

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

## DURANT PLANNING COMMISSION

5:30 PM

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

**February 3, 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 January 06, 2026 Meeting as Presented.

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

##### 3. **Public Hearings**

- a. 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 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.*

- b. Consideration and Possible Approval of a Conditional Use Permit for Property Located at 4409 W. Main and More Particularly Described as:

*A part of the NW /4 NE/4 NW /4 of Section 36, Township 6 South, Range 8 East of the Indian Base and Meridian in Bryan County, State of Oklahoma, described as beginning at the NW corner of NW corner of the NE/4 NE/4 NW/4 of said Section 36; Thence North 89 degrees 58 minutes West 661.85 feet; Thence East 181.85 feet; which said point is the Point of Beginning; Thence South 00 degrees 01 minutes East 462.15 feet; Thence South 89 degrees 58 minutes East 100 feet; Thence North 00 degrees 01 minutes West 462.15 feet; Thence North 89 degrees 58 minutes West 100 feet to the point of Beginning.*

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

- a. City of Durant - Code Rewrite Updates

### **ADJOURNMENT**

#### **CERTIFICATE**

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 30th day of January, 2026.

*Brandy Stachowski*

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Brandy Stachowski, City of Durant



Consideration and Approval of Minutes of the January 06, 2026 Meeting as Presented

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**ATTACHMENTS:**

1. Durant Planning Commission Meeting Minutes 010626 BCS

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 02nd day of January 2026.

*Brandy Stachowski*

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Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION**  
**January 6, 2026 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 5:30 p.m.

**INVOCATION/FLAG SALUTE**

Commissioner Jackson provided the invocation.  
Commissioner Knight led the flag salute.

**ROLL CALL**

Present:  
Planning Commissioner Buddy Holder  
Planning Commissioner Whitney Kerr  
Planning Commissioner Clent Horner - Arrived at 5:38 p.m.  
Planning Commission Vice Chairman Shane Knight  
Planning Commission Chairman Drew Jackson

Absent: None

**ORDER OF BUSINESS**

**1. Consent Items**

*To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.*

- a. Consideration and Approval of Minutes of the December 02, 2025, Meeting as Presented

A Motion was made by Commissioner Kerr and seconded by Commissioner Knight to approve the Minutes of the December 02, 2025 meeting as presented.

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

**2. Consider Items Removed from Consent**

**3. Administration**

- a. Nomination and Election of the Chairperson of the Durant Planning Commission.

Nomination and Motion was made by Commissioner Knight and seconded by Commissioner Jackson to approve Clent Horner as Chairman of the Durant Planning Commission.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Knight, Jackson

Nays: None

Abstain: None

b. Nomination and Election of the Vice-Chairperson of the Durant Planning Commission.

Nomination and Motion was made by Commissioner Jackson and seconded by Commissioner Kerr to approve Shane Knight as Vice-Chairman of the Durant Planning Commission.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Knight, Jackson

Nays: None

Abstain: None

#### 4. Public Hearings

a. Consideration and Possible Approval of Final Plat Request for Property Located Near Gerlach Drive and More Particularly Described as:

*BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found in Gerlach Drive, for the northeast corner of said Patco, Inc., tract, and the northwest corner of that tract of land, described in a deed to J. Scott Crain and Carol S. Crain, recorded in Book 1337, Page 67, Public Records of said county, same also being the northeast corner of the NW/4 of the NE/4 of said Section 20; THENCE South 00°36'42" East, departing said Gerlach Drive, along the easterly line of said Patco, Inc., tract, the westerly line of said Crain tract, passing a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found for the southwest corner of said Crain tract and the northwest corner of that tract of land, described in a deed to Craig McLerran, recorded in Book 1149, Page 760, Public Records of said county, continuing along the westerly line of said McLerran tract, a total distance of 986.73 feet to a 3/8-inch iron rod with a plastic cap, stamped "CA4455" found for the southwest corner of said McLerran tract, same being the northeast corner of Tract 5 as depicted in Archey Development Tract Plat, an addition of the City of Durant, according to the Map or Plat, recorded in Book 1488, Page 743, Public Records of said county; THENCE South 89°33'04" West, along a northerly line of said Tract 5, a distance of 118.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the northerly, northwest corner of said Tract 5; THENCE South 00°31'29" East, along a westerly line of said Tract 5, a distance of 290.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner; THENCE South 89°28'31" West, along a northerly line of said Tract 5, passing at a distance of 249.34 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said Tract 5, continuing across said Patco, Inc., tract, a total distance of 785.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner; THENCE North 00°00'00" East, continuing across said Patco, Inc., tract, passing at a distance of 328.16 feet, a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the southerly, southeast corner of Parkridge Addition Phase II, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1126, Page 55, Public Records of said county, continuing along an easterly line of said Parkridge Addition Phase II, a total distance of 482.56 feet to a 1/2-inch iron rod found for corner; THENCE along the southerly lines of said Parkridge Addition Phase II, the following: North 90°00'00" East, a distance of 124.09 feet to a 1/2-inch iron rod found for corner; North 00°00'00" East, a distance of 180.33 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3948" found for corner; North 89°23'23" East, a distance of 74.51 feet to a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE LS 1324" found for easterly, southeast corner of said Parkridge Addition Phase II; THENCE North 00°43'32" West, along the easterly line of said Parkridge Addition Phase II, passing a found 1/2-inch iron rod found for the northeast corner of said Parkridge Addition Phase II and the southeast corner of Parkridge Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 583, Page 713, Public Records of said county, continuing along the easterly line of said Parkridge Addition, a distance of 613.76 feet to a PK nail found for the northeast corner of said Parkridge Addition, same being on the northerly line of said Section 20 and being in aforesaid Gerlach Drive; THENCE North 89°22'57" East, along the northerly line of said Section 20 and said Gerlach Drive, a distance of 699.90 feet to the POINT OF BEGINNING.*

Motion was made by Commissioner Knight and seconded by Commissioner Jackson to approve Final Plat Request

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

- b. Consideration and Possible Approval of a Replat Request for Property Located Near East Cedar Street and More Particularly Described as:

*The East 60 feet of the West 120 feet of Lots 10 and 11 in Block 77, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.*

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

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

- c. Consideration and Possible Approval of a Conditional Use Permit for Property Located Near North 1<sup>st</sup> Avenue and More Particularly Described as:

*The N/2 N/2 SE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma. AND The S/2 S/2 NE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT a tract described as beginning at the Northeast Corner of the S/2 S/2 NE/4 SE/4 of said Section 20; Thence South 150 feet; Thence West 400 feet; Thence North 150 feet; Thence East 400 feet to the Point of Beginning.*

Motion was made by Commissioner Kerr and seconded by Commissioner Horner to approve Conditional Use Permit

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

## **5. New Business**

Paul Cottrell, with the City of Durant opened up discussion with information regarding the Code Rewrite update. It was recommended by Commissioner Jackson to include regular updates in New Business during the Rewrite Process.

## **ADJOURNMENT**

Motion was made by Commissioner Knight and seconded by Commissioner Jackson to adjourn.

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



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 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.*

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**ATTACHMENTS:**

1. PC-2026-04 REZONE - Staff Report
2. PC2026-04 TAC Sheet
3. PC2026-04 Maps
4. PC2026-04 DEED
5. PC2026-04 SELLER PERMISSION
6. Heritage at Mineral Bayou\_Executive Summary



# THE CITY OF DURANT

## Office of Community Development

**Date:** 01-07-26  
**To:** Planning Commission  
**Case:** PC-2026-04  
**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.

Notifications have been made to the surrounding property owners and at the time of this report staff have 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.







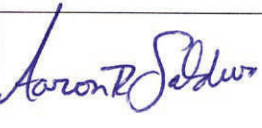


**Staff Recommendation:** Overall staff recommends denial. Staff believes this does not meet current or future land use for the location.

**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

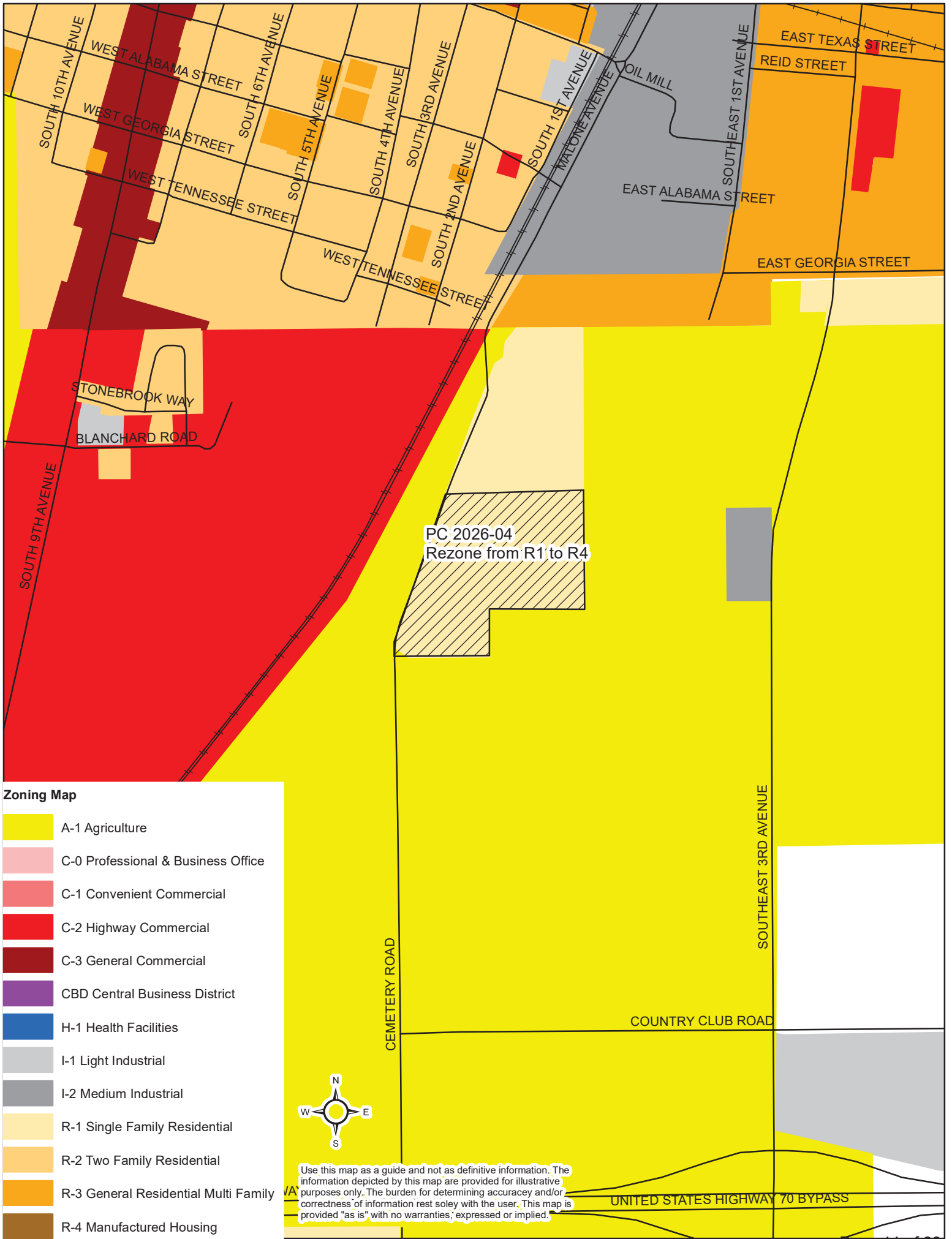
**Community Development – TAC Meeting**

Request Type: Rezone  
Case Number: PC2026-04

Applicant: GK Enterprise

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Community Development Director: Paul Cottrell		Does not meet current or future zoning Reg's	1-6-26
Address and Mapping Aaron Walkup		MA	
Building Inspector: Raven Bates or Taylor Davis		No Comment	1-6-26
Facilities Supervisor: Mark Pierce		no comments	1-6-26
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower		NO Comment	2-6-26
M & O Supervisor Randy Cantrell		No new comments	1-6-26
Streets Superintendent Aaron Saldivar		NO new comments	1-6-26
Solid Waste Director: Jared Dillingham		NONE	1-6-26
<b>Fire Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Fire Marshall Collin Gordon		All construction in accordance with IBC & FFC 2018 including Appendices B, C, and D	1/6/26

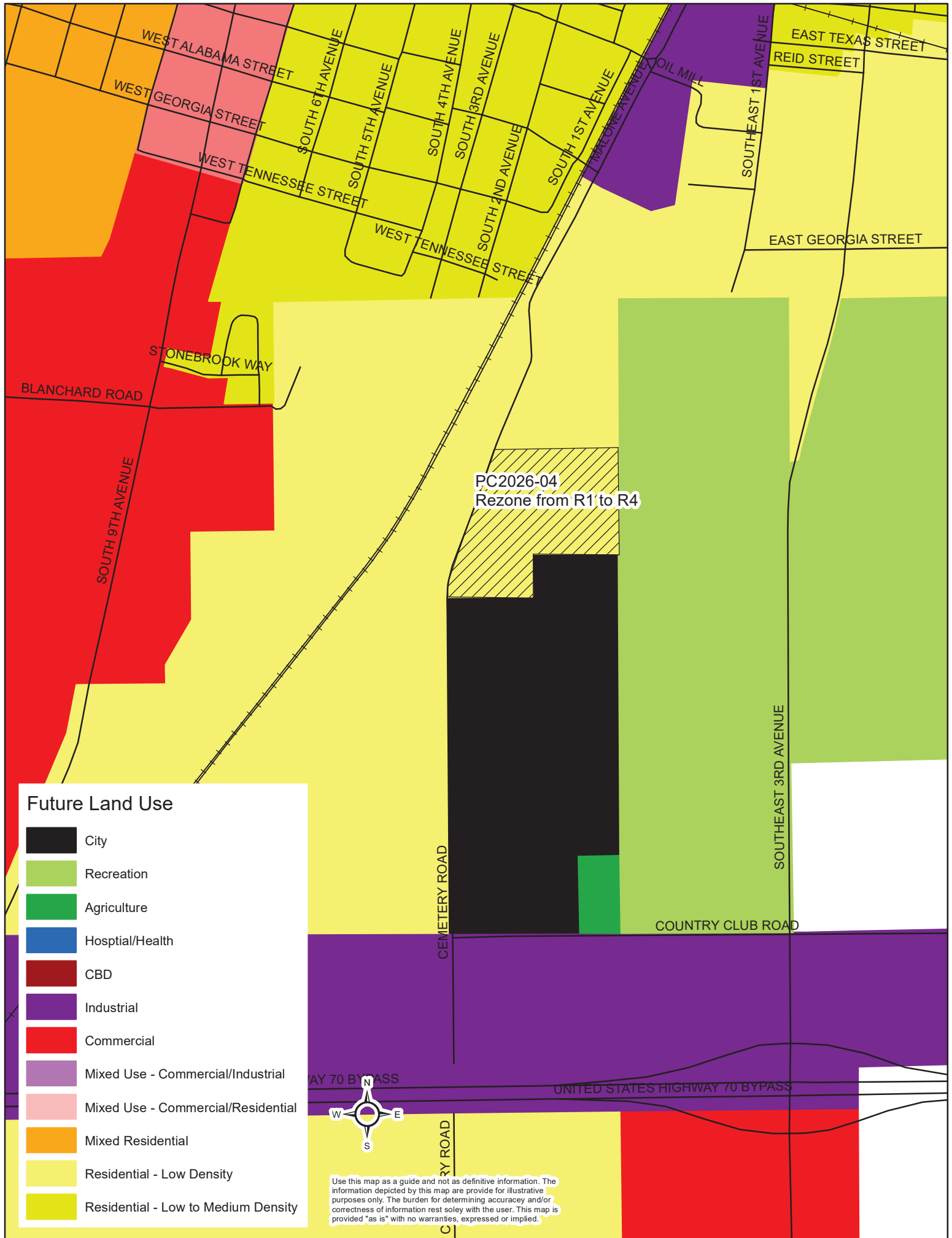
<b>Economic Development</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Economic Development:			
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Print Name			
<b>ONG:</b> Print Name			
<b>Additional Outside Resources and Comments</b>			
<b>Name Department, Title</b>	<b>Signature</b>	<b>Additional Comments</b>	<b>Date</b>





**PC 2026-04**  
**Rezone from R1 to R4**

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.

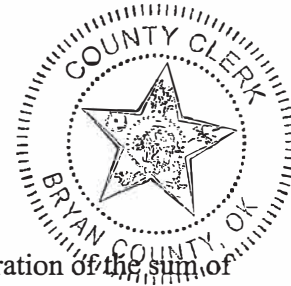


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Please Mail Recorded Deed to:  
Matt Mickle  
Mickle Law Offices  
PO Box 1365  
Durant, OK 74702

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

## 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.

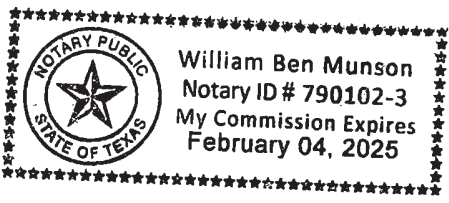
Signed and delivered this 22 day of October, 2022.

“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>BAYSON</sup> ) SS:  
)

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



WB  
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

**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
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### 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

 [Signature]  
Signature

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

\_\_\_\_\_  
Signature

**Addendum**



QUALITY LIVING,  
LASTING COMMUNITY.

*Points of Contact*

**MIKE OWENS**  
**(214) 232-4008**

**ALEX NOLAND**  
**(817) 614-6601**



# Executive Summary

Heritage at Mineral Bayou – Affordable Housing in Durant, OK

## ***Project Overview***

Heritage at Mineral Bayou offers Durant a transformative opportunity to expand affordable homeownership while strengthening the community's economic foundation. This thoughtfully designed residential community delivers genuine, lasting value for residents, employers, and the City of Durant.

## ***Homeownership & Real Property Value***

Heritage at Mineral Bayou is fundamentally different from rental housing or lower-quality developments. Residents own both their home and their land—this is real property. Homeowners receive traditional property deeds and can utilize the same financing options available for any stick-built home, including conventional mortgages, FHA loans, VA loans, and down payment assistance programs. This provides true equity building and long-term wealth creation for families. The homes are targeted to be priced in the \$250,000 range, making genuine homeownership attainable for Durant's workforce while delivering significantly more value than comparable alternatives.

## ***Community Benefits***

Heritage at Mineral Bayou delivers an exceptional value proposition unavailable in typical affordable housing:

- **Spacious Homes:** 2,000–2,100 square feet of well-designed living space—substantially larger than comparable affordable stick-built homes, which typically max out at 1,500 square feet.
- **Premium Interior Quality:** Interior finishes, flooring, cabinetry, and fixtures far exceed the quality found in affordable stick-built homes at similar price points. Residents receive genuinely high-quality living environments, not compromised construction.
- **Professional Infrastructure:** Paved roads and driveways (not dirt or gravel) ensure reliable access, professional appearance, and long-term durability. This infrastructure investment reflects a commitment to neighborhood quality and permanence.
- **Smart Design:** Modern, efficient floor plans maximize livability and minimize long-term utility costs, providing ongoing affordability for homeowners.

## ***Alignment with Durant's Growth***

Durant is experiencing steady growth driven by regional employers, Choctaw Nation expansion, and strong demand for housing. Heritage at Mineral Bayou directly aligns with the city's commitment to:

- Expand affordable homeownership opportunities for families and professionals.
- Promote sustainable, aesthetically attractive growth in safe, desirable neighborhoods.
- Ensure quality housing supply keeps pace with economic development.
- Support residents' ability to build equity and achieve long-term financial stability through homeownership.

## ***Conclusion***

Heritage at Mineral Bayou is a carefully curated residential community delivering 60 new homes to Durant, Oklahoma. This neighborhood provides high-quality, owner-occupied homes—real property with traditional financing options—designed specifically to meet the needs of Durant's workforce and families seeking affordable homeownership. Each home combines modern efficiency, superior interior quality, and spacious layouts to create lasting value for owners and the community.



# AFFORDABLE HOUSING

## COMMUNITY FOCUS

### Owner Occupied

- No Short Term Rentals
- Landscaped Lots
- Park
- Clean = Pride in Ownership



QUALITY LIVING,  
LASTING COMMUNITY



# Community

1



## ROCKROSE RANCH

Conroe, TX



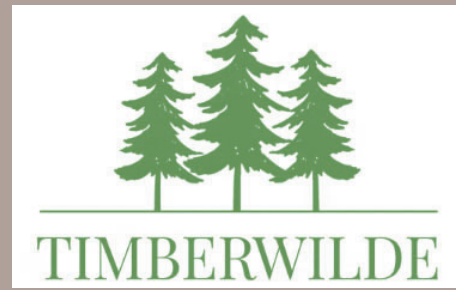
### Various Manufacturers

- Pet Friendly (dog park)
- Playground
- Outdoor Seating Area
- School Bus Stops



# Community

## 2



# TIMBERWILDE

Spring, TX

## Various Manufacturers

- Trash Pickup
- Park
- Storage Shed Option
- Retail Nearby





## **Community Need & Market Fit**

### Heritage at Mineral Bayou – Affordable Homeownership for Durant

Durant struggles with attainable homeownership for households earning \$50,000–\$63,000 annually. Teachers, healthcare workers, retail managers, and municipal employees cannot access quality homes in the current market. Heritage at Mineral Bayou addresses this with a \$250,000 price point engineered for \$50K incomes, delivering 2,000–2,100 sq ft homes with premium finishes—substantially more space and quality than 1,500 sq ft stick-built alternatives. Homeowners receive traditional deeds and access to conventional mortgages, FHA loans, VA loans, and down payment assistance, enabling true equity building.

#### ***The Opportunity***

Durant's major employers—Choctaw Nation, SOSU, hospitals, manufacturing—face workforce retention challenges. Affordable homeownership strengthens employee loyalty and makes Durant competitive. Heritage at Mineral Bayou supports employer priorities while providing working families an accessible path to wealth-building homeownership.

#### ***Target Market***

All employees and families in Durant's workforce seeking affordable homeownership: educators, healthcare workers, first responders, retail managers, skilled trades, administrative professionals, and young families earning \$50K–\$63K annually who want to own their home, build equity, and establish roots in the community.

#### ***Community Impact***

**Workforce Stability:** Affordable homeownership attracts and retains employees. **Economic Growth:** 60 new households increase local spending and economic activity. **Community Wealth:** Homeownership builds family equity and generational wealth. **Housing Supply:** 60 owner-occupied homes with paved infrastructure relieve Durant's housing shortage and support municipal growth.

#### ***Conclusion***

Heritage at Mineral Bayou combines strategic \$250K pricing, superior construction, spacious floor plans (2,000+ sq ft), and true property ownership to meet Durant's affordable housing needs. It provides working families earning \$50K annually with attainable, high-quality homeownership that builds long-term wealth and strengthens the community.



Consideration and Possible Approval of a Conditional Use Permit for Property Located at 4409 W. Main and More Particularly Described as:

*A part of the NW /4 NE/4 NW /4 of Section 36, Township 6 South, Range 8 East of the Indian Base and Meridian in Bryan County, State of Oklahoma, described as beginning at the NW corner of NW corner of the NE/4 NE/4 NW/4 of said Section 36; Thence North 89 degrees 58 minutes West 661.85 feet; Thence East 181.85 feet; which said point is the Point of Beginning; Thence South 00 degrees 01 minutes East 462.15 feet; Thence South 89 degrees 58 minutes East 100 feet; Thence North 00 degrees 01 minutes West 462.15 feet; Thence North 89 degrees 58 minutes West 100 feet to the point of Beginning.*

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**Council Information / Action Requested**

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

**ATTACHMENTS:**

1. PC2026-05- Staff Report CUP
2. PC2026-05 TAC Sheet
3. PC2026-05 MAPS
4. pc2026-05 - DEED



# THE CITY OF DURANT

## Office of Community Development

**Date:** 01-07-2026  
**To:** Planning Commission  
**Case:** PC-2026-05  
**From:** Paul Cottrell, Community Development.  
**Re:** CUP

---

**Request:** Consider a request from the property owner for a CUP for the property located at 4409 W Main St.

**Current Zoning:** C-2

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

**Surrounding Properties:**

Direction	Zoning	Use
North	C-2	Commercial
West	C-2	Commercial
South	C-2	Commercial
East	C-2	Commercial

**Applicant:** Cedar Ridge Holdings LLC

**Consideration:** Applicant approached staff with the desire to get a CUP for the current property in order to have a liquor store.

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:** Beer, wine and liquor stores are restricted in commercial zones and uses only permitted upon review and approval of the Durant Planning and Zoning Commission.

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

**Required Action:** Hold a public hearing and recommend approval or denial of the CUP request for property located at 4409 W Main St. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: CUP  
Case Number: PC2026-05

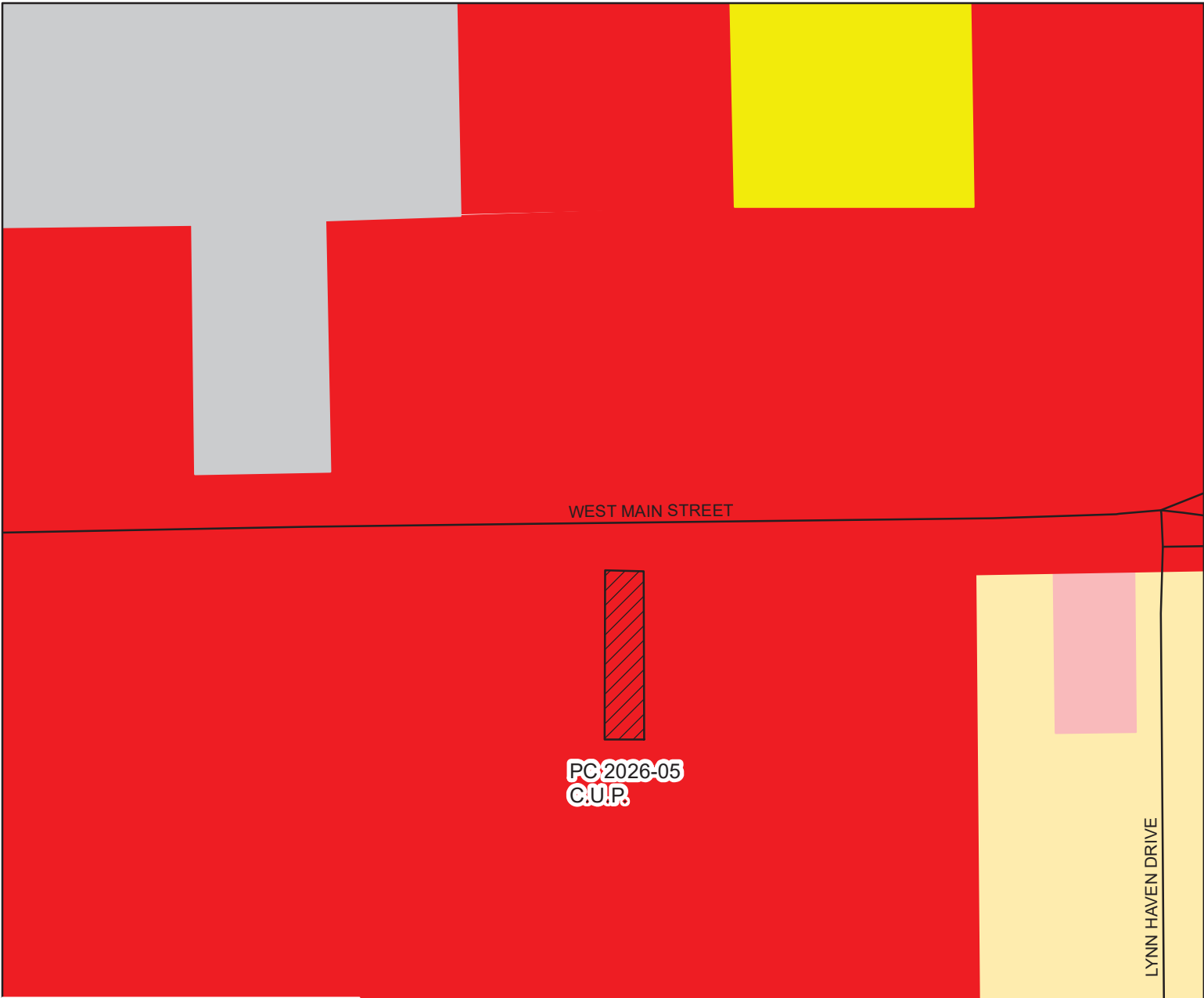
Applicant: Cedar Ridge Holdings

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		No Comment	1-6-26
Address and Mapping Aaron Walkup		N/A	
Building Inspector: Raven Bates or Taylor Davis		11 with Fire Marshall	
Facilities Supervisor: Mark Pierce		No Comment	1-6-26
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		No Comment	1-6-26
M & O Supervisor Randy Cantrell		No Comment	1-6-26
Streets Superintendent Aaron Saldivar		No Comments	1-6-26
Solid Waste Director: Jared Dillingham		NONE	1-6-26
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		Must be in accordance with IBC + IFC 2018 Appendices B, C, and D	1/6/26

<b>Economic Development</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Economic Development:			
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Print Name			
<b>ONG:</b> Print Name			

**Additional Outside Resources and Comments**

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



WEST MAIN STREET

PC 2026-05  
C.U.P.

LYNN HAVEN DRIVE

**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.



WEST MAIN STREET

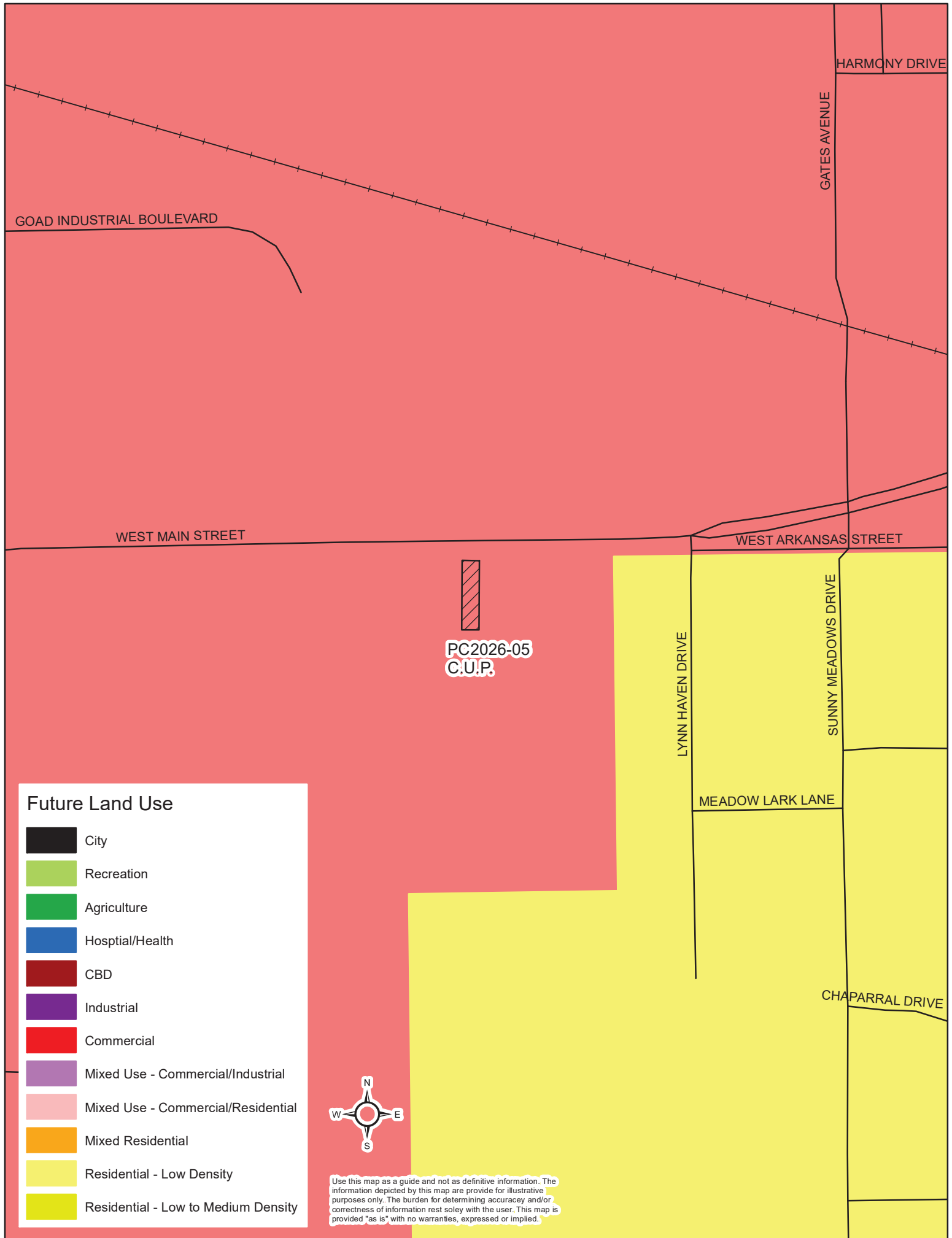


PC 2026-05  
C.U.P.

LYNN HAVEN DRIVE



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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



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INDEXED

#413,990

OKLAHOMA STATUTORY FORM

WARRANTY DEED

STATE OF OKLAHOMA, Bryan COUNTY, ss.  
This instrument was filed for record on the 20 day of March  
A. D., 1987, at 2:15 o'clock P. M., and duly re-  
corded in Book No. 763 at Page 862, Fee \$        
By Sue Dapshy County Clerk  
Mary Lou Garner Deputy

KNOW ALL MEN BY THESE PRESENTS: That;  
JIMMY G. WALKER, A Single Person

of Bryan County, State of Oklahoma, part Y of the first part, in consideration of the sum of  
Ten and other valuable considerations (\$10.00) DOLLARS,  
in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto  
LAWANDA WALKER, A Single Person

of Bryan County, State of  
Oklahoma, Part Y of the second part, the following described real property and premises, situated in the County of  
Bryan State of Oklahoma, to-wit:

A part of the NW/4 NE/4 NW/4 of Section 36, Township 6 South, Range 8 East of the Indian Base and Meridian in Bryan County, State of Oklahoma, described as (BEGINNING at the Northwest Corner of the NE/4 NE/4 NW/4 of said Section 36; thence North 89° 58' West 661.85 feet; thence East 181.85 feet WHICH SAID POINT IS THE POINT OF BEGINNING; THENCE South 00° 01' East 462.15 feet; THENCE South 89° 58' East 100 feet; THENCE North 00° 01' West 462.15 feet; THENCE North 89° 58' West 100 feet to the POINT OF BEGINNING, all in Bryan County, State of Oklahoma, according to the OFFICIAL Survey thereof, LESS and EXCEPT THE FOLLOWING TRACT: A part of the NE/4 NW/4 of Section 36, Township 6 South, Range 8 East of the Indian Base and Meridian in Bryan County, State of Oklahoma, described as BEGINNING at a point 181.85 feet East of the Northwest Corner of the NW/4 NE/4 NW/4 of Said Section 36; THENCE South 200.00 feet; THENCE East 50.00 feet; THENCE North 200.00 feet; THENCE West 50.00 feet TO THE POINT OF BEGINNING

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 the said Part Y of the second part, Her heirs and assigns, forever free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Revenue Stamps: 99.75



SIGNED AND DELIVERED this the 19th day of March, 19 87

Jimmy G. Walker  
Jimmy G. Walker



ACKNOWLEDGMENT

Bryan County, ss.  
Before me, the undersigned, a Notary Public in and for said County and State, on this 19 day of March, 19 87, personally appeared  
Jimmy G. Walker, A Single Person and

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that He executed the same  
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.  
My Commission Expires 8-17-90  
Elisabeth Buchanan Notary Public

ACKNOWLEDGMENT BY CORPORATION





City of Durant - Code Rewrite Updates

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**Council Information / Action Requested**

**ATTACHMENTS: NONE**