



City of Bixby Planning Commission Meeting Agenda

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

Tuesday, March 24, 2026

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 January 20, 2026.
- 2) Consider and approve the minutes from the Planning Commission Special Meeting held on March 9, 2026.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council on Rezone Case No. BXZO-26.01, a request to rezone approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road) from Agriculture (AG) to Residential Single-Family (RS-3).
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Planned Unit Development Case No. BXPUD-26.01, a request to establish a Planned Unit Development (PUD) for approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road).

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of March 20, 2026, 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
January 20, 2026 at 6:00 PM

Call to Order

Chairman Jason Mohler called the meeting to order at 6:00 PM.

Roll Call

Secretary Gladys Gill conducted roll call, and the following were present:

Members Present:

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

A quorum was established.

Staff Present:

John Hammons, City Attorney
Gladys Gill, Assistant Planner

Consent Agenda

Consider and approve the minutes from the Planning Commission Meeting held on December 15, 2025.

Chairman Mohler called for a motion to approve Item 1 on the Consent Agenda.

Commissioner Whisman moved to approve, with Commissioner Holland seconding the motion. The vote was taken with the following results:

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

Motion carried 5-0.

Public Hearing

Prior to the discussion of Public Hearing Items 1 and 2, Vice Chair Nave announced that he would recuse himself from both items. The record shows that Vice Chair Nave exited the Council Chambers and did not participate in the discussion or vote on these items.

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.

Chairman Mohler introduced Item 1 on the agenda for discussion. The staff report was presented by Assistant Planner Gladys Gill, who noted that the item had been previously tabled to allow the applicant time to provide a conceptual development plan. The applicant, Mr. Jason Scoggins, has since submitted a conceptual layout for consideration. Staff advised that the Planning Commission may recommend approval or denial of the request, or alternatively, consider a different future land use designation, such as mixed-use.

Mr. Scoggins presented a conceptual vision for the property, stating that the surrounding area is transitioning toward commercial development and that the request is intended to address future land use rather than a specific project proposal. Mark Seibold, architect and city planner, spoke on behalf of the applicant, explaining that the conceptual site plan was prepared at staff's request to reflect prior feedback and illustrate potential development options. He stated that the property is not currently at its highest and best use and suggested that a mixed-use approach could be appropriate. He noted the surrounding commercial zoning and the presence of an agricultural parcel to the west that may serve as a buffer to nearby residential areas. He also indicated that the applicant owns adjacent property to the south and intends for consistent zoning in the future. Mr. Seibold emphasized that the plan is conceptual and encouraged consideration of alternative land uses beyond agriculture.

No members of the public were present to speak; however, staff noted that written opposition had been received from a nearby property owner.

During Commission discussion, members expressed concerns regarding compatibility with adjacent residential uses, traffic and access limitations, the lack of enforceable buffering in the absence of a Planned Unit Development (PUD), and the maintenance of the Comprehensive Plan's integrity. The Commission also discussed potential alternatives, including a mixed-use designation or a split land use approach, with commercial development on the east portion of the property and residential on the west. Legal clarification was provided that the City cannot require a PUD and that buffering cannot be guaranteed under straight zoning. Discussion ensued between the Commissioners on density and the Comprehensive Plan.

Chairman Mohler asked for a motion on Item 1. Commissioner Whisman made a motion to recommend denying to the City Council. Motion was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes (to deny): Whisman, Holland
Nays: Covey, Mohler

Tie vote (2-2)

The item was forwarded to the City Council without a recommendation, but Chairman Mohler asked staff to note that he is good with a neighborhood commercial on the east half and with leaving the west half as low-density residential. He also suggests that the Commission should not take action on a zoning case with a two-to-two vote on the comprehensive plan.

After some discussion and clarification, the City Attorney suggested that the Commission hear the zoning case.

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).

Chairman Mohler introduced Item 2 on the agenda for discussion. Mrs. Gill stated that the previous staff report for Item 1 included the associated zoning case. The applicant is requesting a rezoning of the subject property from Agriculture (AG) to Commercial General (CG). The applicant was present and available to answer any questions from the Commission. Chairman Mohler asked the applicant if they wanted to make a presentation.

Mr. Scoggins, the applicant, represented by Mr. Mark Seibel, requested that the zoning hearing be continued to a future Planning Commission meeting to allow additional time to provide sufficient information for the Commission's consideration.

Chairman Mohler made a motion to continue Item 2. The motion was seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Mohler, Whisman, Covey,
Nays: Holland

Motion carried 3-1

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat for Greyhawk Phase I (Case No. BXPT-25.13), a proposed residential subdivision located approximately one-half mile east of South Mingo Road along East 131st Street, within the City of Bixby, Tulsa County, Oklahoma.

Vice Chair Nave returned to the Council Chambers and took his seat.

Chairman Mohler introduced Item 3 on the agenda for discussion. The staff report was presented by Assistant Planner Gladys Gill. Chairman Mohler asked if the applicant had anything else to add. Mr.

Dave Cocolin, the Developer for Greyhawk, gave a quick rundown of the proposal. Commissioner Holland asked staff if it complies with the PUD. Mrs. Gill confirmed compliance with the previously approved PUD.

No public members were signed up to discuss Item 3.

Chairman Mohler asked for a motion on Item 3. Vice Chair Nave made a motion to recommend approval to the City Council with staff comments. Motion was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Whisman, Mohler

Nays: 0

Motion carried 5-0

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat for Greyhawk Village (Case No. BXPT-25.13 Village), a proposed gated residential subdivision located approximately a quarter mile east of South Mingo Road along East 131st Street, within the City of Bixby, Tulsa County, Oklahoma.

Chairman Mohler introduced Item 4 for discussion. Mrs. Gill stated that this is the same development, but a separate plat for the gated community known as Greyhawk Village. Mrs. Gill also confirmed compliance with the previously approved PUD.

Chairman Mohler asked for a motion on Item 4. Commissioner Holland made a motion to recommend approval to the City Council with staff comments. Motion was seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Holland, Whisman, Covey, Nave, Mohler

Nays: 0

Motion carried 5-0

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for the Bixby Performing Art Center (Case No. BXPT-25.06 FP), a commercial development located at 19 North Montgomery Street, within the City of Bixby, Tulsa County, Oklahoma.

Chairman Mohler introduced Item 5 on the agenda for discussion. The staff report was presented by Assistant Planner Gladys Gill.

Mrs. Gill stated that the plat surveyor, Mr. Russell Muzika of Geodeca, was present. The chairman asked if anyone had comments for the staff or the surveyor. Vice Chair Nave asked for clarification on why the plat states that the alleyway will be closed by a separate instrument and asked whether the recommendation would be the same if the applicant were not the City, or if it was influenced by the

City being the applicant. Mrs. Gill responded that this approach is common and not unique to City projects. She explained that certain items, such as mutual access easements or similar documents, are sometimes addressed by separate instruments rather than included directly on the plat, often due to pending signatures or finalization. Mrs. Gill noted that these outstanding items should not delay approval of the final plat.

With no further comments or questions, Chairman Mohler moved to recommend approval to the City Council, with staff comments. Motion was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Mohler, Holland, Covey, Nave, Whisman
Nays: 0

Motion carried 5-0

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for City West (Case No. BXPT-23.15 FP), a commercial development located approximately 200 feet west of the northwest corner of East 151st Street South and South Sheridan Road, within the City of Bixby, Tulsa County, Oklahoma.

Chairman Mohler introduced Item 6 on the agenda for discussion. The staff report was presented by Assistant Planner Gladys Gill.

With no further comments or questions, Chairman Mohler moved to recommend approval to the City Council, with staff comments. Motion was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Mohler, Holland, Covey, Whisman, Nave
Nays: 0

Motion carried 5-0

New Business

No new business to discuss.

Adjournment

Adjournment called at 7:29 PM.

Special Planning Commission Meeting Minutes

Bixby Municipal Building
111 N Cabaniss Ave.,
Bixby, OK 74008
March 9, 2026 at 5:00 PM

Call to Order

The meeting was called to order by Chairman Mohler at 5:03 PM.

The Chairman noted that this was a special meeting due to a lack of quorum at the previous regular meeting and the need to consider an item with an urgent timeline, so it could be presented to the City Council the same evening. The meeting was confirmed to have been properly noticed in accordance with the Oklahoma Open Meetings Act.

Roll Call

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

Members Present

Chairman Jason Mohler
Commissioner Tom Holland
Commissioner Erik Covey

A quorum was present.

Staff Present

Gladys Gill, Assistant Planner

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).

Chairman Mohler introduced Item 1 on the agenda for discussion. Assistant Planner Gladys Gill presented the staff report, stating that the applicant is requesting approval of a Special Use Permit (SUP) for a temporary off-site laydown yard to support construction of the Performing Arts Center (PAC). The subject property is located at 114 S. B Avenue, approximately two blocks from the PAC site. The proposed use is classified under Use Unit 2 (Construction Facilities) and is permitted subject to SUP approval. The request includes temporary storage of construction equipment, placement of job site trailers, installation of temporary fencing, and gravel surfacing.

Ms. Gill explained that the proposed use is temporary in nature, with a maximum duration of two years, and that no permanent commercial or industrial operations are proposed. Any impacts related to traffic, noise, and visual conditions are expected to be temporary and typical of construction staging activities. Public notice was provided in accordance with code requirements, including mailed notices to property owners within a 300-foot radius and publication on January 27 and February 26; no public comments were received. She further noted that a designated path of travel has been identified to avoid Main Street and the nearby elementary school, and that the proposed route has been reviewed and accepted by the Police Department.

The Chairman Mohler confirmed with staff that no public comments had been received at the time of the staff report, which remained accurate. The applicant was present but did not provide additional comments. Commissioners discussed site maintenance, specifically concerns regarding mud and debris being tracked onto adjacent roadways. The applicant stated that appropriate measures would be implemented, including the use of filter fabric beneath gravel and ongoing maintenance of the access route consistent with standard construction practices.

Commissioners also inquired about the presence and capacity of existing culverts on the site. The applicant confirmed that access would utilize an existing stormwater culvert, which would not be disturbed, and clarified that the culvert is a concrete pipe capable of supporting anticipated loads, with no weight concerns identified. Additional discussion focused on traffic flow and potential neighborhood impacts, including on-street parking and proximity to nearby residences. Commissioners considered possible safety measures, such as notifying residents and implementing signage to identify construction activity and maintain safe conditions along the route.

The Commission confirmed with staff that approval of the Special Use Permit would include the conditions outlined in the staff report, including a maximum two-year time limit, adherence to the approved route of travel, and removal of all temporary improvements upon expiration. It was further noted that additional items discussed, such as noise and hours of operation, would be governed by standard City Code requirements. The Commission also acknowledged the applicant's commitment to addressing potential dirt or debris tracking through appropriate mitigation measures, including gravel and routine site maintenance.

Chairman Mohler asked for a motion on Item 1. Commissioner Holland made a motion to recommend approval to the City Council, subject to staff recommendations and noted additional amendments. Motion was seconded by Chairman Mohler. The vote was taken with the following results:

Ayes: Holland, Mohler, Covey

Nays: 0

Motion carried 3-0

Adjournment

Adjournment called at 5:18 PM.

Chairman or Vice Chair

Secretary



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: March 24, 2026

NAME: Pecan Grove

CASE(S): **RE-ZONE** | BXZO-26.01 - Residential Single-family (RS-3)
PLANNED UNIT DEVELOPMENT | BXPUD-26.01

LOCATION: 16600 South Mingo Road, Bixby, Tulsa County, OK
North of U.S. Highway 64 and west of South Mingo Road

EXISTING ZONING: Agriculture (AG)

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

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

APPLICANT: Nathalie Cornett, Eller & Detrich, P.C.

REQUEST: The applicant requests approval of a Planned Unit Development (PUD) BXPUD-26.01 and companion rezoning application (BXZO-26.01) to rezone approximately 69.04 acres from Agriculture (AG) to Residential Single-Family (RS-3). The subject property is located North of U.S. Highway 64 and west of South Mingo Road at 16600 South Mingo Road, Bixby, Tulsa County, Oklahoma.

BACKGROUND: Pecan Grove is a proposed single-family residential development within a Planned Unit Development (PUD), consisting of approximately 215 lots on 69.04 acres. The requested RS-3 zoning is consistent with surrounding residential development patterns and supports continued growth in this area. While standard RS-3 zoning would permit up to 357 lots, the proposed PUD reduces the total number of lots to 215, resulting in a lower overall density and a more spacious development pattern.

BACKGROUND CONTINUED

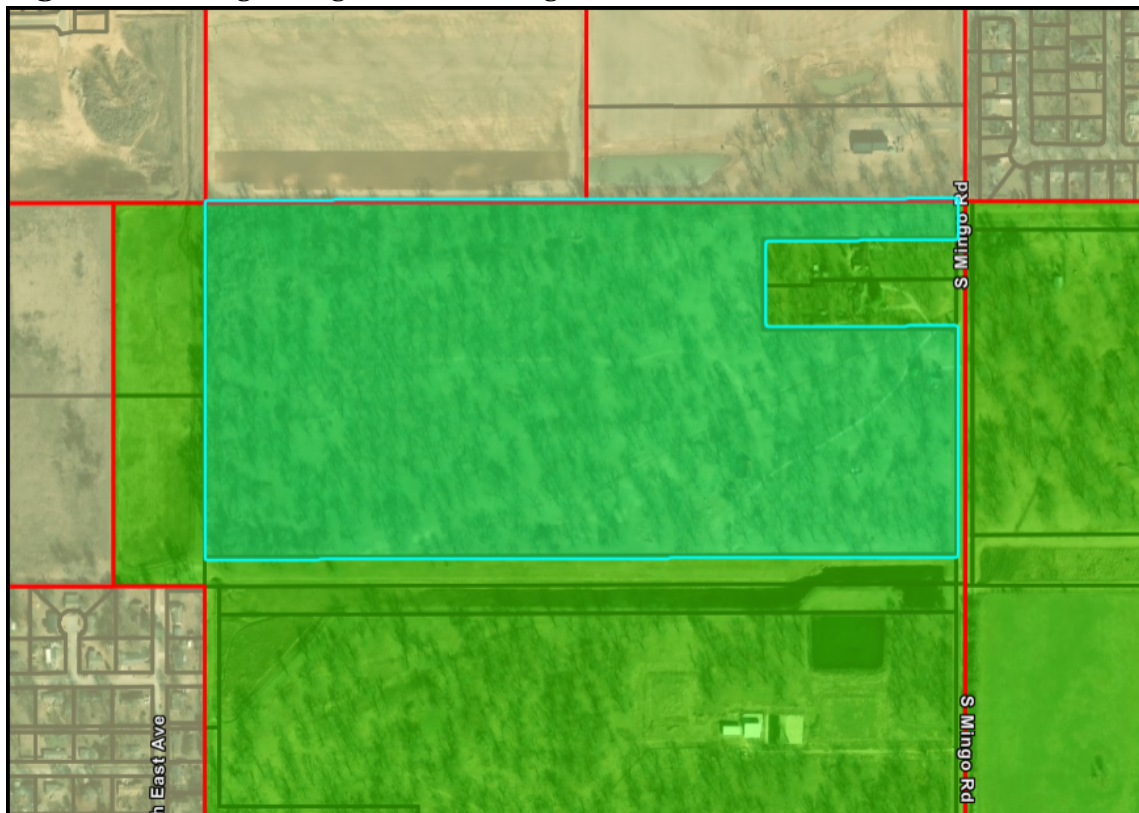
On December 15, 2025, the Planning Commission voted to recommend approval of a Major Comprehensive Plan Amendment to change the land use designation from Rural Agriculture (Unincorporated) to Medium-Density Residential. At the applicant's request, the Comprehensive Plan Amendment will be considered by the City Council concurrently with the rezoning and PUD applications.

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)

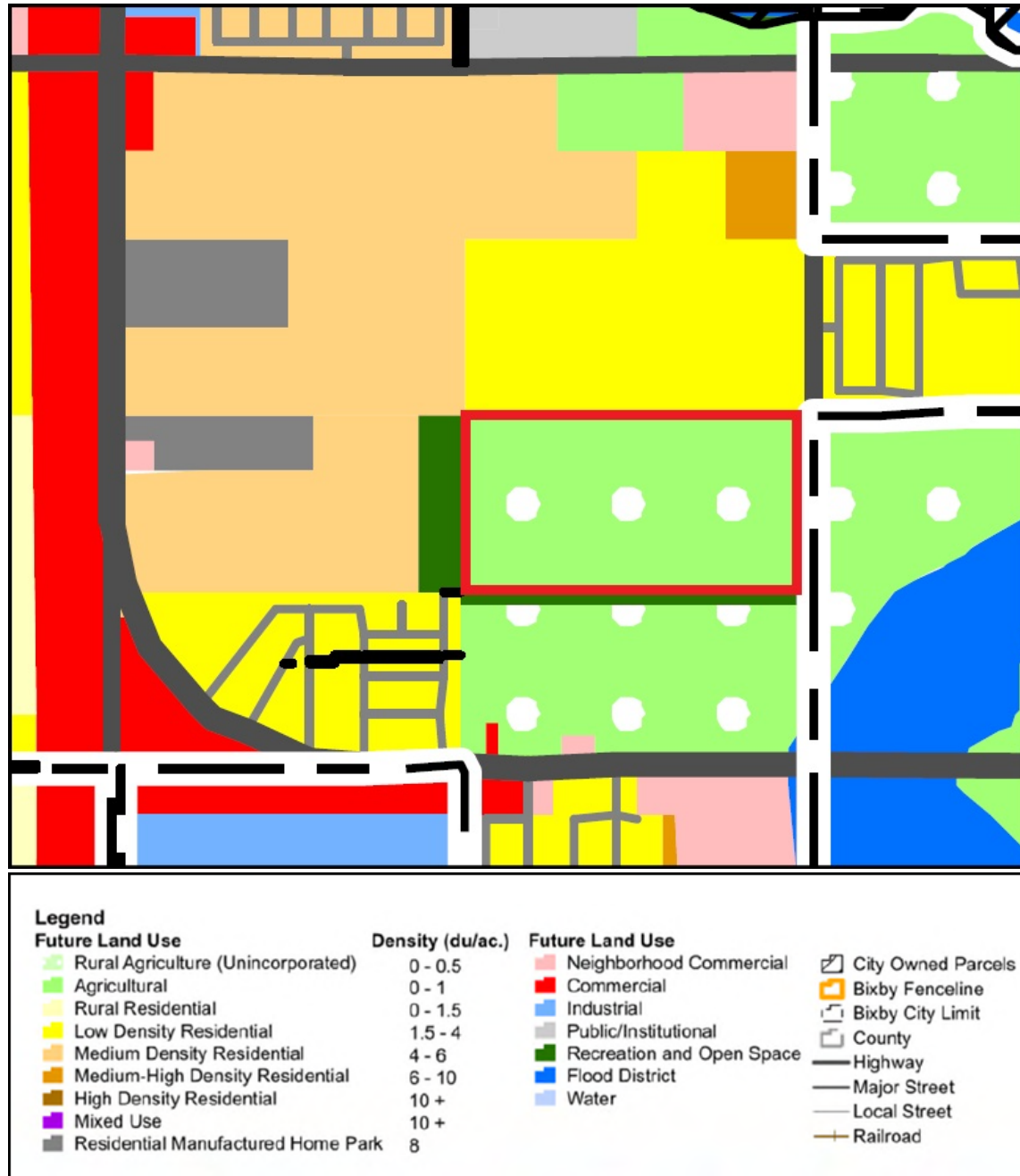
The surrounding development pattern demonstrates a gradual transition from agricultural uses to suburban residential neighborhoods, particularly to the north and west of the subject property.

Figure 1: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:


Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:


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 historical land-use conditions rather than emerging development patterns in the area.

<p>Rural Agriculture</p>		<p>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.</p> <p><i>Density: 0 to 0.5 du/ac</i></p> <p><i>Zoning: AG</i></p>
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Proposed Amendment and Plan Consistency

The 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. 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.

<p>Medium Density Residential</p>		<p>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.</p> <p><i>Density: 4 to 6 du/ac</i></p> <p><i>Zoning: RS-2, RS-2.5, RS-3</i></p>
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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.

DEVELOPMENT OVERVIEW

The applicant proposes a single-family residential Planned Unit Development (PUD) consisting of approximately 215 lots on 69.04 acres.

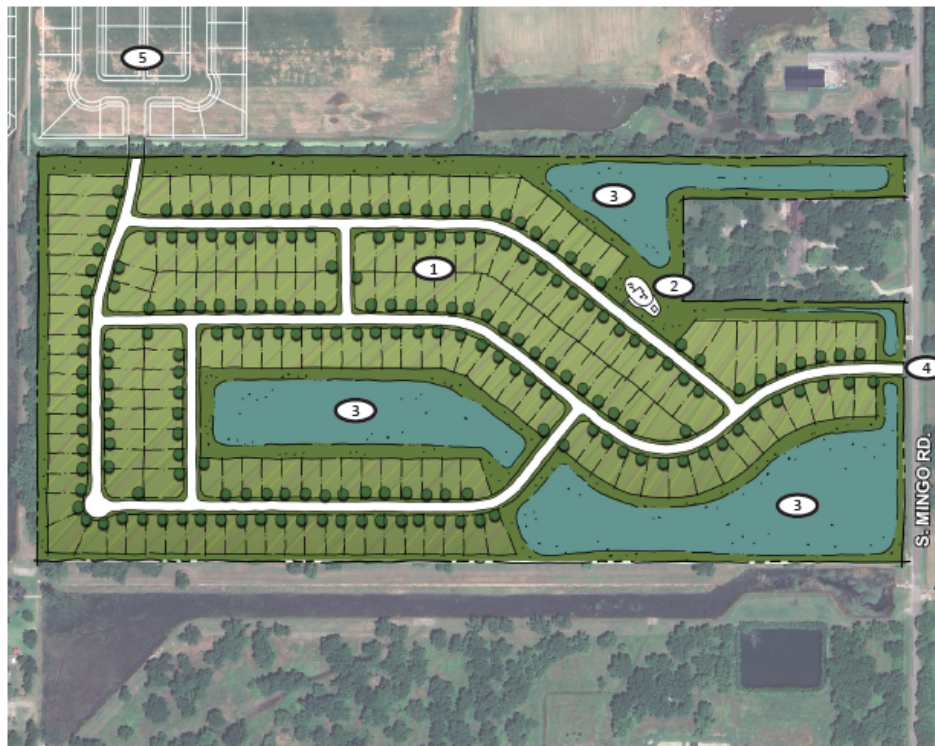
Under standard RS-3 zoning, up to 357 lots could be permitted; however, the proposed PUD reduces the total number of lots to 215, resulting in a lower overall density and a more spacious development pattern. The development is designed to be consistent with surrounding residential growth patterns and aligned with the City’s long-term planning vision.

The conceptual site plan (Figure 3) illustrates:

- Internal public street network
- Stormwater detention and floodplain management areas
- Neighborhood amenity space
- Landscaped entry features

Based on the proposed layout, the development yields an approximate density of 3.1 dwelling units per acre (215 lots on 69.04 acres). This density is consistent with medium-density residential development and is lower than what could be achieved under standard RS-3 zoning.

Figure 3: Conceptual Site Plan



Site Plan Key

1. Lots
2. Amenity Area
3. Stormwater and Floodplain Management Area
4. Landscaped Entry
5. Bixby Plains

This plan is conceptual in nature and subject to adjustments during the platting and engineering process

DEVELOPMENT STANDARDS

Land Area: 69.04 Acres

	PUD	City Code (RS-3)
Minimum Dwelling Size	Not specified	Not specified
Maximum Number of Dwelling Units	215	357 1
Minimum Lot Width	60 feet	65 feet
Minimum Lot Area	6,900 SF	6,900 SF
Minimum Land Area per Dwelling Unit	8,400 SF ²	8,400 SF
Maximum Building Height	3 Stories or 48 feet	3 Stories or 48 feet
Minimum Livability Space	4,000 SF ³	4,000 SF
Minimum Building Setbacks		
Front Yard (Arterial)	35 feet	35 feet
Front Yard (Non-Arterial)	25 feet	25 feet
Rear Yard	20 feet	20 feet
Interior Side Yard	5 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	15 feet	5 feet
Garage Facing Side Yard Street	20 feet	5 feet
First Floor Exterior Materials	75% masonry ⁴	Not specified

PUD Development Standards

- | Item | Clarification |
|---|---|
| 1. Maximum Lot Yield | The maximum number of dwelling units is determined in accordance with Zoning Code Sections 11-7I-5.A.1 and 11-7B-4.A.1 (Table 2). |
| 2. Minimum Land Area per Dwelling Unit | This requirement is satisfied based on the overall density of the development (total lots divided by gross land area). It is not applied to individual lots. |
| 3. Livability Space | Required livability space may be provided on individual lots or within common open space areas, in accordance with Section 11-7I-5.C of the Zoning Code. |
| 4. Masonry Requirement | A minimum of 75% masonry on the first floor exterior is required. Masonry includes brick, natural or manufactured stone, and stucco. Calculations exclude windows, doors, decorative accents, and areas beneath covered patios/porches. |

ACCESS & CIRCULATION

The internal street network features stub-outs to adjoining properties, providing future connectivity. The proposed development will be served by public residential streets designed and constructed in compliance with the City of Bixby Subdivision Regulations, Engineering Design Criteria, and applicable fire code requirements as adopted by the City.

UTILITIES AND STORMWATER

The property is designed to drain east toward S. Mingo Road and ultimately to the Arkansas River, consistent with the South Bixby Master Drainage Plan. The conceptual development plan identifies designated stormwater and floodplain management areas within the site. The property is currently located within FEMA Zone AE, and the applicant proposes to elevate the lots and remove them from the floodplain through a Letter of Map Revision Based on Fill (LOMR-F).

The PUD provides a conceptual overview of stormwater management, including drainage patterns and floodplain considerations; however, detailed utility and stormwater design will be addressed at the time of platting and engineering review in accordance with City standards.

PUBLIC INPUT:

No formal objections had been submitted by the time the staff report was prepared following the required public notice. Also, no public comments were received at the public hearing held on December 12, 2025, when the Comprehensive Plan Amendment (BXCP-25.03) and Rezone application (BXZO-25.10) were heard.

ENGINEERING COMMENTS:

The Engineering Department provided general comments due to the lack of detailed utility and drainage plans. The site is influenced by the Saker-Southtown drainage system, and the City may prefer to expand existing facilities rather than construct new ones, with shared maintenance of the drainage infrastructure to be considered. Sanitary sewer capacity, particularly at the Saker Lift Station, may require upgrades or consolidation of facilities, as well as potential improvements to the force main. Water capacity is not expected to be an issue along Mingo Road. See attached memo.

STAFF COMMENTS:

The request is consistent with the proposed Comprehensive Plan amendment, which has already been recommended for approval. The Planned Unit Development (PUD) results in a lower overall density of approximately 3.1 dwelling units per acre, which is less than what would be permitted under standard RS-3 zoning. The proposed development is compatible with surrounding residential growth patterns and includes enhanced development standards, such as increased masonry requirements, improved corner lot setbacks, and the provision of neighborhood amenities.

However, infrastructure considerations, particularly related to sanitary sewer capacity and drainage, will require careful coordination. Additionally, several aspects of the PUD are conceptual, with detailed design and implementation to be addressed during the platting and engineering review process.

Staff recommends approval of the requested Rezoning (BXZO-26.01) and Planned Unit Development (BXPUD-26.01), subject to the following conditions:

1. The development shall be in substantial conformance with the approved PUD and conceptual development plan.
2. Final plat approval shall be required prior to the issuance of any building permits.
3. All public infrastructure, including streets, water, sanitary sewer, and stormwater systems, shall be designed and constructed in accordance with the City of Bixby Subdivision Regulations, Engineering Design Criteria, and all applicable adopted codes.
4. Engineering plans for utilities and drainage shall be submitted and approved by the City Engineer prior to construction.
5. A detailed engineering review shall be required at the time of preliminary plat and construction plan approval, including verification of sanitary sewer capacity, necessary lift station improvements, and any required force main upgrades.
6. A drainage study shall be submitted at the time of platting to ensure compliance with the South Bixby Master Drainage Plan and to address impacts to existing drainage facilities.
7. Provisions for the maintenance of stormwater and drainage infrastructure, including any shared or existing facilities, shall be addressed at the time of final plat.
8. All required common open space, amenities, and screening elements shall be installed in accordance with the approved PUD and maintained by a property owners' association.
9. The development shall comply with all applicable requirements of the Bixby Zoning Code, Subdivision Regulations, and Engineering Design Criteria unless otherwise modified by the approved PUD.
10. The applicant shall comply with all applicable requirements and approvals of the Fire Marshal, City Engineer, and City Attorney.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Conceptual Site Plan

ATTACHMENTS:

- Attachment 1: PUD Booklet dated February 2026
- Attachment 2: Engineering Memo dated March 4, 2026



Pecan Grove

APPROXIMATELY 69.04 ACRES
LOCATED NORTH OF U.S. HWY. 64 AND WEST OF S. MINGO RD.
CITY OF BIXBY, OKLAHOMA

FEBRUARY 2026



DEVELOPER:
THE CALARA GROUP

APPLICANT:
NATHALIE CORNETT
ELLER & DETRICH
2727 E 21ST. ST. SUITE 200
TULSA, OK 74114
NCORNETT@ELLERDETRICH.COM

CONSULTANT:
TANNER CONSULTING LLC
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5323 S LEWIS AVE
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MPASCO@TANNERBAITSHOP.COM



Tanner Consulting LLC

LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

Pecan Grove

Design & Intent Statement

Pecan Grove is a proposed single-family residential Planned Unit Development (PUD) comprised of approximately 68 acres located in the City of Bixby, Oklahoma. This development is consistent with current City of Bixby's development patterns, and the proposed PUD meets the PUD requirements set forth within the Bixby Zoning Code.

To facilitate this PUD, a comprehensive plan amendment application (BXCP-25.03) and a rezoning application (BXZO-26.__) have been filed. The comprehensive plan amendment proposes to change the property designation from "Rural Agriculture (Unincorporated)" to "Medium Density Residential" on the City of Bixby 2018 Comprehensive Plan Future Land Use map. The zoning application requests to rezone the site from AG Agricultural to RS-3 Residential Single-Family and PUD. Both requests are compatible with the surrounding land designations and will complement the existing residential developments in the area.

The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code at the time of application, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2 would permit at least 357 dwelling units with the proposed RS-3 underlying zoning, this PUD will restrict the development to 215 dwelling units.

Pecan Grove

Development Standards

Gross Land Area:	3,007,437 SF	69.04 AC
Net Land Area:	2,980,336 SF	68.42 AC
Permitted Uses in This PUD:		Permitted Uses in RS-3 (By Right):
Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.
Requirement:	This PUD:	RS-3 District:
Maximum Number of Lots:	215	357 *
Minimum Lot Width †:	60 FT	65 FT
Minimum Lot Size:	6,900 SF	6,900 SF
Minimum Land Area per Dwelling Unit:	8,400 SF **	8,400 SF
Maximum Building Height:	3 Stories & 48 FT	3 Stories & 48 FT
Minimum Livability Space:	4,000 SF ***	4,000 SF
Minimum Building Setbacks:		
Front Yard (Arterial):	35 FT	35 FT
Front Yard (Non-Arterial):	25 FT	25 FT
Rear Yard:	20 FT	20 FT
Side Yard (Interior):	5 FT & 5 FT	5 FT & 5 FT
Side Yard Abutting a Street:	15 FT	5 FT & 5 FT
Garage Facing Side Yard Street:	20 FT	5 FT & 5 FT
First Floor Exterior Materials:	75% masonry****	None
Off-street Parking & Yard Coverage:	Min. 2 enclosed parking spaces per DU. Off-street parking shall not exceed 75% of the required front yard width or area	Min. 2 off-street parking spaces per DU (<i>per use unit 6</i>)
Neighborhood Amenities:	6' screening fence along arterial street lots (excluding reserve areas), playground & recreation area, landscaped entries	None
Other Bulk and Area Requirements:	As required within the RS-3 District on application filing date	

- † Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.
- * Per Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2.
- ** 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.
- *** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.
- **** Masonry shall include brick, natural or manufactured stone, and stucco. Minimum masonry percentage calculations shall exclude windows, doors, decorative accents, and beneath covered patios and porches.

Pecan Grove

Development Standards

ACCESS AND CIRCULATION

The development shall be served by public residential streets, meeting the requirements of the City of Bixby Subdivision Regulations, Engineering Design Criteria and the fire code adopted by the City of Bixby.

SIGNS

Residential subdivision entrance signage and other amenity related signage shall be permitted within reserve areas or easements.

ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY

The subject property is relatively flat, but ultimately drains east to S. Mingo Rd., making its way to the Arkansas River via channels constructed as part of the South Bixby Master Drainage Plan. The site is currently located with FEMA Zone AE. All lots will be elevated and removed from the FEMA Zone AE floodplain via a LOMR-F, similar to the neighboring modern subdivisions.

The USGS Soil Survey of Tulsa County, Oklahoma identified Choska very fine sandy loam and Latanier Clay on the property. A geotechnical report will be performed to recommend paving sections and subgrade design

SCHEDULE OF DEVELOPMENT

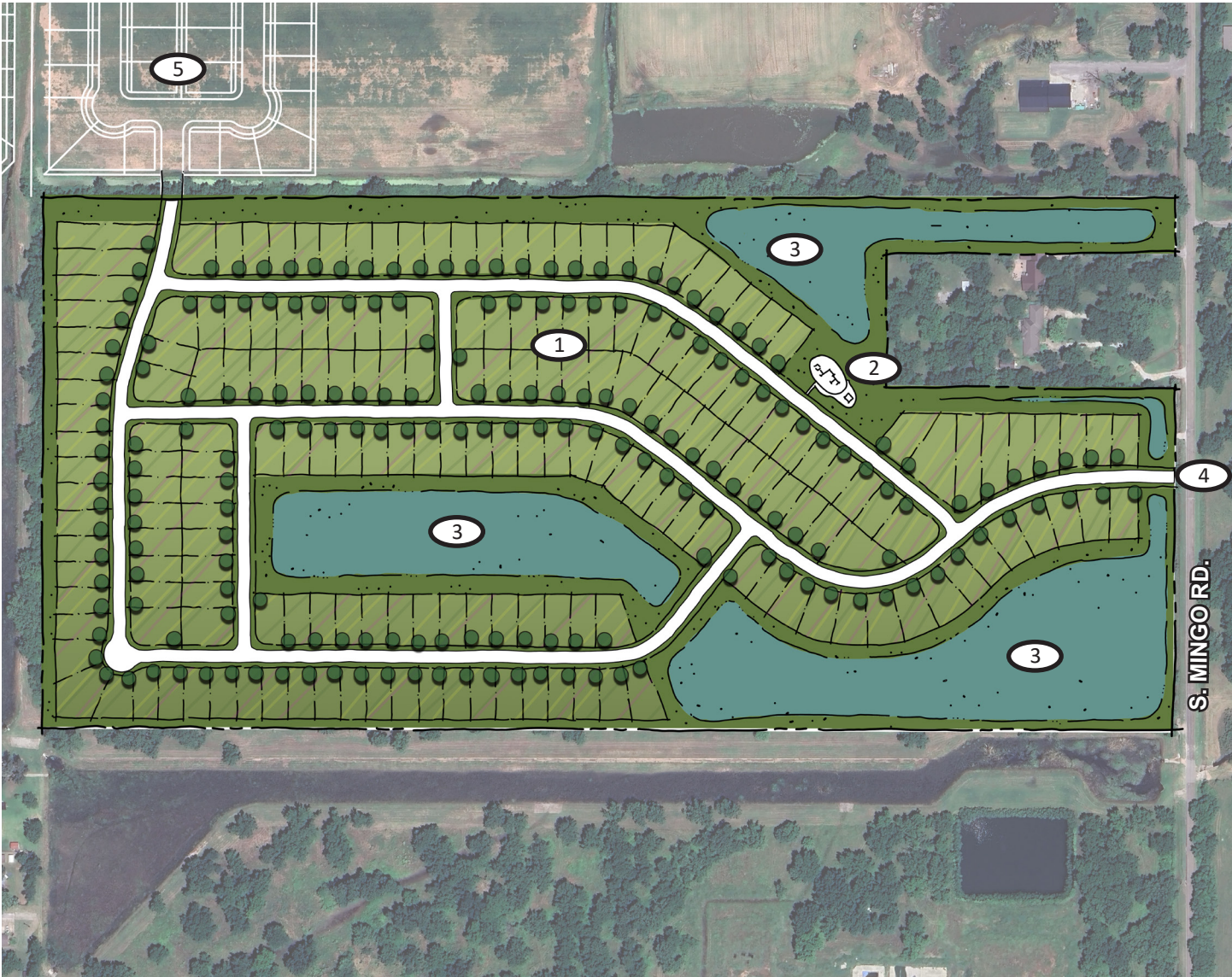
Development of the project is expected to commence and be phased and completed as market conditions permit.

Pecan Grove

Conceptual Development Plan

SITE PLAN KEY NOTES

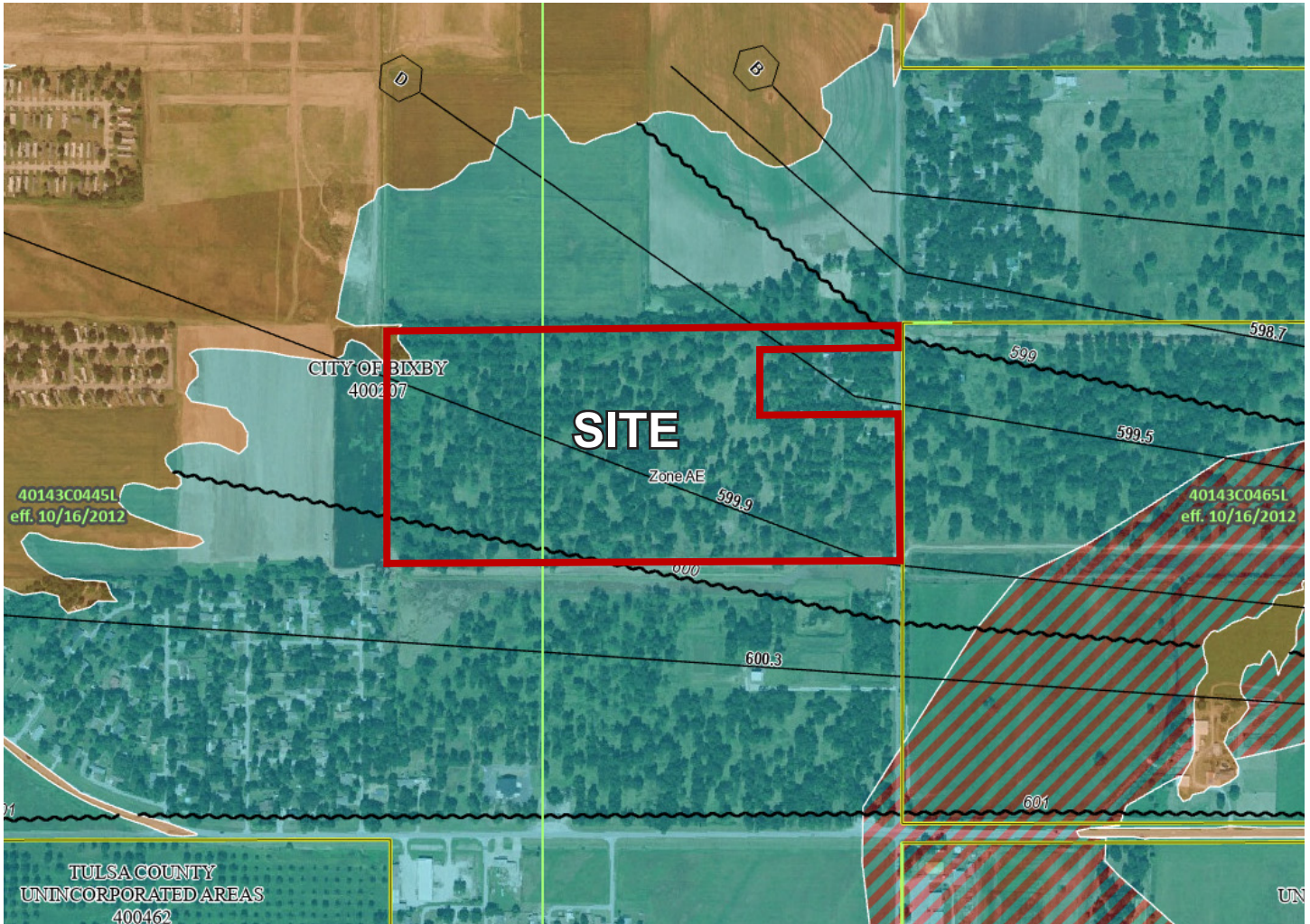
- 1. LOTS
- 2. AMENITY AREA
- 3. STORMWATER AND FLOODPLAIN MANAGEMENT AREA
- 4. LANDSCAPED ENTRY
- 5. BIXBY PLAINS PROPOSED NEIGHBORHOOD LAYOUT



This plan is conceptual in nature and subject to adjustments during the platting and engineering process

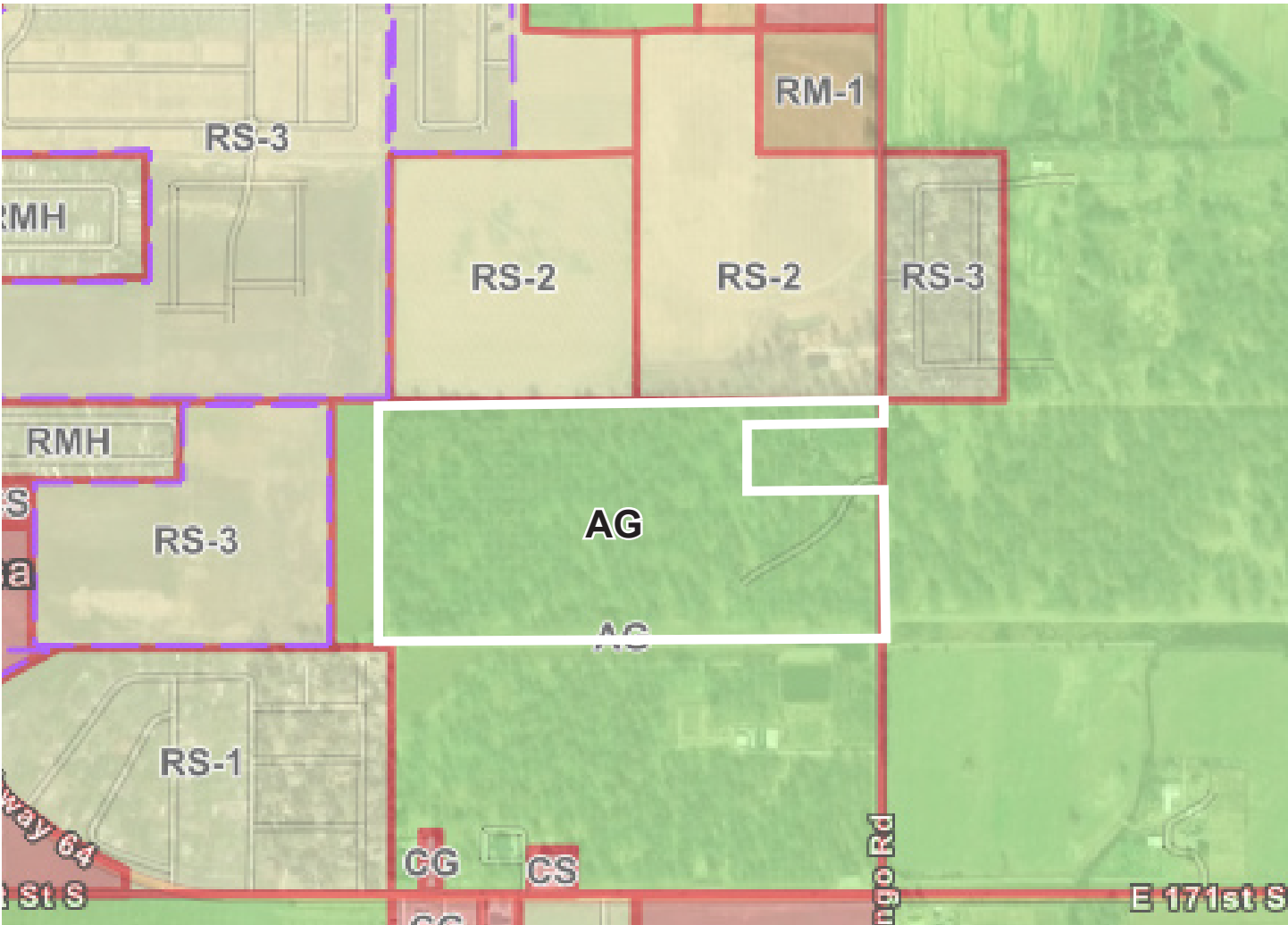
Pecan Grove

Existing Floodplain



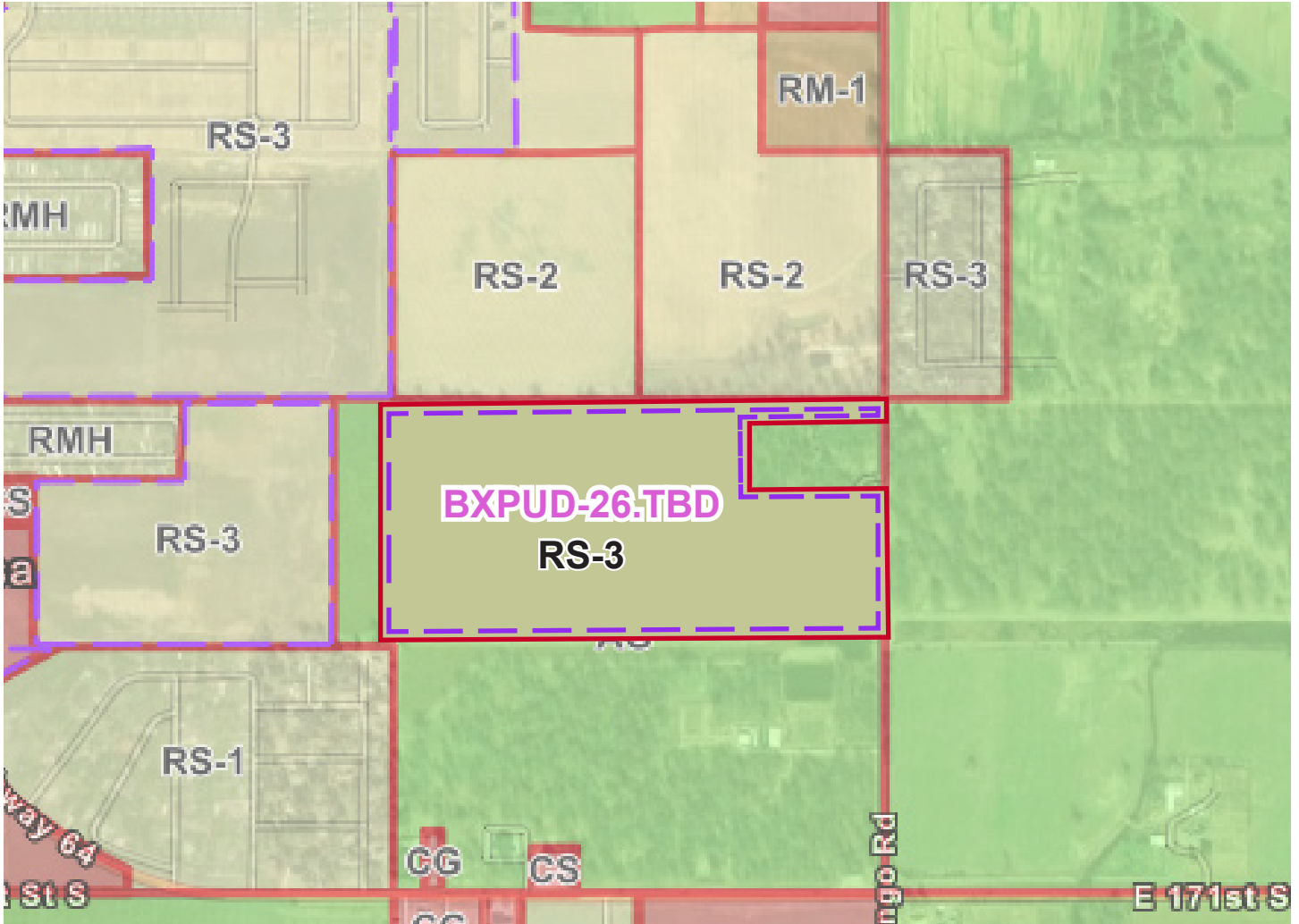
Pecan Grove

Existing Zoning



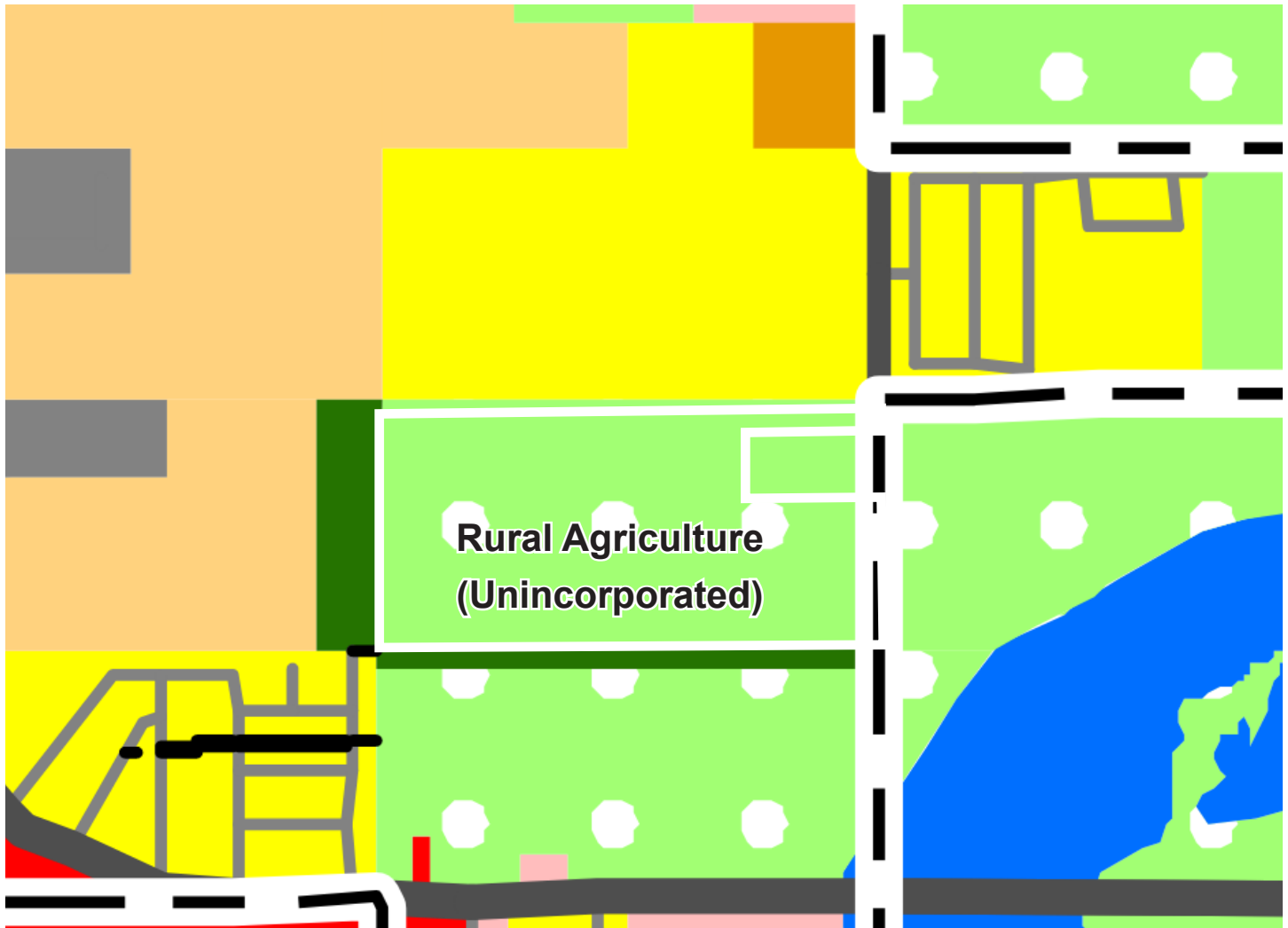
Pecan Grove

Proposed Zoning



Pecan Grove

Existing Comprehensive Plan



Legend

Future Land Use

Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

Future Land Use

Neighborhood Commercial
Commercial
Industrial
Public/Institutional
Recreation and Open Space
Flood District
Water

City Owned Parcels
Bixby Fenceline
Bixby City Limit
County
Highway
Major Street
Local Street
Railroad

Water Body
Stream / River



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.

Figure 2-1
2030 Future Land Use

BIXBY 2030 *our Vision. our Future.*

Pecan Grove

Proposed Comprehensive Plan



Legend

Future Land Use

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Use
- Residential Manufactured Home Park

Density (du/ac.)

- 0 - 0.5
- 0 - 1
- 0 - 1.5
- 1.5 - 4
- 4 - 6
- 6 - 10
- 10 +
- 10 +
- 8

Future Land Use

- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- Water

- City Owned Parcels
- Bixby Fenceline
- Bixby City Limit
- County
- Highway
- Major Street
- Local Street
- Railroad

- Water Body
- Stream / River



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.

Figure 2-1
2030 Future Land Use

BIXBY 2030 *our Vision. our Future.*

Pecan Grove

Amenity Example



Pecan Grove

Property Description

PER GENERAL WARRANTY DEED DATED THE 1ST DAY OF FEBRUARY, A.D., 1996 AND FILED OF RECORD FEBRUARY 7, 1996 IN BOOK 5779 AT PAGE 2288, COUNTY OF TULSA RECORDS:

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF TULSA STATE OF OKLAHOMA, TO-WIT:

THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I B & M, LESS A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING 125 FT. SOUTH OF THE NE CORNER OF THE N/2 SE/4, THENCE WEST 699 FT. THENCE SO. 312 FT. THENCE EAST 699 FT. THENCE NO. 312 FET TO POB, LESS THE EAST 29.75 FT. FOR ROAD, CONTAINING 74.32 ACRES, MORE OR LESS

AND LESS AND EXCEPT:

PER WARRANTY DEED DATED THE 16TH DAY OF FEBRUARY, 2018 AND FILED OF RECORD FEBRUARY 21, 2018 AS DOCUMENT # 2018014664, COUNTY OF TULSA RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°00'41" EAST ALONG THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,323.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°53'31" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 2,639.77 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°01'03" EAST ALONG THE WEST LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 100.00 FEET; THENCE NORTH 89°53'31" EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 2,639.82 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°00'41" WEST ALONG THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
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March 4, 2026

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

Reference: Pecan Grove | PUD

Gladys,

Below are review comments on the above reference project from our Engineering Department, these have not been provided to the applicant.

This review includes only engineering items. cursory comments only are provided on items under Development Services purview – such as the Comprehensive Plan, Zoning Code, or Subdivision Regulations.

The PUD comments are as follows:

1. No utility, easement, and drainage information not provided so only general review comments are provided.
2. The project is immediately adjacent to the Saker-Southtown drainage project that was part of the South Bixby Master Plan that was constructed as part of the Robinson Ranch and Bixby Village projects. Both the north and south sides of this project are impacted by that Plan as well as the drainage channels already in-place.
3. Expansion of the existing facilities rather than new, parallel facilities might be preferred by the City.
4. **With the additional drainage impact to the existing facilities, a sharing of the maintenance responsibilities by Pecan Grove for the existing drainage channels should be considered by the City.**
5. The capacity of the sanitary sewer system (Saker Lift Station) and associated force mains will be critical to serving the needs of this project. This project may necessitate proceeding with a previously proposed combination of the Saker, Southtown, and John's Park Lift Stations into a single facility with increased capacity.



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6. Relocating and increasing force main sizes may be necessary to accommodate the new development.
7. Water capacity should not be an issue along Mingo Road.

Please let me know if you have any questions.

Gwen Plante
Project Manager
Bixby Public Works