

MINUTES

Special Meeting of the
Nichols Hills Building Commission
Wednesday, February 25, 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

Mr. Pat Bates spoke to the Building Commission concerning the FAR calculation and how it relates to the no build zone and proportionality on the smaller lots.

4. Minutes

- a. January 20, 2026 Minutes

MOTION: Tori Raines moved to approve the January 20, 2026 minutes as presented. Bruce Bockus seconded the motion.

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

5. Public Hearings

- a. Certificate of Approval Application - 1121 Hemstead Place, Nichols Hills, OK

Mr. Jeff Blake, Gumerson Blake Design Build, 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.

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

MOTION: Jeff Oakley moved to approve subject to: 1) capturing 75% of the water from the garage and piping it to the street; 2) revising the roof plan to augment the TPO to shingle to the front of the house; 3) modifying the approach of the drive so that it is five feet off the property line at the street; and 4) revising the structural plan to identify some form of retaining wall on the east side to maintain the integrity of the driveway and to direct the water to go to the backyard keeping the water off the neighbors side backyard. Tori Raines seconded the motion.

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

6. 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 of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma