

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**

**April 7, 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 February 03, 2026, Meeting as Presented.

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

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

- a. 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.*

- b. Consideration and Possible Approval of a Rezone Request for Property Located at 1401 Washington Ave and More Particularly Described As:

*Lot 1 and the East 2.74 feet of Lot 2, in Block 2, of Moseley Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.  
AND Lots 1, 2 and the East 40 feet of Lot 3, of Bel Air Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.*

- c. Consideration and Possible Approval of a Rezone Request for Property Located Near the 100 Block of South 8<sup>th</sup> Avenue and Main Street and More Particularly Described as:

*The North 75 feet of East 45 feet of Lot 7 and North 75 feet of Lot 8 in Block 203 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.*

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

- a. Continued Discussion on Code Rewrite Updates

#### ADJOURNMENT

#### CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 2nd day of April, 2026.

*Brandy Stachowski*

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Brandy Stachowski, City of Durant



# The City of Durant

## Memorandum

Consideration and Approval of Minutes of the February 03, 2026 Meeting as Presented.

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### ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 020326 BCS

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

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION  
February 3, 2026 AT 5:30 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

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

**INVOCATION/FLAG SALUTE**

Chairman Horner provided the invocation. Vice-Chairman Knight led the flag salute.

**ROLL CALL**

Present:

Planning Commissioner Whitney Kerr  
Planning Commissioner Drew Jackson  
Planning Commission Vice Chairman Shane Knight  
Planning Commission Chairman Clent Horner

Absent: Planning Commissioner Buddy Holder

**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

A Motion was made by Commissioner Jackson and seconded by Commissioner Knight to approve the Minutes of the January 06 2026 meeting as presented.

Motion Passed with the following vote:

Ayes Kerr, Jackson, Knight, Horner

Nays: None

Abstain: None

**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.

The applicant requested to be removed from consideration.

- 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.*

Motion was made by Commissioner Jackson and seconded by Commissioner Kerr to table Agenda Item until the April 7th Meeting.

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

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

- a. City of Durant - Code Rewrite Updates  
Paul Cottrell, City of Durant, discussed Code Rewrite Steering Committee will meet in March to initiate the process.

#### **ADJOURNMENT**

A motion was made by Commissioner Kight and seconded by Commissioner Jackson to adjourn the meeting.

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



# The City of Durant

## Memorandum

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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### 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

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**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.

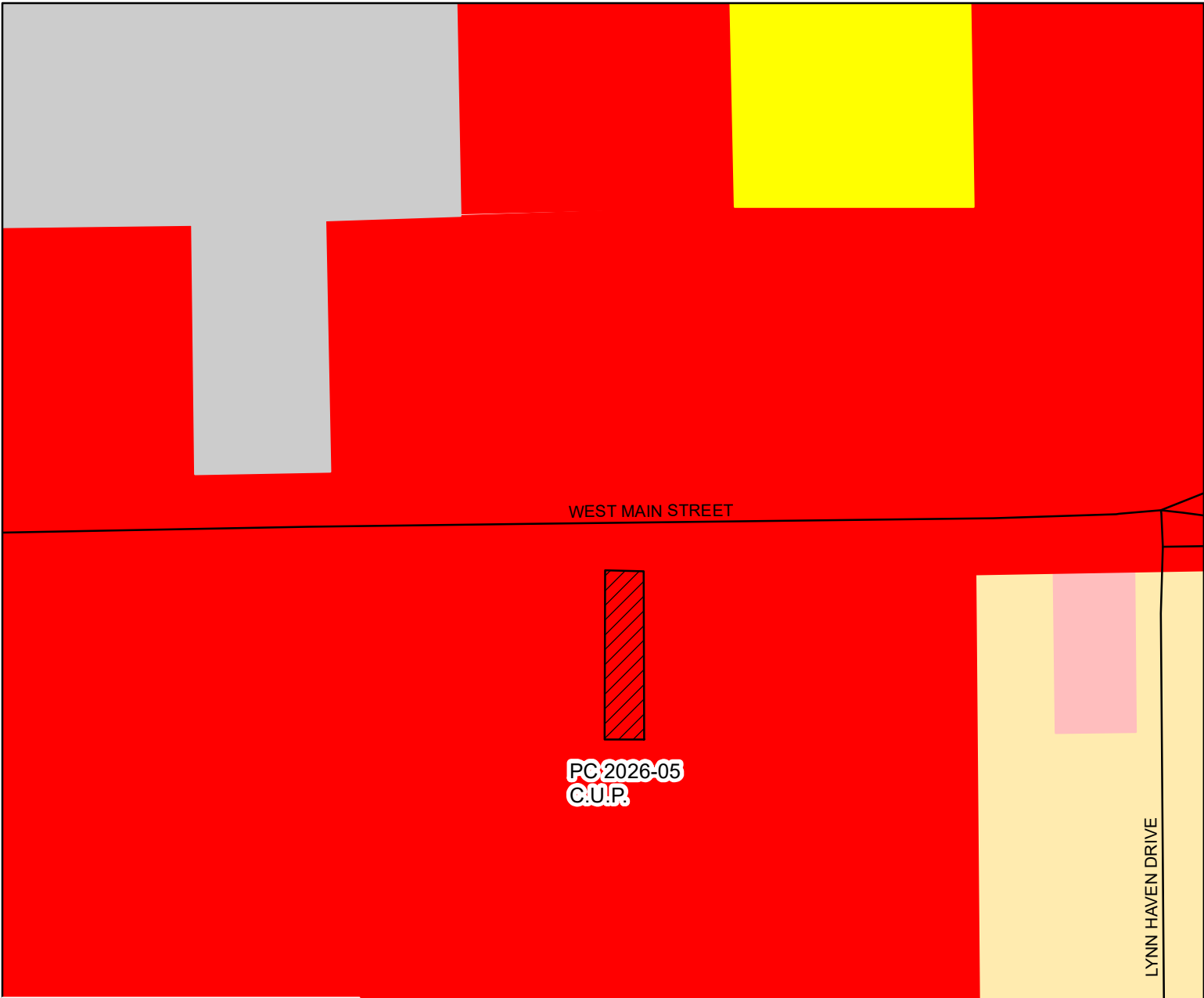
**Community Development – TAC Meeting**

Request Type: CUP  
Case Number: PC2026-05

Applicant: Cedar Ridge Holdings

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
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
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower		No Comment	1-6-26
M & O Supervisor Randy Cantrell		No Comment	1-6-24
Streets Superintendent Aaron Saldivar		No 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		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			
<b>Additional Outside Resources and Comments</b>			
<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

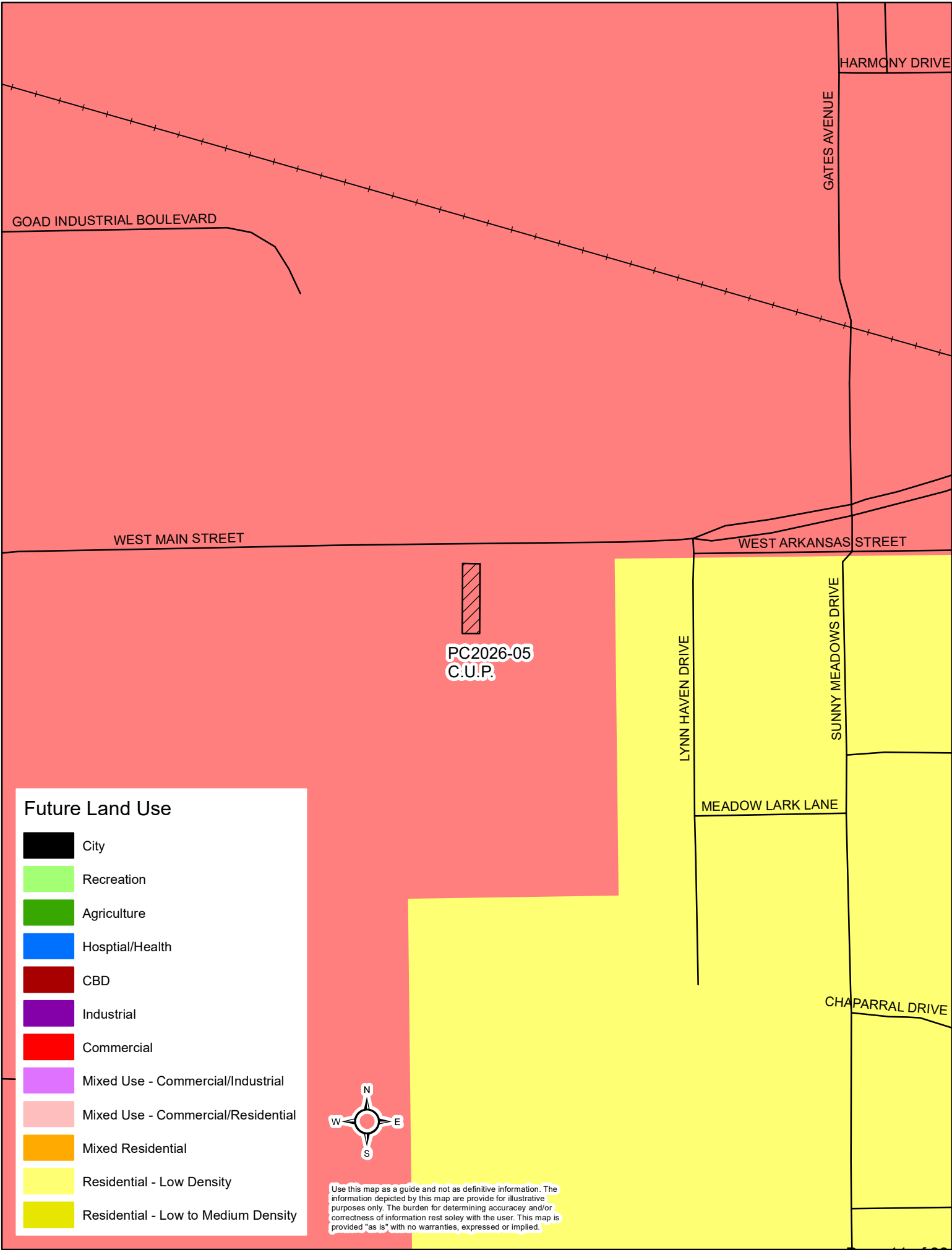


PC:2026-05  
C.U.P.

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 \$  
Sue Dapsky County Clerk  
By 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.  
19 March, 19 87  
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 Buchan Notary Public

ACKNOWLEDGMENT BY CORPORATION





# The City of Durant

## Memorandum

Consideration and Possible Approval of a Rezone Request for Property Located at 1401 Washington Ave and More Particularly Described As:

*Lot 1 and the East 2.74 feet of Lot 2, in Block 2, of Moseley Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.*

*AND*

*Lots 1, 2 and the East 40 feet of Lot 3, of Bel Air Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.*

---

### ATTACHMENTS:

1. PC2026-06 - Staff Report -Rowyn-Shay
2. PC2026-06 TAC SHEET
3. PC2026-06 Maps
4. PC2026-06 DEED
5. PC2026-06 Letter of Intent



# THE CITY OF DURANT

## Office of Community Development

**Date:** 3-25-26  
**To:** Planning Commission  
**Case:** PC-2026-06  
**From:** Paul Cottrell, Community Development.  
**Re:** Rezone to Commercial

---

**Request:** Consider a request from the property owner to rezone the property located at 1401 N Washington.

**Current Zoning:** R-3

**Future Land Use:** H-1

**Surrounding Properties:**

Direction	Zoning	Use
North	C-O	Eye Doctor
West	R-1	Single & Multi-Family Homes
South	R-1	Church
East	C-1	School

**Applicant:** Rowyn-Shay Investments

**Consideration:** Applicant approached staff with the desire to rezone the current property to Commercial in order to remodel the building for commercial offices.

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:** Property has a total Square Footage of 38,028 ft & 211.931 ft of frontage meeting the minimum requirement for all commercial zoning. The property directly abuts both C-0 and C-1 zoned properties and is in very close proximity to C-2 zoned properties.







**Staff Recommendation:** Overall staff recommend approval to rezone to C-O.

**Required Action:** Hold a public hearing and recommend approval or denial of the rezone request for property located at 1407 N Washington. Any specific conditions imposed by the Commission should be read into any approval motion.

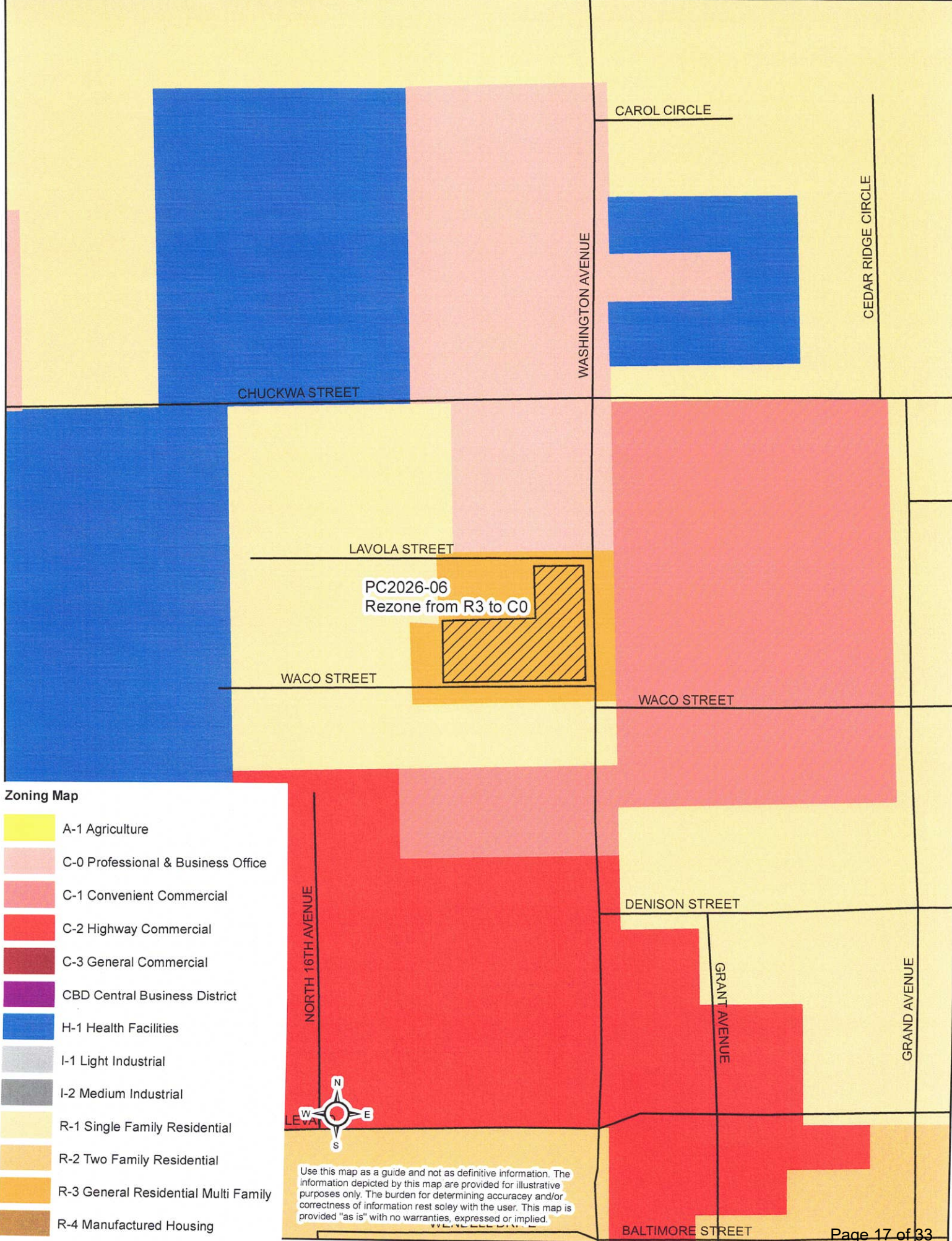
**Community Development – TAC Meeting**

Request Type: REZONE  
Case Number: PC2026-06

Applicant: Rowyn-Shay Investments

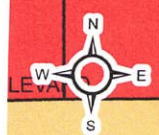
Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		Recommend Approval	3/10
Address and Mapping Aaron Walkup			3/10/26
Building Inspector: Raven Bates or Taylor Davis			
Facilities Supervisor: Mark Pierce		no comments	3-10-26
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		no comment	3-10-26
M & O Supervisor Randy Cantrell			
Streets Superintendent Aaron Saldivar			
Solid Waste Director: Jared Dillingham		no comment	
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		any construction elements must be in accordance with IBC & IFC 2018	10mar26

<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>



**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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CAROL CIRCLE

CEDAR RIDGE CIRCLE

WASHINGTON AVENUE

CHUCKWA STREET

LAVOLA STREET

PC2026-06  
Rezone from R3 to C0

WACO STREET

WACO STREET

DENISON STREET

NORTH 16TH AVENUE

GRANT AVENUE

GRAND AVENUE

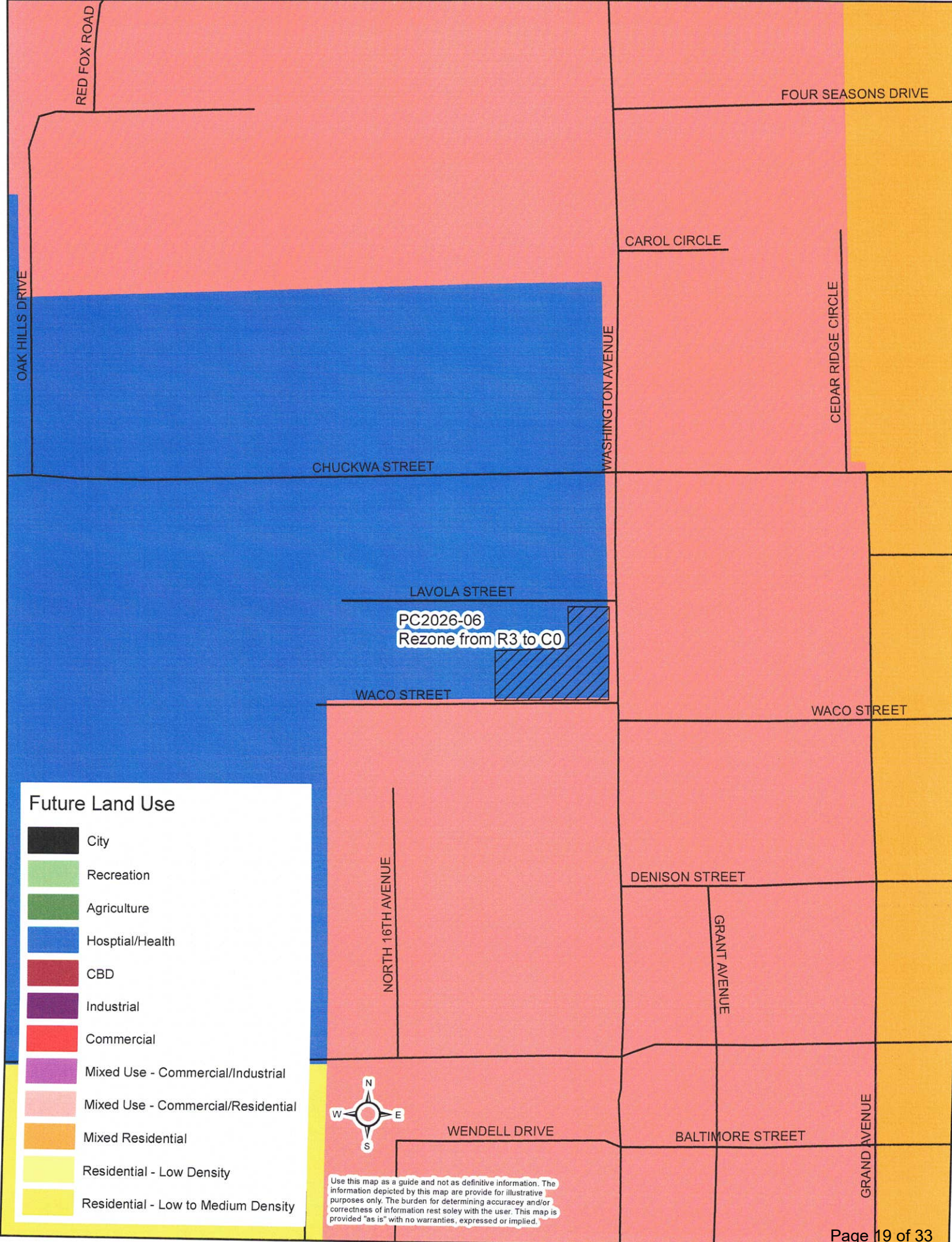
UNIVERSITY BOULEVARD



WENDELL DRIVE

BALTIMORE STREET

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RED FOX ROAD

OAK HILLS DRIVE

FOUR SEASONS DRIVE

CAROL CIRCLE

CEDAR RIDGE CIRCLE

CHUCKWA STREET

WASHINGTON AVENUE

LAVOLA STREET

PC2026-06  
Rezone from R3 to C0

WACO STREET

WACO STREET

**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

NORTH 16TH AVENUE

DENISON STREET

GRANT AVENUE



WENDELL DRIVE

BALTIMORE STREET

GRAND AVENUE

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WARRANTY DEED

1-2018-704686 Book 1469 Pg: 33
06/01/2018 9:29 am Pg 0033-0033
Fee: \$ 13.00 Doc: \$ 75.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Phillip Kurt Stumpff, Erik John Stumpff, Stacia Goodwin and Stefanie Stumpff, as Trustees of the Alberta Stumpff Income Trust, parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto Rowyn-Shay Investments, LLC 114 South 7th, Durant, OK 74701 party of the second part, it's grantees and heirs, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to wit:

Lot 1 and the East 2.74 feet of Lot 2, in Block 2, of Moseley Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

AND

Lots 1, 2 and the East 40 feet of Lot 3, of Bel Air Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

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, it's 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=\$ 75.00

SIGNED AND SEALED this the 18th day of May, 2018

Phillip Kurt Stumpff, Trustee
Stacia Goodwin, Trustee

Erik John Stumpff, Trustee
Stefanie Stumpff, Trustee

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 75.00

ACKNOWLEDGMENT

STATE OF OKLAHOMA )
) ss.
COUNTY OF BRYAN )

MODERN ABSTRACT & TITLE
319 W MAIN ST
DURANT OK 74701

Before me, the undersigned, a Notary Public in and for said County and State, on this 18th day of May, 2018, personally appeared Phillip Kurt Stumpff, Erik John Stumpff, Stacia Goodwin and Stefanie Stumpff, as Trustees of the Alberta Stumpff Income Trust, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their 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.

OKCOUNTYRECORDS.COM

Notary Public seal

Commission Expires: July 28, 2018

180505283

Notary Public seal: ROSE HARDIN, Notary Public, State of Oklahoma, Commission # 14006736, My Commission Expires Jul 28, 2018

## Rezoning Supporting Information: Redevelopment of Former Nursing Home

The proposed rezoning of the abandoned nursing home property reflects the changing conditions and evolving needs of both the surrounding area and the City as a whole. Once a functioning care facility, the building has remained vacant for an extended period of time, contributing to visible deterioration, reduced property appeal, and limited economic productivity. The surrounding area has experienced growth in population, commercial activity, and demand for accessible healthcare and professional services. The shift from long-term residential care use to a clinic or professional office setting better aligns with current community needs. Additionally, increased traffic flow, nearby commercial development, and infrastructure improvements make the property more suitable today for medical or office use than its former purpose. Rezoning is therefore necessary to allow the property to transition into a productive use that reflects present-day economic and demographic conditions.

This proposed zone change is consistent with the City's Comprehensive Plan. Most comprehensive plans emphasize revitalization of underutilized properties, economic development, improved access to healthcare services, and responsible land use that strengthens the tax base. Converting a vacant and aging structure into a modern clinic or office building supports these goals by promoting adaptive reuse rather than demolition or continued vacancy. It enhances compatibility with nearby commercial and mixed-use development while maintaining appropriate scale and design standards. The project supports orderly growth, reinvestment in existing infrastructure, and the creation of services that directly benefit residents.

Beyond compliance with planning objectives, there are several additional reasons supporting this rezoning request. First, the remodel will significantly beautify the area. Renovating the exterior façade, landscaping the property, updating parking areas, and improving lighting will eliminate blight and increase surrounding property values. A revitalized building sends a strong message of investment and progress within the community.

Second, the economic impact is substantial. The renovation process itself will generate construction jobs, local contractor work, and sales tax revenue from materials and services. Once operational, the clinic or office building will provide permanent employment opportunities and ongoing economic activity. The property will return to productive tax status, generating increased property taxes and contributing to local revenue that supports schools, public safety, and infrastructure.

Finally, transforming a vacant nursing home into a clinic or office space promotes public welfare. A medical clinic increases access to healthcare services for residents, while professional office space attracts businesses that serve the community. Both uses foster convenience, safety, and community stability.

In summary, the proposed rezoning responds to changing local conditions, aligns with the Comprehensive Plan, eliminates blight, strengthens the tax base, and enhances the overall character of the area. Approving this zone change will convert an abandoned structure into a vibrant, productive asset that benefits the City and its residents for years to come.



# The City of Durant

## Memorandum

Consideration and Possible Approval of a Rezone Request for Property Located Near the 100 Block of South 8<sup>th</sup> Avenue and Main Street and More Particularly Described as:  
*The North 75 feet of East 45 feet of Lot 7 and North 75 feet of Lot 8 in Block 203 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.*

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### ATTACHMENTS:

1. PC- Staff Report Bronniman
2. PC2026-07 TAC SHEET
3. PC2026-07 Maps
4. PC2026-07 Deed
5. PC2026-07 Permission Letter



# THE CITY OF DURANT

## Office of Community Development

**Date:** 3-25-26  
**To:** Planning Commission  
**Case:** PC-2026-07  
**From:** Paul Cottrell, Community Development.  
**Re:** Rezone to R-2

**Request:** Consider a request from the property owner to rezone the property located near 100 block of South 8<sup>th</sup> near W Main.

**Current Zoning:** C-3

**Future Land Use:** CBD

**Surrounding Properties:**

Direction	Zoning	Use
North	C-3	Commercial Business
West	C-3	Vacant Lot
South	R-1	Single Family Home
East	C-3	Vacant Building/ 2 Single Family Homes

**Applicant:** Beau Bronniman

**Consideration:** Applicant approached staff with the desire to rezone the current property to build a duplex.

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:** Property is approximately 8168 sq ft. The property currently is at a dead-end.

**Staff Recommendation:** Overall staff recommend denying the request due to the requested use not meeting current or future land use.

**Required Action:** Hold a public hearing and recommend approval or denial of the rezone request for property located on S 8<sup>th</sup> near W Main. Any specific conditions imposed by the Commission should be read into any approval motion.

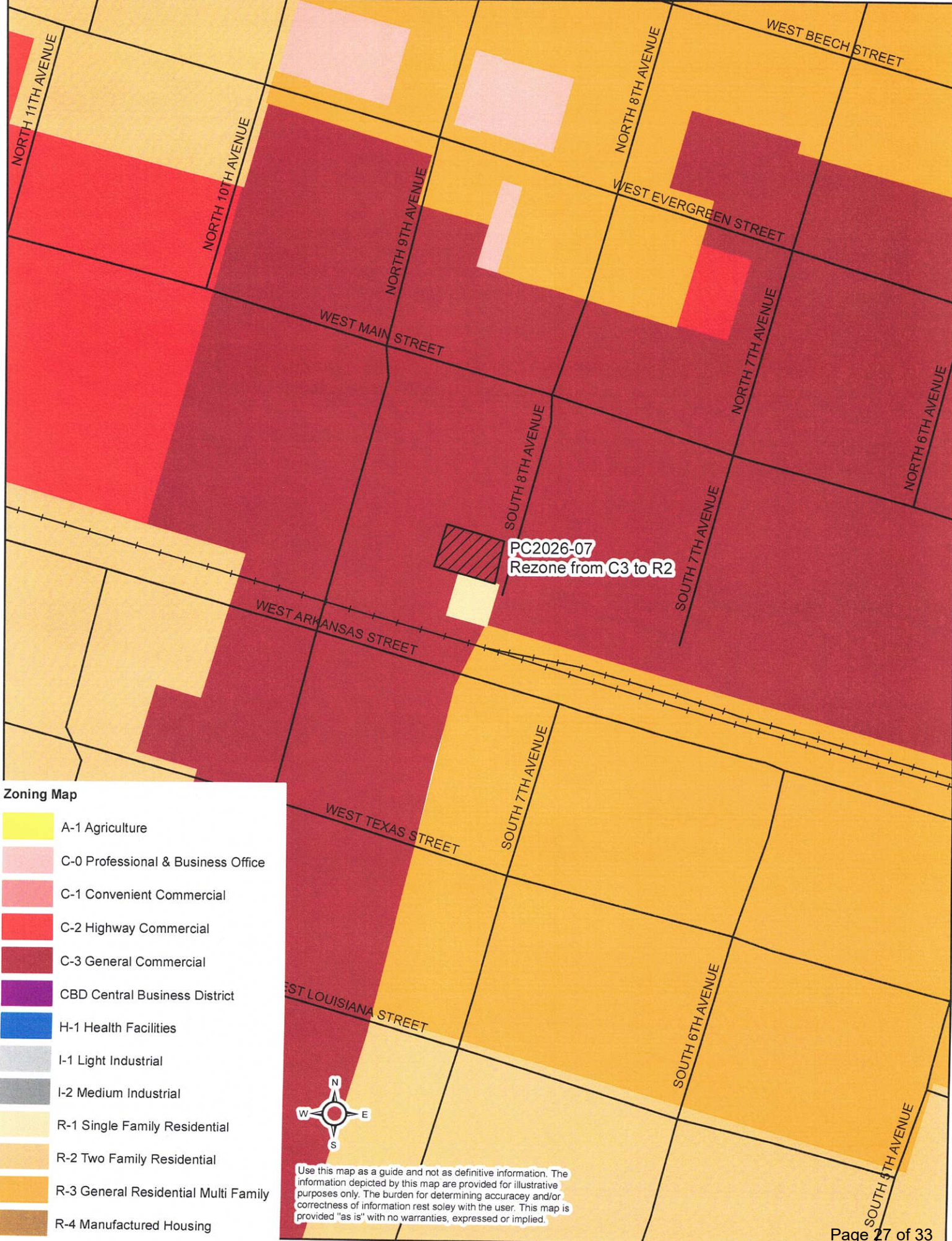
**Community Development – TAC Meeting**

Request Type: REZONE  
Case Number: PC2026-07

Applicant: Beau Bronniman

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Community Development Director: Paul Cottrell		Does not meet current or future land use	3/10
Address and Mapping Aaron Walkup			3/10/26
Building Inspector: Raven Bates or Taylor Davis			
Facilities Supervisor: Mark Pierce		NO COMMENTS	3-10-26
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower		NO COMMENT	3-10-26
M & O Supervisor Randy Cantrell			
Streets Superintendent Aaron Saldivar			<del>3/10/26</del>
Solid Waste Director: Jared Dillingham		NO COMMENT	
<b>Fire Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Fire Marshall Collin Gordon		No comments	10MAR26

<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>



**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



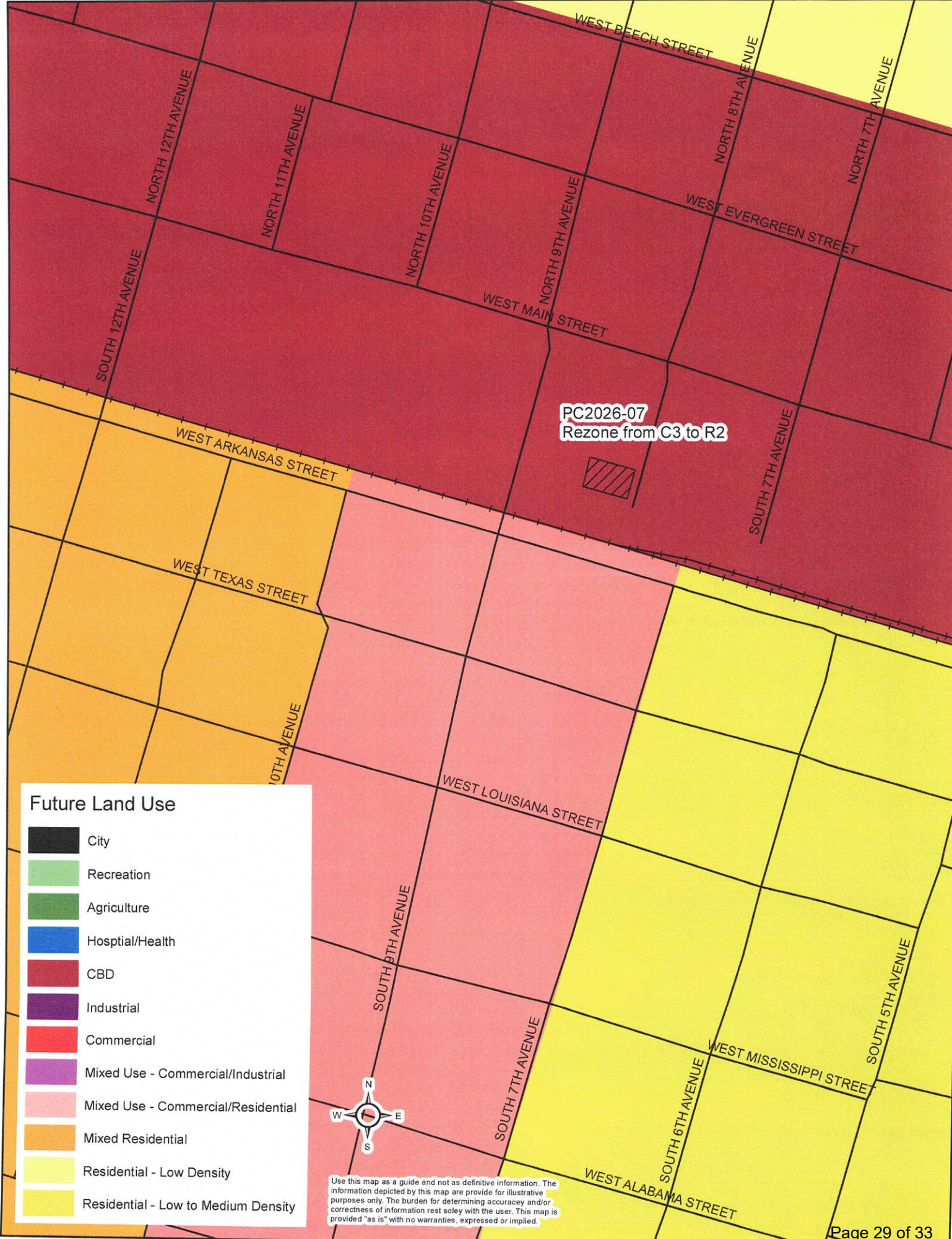
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC2026-07  
Rezone from C3 to R2



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PC2026-07  
Rezone from C3 to R2

**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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## Re: lot

 Inbox



renea roberts

To You

Feb 13

...



I give Beau Bronniman permission to change zoning. If You have any question, please give me a call [580-916-0157](tel:580-916-0157)

Thank you,

Renea Roberts  
American Dream Realty  
580-916-0157



# The City of Durant

## Memorandum

Continued Discussion on Code Rewrite  
Updates

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### ATTACHMENTS:

1. PC- Code Rewrite Update 03.27.26



# THE CITY OF DURANT

## Office of Community Development

**Date:** 03-27-26  
**To:** Planning Commission  
**From:** Paul Cottrell, Community Development.  
**Re:** Continued Discussion

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### **Code Rewrite Updates:** Suggested Topics of Discussion to Steering Committee

1. Revision of the Future Land Use Map.
2. Clear language for rezone/replats.
3. Define "Complete Streets."
4. Dedicated space for future streets in new subdivisions.
5. Limited Adjustments for in-house decisions.
6. Short-Term Rental ordinance
7. Define the Townhomes section more clearly.