

AGENDA
BENBROOK ZONING BOARD OF ADJUSTMENT
AND APPEALS COMMISSION
TUESDAY, FEBRUARY 26, 2019
911 WINSCOTT ROAD
PRE-MEETING WORKSESSION, 7:00 P.M.
CENTRAL CONFERENCE ROOM

1. Oaths of Office
2. Review and Discuss Items for the Regular Meeting

REGULAR MEETING, 7:15 P.M.
COUNCIL CHAMBERS
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. MINUTES

1. Approve Minutes Of The Regular Meeting Held November 27, 2018

Documents:

[ZBA MINUTES 11.27.2018.PDF](#)

III. SELECTION OF CHAIR AND VICE CHAIR

IV. ADJOURNMENT

BOARD/COMMISSION WORKSESSION
FOLLOWING THE REGULAR MEETING
CENTRAL CONFERENCE ROOM
1. Board/Commission Training

**MINUTES
OF THE MEETING OF THE BENBROOK
ZONING BOARD OF ADJUSTMENT AND APPEALS COMMISSION
TUESDAY, NOVEMBER 27, 2018**

The Regular Meeting of the Zoning Board of Adjustment and Appeals Commission of the City of Benbrook was held on Tuesday, November 27, 2018 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Donald Pilliod, Chair
Robert Wood
Jacquie Messer, Alternate A
Ghias Dean, Alternate C

Absent: Wes Myers
Odessa Ellis
Lizbeth Sowell, Vice Chair

Also Present: Jim Hinderaker, Assistant City Manager
Doug Howard, City Planner
Caroline Stewart, Assistant City Planner and Recording Secretary
Hillary Cromer, Management Analyst, EDC

I. CALL TO ORDER

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

II. MINUTES

Motion by Ms. Messer to approve the minutes of the October 23, 2018 Board/Commission meeting as presented. Second by Mr. Wood. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Pilliod, Mr. Wood, Ms. Messer, and Mr. Dean

Noes: None

Abstain: None

Motion carried: 4 – 0 – 0

III. REPORTS FROM CITY STAFF

A. ZONING BOARD OF ADJUSTMENT

- i. **ZBA-18-04** – A request for the alteration of a non-conforming sign for property located at 8723 Benbrook Boulevard and legally described as

Lot 1B1, Block 45A, Benbrook Lakeside Addition. The property is generally located southeast of the intersection of Mercedes Street and Benbrook Boulevard (US HWY 377), zoned "HC" Highway Corridor District, and located within the Benbrook Boulevard Corridor Overlay District. [PUBLIC HEARING]

Motion by Mr. Wood to remove ZBA-18-04 off the table. Seconded by Mr. Dean. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Pilliod, Mr. Wood, Ms. Messer, and Mr. Dean

Noes: None

Abstain: None

Motion carried: 4 – 0 – 0

Bradley Mayhall, applicant, presented the request and answered questions from the Board.

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

The Chair opened and closed the public hearing at 7:44 p.m. There were no public comments.

Motion by Ms. Messer to authorize the alteration of the pole sign, as presented by staff and described within the staff report, with the following conditions and changes:

- 1) Permits must be approved and issued prior to any alteration of the non-conforming sign;
- 2) This authorization is for a sign face change of the lower cabinet, only, which currently is advertising Cricket Wireless. The signs supporting structures and cabinets shall not be replaced;
- 3) The sign alteration shall not increase the height of the sign or the size of the sign area;
- 4) Any future tenant change will require the sign to come into conformance with the City's zoning standards; and
- 5) The existing sign may be used until January 2021, at which time the tenant or owner must submit a permit for a new sign.

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

Vote on the Motion:

Ayes: Mr. Pilliod, Mr. Wood, Ms. Messer, and Mr. Dean

Noes: None

Abstain: None

Motion carried: 4 – 0 – 0

IV. ADJOURNMENT

Motion by Mr. Wood to adjourn the meeting. Seconded by Mr. Dean. The Chair called the question:

Ayes: Mr. Pilliod, Mr. Wood, Ms. Messer, and Mr. Dean

Noes: None

Abstain: None

Motion carried: 4 – 0 – 0

The meeting adjourned at 7:48 p.m.

APPROVED: _____, 2019

Chair