



The City of West University Place

A Neighborhood City

Building & Standards Commission

Located in the Council Chambers,

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

August 6, 2020

MEMBERS PRESENT: Bruce Beneke, James Craig, Charles Marshall, Eddie Mathews, Muddy McDaniel, Gerry Spedale, Johnathon Hance

MEMBERS ABSENT: Diana Pardo Rodriguez

STAFF PRESENT: Chief Building Official Clay Chew, Legal Counsel Zachary Petrov and Permit Technician Lisa Ray

GUESTS PRESENT: Michael Manley, Walker Moody, Doug Rephlo, Jodi Rephlo, Dick Yehle

[Call to Order] Bruce Beneke called the meeting to order at 6:11p.m.

1. **Notices, Rules, Etc.** Bruce Beneke welcomed BSC members, staff and visitors to the meeting. Bruce Beneke reminded the board that certain email correspondence can be a violation of the Open Meetings Act and to be more mindful of how correspondence takes place.
2. **Meeting Minutes.** Muddy McDaniel made a motion to approve the March 5, 2020 meeting minutes as amended. Eddie Matthews seconded. **AYES:** Bruce Beneke, James Craig, Muddy McDaniel, Charles Marshall, and Eddie Matthews. **NOES:** None. **ABSTAIN:** None. Meeting minutes approved.
3. **Docket 2020-0007 property located at 6501 Westchester Ave, West University Place, Texas 77005 regarding a variance of Article VII Fences Section 18-202 Prohibition in Front or Side Yard.** Bruce Beneke swore in Walker Moody and all other residents who had requested to speak at the meeting. Mr. Moody then presented his position stating that Pittsburg Street is a high traffic street and presents safety concerns for his family and potentially the future homeowners. Clay Chew stated that the original property faced Pittsburg Street, then became a rotated corner lot, which restricts where fences can be installed. Lisa Ray summarized the multiple correspondence from neighbors who all opposed the granting of the variance. Dick Yehle and Jodi and Doug Rephlo also presented opposition to the variance being granted. After members discussion of the points raised both in favor and against the application, Eddie Matthews made a motion to deny the





The City of West University Place

A Neighborhood City

variance request. James Craig seconded. **AYES:** Bruce Beneke, James Craig, Muddy McDaniel, Charles Marshall, and Eddie Matthews. **NOES:** None **ABSTAIN:** None. Variance request denied.

Comments were again open to the public at which time the board discussed addressing permits closures. Clay Chew is discussing with legal counsel if any additional measures can be taken to close permits in a different fashion and will revisit this at a later time. Bruce Beneke stated he would like to add an agenda item to discuss building materials and if West University can put restrictions on certain products.

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

Meeting adjourned at 7:06 p.m.

PASSED THIS September DAY OF 17th, 2020

Bruce Beneke

Bruce Beneke, Chairman

ATTEST: [Signature]

Mrs. Lisa Ray, Permit Technician

