



ZONING BOARD OF ADJUSTMENTS AGENDA

Thursday, January 20, 2022

Notice is hereby given that the Zoning Board of Adjustments for the City of Big Spring, Texas will meet in Regular Session on Thursday, January 20, 2022, at 5:30 pm in the City Council Chambers located at 307 East 4th Street, Big Spring, Texas.

ZONING BOARD OF ADJUSTMENTS MEETING ETIQUETTE

Gentlemen are requested to remove their hats inside the City Council Chambers. As a courtesy to those in attendance, please place your cell phone on "Silent" or "Vibrate." Please, no Talking during the meetings. Take all conversations outside so that others can hear.

Thank you!

Open Session

1. Call to Order

Rodman

Public Comment

Public Comment – Speakers are Requested to Stand at the Podium and State Their Name and Address. Speakers Should Fill out the Form at the Podium and Turn it into the City Secretary. Please Do Not Exceed Five (5) Minutes.

2. **Public Comment**- Open to public comments

Consent Items

3. **Consideration** of Approval of Zoning Board of Adjustment Minutes of the Regular Meeting November 18, 2021

Brown

New Business

4. **Consideration and Possible Action** concerning a permit application for a front yard carport at 1025 Stadium Ave., Big Spring, TX

Reyna
Bowles

5. **Consideration and Possible Action** concerning a permit application for a front yard carport at 4110 Bilger, Big Spring, TX Reyna Bowles

Commission Input

6. **Input** All
7. **Adjourn** Rodman

I hereby certify that this agenda was posted on the official bulletin board at the City of Big Spring, City Hall Building located outside 310 Nolan Street. Given by order of the City Council and Posted on Friday, January 14, 2022 at 4:30 a.m. in accordance with Title 5, Texas Government Code and Chapter 551.

In addition, this agenda and supporting documents are posted on the City of Big Spring's Website, www.mybigspring.com, in accordance with legal requirements.



Angela Brown, Administrative Assistant

PERSONS WISHING TO HAVE AN INTERPRETER SHOULD CONTACT ANGELA BROWN AT 264-2501 or abrown@mybigspring.com. REQUESTS FOR AN INTERPRETER SHOULD BE MADE AT LEAST 72 HOURS IN ADVANCE OF THE MEETING TIME.

Agenda Removal Notice - This public notice was removed from the official posting board at the Big Spring City Hall Building, 310 Nolan Street, Big Spring, Texas on

January ____, 2022 at _____ a.m./p.m. By: _____



NOTICE OF POSSIBLE QUORUM OF BIG SPRING CITY COUNCIL

Notice is hereby given of the possibility of a quorum of Big Spring City Council at the following event:

ZONING BOARD OF ADJUSTMENT

January 20, 2022, 5:30 p.m.

307 East 4th Street, Big Spring, Texas

A quorum of the City Council members may be in attendance. This is not a regularly scheduled meeting of the Big Spring City Council, but this notice is being posted in compliance with the Texas Open Meetings Act. As a governmental body, the Big Spring City Council will not deliberate, take any formal action on any items discussed, nor will meeting minutes be produced for this notice.

I hereby certify that this notice was posted on the official bulletin board at the City of Big Spring, City Hall Building, located outside 310 Nolan Street. Given by order of the City Council and Posted on Friday, January 20, 2022 at 4:30 p.m. in accordance with Title 5, Texas Government Code and Chapter 551.

In addition, this notice is posted on the City of Big Spring's Website, www.mybigspring.com, in accordance with legal requirements.



Angela Brown, Administrative Assistant



ZONING BOARD OF ADJUSTMENTS MINUTES

Thursday, November 18, 2021

The Zoning Board of Adjustments for the City of Big Spring, Texas met in Regular Session on Thursday, November 18, 2021, at 5:30 pm in the City Council Chambers located at 307 East 4th Street, Big Spring, Texas.

Attendees:

- Chairperson Carrie Rodman
- Member Veronica Zuniga
- Member Oscar Flores
- Member Sherri Wigington
- Member Jeanie Knocke
- Member Louisa Rangel

Open Session

1. Call to Order

Chairperson Rodman call the meeting to order at 5:31 pm

New Business and Public Hearing

2. **Appeal Hearing.** A request by Fawn Leal, applicant, on behalf of SSC Signs & Lighting LLC, on behalf of Prosperity Bank, for a variance pursuant to the Big Spring City Code, Zoning Ordinance, to allow for a 50-foot pylon sign at the location of the current sign at 1411 S Gregg, Big Spring, Tx 79720, where under the Zoning Ordinance such a sign at said location may not be more than 30-feet high, the current sign location does not meet setback requirements, and under ordinance a nonconforming use may not be enlarged or altered in a manner that increases its nonconformity, and a nonconforming structure to the extent of more than 50% of its replacement cost shall not be reconstructed except in conformity with the Zoning Ordinance.

- a. Open Public Hearing
- b. Staff Report
- c. Applicant Presentation
- d. Persons wishing to speak for or against the proposed request
- e. Staff/Board/Applicant Discussion
- f. Adjournment of Public Hearing
- g. Consideration and Possible Action

**Motion to open the public hearing was made by Chairperson Rodman,
2nd by Member Zuniga
Vote was 6 ayes**

Public Hearing had no comments.

**Motion to close the public hearing was made by Member Wigington,
2nd by Member Zuniga
Vote was 6 ayes**

**Motion to deny the appeal requested by Fawn Leal, applicant, on behalf of SSC Signs & Lighting LLC, on behalf of Prosperity Bank, for a variance pursuant to the Big Spring City Code, Zoning Ordinance, to allow for a 50-foot pylon sign at the location of the current sign at 1411 S Gregg, Big Spring, Tx 79720, was made by Member Zuniga, 2nd by Chairperson Rodman
Vote was 6 ayes**

Commission Input

- 3. Input All

**Motion to meet in regular session on December 16, 2021, at 5:30 pm in the City of Big Spring Council Chambers was made by Chairperson Rodman, 2nd by Member Knocke
Vote was 6 ayes**

- 4. Adjourn

**Motion to adjourn was made by Chairperson Rodman, 2nd by Member Knocke
Vote was 6 ayes**



Memo

Meeting date: January 20, 2022
To: Zoning Board of Adjustments
From: Nick Reyna, Building Official
Subject: Request for front yard carport
Location: 1025 Stadium Ave., Big Spring, Texas

Today, both addresses listed above are requesting for you to grant them permits for front yard carports. Based on our ordinances as follows:

Section 4-6. Area Regulations for Accessory Buildings and Structures in Residential Districts.

(e) *Special Carport Exception.* Carport construction may be permitted in the front yard portion of a lot outside of the required front yard setback if an application for such construction is made to the Zoning Board of Adjustment. The Board will consider applications for front yard carports provided the following conditions are met:

- (1) There is no other reasonable access to the property;

(2) The hardship requiring the front yard carport is not self-imposed.

(3) A disclaimer shall be added to the carport application informing the property owner of possible deed restrictions prohibiting said addition; however, the City is shall not be responsible for researching whether any such deed restriction exists nor for the enforcement thereof.

Such application for exception shall include a detailed site plan indicating the proposed carport location and specifying the distance that the structure may be located outside of the required front yard setback. Maximum opening height for a carport exception shall not exceed eleven and one-half (11.5) feet. The GR and SF-3 Districts shall be exempt from the front yard carport exception and carport construction shall be a permitted use except that no carport shall be located closer to the front property line than ten (10) feet; side yard setback shall be three (3) feet and shall be required on each property to ensure a minimum separation of carport structures. Side-yard setback in the A, SF-1, SF-2, and 2F Districts shall be a minimum of five (5) feet.

Staff Recommendation:

Truly,



Nick Reyna, Building Official

SF-2



Phone: (432)-264-2504
 Fax: (432)-264-7024
 Email: msanchez@mybigspring.com

Permits Department
 217 E. 3rd St.
 Big Spring, TX 79720

Building Permit Application

PROJECT INFORMATION

Project Type: Residential Multi-Family Commercial

Property Address: 1025 Stadium Ave.

Legal Address (if no property address): Lot(s): _____ Block(s): _____ Addition: _____

Square Footage of Building Area: 200 sq. ft. Estimated Cost of Work (Non-residential only): \$ 1,000.00

Project Category:

New Construction Accessory Building Electrical Curb Cut

Addition Carport Plumbing Sprinkler System

Remodel Garage Gas Pool

Manufactured Home Fence Mechanical Sign

Demolition Siding Roof Other: _____

Project Description: Ready Built Carport

APPLICANT INFORMATION

Name: Julian Franco Phone: 432 270-7855 Email: jrfranco63@yahoo.com

Business Name (if applicable): N/A

Property Owner Name (if different): _____

CONTRACTOR INFORMATION

Contractors must be registered with the City of Big Spring.

Contractor	Company Name	Contact Person	Phone Number
General:	<u>American steel carport</u>		
Electrical:			
Plumbing:			
Mechanical:			
Other:			

THIS PERMIT IS REQUESTED BY THE OWNER/CONTRACTOR OR COMPANY HOLDING A MASTER LICENSE FOR THE PURPOSE STATED ABOVE. MY SIGNATURE AND LICENSE#(IF APPLICABLE) CERTIFIES THAT I AM RESPONSIBLE FOR THE WORK STATED ABOVE AS WELL AS FOLLOWING THE CITY OF BIG SPRING CURRENT CODES. THE AFFIXING OF MY SIGNATURE AND LICENSE NUMBER HERETO CERTIFIES THAT I AM RESPONSIBLE FOR THE WORK TO BE PERFORMED AND FURTHER THAT SUCH WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODES ADOPTED BY THE CITY OF BIG SPRING.

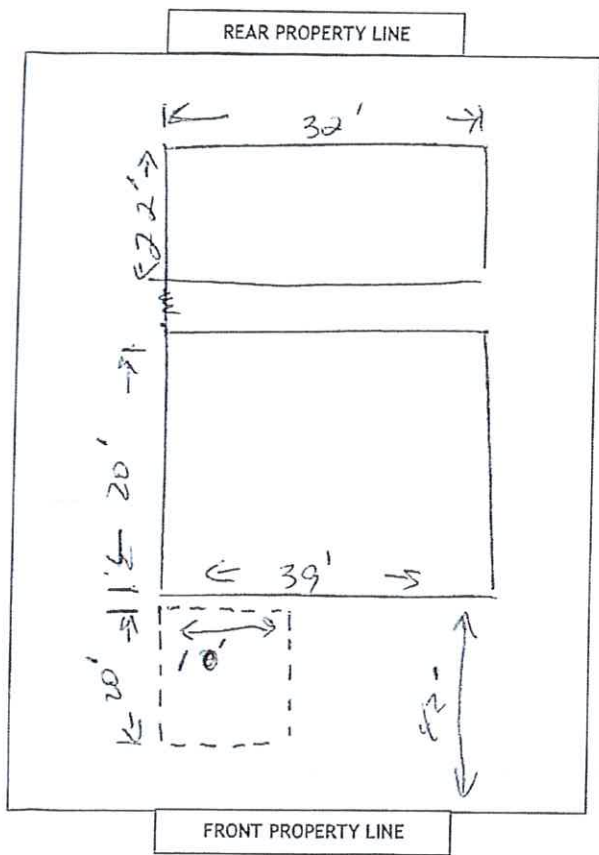
I HAVE READ AND UNDERSTAND THE SUPPLEMENTAL INFORMATION ON THE REVERSE SIDE OF THIS APPLICATION.

[Signature] Julian Franco 10-20-21
 SIGNATURE PRINT NAME DATE

FOR OFFICE USE ONLY

DATE REVIEWED:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> ADDITIONAL INFO NEEDED	PERMIT NUMBER:
ZONING:	FLOOD PLAIN? <input type="checkbox"/> Yes <input type="checkbox"/> No	BUILDING SQUARE FEET: LOT SQUARE FEET:
COMMENTS:		
VARIANCE REQUESTED? <input type="checkbox"/> Yes <input type="checkbox"/> No	ZBA FEE PAID?	HEARING DATE: DECISION OF HEARING:

 CHIEF BUILDING OFFICIAL DATE



Please complete the following information, if applicable:

Building Material	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Other:
Foundation Type & Details	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Treated Posts <input type="checkbox"/> Other:
Anchorage Method	<input type="checkbox"/> Brackets <input checked="" type="checkbox"/> Anchor bolts <input type="checkbox"/> Straps <input type="checkbox"/> Cast-in-place <input type="checkbox"/> Other:
Anchor Spacing	24"
Footing Depth, Width, Reinforcement*	4" slab
Wall height (ft, in)	8'
Stud Spacing on Wall Framing	<input type="checkbox"/> 16" on center <input checked="" type="checkbox"/> 24" on center <input type="checkbox"/> Other:
Roof material, pitch, & joist size**	sheet metal
Roof rafter size, & rafter spacing	24"

Roof pitch example: A roof that rises 6 inches for every 12 inches of horizontal run has a 6-in-12 pitch.
 *Footings are usually made with concrete with rebar reinforcement that has been poured into an excavated trench.
 ** For roofs, hurricane brackets are required.

ADDITIONAL APPLICATION INFORMATION (Attach additional sheets if necessary)

Placed over existing concrete drive way.

APPLICATION SUBMITAL REQUIREMENTS

1. A completed application form.
2. Construction checklist and related requirements, if applicable. Checklists are available for new Commercial Construction.
3. An asbestos survey is required for Commercial additions, renovations, and demolitions.
4. An elevation certificate is required if the property is in the floodplain.

**Additional information may be requested.*

OTHER PERMIT CONDITIONS

A permit is null and void if work or construction authorized is not commenced within 180 day, or period of 180 days at any time after work is commenced.

Reinspect fees will be applied for all reinspections and must be paid before the building final is issued.

A structure shall not be occupied until all final inspections have been approved and a Certificate of Occupancy is issued.

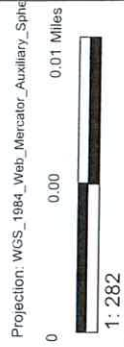
The Building Inspection Department is not responsible to ensure that your structure is in compliance with all applicable codes. It is your responsibility to ensure that your property complies with all applicable codes.

Goes to ZBA Front Yard Component

Map

Legend

- ParcelLayer
 - ETJ
 - Streets
- City_Limits
 - TXHOWA026020.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - TXHOWA037029.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - TXHOWA024028.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - TXHOWA009026.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - TXHOWA025011.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - TXHOWA025026.sid
 - Red: Band_1
 - Green: Band_2



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F#2448









Memo

Meeting date: January 22, 2022
To: Zoning Board of Adjustments
From: Nick Reyna, Building Official
Subject: Request for front yard carport
Location: 4110 Bilger St., Big Spring, Texas

Today, both addresses listed above are requesting for you to grant them permits for front yard carports. Based on our ordinances as follows:

Section 4-6. Area Regulations for Accessory Buildings and Structures in Residential Districts.

(e) *Special Carport Exception.* Carport construction may be permitted in the front yard portion of a lot outside of the required front yard setback if an application for such construction is made to the Zoning Board of Adjustment. The Board will consider applications for front yard carports provided the following conditions are met:

- (1) There is no other reasonable access to the property;

(2) The hardship requiring the front yard carport is not self-imposed;

(3) A disclaimer shall be added to the carport application informing the property owner of possible deed restrictions prohibiting said addition; however, the City is shall not be responsible for researching whether any such deed restriction exists nor for the enforcement thereof.

Such application for exception shall include a detailed site plan indicating the proposed carport location and specifying the distance that the structure may be located outside of the required front yard setback. Maximum opening height for a carport exception shall not exceed eleven and one-half (11.5) feet. The GR and SF-3 Districts shall be exempt from the front yard carport exception and carport construction shall be a permitted use except that no carport shall be located closer to the front property line than ten (10) feet; side yard setback shall be three (3) feet and shall be required on each property to ensure a minimum separation of carport structures. Side-yard setback in the A, SF-1, SF-2, and 2F Districts shall be a minimum of five (5) feet.

Staff Recommendation:

Truly,



Nick Reyna, Building Official



Phone: (432) 264-2504
 Fax: (432) 264-7024
 Email: ms.mcc@bigspringtx.com

Permits Department
 217 E. 3rd St.
 Big Spring, TX 79720

Building Permit Application

PROJECT INFORMATION

Project Type: Residential Multi-Family Commercial

Property Address: 4110 Bilger

Legal Address (if no property address): Lot(s): _____ Block(s): _____ Addition: _____

Square Footage of Building Area: _____ Estimated Cost of Work (Non-residential only): \$ 8,500.00

Project Category:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Curb Cut
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Sprinkler System
<input type="checkbox"/> Remodel	<input type="checkbox"/> Garage	<input type="checkbox"/> Gas	<input type="checkbox"/> Pool
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Fence	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Sign
<input type="checkbox"/> Demolition	<input type="checkbox"/> Siding	<input type="checkbox"/> Roof	<input type="checkbox"/> Other: _____

Project Description: _____

APPLICANT INFORMATION

Name: Anthony Shankles Phone: 432-263-6071 Email: ashank@bigspringtx.com

Business Name (if applicable): _____

Property Owner Name (if different): Betty Shankles

CONTRACTOR INFORMATION

Contractors must be registered with the City of Big Spring.

Contractor	Company Name	Contact Person	Phone Number
General:	<u>Pastorena Metal Buildings</u>	<u>Irving Pastorena</u>	<u>432-638-9925</u>
Electrical:			
Plumbing:			
Mechanical:			
Other:			

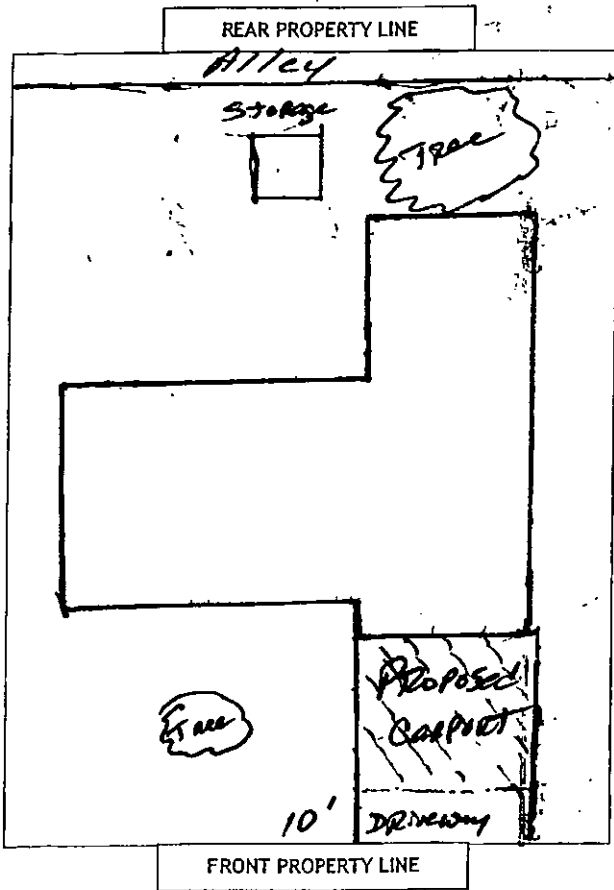
THIS PERMIT IS REQUESTED BY THE OWNER/CONTRACTOR OR COMPANY HOLDING A MASTER LICENSE FOR THE PURPOSE STATED ABOVE. MY SIGNATURE AND LICENSE#(IF APPLICABLE) CERTIFIES THAT I AM RESPONSIBLE FOR THE WORK STATED ABOVE AS WELL AS FOLLOWING THE CITY OF BIG SPRING CURRENT CODES. THE AFFIXING OF MY SIGNATURE AND LICENSE NUMBER HERETO CERTIFIES THAT I AM RESPONSIBLE FOR THE WORK TO BE PERFORMED AND FURTHER THAT SUCH WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODES ADOPTED BY THE CITY OF BIG SPRING.

I HAVE READ AND UNDERSTAND THE SUPPLEMENTAL INFORMATION ON THE REVERSE SIDE OF THIS APPLICATION.

Anthony E. Shankles Anthony E. Shankles 9/20/21
 SIGNATURE PRINT NAME DATE

FOR OFFICE USE ONLY			
DATE REVIEWED:	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> NOT APPROVED <input type="checkbox"/> ADDITIONAL INFO NEEDED	PERMIT NUMBER:	
ZONING:	FLOOD PLAIN? <input type="checkbox"/> Yes <input type="checkbox"/> No	BUILDING SQUARE FEET:	LOT SQUARE FEET:
COMMENTS: <u>Does not meet front yard setback</u>			
VARIANCE REQUESTED? <input type="checkbox"/> Yes <input type="checkbox"/> No	ZBA FEE PAID?	HEARING DATE:	DECISION OF HEARING:

 CHIEF BUILDING OFFICIAL 10/8/21
 DATE



Please complete the following information, if applicable:

Building Material	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Other:
Foundation Type & Details	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Treated Posts <input type="checkbox"/> Other:
Anchorage Method	<input type="checkbox"/> Brackets <input checked="" type="checkbox"/> Anchor bolts <input type="checkbox"/> Straps <input type="checkbox"/> Cast-in-place <input type="checkbox"/> Other:
Anchor Spacing	4 1/2" x 4 1/2" (Diagram)
Footing Depth, Width, Reinforcement*	NA
Wall height (ft, in)	9'
Stud Spacing on Wall Framing	<input type="checkbox"/> 16" on center <input type="checkbox"/> 24" on center <input type="checkbox"/> Other: NA
Roof material, pitch, & joist size**	R Panel Tin, 1:12, 8" C Joists
Roof rafter size, & rafter spacing	20' x 19'

Roof pitch example: A roof that rises 6 inches for every 12 inches of horizontal run has a 6-in-12 pitch.
 *Footings are usually made with concrete with rebar reinforcement that has been poured into an excavated trench.
 ** For roofs, hurricane brackets are required.

ADDITIONAL APPLICATION INFORMATION (Attach additional sheets if necessary)

19x20x9 Awning, Roof with Sculptural Rake and gutter System, 2' Skirt of sheets on both side walls and one end wall, Anchoring 4x4 square tubing into existing slab, 8" C Joist Frame, COCA Drain Sheets with poly white foam

- APPLICATION SUBMITAL REQUIREMENTS
1. A completed application form.
 2. Construction checklist and related requirements, if applicable. Checklists are available for Residential Additions, new Residential Construction, and new Commercial Construction.
 3. An asbestos survey is required for Commercial additions, renovations, and demolitions.
 4. An elevation certificate is required if the property is in the floodplain.
- *Additional information may be requested.
- OTHER PERMIT CONDITIONS
- A permit is null and void if work or construction authorized is not commenced within 180 day, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.
- Reinspect fees will be applied for all reinspections and must be paid before the building final is approved.
- A structure shall not be occupied until all final inspections have been approved and a Certificate of Occupancy has been issued.
- The Building Inspection Department is not responsible to ensure that your structure is in compliance with all legal requirements and regulations that apply to your property. It is your responsibility to ensure that your property complies with all applicable legal requirements (e.g. Deed Restrictions).

4 1/2"

1" I



1"

4 1/2"



1" I



1" I

1" I



1" I

ESTIMATE

Pastrana Metal Buildings

PO BOX 1481
Stanton, Tx
79782

(432) 978-9948
pastranaj_3@yahoo.com

For Tony Shankles

Estimate Num 23
Date Aug 20, 2021

Description	Quantity	Rate	Amount
* 19x20x9 awning	1	\$8,500.00	\$8,500.00
* Roof with sculptured rake and gutter system	1	\$0.00	\$0.00
* 2' skirt of sheets on both side walls and one endwall	1	\$0.00	\$0.00
* Anchoring 4x4 square tubing onto existing slab	1	\$0.00	\$0.00
* 8" c purlin frame	1	\$0.00	\$0.00
* Cocoa brown sheets polar white trim	1	\$0.00	\$0.00
* Indicates non-taxable item			
Thank you for your business.			
		Subtotal	\$8,500.00
		Tax (8%)	\$0.00
		Total	\$8,500.00
		Balance Due	\$8,500.00

Map

Legend

- ParcelLayer
 - ETJ
 - Streets
 - City_Limits
- TXHOWA026020.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- TXHOWA037029.sid
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 - Blue: Band_3
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 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- TXHOWA025011.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- TXHOWA025026.sid
 - Red: Band_1
 - Green: Band_2

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

1: 564

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 This map has been prepared for informational purposes only. Jacob & Martin Ltd. accepts no responsibility for erroneous measurements or computations that may be made through use of any information contained in this map.

F#2448





