



City of Westworth Village
311 Burton Hill Road • Westworth Village, TX 76114
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ZONING BOARD OF ADJUSTMENT MEETING MINUTES

TUESDAY
MARCH 28, 2017
TIME: 6:00 PM

MUNICIPAL COMPLEX
COUNCIL CHAMBERS
311 BURTON HILL ROAD

ATTENDEES:	Steve Beckman	Chair
	Jill Patton	Member
	Nick Encke	Member
	Michael Coleman	Alternate
	Roger Unger	City Administrator
	Brandy Barrett	Acting City Secretary
	Kevin Reaves	Police Chief
	David Curwen	Director of Community Development
	Sterling Naron	Deputy City Administrator
	Nader Jeri	Building Official
	Ashley Dierker	City Attorney
RECUSED:	Carlos Zavala	Member
ABSENT:	Dan Novak	Member

CALLED TO ORDER at 6:00pm by Chairman Steve Beckman.

Chairman Beckman announced that Board Member Carlos Zavala, has recused himself from the meeting.

OPEN PUBLIC HEARING at 6:01pm.

Public Hearing to discuss a request from Braum's representing Alta Mere LLC, for a variance from Section 14.4.13 "Minimum Landscaping Requirements for Nonresidential and Multifamily Developments," of the Code of Ordinances. The property is generally located east of Westworth Boulevard and south of Fairway Drive and is locally known as 6500 Westworth Boulevard, Connelly, Cornelius Survey, Abstract 319, Tract 4H8 & 4H4A.

- Sterling Naron, reviewed the hardship created by a Chevron easement on the property, restricting the location of the building. In addition, he noted that Braum's has agreed to add a sidewalk, thus setting the standard for future sites, however, it further restricts their landscaping ability. City staff have meet and reviewed the submitted site plan and documents and recommends a 5% variance to the landscape requirement be approved.

CLOSED PUBLIC HEARING at 6:03pm

APPROVAL OF MINUTES:

Approval of Minutes from Zoning Board of Adjustment Meeting on October 11, 2016.

MOTION to approve the minutes from the October 11, 2016 meeting.

- **MADE BY:** Jill Patton. **SECOND** by Nick Encke.
- **Motion passed unanimously** by a vote of 3 Ayes and 0 Nays.

ACTION ITEM:

- A. Discuss and take action with respect to the request from Braum’s representing Alta Mere LLC, for a variance from Section 14.4.13 “Minimum Landscaping Requirements for Nonresidential and Multifamily Developments,” of the Code of Ordinances. The property is generally located east of Westworth Boulevard and south of Fairway Drive and is locally known as 6500 Westworth Boulevard, Connelly, Cornelius Survey, Abstract 319, Tract 4H8 & 4H4A.

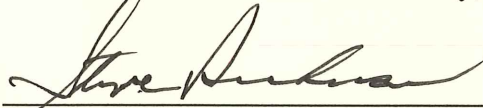
MOTION to grant the requested landscaping variance from Braum’s, approving a reduction from the standard 20% landscaping requirement to be no less than 15% landscaping on the Braum’s property located east of Westworth Boulevard and south of Fairway Drive and is locally known as 6500 Westworth Boulevard, Connelly, Cornelius Survey, Abstract 319, Tract 4H8 & 4H4A.

- **MADE BY:** Nick Encke. **SECOND** by Jill Patton.
- **DISCUSSION:** Sterling Naron confirmed the sidewalk addition accounts for approximately half of the variance request.
- **Motion passed unanimously** by a vote of 3 Ayes and 0 Nays.

ADJOURNED at 6:12pm by Chairman Steve Beckman.

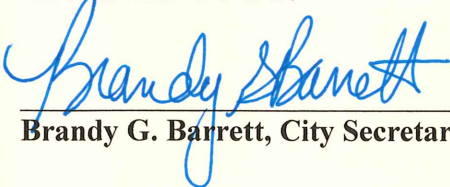
Minutes taken by Brandy Barrett.

MINUTES APPROVED on this day, the 12th day of September, 2017.



Steve Beckman, Chair

ATTESTED TO BY:



Brandy G. Barrett, City Secretary

