

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**

July 9, 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 June 04, 2026, meeting as presented.

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of a Variance from Durant Municipal Code § 156.065 Metal Buildings and Building Facades In All Commercial, Residential, And Health Facilities Districts for Property Located near West Main and Gates Avenue and More Particularly Described as:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof. AND Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof. AND A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad; Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, AND Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof. AND All of Lot 8 and W/2 of Lot 9, of Block 1, in Jennings Heights 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 06th of July 2026.



Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Consideration and Approval of Minutes of the June 04, 2026, meeting as presented.

ATTACHMENTS:

1. Board of Adjustments Meeting Minutes 06.04.26 BCS

The agenda was posted at 300 W. Evergreen Street by 4:00 p.m. on the 2nd of June 2026.

Brandy Stachowski

Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
June 4, 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

Absent: Board Member Conner Alford

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.

Motion was made by Board Member Rhynes and seconded by Board Member Davis to approve the Minutes of January 08, 2026 Meeting as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones,
Nays: None
Abstain: None

- b. Consideration and Approval of 2026 Amended Meeting Schedule

Motion was made by Board Member Davis and seconded by Board Member Jones to approve the Amended Meeting Schedule.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones,
Nays: None
Abstain: None

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.

Motion was made by Board Member Davis to:

Approve four separate variances applicable to the property currently located at the corner of North 5th and Plum Street in the municipality of Durant, so as to permit the subdivision of that parcel into four parcels. The first of which would be the residence at the corner of Plum and North 5th, with the dimensions of 61.4 ft east-west and 70.5 ft north-south; and adjacent Lot #2, immediately to the east of that lot, with a dimension of 48.3 ft going east-west and 70.5 ft going north-south. A third lot, with an east-west dimension of 38.2 ft and a north-south dimension of 128 ft, would be located immediately east of Lot 2. And finally, Lot 4 would be located immediately to the south of Lots 1 and 2, with an east-west dimension of 109.70 ft and a north-south dimension of 57.5 ft. With the specifics of each variance to be designed insofar as necessary to meet those dimension requirements.

Motion seconded by Board Member Jones to Approve

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones,

Nays: None

Abstain: None

4. New Business

ADJOURNMENT

Motion was made by Board Member Davis and seconded by Board Member Jones to Adjourn

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Jones,

Nays: None

Abstain: None



The City of Durant

Memorandum

Consideration and Possible Approval of a Variance from Durant Municipal Code § 156.065 Metal Buildings and Building Facades In All Commercial, Residential, And Health Facilities Districts for Property Located near West Main and Gates Avenue and More Particularly Described as:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof. AND Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof. AND A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad; Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, AND Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof. AND All of Lot 8 and W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

ATTACHMENTS:

1. BOA2026-02 Staff Report -Locke Supply
2. BOA2026-02 MAPS
3. Warranty Deed
4. BOA2026-02 Design Standard Photos
5. BOA Question-Answers



THE CITY OF DURANT

Office of Community Development

Date: 6-25-26
To: Board of Adjustments
Case: BOA-2026-02
From: Paul Cottrell, Community Development.
Re: Façade Variance

Request: Consider a request from the property owner for façade variance for the property located near West Main and Gates Avenue and more recently known as 4216 W Main St.

Current Zoning: C-2

Future Land Use: Mixed Use – Commercial/Residential.

Surrounding Properties:

Direction	Zoning	Use
North	C-2	None
West	C-2	Old DHS Building
South	R-1	Single Family
East	C-0	Single Family

Applicant: Locke Supply (Jim Seargent)

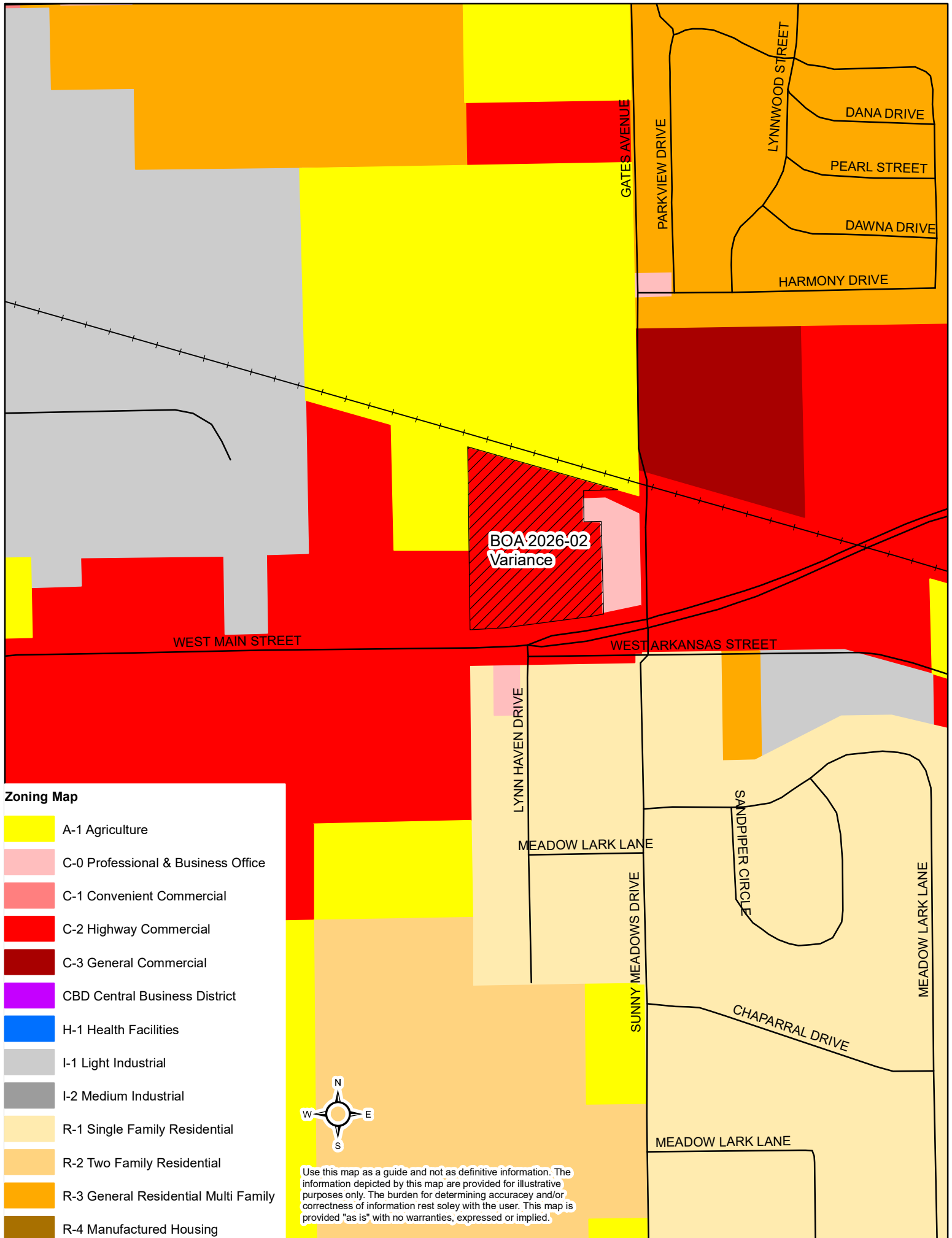
Consideration: Applicant approached staff with the desire to seek a variance at the current property in order to follow their industry standard.

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 plat and rezone request.

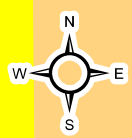
Analysis: The use proposed variance does align with the company’s industry standard.

Staff Recommendation: Over all staff recommends approval of the variance.

Required Action: Hold a public hearing and recommend approval or denial of the variance request for property located at 4216 W Main St. 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.

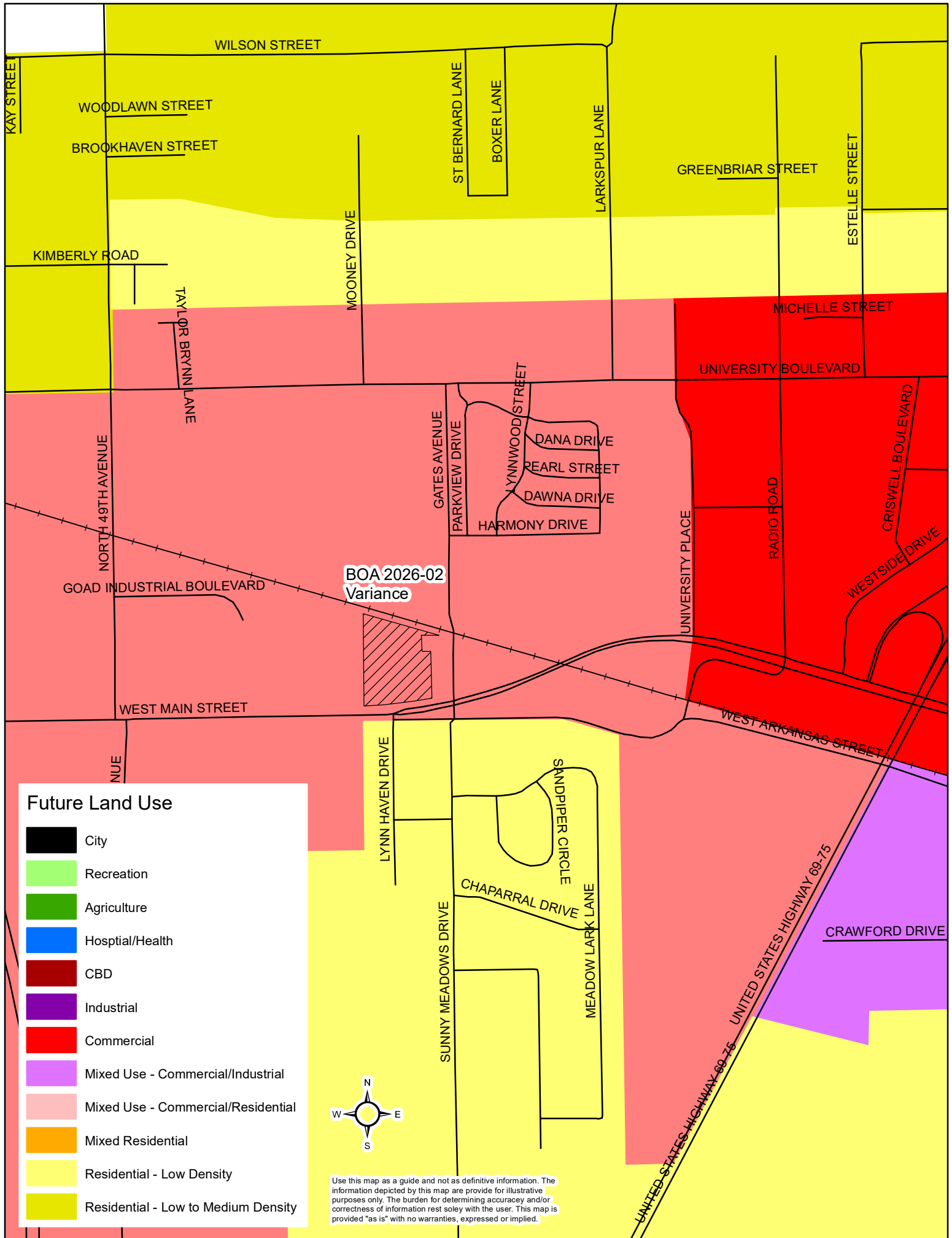


BOA 2026-02
Variance

SOUTH 49TH AVENUE



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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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MODERN

abstract and title

WARRANTY DEED

I-2024-770826 Book 1686 Pg 398
12/31/2024 3:05pm Pg 0398-0400
Fee: \$22.00 Doc: \$2,655.00
Tammy Reynolds - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

That **CDGS Partnership, a partnership**, party/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(es) by these presents grant, bargain, sell and convey unto **Locke Supply Co, a corporation**, P.O. Box 26128 Oklahoma City, OK 73126 party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

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 said party/parties of the second part, his/her/their 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: \$2,655.00

SIGNED AND SEALED this the 27th day of December, 2024.

CDGS Partnership

BY: [Signature]
Vann Dixon
Managing Partner

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 2655.00

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Vann Dixon, Managing Partner on behalf of CDGS Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of December, 2024.

[Signature]
Notary Public

My Commission Expires: May 24, 2026

(SEAL)



EXHIBIT "A"

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof.

AND

Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof.

AND

A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, and

Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof.

AND

All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
) SS.
COUNTY OF _____)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned John Orman III
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an President / CEO (role, such as titled officer or trustee) of Locke Supply Co (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

12/30/2024
Date

The foregoing instrument was subscribed and sworn to before me this 30th day of December 2024 by John Orman III

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/28/2027

My Commission Number: 23016545

MEGAN BRYANT
Notary Public, State of Oklahoma
Commission # 23016565
My Commission Expires 12-28-2027









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; [We are requesting a variance to the building code to permit the use of R-panel construction. This ordinance undermines the brand identity and recognition we are working to establish, limiting our ability to present a consistent and effective visual presence.](#)
- 2) Such conditions are peculiar to the particular piece of property involved;
[The required use of EFIS or Masonry would significantly increase maintenance costs and time over the coming years, creating an ongoing operational burden.](#)
- 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
[Granting this relief would not cause substantial detriment to the public good or impair the purpose and intent of the ordinance or comprehensive plan. additionally, it would allow for faster, cleaner, and more efficient repairs as needed.](#)
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.
[Materials such as EIFS and Stucco are more susceptible to hail and storm damage and require significantly longer repair times, R-panel provides a practical and efficient alternative to EIFS, Stucco and Masonry while still meeting functional and durability needs for the property, further supporting the need for this limited](#)