



City of Bixby Planning Commission Meeting Agenda

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

Monday, May 19, 2025

6:00 PM

Bixby Municipal Building
111 N. Cabaniss Avenue,
Bixby, Oklahoma

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes of the April 21, 2025, Planning Commission Meeting.

Public Hearing

- 1) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.02, a request to rezone approximately 102 acres from Agriculture (AG) to Residential Single-Family (RS-2.5), located near the 14600 block of South Sheridan Road.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board on May 16, 2025, on or before 6:00 p.m., at the Bixby Municipal Building, 111 N. Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

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.

Planning Commission Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Avenue,
Bixby, OK 74008
April 21, 2025 at 6:00 PM

Call to Order

Chairman Jason Mohler called the Planning Commission meeting for April 21, 2025, to order at 6:07 PM.

Roll Call

Secretary Gladys Gill called the roll, and the following were present:

Members Present

Jason Mohler, Chairman
Josh Nave, Vice Chair
Tom Holland, Commissioner

Staff Present

Gladys Gill, Secretary/Planner

Chairman Mohler confirmed the presence of three members, establishing a quorum.

Commissioner Lance Whisman arrived at 6:18 p.m.

Consent Agenda

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

Chairman Mohler called for a motion to approve the minutes from the meeting on March 24, 2025.

Vice Chair Nave made the motion, which was seconded by Chairman Mohler. The vote results were as follows:

Ayes: Nave, Mohler, Holland

Nays: 0

Abstained: Whisman

Motion carried: 3-0-1

Public Hearing

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.

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.

Chairman Jason Mohler introduced Items 1 and 2 on the agenda for discussion and consideration.

Gladys Gill gave the Commission an overview of the rezone and proposed PUD. Vice Chair Nave asked for clarification as to the history of this proposed project and why it was brought back before the Planning Commission. Applicant Nathan Cross gave further clarification to the Commission. Mr. Cross mentioned that the new PUD increased the minimum dwelling size to 1,800 square feet and added a masonry wall along South Sheridan Road.

Chairman Mohler opened the floor for public comments.

- Gary Halstead, a Bixby resident, distributed a handout to the Commission, which will be included in the official minutes. Mr. Halstead expressed concern regarding the proposed zoning, specifically highlighting a perceived discrepancy in the classification of the RS-2.5 zoning district as medium density.
- Adam Roberts, also a Bixby resident, requested that the Commission consider RS-2 zoning for the subject property instead of RS-2.5.
- Michael Childers, a Bixby resident, raised concerns related to increased traffic and the capacity of existing infrastructure to support the proposed development.
- David Furtado, another Bixby resident, expressed concerns regarding potential drainage issues and the adequacy of surrounding infrastructure.

Chairman Mohler closed the floor for public comments and invited the applicant to respond to the questions and concerns raised by the public. Mr. Cross provided additional information regarding the proposed development.

Commissioner Holland asked staff whether the proposed east-west road located within the floodplain would be addressed. Mrs. Gill responded that any infrastructure improvements would be required to comply with FEMA standards and all applicable City regulations. Vice Chair Nave inquired whether RS-2.5 zoning had been previously discussed. Mrs. Gill clarified that RS-2.5 was not presented to the City Council prior to the applicant submitting the current rezoning request. A general discussion followed among the Commissioners regarding the proposal.

Chairman Mohler called for a motion on Item 1 – Rezone Request. Vice Chair Nave made a motion to approve item 1, seconded by Chairman Mohler. A vote was taken with the following results:

Ayes: Nave, Mohler, Whisman, Holland

Nays: None

Motion carried: 4-0

Chairman Mohler asked if Staff or the applicant had anything else to add. Vice Chair Nave asked the

applicant to clarify the entries and wall along South Sheridan Road. For the record, Mr. Cross agreed that the wall along South Sheridan Road would be 100% masonry.

Chairman Mohler called for a motion on Item 2 – PUD. Vice Chair Nave made a motion to approve item 2 with staff comments, seconded by Chairman Mohler. A vote was taken with the following results:

Ayes: Nave, Mohler, Whisman

Nays: Holland

Motion carried: 3-1

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.

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.

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.

Discussion, consideration, and possible vote to approve the Preliminary Plat for Verrado, Case No. BXPT-25.01, covering Blocks 1 and 2.

Chairman Jason Mohler introduced Items 3 and 6 on the agenda for discussion and consideration.

Gladys Gill provided the Commission with an overview of the Comprehensive Plan Amendment, Rezoning, Planned Unit Development (PUD), and Preliminary Plat associated with the proposed Verrado development. Mrs. Gill also clarified the Planning Commission's role concerning the Comprehensive Plan amendment, explaining that when the Bixby 2030 Comprehensive Plan was adopted in 2018, it incorporated the PUD that had previously been approved in 2014.

Karl Fritschen, representing the applicant from Wallace Design Collective, requested that the originally proposed 6-inch screening wall be revised to an 8-inch, 100% masonry wall.

Chairman Mohler opened the floor for public comments.

- Kurt Preston, a Bixby resident, expressed concerns regarding drainage and the adequacy of utility infrastructure in the vicinity of his property.
- Marcia Snow, a Bixby resident, voiced concerns about the condition of the fence along the east side of her property adjacent to the proposed Verrado development, as well as ongoing drainage issues in the area.
- Carl Snow, also a Bixby resident, raised concerns about potential light pollution that may result from the proposed subdivision.

- Janet Dyer, a Bixby resident, echoed concerns regarding existing drainage problems in the neighborhood.

Chairman Mohler closed the floor for public comments and invited the applicant to respond to the questions and concerns raised by the public. Mr. Fritschen addressed the public comments and provided responses to the concerns raised during the hearing. Chairman Mohler asked staff to relay the public comments to the Council. The Commission had a discussion among themselves pertaining to the Comp Plan. Vice Chair Nave asked for clarification from the applicant on the fencing along the west side of the development. The applicant stated that it would be a wooden fence.

Chairman Mohler called for a motion on Item 3 – Comp Plan Amendment. Commissioner Holland made a motion to approve item 3, seconded by Commissioner Whisman. A vote was taken with the following results:

Ayes: Holland, Whisman, Nave, Mohler
Nays: 0

Motion carried: 4-0

Chairman Mohler called for a motion on Item 4 – Rezone. Vice Chair Nave made a motion to approve item 4, seconded by Chairman Mohler. A vote was taken with the following results:

Ayes: Nave, Mohler, Whisman, Holland
Nays: 0

Motion carried: 4-0

Chairman Mohler called for a motion on Item 5 – PUD Major Amendment #2. Commissioner Holland made a motion to approve item 5, seconded by Commissioner Whisman. A vote was taken with the following results:

Ayes: Holland, Whisman, Nave, Mohler
Nays: 0

Motion carried: 4-0

Chairman Mohler called for a motion on Item 6 – Preliminary Plat. Vice Chair Nave asked Staff if the Preliminary Plat aligned with the PUD. Staff confirmed it did with the recommendation that the applicant clarify that the city is not responsible for the construction and maintenance of private roads.

Vice Chair Nave made a motion to approve item 6 with staff comments, seconded by Commissioner Whisman. A vote was taken with the following results:

Ayes: Nave, Whisman, Holland, Mohler
Nays: 0

Motion carried: 4-0

Old Business

No old business items to discuss.

New Business

No new business items to discuss.

Adjournment

Adjournment was called at 7:54 pm.

Chairman or Vice Chair

Secretary

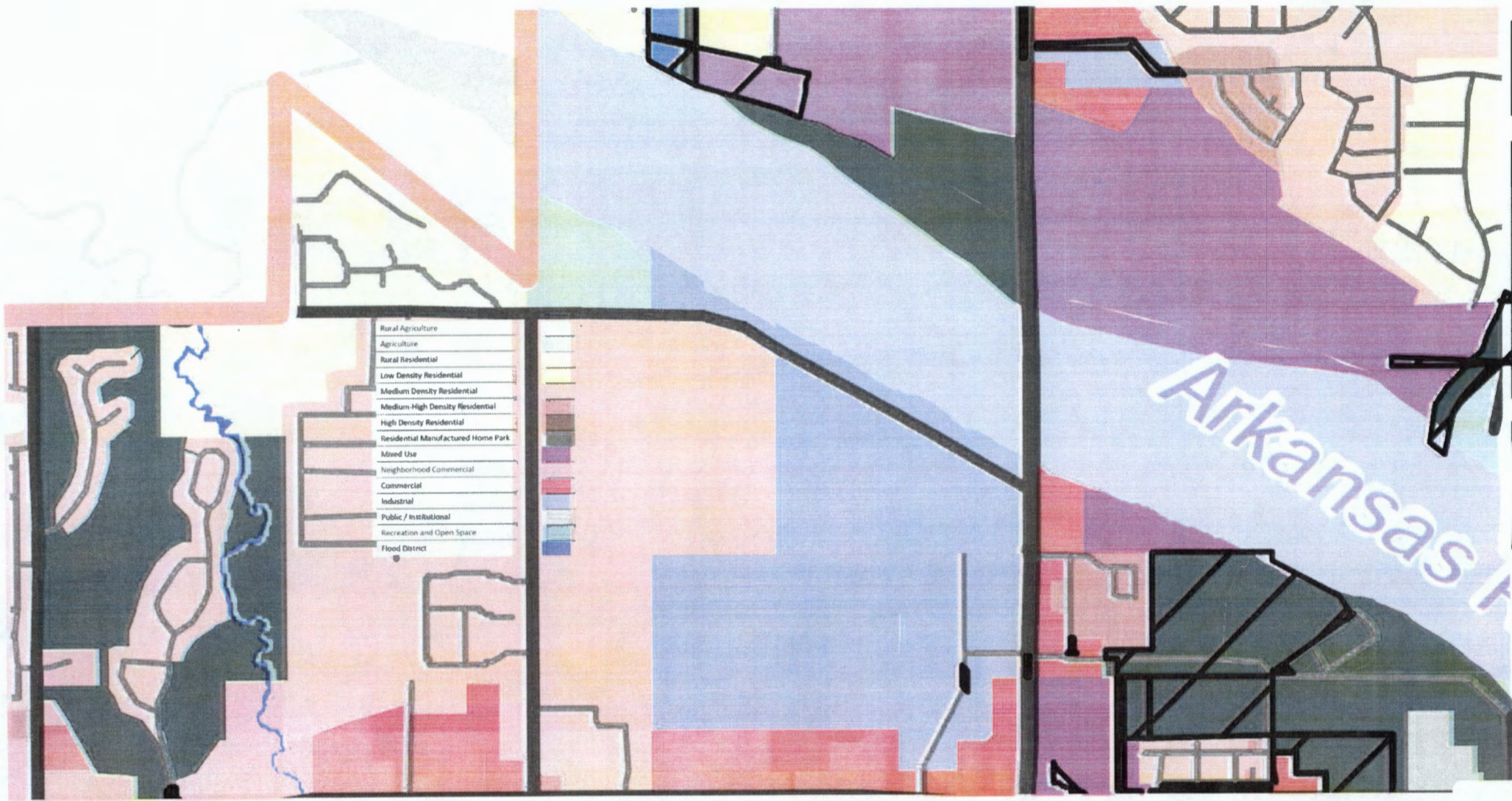


Table 2-1 2030 Future Land Uses

Designation	Density	Color	Total Acres	Percent of Total
Rural Agriculture	0 to 0.5 du/ac		21,271	45.2%
Agriculture	0 to 1 du/ac		2,063	4.4%
Rural Residential	0 to 1.5 du/ac		5,940	12.6%
Low Density Residential	1.5 to 4 du/ac		3,622	7.7%
Medium Density Residential	4 to 6 du/ac		4,251	9.0%
Medium-High Density Residential	6 to 10 du/ac		311	0.7%
High Density Residential	10+ du/ac		43	0.1%
Residential Manufactured Home Park	8 du/ac		86	0.2%
Mixed Use	10+ du/ac		1,029	2.2%
Neighborhood Commercial	-		571	1.2%
Commercial	-		1,489	3.2%
Industrial	-		651	1.4%
Public / Institutional	-		458	1.0%
Recreation and Open Space	-		1,026	2.2%
Flood District	-		3,212	6.8%

[< 11-5-4: - ZONING MAP AMENDMENTS:](#)

CHAPTER 6. - DISTRICTS ESTABLISHED

11-6-1: - ZONING AND SUPPLEMENTAL DISTRICTS ESTABLISHED:

The zoning districts and supplemental zoning districts set forth below are hereby established. The district symbol is in the column to the left.

AG	Agricultural district
RE	Residential estate district
RS-1	Residential single-family low density district
RS-2	Residential single-family medium density district
RS-2.5	Residential single-family high density district
RS-3	Residential single-family high density district

BIXBY PLANNING COMMISSION
SIGN IN SHEET
DATE: April 21, 2025

NAME	ADDRESS	EMAIL	ITEM
✓ 1. Gary Halstead	5757 E 143 rd Place	gatsstead@gmail.com	1 + 2
✓ 2. Adam Roberts	6621 E. 149 th St.	adam19@cox.net	1 + 2
✓ 3. Michael Childers	14363 S. Lakewood Ave	mechilders11@gmail.com	1 + 2
4. _____	_____	_____	_____
5. _____	_____	_____	_____
✓ 6. KURT A. PRESTON ADP	9955 E. 114 th St. S.		1 + 2 , 3 + 4? 5 + 6?
✓ 7. Marcia Snow	11227 S. Mingo		Verrado Dev.
✓ 8. Carl Snow	11227 S. Mingo		Verrado Dev.
✓ 9. Janet Dyer	11305 S Mingo		Verrado Dev
✓ 10. David Furtado	14561 S Lakewood		Bixby Farms
X 11. Carl Snow	11227 S Mingo		3 + 4
12. _____	_____	_____	_____
13. _____	_____	_____	_____



STAFF REPORT

To: Planning Commission
From: Gladys Gill, Planner I
Date: May 19, 2025
RE: Bixby Farms North
RE-ZONE | (BXZO-25.02) Residential Single-family (RS-2.5)
Applicant: Nathan Cross

REQUEST: Rezone from Agriculture (AG) to Residential Single-Family (RS-2.5)
LOCATION: Northwest Quarter (NW/4) of Section 14, Township 17 North, Range 13 East, Tulsa County, Oklahoma
STR: Section 14, Township 17 North, Range 13 East
PROPERTY SIZE: ± 102.56 acres
EXISTING ZONING: (AG) Agriculture
PROPOSED ZONING: (RS-2.5) Residential Single-Family

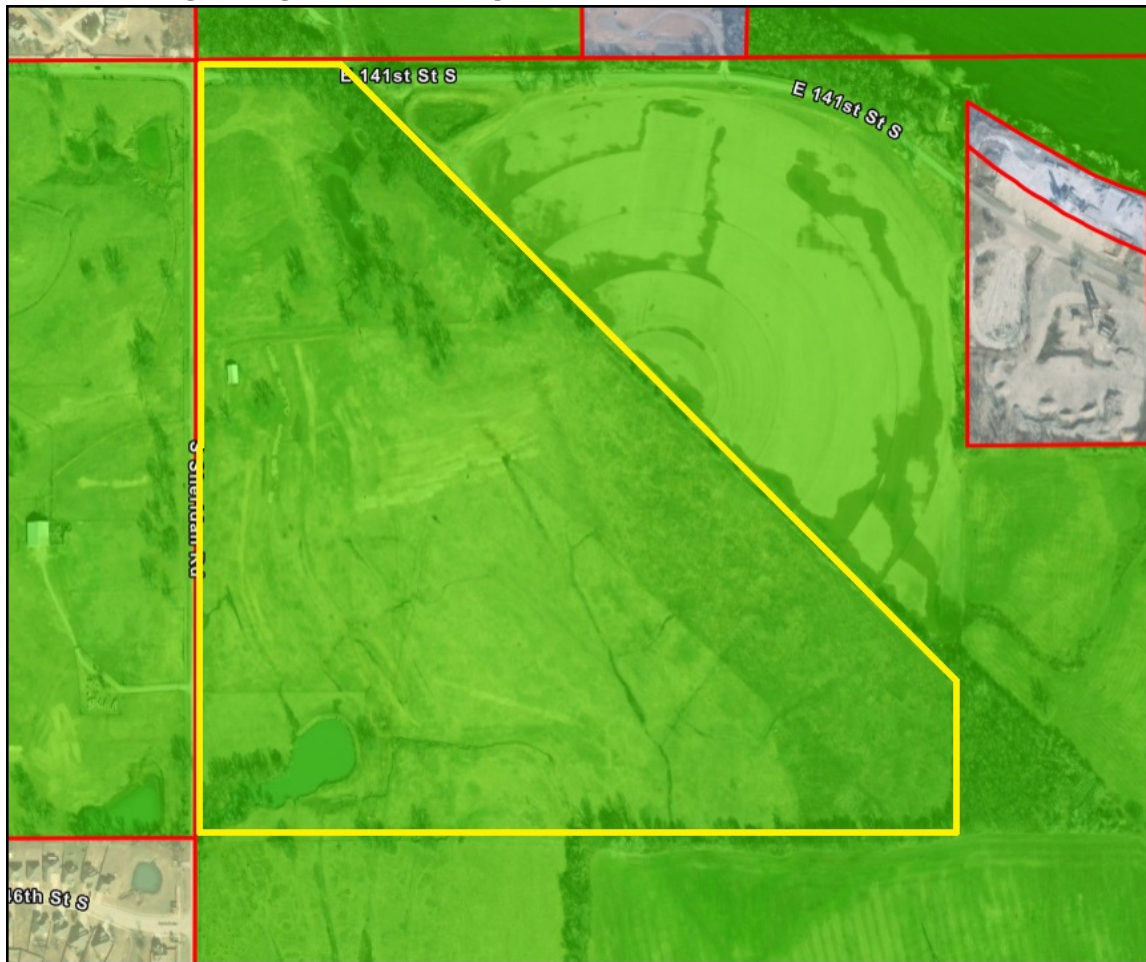
PROJECT SUMMARY: The applicant is seeking a zoning map amendment (rezoning) for approximately 102.56 acres of land located in the northwest quadrant of Section 14, Township 17 North, Range 13 East. The area is currently zoned for Agriculture (AG) and is proposed to be rezoned to Residential Single-Family (RS-2.5). This site is situated west of the Midland Valley Railroad right-of-way and remains undeveloped.

The proposed rezoning aims to facilitate the development of a conventional single-family residential subdivision. This request aligns with the intended residential expansion and is consistent with the future development patterns outlined in the Comprehensive Plan.

KEY FEATURES OF THE REZONE REQUEST:

- **Current Zoning:** Agriculture (AG)
- **Proposed Zoning:** Residential Single-Family (RS-2.5)
- **Acreage:** ±102.56 acres
- **Future Land Use:** Medium-Density Residential
- **Surrounding Zoning:**
 - North: (AG) Agriculture: Vacant
 - South: (AG) Agriculture: Vacant – (Application: BXZO-24.06 Bixby Farms)
 - East: (AG) Agriculture: Vacant
 - West: (AG) Agriculture: Single-Family Dwelling
- **Access:** South Sheridan Road
- **Utilities:** An 8” water line and a 12” sewer line are available along 141st Street.

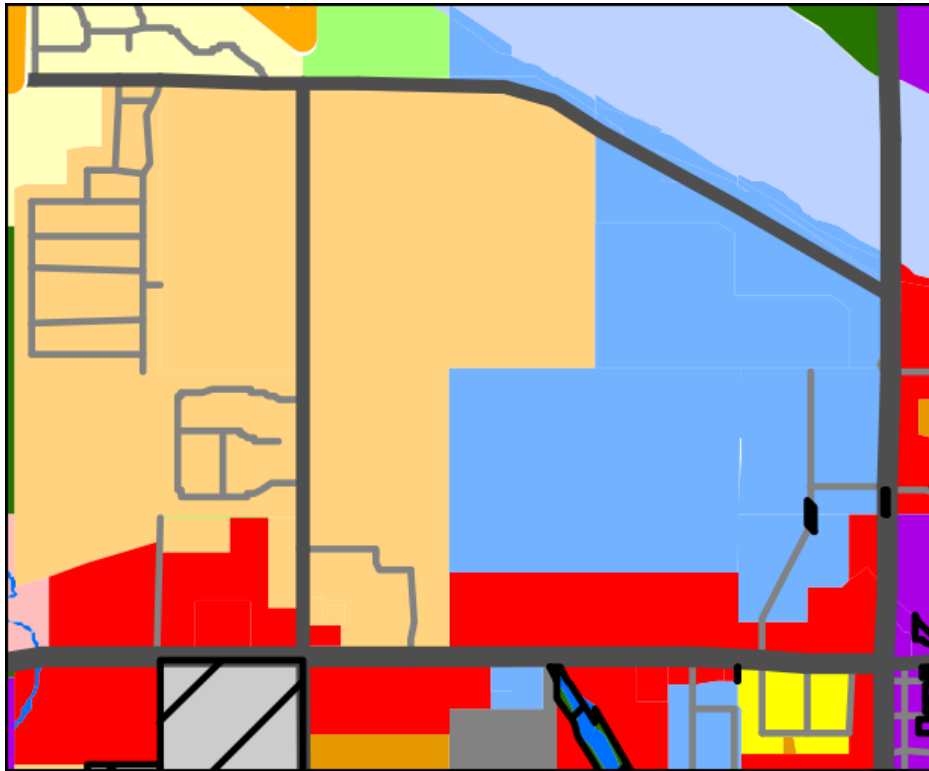
Figure 1: Existing zoning for surrounding areas.



COMPREHENSIVE PLAN COMPLIANCE:

The Bixby 2030 Comprehensive Plan designates the subject property as **Medium-Density Residential**, which supports residential development with a mix of lot sizes and housing types generally ranging from 4 to 6 dwelling units per acre. The proposed RS-2.5 zoning district, which permits a minimum lot size of 8,500 square feet (approximately five (5) units per acre), falls within the intended density range of this designation.

Figure 2: 2030 Comprehensive Plan Map



Designation	Density	Color	Total Acres	Percent of Total
Rural Agriculture	0 to 0.5 du/ac	Green checkered	21,271	45.2%
Agriculture	0 to 1 du/ac	Light Green	2,063	4.4%
Rural Residential	0 to 1.5 du/ac	Yellow	5,940	12.6%
Low Density Residential	1.5 to 4 du/ac	Yellow	3,622	7.7%
Medium Density Residential	4 to 6 du/ac	Orange	4,251	9.0%
Medium-High Density Residential	6 to 10 du/ac	Dark Orange	311	0.7%
High Density Residential	10+ du/ac	Brown	43	0.1%
Residential Manufactured Home Park	8 du/ac	Grey	86	0.2%
Mixed Use	10+ du/ac	Purple	1,029	2.2%
Neighborhood Commercial	-	Pink	571	1.2%
Commercial	-	Red	1,489	3.2%
Industrial	-	Blue	651	1.4%
Public / Institutional	-	Grey	458	1.0%
Recreation and Open Space	-	Green	1,026	2.2%
Flood District	-	Blue	3,212	6.8%

PUBLIC INPUT:

Staff did not receive public comments since publication in the Tulsa World on April 27, 2025, or mailed notices to residents within a radius of 300 feet from the property.

ENGINEERING COMMENTS:

No comments were received at the time of writing this report.

STAFF COMMENTS:

The requested RS-2.5 zoning aligns with the Medium-Density Residential designation of the Bixby Comprehensive Plan, which encourages development that balances open space, housing variety, and access to infrastructure.

This rezoning will enable the development of a subdivision that helps facilitate infrastructure extension and is consistent with adjacent land use patterns.

Approval of the rezoning request from AG to RS-2.5 shall be subject to the following:

1. Compliance with subdivision and site development regulations during platting.
2. Coordination with City Engineering and Public Works for infrastructure and drainage review.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: 2030 Comprehensive Plan Map