

1. Agenda

Documents:

[2023-04-21 CITY COUNCIL - PUBLIC AGENDA-1800.PDF](#)

2. Meeting Materials

Documents:

[2023-04-21 CITY COUNCIL - FULL AGENDA-1800.PDF](#)

AGENDA

Special Meeting of the
Nichols Hills City Council
Friday, April 21, 2023 at 9:30 AM
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 City Council only on items that appear on this Agenda. The City Council 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 City Council.

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 City Council on any matter that is not otherwise set for consideration on this Agenda.

4. Items for Separate Vote - General

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

- a. Discussion of possible park plans in the 1800 Block of Westminster Place.
- b. Discussion of ordinance creating the Westminster Place 1800 Block Residential District and regulations applicable to the Westminster Place 1800 Block Residential District.
- c. A resolution appointing a Nichols Hills Arts Commission.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:18 AM on the 18th day of April, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:30 AM on the 18th day of April, 2023; posted to the City of Nichols Hills

website at <http://www.nicholshills.net> at 5:00 PM on the 18th of April, 2023; and transmitted by email at 5:00 PM on the 18th day of April, 2023 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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City Clerk
City of Nichols Hills, Oklahoma

Published in _____ on _____, 2023

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE CREATING THE WESTMINSTER PLACE 1800 BLOCK RESIDENTIAL DISTRICT AND REGULATIONS APPLICABLE TO THE WESTMINSTER PLACE 1800 BLOCK RESIDENTIAL DISTRICT; 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. Chapter 50, *Zoning*, Article II, *District Regulations*, Division 4, *Special Districts*, of the Nichols Hills City Code is hereby amended with a new Section 50-110, with new language underlined, to wit:

Sec. 50-110. Westminster Place 1800 Block Residential District.

(a) *District created.* The Westminster Place 1800 Block Residential District is hereby created.

(b) *General description.* The Westminster Place 1800 Block Residential District is a geographical area within the Wilshire Section of Nichols Hills and part of the R-1-60 Single-Family Residential Zoning District, bounded on the west by Greystone Avenue and bounded on the east by Stratford Drive and comprised of the Lots at the following addresses:

Block 107 of the Wilshire Section of Nichols Hills:

Lot 1 – 1800 Westminster Place
Lot 2 – 1802 Westminster Place
Lot 3 – 1804 Westminster Place
Lot 4 – 1806 Westminster Place
Lot 5– 1808 Westminster Place
Lot 6 – 1810 Westminster Place
Lot 7– 1812 Westminster Place
Lot 8 – 1814 Westminster Place
Lot 9 – 1816 Westminster Place
Lot 10 – 1818 Westminster Place
Lot 11– 1820 Westminster Place
Lot 12– 1822 Westminster Place
Lot 13– 1824 Westminster Place
Lot 14– 1826 Westminster Place

Lot 15– 1828 Westminster Place
Lot 16– 1830 Westminster Place
Lot 17– 1832 Westminster Place
Lot 18– 1834 Westminster Place
Lot 19– 1836 Westminster Place
Lot 20 – 1838 Westminster Place
Lot 21– 1840 Westminster Place
Lot 22– 1842 Westminster Place
Lot 23 – 1844 Westminster Place

Block 108 of the Wilshire Section of Nichols Hills:

Lot 1 – 1801 Westminster Place
Lot 2 – 1803 Westminster Place
Lot 3 – 1805 Westminster Place
Lot 4 – 1807 Westminster Place
Lot 5– 1809 Westminster Place
Lot 6 – 1811 Westminster Place
Lot 7– 1813 Westminster Place
Lot 8 – 1815 Westminster Place
Lot 9 – 1817 Westminster Place
Lot 10 – 1819 Westminster Place
Lot 11– 1821 Westminster Place
Lot 12– 1823 Westminster Place
Lot 13– 1825 Westminster Place
Lot 14– 1827 Westminster Place
Lot 15– 1829 Westminster Place
Lot 16– 1831 Westminster Place
Lot 17– 1833 Westminster Place
Lot 18– 1835 Westminster Place
Lot 19– 1837 Westminster Place
Lot 20 – 1839 Westminster Place
Lot 21– 1841 Westminster Place
Lot 22– 1843 Westminster Place
Lot 23 – 1845 Westminster Place

(c) R-1-60 Single-Family Residential Zoning District Regulations. Except as otherwise expressly stated in this Section, the District Regulations for the R-1-60 Single-Family Residential Zoning District apply to the Westminster Place 1800 Block Residential District.

(d) Front Yard Setbacks. The Front Yard Setback shall be 25 feet from the front Property Line.

(e) Street parking. The City has implemented and will enforce a street parking permit process for the Westminster Place 1800 Block Residential District. Each Dwelling may apply for and receive one street parking permit which will allow one vehicle per Dwelling to park in

the street at any time. A sticker will be provided to place on that vehicle to identify it. Residents may also obtain one guest pass to allow temporary guests to also park in the street while visiting the Dwelling. No other street parking is allowed other than the temporary parking of contractors and lawn companies working at the Dwelling.

Or:

At any given time, not more than one vehicle may be parked in the street in front a Dwelling.

Plus:

As set out in Section 44-133, parking a vehicle on the street between the hours of 2:00 a.m. and 5:00 a.m. of any day of the week is prohibited.

(f) *Rear Yard Wall for Lots on north side of Westminster Place.* For Lots on the north side of Westminster Place, only a wall of the same design specifics as the wall to be installed for the Westminster Place Park (which specifics are available from the City) may be used as fencing for the rear yard running east and west.

(g) *Administrative approval of Combined Lots.* The City Manager is authorized to approve Deeds for Combined Lots in the Westminster Place 1800 Block Residential District without action of the Planning Commission or City Council. An Owner(s) requesting Deed Approval of a Combined Lot in the Westminster Place 1800 Block Residential District shall file a written application with the City Manager as set out in Sec. 40- _____ except that a survey of the Property is not required. The Deed(s) proposed to effectuate the Combined Lot must comply with Sec. 40- _____. The City Manager shall approve or disapprove of the proposed Deed within 90 calendar days from the date the application is filed. If the City Manager approves the application, the City Manager shall endorse the Deed as required by Sec. 40- _____ and return it to the Owner for filing of record with the County Clerk. If the City Manager disapproves the application, the Owner will be so notified in writing.

(h) *Applicability of the Subdivision Regulations.* The City's Subdivision Regulations contained in Chapter 40 apply to the Westminster Place 1800 Block Residential District only as specifically stated in this Section. Otherwise, the Subdivision Regulations do not apply to the district.

(i) *Fee waivers.* The following fees are waived for the Westminster Place 1800 Block Residential District:

- (1) Application fees for Combined Lot Deed Approvals;
- (2) Application fees for Building Commission Certificates of Approval;
- (3) Application fees for Demolition Permits;
- (4) Building Permit fees for new Buildings;
- (5) Inspection fees for new Buildings;
- (6) Bond and surety requirements for demolition.

Secs. 50-~~110~~ 111—125. 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 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 _____, 2023.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2023.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney