

## **Notice of Zoning and Planning Commission Meeting**

**Notice** is hereby given of a **regular meeting of the Zoning Board of Adjustment** on Thursday, April 14, 2022, beginning at 6:15 p.m. in the **Municipal Building** located at 3800 University Blvd., West University Place, Texas, for the purpose of considering the following agenda items:

*Notice: The Commission reserves the right to convene in a closed session for any agenda item if the need arises pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code*

### **Call to Order**

- 1. Notices, Rules, Etc.** Matters relating to notices, rules and meeting procedures, identifying parties, swearing of witnesses, etc.
- 2. Public Comments.**  
*This is an opportunity for citizens to speak relating to agenda items. The speaker can either speak at this time or defer his/her comments until such time the item is discussed. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing. Public comments must be kept relevant to the subject before the Board. The presiding officer shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, or slanderous remarks may be barred by the presiding officer from further comment before the Board during the meeting. Speakers must limit their presentations to three minutes each.*
- 3. Zoning Ordinance Presentation.** Presentation and discussion of the current regulations found within the Zoning Ordinance.
  - a. Residential Standards
  - b. Commercial Standards
- 4. Discussion Items from City Council.** Discuss, review, and consider action on amending the City's Zoning Ordinance with regard to the following matters:
  - Two (2) Curb Cuts: Review process for approval of two (2) curb cuts on one building site.
  - Side-Garage Setbacks: Review side-loading garage setbacks to ensure consistency between Zoning Ordinance and Chapter 70, regarding 18-foot setback requirement.
  - Sound Attenuating Enclosures for Generators: Review sound attenuating requirements for generator enclosures installed on private property.
  - Recreational Courts Setbacks: Review requirements for recreational courts (e.g. tennis, basketball, batting cages, pickleball, etc...).
  - Permitted Commercial Uses: Review commercial uses allowed in Commercial Districts based upon the type of business. (Appendix A, Sec. 2-102)
  - Zoning Ordinance Format: Review format of Zoning Ordinance – Appendix A; Consider individual articles for the different Zoning Districts (e.g. Single-Family Residential, Commercial Districts, PDD, etc. and revise or minimize use of summary table and notes); Consider methods to simplify the Zoning Ordinance for understanding by residents, builders and contractors.

- Circular Driveways / Garage Doors / Off-Street Parking: Review the rules (Chapter 40, Chapter 70 and Zoning Ordinance – Appendix A) related to circular driveways, garage doors, and off-street parking.
- Old Stock Housing: Review methods for retention and possible replacement of “old stock housing”.

**5. Discussion on 3/7 Exception from Table 7-2: Yards.** Matters related to possible amendments to the 3/7 Exemption for narrow lots within the Zoning Ordinance.

**6. Meeting Minutes.** Matters relating to the approval of minutes from March 11, 2021.

ADJOURN

*In compliance with the Americans with Disabilities Act, if you plan to attend this public meeting and you have a disability that requires special arrangements, please contact the person that signs this below at least 24 hours prior to the meeting so that reasonable accommodations can be made to assist in your participation in the meeting. The Municipal Building is wheelchair accessible from the west entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Meeting Chambers.*

**I CERTIFY THAT THIS NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE WEST UNIVERSITY PLACE ZONING AND PLANNING COMMISSION ON APRIL 14, 2022 WAS POSTED ON THE MUNICIPAL BUILDING BULLETIN BOARD ON OR BEFORE THE 11TH DAY OF APRIL 2022, AT OR BEFORE 6:15 P.M.**

*Alfonso Acosta*

Alfonso Acosta, Building Official,  
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