



## ZONING BOARD OF ADJUSTMENTS AGENDA

Thursday, February 10, 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, February 03, 2022, at 5:30 pm in the City Council Chambers located at 307 East 4<sup>th</sup> 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 Monday, February 07, 31, 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](http://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](mailto: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

February \_\_, 2022 at \_\_\_\_\_ a.m./p.m.

By: \_\_\_\_\_



## 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 4<sup>th</sup> 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,  
2<sup>nd</sup> by Member Zuniga  
Vote was 6 ayes**

**Public Hearing had no comments.**

**Motion to close the public hearing was made by Member Wigington,  
2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> by Member Knocke  
Vote was 6 ayes**

- 4. Adjourn

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



## Memo

Meeting date: February 10, 2022  
To: Zoning Board of Adjustments  
From: Nick Reyna, Building Official  
Subject: Request for front yard carport  
Location: 1025 Stadium Ave., Big Spring, Texas

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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): \$ 1,800.00

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.

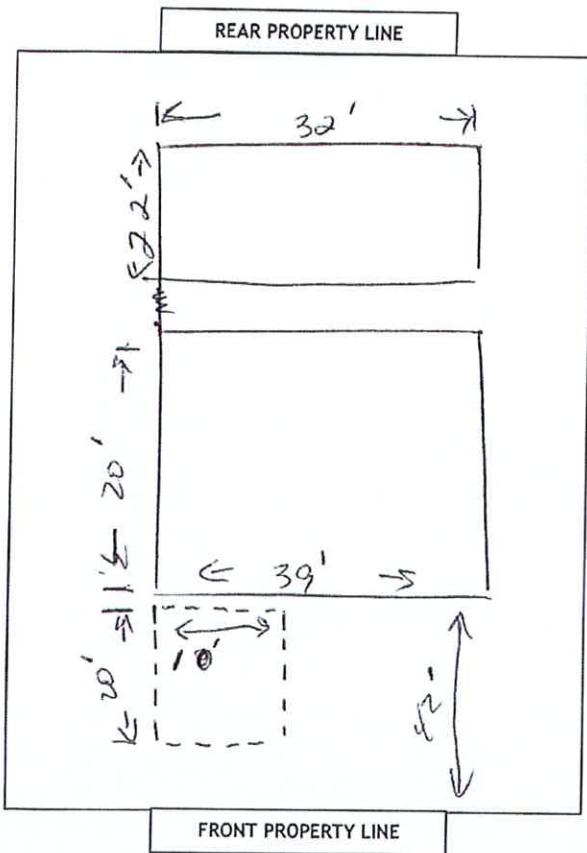
I HAVE READ AND UNDERSTAND THE SUPPLEMENTAL INFORMATION ON THE REVERSE SIDE OF THIS APPLICATION.

Julian Franco    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

Projection: WGS\_1984\_World\_Mercator\_Auxiliary\_Spheroid  
 0 0.00 0.01 Miles  
 1:282

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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









## Memo

Meeting date: February 10, 2022  
To: Zoning Board of Adjustments  
From: Nick Reyna, Building Official  
Subject: Request for front yard carport  
Location: 4110 Bilger St., Big Spring, Texas

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

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

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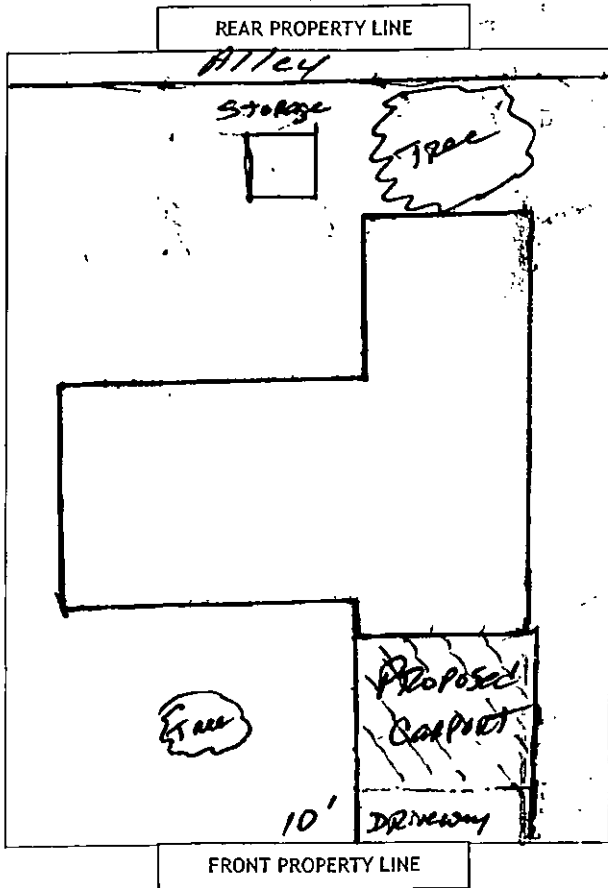
Staff Recommendation:

Truly,

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Nick Reyna, Building Official





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" (Diagonal)
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 Joist
Roof rafter size, & rafter spacing	20' x 19'

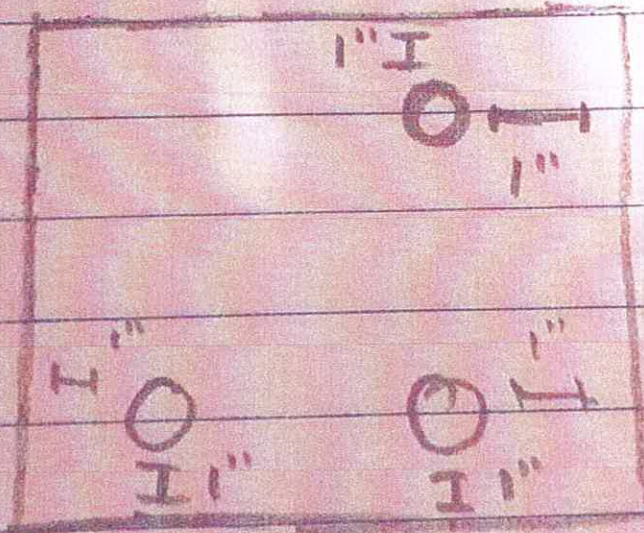
Roof pitch example: A roof that rises 6 inches for every 12 inches of horizontal run has a 6-in-12 pitch.  
 \*Footings are usually made with concrete with rebar reinforcement that has been poured into an excavated trench.  
 \*\* For roofs, hurricane brackets are required.

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 skirt on end wall, Anchoring 4x4 Square tubing onto existing slab, 8" C Joist in Eave, COCA Drain Sheets with poly White Trim

- 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"



4 1/2"

FOUR Anchor plates - on each corner

# 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
		<b>Balance Due</b>	<b>\$8,500.00</b>



Map

Legend

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  - Green Band\_2



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F#2438





