

**AGENDA**  
**PLANNING COMMISSION**  
**116 WEST NEEDLES, BIXBY, OKLAHOMA**  
**DECEMBER 19, 2016** **6:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes for the Planning Commission Meeting: November 21, 2016
2. **LOT SPLIT & LOT COMBINATION**, Applicant, Jim and Amy Thompson  
***BXLS-16.05 THOMPSON***  
***BXLC-16.04A THOMPSON***  
***BXLC-16.04B THOMPSON***

Approval of a Lot Split (Lot 7, Block 2, Johns Park Addition Revised, Plat #3704) and Lot Combination A & B in Section 30, T17, R14E, the property is generally located south of 161<sup>st</sup> Street and east of Mingo

**PUBLIC HEARINGS**

3. **CONTINUED HEARING FOR A ZONING AND PUD REQUEST FOR 161 & MEMORIAL**, Applicant, Rausch Coleman  
***BXZO-16.08 161 MEMORIAL*** (DEVELOPMENT AREA A) CS (Commercial Shopping) (PUD)  
***BXZO-16.09 161 MEMORIAL*** (DEVELOPMENT AREA B) RS-3 (Residential Single Family) (PUD)  
***BXPUD-16.05 161 MEMORIAL***  
Continuation and recommendation on the approval of two (2) ZONING requests *BXZO-16.08 & BXZO-16.09 161 & MEMORIAL* and approval of the companion PUD request *BXPUD-16.05 161 & MEMORIAL*; the zoning requests propose to change DEVELOPMENT AREA A from AG (Agriculture) to CS (Commercial Shopping District), and DEVELOPMENT AREA B from AG (Agriculture) & RS-3 to All RS-3 (Residential Single-family) both with the proposed companion PUD for the purpose of a mixed-use Single-family and Commercial Development; 144 acres in part of Section 25, T17N, R13E; the property is located south of 161<sup>st</sup> E. Ave and east of Memorial, Bixby, Oklahoma
4. **ZONING AND PUD REQUEST FOR THE RESIDENCES AT BOARDWALK PUD 81A**, Applicant, Cade Brummer, NSPJ Architects  
***BXZO-16.10 BOARDWALK*** (DEVELOPMENT AREA B) (Residential Multi-family) (PUD 81A:RM-3)  
***PUD 81A, MAJOR AMENDMENT #3***  
Public hearing and recommendation on the approval of one (1) ZONING request, *BXZO-16.10 BOARDWALK*, 3.79 Acres; and approval of the companion PUD AMENDMENT request *PUD 81A, Major Amendment #3*; the zoning request proposes to change DEVELOPMENT AREA B from CS (Commercial Shopping District) to RM-3 (Residential Multi-family) with the proposed companion PUD AMENDMENT for the purpose of Residential Multi-family, Mixed-Use, Commercial, Detention & Mini-storage; approximately 30 acres in part of

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: [jmohler@bixbyok.gov](mailto:jmohler@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD 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.

Section 1, T17N, R13E; the property is located south of 121<sup>st</sup> E. Ave and east of Memorial, Bixby, Oklahoma

**OTHER BUSINESS**

5. Public hearing and recommendation on a proposed text amendment to the Bixby Zoning Code, Section 11-4-10, Appeals to the District Court. (Authority: Bixby City Code Section 11 5-3)
  
6. Public hearing and recommendation on proposed text amendments to the Bixby Zoning Code, 11-3-1, Duty of Building Inspector and Other Officials; 11-3-2, Zoning Clearance Permit; 11-4-2, Powers of Board; 11-4-4, Notice of Public Hearing; 11-4-5, Fees; 11-4-6, Appeals from Building Inspector; and 11-4-7, Interpretation. (Authority: Bixby City Code Section 11 5-3)

**ADJOURNMENT**

Posted By: City Staff on behalf of Marcae' Hilton   
Date: December 16, 2016  
Time: 5:00PM

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