



Building & Standards Commission

Located in the Bill Watson Conference Room,

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

April 7, 2016

MEMBERS PRESENT: Steve Brown, Sylvette Bobb, Denny Powers, Muddy McDaniel, Bruce Beneke, Chuck Marshall and Connie Clark

MEMBER ABSENT: Frank Griffin and Kris Westbrook

STAFF PRESENT: Chief Building Official, Clay Chew, Legal Counsel, Shelly Eversole and Public Works Administrative Coordinator, Josie M. Hayes

GUEST PRESENT: George D. Lowery, Roger Zinn 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 Chuck Marshall and Connie Clark would be the alternate voting members.
2. **Meeting Minutes.** Denny Powers made a motion to approve the January 7, 2016 meeting minutes. Chuck Marshall seconded the motion. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **NOES:** None. **ABSTAIN:** None. Meeting minutes approved. Connie Clark made a motion to approve the February 4, 2016 meeting minutes. Chuck Marshall seconded the motion. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **NOES:** None. **ABSTAIN:** None. Meeting minutes approved.
3. **Docket 2016-04, Property located at 5406 Kirby, West University Place, TX 77005 regarding a variance to Chapter 6, Section 25(b)(4) requesting a ground sign to be closer than 15 feet from any other building site.** Sylvette Bobb made a motion to suspend the regular meeting and go into the hearing mode. Charles Marshall seconded. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **NOES:** None. **ABSTAIN:** None. Motion passed. Everyone testifying or speaking on this issue was sworn in by Steve Brown. Steve Brown asked staff if the request had been filed properly and if the proper notices been given. Josie M. Hayes stated yes and the notice was given to everyone 200' from the said property requesting the variance. Clay Chew briefly stated the Avian Animal Hospital has requested a variance to place a sign within 15 feet of the building site to the South of their location. A suitable location is not available due to the design of the parking lot to meet the minimum required number of





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parking spaces per city ordinances. There was general discussion regarding where the sign would be located, the size, visibility and if every other aspect of the ordinance would be met. Clay Chew stated it does comply with every other aspect of the sign ordinance. George Lowery with Sparkle Sign stated the size of the sign does meet the sign code; there is only an issue of where the sign can be placed. Roger Zinn, Avian Animal Hospital Administrator, stated their biggest liability is how far back the hospital is set from the road. He has spoken to the owner of Smoothie King to make sure the sign would not obstruct the visibility of their store; the owner stated he did not have an issue with the location and has given him a written statement. Alida Drewes stated she was opposed to the location of the sign and doesn't think BSC should approve the variance request. Steve Brown asked if staff received any additional written comments. Josie M. Hayes stated no additional comments were received. There was brief discussion regarding the number of parking spaces that were required and if the hospital had requested a variance to lower the required number of parking spaces from ZBA. Clay Chew stated they had not to his knowledge. Connie Clark made a motion to allow a ground sign to be closer than 15 feet from any other building site. Chuck Marshall seconded. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **NOES:** None. **ABSTAIN:** None. Variance approved.

Denny Powers made a motion to close the hearing and resume the regular meeting. Connie Clark seconded. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **NOES:** None. **ABSTAIN:** None. Motion passed.

- 4. Base Flood Elevations and Related Matters.** Clay Chew stated City Council asked BSC to review the finished floor requirements in relation to Base Flood Elevation (BFE). Presently the City's ordinance requires that the first finished floor elevation be at or above BFE if located in the flood plain. This applies to new homes or homes substantially improved or damaged. At the January meeting BSC discussed, approved and recommended to City Council to require new homes and substantially improved or damaged homes to be one foot above the BFE. Steve Brown stated that 25 new homes were built in the 100 year flood plain from 2013-2015 and 20 of those homes were voluntarily built more than one foot above the base flood elevation. Steve Brown stated since the January voting, two BSC members stated they were unclear and asked the Chief Building Official for additional clarification of the potential impact the proposed ordinance would have on existing homes located in the special flood hazard area. Sylvette Bobb made a motion to reconsider and reapprove the January 7, 2016 motion with respect to the Base Flood Elevation. Denny Powers seconded. **AYES:** None. **NOES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **ABSTAIN:** None. Motion defeated. The original January 7, 2016 motion was thereby rescinded. BSC asked Steve Brown and Clay Chew to draft an updated recommendation to send to City Council.

[Adjournment]





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Denny Powers made a motion to adjourn. Chuck Marshall seconded. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers, Chuck Marshall and Connie Clark. **NOES:** None. **ABSTAIN:** None. Meeting adjourned at 7:49 p.m.

PASSED THIS 7th DAY OF July, 2016



Steve Brown, Chairman

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

