Recommendation:** Staff recommend approval of the variance. Staff agrees a Commercial Zoning does allow for better usage of the structure.

**Required Action:** Hold a public hearing and approve or deny the variance request for property located at 101 E Main Street. Any specific conditions imposed by the Commission should be read into any approval motion.



**BOA 2025-03  
Variance**

**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



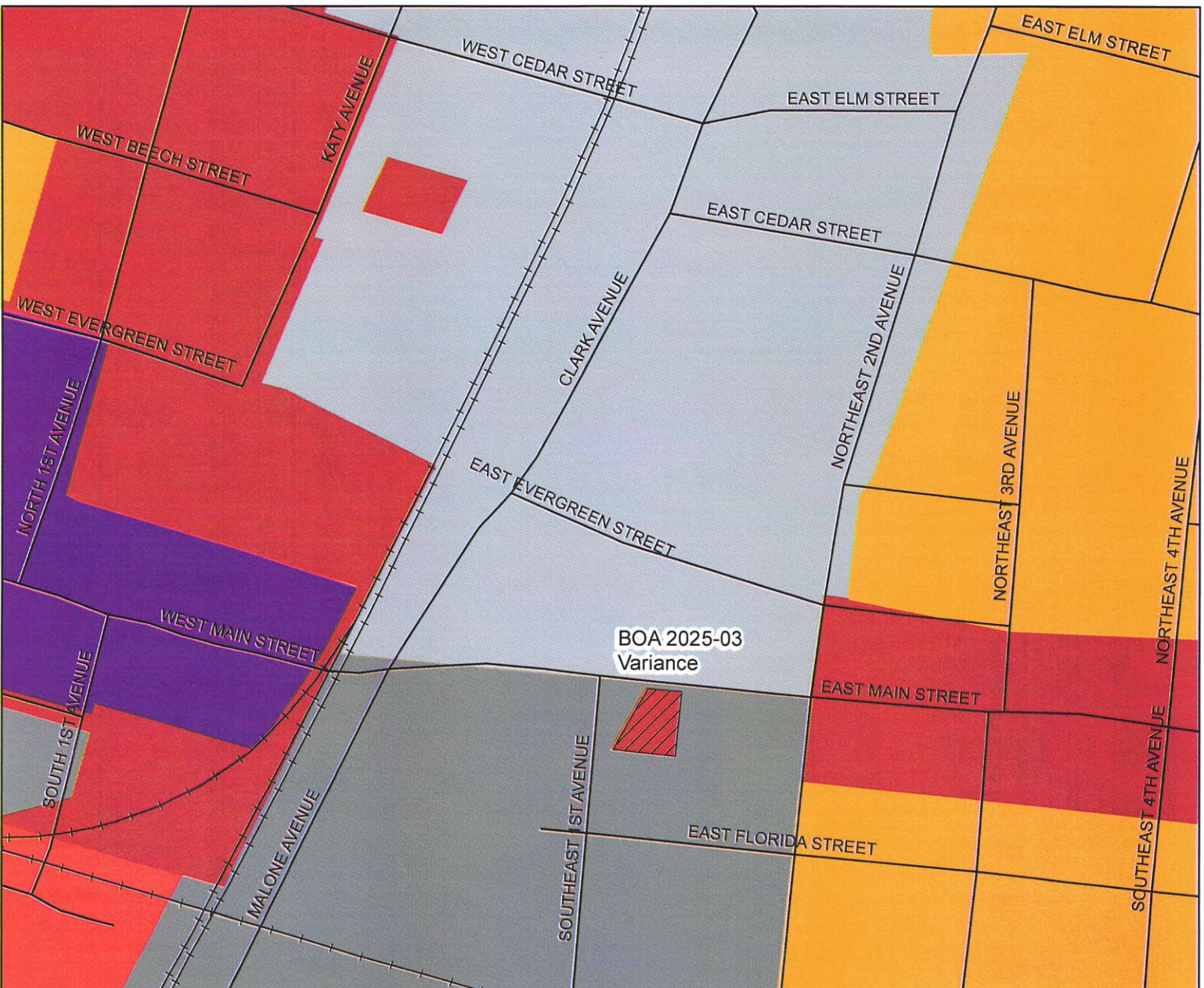
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



BOA 2025-03  
Variance



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- 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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# 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.