

## MINUTES

Regular Meeting of the  
Nichols Hills Building Commission  
Tuesday, August 19, 2025 at 4:00 PM  
City Hall, 6407 Avondale Drive  
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Vice-Chairman Tori Raines	4:00
Commissioner John Lippert	4:00
Commissioner Larry Herzel	4:00
Chairman Rusty Caston	4:00
Commissioner Jeff Oakley	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. July 15, 2025 Minutes

**MOTION:** Larry Herzel moved to approve the July 15, 2025 minutes as presented. Tori Raines seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** Larry Herzel  
**SECONDER:** Tori Raines  
**AYES:** Tori Raines, John Lippert, Larry Herzel, Rusty Caston

## 5. Public Hearings

- a. Certificate of Approval Application - 1807 Guilford Lane, Nichols Hills, OK

Mr. Westin Dinnes, Dinnes Studio, representing Dream Construction, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

Chairman Caston read an email from Mr. Chip Morgan. Mr. Morgan spoke of his concerns on the size of the proposed home. He is also concerned about saving the mature trees on the property.

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

**MOTION:** John Lippert moved to continue to the next regularly scheduled meeting with emphasis on correcting the drainage and elevations, trees, and massing of the proposed home. Rusty Caston seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	John Lippert
<b>SECONDER:</b>	Rusty Caston
<b>AYES:</b>	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- b. Certificate of Approval Application - 6507 Hillcrest Avenue, Nichols Hills, OK

Mr. Chris Candelaria, Candelaria Design Build LLC, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

Mrs. Laurie Dale Keffer spoke in favor of the application.

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

**MOTION:** Larry Herzel moved to approve subject to changing the civil sheet to show roof drains are downspout drains. John Lippert seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Larry Herzel
<b>SECONDER:</b>	John Lippert
<b>AYES:</b>	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- c. Certificate of Approval Application - 1912 Huntington Avenue, Nichols Hills, OK

Mr. Pat Bates, owner, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

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

**MOTION:** Rusty Caston moved to approve subject to: 1) showing all downspouts in the back and side-yards, including the cabana, will be tied into the drain to the storm line; 2) verifying at plan review that the flow lines at the street will work at a one percent grade, per the engineer, back to the flow line at the inlets in the

back; 3) pool and sidewalk in the back tie to the drains; 3) cabana being lowered to the correct height; and 4) showing on the civil sheet that the water coming from the east does not keep going to the west or to the south; and 4) showing all storm pipe to be PVC pipe or smooth interior wall, not HDPE pipe. John Lippert seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** Rusty Caston  
**SECONDER:** John Lippert  
**AYES:** Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- d. Certificate of Approval Application - 1509 Drury Lane, Nichols Hills, OK

Mr. Bruce Bockus, architect with Bockus Payne, presented the application (new main building) to the Building Commission. Mr. Bryan Richards, BWR Design Group, discussed the civil plan with the Building Commission members.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

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

**MOTION:** John Lippert moved to approve subject to: revising the site plan showing the house sitting seven feet to the west, and also indicating the storm drain lines, showing an egress window in the study, and a note to the contractors concerning the use of silt fencing and possibly sand bags for storm water runoff during construction. Tori Raines seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** John Lippert  
**SECONDER:** Tori Raines

**AYES:** Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- e. Certificate of Approval Application - 7000 NW Grand Boulevard, Nichols Hills, OK

City Manager Shane Pate reviewed with the Building Commission members the results of the various meetings that have taken place with the Oklahoma City Golf and Country Club, neighbors, Planning Commission, and the City Council.

Mr. Aaron Jack, President of the Oklahoma City Golf and Country Club, discussed the application with the Building Commission. Mr. Eric Schmid, architect with Allford Hall Monaghan Morris, presented the proposed plans (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

City Manager Shane Pate stated that Mr. Steve Sherman had sent a text requesting more landscaping to include more large trees along the east of the proposed building. Also, more landscaping in the south parking area.

Mr. Mack Morgan submitted a letter expressing his concerns of the height of the proposed building and that the variance will not allow for adequate landscaping.

Mr. Chris Candelaria spoke on behalf of two homeowners, in favor of the application.

Mr. Robert McCampbell spoke in favor of the application.

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

**MOTION:** Tori Raines moved to approve, subject to providing a more detailed landscaping plan. John Lippert seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** Tori Raines  
**SECONDER:** John Lippert  
**AYES:** Tori Raines, John Lippert, Larry Herzel, Rusty Caston

6. Adjournment

**MOTION:** There being no further business, John Lippert moved to adjourn the meeting. Tori Raines seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** John Lippert  
**SECONDER:** Tori Raines  
**AYES:** Tori Raines, John Lippert, Larry Herzel, Rusty Caston



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Chairman  
Building Commission  
City of Nichols Hills, Oklahoma



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City Manager  
Building Commission  
City of Nichols Hills, Oklahoma

*Amanda Copeland*

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City Clerk  
City of Nichols Hills, Oklahoma