

**MINUTES
OF THE MEETING OF THE BENBROOK
ZONING BOARD OF ADJUSTMENT AND APPEALS COMMISSION
TUESDAY, MAY 28, 2019**

The Regular Meeting of the Zoning Board of Adjustment and Appeals Commission of the City of Benbrook was held on Tuesday, May 28, 2019 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Donald Pilliod, Chair
Wes Myers, Vice Chair
Ghias Dean
Robert Wood
Lizbeth Sowell

Absent:

| | | |
|---------------|------------------|--|
| Also Present: | Jim Hinderaker | Assistant City Manager |
| | Doug Howard | City Planner |
| | Caroline Stewart | Assistant City Planner, Recording Secretary |

I. CALL TO ORDER

The Chair called the meeting to order at 7:29 p.m.

II. MINUTES

Motion by Mr. Myers to approve the minutes of the February 26, 2019 Board/Commission meeting as presented. Second by Ms. Sowell. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Pilliod, Mr. Myers, Mr. Dean, Mr. Wood, and Ms. Sowell

Noes: None

Abstain: None

Motion carried: 5 – 0 – 0

III. REPORTS FROM CITY STAFF

A. ZONING BOARD OF ADJUSTMENT

- i. **ZBA-19-01** – A request for the alteration of a non-conforming sign for the Benbrook Plaza Shopping Center located at 9441 Benbrook Boulevard and is legally described as lot A-R-1-R, Block 7, Hilltop Heights Addition. The property is zoned "HC" Highway Corridor District and within the Benbrook Boulevard Corridor Overlay District. [PUBLIC HEARING]

Matt Jamesen (Hadyn Culter Company), property owner, presented the request and answered questions from the Board.

Mr. Myers asked questions concerning the ability of the multi-tenant sign to meet the needs of future tenants and if the applicant was aware of the conditions of the City.

Mr. Wood had questions concerning the reason of the multi-tenant sign updates past tenant logo needs.

Doug Howard, City Planner, presented the staff report and answered questions from the Board.

Mr. Myers asked Doug Howard, City Planner, to confirm the goal of the City is to update the sign ordinance and that this was communicated with the applicant.

The applicant was brought to the stand to confirm communication with the City.

Mr. Wood asked Doug Howard, City Planner, to clarify condition number two in the staff recommendation and asked if there was potential for this multi-tenant sign to come before the board again in the future.

Mr. Pilliod had a question concerning the chance of storm damage to the multi-tenant sign.

The Chair opened and closed the public hearing at 7:53 p.m. There were no public comments.

Motion by Ms. Sowell to authorize the alteration of the Benbrook Plaza multi-tenant pylon sign, as presented, with the following conditions:

- 1) Sign permits must be approved and issued prior to any alteration or business sign face changes;
- 2) Sign face replacements to add new businesses shall be permitted through December 2020, after which, all sign alterations must conform to the requirements of the zoning ordinance; and
- 3) Alterations shall not increase the level of non-conformity of the subject sign.

Seconded by Mr. Dean. The Chair called the question:

Vote on the Motion:

Ayes: Mr. Pilliod, Mr. Myers, Mr. Dean, Mr. Wood, and Ms. Sowell

Noes: None


Abstain: None

Motion carried: 5 – 0 – 0

IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 7:58 p.m.

APPROVED: June 25, 2019



Chair