



City of Westworth Village  
 311 Burton Hill Road • Westworth Village, TX 76114  
 817.710.2500 • Fax 817.710.2501

**ZONING BOARD OF ADJUSTMENTS  
 PUBLIC HEARING and MEETING MINUTES**

**TUESDAY  
 AUGUST 11, 2015  
 TIME: 6:45 PM**

**MUNICIPAL COMPLEX  
 COUNCIL CHAMBERS  
 311 BURTON HILL ROAD**

<b>ATTENDEES:</b>	Tony Yeager	Alternate
	Mike Coleman	Chair
	Jill Patton	Member
	Nick Encke	Member
	Steve Beckman	Member
	Roger Unger	City Administrator
	Carol Borges	City Secretary
	Kevin Reaves	Police Chief
	David Curwen	Director of Community Development
	Sterling Naron	Parks & Golf Operations Supervisor
	Tony Collins	HCGC Head Pro
	Ryan Studdard	Bldg Insp/Code Enf
	Melva Campbell	P&Z Chair
	Ashley Dierker	City Attorney
<b>ABSENT:</b>	Carlos Zavala	Member

**CALLED TO ORDER at 6:45pm by Mayor Yeager.**

**OPEN PUBLIC HEARING #1 at 6:45pm.**

**Public Hearing to review Variance Request from Integrity Homes (Mr Lindsay Stites) to build within the two front setbacks (side yard of corner lot is second setback) of Lot 1, Block 1 of the Westworth Park Addition, addressed as 103 Monterra Circle.**

- City Administrator Roger Unger and Building Inspector Ryan Studdard have reviewed the request and do not believe there would a significant impact on the neighbors. Roger recommended approval.
- No public comments received.

**CLOSE PUBLIC HEARING #1 at 6:55pm.**

**OPEN PUBLIC HEARING #2 at 6:56pm.**

**Public Hearing to review Variance Request from Mr Buddy Hudgins to build an in-ground pool within the rear setback line of Lot 14R, Block 2 of the Fairways at Westworth, addressed as 6601 Fairway Drive.**

- Roger stated the pool will extend outside the property line onto the Westworth Park Homeowners Association property. The HOA covenants allow the encroachment and have approved the building plan. Granting the variance will exceed the setback requirement. Roger, Ryan, and Director of Community Development David Curwen recommend approval.
- No public comments received.

**CLOSE PUBLIC HEARING #2 at 6:57pm.**

**OPEN PUBLIC HEARING #3 at 6:58pm.**

**Public Hearing to review Variance Request from Mr Britton Pavlic to build on a lot that does not meet the minimum size requirements and reduce the front set back to 20' (currently 25') and rear setback to 10' (currently 15') on Lot 23, Block 14 of Westover Acres, addressed as 5852 Aton Ave.**

- Roger explained without the variance the lot would be unusable. The building plan meets the new construction standards, including 80% brick and two-car garage. This construction will set the tone for future re-construction within the City.
- Resident JoAnn Rowls stated her concern over the front of the property not being uniform and “sticking out” beyond neighboring homes.

**CLOSE PUBLIC HEARING #3 at 7:00pm.**

**REGULAR SESSION:**

**I. Approval of Minutes from Zoning Board of Adjustment Meeting on April 14, 2015.**

- **MOTION** made by Steve Beckman to **approve the minutes**. **SECOND** by Nick Encke. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**II. Action Items:**

1. Discuss and take action with respect to **the Variance Request from Integrity Homes for property addressed as 103 Monterra Circle.**
  - **MOTION** made by Mike Coleman to **grant the variance request to extend the setbacks of 103 Monterra Circle as presented**. **SECOND** by Steve Beckman. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.
2. Discuss and take action with respect to **the Variance Request from Mr Buddy Hudgins for property addressed as 6601 Fairway Drive.**
  - **MOTION** made by Nick Encke to **grant the variance request to extend the setback of 6601 Fairway Drive as presented**. **SECOND** by Jill Patton. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

4. Discuss and take action with respect to the **Variance Request from Mr Britton Pavlic for property addressed as 5852 Aton Ave.**
- **MOTION** made by Steve Beckman to grant the variance request to extend setbacks of 5852 Aton Ave as presented. **SECOND** by Jill Patton. Motion passed unanimously by a vote of 5 Ayes and 0 Nays.

**III. ADJOURNED at 7:02pm by Mayor Yeager**

MINUTES APPROVED on this day, the 8<sup>th</sup> day of December, 2015.

  
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Mike Coleman, Chair



**ATTESTED TO BY:**

  
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Carol Ann Borges, City Secretary