

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 5, 2026 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to Be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes
 - a. April 7, 2026 Minutes

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Public Hearing: An Ordinance amending the Nichols Hills City Code by prohibiting the change of dwelling orientation in the Residential Districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

6. Adjournment

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 7, 2026 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 Mike Biddinger	5:30
Commissioner Ron Byrne	5:30

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. January 6, 2026 Minutes

MOTION: Doug Franklin moved to approve the January 6, 2026 minutes as presented. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek

AYES: John McCaleb, Barbara Gilbert, Tim Cheek,
Doug Franklin, Mike Biddinger, Ron Byrne

5. Public Hearings

- a. **PUBLIC HEARING:** The issuance of a Special Permit to Christ the King Catholic School for the purpose of installing a portable building, and the terms of use to be included in such Special Permit.

Mr. Phil Fitzgerald, representing Christ the King Catholic School, 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. Ron Byrne seconded the motion.

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

- b. An Ordinance amending the Nichols Hills City Code regarding basketball goals; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, 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: Tim Cheek moved to recommend the City Council approve agenda item 5b as presented. Mike Biddinger seconded the motion.

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

6. Adjournment

MOTION: There being no further business, Barbara Gilbert moved to adjourn the meeting. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, 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

Published in _____ on _____, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE BY PROHIBITING THE CHANGE OF DWELLING ORIENTATION IN THE RESIDENTIAL DISTRICTS; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Section 50-145 is hereby added to the Nichols Hills City Code, with new language underlined, to wit:

Sec. 50-154. Change of Dwelling orientation in the Residential Districts prohibited.

Any change to the historic front elevation of a Lot for construction of a Dwelling or Addition is prohibited, including such changes to Lots abutting two non-intersecting streets, Corner Lots, and Combined Lots. It is the intent of this Section that new Dwellings constructed on a Lot must be oriented to and face the same street as prior Dwellings on the Lot faced and must be consistent with the orientation of adjacent Dwellings.

Sec. 50-154-155—174. Reserved.

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the immediate preservation of the peace, health, welfare, and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2026.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney