



City of Bixby Planning Commission Meeting Agenda

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

Monday, June 16, 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 April 21, 2025, Planning Commission Meeting.

Public Hearing

- 1) Discuss and/or take action on the appointment of a Planning Commission member to serve on City of Bixby Tax Increment Financing District No. 1 Review Committee to consider amendments to Ordinance No. 2297 creating City of Bixby Tax Increment Financing District No. 1.
- 2) Discussion, consideration, and possible vote to approve the resubmittal of Preliminary Plat BXPT-22.03, submitted for Bixby Business Park, a proposed commercial development within the Sitrin Center Addition located near South Kimberly-Clark Place and East 146th Street South.
- 3) Discussion, consideration, and possible vote to approve the resubmittal of Preliminary Plat BXPT-21.17, submitted for a project currently known as 141st & Lewis Phase I, a proposed residential development located near East 141st Street South and South Lewis Avenue.

- 4) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.02, submitted for Legends Reserve, a proposed residential development near East 111th Street South and South Mingo Road.
- 5) Discussion, consideration, and possible vote to approve a Final Plat BXPT-22.17 FP, submitted for The Reserve at Cedar Ridge, a proposed private residential development located approximately half a mile east of South Mingo Road, near the 10500 block of East 121st Street South.
- 6) Discussion and possible action to approve Rezone Case BXZO-25.04, a request to rezone approximately 40 acres from Agriculture (AG) to Residential Single-Family (RS-2), for a future residential development currently referred to as Binney or Bixby Plains, generally located southeast of South 90th Avenue East and East 163rd Street South.
- 7) Discussion and possible action to approve Rezone Case BXZO-25.02, a request to rezone approximately 102 acres from Agriculture (AG) to Residential Single-Family (RS-2.5), for a proposed residential development referred to as Bixby Farms located near the 14600 block of South Sheridan Road.
- 8) Discussion, consideration, and possible vote to approve Planned Unit Development BXPUD-25.01, for a proposed residential development referred to as Bixby Farms, encompassing approximately 141 acres, located near the 14600 block of South Sheridan Road.
- 9) Discussion and possible action to approve Rezone Case BXZO-25.04, a request to rezone approximately 34 acres from Agriculture (AG) to Residential Single-Family (RS-2) and Commercial General (CG), for a proposed residential development referred to as Greyhawk, located near 12915 South Mingo Road.
- 10) Discussion, consideration, and possible vote to approve the first Major Amendment (MA.01) to Planned Unit Development BXPUD-24.01, for a proposed residential development referred to as Greyhawk, encompassing approximately 139.2 acres, located at the northeast corner of East 131st Street South and South Mingo Road.

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of June 13, 2025, on or before 6:00 p.m., at the Bixby Municipal Building, 111 N Cabaniss Avenue, Bixby, Oklahoma, 74008.

Respectfully Submitted

Gladys Gill
Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 11 N Cabaniss Avenue, Bixby, Oklahoma, 74008, 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 under 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 the purposes of this section, “disturb, interfere with, or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.