



# 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

October 1, 2020

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

MEMBERS ABSENT: Johnathon Hance, Diana Pardo Rodriguez

STAFF PRESENT: Director of Public Works Gerardo Barrera, City Attorney Alan Petrov, Chief Building Official Clay Chew, Permit Technician Lisa Ray

GUESTS PRESENT: None

[Call to Order] Bruce Beneke called the meeting to order at 6:03p.m.

1. **Notices, Rules, Etc.** Bruce Beneke welcomed BSC members and staff to the meeting.
2. **Meeting Minutes.** Eddie Mathews made a motion to approve the September 17th, 2020 meeting minutes with his recommended revisions. Jim Craig seconded. **AYES:** Bruce Beneke, James Craig, Charles Marshall, Eddie Mathews, Muddy McDaniel, Gerry Spedale, Grayson Bush. **NOES:** None. **ABSTAIN:** None. Meeting minutes approved.
3. **Stucco Exteriors.** Clay Chew advised that he has further researched the International Building Codes regarding requirements/rules for stucco usage and installation (e.g flashing inspection before wrap installed and an inspection between coats) and Clay Chew can implement himself; no formal approval or motion required from Board. The board agreed that the new inspections and stucco installer registration will be submitted to City Council for approval.
4. **Materials Disclosure.** Clay Chew and Alan Petrov discussed providing a material list for new construction prior to closing, but State law limits what individual cities can do in terms of additional conditions, including lists of materials, used on new-builds. After further discussion, the board agreed to table the matter until further research is done to ensure there is no bias or liability by providing a material list for new home construction.
5. **Future Agenda Items.** There will be one variance request for the next meeting.





# The City of West University Place

---

*A Neighborhood City*

Also, Harris County is recommending that West University have minimum standards in our 100-year and 500-year flood plains. Harris County will draft changes to City's existing ordinances for our approval.

Gerry Spedale made a motion to adjourn. James Craig seconded. **AYES** Bruce Beneke, James Craig, Eddie Mathews, Gerry Spedale. **NOES:** None. **ABSTAIN:** None.

Meeting adjourned at 6:35 p.m.

PASSED THIS 7<sup>th</sup> DAY OF November, 2020

Bruce Beneke  
Bruce Beneke, Chairman

ATTEST: Lisa Ray

Mrs. Lisa Ray, Permit Technician

