



City of Bixby Planning Commission Special Meeting Agenda

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

Monday, March 9, 2026

5:00 PM

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

Public comments are limited to items on the agenda. Those wishing to speak on agenda items will need to appear in the City Council Chamber.

Call to Order

Chairman

Roll Call

Secretary

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Special Use Permit (Case No. BXSUP-26.01), for a temporary construction storage area and jobsite trailer offices, including installation of temporary fencing and gravel surfacing, commonly referred to as a Laydown Yard (Use Unit 2).

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board on March 5, 2026, on or before 5:00 p.m., at City Hall, 111 N Cabaniss Ave, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner

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.

For Special Accommodations

Persons who require special accommodation to participate in this meeting should contact City Clerk, Shannon Duran: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk, Shannon Duran](mailto:sduran@bixbyok.gov) (sduran@bixbyok.gov), as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact Oklahoma Relay at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: March 9, 2026

NAME: PAC Laydown Yard

CASE(S): **SPECIFIC USE PERMIT (SUP) | BXSUP-26.01**

LOCATION: 114 S. B Avenue, Bixby, Oklahoma

EXISTING ZONING: RD – Residential Duplex

PROPOSED ZONING: Temporary SUP

STR: Section 24, Township 17N, Range 13E

APPLICANT: Nabholz

REQUEST: The applicant, Nabholz, requests approval of a Special Use Permit (BXSUP-26.01) to allow a temporary Construction Facility (off-site), also known as a Laydown Yard, to support construction activities associated with the Performing Arts Center (PAC).

The proposed use includes:

- Temporary construction material storage
- Jobsite trailer offices
- Installation of temporary fencing
- Temporary gravel surfacing

The use is classified as Use Unit 2 and requires Special Use Permit approval.

SURROUNDING ZONING AND LAND USE:

- North: (RS-3) Residential Single-Family, (RD) Residential Duplex
- South: (RS-3) Residential Single-Family
- East: (RS-3) Residential Single-Family
- West: (RS-3) Residential Single-Family

The subject property is located within the Original Town area of Bixby and is currently zoned RD – Residential Duplex.

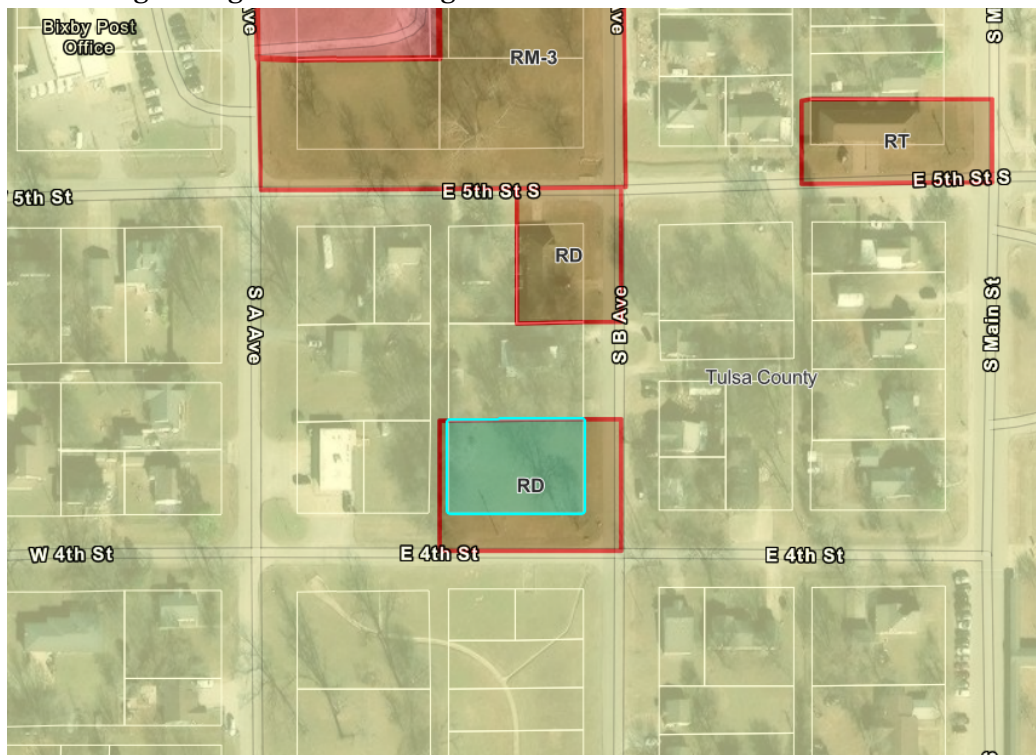
While the zoning is residential, the property’s location near the downtown core and ongoing construction activities makes the temporary staging use practical during active development.

ZONING ANALYSIS:

The proposed laydown yard is classified under Use Unit 2 – Construction Facilities, which includes temporary construction storage areas and jobsite trailer offices. The R district allows these uses, subject to SUP approval, with additional conditions to safeguard nearby properties.

- 1. Duration:** The use may continue for a period not to exceed two (2) years in the same location.
- 2. Access Requirements:** See Attachment 1 for Path of Travel.
- 3. Screening Requirement:** Temporary fencing

Figure 1: Existing zoning for surrounding areas.



PUBLIC INPUT:

After the public notice and publications on January 27 and February 26, 2026, no comments from the public have been received up to the preparation of this report.

STAFF COMMENTS:

Staff has reviewed the proposed SUP for Use Unit 2 – Construction Facilities and finds that it meets the applicable approval criteria in the City of Bixby Zoning Code. The proposed use is temporary and intended solely to support construction activity. No permanent commercial or industrial operation is proposed. The Code allows such use for up to two (2) years. While the property is zoned RD, it is located near the downtown core and within an area experiencing active redevelopment.

Potential impacts include:

- Visual impacts
- Construction traffic
- Noise during loading/unloading

Staff finds that these impacts are temporary and typical of construction staging areas.

Staff’s comments are contingent upon the approval of the SUP (BXSUP-26.01) and are subject to the following conditions:

- A time limitation consistent with the Code, not to exceed two (2) years unless extended by the approving authority.
- South B Avenue functions as a minor street. Given the downtown context and proximity to the PAC, staff find that site access is acceptable and will not increase traffic through residential neighborhoods. Any deviation from the approved path requires staff approval.
- All temporary improvements shall be removed upon expiration.

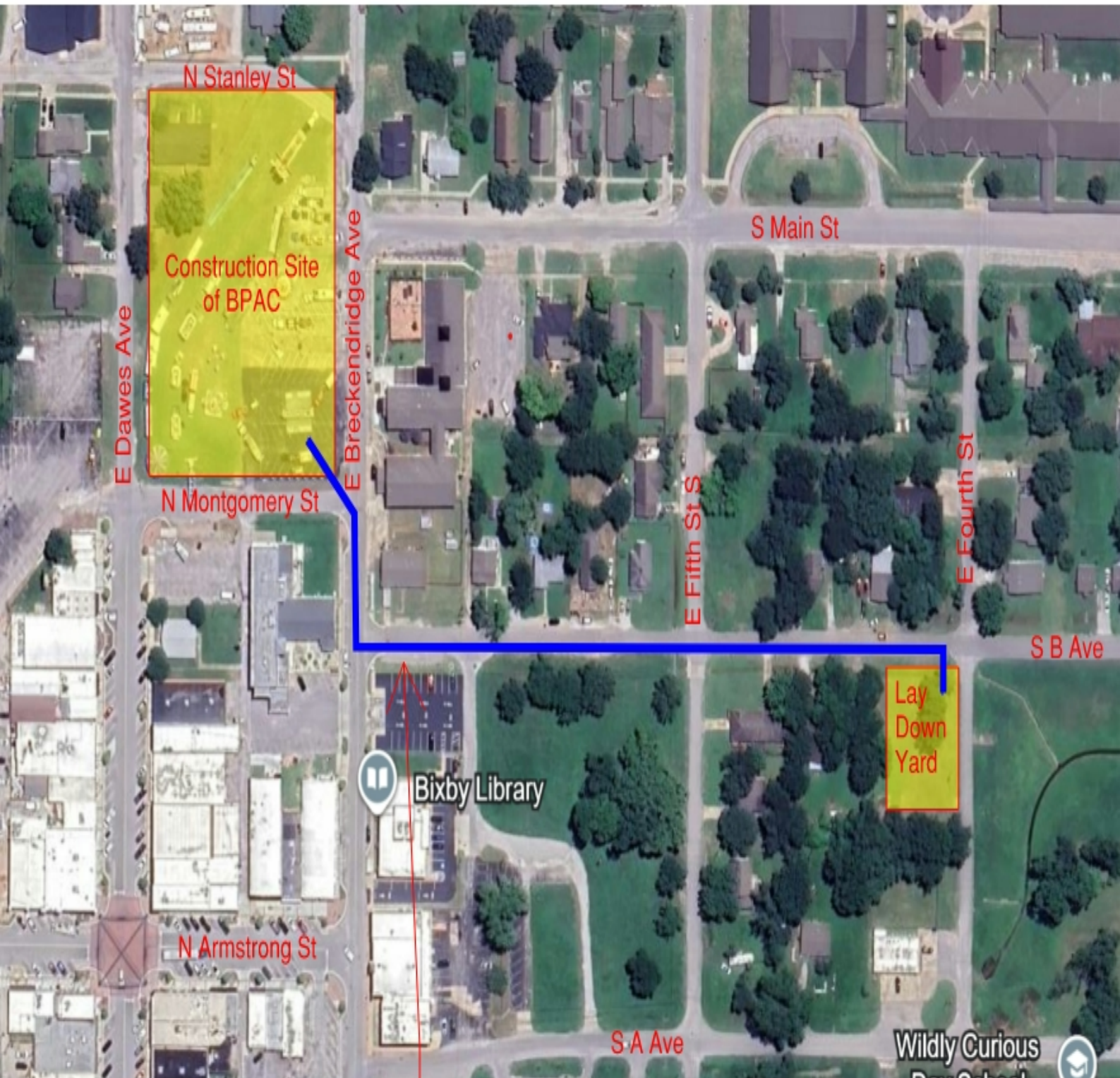
Approval of this SUP supports ongoing investment in the downtown area while maintaining safeguards for adjacent residential properties.

FIGURES:

Figure 1: Existing Zoning

ATTACHMENTS:

Attachment 1: Path of Travel Map



Blue Line Indicates
Delivery Path to the
Construction Site

AFFIDAVIT OF PUBLICATION

Tulsa World
315 S. Boulder Ave. , Tulsa, OK 74103
(918) 582-0921

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Tulsa World, a publication that is a "legal newspaper" as that phrase is defined for the city of Tulsa, for the County of Tulsa, in the state of Oklahoma, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Feb 26, 2026

Notice ID: T9sfJXCTzF25yNh0GuGb

Notice Name: BXSUP-26.01; Nabholz

Publication Fee: \$89.40

I state under penalty of perjury under the laws of Oklahoma that the foregoing is true and correct.

Edmar Corachia

Agent

VERIFICATION

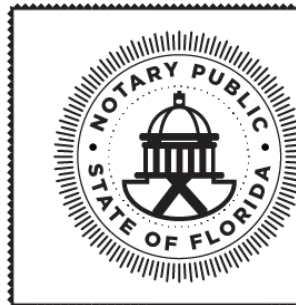
State of Florida
County of Orange

Signed or attested before me on this: 02/26/2026

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.



PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

Published in the Tulsa World, Tulsa, Tulsa County,
Oklahoma, February 26, 2026

CITY OF BIXBY
PLANNING COMMISSION SPECIAL MEETING
PUBLIC NOTICE

Notice is hereby given that the Bixby Planning Commission will conduct a public hearing on Monday, March 9, 2026, at 5:00 p.m., in the City Council Chambers of the Bixby Municipal Building, located at 111 North Cabaniss Avenue, Bixby, Oklahoma, to consider the following application:

Specific Use Permit (SUP) , Case No.: BXSUP-26.01

Property Location: 114 S. B Avenue, Bixby, Oklahoma 74008

Current Zoning: Residential Duplex (RD)

Proposed Use: Temporary construction storage area and job-site trailer offices, including installation of temporary fencing and gravel surfacing, commonly referred to as a laydown yard (Use Unit 2).

The applicant requests approval of a Specific Use Permit to allow the above-described use on property legally described as follows, to wit:

Legal Description:

Lot 3, Block 11, BIXBY-ORIGINAL TOWN (57600),
Section 24, Township 17 North, Range 13 East,
Tulsa County, Oklahoma.

All persons interested in the above-described matter may appear at the time and place stated and be heard for or against the same.

DATE: Monday, March 9, at 5:00 P.M.
FOR MORE INFORMATION CONTACT:
PLANNING DEPARTMENT
P.O. BOX 70, BIXBY, OK 74008
CALL (918) 366-4430 OR VISIT www.bixbyok.gov

Reference Case Number: BXSUP-26.01; Nabholz



COL-TUL-105541

AFFIDAVIT OF PUBLICATION

Tulsa World
315 S. Boulder Ave. , Tulsa, OK 74103
(918) 582-0921

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Tulsa World, a publication that is a "legal newspaper" as that phrase is defined for the city of Tulsa, for the County of Tulsa, in the state of Oklahoma, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jan 27, 2026

Notice ID: mTLdTe10U00yyaQMo0M7

Notice Name: BXSUP-26.01; Nabholz

Publication Fee: \$89.40

I state under penalty of perjury under the laws of Oklahoma that the foregoing is true and correct.

Anjana Bhadoriya

Agent

VERIFICATION

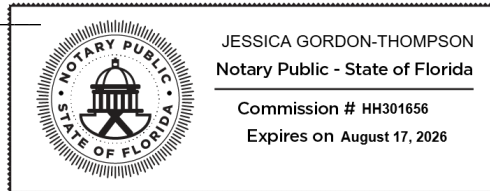
State of Florida
County of Orange

Signed or attested before me on this: 01/28/2026

J. Ra

Notary Public

Notarized remotely online using communication technology via Proof.



Published in the Tulsa World, Tulsa, Tulsa County,
Oklahoma, January 27, 2026

CITY OF BIXBY
PLANNING COMMISSION MEETING
PUBLIC NOTICE

Notice is hereby given that the Bixby Planning Commission will conduct a public hearing on Tuesday, February 17, 2026, at 6:00 p.m., in the City Council Chambers of the Bixby Municipal Building, located at 111 North Cabaniss Avenue, Bixby, Oklahoma, to consider the following application:

Specific Use Permit (SUP) , Case No.: BXSUP-26.01

Property Location: 114 S. B Avenue, Bixby, Oklahoma 74008

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Proposed Use: Temporary construction storage area and job-site trailer offices, including installation of temporary fencing and gravel surfacing, commonly referred to as a laydown yard (Use Unit 2).

The applicant requests approval of a Specific Use Permit to allow the above-described use on property legally described as follows, to wit:

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Lot 3, Block 11, BIXBY-ORIGINAL TOWN (57600),
Section 24, Township 17 North, Range 13 East,
Tulsa County, Oklahoma.

All persons interested in the above-described matter may appear at the time and place stated and be heard for or against the same.

DATE: Tuesday, February 17, at 6:00 P.M.

FOR MORE INFORMATION CONTACT:
PLANNING DEPARTMENT
P.O. BOX 70, BIXBY, OK 74008
CALL (918) 366-4430 OR VISIT www.bixbyok.gov

Reference Case Number: BXSUP-26.01; Nabholz



COL-TUL-105142