

1. Agenda

Documents:

[2021-08-17 BUILDING COMMISSION - PUBLIC AGENDA-1649.PDF](#)

2. Meeting Materials

Documents:

[2021-08-17 BUILDING COMMISSION - FULL AGENDA-1649.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, August 17, 2021 at 4:00 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 Building Commission only on items that appear on this Agenda. The Building 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 Building 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 Building Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes

a. July 20, 2021 Minutes

5. Public Hearings

Discussion, consideration, and possible approval of the following:

a. Certificate of Approval Application - 6820 NW Grand Boulevard, Nichols Hills, OK.

b. Certificate of Approval Application - 6408 Briarwood Lane, Nichols Hills, OK.

6. Items for Separate Vote

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

Discussion, consideration, and possible approval of the following:

- a. Amendments to Section 50-3 of the City Code (Zoning) regarding definitions of the following words, terms and phrases used in Chapter 50 of the City Code, including establishment of formulas and diagrams for calculating the same:
 - i. Lot coverage
 - ii. Centroid
 - iii. Floor area, gross
 - iv. Floor area ratio
 - v. Attic
 - vi. Buildable area
 - vii. Building height
 - viii. Lot depth
 - ix. No-build vertical envelope
 - x. Lot width
 - xi. Basement

7. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 4:32 PM on the 6th day of August, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:45 PM on the 6th day of August, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 6th of August, 2021; and transmitted by email at 5:00 PM on the 6th day of August, 2021 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.

Addendum filed in the Office of the City Clerk at 12:30 PM on the 13th day of August, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:00 PM on the 13th day of August, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 13th day of August,

2021; and transmitted by email at 5:30 PM on the 13th day of August, 2021 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

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a. July 20, 2021 Minutes

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, July 20, 2021 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 2:50 PM on
the 9th day of July, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Present	
Tori Raines		Absent	
Rusty Caston		Absent	
Jeff Oakley		Present	

3. Citizens Desiring to be Heard

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

No one expressed a desire to be heard.

4. Minutes
 - a. June 15, 2021 Minutes

MOTION: Herzel moved to approve the June 15, 2021 minutes as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Oakley
ABSENT:	Raines, Caston

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 7301 Waverly Avenue, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the members of the Building Commission.

Following discussion among the Building Commission members, staff, and the applicant, Chairman Lippert opened the public hearing.

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

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Larry Herzel
AYES:	Herzel, Lippert, Oakley
ABSENT:	Raines, Caston

- b. Certificate of Approval Application - 6800 NW Grand Boulevard, Nichols Hills, OK.

Mr. Bryan Beavers, with Bryan Beavers Construction, presented the application to the members of the Building Commission.

Following discussion among the Building Commission members, staff, and the applicant, Chairman Lippert opened the public hearing.

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

MOTION: Oakley moved to approve agenda item 5b as presented. Herzel seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Larry Herzel
AYES:	Herzel, Lippert, Oakley
ABSENT:	Raines, Caston

6. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Building Commission.

Discussion, consideration, and possible recommendation of approval to the Planning Commission of the following:

- a. Amendments to Section 50-3 of the City Code (Zoning) regarding definitions of the following words, terms and phrases used in Chapter 50 of the City Code, including establishment of formulas and diagrams for calculating the same:
 - i. Lot coverage
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 - ix. No-build vertical envelope
 - x. Lot width

Commissioner Larry Herzel presented proposed changes to the definitions in Section 50 of the City Code (Zoning) to the

Building

Commission.

Following discussion among the Building Commission members, and staff, the definitions will be further discussed at the next schedule meeting.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Larry Herzel
AYES:	Herzel, Lippert, Oakley
ABSENT:	Raines, Caston

 Chairman
 Building Commission
 City of Nichols Hills, Oklahoma

 City Manager
 Building Commission
 City of Nichols Hills, Oklahoma

 City Clerk
 City of Nichols Hills, Oklahoma

See City Clerk's office.

See City Clerk's office.