



# The City of West University Place

*A Neighborhood City*

## ZONING BOARD OF ADJUSTMENT MUNICIPAL BUILDING 3800 UNIVERSITY BOULEVARD REGULAR MEETING MINUTES

June 27, 2019

6:30 pm

I.	MEMBERS PRESENT:	Steven Segal (voting), Bruce Beneke (voting), Edward Nikonowicz (voting), Janet Parisi (voting) and Sergio Amelio (voting, arrived at 6:51 p.m.)
II.	MEMBERS ABSENT:	Sandy Hellums-Gomez, Donald Yurewicz, David Kuykendall and Sylvette Bobb
III.	STAFF PRESENT:	Carter Dean, Legal Counsel; Debbie Scarcella, City Planner and Josie M. Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	6:31 p.m.

### Agenda Item

### Discussion

### Action

	Agenda Item	Discussion	Action
1	<b>Call the meeting to order. Notices, Rules, Etc.</b>	Steven Segal called the meeting to order at 6:31 p.m. Steven Segal asked each member to briefly introduce themselves and state if they are voting or nonvoting. 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.	Janet Parisi moved to accept that all notices were properly posted and distributed for this meeting. Second by Bruce Beneke. Ayes: Steven Segal, Bruce Beneke, Edward Nikonowicz and Janet Parisi. <b>Motion Carried.</b>  Steven Segal administered the oath to all witnesses.
2	<b>Docket No. 2019-0006, regarding property at 5508 Community Dr., West University Place, Texas 77005 (Special Exception)</b> a. Public hearing regarding a request for a special exception. b. Deliberation, decisions, other action, etc. regarding the preceding	The applicant in Docket 2019-0006, 5508 Community Dr. is requesting a special exception as authorized by Table 7-4a, Note 1, entitled "Garage Space". Table 7-4a establishes the requirement for front facing garages to be set back an additional 10 feet from the front yard (setback) line. The applicant is requesting a special exception to authorize the garage to be located at the front yard (setback).	Motion to close the deliberation portion of the hearing was made by Edward Nikonowicz. Second by Janet Parisi. Ayes: Steven Segal, Bruce Beneke, Edward Nikonowicz, Janet Parisi and Sergio Amelio. <b>Motion carried (5-0).</b>  After deliberations Edward Nikonowicz made a motion to approve the special exception to authorize the doors of a front facing garage to be located at the front yard (setback), which is 25'. Seconded by

