

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, May 19, 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 John Lippert	4:00
Commissioner Jeff Oakley	4:00
Chairman Rusty Caston	4:00
Commissioner Bruce Bockus	4:00

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. April 21, 2026 Minutes

MOTION: Tori Raines moved to approve the April 21, 2026 minutes as presented. Jeff Oakley seconded the motion.

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

5. Public Hearings

- a. Certificate of Approval Application — 1113 Park Manor, Nichols Hills, Oklahoma

Mr. Sam Gresham, with Sam Gresham Architecture, presented the application (addition to 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 agenda item 5a subject to revising the drainage plan to include all of the backyard downspouts drains to the street and update sheet A.3.2 to show siding. Tori Raines seconded the motion.

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

- b. Certificate of Approval Application — 1112 Wilshire Boulevard, Nichols Hills, Oklahoma

MOTION: Rusty Caston moved to continue to the next regularly scheduled meeting. Jeff Oakley seconded the motion.

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

- c. Certificate of Approval Application — 6805 Avondale Drive, Nichols Hills, Oklahoma

Mr. Sam Gresham, with Sam Gresham Architecture, 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 agenda item 5c subject to: 1) raising the sports court to drain west down the driveway; 2) reviewing and resubmitting the calculations for the building lot coverage; 3) revising the landscape plan to only show items that are remaining; and 4) confirming the stormwater runoff table calculations are correct and graphically represented on the plan. John Lippert seconded the motion.

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

- d. Certificate of Approval Application — 1811 Guilford Lane, Nichols Hills, Oklahoma

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.

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

MOTION: Rusty Caston moved to continue agenda item 5d to the next regularly scheduled meeting. Tori Raines seconded the motion.

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

6. Adjournment

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

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



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma