

**MINUTES  
OF THE MEETING OF THE BENBROOK  
ZONING BOARD OF ADJUSTMENT AND APPEALS COMMISSION  
TUESDAY, JULY 23, 2019**

The Regular Meeting of the Zoning Board of Adjustment and Appeals Commission, of the City of Benbrook, was held on Tuesday, July 23, 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

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 7:30 p.m.

**II. MINUTES**

Motion by Ms. Sowell to approve the minutes of the June 25, 2019 Board/Commission meeting as presented. 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

**III. REPORTS FROM CITY STAFF**

**A. ZONING BOARD OF ADJUSTMENT**

- 1) **ZBA-19-02** – A request for the alteration of a non-conforming sign for the shopping center located at 7909 Camp Bowie West Boulevard, being a portion of Tract C, Boston Heights Addition. The property is zoned “F” Commercial District. [PUBLIC HEARING]

Doug Steward (7909 Camp Bowie W Blvd), Jeff Whitfield (201 Main St, Fort Worth), and Kirk Stateson (7923 E. McKinney St, Denton) presented the request and answered questions from the Board.

Mr. Wood asked questions about why they chose not to protect the historical aspect of the sign, as stated in the Variance Request. The applicant responded.

Mr. Myers asked the applicants if they were aware of the conditions of the City. The applicant confirmed.

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

Mr. Wood asked questions about if the ownership of the property was the same in the 2007 Variance case, when the original ordinance concerning non-conforming signs was put in place. Mr. Howard stated the ownership was the same and Ordinance 808 was adopted in 1988.

Mr. Myers asked if the City has made similar recommendations for previous cases presented to the City. Mr. Howard stated previous requests had similar recommendations.

Mr. Wood asked staff for clarification of recommended conditions.

Motion by Ms. Sowell to authorize the alteration of the subject pylon sign, as presented in Exhibit A, with the following conditions:

1. Sign permit applications must be approved and issued prior to any sign alteration, including business sign face changes; and
2. For each cabinet, after the initial sign face installation, no sign alterations may occur unless the entire sign conforms to the zoning ordinance.

Seconded by Mr. Dean.

Following the motion, Mr. Myers stated his support for the motion. Mr. Wood stated his opposition towards the motion.

Vote on the Motion:

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

Noes: Mr. Wood

Abstain: None

Motion carried: 4 – 1 – 0

**IV. ADJOURNMENT**

There being no further business on the agenda, the Chair adjourned the meeting at 8:04 p.m.

APPROVED: \_\_\_\_\_, 2019

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Chair