

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, January 20, 2026 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 Jeff Oakley	4:00
Chairman Rusty Caston	4:00
Commissioner Bruce Bockus	4:00
Commissioner John Lippert	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. December 16, 2025 Minutes

MOTION: Jeff Oakley moved to approve the December 16, 2025 minutes subject to correcting Chairman Rusty Caston's vote to no on application 5a, 1804 Devonshire Boulevard, Nichols Hills, OK. Tori Raines seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Jeff Oakley
SECONDER:	Tori Raines
AYES:	Tori Raines, Jeff Oakley, Rusty Caston, Bruce Bockus

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.

Mrs. Susan Nicholson spoke of her concerns of privacy from the three windows on the east of the proposed home. Mrs. Nicholson also asked what the length of time the building permit allows to complete the home, and about rodent extermination at the property before demolition.

Mr. Michael Morgan spoke of his concerns about saving the mature trees on the property. He is also concerned about the size of the proposed home.

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

MOTION: Jeff Oakley moved to approve agenda item 5a as presented. Tori Raines seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Jeff Oakley
SECONDER:	Tori Raines
AYES:	Tori Raines, Jeff Oakley, Rusty Caston, Bruce Bockus

6. Items for Separate Vote

- a. An Ordinance amending the Nichols Hills City Code regarding attached garages in the R-1-75 Single-Family Residential District and the R-1-60 Single-Family 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 Building Commission.

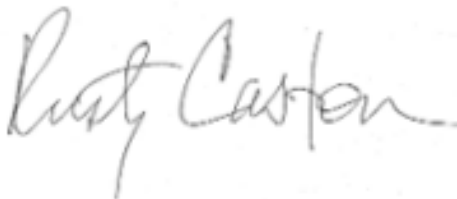
MOTION: Tori Raines moved to recommend approval to the City Council. Jeff Oakley seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Tori Raines
SECONDER: Jeff Oakley
AYES: Tori Raines, Jeff Oakley, Rusty Caston, Bruce Bockus

7. Adjournment

MOTION: There being no further business, Tori Raines moved to adjourn the meeting. Jeff Oakley seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Tori Raines
SECONDER: Jeff Oakley
AYES: Tori Raines, Jeff Oakley, Rusty Caston, Bruce Bockus



Chairman
Building Commission



City Manager
Building Commission

City of Nichols Hills, Oklahoma

City of Nichols Hills, Oklahoma

Amanda Copeland

City Clerk

City of Nichols Hills, Oklahoma