



The City of West University Place
A Neighborhood City

ZONING BOARD OF ADJUSTMENT
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD
REGULAR MEETING MINUTES
November 21, 2019
6:30 pm

I.	MEMBERS PRESENT:	Steven Segal (voting), Neil Martin (voting), Donald Yurewicz (voting), Jay Cohen, John Brett (voting) and Sergio Amelio (voting)
II.	MEMBERS ABSENT:	Edward Nikonowicz, Janet Parisi and Brennan Reilly
III.	STAFF PRESENT:	Laura McKenery, Legal Counsel; Dave Beach, City Manager, Gerardo Barrera, Public Works Director, Clay Chew, Building Official and Josie M. Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	6:30 p.m.

Agenda Item	Discussion	Action
1 Call the meeting to order. Notices, Rules, Etc.	Steven Segal called the meeting to order at 6:30 p.m. Steven Segal asked each member to briefly introduce themselves and state if they are voting or nonvoting. Josie M. Hayes, Administrative Coordinator, stated that all notices were posted in accordance with state and local requirements. Steven Segal then described the hearing procedures. Swearing in of witnesses.	Neil Martin moved to accept that all notices were properly posted and distributed for this meeting. Second by Donald Yurewicz. Ayes: Steven Segal, Neil Martin, Donald Yiurewicz, John Brett and Sergio Amelio. Motion Carried. Steven Segal administered the oath to all witnesses.
2 Docket No. 2019-0007, regarding property at 2601 Cason St., West University Place, Texas 77005 (Variance and Special Exception) a. Matters regarding a request to present new and additional information to support a request for rehearing for an additional curb and stub driveway in a		Steven Segal made a motion to postpone the agenda item until applicant submitted additional information to support a request for rehearing. Second by Donald Yurewicz. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, John Brett and Sergio Amelio. Motion carried (5-0).





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	front yard setback.		
3	<p>Docket No. 2019-0009, regarding property at 4147 Southwestern St., West University Place, Texas 77005 (Special Exception)</p> <p>a. Public hearing regarding a request for a special exception authorize an additional curb cut and a driveway to end in the yard and not at a garage opening.</p> <p>b. Deliberation, decisions, other action, etc. regarding the preceding matters.</p>	<p>The applicant in Docket 2019-0009, 4147 Southwestern St. is requesting a special exception to add an additional curb cut to West Point St right-of-way for access. The resulting driveway will not end at a garage as required by ordinance. The applicant requests a special exception for an alternative design for the maneuvering area as well.</p> <p>Staff received one correspondence in favor and one correspondence against the special exception.</p> <p>There were no citizens speaking in favor or against the application.</p> <p>Background Information The site is a trough lot with street frontages on both Southwestern St. and Riley St., with a third side street frontage on West Point St. The combined building site is 50’ wide by 250’ deep. The platted lot fronting Riley St. contains a house and garage that will be demolished. The existing driveway will be removed and the curb restored. The applicant is requesting to add a curb cut from the West Point St. right-of-way to terminate in a driveway/maneuvering area that does not connect to a garage as required by code.</p> <p>Staff Response: Table 7-5a limits the maximum number of curb cuts to “one per designated building site abutting the street.” Note 5 of Table 7-5a authorizes additional curb cuts and specifically authorizes the ZBA to approve the curb cuts for semi-circular driveways as prescribed in Chapter 70 of the Code of Ordinances. This proposed driveway would not be connected and so is not authorized without a special exception from the ZBA. Table 7-5(a) Note 6 requires that driveways connect to a garage in a direct route. Note 7 authorizes the ZBA to grant a special exception for an alternative location where</p>	<p>Motion to close the deliberation portion of the hearing was made by John Brett. Second by Donald Yurewicz. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, John Brett and Sergio Amelio. Motion carried (5-0).</p> <p>After deliberation, Neil Martin made a motion to approve the special exception to authorize an additional curb cut and authorize a driveway to end in the yard and not at a garage opening. Second by John Brett. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, John Brett and Sergio Amelio. Motion Carried.</p>





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		warranted. Table 7-5a, Note 5 and Note 7 of the Zoning Ordinance gives the ZBA the authority to grant these special exceptions. The ZBA must find that the request is in harmony with the general purpose and intent of the Zoning Ordinance and that the request will not cause any significant increase in on-street parking or traffic, traffic congestion, or an unreasonable burden upon public utilities or services. If the ZBA grants the special exception, they may also attach conditions.	
4	Meeting Minutes	Approval of meeting minutes from September 26, 2019.	Steven Segal moved to approve the September 26, 2019 minutes. Second by John Brett. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, John Brett and Sergio Amelio. Motion carried.
5	Selection of Vice-Chair		Due to all position members not being in attendance, this item was tabled until the next meeting.
	Adjournment.	The meeting was adjourned at 7:07 pm.	John Brett moved to adjourn the meeting. Second by Donald Yurewicz. Ayes: Steven Segal, Neil Martin, Donald Yurewicz, John Brett and Sergio Amelio. Motion Carried.

APPROVED THIS 19th DAY OF December, 2019.

Steven Segal
Presiding Officer

ATTEST: Josie M. Hayes
Josie M. Hayes, Administrator Coordinator

