



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.

Planning Commission Meeting Minutes

Bixby Municipal Building
111 N Cabaniss Ave., Bixby, OK 74008
November 17, 2025, at 6:00 PM

Call to Order

Chairman Jason Mohler opened the Planning Commission meeting at 6:01 PM.

Roll Call

Secretary Gladys Gill called the roll, and the following were present:

Members Present:

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

Members Absent:

Lance Whisman, Commissioner
(arrived at 6:25 p.m.)

Staff Present:

John Hammons, City Attorney
Gladys Gill, Assistant Planner

Consent Agenda

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

Chairman Mohler called for a motion to approve Item 1 on the Consent Agenda. Vice Chair Nave moved to approve, with Commissioner Holland seconding the motion. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Mohler
Nays: None
Absent: Whisman

Motion carried 4-0.

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.

Request to recommend approval to the Bixby City Council of Ordinance No. 2536, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, 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.

Chairman Mohler introduced the item. City Attorney John Hammons presented the request and provided background on the proposed amendment.

Chairman Mohler opened the public hearing. One resident, Mrs. Christie Rooney, spoke, requesting clarification regarding the necessity of the amendment and noting that the Comprehensive Plan was developed with significant public input.

With no additional public comments and no further discussion from the Commission, Vice Chair Nave made a motion to deny the request, seconded by Commissioner Covey. The vote was taken with the following results:

Ayes: Nave, Covey
Nays: Holland, Mohler
Absent: Whisman

Motion failed, 2–2.

As a result, the item will be forwarded to the City Council with no recommendation from the Planning Commission.

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).

Chairman Mohler introduced Item 2 on the agenda for discussion. Mrs. Gill, stated that this item will be brought back for consideration in December.

Item tabled. No action was taken.

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.

Chairman Mohler introduced Item 3 on the agenda for discussion. Mrs. Gill presented her staff report for Item 3.

Chairman Mohler asked for a motion on Item 3. Vice Chair Nave made a motion to approve the Final Plat for Prescott Hill, seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Whisman, Mohler
Nays: None

Motion carried 5-0

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.

Chairman Mohler introduced Item 4 on the agenda for discussion. Mrs. Gill presented her staff report for Item 4.

Chairman Mohler made a motion to approve the Final Plat for Yale Village, seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Mohler, Whisman, Covey, Holland, Nave
Nays: None

Motion carried 5-0

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.

Chairman Mohler introduced Item 5 on the agenda for discussion. Mrs. Gill presented her staff report for Item 5.

Chairman Mohler asked for a motion on Item 5. Vice Chair Nave made a motion to approve Preliminary Plat for Alderwood Estates with staff comments, seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Whisman, Mohler
Nays: None

Motion carried 5-0

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.

Chairman Mohler introduced Item 6 on the agenda for discussion. Mrs. Gill presented her staff report for Item 6.

Chairman Mohler asked for a motion on Item 6. Chairman Mohler made a motion to approve Preliminary Plat for 126 Medical Park with staff comments, seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Mohler, Whisman, Covey, Holland, Nave
Nays: None

Motion carried 5-0

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.

Chairman Mohler introduced Item 7 on the agenda for discussion. Mrs. Gill presented her staff report for Item 7.

Chairman Mohler asked for a motion on Item 7. Commissioner Whisman made a motion to approve Preliminary Plat for Bixby Meadows II, seconded by Vice Chair Nave. The vote was taken with the following results:

Ayes: Whisman, Nave, Covey, Holland, Mohler
Nays: None

Motion carried 5-0

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.

Item tabled. No action was taken.

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.

Item tabled. No action was taken.

New Business

No new business to discuss

Adjournment

Adjournment called at 7:01 PM.

Chairman or Vice Chair

Secretary



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: December 15, 2025

NAME: Parker

CASE(S): **MAJOR COMP PLAN AMENDMENT | BXCP-25.03**
RE-ZONE | BXZO-25.10

LOCATION: Southeast of South 90th Avenue and East 163rd Street South

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Residential Single-Family (RS-3)

STR: Section 25, Township 17N, Range 13E

APPLICANT: Tanner Consulting, LLC

REQUEST: The applicant, Tanner Consulting, LLC, on behalf of the property owner, is requesting approval of a Major Comprehensive Plan Amendment and a corresponding rezoning from Agriculture (AG) to Residential Single-Family (RS-3).

BACKGROUND: The subject property consists of approximately 69± acres located southeast of South 90th Avenue and East 163rd Street South and is currently zoned Agriculture (AG).

The requested RS-3 zoning district is intended to accommodate medium-density residential development, consisting primarily of single-family detached dwellings. The proposed rezoning reflects ongoing residential growth trends in the southern portion of the City and is consistent with nearby residential zoning classifications and recently approved residential developments.

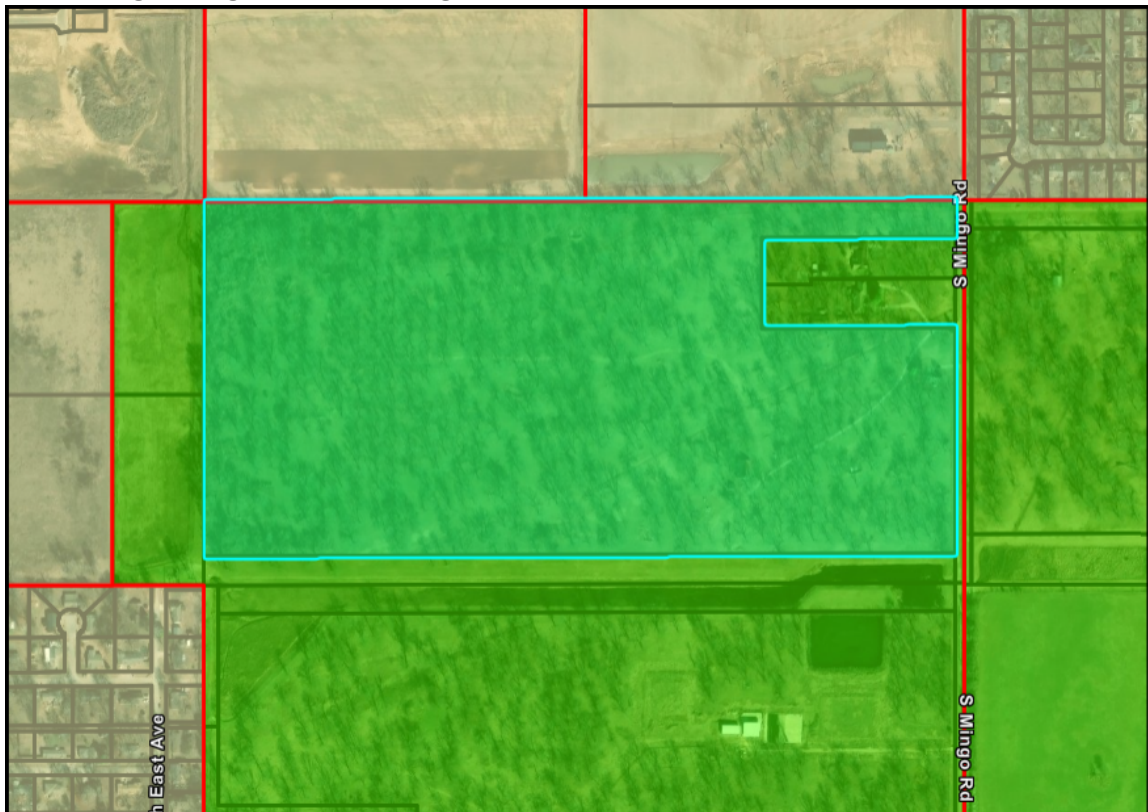
While the property is currently designated Rural Agriculture on the City of Bixby 2030 Comprehensive Plan Future Land Use Map, the applicant has requested a Comprehensive Plan Amendment to allow for residential development consistent with existing and planned infrastructure extensions in this area.

SURROUNDING ZONING AND LAND USE:

- North: RS-2 and RS-3 Residential Single-Family
- South: AG – Agriculture
- East: AG – Agriculture
- West: AG – Agriculture and RS-3 Residential Single-Family (BXPUD-23.04, Robinson Ranch South)

The surrounding development pattern demonstrates a gradual transition from agricultural uses to suburban residential neighborhoods, particularly to the north and west of the subject property.

Figure 1: Existing zoning for surrounding areas.



COMPREHENSIVE PLAN ANALYSIS:

Existing Future Land Use Designation

The Bixby 2030 Comprehensive Plan currently designates the subject property as Rural Agriculture, which is intended to preserve large tracts of land for agricultural use and very low-density development (0–0.5 dwelling units per acre). This designation reflects historic land use conditions rather than emerging development patterns in the area.

Rural Agriculture		The Rural Agriculture designation denotes areas within the City of Bixby’s Fenceline, but not within the City limits, that have large tracts of land for agricultural purposes. Agricultural uses may also include large-lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area. <i>Density: 0 to 0.5 du/ac</i> <i>Zoning: AG</i>
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Proposed Amendment and Plan Consistency

The requested Comprehensive Plan Amendment would allow the property to transition to a Medium Density Residential designation, which supports residential densities of 4–6 dwelling units per acre and is compatible with RS-3 zoning. The Comprehensive Plan identifies Medium Density Residential areas as locations that promote neighborhood cohesion and accommodate detached single-family homes while allowing for supporting neighborhood-scale uses.

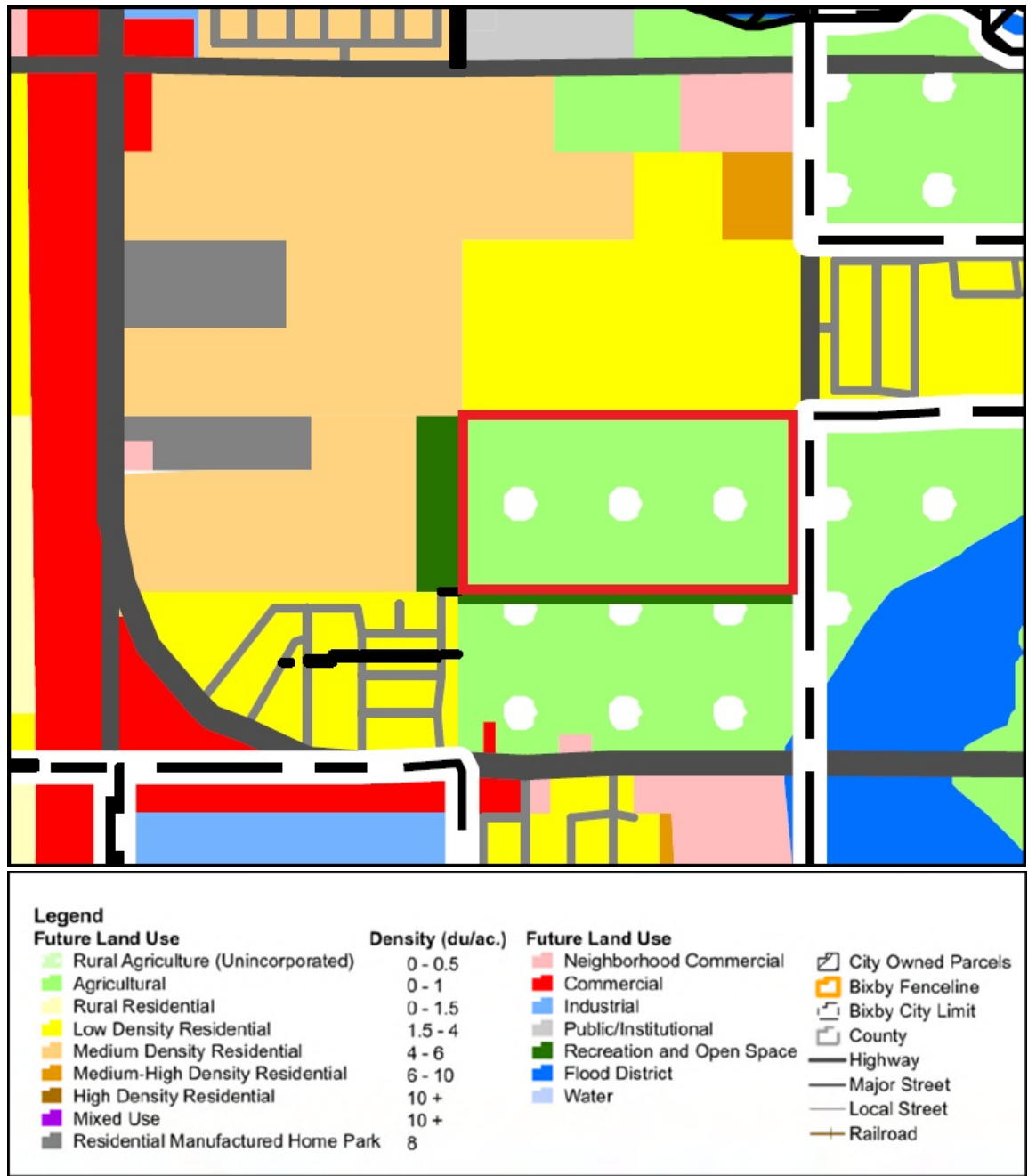
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood’s character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>
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The proposal is consistent with several key Comprehensive Plan goals and policies, including:

- **Land Use Goal LU-1**, which encourages sound growth management strategies and development patterns supported by available infrastructure.
- **Policy LU-1.4**, which promotes concentrating growth in areas that can be served efficiently by infrastructure.
- **Housing Goal H-1**, which supports providing a variety of housing types and densities to meet the needs of current and future residents.
- **Community Design Goal CD-2**, which emphasizes connectivity and coordinated residential development.

As residential development continues to expand southward within the City’s planning area, staff finds that amending the Future Land Use Map for this property represents a logical and orderly extension of existing residential neighborhoods.

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



PUBLIC INPUT:

After publication of the required public notices, a neighboring property owner contacted staff to inquire about the potential future development of the subject property. No formal objections were received at the time of report preparation.

ENGINEERING COMMENTS:

No comments.

STAFF COMMENTS:

Staff finds that the requested Major Comprehensive Plan Amendment (BXCP-25.03) and Rezoning (BXZO-25.10) are appropriate based on the following findings:

1. The proposed RS-3 zoning district is compatible with existing and planned residential development patterns in the surrounding area.
2. The requested Comprehensive Plan Amendment aligns with adopted goals and policies related to growth management, housing, and neighborhood development.
3. The amendment reflects changing land use conditions and anticipated infrastructure availability in the southern portion of the City.
4. The proposal promotes orderly growth while maintaining consistency with the City of Bixby 2030 Comprehensive Plan.

Staff recommends approval of Major Comprehensive Plan Amendment BXCP-25.03 and Rezoning Case BXZO-25.10, subject to compliance with all applicable City of Bixby subdivision, zoning, and development standards.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: December 15, 2025

NAME: Scoggins

CASE(S): **MAJOR COMP PLAN AMENDMENT | BXCP-25.04**
RE-ZONE | BXZO-25.09

LOCATION: 7980 E 131st Street S, Bixby, Oklahoma

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Commercial General (CG)

STR: Section 11, Township 17N, Range 13E

APPLICANT: Jason Scoggins

REQUEST: The applicant and property owner, Jason Scoggins, is requesting approval of a Major Comprehensive Plan Amendment and a corresponding rezoning from Agriculture (AG) to Commercial General (CG).

BACKGROUND: The subject property consists of approximately 2.5± acres of unplatted land located at 7980 E 131st Street South, within the City of Bixby. The property is currently designated Low Density Residential on the City of Bixby Comprehensive Plan Future Land Use Map and is zoned Agriculture (AG).

The applicant requests approval of a Major Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential to Commercial, along with a corresponding rezoning from Agriculture (AG) to Commercial General (CG).

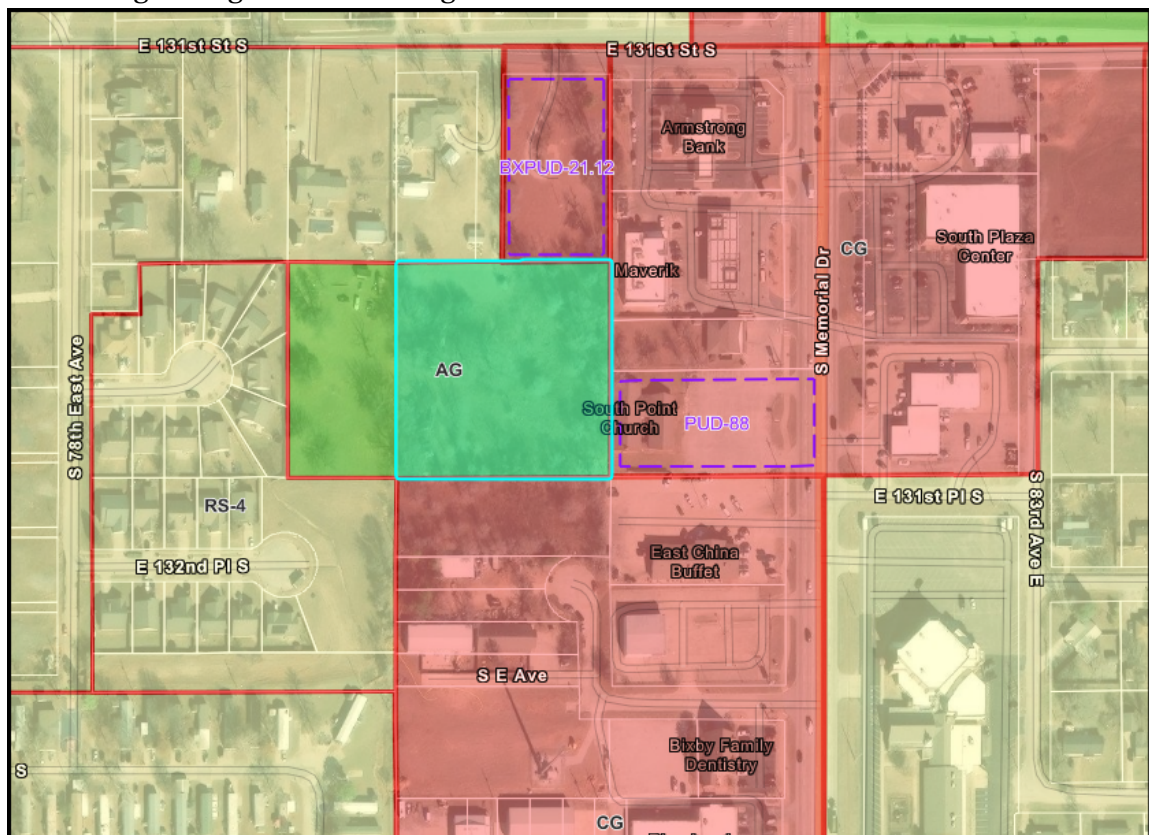
Pursuant to the Bixby 2030 Comprehensive Plan, a change from a residential land use category to a non-residential category constitutes a Major Comprehensive Plan Amendment and requires Planning Commission review and recommendation to the City Council.

SURROUNDING ZONING AND LAND USE:

- North: (RS-1) Residential Single-Family and (CS) Commercial Shopping (BXPUD-21.12)
- South: (CG) Commercial General (Riverview Plaza)
- East: (CG) Commercial General (PUD-88, Maverik, Twisted Soul Sisters)
- West: (AG) Agriculture and (RS-4) Residential Single-Family (Abbie Raelyn Estates)

The subject property is surrounded by a mix of residential and commercial zoning districts, reflecting an area in transition along a major arterial corridor

Figure 1: Existing zoning for surrounding areas.



COMPREHENSIVE PLAN ANALYSIS:

Existing Future Land Use Designation

The subject property is currently designated Low Density Residential on the City of Bixby Comprehensive Plan Future Land Use Map. This designation is intended to accommodate detached single-family residential development at densities of approximately 1.5 to 4 dwelling units per acre, along with limited neighborhood-serving uses that are compatible with residential character.

The Low Density Residential designation generally applies to areas transitioning from rural or agricultural use to traditional residential neighborhoods. However, the subject property is internally located and is surrounded on multiple sides by land designated and developed for commercial use, particularly to the south and east. As a result, the existing Future Land Use designation does not fully reflect the surrounding development pattern or the current land use context of the area.

Low Density Residential		The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character. <i>Density: 1.5 to 4 du/ac</i> <i>Zoning: RE, RS-1, RS-2</i>
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Proposed Amendment and Plan Consistency

The Commercial Future Land Use designation is intended to accommodate retail, service, office, and employment-generating uses. While commercial designations are commonly located along major corridors, the Comprehensive Plan allows for commercial land uses to occur on internally located parcels when supported by surrounding zoning, existing development patterns, and available infrastructure.

In this case, the subject property is functionally integrated into an established commercial area, with Commercial General zoning and active commercial development immediately to the south and east, including within PUD-88 and adjacent commercial centers. The proposed amendment would allow the Future Land Use Map to more accurately reflect existing conditions and prevent the extension of residential land use designations into an area that has already transitioned to commercial activity.

Commercial		The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit. <i>Zoning: CG, OM</i>
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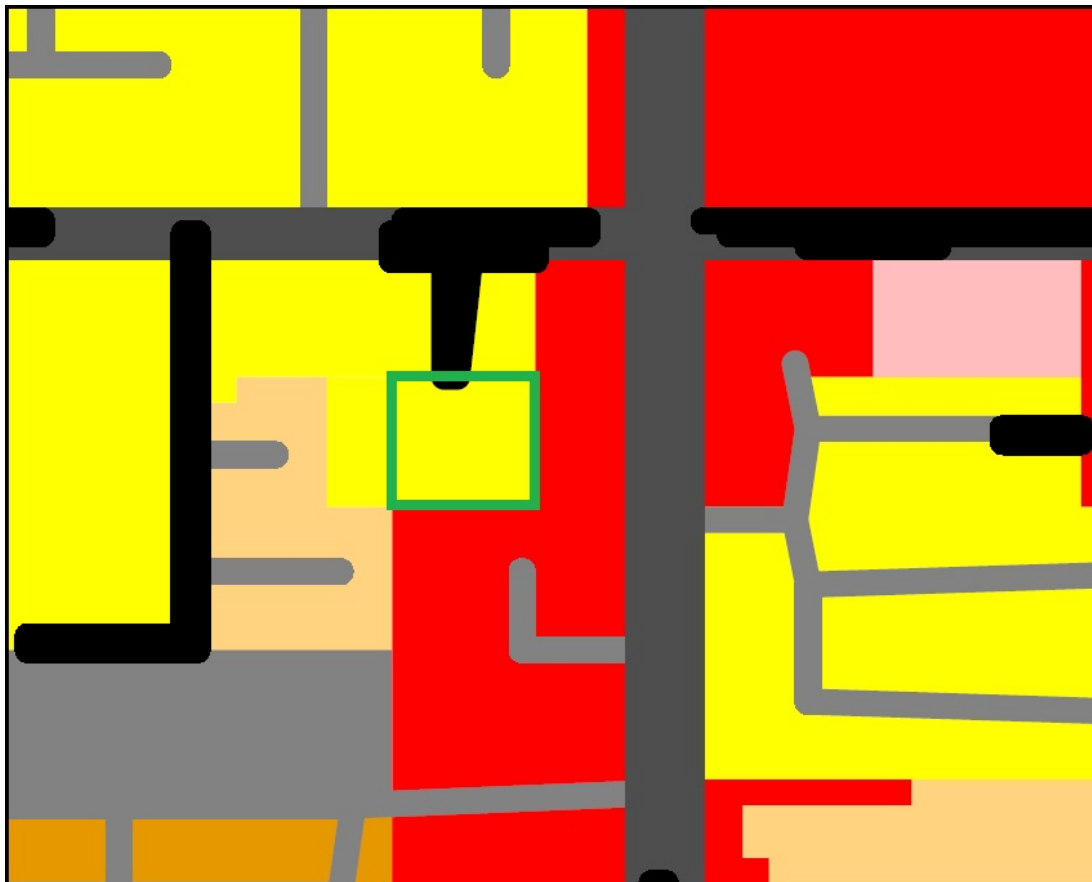
The proposed amendment is consistent with the intent and policies of the Bixby 2030 Comprehensive Plan, particularly within the **Land Use** and **Economic Development** Elements. Relevant policies include:

- **Policy LU-1.2 (Market Demand):** Encourages evaluation of areas experiencing pressure to redevelop as different land uses based on surrounding conditions.
- **Policy LU-1.4 (Growth Concentration):** Supports directing development to areas that can be efficiently served by existing infrastructure.
- **Policy LU-3.1 (Preference for Commercial):** Supports commercial development where appropriate and in context with surrounding land uses.
- **Policy ED-2.1 (Zoning Updates):** Encourages alignment of zoning and land use designations in areas suitable for future commercial development.

The Comprehensive Plan further clarifies that the Future Land Use Map is a policy guide rather than a parcel-specific zoning map, and that amendments may be warranted when surrounding development patterns evolve. In this instance, the proposed Commercial designation aligns the Future Land Use Map with the existing commercial zoning and development surrounding the site and supports orderly growth while minimizing land use conflicts.

Any future development of the property will be subject to applicable zoning standards, site plan review, access requirements, and buffering provisions to ensure compatibility with adjacent residential properties, particularly to the west and north.

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



PUBLIC INPUT:

Following publication of the required public notices, two neighboring property owners contacted staff to inquire about the potential future development of the subject property. Both individuals expressed opposition to the requested rezoning. No other public comments were received by staff as of the date of this report.

ENGINEERING COMMENTS:

No comments.

STAFF COMMENTS:

Staff has reviewed the requested Major Comprehensive Plan Amendment (BXCP-25.04) and Rezoning (BXZO-25.09) for consistency with the City of Bixby Comprehensive Plan and surrounding land use patterns.

Although the subject property does not have direct frontage on a major roadway, it is internally located within an area that has transitioned to commercial zoning and development, particularly to the south and east. The proposed amendment would extend an existing commercial land use pattern rather than introduce commercial development into a stable residential area.

The request constitutes a Major Comprehensive Plan Amendment due to the change from a residential to a nonresidential land use category; however, the amendment is limited in scope, affecting approximately 2.5± acres. The proposed rezoning from Agriculture (AG) to Commercial General (CG) is consistent with the requested Future Land Use amendment and will provide alignment between the Comprehensive Plan and zoning map.

Staff recommends approval of Major Comprehensive Plan Amendment BXCP-25.04 and Rezoning Case BXZO-25.09, subject to compliance with all applicable City of Bixby subdivision, zoning, and development standards.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: December 15, 2025

NAME: Reserve at 151

CASE(S): **PRELIMINARY PLAT** | BXPT-25.12

LOCATION: Located on the north side of East 151st Street South, between North Montgomery Avenue and North Riverview Drive.

EXISTING ZONING: Commercial Shopping (CS) and Residential Multi-Family (RM-3), within BXPUD-21.15

PROPOSED ZONING: No change proposed

STR: Section 13, Township 17N, Range 13E

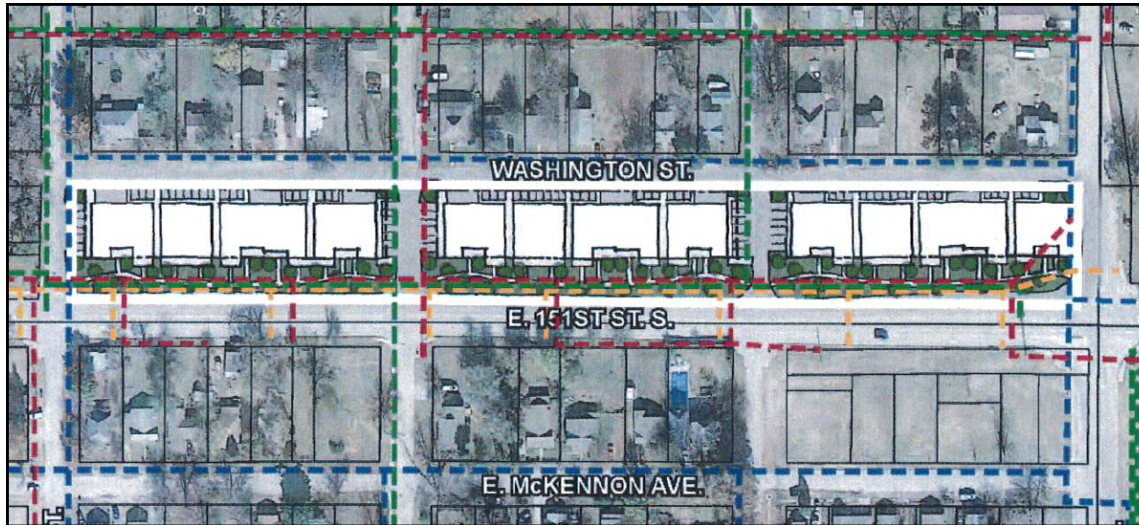
APPLICANT: Tanner Consulting, LLC

REQUEST: Approval of a Preliminary Plat (BXPT-25.12) for Reserve at 151, consistent with the development standards and layout approved under BXPUD-21.15 and the City of Bixby Subdivision Regulations.

BACKGROUND: The subject property is governed by BXPUD-21.15 (The Flats @ 151), which was approved by the Bixby City Council on January 24, 2022, establishing a mixed-use development with Commercial Shopping (CS) and Residential Multi-Family (RM-3) zoning. The approved PUD set forth specific development standards, permitted uses, access expectations, and infrastructure requirements.

The applicant has submitted a Preliminary Plat for Reserve at 151, which is a replat of portions of Blocks 1, 2, and 3 of Privett Addition. The plat is intended to implement the previously approved PUD and does not propose any changes to zoning, land use, or development standards.

Figure 1: Development per PUD



SURROUNDING ZONING AND LAND USE:

- North:** (RS-3) Residential Single-Family: PRIVETT ADDN
- South:** (RS-3) Residential Single-Family: MIDLAND ADDN
- East:** (AG) Agriculture
- West:** (RS-3) Residential Single-Family: PRIVETT ADDN; (IM) Industrial Medium; (CH) Commerical High

Figure 2: Existing zoning for surrounding areas.



PLAT DETAILS

- **Gross Subdivision Area:** 1.799 acres
- **Lots:** Three (3) lots in three (3) blocks
- **Access:**
 - East 151st Street South
 - East Washington Street
 - North Montgomery Street
 - North Stanley Street
 - North Parker Street
 - North Riverview Road (Drive)
- **Utilities:** Public water, sanitary sewer, storm sewer, and utility easements are shown
- **Dedications:** Includes a Deed of Dedication and Restrictive Covenants implementing the approved PUD standards

TECHNICAL ADVISORY COMMITTEE (TAC) COMMENTS:

At the December TAC meeting, the applicant was asked about the encroachment of the Tulsa County ROW, adding a fire hydrant at Stanley and Washington, and the one-way streets proposed on Stanley and Parker. The other utilities had no noteworthy comments for the applicant.

ENGINEERING COMMENTS: The Engineering Department has reviewed the Preliminary Plat for Reserve at 151. These comments are technical in nature and can be addressed through coordination with Engineering, Fire, and Police prior to plat recording and/or issuance of building permits. See attached.

STAFF COMMENTS:

Staff finds the proposed Preliminary Plat is consistent with BXPUD-21.15 and reflects the approved development framework, including permitted mixed-use development, access configuration, and subdivision layout.

Staff recommends approval of Preliminary Plat BXPT-25.12 for the Reserve at 151, subject to the following conditions:

- Continue to coordinate with Public Works and Engineering to address their comments.
- Submit final construction drawings and revised plat for staff review prior to City Council consideration of Final Plat.

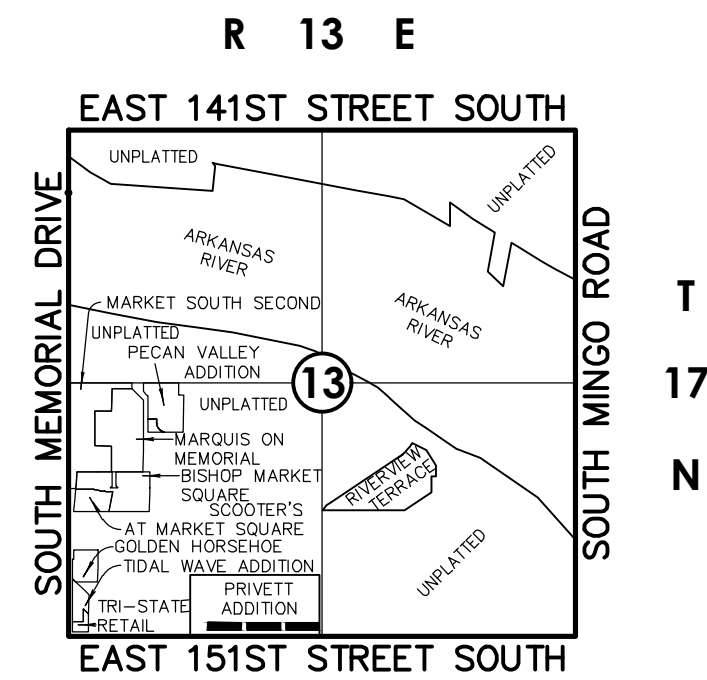
FIGURES:

- Figure 1: Development Areas per PUD
- Figure 2: Existing Zoning

ATTACHMENTS:

Attachment 1: Preliminary Plat for Reserve at 151

Attachment 2: Engineering Comments dated December 8, 2025



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
THREE (3) LOTS
IN THREE (3) BLOCKS
GROSS SUBDIVISION AREA: 1.799 ACRES

OWNER/DEVELOPER:
The Reserve at 151 LP
CONTACT: SEAN DAVIS
EMAIL: SEAN@VERTEXDEVELOPS.COM
14601 E. 88th Pl. N., Ste. 305
Owasso, Oklahoma 74055
Phone: (918) 527-8773

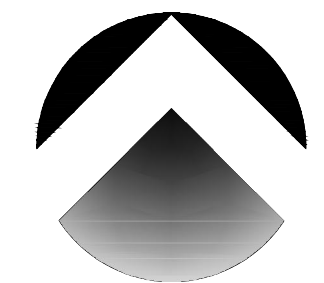
Preliminary/Conditional Final Plat

BXPUD-21.15

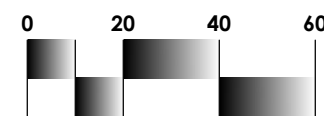
Reserve at 151

A REPLAT OF PARTS OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129) A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



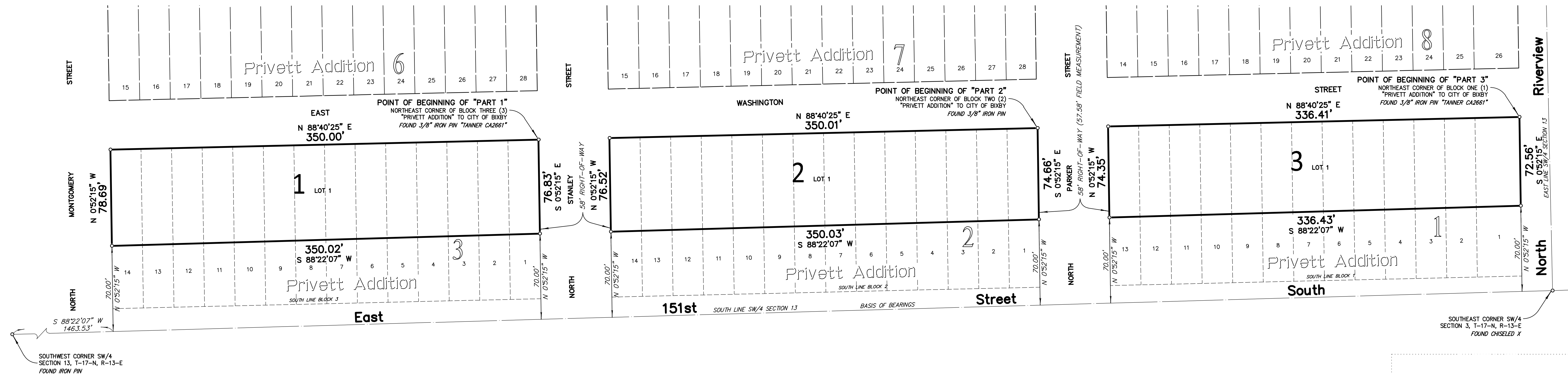
NORTH



Scale: 1"= 40'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FM	FIELD MEASURE
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT



- Notes:**
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) FOUND CHISELED X AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 - (B) FOUND IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°27'07" WEST.
 - ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 151ST STREET SOUTH, EAST WASHINGTON STREET, NORTH MONTGOMERY STREET, NORTH STANLEY STREET, NORTH PARKER STREET, AND NORTH RIVERVIEW ROAD (ALSO KNOWN AS NORTH RIVERVIEW DRIVE), ALL BEING PUBLIC STREETS.
 - ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED IN THE CITY OF BIXBY.

DATE OF PREPARATION: November 4, 2025

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on _____
MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER-CITY CLERK

Preliminary/Conditional Final Plat

BXPUD-21.15

Reserve at 151

A REPLAT OF PARTS OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129) A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

SOONER DEVELOPMENT GROUP _____, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" OR "DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND IN THREE (3) PARTS THAT IS A PART OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 1, FOR A DISTANCE OF 72.56 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 336.43 FEET TO A POINT ON THE WEST LINE OF BLOCK 1; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 74.35 FEET TO THE NORTHWEST CORNER OF BLOCK 1; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 1, FOR A DISTANCE OF 336.41 FEET TO THE POINT OF BEGINNING OF PART 1;

SAID PART CONTAINING 24,710 SQUARE FEET OR 0.567 ACRES;

PART 2 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 2, FOR A DISTANCE OF 74.66 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 350.03 FEET TO A POINT ON THE WEST LINE OF BLOCK 2; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 76.52 FEET TO THE NORTHWEST CORNER OF BLOCK 2; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 2, FOR A DISTANCE OF 350.01 FEET TO THE POINT OF BEGINNING OF PART 2;

SAID PART CONTAINING 26,457 SQUARE FEET OR 0.607 ACRES.

PART 3 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 3, FOR A DISTANCE OF 76.83 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 350.02 FEET TO A POINT ON THE WEST LINE OF BLOCK 3; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 78.69 FEET TO THE NORTHWEST CORNER OF BLOCK 3; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 3, FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF PART 3;

SAID PART CONTAINING 27,216 SQUARE FEET OR 0.625 ACRES;

TOGETHER, ALL 3 PARTS CONTAIN 78,383 SQUARE FEET OR 1.799 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (A) CHISELED X FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
(B) IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°22'07" WEST.

DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, AND SUBDIVIDED INTO THREE (3) LOTS IN THREE (3) BLOCKS AND HAS DESIGNATED THE SAME AS "RESERVE AT 151", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-25.15 ("RESERVE AT 151") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-25.15 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON JANUARY 18, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 24, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2385) APPROVED JANUARY 24, 2022 WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-25.15, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-25.15 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON DECEMBER 7, 2021 (DATE OF PUD APPLICATION).

B. DEVELOPMENT STANDARDS

Table with 3 columns: Category, Value 1, Value 2. Rows: GROSS LAND AREA (178,604 SF, 4.100 AC), NET LAND AREA (78,383 SF, 1.799 AC)

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE RM-3 AND CS DISTRICTS (EXCEPT AS SPECIFIED BELOW); DRY CLEANING/LAUNDRY WITHIN USE UNIT 15; AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. VERTICALLY-MIXED USE BUILDINGS ARE SPECIFICALLY PERMITTED. EXCLUDED USES: ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6), MEGA EVENTS, RESIDENTIAL TREATMENT CENTERS, AND TRANSITIONAL LIVING CENTERS WITHIN USE UNIT 5, AND MEDICAL MARIJUANA DISPENSARIES WITHIN USE UNIT 13.

Table with 2 columns: Requirement, Value. Rows: MAXIMUM FLOOR AREA RATIO (N/A), MAXIMUM NONRESIDENTIAL BUILDING FLOOR AREA (9,266 SF), MAXIMUM NUMBER OF DWELLING UNITS (88), MINIMUM LOT WIDTH (20 FT), MINIMUM LOT SIZE (1,450 SF), MINIMUM LAND AREA PER DWELLING UNIT (2,015 SF *), MAXIMUM BUILDING HEIGHT (3 STORIES AND 48 FT **)

OFF-STREET PARKING: MINIMUM ONE (1) ENCLOSED OR UNENCLOSED OFF-STREET PARKING SPACE REQUIRED PER DWELLING UNIT AND 1 PER 300 SF NONRESIDENTIAL BUILDING FLOOR AREA (ANY OCCUPANCY). NO MAXIMUM PARKING LIMITATION.

MINIMUM LIVABILITY SPACE: N/A ***

Table with 2 columns: Requirement, Value. Rows: MINIMUM YARD SETBACKS: FRONT YARD (0 FT), REAR YARD (0 FT), SIDE YARD (INTERIOR) (0 FT), SIDE YARD ABUTTING A STREET (0 FT)

OTHER DEVELOPMENT STANDARDS AND BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE CH DISTRICT

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-7I-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

*** LIVABILITY SPACE IS SATISFIED BY THE LARGE STREET LAWN ALONG 151ST ST. S., THE "POCKET PARK" TO BE CONSTRUCTED IN N. PARKER ST., PATIOS, BALCONIES, AND ADDITIONAL LANDSCAPED OPEN SPACE WITHIN AND ADJOINING THE SITE.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

C. ACCESS AND CIRCULATION

THE SITE HAS FRONTAGE ALONG EAST 151ST STREET SOUTH BUT IS DESIGNED TO HAVE PRIMARY ACCESS FROM THE REAR VIA EAST WASHINGTON STREET. AS A PART OF THE APPROVED PROPOSAL AND AGREEMENT, THE DEVELOPER WILL DESIGN AND BUILD PAVING, STORM SEWER, AND DRAINAGE IMPROVEMENTS TO EAST WASHINGTON STREET. TO FACILITATE COMMERCIAL VIABILITY FOR THE BUSINESSES TO BE LOCATED IN THE BUILDING ENDCAPS, ACCESS FROM EAST 151ST STREET SOUTH WILL BE AFFORDED VIA NORTH MONTGOMERY STREET, NORTH STANLEY STREET, AND NORTH PARKER STREET, ALL OF WHICH WILL REMAIN OPEN. PARKING WILL BE CONSTRUCTED WITHIN THE RIGHTS-OF-WAYS OF THESE STREETS SIMILAR TO STOREFRONT PARKING IN DOWNTOWN BIXBY, AND PARTIALLY WITHIN THE EAST WASHINGTON STREET RIGHT-OF-WAY. NO PARKING IS PLANNED ALONG NORTH RIVERVIEW ROAD. BY THIS PUD, REQUIRED OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE RIGHTS-OF-WAY AS SHOWN ON EXHIBIT B, AND PARKING LOT SETBACKS AND LANDSCAPED STRIPS ARE THUS NOT APPLICABLE. IT IS ANTICIPATED THAT STREET IMPROVEMENTS WILL BE NECESSARY WHILE CONSTRUCTING PARKING ALONG THE INTERNAL STREETS.

NEW SIDEWALKS ARE PLANNED ALONG NORTH MONTGOMERY STREET, NORTH STANLEY STREET, NORTH PARKER STREET, AND NORTH RIVERVIEW ROAD, AS SHOWN ON EXHIBIT B. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER.

D. SIGNS

SIGNAGE SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE.

E. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

SITE DEVELOPMENT, INCLUDING LAYOUT, PARKING, AND BUILDING FAÇADES, SHALL SUBSTANTIALLY CONFORM TO THE SITE PLAN AND BUILDING ELEVATIONS INCLUDED WITHIN THE APPROVED PROPOSAL, OR ANY DESIGN MODIFICATIONS AS MAY BE PERMITTED BY THE CITY OF BIXBY.

BALCONIES, BUILDING-MOUNTED LIGHTING, EAVES, SIGNAGE, AND OTHER ARCHITECTURAL PROJECTIONS SHALL BE PERMITTED TO OVERHANG THE RIGHTS-OF-WAY, AND PATIOS AND SIMILAR ARCHITECTURAL PROJECTS, LIGHTING, LANDSCAPING, IRRIGATION, AND SIMILAR IMPROVEMENTS SHALL BE PERMITTED TO ENCR OACH THE RIGHTS-OF-WAY, SUBJECT TO A LICENSE AGREEMENT IF AND AS MAY BE REQUIRED BY THE CITY OF BIXBY. DUE TO THE URBAN AESTHETIC DESIRED, TREES, SHRUBS, AND/OR GROUNDCOVER PLANTINGS SHALL BE PERMITTED WITHIN PLANTERS AND POTS, ONSITE AND WITHIN ADJACENT RIGHTS-OF-WAY, IN LIEU OF LANDSCAPING TREES AND LANDSCAPED STRIPS AS OTHERWISE REQUIRED BY THE ZONING CODE.

F. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

3. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-25.15 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-25.15 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____, 2026.

THE RESERVE AT 151 LP, AN OKLAHOMA LIMITED PARTNERSHIP

BY: 18 NORTH, LLC, A NEW YORK LIMITED LIABILITY COMPANY

BY: BEN FRIEDLAND, ITS MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

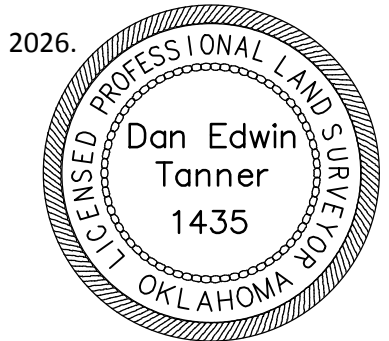
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 2026, PERSONALLY APPEARED BEN FRIEDLAND, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEED OF DEDICATION AND RESTRICTIVE COVENANTS AS MANAGER OF 18 NORTH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF THE RESERVE AT 151 LP, AN OKLAHOMA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY AND SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "RESERVE AT 151", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS DAY OF _____, 2026.

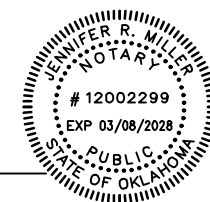


BY: DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF _____, 2026, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.



03/08/2028
MY COMMISSION EXPIRES NOTARY PUBLIC



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

December 8, 2025

To: Gladys Gill, Development Services
From: Gwen Plante, on behalf of Bixby Public Works,
Engineering Department

Reference: Reserve at 151|Engineering Review Comments on
Preliminary Plat

Gladys,

Below are review comments on the above reference project from
our Engineering Department.

This review includes only engineering items. Items under
Development Services purview – such as the Comprehensive Plan,
Zoning Code, or Subdivision Regulations – were not part of this
review.

The Preliminary Plat comments as follows:

- 1) A replat of existing Downtown lots is proposed.
- 2) Project plans indicate building encroachments onto existing
road rights-of-way. These encroachments should be
addressed via Plat with additional easements or right-of-way
adjustments.
- 3) Proximity of buildings to roadways must be reviewed and
approved by the Fire Marshal and Police Department to be
sure that security measures, if needed are provided as part of
the project.

Please let me know if you have any questions.

Gwen Plante
Project Manager
Bixby Public Works



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: December 15, 2025

NAME: Sheridan Hollow

CASE(S): **PLANNED UNIT DEVELOPMENT
MINOR AMENDMENT | PUD-52 MI.01**
PRELIMINARY PLAT | BXPT-25.11

LOCATION: Approximately 8 acres of land located on the east side of South Sheridan Road, approximately 475 feet north of East 121st Street.

EXISTING ZONING: Residential Single-Family (RS-2) with supplemental PUD-52

PROPOSED ZONING: No change

STR: Section 35, Township 18N, Range 13E

APPLICANT: AAB Engineering, LLC

REQUEST: The applicant, AAB Engineering, LLC, requests approval of a minor amendment to Planned Unit Development (PUD) PUD-52 and a Preliminary Plat for a proposed development known as Sheridan Hollow.

BACKGROUND: The amendment modifies the development standards originally adopted in Cypress Springs PUD-52 (2007). The updated PUD maintains the same residential use and general design but increases the number of lots, reduces frontage and front setbacks, and adds architectural requirements.

The plat proposes the subdivision of the 8-acre PUD into 21 single-family lots, one gated private street, two reserve areas, and associated utilities and drainage improvements. This plat will serve as the detailed site plan as required by PUD-52.

SURROUNDING ZONING AND LAND USE:

- North: (RS-2) Residential Single Family; PUD-82: Somerset
- South: (CS) Commercial Shopping: Vacant; (AG) Agriculture: Vacant
- East: (RS-2) Residential Single Family; PUD-82: Somerset
- West: City of Tulsa city limits

Figure 1: Existing zoning for surrounding areas.



DEVELOPMENT STANDARDS

The applicant proposes the following revisions while maintaining the same land use:

- Max lots: 21 (increase of 3)
- Min lot size: 12,000 sq ft (same as original)
- Min frontage: 70 ft (reduced from 85 ft)
- Setbacks:
 - 25' front
 - 15' corner
 - 20' rear
 - 5'/5' side
- Architecture:
 - Min 2,000 sq ft homes
 - 100% masonry to first-floor top plate
- Streets: Private cul-de-sac (same)
- HOA responsibilities unchanged
- Landscaping: Chapter 12 (unchanged)

These changes do not alter the PUD boundary, permitted use, circulation, or the fundamental character of the subdivision.

HOA

Required to maintain the private street, reserve areas, fencing, and detention.

ACCESS & CIRCULATION

Both the original and amended PUD provide a single point of access from South Sheridan Road into a private cul-de-sac system. The single access point must be reviewed and approved by the Fire Marshal.

The cul-de-sac length must comply with Fire Code provisions for turnarounds, hose lay distances, and emergency access.

Street sections, pavement widths, curb radii, and hydrant spacings will be evaluated during the construction plan review.

Figure 2: Conceptual Site Plan



UTILITIES AND STORMWATER

- All utilities available in the area; extensions will be reviewed by City and franchise utility providers.
- Runoff will be directed to Reserve A, which will function as the primary stormwater detention facility. Reserve A must be designated as a U/E (Utility Easement) in addition to its use as a detention area.
- Detention is required to regulate discharge onto off-site properties and must meet City of Bixby standards.

COMPREHENSIVE PLAN

The site is designated Low-Density Residential, and both the PUD amendment and plat remain consistent with this designation.

COMPLIANCE WITH PUD AMENDMENT CRITERIA

Under §11-7-10, a Minor Amendment is allowed when:

- Uses do not change
- Density does not substantially increase
- Setback or design changes do not create external impacts
- No additional access points or street network changes are proposed
- Boundaries remain unchanged

All criteria above are met.

Therefore, the request is correctly classified as a Minor Amendment.

PUBLIC INPUT:

After the public notice and publication, I received a call from a nearby resident who inquired about the amendment.

ENGINEERING COMMENTS: See attached.

STAFF COMMENTS:

The requested PUD amendment and Preliminary Plat are consistent with the City's long-term planning objectives. The PUD ensures that development standards are applied at a higher standard than would be required by straight zoning.

The plat aligns with the updated Planned Unit Development (PUD) standards and meets the required specifications for lot depth, width, and design. However, the Engineering department has identified several necessary items that need to be addressed, including drainage easements, detention improvements, utility easements, and off-site discharge requirements. All of these issues can be resolved during the final plat approval or the construction plan phase.

Staff has no objections to approving the PUD amendment and Preliminary Plat. However, Staff's comments are contingent upon this approval and are subject to the following conditions:

- Recorded agreement for off-site discharge onto the southern property.
- Compliance with the amended setback, frontage, lot size, and architectural standards.
- Submission and approval of a Final Plat by the Planning Commission and City Council must be recorded with the County Clerk prior to the release of any building permits.

FIGURES:

- Figure 1: Existing Zoning
Figure 2: Conceptual Site Plan

ATTACHMENTS:

- Attachment 1: PUD Text dated July 2025
Attachment 2: Preliminary Plat
Attachment 3: Engineering Comments dated November 6, 2025

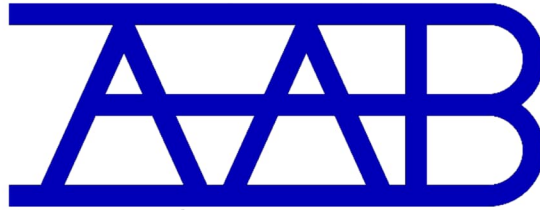
**Sheridan Hollow
Planned Unit Development
Minor Amendment PUD-52**

**Prepared
September 30, 2025**

**Location
E 118th St South and S Sheridan Road
Bixby, OK 74008**

**Developer
Bison Civil, LLC
PO BOX 648
Muskogee, Ok**

**Prepared By:
AAB Engineering, LLC**



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

Sheridan Hollow is a proposed single-family planned unit development (PUD), comprised of 8.00 acres located at East 118th Street South on the east side of South Sheridan Road. The site has tree cover over approximately two thirds of the property and is characterized by flat to gently rolling terrain that is bounded on the north, east, and south by undeveloped, AG zoned land, and on the west by South Sheridan Road. The majority of the on-site slopes are in the 0-5% range, with small portions of 5-10% slopes located along the northeast and northwest portions of the property, with a very small section of 10-15% slopes located along a small drainageway in the northwestern portion of the site. The development has approximately 425 feet of frontage on South Sheridan Road.

The soil types found on site are typical for the area, well drained, moderately to moderately rapid permeable soils, and will create no unusual developmental problems. Overall, this site has excellent development possibilities.

Sheridan Hollow is zoned for PUD-52/RS-2 for single family detached residential. Previously approved Cypress Springs PUD-52 had the same general design concept with 3 notable changes to increase the financial viability of the overall project while maintaining quality homes. The proposed planned unit development amendment would allow for a maximum of 21 single-family detached homes on an average lot size of 70' X 160' and a front set back of 25ft. Vehicular circulation inside Sheridan Hollow will be provided by a private street system which will consist of a one cul-de-sac road. Access into the Sheridan Hollow development will be provided from South Sheridan Road.

A homeowners' association is to be established at Sheridan Hollow, whose responsibilities will include the maintenance of the landscaped entries, private streets, perimeter fencing, and any common areas.

Development Area A Development Standards

Development Area A shall be developed in accordance with the Bixby Zoning Code and the use and development regulations of the CS district, except as hereinafter modified.

Gross Land Area:	8.00 acres
Net Land Area:	7.51 acres
Permitted Uses:	Single Family Detached Dwellings
Maximum Number of Lots:	21
Minimum Lot Size	12,000 sq ft
Minimum Lot Frontage	70 ft
Minimum Building Setbacks:	
• Front Yard	25 ft
• Corner Lot Side Yard	15 ft
• Rear Yard	20 ft
• Side Yard	5ft/5ft

Landscaping and Screening

Landscaping shall be provided in accordance with Chapter 12, Landscape Requirements, of the Bixby Zoning Ordinance. Any landscape material which fails shall be replaced in accordance with the criteria contained in Chapter 12, Landscape Requirements, of the Bixby Zoning Ordinance.

Fire Protection

During the planning and engineering phase of the project, the engineer will work with the Fire Marshall's office to ensure that adequate circulation can be achieved for fire trucks.

Architectural.

All homes constructed within the development shall have a minimum square footage of 2,000 square feet with a minimum first floor square footage of 2,000 square feet. All homes shall be constructed of 100% masonry to the first-floor top plate, excluding windows, covered porches, and patios.

Homeowners' Association

The Homeowners' Association, to be established at Sheridan Hollow, will have as its main objective, the maintenance of the private street system, landscaped entryways, and reserve areas. Membership in the Sheridan Hollow Homeowners' Association will be mandatory for all home and/ or lot owners.

Site Plan Review

The final subdivision plat of Sheridan Hollow shall serve as the required detailed site plan, necessitating review and approval by both the Bixby Planning Commission and the Bixby City Council.

Platting

No Building permit shall be issued until the planned unit development project has been included within a subdivision plat, submitted to and approved by the Bixby Planning Commission and the Bixby City Council, and duly filed of record. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Bixby, setting forth the development standards of the planned unit development.

Expected Schedule of Development

Development of this project is expected to commence immediately after City of Bixby approval of this PUD and necessary engineering plans.

Legal Description

Overall PUD Legal Description

A TRACT OF LAND SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE NORTH 00°51'24" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 470.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°51'24" WEST A DISTANCE OF 427.14 FEET; THENCE NORTH 88°46'13" EAST ALONG THE SOUTH LINE OF BLOCK THREE (3) OF SOMERSET, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, A DISTANCE OF 826.53 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID BLOCK 3; THENCE SOUTH 00°52'36" EAST ALONG THE WEST LINE OF LOTS FIVE (5), FOUR (4), THREE (3), TWO (2), AND ONE (1) OF SAID BLOCK THREE (3) AND LOTS EIGHT (8) AND SEVEN (7) OF BLOCK ONE (1) OF SAID SOMERSET ADDITION, A DISTANCE OF 427.05 FEET; THENCE SOUTH 88°45'51" WEST A DISTANCE OF 826.68 FEET TO THE POINT OF BEGINNING. CONTAINING 353,031 SQUARE FEET OR 8.10 ACRES, MORE OR LESS.

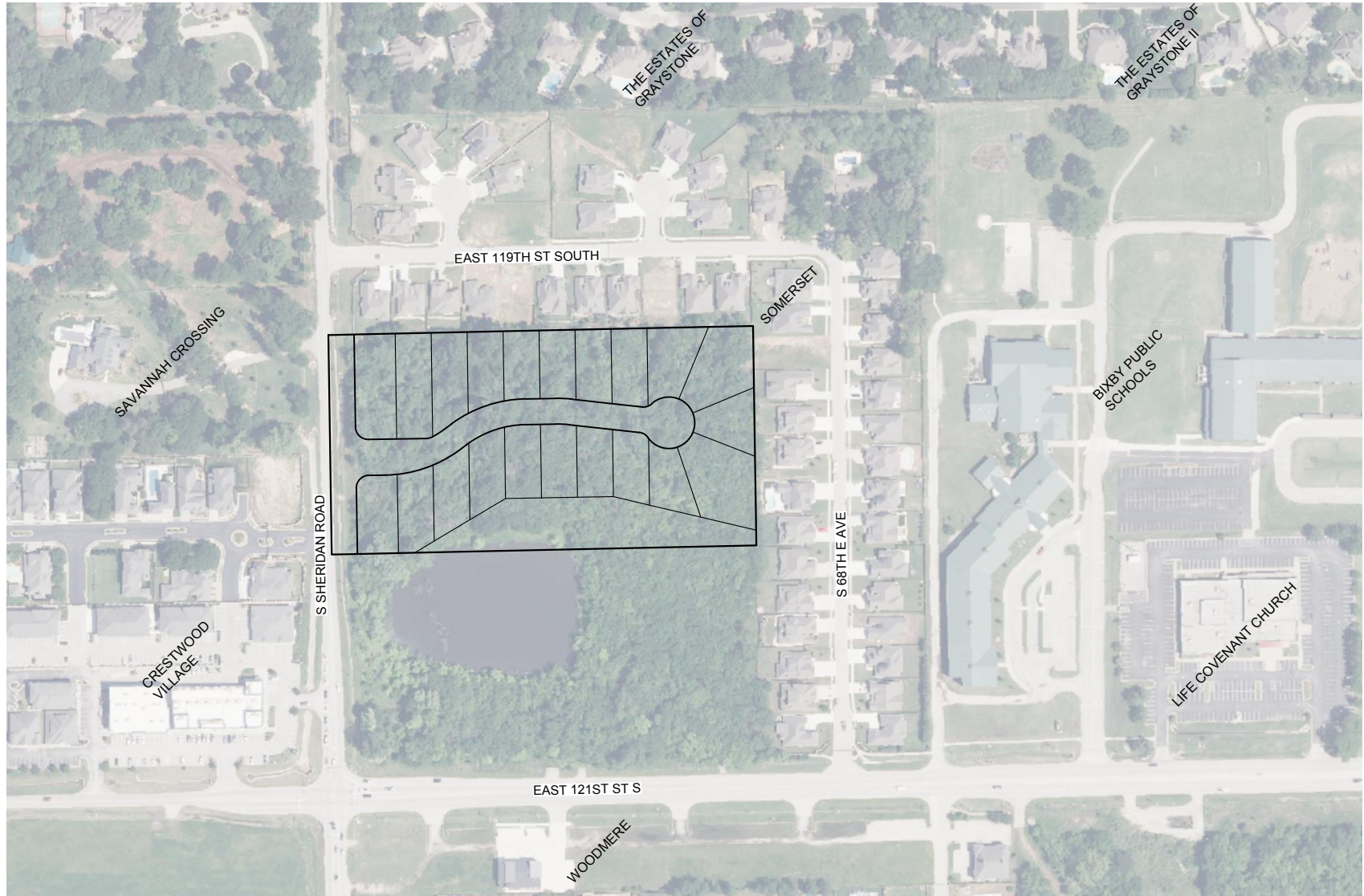
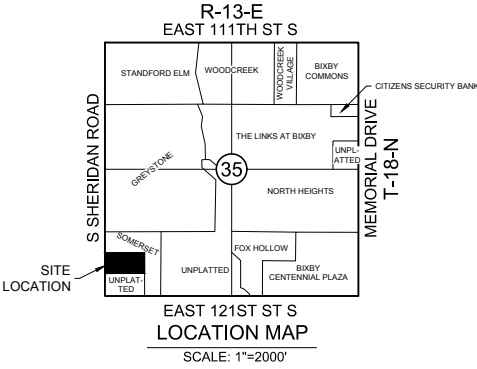
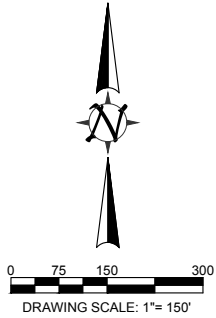
LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) BEING NORTH 00°51'24" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 24, 2025, BY MIKEL L. STEWART, OKLAHOMA LICENSED LAND SURVEYOR NO. 2105.

Exhibits

Exhibit A
Surrounding Areas
for

Sheridan Hollow



PLOT DATE: THU, 02/02/2015 FILE: P:\181035-119TH AND SHERIDAN\TERMINAL\FAVORABLE BASE\119TH & SHERIDAN - P.D



AAB Engineering, LLC

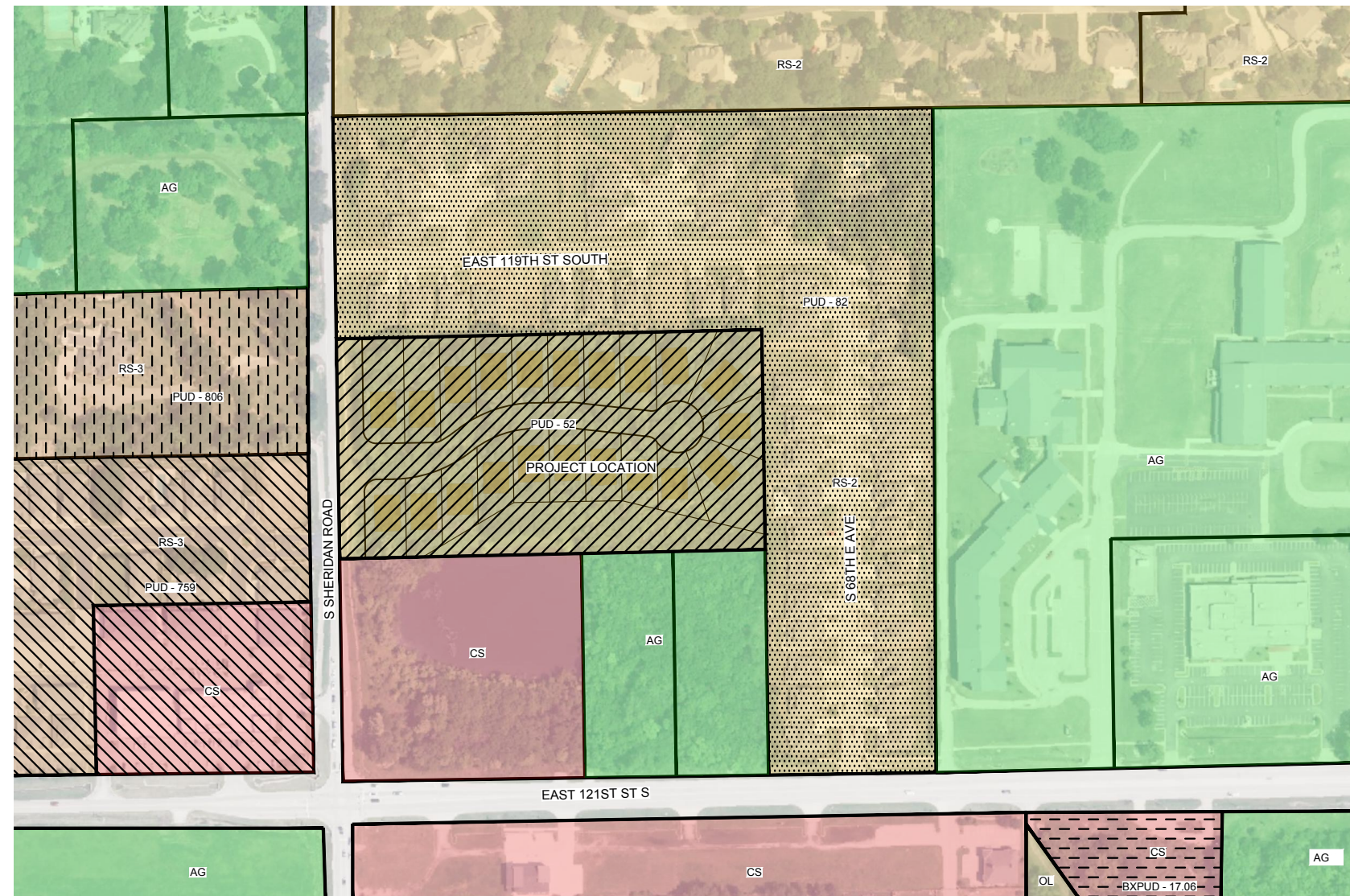
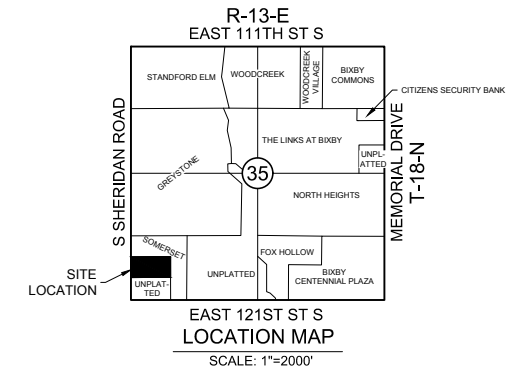
Engineering • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2014
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit B
Existing Zoning
for

Sheridan Hollow



0 75 150 300
DRAWING SCALE: 1"= 150'



LEGEND

- ZONED AG (AGRICULTURE)
- ZONED CS (COMMERCIAL)
- ZONED RS-2 (RESIDENTIAL)
- ZONED RS-3 (RESIDENTIAL)
- ZONED OL (OFFICE)
- PUD - 82
- PUD - 52
- PUD - 759
- PUD - 806
- BXPUD - 17.06

PLOT DATE: TUE, 02/02/2015 FILE: P:\181036-119TH AND SHERIDAN\TERNATIVE BASES\119TH & SHERIDAN - PUD

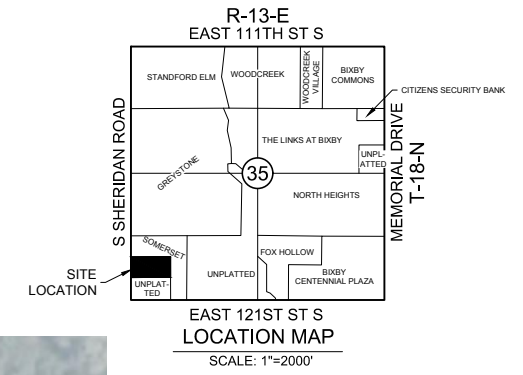
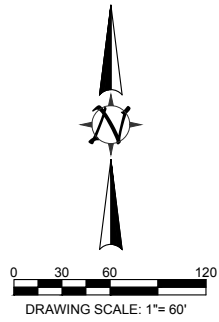


AAB Engineering, LLC

Engineering • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2014
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit C
 Conceptual Development Plan
 for

Sheridan Hollow



PLOT DATE: THU, 02 02 2015 FILE: P:\181035-119TH AND SHERIDAN\TERNATIVE BASES\119TH & SHERIDAN - RFD



AAB Engineering, LLC

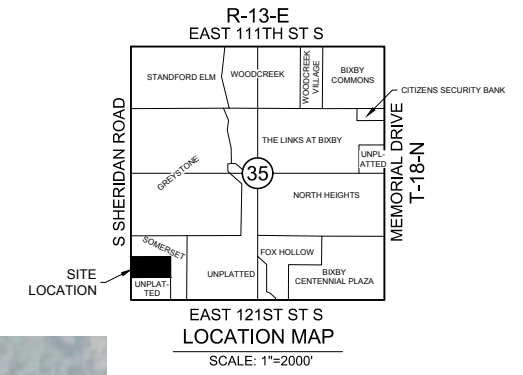
Engineering • Land Planning
 PO Box 2136 Sand Springs, OK 74063
 OK CA#6318 Exp: June 30, 2014
 Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit D
Existing Topo & Aerial
for

Sheridan Hollow



0 30' 60' 120'
DRAWING SCALE: 1"= 60'



PLOT DATE: THU, 02/02/2015 FILE: P:\1818336-119TH AND SHERIDAN\TERNATIVE BASES\119TH & SHERIDAN - RFD



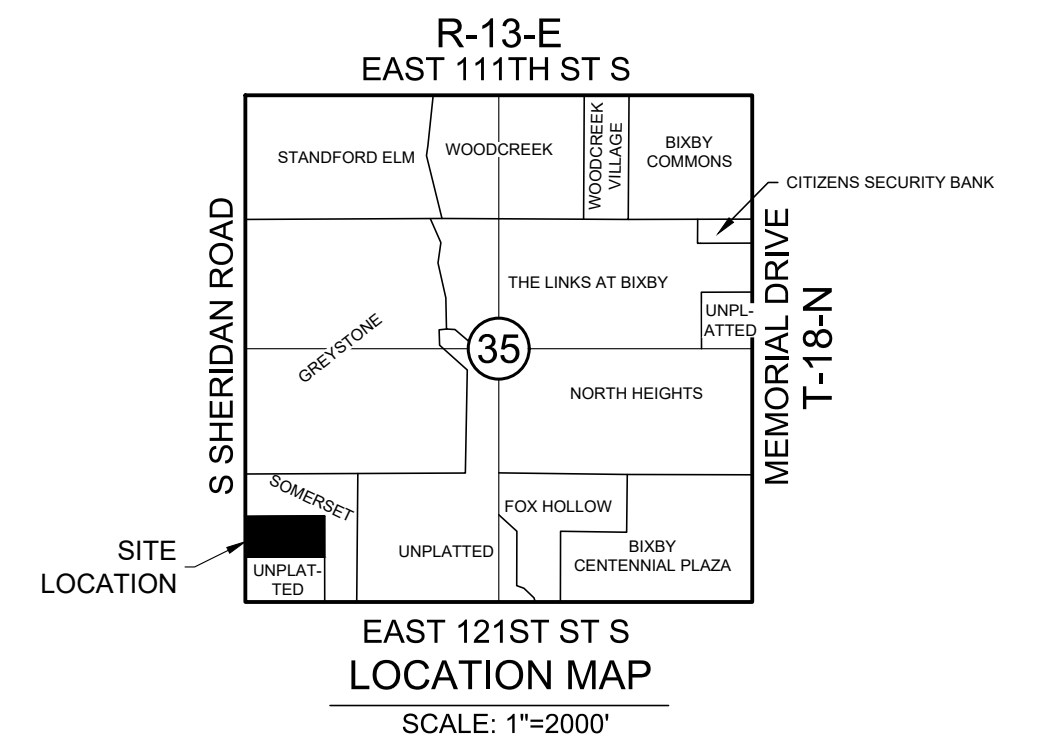
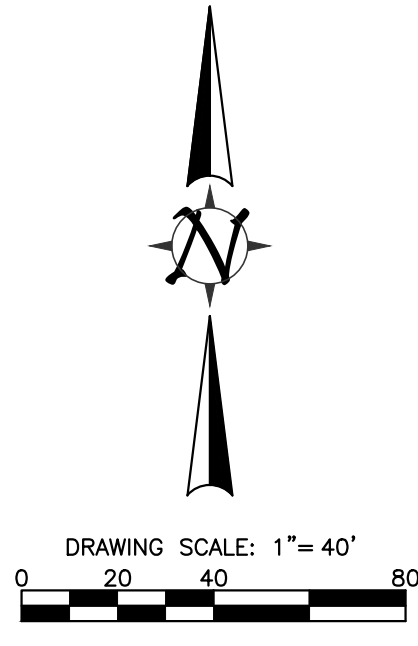
AAB Engineering, LLC

Engineering • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2014
Office: (918) 514-4283 Fax: (918) 514-4288

PRELIMINARY PLAT

Sheridan Hollow

PART OF THE SW/4 SW/4 SECTION 35, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



OWNER/DEVELOPER

BISON CIVIL, LLC
PO BOX 648
MUSKOGEE, OK

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS TWENTY-ONE (21) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
BLOCK 1.....21 LOTS - 5.48 ACRES
RESERVE A.....1.11 ACRES
RESERVE B.....0.91 ACRES

LEGEND

- B/L.....BUILDING LINE
- LNA.....LIMITS OF NO ACCESS
- POB.....POINT OF BEGINNING
- POC.....POINT OF COMMENCEMENT
- ROW.....RIGHT OF WAY
- U/E.....UTILITY EASEMENT
- FL/E.....FENCE AND LANDSCAPE EASEMENT
- SF.....SQUARE FEET
- BK.....BOOK
- PG.....PAGE
- IPF.....IRON PIN FOUND
- XXXX.....STREET ADDRESS

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE CONTAINED IN FEMA ZONE X (SHADED) (0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0432M" DATED SEPTEMBER 12, 2024 AS WELL AS THE CITY OF TULSA REGULATORY FLOODPLAIN.

CURVE TABLE

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	39.27	25.00	35.36	S45°51'24"E
C2	12.07	25.00	11.95	S75°18'47"W
C3	27.86	200.00	27.84	S57°29'33"W
C4	155.51	250.00	153.02	N71°19'21"E
C5	31.16	250.00	31.14	S87°17'10"E
C6	21.03	25.00	20.41	N72°11'23"E
C7	241.19	50.00	66.67	S6°17'05"W
C8	21.03	25.00	20.41	N59°37'14"W
C9	24.93	200.00	24.91	N87°17'10"W
C10	124.41	200.00	122.42	S71°19'21"W
C11	155.51	250.00	153.02	S71°19'21"W
C12	39.27	25.00	35.36	S44°08'36"W

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BIXBY
116 W. NEEDLES
P.O. BOX 70
BIXBY, OK 74008

UTILITIES

OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

PUBLIC SERVICE COMPANY OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

BTC
11134 S. MEMORIAL DR.
BIXBY, OK 74104
918-366-8000

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658

RWD #6 OKMULGEE CO.
11003 HECTORVILLE RD.
MOUNDS, OK 74047-0340
918-827-6350

SUBDIVISION DATA

BENCHMARK
SET MAG NAIL IN CONCRETE DITCH DRAIN, APPROXIMATELY 315 FEET EAST OF SOUTH SHERIDAN RD ON THE NORTH SIDE OF EAST 121ST ST S.
ELEV=609.09' (NAVD 88)

BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

FINAL PLAT ENDORSEMENT OF APPROVAL

Council of the City of Bixby, Oklahoma
Approval Date: _____

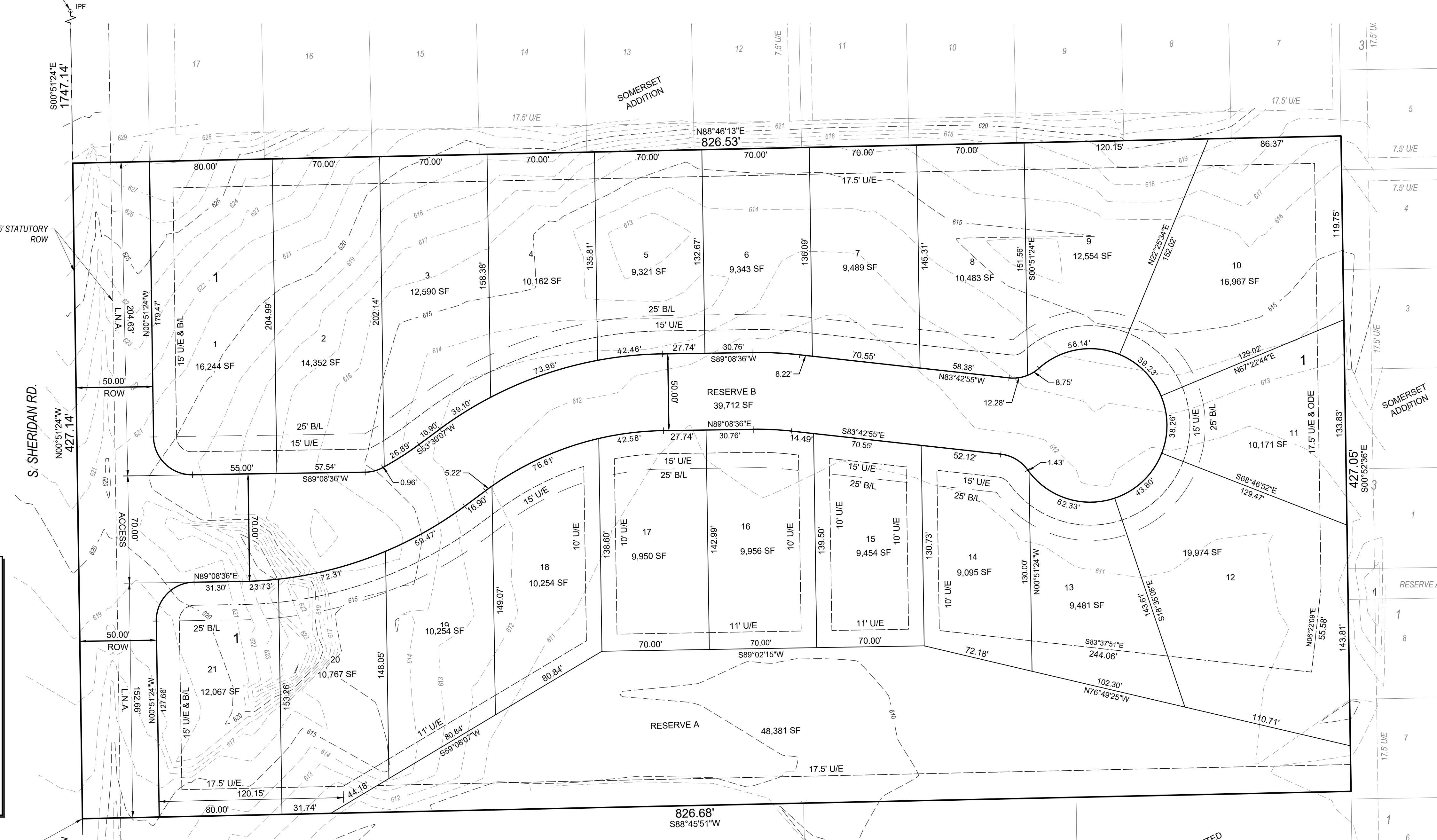
MAYOR

CITY MANAGER
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

NW CORNER SW/4 SECTION 35 T-18-N, R-13-W 5/8" IRON PIN FOUND

POINT OF BEGINNING

SW CORNER SECTION 35 T-18-N, R-13-W MAG NAIL FOUND POINT OF COMMENCEMENT



PLOT DATE: Thu, 02 Oct 2025 FILE: P:\181334\181334-181334-SHERIDAN_HOLLOW_PRELIMINARY_PLAT.dwg

PRELIMINARY PLAT

Sheridan Hollow

OWNER/DEVELOPER

BISON CIVIL, LLC
PO BOX 648
MUSKOGEE, OK

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
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PART OF THE SW/4 SW/4 SECTION 35, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL PERSON BY THESE PRESENTS:

THAT BISON CIVIL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HEREINAFTER REFERRED TO AS "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE NORTH 00°51'24" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 470.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°51'24" WEST A DISTANCE OF 427.14 FEET; THENCE NORTH 88°46'13" EAST ALONG THE SOUTH LINE OF BLOCK THREE (3) OF SOMERSET, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, A DISTANCE OF 826.53 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID BLOCK 3; THENCE SOUTH 00°52'36" EAST ALONG THE WEST LINE OF LOTS FIVE (5), FOUR (4), THREE (3), TWO (2), AND ONE (1) OF SAID BLOCK THREE (3) AND LOTS EIGHT (8) AND SEVEN (7) OF BLOCK ONE (1) OF SAID SOMERSET ADDITION, A DISTANCE OF 427.05 FEET; THENCE SOUTH 88°45'51" WEST A DISTANCE OF 826.68 FEET TO THE POINT OF BEGINNING. CONTAINING 353,031 SQUARE FEET OR 8.10 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) BEING NORTH 00°51'24" WEST.

AND THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWENTY ONE (21) LOTS IN 1 BLOCK AND 1 RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SHERIDAN HOLLOW", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UIE" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ANY OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT. FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES, WHICH DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG SOUTH SHERIDAN AVENUE. ALL OTHER SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER OR GAS SERVICE LINE TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON THE LOT COVERING FIVE FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FOR IN THIS PARAGRAPH 1B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT.
- WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF BIXBY WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF THE GAS SERVICE.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR THE DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY THE ACTS OF THE OWNER, OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1D SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY PERMITTED LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREA DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. RESERVE AREA A

THE USE OF RESERVE AREA A DEDICATED ON THE PLAT FOR THE SUBDIVISION WITH THE PRIMARY USE OF STORMWATER DETENTION FACILITIES AND WITH ADDITIONAL USE AS OPEN SPACE, FENCING, AND LANDSCAPING, AS WELL AS UTILITY EASEMENTS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF RESERVE AREA A WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. FENCING SHALL MEET THE CITY OF BIXBY ZONING ORDINANCE REQUIREMENTS AND SHALL NOT INTERFERE WITH THE DESIGNED PURPOSE OF THE DETENTION FACILITIES.

H. RESERVE B - PRIVATE STREET

- RESERVE B SHALL BE LIMITED TO USE FOR A PRIVATE STREET, OPEN SPACE, AND LANDSCAPING AND FOR LOCATION OF UTILITIES AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION III HEREOF FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREET AND OTHER COMMON AREAS OF THE SUBDIVISION.
- THE STREET LOCATED WITHIN RESERVE B AS DEPICTED ON THE ACCOMPANYING PLAT, IS ESTABLISHED BY GRANT OF THE OWNER AS A PRIVATE STREET FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS LOTS AND PUBLIC STREETS.
- THE OWNER HEREBY GRANTS TO THE CITY OF BIXBY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREET AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.
- THE OWNER, FOR ITSELF AND ITS SUCCESSORS, HEREIN COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:
 - CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREET DEPICTED ON THE ACCOMPANYING PLAT INCLUDING THE FOLLOWING:
 - SURFACING WIDTH SHALL BE NOT LESS THAN 26 FEET MEASURED FROM FACE OF CURB TO FACE OF CURB, EXCEPT IN THE TURN-AROUND AREAS WHICH SHALL NOT BE LESS THAN 24 FEET FROM FACE OF CURB TO FACE OF CURB;
 - STREETS SHALL BE CURBED;
 - GUTTERS, BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF BIXBY, OKLAHOMA FOR MINOR RESIDENTIAL STREETS;
 - THE VERTICAL GRADE OF THE STREET SHALL NOT EXCEED 8.0 %.
- PROHIBIT THE CONSTRUCTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET DEPICTED ON THE ACCOMPANYING PLAT WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE, AND PARTICULARLY ANY FIRE SUPPRESSION VEHICLE.
- THE OWNER SHALL SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA OF THE PRIVATE STREET AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA THAT THE PRIVATE STREET HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREET, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREET WAS CONSTRUCTED IN ACCORDANCE WITH SUCH STANDARDS. THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BIXBY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.
- THE PROPERTY OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREET DEPICTED ON THE ACCOMPANYING PLAT DOES NOT MEET THE CITY OF BIXBY, OKLAHOMA STANDARDS AS TO WIDTH OF DEDICATED RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF BIXBY, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN THE PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF THE PRIVATE STREET WITHIN THE SUBDIVISION.

F. LIMIT OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH SHERIDAN ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

G. SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. THE OWNER SHALL CONSTRUCT REQUIRED SIDEWALKS WITHIN ANY RESERVE AREAS, COMMON AREAS AND ALONG ARTERIAL STREET FRONTAGES OF ABUTTING LOTS HAVING ACCESS ONTO MINOR STREETS, AS WELL AS ALL ADA RAMPS. WHERE SIDEWALKS ARE NOT CONSTRUCTED BY THE OWNER/DEVELOPER, THE BUILDER OF A RESIDENCE ON EACH LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK. REQUIRED SIDEWALKS AND ADA RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BIXBY ENGINEERING DESIGN STANDARDS.

H. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BIXBY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

Sheridan Hollow

OWNER/DEVELOPER

BISON CIVIL, LLC
PO BOX 648
MUSKOGEE, OK

PART OF THE SW/4 SW/4 SECTION 35, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN
BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S.
GOVERNMENT SURVEY THEREOF.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

SECTION II. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN SHERIDAN HOLLOW TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION, RESERVE "A" FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF SHERIDAN HOLLOW. THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

B. MANDATORY MEMBERSHIP

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN SHERIDAN HOLLOW SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN SHERIDAN HOLLOW SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I, SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, HOMEOWNERS ASSOCIATION SHALL INURE ONLY TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNERS OF THE RESIDENTIAL LOTS AND/OR THE ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE AND/OR THE CITY OF BIXBY, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER/ DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II OR SECTION III, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY RESIDENTIAL LOT WITHIN SHERIDAN HOLLOW AND/OR THE ASSOCIATION TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION TO ENFORCE THE PROVISIONS OF SECTION II OR SECTION III, THE PREVAILING PARTY MAY RECOVER REASONABLE COSTS AND ATTORNEY FEES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGEMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, BISON CIVIL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 2025.

BISON CIVIL, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2025, BY _____, MANAGER OF BISON CIVIL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

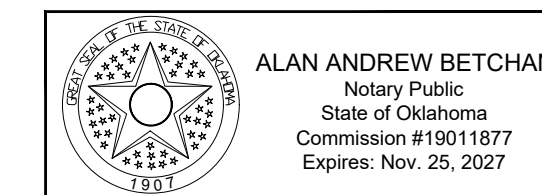
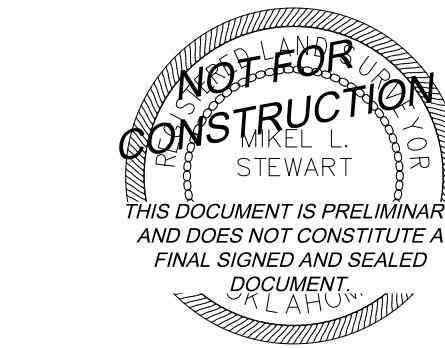
I, MIKEL L. STEWART, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "SHERIDAN HOLLOW" A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MIKEL L. STEWART
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 2105

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED MIKEL L. STEWART, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

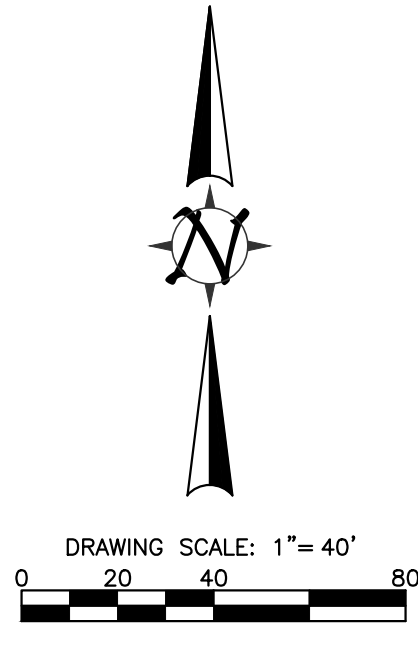
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 25, 2027
COMMISSION NUMBER: 11010522



CONCEPTUAL UTILITY

Sheridan Hollow

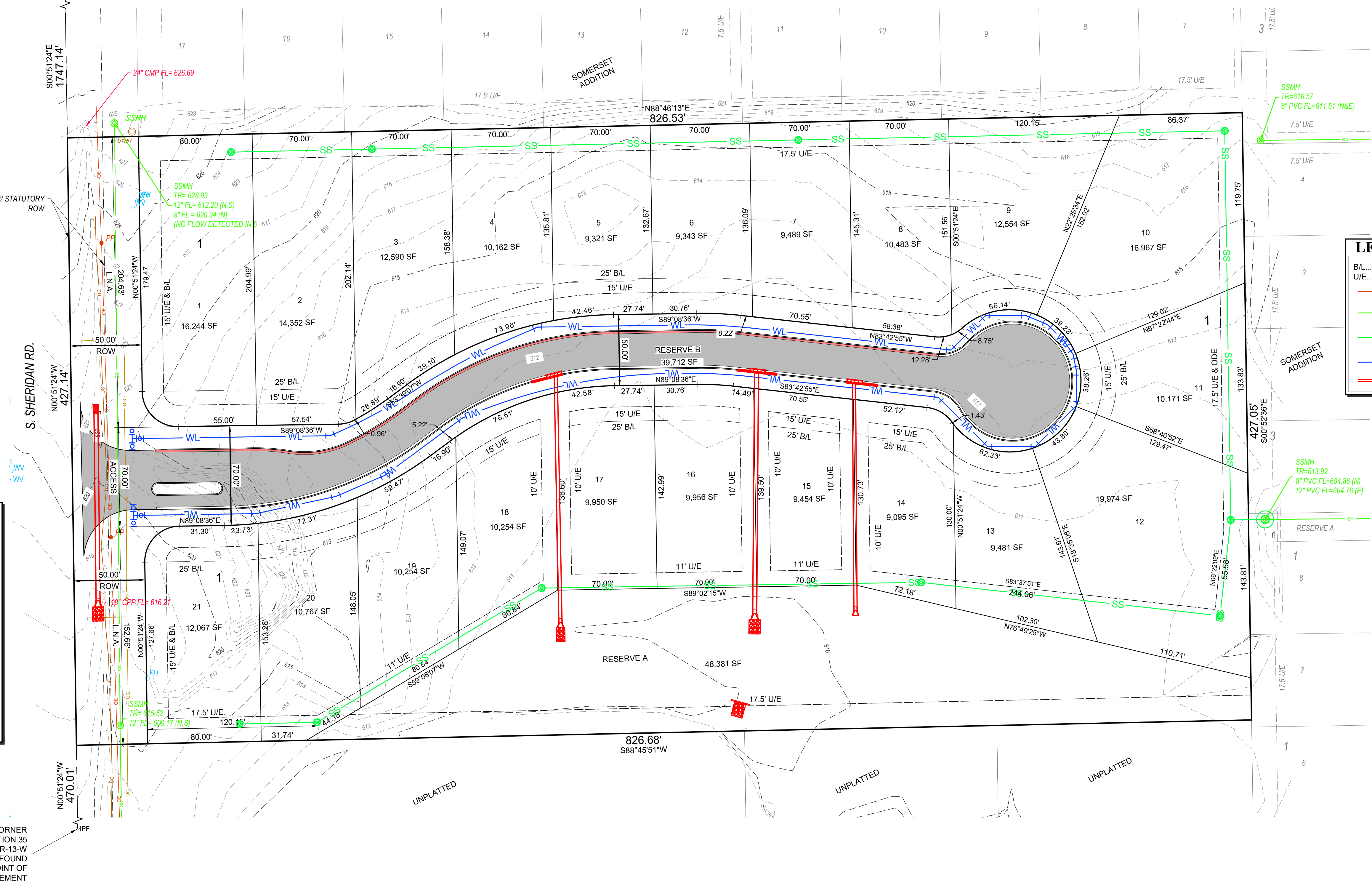
PART OF THE SW/4 SW/4 SECTION 35, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



OWNER/DEVELOPER
BISON CIVIL, LLC
PO BOX 648
MUSKOGEE, OK

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

NW CORNER SW/4 SECTION 35 T-18-N, R-13-W 5/8" IRON PIN FOUND



LEGEND

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
FL/E.....	FENCE AND LANDSCAPE EASEMENT
SF.....	SQUARE FEET
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
XXXX.....	STREET ADDRESS

LEGEND

B/L.....	BUILDING LINE
U/E.....	UTILITY EASEMENT
OE.....	EXISTING OVERHEAD ELECTRIC
ES.....	EXISTING SANITARY SEWER
SS.....	PROPOSED SANITARY SEWER
WL.....	PROPOSED WATER LINE
TS.....	PROPOSED STORM SEWER

CONTACTS

MUNICIPAL AUTHORITY	
CITY OF BIXBY 116 W. NEEDLES P.O. BOX 70 BIXBY, OK 74008	
UTILITIES	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
BTC 11134 S. MEMORIAL DR. BIXBY, OK 74104 918-366-8000	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658
RWD #6 OKMULGEE CO. 11003 HECTORVILLE RD. MOUNDS, OK 74047-0340 918-827-6350	

PLATT DATE: TUL. 02.20.2025 FILE # 181335-11TH AND SHERIDAN HOLLOW SHERIDAN HOLLOW



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

November 6, 2025

To: Gladys Gill, Development Services
From: Gwen Plante, on behalf of Bixby Public Works,
Engineering

Reference: Sheridan Hollow – Preliminary Plat & PUD

Gladys,

See the following comments provided by our Engineering Department on Sheridan Hollow for the Preliminary Plat & PUD:

The Preliminary Plat comments as follows:

- 1) Single point of access and cul-de-sac length must be reviewed and approved by the Fire Marshal.
- 2) The variable wide easement on the south side of Lots 12, 13, and 14 should be labeled as a U/E and possibly an O/D/E based on designation of east perimeter easement.
- 3) Runoff will apparently be directed to Reserve A. Storm water mitigation (detention) will be required to regulate discharge onto off-site properties.
- 4) The Plan appears to include a point discharge onto the property to the south. Agreement from the adjacent property for this arrangement must be memorialized.
- 5) Reserve A must also be designated as a U/E.

The PUD comments are as follows:

1. Single point of access and cul-de-sac length must be reviewed and approved by the Fire Marshal.



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2. Non-standard easements on the south side of the project will be necessary to accommodate the proposed sanitary sewer line.
3. Runoff will apparently be directed to Reserve A. Storm water mitigation (detention) will be required to regulate discharge onto off-site properties. (**Exhibit C**)
4. The Plan appears to include a point discharge onto the property to the south. Agreement from the adjacent property for this arrangement must be memorialized. (**Exhibit C**)

Please let me know if you have any questions.
-Gwen

Regular Agenda Item Commentary

Item Title

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.

Initiator

Gladys Gill, Assistant Planner

Background

The applicant submitted a Final Plat for *126 Medical Park*, a proposed three-lot subdivision. The Final Plat has been circulated to City departments for review in accordance with the City of Bixby Subdivision Regulations.

As part of the standard review process, the Engineering Department conducted a technical review of the plat related to infrastructure, utilities, and public improvements.

Exhibits

12.08.2025 COB ENGINEERING COMMENTS on Final Plat

Key Issue

The Engineering Department has identified multiple outstanding items that must be resolved before the Final Plat can be considered by the Planning Commission. These items include the need for additional infrastructure plans, utility coordination, easement approvals, and verification of public services.

Pursuant to Section 12-5-4 of the Bixby Code of Ordinances, no Planning Commission hearing or review may be scheduled until the Final Plat has been reviewed and approved by City staff.

At this time, the Final Plat has not received Engineering approval and therefore does not meet the requirements necessary to be scheduled for Planning Commission consideration.

Planning Commission Action

No action required.

This item is provided for informational purposes only and is not scheduled for discussion or vote.

Staff Recommendation

Staff finds that the outstanding items identified during engineering review are substantive and must be addressed prior to Planning Commission review. Proceeding without staff approval would be inconsistent with City code and standard subdivision review procedures.

Staff is working with the applicant to resolve the outstanding issues and will bring the Final Plat forward once all requirements have been satisfied.

Staff recommends **no action** at this time. The Final Plat will be scheduled for Planning Commission consideration once all staff review comments have been addressed and approvals have been obtained.

Item No: 8.

Meeting Date

December 15, 2025

Meeting

20251215 Planning Commission Agenda



111 North Cabaniss
P.O. Box 70
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T: 918.366.4430
www.bixbyok.gov

December 8, 2025

To: Gladys Gill, Development Services
From: Gwen Plante, on behalf of Bixby Public Works,
Engineering Department

Reference: 126 Medical Park|Engineering Review Comments on
Final Plat

Gladys,

Below are review comments on the above reference project from
our Engineering Department.

This review includes only engineering items. Items under
Development Services purview – such as the Comprehensive Plan,
Zoning Code, or Subdivision Regulations – were not part of this
review.

The Final Plat comments as follows:

- 1) Only Conceptual Utility Plans have been provided and have
not been updated as per Preliminary Plat comments.
Infrastructure Plans (paving, grading, drainage, and utility
plans) have not been provided for this project.
- 2) Sanitary Sewer Plans will require submittal to ODEQ for
approval.
- 3) A 17.5' perimeter easement has only been provided on the
NW side of the property as required. 11' U/E perimeter
easements are shown on the SW side and all other sides of
the property. The reduced 11' U/E width must be approved
by the Public Works Department as sufficient for
maintenance operations.
- 4) As per previous comments, a 15' U/E designated for the
sanitary sewer line. The 15' U/E width must be approved by
the Public Works Department as sufficient for maintenance
operations.



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- 5) As per previous comments, the sanitary sewer line along the east side of the property is located within a 15' U/E that also incorporates a gas line within a 10' easement.

This arrangement and the clearances between the proposed sewer line and the existing gas line must be approved by the Public Works Department.

- 6) As per previous comments, private storm sewer is proposed. These lines must be re-located outside of Public utility easements. (*South side of parking lot in particular.*)

Infrastructure plans must accommodate this requirement.

- 7) As per previous comments, water services are not shown. Presumably engineer has reviewed existing lines and determined that they are sufficient for development services and fire protection. The adequacy of the existing system for building service and fire protection must be reviewed and approved by the Building Official and Fire Marshal.

- 8) As per previous comments, a gas line crossing on the Memorial frontage will be crossed with the Private storm sewer system.

Based on potential conflict issues related to the depth of this pipe that lies to the east of the existing storm sewer, the exact location and depth of this line should be located and specifically addressed in future plan submittals.

Coordination with ONG will be required for approval of this crossing.

Infrastructure plans addressing this conflict have not been provided.

Please let me know if you have any questions.

Gwen Plante
Project Manager
Bixby Public Works