

# BIXBY PLANNING COMMISSION AGENDA

CITY HALL, COUNCIL CHAMBERS | 116 WEST NEEDLES, BIXBY, OKLAHOMA

MONDAY | JUNE 17, 2019 | 6:00 PM

## CALL TO ORDER

## ROLL CALL

## ELECTION OF CHAIR AND VICE CHAIR

## CONSENT AGENDA

- 1. APPROVAL OF MINUTES** | “Special” Scheduled Planning commission Mtg. | May 24, 2019
- 2. SIGN APPROVAL COVENANT PLACE OF TULSA** | Approval of monument sign request, which meets requirements of PUD 76
- 3. FINAL PLAT *CHISHOLM RANCH II BXPT-19.08*** | Applicant, Tanner Consulting  
Approval of the Final Plat for *Chisholm Ranch II*, 26.047 Acres, Sixty-eight (68) Lots, Five (5) Blocks and Seven (7) Reserves on an undeveloped parcel for a single-family residential development, in Section 06, Township 17 North, Range 14 East in Bixby, OK  
**General Location:** 10428 E. 121st St. S., south of 121<sup>st</sup> Street between Mingo and Garnett Road
- 4. FINAL PLAT *CHISHOLM RANCH VILLAS II BXPT-19.09*** | Applicant, Tanner Consulting  
Approval of the Final Plat for *Chisholm Ranch Villas part of PUD-90*, 4.709 Acres, Sixteen (16) Lots, Two (2) Blocks and Two (2) Reserves on an undeveloped parcel for a single-family residential development, in Section 06, Township 17 North, Range 14 East in Bixby, OK  
**General Location:** 10428 E. 121st St. S., south of 121<sup>st</sup> Street between Mingo and Garnett Road

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: [mhilton@bixbyok.gov](mailto:mhilton@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.

## COMPREHENSIVE PLAN MAJOR AMENDMENT | QUARTERLY HEARING

### 5. COMP PLAN | MAJOR AMENDMENT *BXCP-19.03 PITTMAN.BURRIS*

Discussion of a requested Major Amendment to the Comprehensive Plan *BXCP-19.03* a request to change the *Future Land Use Map* from Medium Density Residential to Neighborhood Commercial for future (CS) Commercial Shopping uses in Section 25, Township 17 North, Range 13 East in Bixby, OK

**General Location:** North of 171<sup>st</sup> Street and east of Memorial

### 6. COMP PLAN | MAJOR AMENDMENT *BXCP-19.04 PITTMAN*

Discussion of a requested Major Amendment to the Comprehensive Plan *BXCP-19.04* a request to change the *Future Land Use Map* from Medium Density Residential to Residential Manufactured Mobile Home park for potential future expansion of the existing mobile home park use in Section 25, Township 17 North, Range 13 East in Bixby, OK

**General Location:** North of 171<sup>st</sup> Street and east of Memorial

## PUBLIC HEARING

### 7. MINOR PUD AMENDMENT *BXPUD-19.02 MI16.04 CONRAD* | Applicant, Tanner Consulting

Discussion and recommendation of a proposed minor amendment to a zoning district in the City of Bixby *BXPUD-19.02 MI16.04 CONRAD*, a portion of Development area "C", dedicated to large Single-family lots, in Section 23, Township 17N, Range 13E, in the City of Bixby, OK

**General Location:** near the 7400 Block of 151<sup>st</sup> E. Ave, south of 151<sup>st</sup> between Sheridan and Memorial

### 8. MINOR PUD AMENDMENT *BXPUD-19.03 MI91 VILLAGE* | Applicant, Bryan Weisman

Discussion and recommendation of a proposed minor amendment to a zoning district in the City of Bixby *BXPUD-19.03 MI91 VILLAGE AT TWIN CREEKS*, a change in the build line/setback of the subdivision standards, in Section 31, Township 18N, Range 14E, in the City of Bixby, OK

**General Location:** between 111<sup>th</sup> and 121<sup>st</sup> on the east side of Mingo Rd.

### 9. SPECIFIC USE PERMIT *BXSUP-19.01* | Applicant, Kim Lipperd

Discussion and recommendation of a proposed amendment for a supplemental zoning specific use permit district (SUP) in the City of Bixby Central Business District, *BXSUP-19.01 LIPPERD*, to allow a bar, in Section 24, Township 17, Range 13, in the City of Bixby, OK.

**General Location:** 112 N. Armstrong, Central Business District south of 151<sup>st</sup> and east of Memorial

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## **PUBLIC HEARING | Continued**

### **10. REZONING BXZO-19.06 PITTMAN** | Applicant, JR Donelson, Inc.

Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby *BXZO-19.06*, AG (Agriculture) to proposed zoning CS (Commercial Shopping) to allow for commercial uses, in Section 25, Township 17 North and Range 13 East in the City of Bixby, OK

**General Location:** Near 16755 block of S Memorial Drive, east of Memorial and North of 171<sup>ST</sup>

### **11. REZONING BXZO-19.08 PITTMAN** | Applicant, JR Donelson, Inc.

Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby *BXZO-19.08*, AG (Agriculture) to RMH (Residential Mobile Home), to allow for a mobile home park use, in Section 25, Township 17 North and Range 13 East in the City of Bixby, OK **General Location:** East of 16619 S Memorial Drive, east of Memorial and North of 171<sup>ST</sup>

## **ADJOURNMENT**

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: [mhilton@bixbyok.gov](mailto:mhilton@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.