



# City of Bixby Planning Commission Meeting Agenda

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

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Monday, November 17, 2025

6:00 PM

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

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## Call to Order

Chairman

## Roll Call

Secretary

## Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on October 20, 2025.

## Public Hearing

- 1) 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.
- 2) Discussion, consideration, and possible vote to approve Rezone Case No. BXZO-25.09, a request to rezone approximately 2.5 acres located near South 80th East Avenue on the south side of East 131st Street South, from Agriculture (AG) to Commercial General (CG).
- 3) Discussion, consideration, and possible action for Final Plat, case number BXPT-19.15 FP 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.

- 4) Discussion, consideration, and possible action for Final Plat, case number BXPT-19.14 FP, submitted for Yale Village of Bixby, a proposed commercial development located near the 8500-block of East 151st Street, City of Bixby, Oklahoma.
- 5) Discussion, consideration, and possible action to approve the Preliminary Plat for Alderwood Estates, Phase I, Case No. BXPT-22.21 Phase I, a proposed residential subdivision located south of East 151st Street South and approximately one-half mile west of South Harvard Avenue, City of Bixby, Oklahoma.
- 6) Discussion, consideration, and possible action to approve the Preliminary Plat for 126 Medical Park, Case No. BXPT-25.09, a proposed commercial development located at 12409 South Memorial Drive, City of Bixby, Oklahoma.
- 7) Discussion, consideration, and possible action to approve the Preliminary Plat for Bixby Meadows II, Case No. BXPT-25.10, a proposed residential subdivision located at the northeast corner of East 161st Street South and South Harvard Avenue, City of Bixby, Oklahoma.
- 8) Discussion, consideration, and possible action on the first Major Amendment to Planned Unit Development, case number PUD-52 MA.01, for Sheridan Hollow, located near the northeast corner of East 121st Street South and South Sheridan Road, City of Bixby, Oklahoma.
- 9) Discussion, consideration, and possible action to approve the Preliminary Plat for Sheridan Hollow, Case No. BXPT-25.11, a proposed residential subdivision located near the northeast corner of East 121st Street South and South Sheridan Road, City of Bixby, Oklahoma.

## **New Business**

## **Adjournment**

### **Notice of Posting**

This Notice and Agenda was posted on the bulletin board this day of November 14, 2025, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave., Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill  
Assistant Planner

### **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.