



Building & Standards Commission

Located in the Council Chambers,

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

March 5, 2020

MEMBERS PRESENT: Bruce Beneke, Mimi Tsai, James Craig, Charles Marshall, Eddie Mathews, Muddy McDaniel and Gerry Spedale

MEMBERS ABSENT: Johnathan Hance and Diana Pardo Rodriguez

STAFF PRESENT: Public Works Director Gerardo Barrera, Chief Building Official Clay Chew, Legal Counsel Alan Petrov and Permit Technician Lisa Ray

GUESTS PRESENT: Alida Drewes, Hoyt Thomas, Galye King, J.D. Britton and Katinka Ralten

[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. Before the meeting adjourned Eddie Mathews stated that City Council had made certain corrections to the sidewalk ordinance previously approved by BSC. Alan Petrov stated that the ordinance had already been re-redrafted. Eddie Mathews asked if BSC could receive a copy of final ordinance and was told "yes".
- 2. Meeting Minutes.** James Craig made a motion to approve the January 16, 2020 meeting minutes as amended. Mimi Tsai 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 4151 Bissonnet, West University Place, Texas 77005 regarding a variance of Article VII Fences Section 18-202 Prohibition in Front or Side Yard.** Clay Chew opened the meeting by clarifying the parameters of the variance and recommended referring to the findings of the traffic study that was submitted. Clay also stated that as long as a fence structure was built in accordance with the line of sight ordinance there would not be a problem issuing a permit if the variance was passed. Bruce Beneke swore in both J.D. Britton and A. Drewes and additional comments from the public were heard by the board in favor of the variance being granted. A motion to close public hearing on the variance was made by Charles Marshall. Muddy McDaniel seconded. **AYES** Bruce Beneke, Mimi Tsai, James Craig, Muddy McDaniel and Charles Marshall. **NOES:**





The City of West University Place

A Neighborhood City

None. **ABSTAIN:** None. The Board then discussed the findings of the traffic study and varying materials that the fence could be constructed. Gayle King stated the variance would be given to a new homeowner who would submit the material and specifications of the structure. Mimi Tsai started a motion to place a condition on the variance so that only certain materials could be used to construct the fence, no one seconded the motion. Charles Marshall made a motion to approve the variance requested. Muddy McDaniel seconded. **AYES:** Bruce Beneke, James Craig, Muddy McDaniel and Charles Marshall. **NOES:** Mimi Tsai. **ABSTAIN:** None. Variance request approved.

Comments were again open to the public, at which time Mr. Hoyt Thomas shared his experience with a neighbor having open permits and prolonging construction. This prompted an agenda item to be added for the next meeting to discuss and refine ordinance language to ensure permits are closed.

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

Meeting adjourned at 7:06 p.m.

PASSED THIS 6th DAY OF August, 2020

Bruce Beneke
Bruce Beneke, Chairman

ATTEST: [Signature]

Mrs. Lisa Ray, Permit Technician

