

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | June 17, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:07 p.m.

Roll Call

MEMBERS PRESENT: Steve Hobbs, Chair
Jason Mohler, Vice Chair
Tom Holland
Lance Whisman

MEMBERS ABSENT: Josh Nave

STAFF PRESENT: Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Consent Agenda:

1. Consider and approve the minutes of the March 18, 2024, Planning Commission Regular Meeting.

The item was passed due to the lack of a quorum of Commissioners in attendance at the March 18, 2024, meeting.

2. Consider and approve the minutes of the May 20, 2024, Planning Commission Regular Meeting.

Chairman Hobbs asked if there was a motion to approve the minutes of the May 20, 2024, Planning Commission Regular Meeting. Commissioner Whisman made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

Regular Agenda:

3. Discussion, consideration, and possible vote for approval of Revised Final Plat (B.X.P.T.) number 24.04 for Robinson Ranch IV; the property contains (+/-) 16.409 acres in Section 25, Township 17 North, Range 13 East, located approximately 16500-Block of South Memorial Drive.

Mr. Dowd gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Chairman Hobbs asked if there was a motion regarding the Revised Final Plat (B.X.P.T.) number 24.04 for Robinson Ranch IV. Vice Chairman Mohler made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 24.05 for Pecan Ridge Estates Blocks 1-8; the property contains (+/-) 42.551 acres in Section 17, Township 17 North, Range 13 East, located approximately 14700-Block of South Harvard Avenue.

Mr. Dowd gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Chairman Hobbs asked if there was a motion regarding the Final Plat (B.X.P.T.) number 24.05 for Pecan Ridge Estates Blocks 1-8. Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

5. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.02 Rezoning for Spartan Crossings, from Agriculture (AG) to Residential Single-Family (RS-2). The property contains (+/-) 112.481 acres in Section 26, Township 17 North, Range 13 East, located approximately 1/4 mile South Sheridan Road, 6900-Block of East 161st Street South.

Mr. Dowd gave the Planning Commission an overview of the project and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Speakers: Jerry Ezell, Paul Blair, and Mark Ezell.

On Monday, June 17, 2024, City Staff and the project Engineer, Justin Morgan, with Tanner Consulting, Jerry Ezell, and Nick Miller, visited the site to view the terrain and drainage concerns within this area.

The commissioners and Project Engineer, Justin Morgan, continued to discuss drainage and the overall drainage plan for South Bixby provided by Bill Smith.

Vice Chair Mohler stated that flooding has no bearing on zoning, and they are facing a request to rezone from Agriculture (AG) to Residential Single-Family (RS-2).

Discussion ensued.

Chairman Hobbs asked if there was a motion on the Re-Zone (B.X.Z.O) number 24.02 Rezoning for Spartan Crossings, from Agriculture (AG) to Residential Single-Family (RS-2). Vice Chairman Mohler made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.02, Planned Unit Development for Spartan Crossings. The property contains (+/-) 112.481 acres in Section 26, Township 17 North, Range 13 East, located South of 161st Street South, approximately 1/4 mile East of South Sheridan Road, 6900-Block of East 161st Street South.

The applicant, Tanner Consulting, pulled the application for PUD before a vote was taken.

7. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 19.04 Major Amendment No. 2, Planned Unit Development for 126 Memorial. The property is located in Section 2, Township 17 North, Range 13 East, on the Northwest Corner of East 126th Street South and South Memorial Drive.

Mr. Dowd gave the Planning Commission an overview of the project and stated that the Applicant was available to answer any related questions.

The Applicant, Justin DeBruin, with Wallace Design Collective, was available to answer questions.

Chairman Hobbs asked if there was a motion to approve (B.X.P.U.D) number 19.04 Major Amendment No. 2, Planned Unit Development for 126 Memorial.

Commissioner Holland made a motion to deny based on not meeting the Corridor Appearance District, and Commissioner Whisman seconded. The vote was as follows:

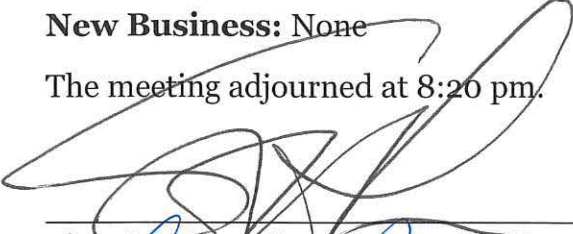
Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	No

Motion was Approved.

Old Business: None

New Business: None

The meeting adjourned at 8:20 pm.



Planning Commission

Gwen Plante, Secretary