

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

DURANT BOARD OF ADJUSTMENT

5:30 PM

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

May 28, 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 08, 2026, meeting as presented.
- b. Consideration and Approval of 2026 Amended Meeting Schedule

2. **Consider Items Removed from Consent**

3. **Public Hearings**

- a. Consideration and Possible Approval of a Variance Request from Durant Municipal Code § 156.035 District Regulations for R-3 lot size and street frontage minimum requirements for property located at North 5th and Plum Street and more particularly described as:
Lots 1, 2, 3, 4 and 5 In Block 12 in Normal Heights First Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

4. **New Business**

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen Street by 4:00 p.m. on the 26th of May 2026.

Brandy Stachowski

Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Consideration and Approval of Minutes of the January 08, 2026, meeting as presented.

ATTACHMENTS:

1. Durant Board of Adjustment Minutes 01082026 BCS

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

Brandy Stachowski

Brandy Stachowski, City of Durant

MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT

January 8, 2026 AT 5:30 PM, Roscoe J. Hatfield

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

CALL TO ORDER

Chairman Rhynes called the meeting to order at 5:30 p.m.

INVOCATION/FLAG SALUTE

Board Member Jones provided the invocation. Board Member Rhynes led the flag salute.

ROLL CALL

Present:

Board of Adjustment Chairman David Rhynes
Board of Adjustment Vice Chairman Mike Davis
Board Member Wayne Jones
Board Member Conner Alford

Absent:

None

ORDER OF BUSINESS

1. Consent Items

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

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

Motion was made by Board Member Davis and seconded by Board Member Jones to approve the Minutes of the October 02 Meeting as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

- b. Consideration and Approval of 2026 Proposed Meeting Schedule

Motion was made by Board Member Davis and seconded by Board Member Alford to approve the Proposed Regular Meeting Schedule As Is.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Administration

a. Nomination and Election of Chairperson to the Board of Adjustment

Motion was made by Board Member Davis and seconded by Board Member Jones to approve David Rhynes as Chairman of the Board of Adjustments.

The Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

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

Motion was made by Board Member Jones and seconded by Board Member Rhynes to approve Mike Davis as Vice-Chairman of the Board of Adjustments.

The Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

4. Public Hearings

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

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

Motion was made by Board Member Alford and seconded by Board Member Jones to approve a 15ft variance reducing required frontage from 80ft to 65ft for property located at 101 E. Main.

The Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None

5. New Business

ADJOURNMENT

Motion was made by Board Member Davis and seconded by Board Member Rhynes to adjourn. Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones, Alford

Nays: None

Abstain: None



The City of Durant

Memorandum

Consideration and Approval of 2026 Amended Meeting Schedule

Amended Schedule: City Hall is closed on Thursday, November 26, 2026 and Thursday, December 24, 2026

ATTACHMENTS:

1. Board of Adjustment Regular Meetings for 2026

**Durant Board of Adjustment
Regular Meetings Schedule
Calendar Year 2026**

<u>Date</u>			<u>Time</u>	<u>Location</u>
January	22	2026	5:30	Roscoe J. Hatfield Council Chambers
February	26	2026	5:30	Roscoe J. Hatfield Council Chambers
March	26	2026	5:30	Roscoe J. Hatfield Council Chambers
April	23	2026	5:30	Roscoe J. Hatfield Council Chambers
May	28	2026	5:30	Roscoe J. Hatfield Council Chambers
June	25	2026	5:30	Roscoe J. Hatfield Council Chambers
July	23	2026	5:30	Roscoe J. Hatfield Council Chambers
August	27	2026	5:30	Roscoe J. Hatfield Council Chambers
September	24	2026	5:30	Roscoe J. Hatfield Council Chambers
October	22	2026	5:30	Roscoe J. Hatfield Council Chambers
November	19	2026	5:30	Roscoe J. Hatfield Council Chambers
December	17	2026	5:30	Roscoe J. Hatfield Council Chambers



The City of Durant

Memorandum

Consideration and Possible Approval of a Variance Request from Durant Municipal Code § 156.035 District Regulations for R-3 lot size and street frontage minimum requirements for property located at North 5th and Plum Street and more particularly described as:

Lots 1, 2, 3, 4 and 5 In Block 12 in Normal Heights First Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

ATTACHMENTS:

1. BOA-2026-01 Staff Report -Parker
2. BOA 2026-01 Maps
3. BOA2026-01 DEED
4. BOA2026-02 4 QUESTION RESPONSE



THE CITY OF DURANT

Office of Community Development

Date: 5/14/2026
To: Board of Adjustments
Case: BOA-2026-01
From: Paul Cottrell, Community Development.
Re: Frontage and Lot Size Variance.

Request: Consider a request for a variance for the frontage and lot size ordinances for property near North 5th and Plum Avenue.

Current Zoning: R-3

Future Land Use: Mixed Residential

Surrounding Properties:

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

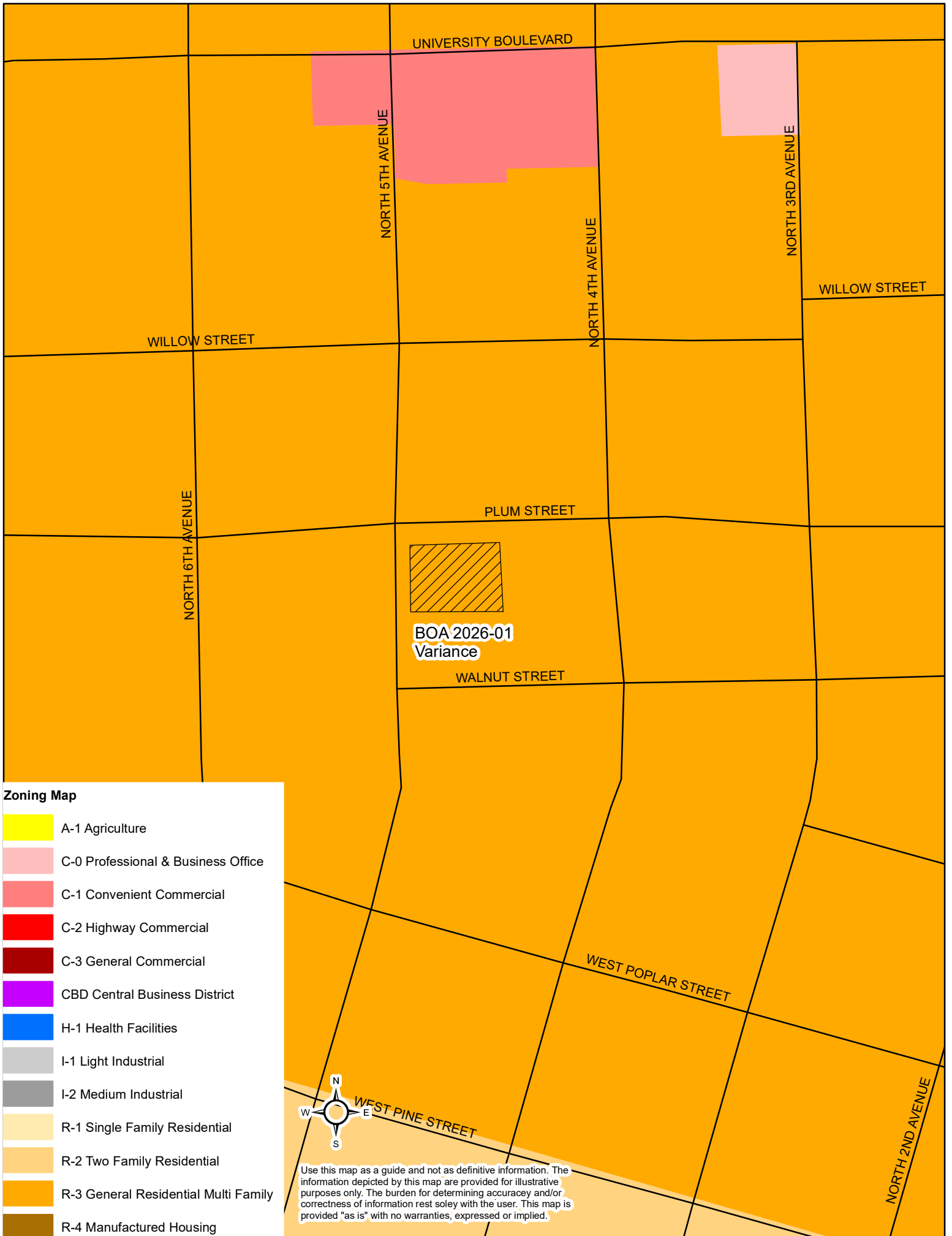
Applicant: Richard Parker

Consideration: Applicant approached staff with the desire to get a variance for the current property in order to split the properties into their own lot. Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations and remain available to support the Applicant throughout this process. Notifications have been made to the surrounding property owners and at the time of this report staff have not received phone calls or letters of support or protest regarding this rezone request.

Analysis: This is currently legal non-conforming with multiple structures (4) sitting upon 1 large lot. Applicants wish to clean this issue up and have each structure on their own lot. The current 911 Address for each structure is: 1112 N. 5th, 1116 N. 5th, 415 Plum, & 419 Plum.

Staff Recommendation: Overall recommendation is to grant the variances needed to remedy the issue.

Required Action: Hold a public hearing and approve or deny the variance request for the above-mentioned properties. Any specific conditions imposed by the Commission should be read into any approval motion.

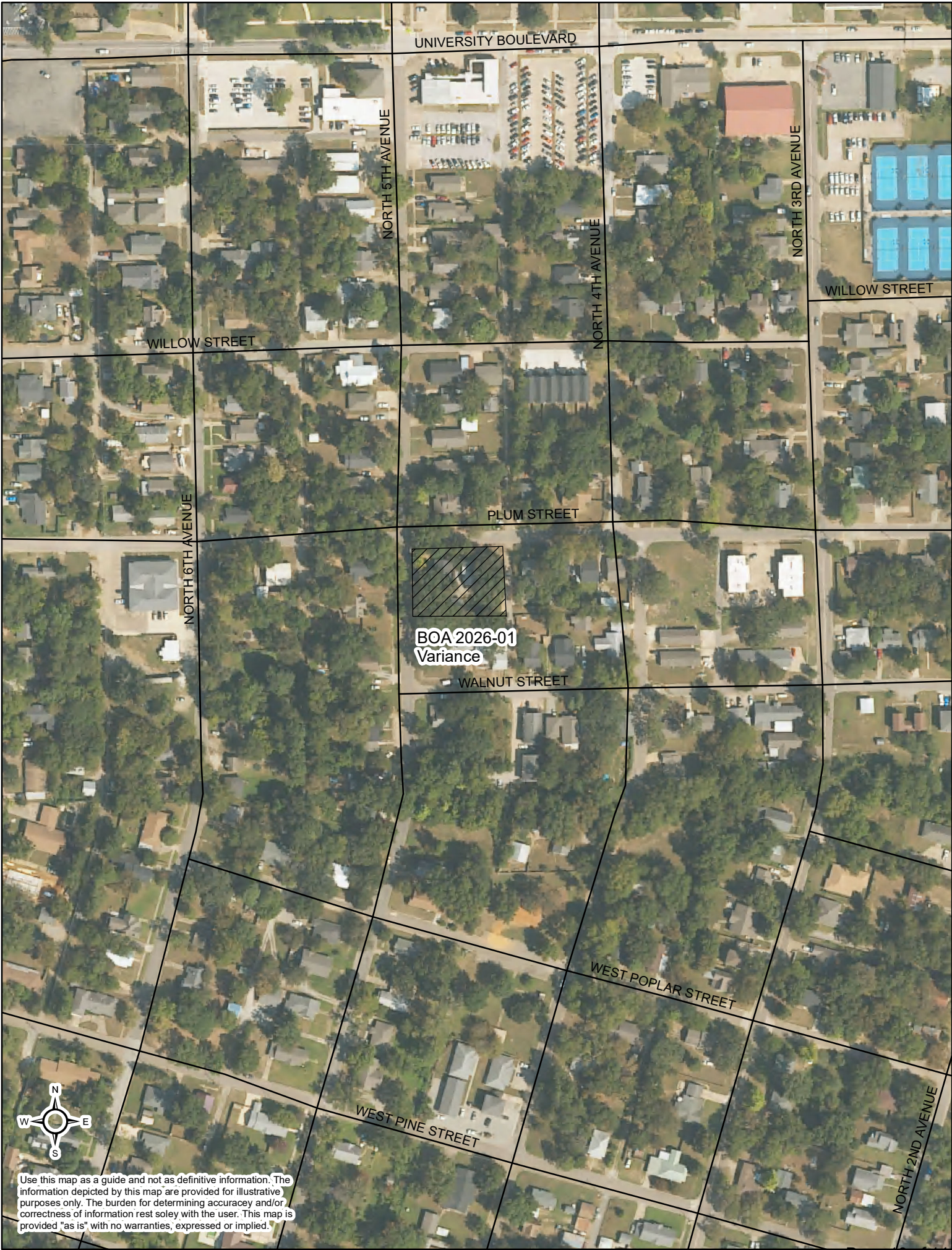


Zoning Map

- 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



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.



UNIVERSITY BOULEVARD

NORTH 5TH AVENUE

NORTH 4TH AVENUE

NORTH 3RD AVENUE

WILLOW STREET

WILLOW STREET

PLUM STREET

NORTH 6TH AVENUE



BOA 2026-01
Variance

WALNUT STREET

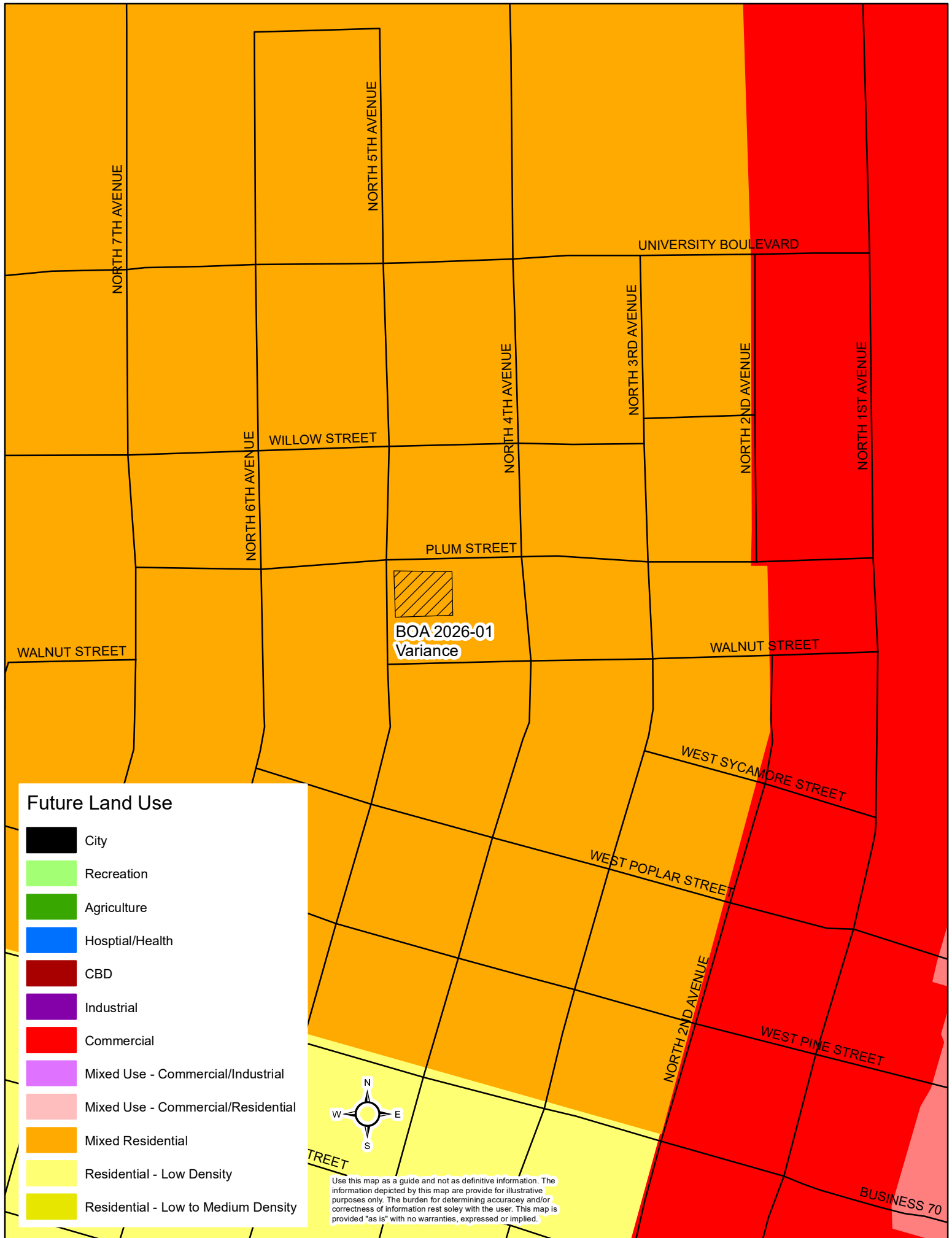
WEST POPLAR STREET

WEST PINE STREET

NORTH 2ND AVENUE



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.





THE CITY OF DURANT

Office of Community Development

The governing board of the city, known as the Board of Adjustment, has the authority to make decisions on administrative matters and hold quasi-judicial hearings. Their primary role is to carefully examine the facts and evidence presented by the individual or organization seeking a variance, which is an exception to the established zoning regulations. The board has the power to grant a variance if they determine that strictly enforcing the zoning ordinance would create an unnecessary hardship for the property owner or prevent them from using their land in a way that is constitutionally permissible. The board will thoroughly investigate the details of the case, asking probing questions to ascertain whether the criteria for granting a variance have been met. Their goal is to make a fair and impartial assessment based on the specific circumstances. Be prepared to answer the questions below.

Board of Adjustments Questions

- 1) The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;
- 3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

To the esteemed members of the Board of Adjustment. Thank you for your consideration of allowing for the potential of a variance.

1) Unnecessary Hardship

“Strict application of the ordinance prevents each of the four existing homes from having its own legally recognized parcel. As a result, the homes cannot be independently sold, financed, or fully utilized as separate residential properties. This creates a practical limitation on the use of the property that goes beyond inconvenience and rises to a functional hardship. The structures already exist, but the current single-parcel configuration prevents reasonable and customary use of each home.”

2) Unique Conditions of the Property

“This property is unique in that it contains four separate, existing residential structures on a single parcel. Most properties in the area consist of one home per lot, each with its own legal description. The condition is not common and is specific to this parcel’s historical development pattern, which predates current zoning expectations. This creates a unique situation not generally applicable to other properties.”

3) No Harm to Public Good / Plan

“Granting this variance would not change the physical use, density, or character of the property or neighborhood. The four homes already exist and are being used residentially. This request simply aligns the legal lot structure with the existing use. It will not increase traffic, change land use, or negatively impact surrounding properties. In fact, it improves conformity by bringing the property more in line with typical one-home-per-lot patterns envisioned by the comprehensive plan.”

4) Minimum Necessary Relief

“Yes. The request is limited strictly to subdividing the property so that each existing home sits on its own lot. No additional development, expansion, or increased density is being proposed. This is the minimum action necessary to allow each structure to function as an independent residential property while maintaining the existing layout and character.”

Additional Note:

“This request does not seek to intensify use, but rather to correct a legacy configuration so the property can function in a way that is consistent with surrounding development patterns and modern property standards.”