

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 1, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:30
Commissioner Ron Byrne	5:30
Commissioner Barbara Gilbert	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. February 4, 2025 Minutes

MOTION: Doug Franklin moved to approve the February 4, 2025 minutes as presented. Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

5. Public Hearings

- a. PUBLIC HEARING: An application for approval of the Planned Unit Development of 1203 Sherwood Lane (PUD-10) involving the following described property: Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #CJ-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Mr. Mark Zitzow, Johnson & Associates, Inc., presented the application to the Planning Commission members. Other members of the development team present were, Mr. Charlie Givens, Mr. Bruce Bockus, architect, and Jessica Bloye, Johnson & Associates, Inc.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

Mrs. Virginia Hefner McKee asked to see the proposed street view on Sherwood Lane.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Doug Franklin moved to recommend the City Council approve agenda item 5a as presented. Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- b. PUBLIC HEARING: Discussion, consideration and possible approval of the preliminary plat for the Sanctuary, a tract of land containing 3.9039 acres, more or less, being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols

Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS.

Mr. Mark Zitzow, Johnson & Associates, Inc., presented the proposed preliminary plat for the Sanctuary.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

Mr. Thomas Krieger spoke of his concerns of accessing his property by the alley.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Tim Cheek moved to recommend the City Council approve agenda item 5b as presented. Doug Franklin seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tim Cheek
SECONDER:	Doug Franklin
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- c. PUBLIC HEARING: An Ordinance amending Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map to rezone and redistrict the property located in Nichols Hills, Oklahoma at 1203 Sherwood Lane from the U-4 Church District to the R-1-60 Single-Family Residential District and adopting and approving the Planned Unit Development for the 1203 Sherwood Lane; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate presented the proposed ordinance to the Planning Commission members.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Doug Franklin moved to recommend the City Council approve agenda item 5c as presented. Mike Biddinger seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Mike Biddinger
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- d. PUBLIC HEARING: An application to rezone property generally located at 6501 Avondale Drive Lot One (1), Block Twenty-Eight (28) in Nichols Hills, Oklahoma (scriveners error in notice referenced 6502 Avondale Drive) from the C-1 Office Zoning District to the C-2 Retail Business Zoning District.

City Manager Shane Pate reviewed the application to the Planning Commission members. Mr. Mark Zitzow, Johnson & Associates, Inc., and Mr. Nolan Coyle, property owner, also discussed the application with the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Doug Franklin moved to recommend the City Council approve agenda item 5d as presented. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- e. **PUBLIC HEARING:** An Ordinance amending Section 50-26 of the Nichols Hills City Code and official zoning map to rezone and redistrict the property located in Nichols Hills, Oklahoma at 6501 Avondale Drive Lot One (1), Block Twenty-Eight (28), Nichols Hills, Oklahoma (scriveners error in notice referenced 6502 Avondale Drive) from the C-1 Office Zoning District to the C-2 Retail Business Zoning District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate presented the proposed ordinance to the Planning Commission members.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Tim Cheek moved to recommend the City Council approve agenda item 5e as presented. Mike Biddinger seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding an

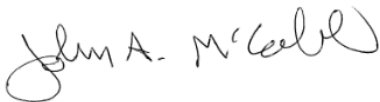
ordinance creating the Westminster Place 1800 Block Residential District and regulations applicable to the Westminster Place 1800 Block Residential District.

City Manager Shane Pate discussed with the Planning Commission the Westminster Place 1800 Block Residential District and the possible regulations that would encourage development in the area. The Planning Commission will review the proposed ordinance and discuss at a later date.

7. Adjournment

MOTION: There being no further business, Doug Franklin moved to adjourn the meeting. Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma