



The City of West University Place

A Neighborhood City

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

