

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

May 5, 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 April 07, 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 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.

- b. Consideration and Possible Approval of a Rezone request for property located near Country Club Road and Cemetery Road and more particularly described as:

A tract of land described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East, along the North line of said NE/4, a distance of 361.00 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East, continuing along said North line, a distance of 671.89 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 603.36 feet; Thence South 89 degrees 30 minutes 16 seconds West, parallel with said North line, a distance of 666.67 feet; Thence North 00 degrees 29 minutes 46 seconds West, parallel with the West line of said NE/4, a distance of 603.34 feet back to the Point of Beginning.

4. New Business

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 1st of May 2026.

Brandy Stachowski

Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Consideration and Approval of Minutes of the April 07, 2026 Meeting as Presented.

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 04.07.26 BCS

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

Brandy Stachowski

Brandy Stachowski, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION

April 7, 2026 AT 5:30 PM, Roscoe J. Hatfield

**Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Vice-Chairman Knight called the meeting to order at 5:31 p.m.

INVOCATION/FLAG SALUTE

Commissioner Jackson provided the invocation. Vice-Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Buddy Holder
Planning Commissioner Whitney Kerr
Planning Commissioner Drew Jackson
Planning Commission Vice Chairman Shane Knight

Absent:

Planning Commission Chairman 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 February 03, 2026 Meeting as Presented.

A Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to approve the Minutes of the February 03, 2026, meeting as presented.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight,

Nays: None

Abstain: None

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.

Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to deny request for the Conditional Use Permit.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight

Nays: None

Abstain: None

- 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.

Applicant requested Item be Tabled until next agenda.

Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to table discussion to the May 5, 2026, Agenda

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight

Nays: None

Abstain: None

- c. Consideration and Possible Approval of a Rezone Request for Property Located Near the 100 Block of South 8th 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.

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

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson

Nays: Knight,

Abstain: None

4. New Business

- a. Continued Discussion on Code Rewrite Updates

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight,

Nays: None

Abstain: None



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.

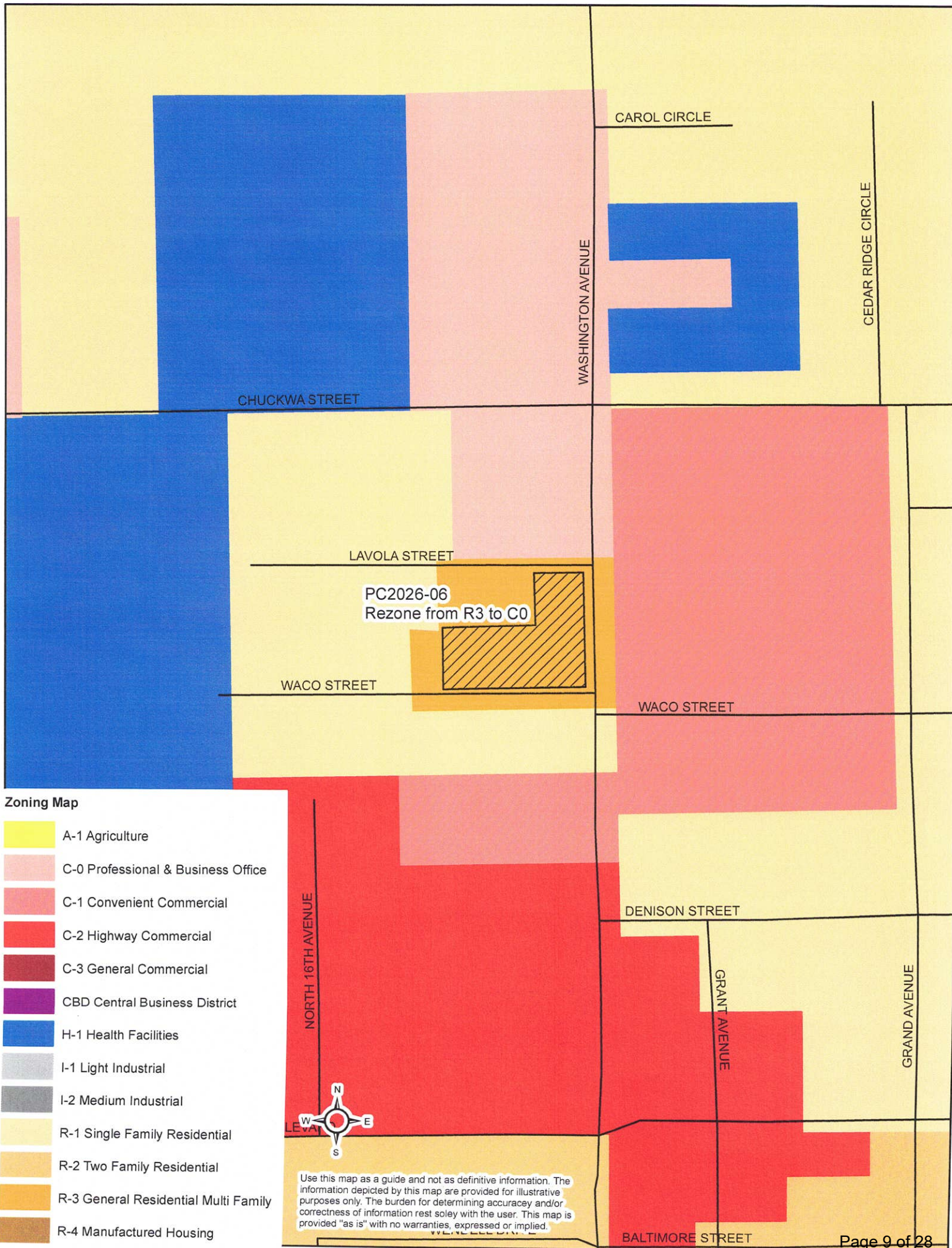
Community Development – TAC Meeting

Request Type: REZONE
Case Number: PC2026-06

Applicant: Rowyn-Shay Investments

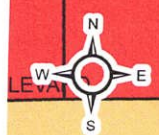
Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		Recommend Approval	3/10
Address and Mapping Aaron Walkup			3/10/26
Building Inspector: Raven Bates or Taylor Davis			
Facilities Supervisor: Mark Pierce		no comments	3-10-26
Public Works	Signature	Comments	Date
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

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



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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CHUCKWA STREET

CAROL CIRCLE

CEDAR RIDGE CIRCLE

WASHINGTON AVENUE

LAVOLA STREET

PC2026-06
Rezone from R3 to C0

WACO STREET

WACO STREET

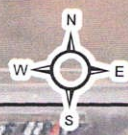
DENISON STREET

NORTH 16TH AVENUE

GRANT AVENUE

GRAND AVENUE

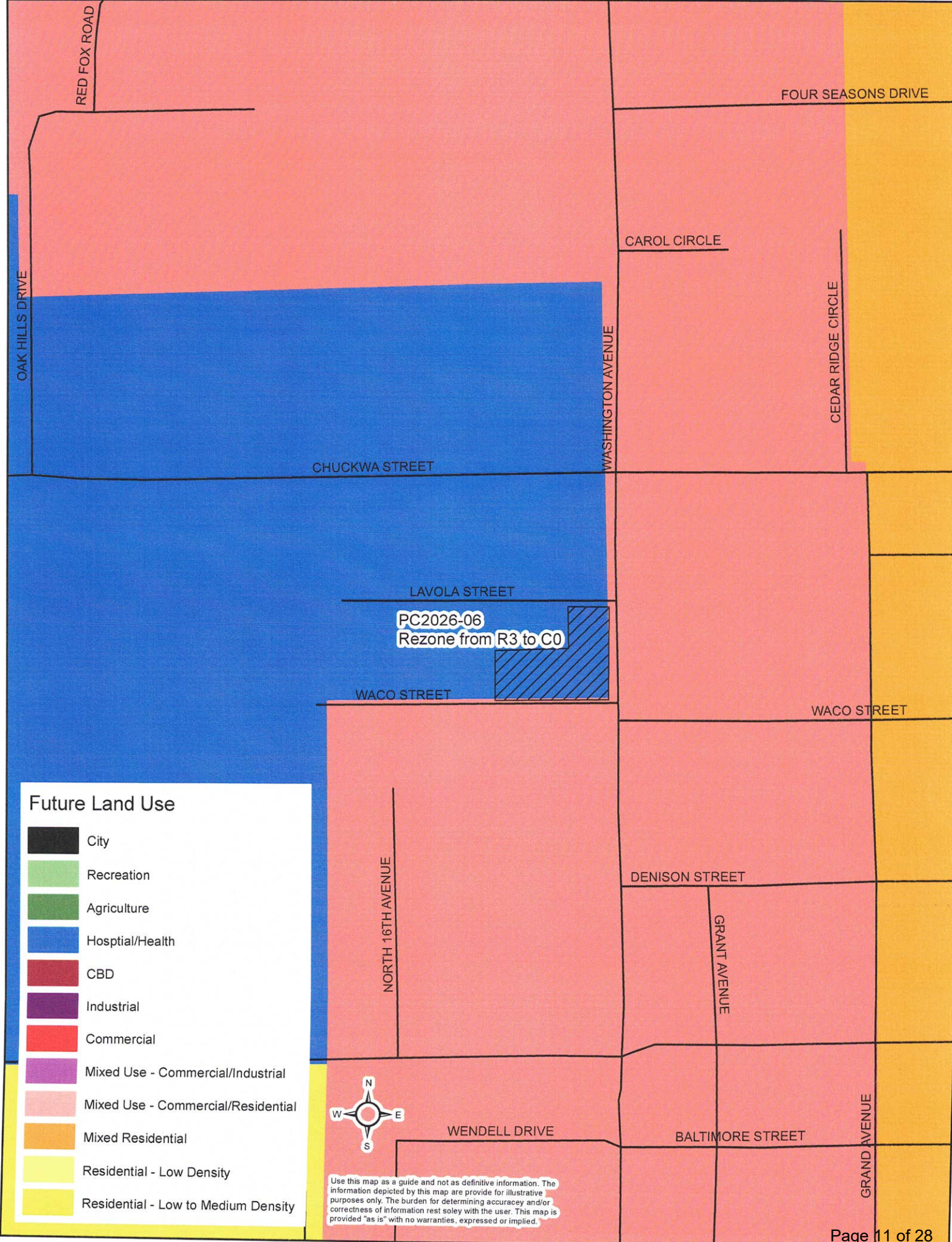
UNIVERSITY BOULEVARD



WENDELL DRIVE

BALTIMORE STREET

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RED FOX ROAD

FOUR SEASONS DRIVE

OAK HILLS 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

Commission Expires: July 28, 2018

180505283

Notary Public Seal: LORIE 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 Country Club Road and Cemetery Road and more particularly described as:

A tract of land described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East, along the North line of said NE/4, a distance of 361.00 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East, continuing along said North line, a distance of 671.89 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 603.36 feet; Thence South 89 degrees 30 minutes 16 seconds West, parallel with said North line, a distance of 666.67 feet; Thence North 00 degrees 29 minutes 46 seconds West, parallel with the West line of said NE/4, a distance of 603.34 feet back to the Point of Beginning.

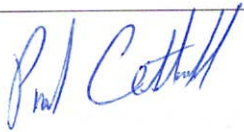


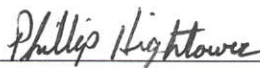



ATTACHMENTS:

1. PC2026-08 TAC Sheet
2. PC2026-08 -Staff Report -Countryside Development
3. PC2026-08 MAPS
4. PC2026-08 - DEED LEGAL DESCRIPTION
5. Letter of Concern- PC2026-08 - Pixler
6. Letter of Concern - PC2026-08 - Maxwell

Community Development – TAC Meeting

Request Type: REZONE
Case Number: PC2026-08

Applicant:
COUNTRYSIDE DEVELOPMENT LLC

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		Does not meet current or future land use	4/7
Address and Mapping Aaron Walkup		N/A	
Building Inspector: Raven Bates or Taylor Davis			
Facilities Supervisor: Mark Pierce		No Comments	4/7-26
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		Water Pressure Issues in summertime	4-7-26
M & O Supervisor Randy Cantrell		Pressure in this area drops low	04-07-2026
Streets Superintendent Aaron Saldivar		No Comment	4-07-26
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		Residential water flow requirements are 1000 gpm All building aspects must be in accordance with IBC 2018 & IFC 2018	07Apr26

Economic Development	Signature	Comments	Date
Economic Development:	<i>Jennifer Wilcox</i>	NO comment	4/7/26
Outside Resources:	Signature	Comments	Date
OGE: Print Name			
ONG: Print Name			
Additional Outside Resources and Comments			
Name Department, Title	Signature	Additional Comments	Date



THE CITY OF DURANT

Office of Community Development

Date: 4/29/2026
To: Planning Commission
Case: PC-2026-08
From: Paul Cottrell, Community Development.
Re: Rezone to R-2 from A-1

Request: Consider a request from the property owner to rezone the property located near Country Club Rd & Cemetery Rd.

Current Zoning: A-1

Future Land Use: I-1

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Cemetery
West	A-1	Single Family
South	A-1	Single Family
East	A-1	Pasture

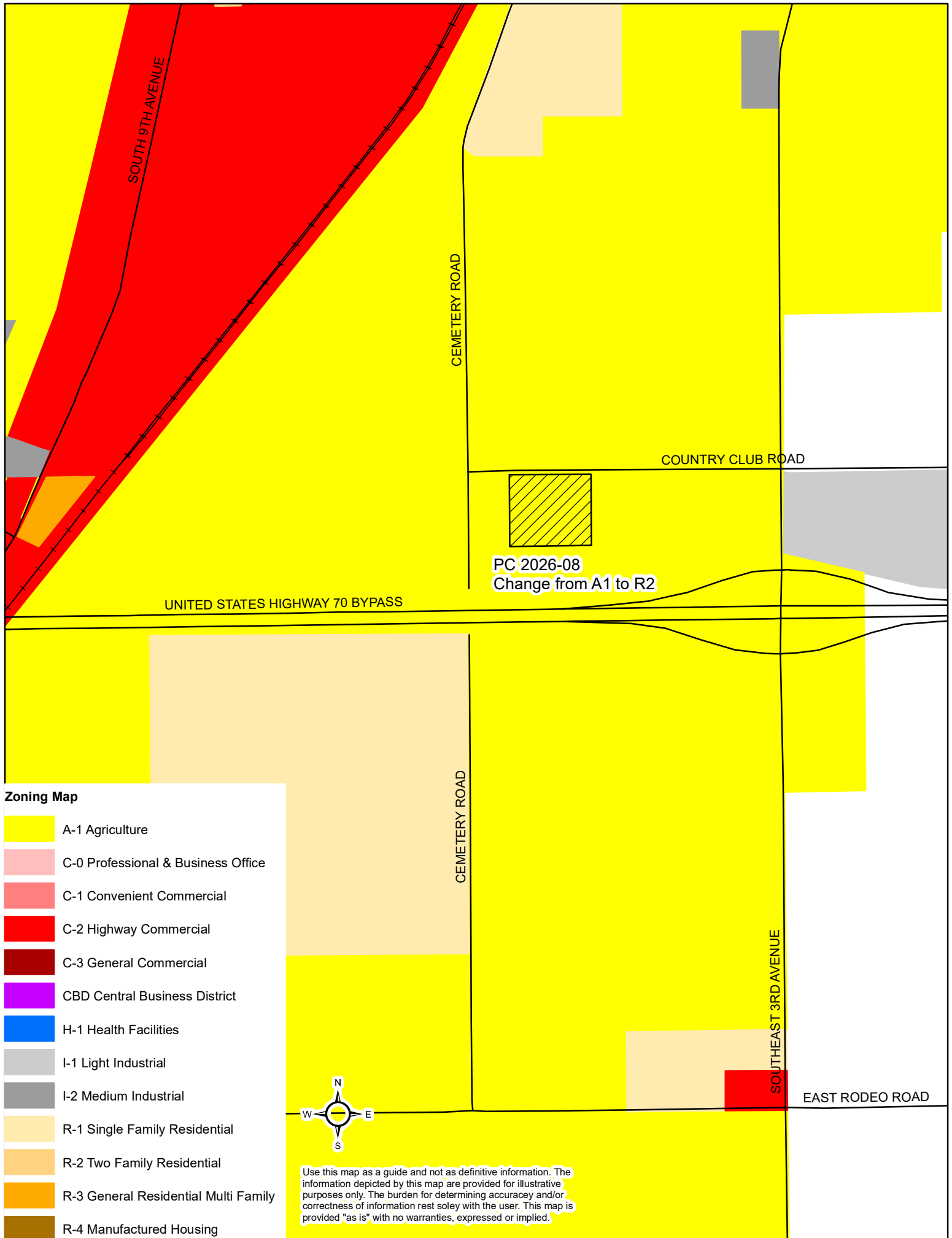
Applicant: Gary Wright/Countryside Development LLC.

Consideration: Applicant approached staff with the desire to rezone the current property to build a senior living duplex subdivision. Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations. Notifications have been made to the surrounding property owners and at the time of this report staff have received letters of protest regarding this rezone request.

Analysis: Applicant is seeking rezone approval prior to a re-plat. Public works Supervisor has stated the water pressure in the area drops low during the summertime. There are water lines in the area across the road. Sewer is not available so aerobics would be needed.

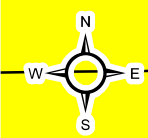
Staff Recommendation: Staff recommendation is to deny the rezone as it does not align with the future land use.

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



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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SOUTH 9TH AVENUE

CEMETERY ROAD

COUNTRY CLUB ROAD

UNITED STATES HIGHWAY 70 BYPASS

PC 2026-08
Change from A1 to R2

CEMETERY ROAD

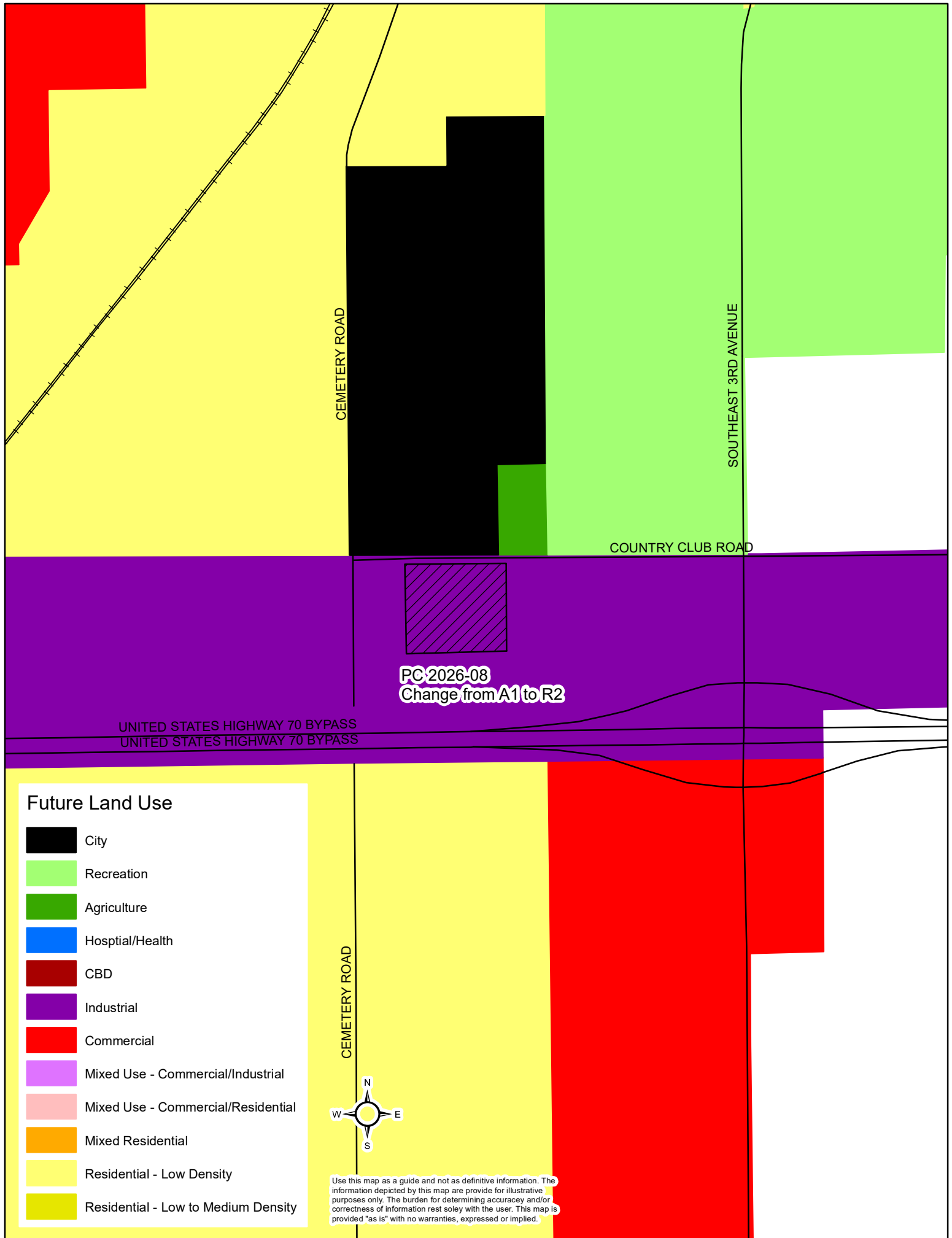
SOUTHEAST 3RD AVENUE

RODEO ROAD

EAST RODEO ROAD



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PC-2026-08
Change from A1 to R2

UNITED STATES HIGHWAY 70 BYPASS
 UNITED STATES HIGHWAY 70 BYPASS

- 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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And

Legal Description

A TRACT OF LAND described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East, along the North line of said NE/4, a distance of 361.00 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East, continuing along said North line, a distance of 671.89 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 603.36 feet; Thence South 89 degrees 30 minutes 16 seconds West, parallel with said North line, a distance of 666.67 feet; Thence North 00 degrees 29 minutes 46 seconds West, parallel with the West line of said NE/4, a distance of 603.34 feet back to the Point of Beginning. Said tract contains 9.27 acres of land.

I-2022-741753 Book 1588 Pg: 492
02/10/2022 2:28 pm Pg 0490-0492
Fee: \$ 22.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Recording Requested By:
Gary W. Wright
And When Recorded Mail To:

I-2022-741753 Book 1588 Pg. 490
02/10/2022 2:28 pm Pg 0490-0492
Fee: \$ 22.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Countryside Development LLC
Gary W. Wright, Mgr.
P.O. Box 5159
Durant, OK 74702



Mail Tax Statements to:
Same as above

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

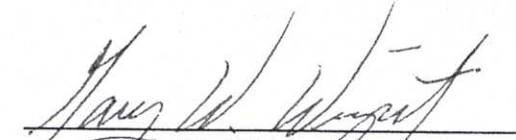
That GARY W. WRIGHT same as GARY WRIGHT and PARALEE WRIGHT husband and wife as joint tenants, do hereby grant, bargain, convey, transfer, assign and deliver unto the COUNTRYSIDE DEVELOPMENT LLC, an Oklahoma Limited Liability Company, all of their interest in the following described real property and premises situated in Bryan County, State of Oklahoma, to wit:

See Exhibit A - attached hereto

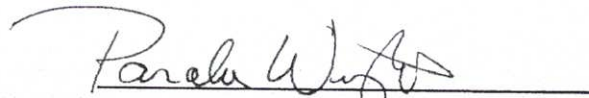
TRANSFER OF BENEFICIAL INTEREST – NO REVENUE STAMPS REQUIRED

TO HAVE AND TO HOLD the above described property and its improvements with all and singular the right, privileges, and appurtenances thereunto or in any wise belonging to the said grantor herein, their heirs, successors, personal representatives, administrators, executors, and assigns forever.

Dated: February 10, 2022



Gary W. Wright



Paralee Wright

ACKNOWLEDGMENT

State of Oklahoma)

Bryan County)

Before me, a Notary Public in and for this State, on this 10th day of February, 2022, personally appeared Gary W. Wright and Paralee Wright, to me known to be the identical person(s) 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 official seal.



Signature(SEAL)

Jessica Adams

I-2022-741753 Book 1588 Pg. 491
02/10/2022 2:28 pm Pg 0490-0492
Fee: \$ 22.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

EXHIBIT "A"

Lots 4, 8, 12 and 21 in CEDAR RIDGE – PHASE I ADDITION to Bryan County, State of Oklahoma, according to the recorded plat and survey thereof.

And

A TRACT OF LAND described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East along the North line of said NE/4 a distance of 1032.89 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East continuing along said North line a distance of 658.65 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 925.01 feet to a point on the State of Oklahoma Right-of-Way; Thence along said Right-of-Way for the following 3 courses; South 75 degrees 56 minutes 55 seconds West a distance of 264.43 feet; Thence South 80 degrees 51 minutes 37 seconds West a distance of 338.84 feet; Thence North 74 degrees 07 minutes 07 seconds West a distance of 70.25 feet; Thence North 00 degrees 00 minutes 00 seconds West a distance of 1018.11 feet back to the Point of the Beginning. Said tract contains 15 acres of land.

And

A TRACT OF LAND described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East, along the North line of said NE/4, a distance of 361.00 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East, continuing along said North line, a distance of 671.89 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 603.36 feet; Thence South 89 degrees 30 minutes 16 seconds West, parallel with said North line, a distance of 666.67 feet; Thence North 00 degrees 29 minutes 46 seconds West, parallel with the West line of said NE/4, a distance of 603.34 feet back to the Point of Beginning. Said tract contains 9.27 acres of land.

I-2022-741753 Book 1588 Pg. 492
02/10/2022 2:28 pm Pg 0490-0492
Fee: \$ 22.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

AMERICAN EAGLE TITLE INSURANCE COMPANY

410 North Walnut Ave., Suite 100, Oklahoma City, OK 73104

Form 1402.06.A ALTA Owners Policy (6-17-06)

File Number: **2021050016**

Policy Number: **202115151964**

Endorsement(s): \$N/A

SCHEDULE A

Amount of Insurance: **\$90,000.00**

Premium Amount: **\$415.00**

Date of Policy: **May 20, 2021 at 1:40PM**

Insured: **Gary W. Wright and Paralee Wright**

1. Title to the Fee Simple estate or interest in said land is at date hereof vested in:

Gary W. Wright and Paralee Wright, as shown in **Warranty Deed** filed **May 20, 2021**, of record in **Book 1561, Page 544, Bryan County, Oklahoma.**

2. The land referred to in this Policy is located in the County of **Bryan**, State of **Oklahoma** and described as follows:

A tract of land described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East, along the North line of said NE/4, a distance of 361.00 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East, continuing along said North line, a distance of 671.89 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 603.36 feet; Thence South 89 degrees 30 minutes 16 seconds West, parallel with said North line, a distance of 666.67 feet; Thence North 00 degrees 29 minutes 46 seconds West, parallel with the West line of said NE/4, a distance of 603.34 feet back to the Point of Beginning.



PC2026-08

Jeffrey Pixler

Thu, Apr 23, 2026 at 8:51 AM

To: planning@durant.org

SUBJECT: FORMAL WRITTEN PROTEST OF REZONING
Pursuant to 11 O.S. § 43-105

I, Jeffrey G. Pixler, as the sole legal owner of record of the land identified as 875 Country Club Road, Durant, Oklahoma (a 5-acre parcel west of the proposed development) hereby submit this formal written protest against the proposed rezoning of the adjacent parcel.

Because my property lies within the statutory 300-foot notification area, this protest invokes the requirements of Oklahoma Statutes Title 11, Section 43-105. Accordingly, the proposed rezoning shall not become effective except upon the favorable vote of three-fourths (3/4) of all members of the Durant City Council.

The proposed rezoning should be denied for the following reasons:

1. Direct Conflict with the Comprehensive Plan

The City of Durant's Future Land Use (FLU) map designates this corridor for Industrial use. Approval of a residential subdivision in this location constitutes impermissible spot zoning and is inconsistent with the City's adopted long-term planning framework. Introducing high-density residential development into an area designated for industrial activity creates a foreseeable and permanent land-use conflict.

2. Incompatible Adjacent Land Uses

The proposed residential development is incompatible with surrounding uses. The parcel directly adjoins a city cemetery, which necessitates a quiet, low-traffic environment. Additionally, my adjacent 5-acre agricultural zoned tract will be actively used for a small-scale goat operation, fruit orchard and a developing perennial food forest. Placement of a high-density residential subdivision between a cemetery and an active agricultural operation will predictably result in ongoing nuisance conflicts and land-use incompatibility.

3. Drainage and Infrastructure Concerns

The 2021 Final Plat for my property was approved based on a low-density, rural drainage profile. The proposed development would introduce significant impervious surfaces, including concrete, asphalt, and roofing, materially altering stormwater runoff patterns. The applicant has not demonstrated adequate stormwater mitigation measures to prevent increased runoff from impacting my neighbors to the south, my property and the adjacent cemetery. This presents a credible risk of flooding, erosion, and damage to existing agricultural improvements.

For the these reasons, I formally oppose the proposed rezoning and invoke the statutory supermajority voting requirement under 11 O.S. § 43-105.

Signature: //signedJGPixler//

Jeffrey G Pixler, Landowner of Record

Sent from my iPhone



Proposed REZONING for property located near Country Club Road and Cemetery Road

1 message

'Maxwell, Michael B (HSC)' via Community Development <planning@durant.org>
To: "planning@durant.org" <planning@durant.org>

Wed, Apr 29, 2026 at 11:15 AM

To whom it may concern:

I am the property owner at 2115 Cemetery Road and am writing in opposition or protest to the proposed rezoning of the land.

My main concern with rezoning the land for any potential future residential additions will be disrupting the quiet and peaceful nature of Highland Cemetery, and those that come to view their past loved ones. The same individuals who helped build the City of Durant.

The roads are awful and cannot support an increase in traffic as well as the torrential flooding that occurs in the area.

Respectfully,

Michael Maxwell

Community Outreach Coordinator | Geriatrics and Palliative Medicine

The University of Oklahoma Health Campus

[1421 Chuckwa Drive, Durant, OK 74701](#)

O: 1-855-227-5928 | C: 580-745-4174

[Division of Geriatrics and Palliative Medicine](#)

[Oklahoma Dementia Care Network](#)

[Oklahoma Healthy Aging Initiative](#)

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