



The City of West University Place

A Neighborhood City

ZONING BOARD OF ADJUSTMENT
MUNICIPAL BUILDING
 3800 UNIVERSITY BOULEVARD
TELECONFERENCE MEETING MINUTES
June 25, 2020
5:30 pm

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| I. | MEMBERS PRESENT: | Steven Segal (voting), Neil Martin (voting), Donald Yurewicz (voting), Janet Parisi (voting) Jay Cohen (voting), John Brett, Sergio Amelio and Brennan Reilly |
| II. | MEMBERS ABSENT: | Edward Nikonowicz |
| III. | STAFF PRESENT: | Zack Petrov, Legal Counsel, Clay Chew, Building Official and Josie M. Hayes, Administrative Coordinator |
| IV. | CALL TO ORDER: | 5:34 p.m. |

Agenda Item

Discussion

Action

| | Agenda Item | Discussion | Action |
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| 1 | Call the meeting to order. Notices, Rules, Etc. | Steven Segal called the meeting to order at 5:34 p.m. Steven Segal asked each member to briefly introduce themselves. Josie M. Hayes stated the alternate voting member would be Jay Cohen. Josie M. Hayes, Administrative Coordinator, stated that all notices were posted in accordance with state and local requirements. Steven Segal then described the hearing procedures. Swearing in of witnesses. | Neil Martin moved to accept that all notices were properly posted and distributed for this meeting. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Paris and Jay Cohen. Motion Carried (5-0). Steven Segal administered the oath to all witnesses. |
| 2 | Docket No. 2020-0002, regarding property at 6429 Virginia Ct/6430 Mercer St., West University Place, Texas 77005 (Special Exception) a. Matters regarding a request to present additional information for 1) a special exception to allow a front facing garage to be at the front building | The applicant in Docket 2020-0002, 6429 Virginia Ct./6430 Mercer St. is requesting a special exception to 1) build a garage accessory building which would contain more than 600 square feet of non-garage space, 2) place a front facing garage at the front building line instead of 10 feet back from the front building line and 3) retain a driveway that does not connect to a garage. Additional evidence was presented to ZBA | After the applicant provided additional information, Janet Parisi made a motion to rehear the agenda item for the special exceptions and close the deliberation portion of the hearing. Second by Donald Yurewicz. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion carried (5-0). After deliberation, Steven Segal made a motion to approve the special exception request to Section 7-101, Table 7-4a as |





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| <p>line, 2) allow more than 600 square feet of non-garage space and 3) a driveway which does not connect to garage space.</p> <p>b. Deliberation, decisions, other action, etc. regarding the preceding matters.</p> | <p>members.</p> <p>Staff received one correspondence email against the application (with seven signatures from surrounding neighbors) and one in favor to 1) allow more than 600 square feet of non-garage space as long as the third garage door is replaced by two windows and 2) a driveway to which does not connect to garage space, but opposed to 3) allowing a front facing garage to be at the front building line.</p> <p>There was one citizen speaking in favor of the application: Jennifer Weston, 3615 Carnegie St. and two speaking against: MaryJo Cantu, 6336 Sewanee St. and Jim Moskowsky, 6425 Mercer St.</p> <p><u>Background Information:</u></p> <p>The original plan was to build a primary structure at 6430 Mercer St. with a four car garage which is not allowed based on the size of the property (Table 7-4a Garage Space). The applicant decided to join 6430 Mercer St. and 6429 Virginia Ct. which would provide enough lot square footage for a four car garage. This would make it a garage accessory structure which is limited to 600 square feet of non-garage space. The existing garage at 6429 Virginia Ct. will be demolished but the applicant has requested that the driveway remain as is.</p> | <p>authorized by Note 1 to allow a front facing garage to be at the front building line. Second by Janet Parisi. AYES: None. NOES: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion failed (0-5). Steven Segal made a motion to approve the special exception request to Section 7-101, Table 7-4a as authorized by Note 1 to allow more than 600 square feet of non-garage space. Second by Janet Parisi. AYES: None. NOES: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion failed (0-5). Steven Segal made a motion to approve the special exception request to Section 7-101, Table 7-5a, Note 6 to allow a driveway which does not connect to garage space. Second by Janet Parisi. AYES: None. NOES: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion failed (0-5).</p> |
| <p>3 Docket No. 2020-0004, regarding property at 3782 Georgetown St., West University Place, Texas 77005 (Special Exception)</p> <p>a. Public hearing regarding a request for a special exception to allow a curb cut for a circular driveway to be on a side street instead of both curb cuts on the front street line.</p> | <p>The applicant in Docket 2020-0004, is requesting a special exception as authorized by Table 7-5a, entitled "Parking, driveways, etc." Table 7-5a establishes the maximum number of curb cuts allowed per building site in a single-family district. The applicant is requesting a special exception as authorized in Note 5 to Table 7-5a to allow a total of two curb cuts on the building site.</p> <p>Staff did not receive correspondence letters in favor or against the application.</p> | <p>Motion to close the deliberation of the hearing was made by Janet Parisi. Second by Jay Cohen. AYES: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion carried (5-0).</p> <p>After deliberation Janet Parisi made a motion to approve the special exception to Table 7-5a, Note 5 Parking, driveways, etc., Note 5 to allow a total of two curb cuts on a building site. Second by Donald Yurewicz. AYES: Donald Yurewicz. NOES: Steven Segal, Neil Martin, Janet</p> |





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| | <p>b. Deliberation, decisions, other action, etc. regarding the preceding matters.</p> | <p><u>Background Information:</u> The property at 3782 Georgetown St. is located in a SF-3 zoning districts at the northeast corner of Georgetown St. and Auden St. The applicant is seeking a special exception to construct a semi-circular driveway with one curb cut on Georgetown St. and one on Auden St.</p> <p><u>Staff Response:</u> Table 7-5a limits the number of curb cuts to one per building site in a single family district. There is an exception that authorizes additional curb cuts of which can be a semi-circular driveway that meets the minimum requirements of Chapter 70, “Street Areas and Public Spaces”, specifically Section 70-27 regarding curb cuts and driveways. Section 70-27 requires that the curb cuts be located along the front street line for a semi-circular driveway. The driveway configuration complies with all of the other requirements. Table 7-5a, Note 5 of the Zoning Ordinance gives the ZBA the authority to grant a special exception for additional curb cuts. The ZBA must find that he request is in harmony with the general purpose and intent of the Zoning Ordinance and that the request will not cause any significant increase in on-street parking or traffic, traffic congestion, or an unreasonable burden upon public utilities or services. The burden is on the applicant to present evidence to the ZBA to support each finding and determination required for the issuance of this special exception. If the ZBA grants the special exception, they can attach conditions.</p> | <p>Parisi and Jay Cohen. Motion failed (1-4).</p> |
| 4 | Meeting Minutes | Approval of meeting minutes from May 28, 2020. | Steven Segal moved to approve the May 28, 2020 minutes. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion carried. |
| | Adjournment. | The meeting was adjourned at 7:08 p.m. | Steven Segal moved to adjourn the meeting. Second by Janet Parisi. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, Janet Parisi and Jay Cohen. Motion Carried. |





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APPROVED THIS 23 DAY OF July 2020.
Steven Segal
Presiding Officer

ATTEST: Josie M. Hayes
Josie M. Hayes, Administrator Coordinator

