



Building & Standards Commission

Located in the Council Chambers,

3800 University Blvd,
West University Place, Texas 77005
Meeting Minutes

January 16, 2020

MEMBERS PRESENT: Bruce Beneke, Mimi Tsai, James Craig, Muddy McDaniel, Charles Marshall, Eddie Mathews, Gerry Spedale, Jonathan Hance and Diana Pardo Rodriguez

MEMBERS ABSENT: None

STAFF PRESENT: Public Works Director Gerardo Barrera, Chief Building Official Clay Chew, Legal Counsel Will Petrov and Permit Technicians Mike Morris and Lisa Ray

GUESTS PRESENT: J.D. Britton, Inge Britton, Katinka Ralten, Gayle King, Alida Drewes, David Scott, Steve Malashock, and Bob Seeley

[Call to Order] Bruce Beneke called the meeting to order at 6:01 p.m.

1. **Notices, Rules, Etc.** Bruce Beneke welcomed BSC members, staff and visitors to the meeting.
2. **Meeting Minutes.** Muddy McDaniel made a motion to approve the December 5, 2019 meeting minutes. Charles Marshall seconded. **AYES:** Bruce Beneke, Mimi Tsai, James Craig, Muddy McDaniel and Charles Marshall. **NOES:** None. **ABSTAIN:** None. Meeting minutes approved.
3. **Docket 2019-0010 Property located at 4150 Bissonnet, West University Place, TX 77005 regarding a variance of Article VII Fences Section 18-202 Prohibition in Front or Side Yard.**

Bruce Beneke opens the meeting. Gerry Spedale made motion to open meeting to public comments. Mimi Tsai seconded. **AYES:** Bruce Beneke, Mimi Tsai, James Craig, Muddy McDaniel, and Charles Marshall. **NOES:** None. **ABSTAIN:** None.

The applicants went on to present their concerns regarding traffic and safety at the property facing Bissonnet. Guests made comments both for and against the proposed variance. Applicants went on to address public concerns regarding traffic and the visibility. BSC members discussed various other properties along Bissonnet than have fencing and if those properties had applied for variance. Clay Chew explained the other properties in question





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have rear yards facing Bissonnet and one property that was required to obtain a traffic study. BSC members went on to discuss various design options and traffic safety issues.

Mimi Tsai made motion to close the public input portion of the meeting. James Craig seconded. **AYES:** Bruce Beneke, Mimi Tsai, James Craig, Muddy McDaniel and Charles Marshall. **NOES:** None. **ABSTAIN:** None.

Bruce Beneke went through the required findings to grant a variance. BSC members went on to discuss various options regarding the type of fence, height, and line of sight. Clay Chew and BSC agreed that the applicant would be required to obtain a traffic study for review prior to any variance consideration. BSC members went on to discuss that when a traffic study was completed that it be turned into the Building Official Clay Chew for review or be submitted to the BSC for further review.

Charles Marshall made motion to table the variance request until the BSC could review a fence design and traffic study. Mimi Tsai seconded. **AYES:** Bruce Beneke, Mimi Tsai, James Craig and Charles Marshall. **NOES:** Muddy McDaniel. **ABSTAIN:** None.

- 4. **Future Agenda Items.** Clay Chew mentioned that he and the City Attorney are working on a proposal that would give the City of West University place more authority to get existing permits finalized. Clay Chew went on say that the final draft of the side walk ordinance will be presented. BSC members inquire about road way contracts and ask staff to provide City bonding requirements.

Mimi Tsai made motion to adjourn meeting. James Craig seconded. **AYES:** Bruce Beneke, Mimi Tsai, James Craig, Muddy McDaniel and Charles Marshall. **NOES:** None. **ABSTAIN:** None.

[Adjournment]

Meeting adjourned at 7:15 p.m.

PASSED THIS 5 DAY OF March, 2020

Bruce Beneke
Bruce Beneke, Chairman

ATTEST: [Signature]

Lisa Ray, Permit Technician

