



City of Bixby Planning Commission Meeting Agenda

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

Monday, August 18, 2025

6:00 PM

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

Call to Order

Chairman

Roll Call

Secretary

Oath of Office

- 1) Administer the Oath of Office to Eric Covey as a member of the Planning Commission.

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on July 21, 2025.
- 2) Consider and approve the execution of an Addendum to the Boardwalk on Memorial Plat No. 5717 to amend Section II (C) - Development Standards.

Public Hearing

- 1) Discussion, consideration, and possible action for Final Plat BXPT-23.17 FP, submitted for South County Industrial Park, a proposed industrial development located near the 14100 block of Kimberly-Clark Place.
- 2) Discussion, consideration, and possible vote to approve Preliminary Plat BXPT-25.06 for the Bixby Performing Arts Center, a proposed development located at 50 North Montgomery Street in Downtown Bixby.
- 3) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.06, a request to rezone approximately 37 acres from Agriculture (AG) to Residential

Single-Family (RS-2.5), for a proposed gated residential development referred to as Central Park on Mingo located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.

- 4) Discussion, consideration, and possible vote to approve Planned Unit Development Case BXPUD-25.02, which encompasses approximately 37 acres for a proposed gated residential development referred to as Central Park on Mingo, located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.
- 5) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.05, submitted for Central Park on Mingo, a proposed gated residential development located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.
- 6) Discussion, consideration, and possible vote to approve Comprehensive Plan Amendment Case No. BXCP-25.02, pertaining to approximately 151 acres, to amend the land use designation from Industrial and Commercial to Commercial.
- 7) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.08, a request to rezone approximately 151 acres from Agriculture (AG) to Commercial General (CG), for a proposed commercial development referred to as Spartan Creek located approximately 1/4 mile west of South Memorial Drive and north of East 151st Street South.
- 8) Discussion, consideration, and possible vote to approve Planned Unit Development Case BXPUD-25.03, which encompasses approximately 151 acres for a proposed commercial development referred to as Spartan Creek, located approximately 1/4 mile west of South Memorial Drive and north of East 151st Street South.
- 9) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.07, submitted for Spartan Creek, a proposed commercial development located approximately 1/4 mile west of South Memorial Drive and north of East 151st Street South.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board on August 15, 2025, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave. Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner I

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Ave. Bixby, OK 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 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.