

## MINUTES

Regular Meeting of the  
Nichols Hills Planning Commission  
Tuesday, December 2, 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
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Ron Byrne	5:30
Commissioner Mike Biddinger	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. October 7, 2025 Minutes

**MOTION:** Tim Cheek moved to approve the October 7, 2025 minutes as presented. Ron Byrne seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Tim Cheek
<b>SECONDER:</b>	Ron Byrne
<b>AYES:</b>	Ron Byrne, Doug Franklin, Tim Cheek, Barbara Gilbert, John McCaleb

## 5. Public Hearings

- a. PUBLIC HEARING: An affidavit combining two lots generally located at 1105 Cumberland Court and 1107 Cumberland Court in Nichols Hills, Oklahoma.

Mr. Tony Say, developer of Cumberland Court, presented the application 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 5a as presented. Doug Franklin seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Tim Cheek
<b>SECONDER:</b>	Doug Franklin
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- b. PUBLIC HEARING: An affidavit combining two lots generally located at 1610 W Wilshire Boulevard and 1612 W Wilshire Boulevard in Nichols Hills, Oklahoma.

**MOTION:** Barbara Gilbert moved to continue to the next regularly scheduled meeting. Tim Cheek seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Barbara Gilbert
<b>SECONDER:</b>	Tim Cheek
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek,

Doug Franklin, Ron Byrne

- c. PUBLIC HEARING: An Ordinance adopting and enacting the "Nichols Hills City Code 2024 Cumulative Annual Supplement"; providing for severability; repealing all conflicting ordinances or parts of ordinances; providing for publication by summary in accordance with State Law; and declaring an emergency.

Mr. Shane Pate, City Manager, and Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to 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:** Barbara Gilbert moved to recommend the City Council approve agenda item 5c as presented. Ron Byrne seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Barbara Gilbert
<b>SECONDER:</b>	Ron Byrne
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- d. PUBLIC HEARING: An Ordinance for the purpose of removing discriminatory language against certain races contained in existing plats dedicated to the City of Nichols Hills, Oklahoma, and filed in the office of the Oklahoma County Clerk;
- final plat of Lots 9 to 21, inclusive, Block 54, and lots 4 to 13, inclusive, Block 55-BLK 55A, Mayfair Park of Nichols Hills, Oklahoma County, Oklahoma;
  - final plat of Nichols Hills, Oklahoma County, Oklahoma;

- amending Duffner's Country Club Section of Nichols Hills, Oklahoma County, Oklahoma;
- final plat of Nichols' Club Estates Addition to Nichols Hills, Oklahoma;
  - replat of a portion of Blocks 124 and 125, Duffner's Country Club Section of Nichols Hills, Oklahoma County, Oklahoma;
  - Garnett Addition, an addition to Nichols Hills, Oklahoma;

authorizing the mayor to sign any documentation necessary to effectuate this ordinance; and declaring an emergency.

Chairman McCaleb opened the public hearing.

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

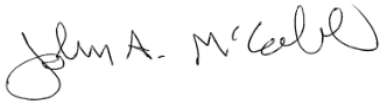
**MOTION:** Barbara Gilbert moved to recommend the City Council approve agenda item 5d as presented. Ron Byrne seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Barbara Gilbert
<b>SECONDER:</b>	Ron Byrne
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

## 6. Adjournment

**MOTION:** There being no further business, Doug Franklin moved to adjourn the meeting. Tim Cheek seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Doug Franklin
<b>SECONDER:</b>	Tim Cheek
<b>AYES:</b>	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne



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Chairman  
Planning Commission  
City of Nichols Hills, Oklahoma



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City Manager  
Planning Commission  
City of Nichols Hills, Oklahoma



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City Clerk  
City of Nichols Hills, Oklahoma