



City of Bixby Planning Commission Meeting Agenda

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

Monday, April 21, 2025

6:00 PM

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

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes of the March 24, 2025, Special Planning Commission Meeting.

Public Hearing

- 1) Discussion, consideration, and possible vote to approve Rezone Case BXZO-24.06, a request to rezone approximately 40 acres from Agriculture (AG) to Residential Single-Family (RS-2.5), located near East 151st Street and South Sheridan Road, commonly known as Bixby Farms.
- 2) Discussion, consideration, and possible vote to approve Planned Unit Development BXPUD-24.07 for the proposed Bixby Farms development, located near East 151st Street and South Sheridan Road.
- 3) Discussion, consideration, and possible vote to approve Major Comprehensive Plan Amendment Case BXCP-25.01 for the proposed Verrado development, located near East 111th Street and South Mingo Road.
- 4) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.01, a request to rezone approximately 20 acres from Office Light (OL) and Agriculture (AG) to Residential Estates (RE), located near East 111th Street and South Mingo Road, commonly known as Verrado.

- 5) Discussion, consideration, and possible vote to approve a second Major Amendment (MA.02) to Planned Unit Development PUD-60 for the proposed Verrado development, located near East 111th Street and South Mingo Road.
- 6) Discussion, consideration, and possible vote to approve the Preliminary Plat for Verrado, Case No. BXPT-25.01, covering Blocks 1 and 2.

Old Business

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board on this day of April 18, 2025, at or before 6:00 p.m., at City Hall, 111 N. Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 116 West Needles 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.