

## **Notice of Zoning and Planning Commission Meeting**

**Notice** is hereby given of a **regular meeting of the Zoning and Planning Commission** on Thursday, November 10, 2022, beginning at 6:15 p.m. in the **Municipal Building** located at 3800 University Blvd., West University Place, Texas, for the purpose of considering the following agenda items:

*Notice: The Commission reserves the right to convene in a closed meeting 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, rules and meeting procedures, identifying parties, swearing of witnesses, etc.
- 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. 3/7 Exception.** Matters relating to the preliminary report on single-family homes and the 3/7 Exception for narrow lots.
- 4. Curb Cuts/Corner Lots.** Matters relating to the process for approval of additional curb cuts on one building site, through lots, corner lots, and busy streets.
- 5. Old Stock Housing.** Matters relating to the preliminary report on methods for retention and possible replacement of “old stock housing”.
- 6. Sports Courts.** Matters relating to additional specifications/regulations for a variety of sports courts and sports activities, including pickle ball and batting cages.
- 7. SF District Consolidation.** Matters relating to the preliminary report on the consolidation of the SF-1, SF-2, and SF-3 Zoning Districts into one consolidated SF district.
- 8. Artificial Turf.** Matters relating to the preliminary report on installation of artificial turf in front yards and landscaped areas.
- 9. Front and Side yard Setback Requirements.** Matters relating to the discussion of front and side yard setback requirements regarding permanent manmade structures. Little free libraries, play structures, sandboxes, etc.



## Public Works Department

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### ADJOURN

*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 wheelchair accessible from the west entrance and specially marked parking spaces are available in the southwest parking area.*

**I CERTIFY THAT THIS NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE WEST UNIVERSITY PLACE ZONING AND PLANNING COMMISSION ON NOVEMBER 10, 2022 WAS POSTED ON THE MUNICIPAL BUILDING BULLETIN BOARD ON OR BEFORE THE 7TH DAY OF NOVEMBER 2022, AT OR BEFORE 6:15 P.M.**

Brian Hunt, Building Official, bhunt@westutx.gov  
713-662-5833