



City of Bixby Planning Commission Meeting Agenda

**Chairman Jason Mohler
Vice Chair Josh Nave
Commissioner Tom Holland
Commissioner Lance Whisman
Commissioner Eric Covey**

Monday, August 17, 2026

6:00 PM

**Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008**

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on June 15, 2026.
- 2) Consider and approve the minutes from the Planning Commission Special Meeting workshop held on June 30, 2026.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Case No. BXZO-26.02, a request to rezone approximately 27.398 acres from CS, Commercial Shopping; RD, Residential Duplex; and RS-3, Residential Single-Family, to CS, Commercial Shopping, generally located at the northeast corner of South Yale Avenue and East 151st Street South (State Highway 67).
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Case No. PUD-3 C, a request for approval of a Major Amendment to Planned Unit Development No. 3 (PUD-3) to remove the portions of the property currently zoned RD, Residential Duplex, and RS-3, Residential Single-Family, from the boundaries of PUD-3, consistent with the proposed rezoning, for property generally located at the northeast corner of South Yale Avenue and East 151st Street South (State Highway 67).

- 3) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Case No. BXPUD-22.05 MA.01, a request for approval of Major Amendment No. 1 to Planned Unit Development BXPUD-22.05 (The Preserve) to amend Section IV.F., Platting and Site Plan Requirements, for approximately 159.768 acres located at the northeast corner of East 171st Street South and South Sheridan Road.
- 4) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Site Plan Case No. BXSP-26.06 for Lot 2, Block 2 of South County Industrial Park, an industrial development on approximately 1.490 acres, located at 14220 S 43rd East Avenue, Bixby, Oklahoma.
- 5) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Final Plat Case No. BXPT-22.03 FP for Bixby Business Park, a proposed commercial development consisting of seventeen (17) lots, five (5) blocks, and two (2) reserve areas on approximately 20.04 acres, located on the west side of South Kimberly-Clark Place and East 146th Street South, Bixby, Oklahoma.
- 6) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Final Plat Case No. BXPT-22.18 FP Blocks 6-15, a request for a residential subdivision consisting of one hundred thirty-three (133) lots within ten (10) blocks, including four (4) reserve areas, on approximately 73 acres, located at the northeast corner of South Sheridan Road and East 171st Street South, Bixby, Oklahoma, known as The Preserve.
- 7) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Preliminary Plat Case No. BXPT-26.08 for Spartan Square, a proposed commercial development consisting of four (4) lots within one (1) block, on approximately 3.16 acres, located at 211 N Cabaniss Avenue, Bixby, Oklahoma.
- 8) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXCP-26.02, a Minor Amendment to the City of Bixby Comprehensive Plan to change the Future Land Use designation from Medium Density Residential to Medium-High Density Residential for approximately 1.10 acres located at 15014 S. Sheridan Road, Bixby, Oklahoma.
- 9) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXZO-26.04, a request to rezone approximately 1.10 acres located at 15014 S. Sheridan Road from AG (Agriculture) to RD (Duplex Residential).
- 10) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXZO-26.06 & BXZO-26.07, a request to rezone property generally located at E. 148th Street South and S. Armstrong Avenue, including Lots 2 and 3, Block 3, Bishop Market Square, and Parcel 97313-73-13-17090, from Commercial General (CG), Residential Multi-Family (RM-1), and Industrial (IL) zoning to Commercial General (CG) zoning.
- 11) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXCP-26.01, a request for a Major Amendment to

the City of Bixby 2030 Comprehensive Plan Future Land Use Map for approximately 159.434 acres, generally located north of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road, to amend the Future Land Use designation from Commercial, Mixed Use, Recreation/Open Space, and Medium Density Residential to Commercial, Mixed Use, and Medium Density Residential.

- 12) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXZO-26.05, a request to rezone approximately 159.434 acres, generally located north of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road, from AG, Agricultural District, to CS, Commercial Shopping Center District; CG, Commercial General District; RM-3, Residential Multi-Family District; and RS-3, Residential Single-Family District.
- 13) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXPUD-26.03, a request for approval of The Grove Planned Unit Development, consisting of approximately 159.434 acres, generally located north of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road, to establish a mixed-use development consisting of commercial, office, office-warehouse, multifamily residential, and single-family residential uses, together with associated parks, open space, trails, and supporting infrastructure.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of August 14, 2026, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave., Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.