



City of Bixby Planning Commission Meeting Agenda

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

Monday, December 15, 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 November 17, 2025.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council for approval of Major Comprehensive Plan Amendment Case No. BXCP-25.03, amending the City of Bixby Comprehensive Plan Future Land Use Map by changing the designation from Rural Agriculture to Medium Density Residential, for approximately 69± acres of unplatted land located at 16600 S. Mingo Road, Bixby, Tulsa County, Oklahoma.
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Rezone Case No. BXZO-25.10, a request to rezone approximately 69± acres of unplatted land located at 16600 S. Mingo Road, Bixby, Tulsa County, Oklahoma, from Agriculture (AG) to Residential Single-Family (RS-3).
- 3) Discussion, consideration, and possible recommendation to the Bixby City Council for approval of Major Comprehensive Plan Amendment Case No. BXCP-25.04, amending the City of Bixby Comprehensive Plan Future Land Use Map by changing

the designation from Low Density Residential to Commercial, for approximately 2.5± acres of unplatted property located near South 80th East Avenue, on the south side of East 131st Street South, Bixby, Tulsa County, Oklahoma.

- 4) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of 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).
- 5) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat for Reserve at 151, Case No. BXPT-25.12, a proposed mixed-use development located on the north side of East 151st Street South, between North Montgomery Avenue and North Riverview Drive, within the City of Bixby, Tulsa County, Oklahoma.
- 6) Discussion, consideration, and possible action on the first Minor Amendment to Planned Unit Development, case number PUD-52 MI.01, for Sheridan Hollow, located near the northeast corner of East 121st Street South and South Sheridan Road, City of Bixby, Oklahoma.
- 7) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat for Sheridan Hollow, Case No. BXPT-25.11, a proposed residential development located near the northeast corner of East 121st Street South and South Sheridan Road, City of Bixby, Oklahoma.
- 8) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for 126 Medical Park, Case No. BXPT-25.09 FP, a proposed commercial development located at 12409 South Memorial Drive, City of Bixby, Oklahoma.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of December 12, 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.