



City of Bixby Planning Commission Meeting Agenda

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

Monday, October 20, 2025

6:00 PM

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

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on September 15, 2025.

Public Hearing

- 1) Request to recommend approval to the Bixby City Council of Ordinance No. 2535, amending Ordinance No. 2297, providing for modifications to the City of Bixby Tax Increment Financing District No. 1 ("TIF District No. 1") by: (1) extending the duration of the District from twenty (20) years to twenty-five (25) years; (2) authorizing the Bixby Public Works Authority, or its assigns, to install interior roads, water lines, storm sewer lines, sanitary sewer lines, and related public infrastructure to be reimbursed by the developers; and (3) allowing eligible reimbursement of expenses necessary for the operation of a grocery store, including heating and air systems, cold storage lockers, fire suppression, and related improvements.
- 2) Request to recommend approval to the Bixby City Council of Ordinance No. 2536, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-2, "Policy on Zoning Map Amendments," to allow the City Council to consider Comprehensive Plan Land Use Map amendments of any quality at any time

- 3) Request to recommend approval to the Bixby City Council of Ordinance No. 2537, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-4, "Zoning Map Amendments," to allow the City Council to reconsider a previously denied rezoning application prior to the one-year waiting period.
- 4) Request to recommend approval to the Bixby City Council of Resolution No. 2025-25, amending the Comprehensive Plan Future Land Use Map for the City of Bixby, Oklahoma, to change all proposed future residential land use designations to Rural Residential only.
- 5) Discussion, consideration, and possible action on a Specific Use Permit, case number BXSUP-25.02, to permit Use Unit 9, Manufactured Home Dwelling, within the Agriculture (AG) zoning district for an unplatted property located on the north side of East 141st Street, approximately 500 feet east of South Sheridan Road within the City of Bixby, Oklahoma.
- 6) Discussion, consideration, and possible action on the first Minor Amendment to Planned Unit Development, case number BXPUD-24.01-MI.01, for Greyhawk, located near the northeast corner of East 131st Street South and South Mingo Road, City of Bixby, Oklahoma.
- 7) Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-25.08, submitted for Bixby Plains, a proposed residential development located on the south side of East 161st Street, approximately 660 feet east of South Riverview Drive in the City of Bixby.
- 8) Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-19.15 Phase I, Blocks 1-6, submitted for Prescott Hill, a proposed residential development located a quarter mile south of East 151st Street and East Yale Avenue, City of Bixby, Oklahoma.
- 9) Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-19.14, submitted for Yale Village of Bixby, a proposed commercial development located near the 8500-block of East 151st Street, City of Bixby, Oklahoma.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of October 17, 2025, on or before 6:00 p.m., at City Hall, 116 W. Needles Ave., 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 and TDD telephone 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.