



# The City of West University Place

*A Neighborhood City*

## Building & Standards Commission

Located in the Bill Watson Conference Room,

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

February 4, 2016

MEMBERS PRESENT: Steve Brown, Frank Griffin, Denny Powers, Kris Westbrook, Muddy McDaniel, Bruce Beneke, Charles Marshall and Connie Clark

MEMBER ABSENT: Sylvette Bobb

STAFF PRESENT: Chief Building Official, Clay Chew, Legal Counsel, Shelly Eversole and Permit Technician, Josie M. Hayes

GUEST PRESENT: Paul Lee and Alida Drewes

[Call to Order] Steve Brown called the meeting to order at 6:00 p.m.

1. **Notices, Rules, Etc.** Steve Brown welcomed BSC members, staff and visitors to the meeting. There were introductions of BSC members and staff. Steve Brown stated Muddy McDaniel would be the alternate voting member. Steve Brown stated the next meeting would not be until April since Clay Chew would be on vacation and as long as there were not any variances submitted.
2. **Base Flood Elevations and Related Matters.** Denny Powers stated that if he knew at the last meeting that the proposed base flood requirements applied to every home in West University that was in the AE; 100 year flood zone and not just new homes being built, he would have never made the proposal. Clay Chew stated if the one foot of freeboard was added to the base flood elevation, it would apply to every new home being built and all substantial improvements for residential or commercial projects. Commercial projects do have the option to flood proof verses elevating the foundation. A substantial improvement is defined as being any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the ‘start of construction’ of the improvement. This would apply to every home that is located in the 100 year; AE; 100 year flood zone; which is approximately 25% of the city. There was general discussion regarding why someone could not apply for a variance if the freeboard requirement was approved. Clay Chew stated an applicant could apply for a variance, but one may not be granted because of FEMA’s guidelines and the city could lose their participation in the NFIP program. Alida Drewes, resident of 6112 Fordham, stated she thought the requirement of a substantial improvement of 50% was too harsh, she thinks it should be raised to 75%. Clay Chew stated the requirement is not set by the City, but in fact is set by the federal government and also the International Building Code. There was general discussion regarding changing the proposed motion





# The City of West University Place

*A Neighborhood City*

from the last meeting. Shelly Eversole stated if BSC decided to change their original proposed motion, they would have to revote on the motion. Chuck Marshall asked if the initial proposed draft could be submitted to City Council with the pros and cons from BSC. Steve Brown stated that would be possible. Steve Brown suggested that he and Clay Chew polish the supporting memo and recirculate it to all BSC members for their approval before sending it to City Council. Clay Chew suggested that one member from BSC attend the City Council meeting to speak in-favor and one speak against it. Frank Griffin made a motion to redraft the memo to have a list of pros and cons that reflect the feelings of BSC and the revised memo be shared with each BSC member and have it approved by each member before forwarding it to City Council. Denny Powers seconded the motion. **AYES:** Steve Brown, Frank Griffin, Denny Powers, Kris Westbrook and Muddy McDaniel. **NOES:** None. **ABSTAIN:** None.

[Adjournment]

Denny Powers made a motion to adjourn. Frank Griffin seconded. **AYES:** Steve Brown, Frank Griffin, Denny Powers, Kris Westbrook and Muddy McDaniel. **NOES:** None. **ABSTAIN:** None. Meeting adjourned at 7:02 p.m.

PASSED THIS 7th DAY OF April, 2016

[Signature]  
Steve Brown, Chairman

ATTEST: Josie M. Hayes  
Mrs. Josie M. Hayes, Public Works Administrative Coordinator

