

**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  
JANUARY 12, 2016  
TIME: 6:30 PM**

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

|                   |                |                                    |
|-------------------|----------------|------------------------------------|
| <b>ATTENDEES:</b> | Mike Coleman   | Chair                              |
|                   | Carlos Zavala  | Member                             |
|                   | Jill Patton    | Member                             |
|                   | Nick Encke     | Member                             |
|                   | Steve Beckman  | Member                             |
|                   | Tony Yeager    | Alternate                          |
|                   | Roger Unger    | City Administrator                 |
|                   | Carol Borges   | City Secretary                     |
|                   | David Curwen   | Director of Community Development  |
|                   | Ryan Studdard  | Building Official                  |
|                   | Kevin Reaves   | Police Chief                       |
|                   | Melva Campbell | P&Z Chair & WRA Board Member       |
|                   | Sterling Naron | Parks & Golf Operations Supervisor |

**CALLED TO ORDER at 6:30pm by Chairman Mike Coleman.**

**OPENED PUBLIC HEARING at 6:31pm.**

**Public Hearing to receive input from citizens regarding the Variance Request for 103 Monterra Circle to allow a wrought iron fence in the secondary front yard along Trinity Oaks Road.**

- City Administrator Roger Unger explained the property in question is a corner lot, therefore by ordinance has two front yards. The owner is requesting to install a 36" wrought iron fence along the Trinity Oaks side of the property. The HOA has granted approval. Roger recommends approval.
- No public comments were received.

**CLOSED PUBLIC HEARING at 6:33pm.**

**Action Items:**

1. **Approval of Minutes** from Zoning Board of Adjustment Meeting on December 8, 2015.
  - **MOTION to approve the minutes** made by Jill Patton. **SECOND** by Carlos Zavala. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.
2. Discuss and take action with respect to the **Variance Request for 103 Monterra Circle to allow a wrought iron fence in the secondary front yard along Trinity Oaks Road.**
  - **MOTION** made by Steve Beckman to move that the Zoning Board of Adjustments grant the requested variance by Katie Leon, an owner of the house at 103 Monterra Circle, to allow a wrought iron fence, not to exceed 36" in height and at least 75% open, to be installed, as shown in the application, in the secondary front yard along Trinity Oaks Road due to the constraints imposed upon the corner lot, specifically the double frontage and the extension of the common property wing wall into the rear yard. The fence and concrete foundation is not to extend beyond the property line on Trinity Oaks and is to be confined within the primary front setback line on Monterra Circle. The Architectural Control Committee of the Westworth Park Homeowners Association supports this variance request. **SECOND** by Nick Encke. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.


**ADJOURNED at 6:35pm by Chairman Mike Coleman.**

**MINUTES APPROVED** on this day, the 8<sup>th</sup> day of MARCH, 2016.

  
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Mike Coleman, Chair



**ATTESTED TO BY:**

  
\_\_\_\_\_  
Carol Ann Borges, City Secretary