



The City of West University Place

A Neighborhood City

ZPC Meeting Agenda

Notice is hereby given of a **regular meeting of the Zoning and Planning Commission to be held via teleconference** on Thursday, October 8, 2020, beginning at **6:15 p.m.** in the **Municipal Building** located at 3800 University Blvd., West University Place, Texas.

Due to the COVID 19 Disaster and CDC's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting. Zoning and Planning Commission will be meeting via teleconference, which will be audible to members of the public and allow for two-way communications for those desiring to participate. **To attend the meeting via telephonic means**, please use the following toll-free number: **1-346-248-7799**, **Meeting ID: 893-9393-6823** or follow link to <https://us02web.zoom.us/j/89393936823>

Any person interested in speaking on any item on the agenda must submit his/her request via email to the Building Official at cchew@westutx.gov. The request must include the speaker's name, address, the phone number that will be for the call (in order to identify you), and the agenda item number and **must** be received prior to the posted time of the meeting.

The agenda packet is accessible to the public on the City's website. After the meeting, a recording of this meeting will be made available to the public.

Note: The Commission reserves the right to convene in a closed session for any agenda item if the need arises pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

Call to Order

1. **Notices, Rules, Etc.** Matters relating to notices, introductions, rules, meeting procedures, and updates.
2. **Public Comments.**
This is an opportunity for citizens to speak relating to agenda items. The speaker can either speak at this time or defer his/her comments until such time the item is discussed. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing. Public comments must be kept relevant to the subject before the Board. The presiding officer shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, or slanderous remarks may be barred by the presiding officer from further comment before the Board during the meeting. Speakers must limit their presentations to three minutes each.
3. **Framed areas of homes and pervious coverage/materials.** Matters related to square-footage, pervious and impervious coverages and materials for residential properties.
4. **Through-lots and rear setbacks.** Matters related to through lots and rear yard setbacks for residential properties.
5. **Residential side street yards adjacent to front yards.** Matters related to setbacks and fencing on side street yards that are adjacent front yards.
6. **Lighting Regulations in the Zoning Ordinance.** Matters related to the removal of regulations in the Zoning Ordinance.
7. **Minutes.** Matters regarding approval of minutes from September 10, 2020.

ADJOURN





The City of West University Place

A Neighborhood City

In compliance with the Americans with Disabilities Act, if you plan to attend this public meeting and you have a disability that requires special arrangements, please contact the person that signs this below at least 24 hours prior to the meeting so that reasonable accommodations can be made to assist in your participation in the meeting. The Municipal Building is wheel chair accessible from the west entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Meeting Chambers.

I certify that the attached notice and agenda of items to be considered by the West University Place Zoning and Planning Commission on October 8, 2020 was posted on the Municipal Building bulletin board on or before October 5, 2020 at 6:15 o'clock p.m.

Clay Chew, Building Official, cchew@westutx.gov, 713-662-5830



Agenda Item #3

City of West University Place Zoning and Planning Commission Meeting

DATE: October 8, 2020

Agenda Topic: Framed areas of homes and pervious coverage/materials. Matters related to square-footage, pervious and impervious coverages, and materials for residential properties.

SUMMARY: The City Council has requested that the Zoning and Planning Commission examine the pervious coverages for the City's residential districts. Pervious cover is important as it absorbs rainfall and reduces the amount of water that enters the drainage system. The goal of this agenda item is to examine the City's pervious requirements and determine if any changes are necessary.

CURRENT PERVIOUS REQUIREMENTS: The City requires a minimum of 24% pervious area within a single-family residential lot. The front yard of homes must have at least 50% pervious coverage, which emphasizes a landscaped streetscape within residential neighborhoods.

SURVEY OF RECENT SINGLE-FAMILY HOMES: The City of West University has examples of recently constructed and permitted single-family homes. Generally, the smaller lots have less pervious areas than the larger residential parcels (See table 1).

Table 1: Recent single-family residences pervious coverage

Address	Lot Dim.	Lot sq/ft	Pervious area %	Impervious Area %	Detached Garage
2621 University	50x101	5,050	48	52	Yes
5508 Community	50x116	5,800	44	56	-
5404 Community	50x116	5,800	42	58	-
5304 Community	50x116	5,800	48	52	-
6026 Charlotte	50x91	4,550	45	55	-
2605 Talbott	50x120	6,000	47	53	Yes
3762 Georgetown	60x124	7,440	46	54	-
2616 Fenwood	65x115	7,475	44	56	-
6626 Vanderbilt	100x200	20,000	64	36	-
6630 Vanderbilt	100x200	20,000	57	43	Yes

SURVEY ADJACENT CITIES: The City of West University Place has a lower-than-average pervious requirement compared to other adjacent cities in this survey. The most comparable lot regulations for the Old Building Sites in West University Place are found with the City of Bellaire's R-4 District. The Old Building Sites allow for 24% pervious, whereas the comparable R-4 District allows for 40% pervious. For New Building Sites, the most comparable City standards are found with Bellaire's R-3 and Hilshire Village's R-3 Districts. (See Table 2 and Table 3).

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Table 2: Survey of similar lot sizes in adjacent communities

Pervious Requirements - Comparison							
West University Place (Average lot size per district) *		Bellaire		Spring Valley Village		Hilshire Village	
SF-1	9867	-	-	-	-	-	-
SF-2	7751	-	-	-	-	-	-
SF-3	6483	-	-	-	-	-	-
Old Building Sites (SF-1, SF-2, and SF-3)		Bellaire - R-4					
Minimum Lot Size	5,000	Minimum Lot Size	5,000	-	-	-	-
Pervious %	24%	Pervious %	45 or 40%	-	-	-	-
Impervious Cover	76%	Lot Coverage Max (7,000 SF or less)	60%	-	-	-	-
-	-	Lot Coverage Max (More than 7,000 SF)	55%	-	-	-	-
New building sites		Bellaire - R-3		Residential District A		Hilshire R-3 District	
Minimum Lot Size	8,250	Minimum Lot Size	7,400	Minimum lot size	10,000 SF (Min 9,000 usable)	Minimum lot size	8,000
Pervious %	24%	Pervious %	45%	Pervious %	40%	Pervious %	45%
Impervious Cover	76%	Impervious Cover	55%	Impervious Cover	60%	Impervious Cover	55%

* Analysis of mean lot sizes conducted by geographical information systems (GIS) utilizing Harris County Appraisal District Parcel Data.

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Table 3: Lot Coverage Survey – Detached Residential Districts

Maximum Lot Coverage					
	Minimum Pervious Forward of Building Line	Maximum Impervious Behind Building Line	Maximum Building Ground Coverage	Total Pervious Required	Swimming Pool Determination
Spring Valley Village	50%	60%			Water surface is pervious
Hilshire Village	50%	55%	40%		Impervious
Bellaire				45% (R-1 thru R-3, R-5) and 40% for R-4	Impervious
West University	50%			24%	Water surface is pervious

INNOVATIVE PAVEMENT MATERIALS: Permeable pavers, porous concrete, and other innovative materials are becoming more common place. There is a desire to have paved areas that have less of an impact on the drainage system. These materials are allowed to be considered pervious and not count toward the impervious coverage of the site.

GENERAL CLEANUP: A conflict was found within Table-7-5a regarding pavement allowed for single-family residential use. In this case, the use of innovative materials by the Zoning Board of Adjustment by Special Exception. This note is not needed and can be evaluated during the permit review of a new material. Additionally, if there is a conflict between a material that the Building Official does not believe is durable, his ruling can be appealed to the Zoning Board of Adjustment.

Table 7-5a, excerpt pavement and note #4

Pavement	Required type See <i>Note 4.</i>	For SFD use: Hard-surfaced or pervious pavement required for each required driveway and parking space; twin "ribbons" of pavement are permitted. For all other uses: Reinforced concrete, with curbs and drains required for all vehicular areas. <i>Exceptions:</i> (i) See Table 7-3 (pervious pavement) and Note 4, below. (ii) See Article 10 regarding "overhang."
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~~Note 4. Pavement. The ZBA may issue a special exception to allow other materials~~

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~~if it finds that they will provide equal or better durability.~~

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FRAMED AREAS OF HOMES: The framed area information has been provided as a topic of discussion. This item will be used to discuss square-footage limitations for homes within the City.

Zoning Ordinance Excerpt: Schedule FA (Framed Area)

SCHEDULE FA (FRAMED AREA)

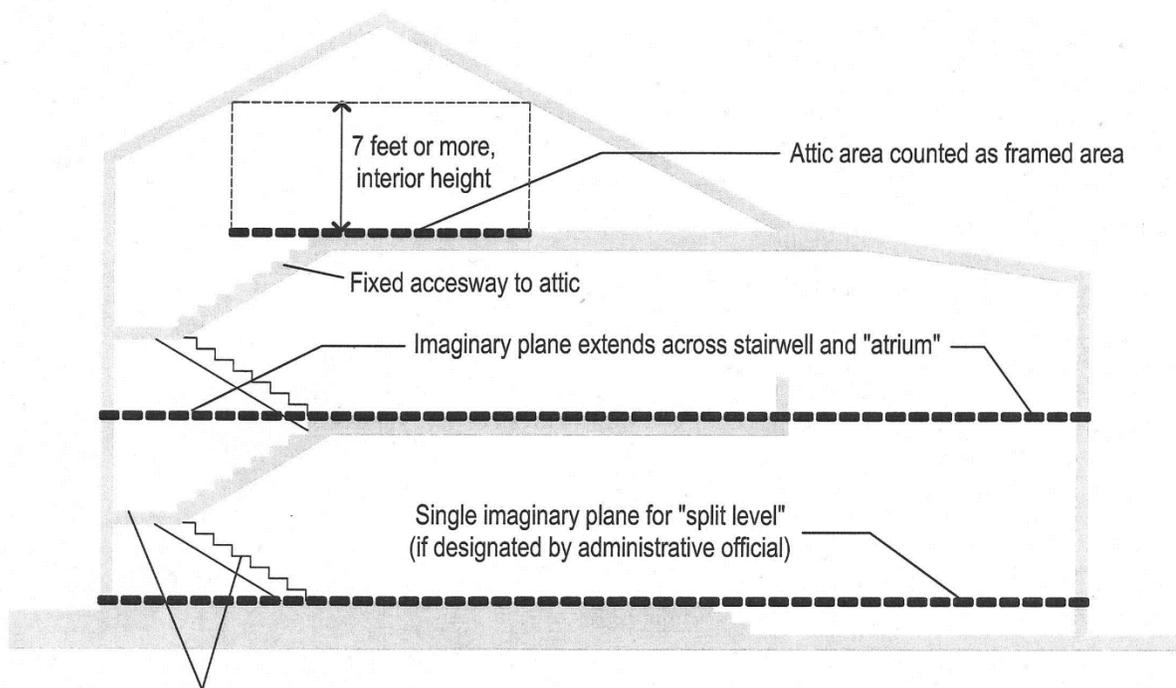
- (a) *General rule.* Framed area reflects the size of a building, in square footage. Framed area includes all floor and ground areas under a solid, fixed roof, except the uncounted areas listed in this Schedule. Floor and ground areas are measured, on each level, according to the measurement method set out below. For each building, the measured areas for each level are totaled to produce the framed area of the building.
- (b) *Measurement method.* For each level of a building, the framed area is the area of an imaginary, horizontal, unbroken plane immediately atop the structure supporting the floor (or immediately atop the ground, where there is no floor). Each plan extends horizontally to the outer main wall surfaces of the building, or to the outer perimeter of the structure above (whichever is outermost). For this purpose:
1. Steps, landings, sunken areas, floor openings and similar features are not considered separate levels, so there is no plane on those levels;
 2. Each plane extends to the outer wall surfaces of bay windows, cantilevered space and similar space on the same floor, regardless of the height of the floor;
 3. If there is a "split level" or similar irregular floor level, the building official may designate either one level to define the imaginary plane for that floor, or separate planes for the separate levels; and
 4. If area (all or part) within a one-story building has an interior height exceeding 19 feet, the area is doubled to calculate framed area (and if it has a interior height exceeding 31 feet, the area is tripled).
- (c) *Uncounted areas.* The following areas are not counted as framed area:
1. Attic area that cannot be reached through a fixed accessway;
 2. Attic area where there is a interior height less than seven feet;
 3. Those non-attic parts of an imaginary plane on a second or third-floor level, above which there is less than seven feet of interior height;
 4. Area beneath eaves, cornices, roof extensions, "greenhouse" or bay windows, cantilevered space and similar parts of building that project outward from the main wall of a building no more than 24 inches, if the area is on a lower floor level (or at ground level) and is otherwise completely open to the outdoors;
 5. Unenclosed porch area of a principal building, if the longest side of the porch directly faces the front street line or side street line of the building site, and the area is neither designed nor usable for motor vehicles;
 6. The area of "crawl space" at ground level;
 7. Unenclosed walkway or "breezeway" area if: (A) the area directly connects a principal building to an accessory building containing garage space located behind the principal

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- building; (B) the total covered width of the area does not exceed eight feet; and (C) no part of the roof is higher than 14 feet;
8. Area of recessed entries (garage or home) or windows that is completely open to the outdoors on at least one side, if: (A) each area faces the front street line or side street line of the building site, (B) each area is not larger than 100 square feet, and (C) the total of all such uncounted recessed area is less than 200 square feet; and
 9. Basement area if: (A) the floor is at least five feet lower than the standard base level of the site, and (B) the interior height does not exceed eight feet.
- The rules for uncounted areas shall be strictly construed and applied to the defined areas only.

Drawing to illustrate Schedule FA

Generally, dashed lines indicate area counted as "framed area."



No imaginary plane for steps or landing levels.

This is a general illustration only. Actual wording of Schedule FA controls in all cases.

Zoning Ordinance Excerpt: Table 7-4b: Buildings Framed Area, all buildings. Residential Districts

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Table 7-4b: Buildings		<i>General Rule:</i> Every structure must conform to the applicable regulations shown, by District, in this table. ("N/A" means the rule does not apply.) <i>Exceptions/Special Rules:</i> (1) See special rules noted Districts.					
Item	Regulation	SF-1	SF-2	SF-3	TH	GR-1	GR-2
Dwelling units	Maximum number per building site	One, plus one accessory quarters (AQ)			17.5 per acre. <i>See Note 9</i>	Two	24 per acre.
Framed area, all buildings on a building site	Maximum area as a percentage of building site area	80%			100% <i>See Note 4.</i>		

RECOMMENDATION: The pervious requirement is important for setting the boundaries for pavement and building coverage on a residential lot. This pervious coverage collectively (with all single-family residences) increases the runoff of rainwater in the community. Staff recommends considering to increase the amount of pervious coverage to 35% or 40% within the SF-1, SF-2, and SF-3 Districts.

Table 4: Recommendation Table

Proposal	Summary of Impact
Slight Increase in Pervious to 35%	This proposal would allow the majority of porches, pool decking, and single-family developments. Only the most intense projects would be impacted.
Moderate Increase in Pervious to 40%	This proposal would allow the majority of porches, pool decking, and single-family developments. Pool projects or large paving projects may have to consider innovative materials or lessen the amount of impervious coverage.
Large Increase in Pervious to 45%	This proposal would create a substantial amount of non-conforming properties, especially with the smaller, more built-out lots. Pool projects or paving projects may have to consider innovative materials or remove existing pavement areas to allocate these materials in areas where the homeowner prefers.

Attachments:

1. Zoning Ordinance Excerpts for Pervious/Impervious Coverage.

Table 7-3: Open & Pervious Areas		<i>General Rule:</i> Every building site must have the minimum open and pervious areas shown, by District, in this table. ("N/A" means the rule does not apply.) <i>Exceptions/Special Rules:</i> (1) See PDD Schedules for planned development districts. (2) See special rules noted in table. (3) See the Projections Schedule for details about calculating open and pervious areas.							
Item	Measurement	SF-1	SF-2	SF-3	TH	GR-1	GR-2	C	TCC
Open area	Front yard, minimum percentage.	60%.			N/A	40%		N/A	
	Rear yard, minimum percentage. <i>See Note 6.</i>	60%. <i>See Note 1.</i>			N/A	N/A		N/A	
	Entire building site, minimum percentage.	40%			25%	25%		15%	
Pervious area	Front yard, minimum percentage	50%			50% <i>See Note 2.</i>	50% <i>See Note 2.</i>		N/A	
	Entire building site, minimum percentage.	24%			15%	15%		15%	10%
	Landscaping strips	Required, except for SFD uses on building sites with 5,000 sq. ft. or more. <i>See Notes 3 and 5.</i>							
	Qualified trees	For SFD uses on building sites with 5,000 sq. ft. or more, Chapter 82 of the Code of Ordinance must be located within a contiguous and reasonably compact pervious area containing at least 25 sq. ft. However, additional or better pervious area may be required to comply with Chapter 82.							
	Pervious pavement	In a QMDS only, pervious pavement is allowed to be used for all vehicular areas, and part of it may count as pervious area. <i>See Note 4.</i>							
	Parking areas, interior	Each parking area containing 21 or more parking spaces must contain interior pervious areas in "island" or "peninsula" configurations aggregating in area at least two square feet for each parking space.							N/A

Table 7-3, cont.		<i>General Rule:</i> Every building site must have the minimum open and pervious areas shown, by District, in this table. ("N/A" means the rule does not apply.) <i>Exceptions/Special Rules:</i> (1) See PDD Schedules for planned development districts. (2) See special rules noted in table. (3) See the Projections Schedule for details about calculating open and pervious areas.							
Item	Measurement	PDD-SF1	PDD-SF2	PDD-TH1	PDD-TH2	PDD-TH4	PDD-TH5	PDD-TH7	PDD-C1
Open area	Front yard, minimum percentage.	60%.		N/A					N/A
	Rear yard, minimum percentage. <i>See Note 6.</i>	60%. <i>See Note 1.</i>		N/A					N/A
	Entire building site, minimum percentage.	40%		25%					N/A
Pervious area	Front yard, minimum percentage	50%		50% <i>See Note 2.</i>					N/A
	Entire building site, minimum percentage	24%		15%					N/A
	Landscaping strips	Required, except for SFD uses on building sites with 5,000 sq. ft. or more. <i>See Notes 3 and 5.</i>							
	Qualified trees	For SFD uses on building sites with 5,000 sq. ft. or more, there must be at least one qualified tree in the front yard or in the adjacent street area. For all other uses, each qualified tree required by this ordinance or Chapter 82 of the Code of Ordinance must be located within a contiguous and reasonably compact pervious area containing at least 25 sq. ft. However, additional or better pervious area may be required to comply with Chapter 82.							
	Pervious pavement	In a QMDS only, pervious pavement is allowed to be used for all vehicular areas, and part of it may count as pervious area. <i>See Note 4.</i>							
	Parking areas, interior	Each parking area containing 21 or more parking spaces must contain interior pervious areas in "island" or "peninsula" configurations aggregating in area at least two square feet for each parking space.							

Agenda Item #4

City of West University Place Zoning and Planning Commission Meeting

DATE: October 8, 2020

Agenda Topic: Through lots and rear setbacks.

SUMMARY: The City of West University has several areas with residential homes that are considered through lots. A through lot has two street frontages, which by the City's Ordinance requires two front-yards. This rule is primarily to ensure consistent building setbacks and fence lines (See Exhibit A). This item purpose is to provide relief for through lots, in areas where two front yards that does serve the City or the property owners.

Exhibit A: West University Through Building Site or Lot

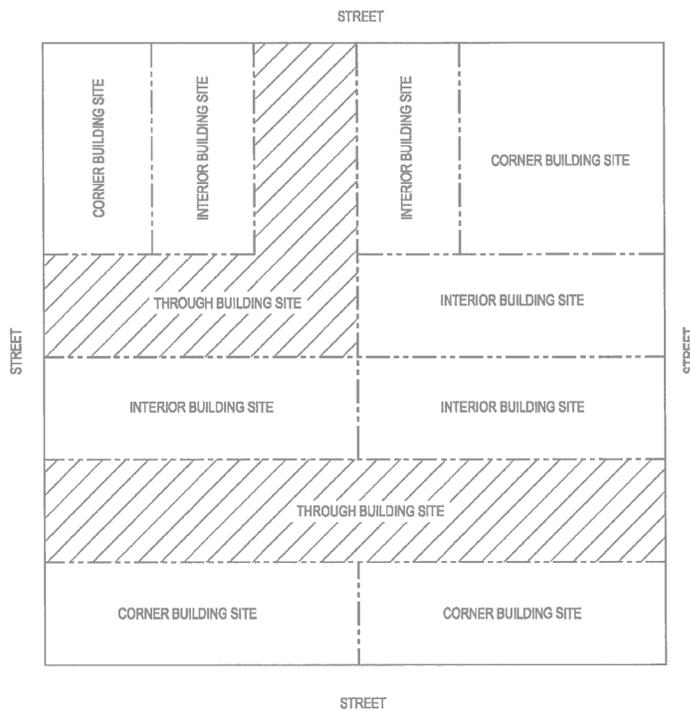


Illustration 2-102a

THROUGH BUILDING SITES

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PROPOSAL: This proposal is to add exemptions for two types of through lots within the City.

1. **Through lots on Bissonnet and Bellaire Boulevard:** The proposed amendment modifies the list of exemptions for lots on these major corridors that are on blocks that are one lot in depth. These properties are already orientated this way and have front yards located on the local street. Approval of the proposed amendment would no longer classify these lots as through lots, and these properties would have a defined front-yard and rear-yard.
2. **Through lots on Auden Street:** This amendment would exempt properties on Auden Street that have a rear-yard on a dead-end street. This would allow the rear-yards to operate as most of these properties have been, with the rear-yard oriented to the dead-end street. This does not include parcels that have a “flag type” through lot, as the intent would be for this lot to have two front-yards on the street frontages.

NOT INCLUDED: This proposal does not include interior through lots, as the cohesiveness of the neighborhoods would be affected.

Staff Recommendation: Consider recommending approval of this proposed amendment.

Attachments: 1. Proposed redline
2. Map of through lots in West University
3. Existing Ordinance

PROPOSED REDLINE:

Note 1. Through Lots or Building Sites or Rear Through Lots or Building Sites. If a lot or building site extends all the way through a block so that the front and rear both abut a street area, there is no rear yard. The site is a "through" or "rear through" lot or building site, and is considered to have two front yards, one at each street frontage. Front yard (setbacks) shall be as provided in Table 7-2. Exceptions: 1) If the site is "flag" shaped or irregular, the "flag" portion shall have the same setback as the adjoining building sites fronting that street; 2) If the site abuts a Major Thoroughfare and has a single lot depth (as determined by the Administrative Official), it is not a through lot or building site; 3) If the site has a front street line on Auden St., a rear yard that abuts a dead end street, and is not "flag" shaped, it is not a through lot or building site.

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Through lots

N

Rev 3 - 10/1/2020

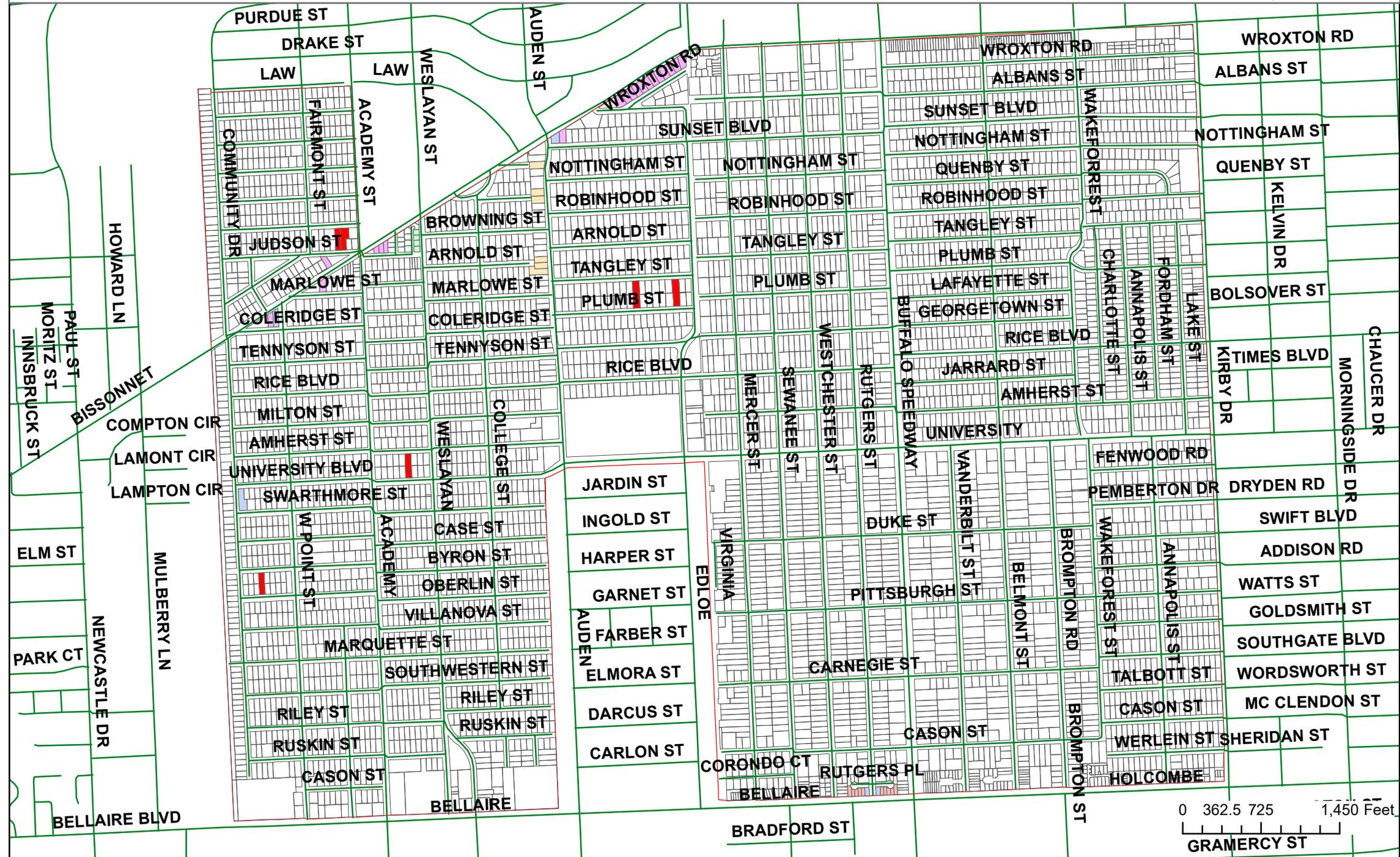


BBG CONSULTING, INC.

Source: Harris County Parcel Data

Legend

- Bellaire Throughlots
- Interior Throughlots
- Bissonnet Throughlots
- Interior Throughlots-Dead End Street
- Corner-Throughlots
- Wesleyan Throughlots



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Legend

 Bellaire Throughlots	 Interior Throughlots
 Bissonnet Throughlots	 Interior Throughlots-Dead End Street
 Corner-Throughlots	 Wesleyan Throughlots

Through-lots - Bellaire Blvd

Source: Harris County Parcel Data



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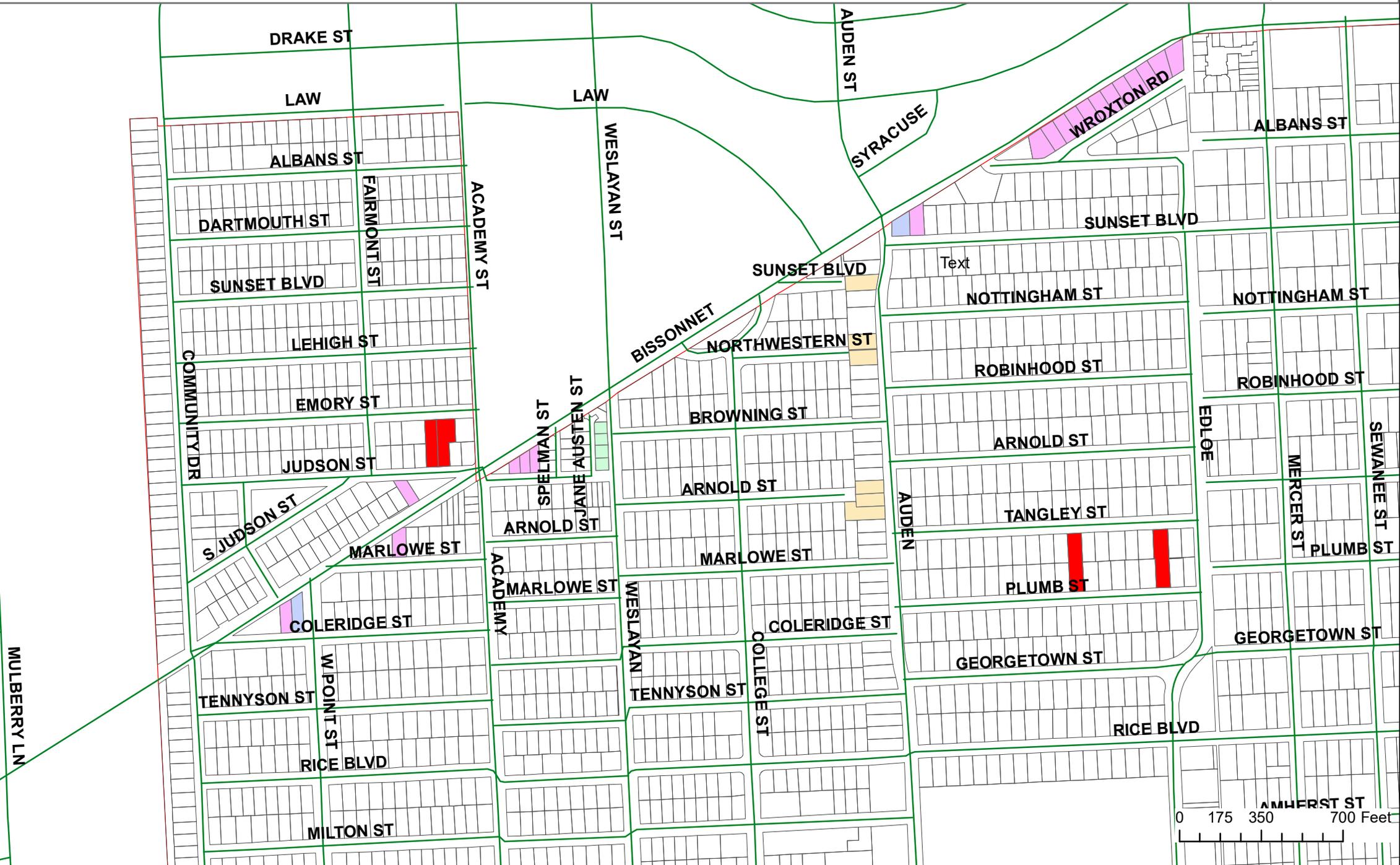
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Legend

	Bellaire Throughlots		Interior Throughlots
	Bissonnet Throughlots		Interior Throughlots-Dead End Street
	Corner-Throughlots		Weslayan Throughlots

Through-lots - Bissonnet & Auden

Source: Harris County Parcel Data



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Legend

 Bellaire Throughlots	 Interior Throughlots
 Bissonnet Throughlots	 Interior Throughlots-Dead End Street
 Corner-Throughlots	 Wesleyan Throughlots

Through-lots - Interior Parcels

Source: Harris County Parcel Data



Agenda Item #5

City of West University Place Zoning and Planning Commission Meeting

DATE: October 8, 2020

Agenda Topic: Residential street side yards adjacent to front yards.

SUMMARY: The City Council has requested the Zoning and Planning Commission to examine street side yard setbacks and fencing locations when adjacent to a residential front yard.

STREET SIDE FENCING AND ADJACENT FRONT YARDS: A street side fence can be located at the property line, except for rotated lots within the SF-1 District. This can create a visibility issue when a driveway is close to the property line of an adjacent street side yard (See Exhibit 1). An important note is that the existing home has a circular driveway, whereas the under-construction home has a typical driveway.

Exhibit 1: Front-yard adjacent to street side yard



SIGHT VISABILITY REQUIREMENTS FOR DRIVEWAYS: The City has driveway visibility triangles, which extend five (5') feet from behind the back of sidewalk and where the driveway meets. In the case in Exhibit 1, this fence does not violate the driveway visibility triangle found in the Urban Forest Preservation and Enhancement Chapter.

Urban Forest Preservation and Enhancement Excerpt: Sec-82 – Driveway Visibility Triangles

“Driveway visibility triangle means the area within a triangle beginning at the intersection of the edge of a driveway and the inside edge of a sidewalk (i.e., the edge farthest from the

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roadway). From the intersection point, the first side of the triangle extends five feet inward (away from the roadway) along the edge of the driveway, the second side of the triangle extends five feet along the edge of the sidewalk away from the driveway, and the third side is a straight line connecting the extended ends of the first two sides. If there is no sidewalk, the building official shall designate the probable location of a future sidewalk, which shall then be used as if it were an existing sidewalk. A typical driveway will have two such triangles, one on each side. The visibility triangle may include both public and private property. The building official may prepare example diagrams showing driveway visibility triangles."

DISCUSSION OF SETBACKS IN THE SF-1, SF-2, AND SF-3 DISTRICTS: The SF-1, SF-2 and SF-3 Districts allow a minimum of five (5') foot setbacks to 10% of the lot width for the street side setback. The City of West University Place also has regulations for rotated lots in the SF-1 District. These regulations require a minimum of ten (10') feet street side setbacks and are increased based on the width of the building site, for a maximum setback equal to the front-yard setback (See Zoning Ordinance Excerpt below). Although this only applies to one zoning district, and only a few lots, this regulation can be applied to other districts or something similar. Staff does not recommend this approach because one of the main issues in increasing the street side setbacks is that, for smaller lots, it will decrease the buildable area and create non-conforming properties.

Zoning Ordinance Excerpt: Table 7-2: Yards – Note 3

Note 3. Rotated Corners. For rotated corner building sites (SF-1 District only), the minimum side street yard width is: (i) 10 feet if the building site width is 65 feet or less, (ii) 10 feet plus the distance by which the width of the building site exceed 65 feet, if the building site width is more than 65 feet but less than 75 feet, (iii) 20 feet if the building site width is 75 feet or more but less than 100 feet, or (iv) for building sites 100 feet wide or more, the side street yard width is determined by the same rules as the front yard depth, except that the "depth" of the building site is measured from the side street line."

DEED RESTRICTIONS AND SETBACKS: The City of West University Place does not enforce deed restrictions. It is possible for the City to adjust the setback requirements for certain subdivisions that have increased setbacks. This step would ensure that subdivisions have setbacks as originally intended.

POSSIBLE AMENDMENTS: The City has many options to lessen conflicting side- and front-yards. Alternatively, the ZPC can recommend no changes and understand that this situation is rare.

1. Modify Fencing Regulations

- a. Modify the fence street side setbacks to either three (3') or five (5') foot setback adjacent to front yards.** This would provide a small distance from the property line for fences that are six to eight (6'- 8') feet tall.
- b. Allow differing materials for street side fences adjacent to front yards.**
 - i. At the property line, fences thirty-six inches (36") and under, or if the fence

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is over thirty-six inches (36”) it must be visibly open. Fence at the heights allowed under Chapter 18-200 can be located at feet from the property line.

- c. **Amend the fencing regulations to not allow street side yard fences at the property line.**
 - i. Require the fence to tie-in to residential structure, similar to SF-1 rotated lot regulations.

“Note 11. Rotated Corner Fences. Notwithstanding any other provision of this ordinance or any other ordinance, no fence is allowed in the side street yard of a rotated corner building site (SF-1 District), except for temporary construction fences required by [Chapter 18](#) of the Code of Ordinances.”

2. Setback Adjustment for street side lots adjacent to a front yard.

- a. Increased corner-side setbacks to match or be similar to those in the SF-1 rotated lots.
 - i. This would increase legal, non-conforming properties and would negatively affect smaller parcels.

Staff recommendation: Staff recommends discussion of topic.

Agenda Item #6

Section 8-107. - Outdoor lighting.

All outdoor lighting shall comply with Chapter 54, Article IX. Outdoor Lighting Regulations.

- ~~(a) *Intent* The intent of this section is to require outdoor lighting to use "full cut-off" fixtures, low-output bulbs, shields or other methods to reduce light trespass, glare and light pollution and to encourage energy conservation.~~
- ~~(b) *In general.* Any lighting device installed outdoors (or on the exterior of a structure) must be designed, constructed and operated so that the bulb or light source (diffused or not) is not visible from within a door or window of an occupied building on another building site used for residential purposes.~~
- ~~(c) *Certain defenses.* It is an affirmative defense to prosecution under this section that the device in question is:~~
- ~~(1) a streetlight approved by the City;~~
 - ~~(2) an official traffic light or signal;~~
 - ~~(3) an emergency light used temporarily (not longer than the emergency conditions involved);~~
 - ~~(4) a decorative holiday light used temporarily (not more than 45 days out of any 365-day period);~~
 - ~~(5) a security light requested or consented to by the current owner of (or person in control of) the building (on another building site) that is illuminated;~~
 - ~~(6) a light located in a front yard or street side yard (or on a building facing such a yard), if: (i) all the lights in—or facing—that yard emit, in the aggregate, no more than 4,000 lumens, and (ii) no individual bulb in—or facing—that yard emits more than 1,000 lumens; or~~
 - ~~(7) a device illuminating a sports field.~~

Agenda Item #7



Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

via teleconference due to the Coronavirus (COVID-19) health threat and in the Municipal Building

September 10, 2020

MEMBERS PRESENT:	Richard Wilson, John Cutrer, Winfield Campbell, David Kuykendall, Bob Powell and Brian Brantley
MEMBERS ABSENT:	Sylvette Bobb
STAFF PRESENT:	Chief Building Official Clay Chew, Legal Counsel Alan Petrov and Administrative Coordinator, Josie M. Hayes
GUESTS PRESENT:	Les Albin

- 1. Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:15 p.m. and asked commission members and staff to introduce themselves. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
- 2. Framed areas of homes and pervious coverage/materials.** Evan Duvall with BBG summarized the framed areas of homes and pervious coverage and materials for residential properties. City Council requested the ZPC examine the pervious and impervious coverage for the City's residential districts. Other cities were surveyed and The City of West University Place has a higher than average lot coverage compared to other adjacent cities in the survey. After some general discussion, the ZPC asked BBG to modify the pervious coverage table to add lot sizes to compare lot sizes with other comparable cities and bring it back for next month's meeting.
- 3. Through-lots and rear setbacks.** Evan Duval with BBG summarized that ZPC was directed to examine the existing through lots on major thoroughfares. He stated the lots have typically been developed with a rear-yard setback on the frontage facing the major thoroughfare. Any amendments done to the existing ordinance would be to allow any already occurring development pattern for double frontage roads on major thoroughfares. After general discussion, ZPC asked that some language be changed and to provide targeted specific through lots in the city.
- 4. Corner-side setback adjacent to rotated lots.** Evan Duval with BBG summarized that City Council ask the ZPC to examine corner-side setbacks for rotated lots. After some discussion, ZPC asked that rotated corner lots have a clear definition in the Zoning





The City of West University Place
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Ordinance and only apply to the SF-1 Residential District. Also, to evaluate if this proposal is for rotated corner lots as defined by the Zoning Ordinance or if it is for front-yards next to street yards.

- 5. **Minutes.** The commission reviewed the minutes of the meeting held on July 9, 2020. Richard Wilson made a motion to approve the meeting minutes. Second by John Cutrer. **AYES:** Richard Wilson, John Cutrer, Winfield Campbell, David Kuykendall, Bob Powell and Brian Brantley. **NOES:** None. **ABSTAIN:** None. **Motion Carried.**

[Adjournment]

Richard Wilson made a motion to adjourn. Second by Winfield Campbell. **AYES:** Richard Wilson, John Cutrer, Winfield Campbell, David Kuykendall, Bob Powell and Brian Brantley. **NOES:** None. **ABSTAIN:** None. Meeting adjourned at 6:52 p.m.

PASSED THIS _____ DAY OF _____, 2020

Richard Wilson, Chairman

ATTEST: _____

Ms. Josie M. Hayes, Administrative Coordinator

