



## ZONING BOARD OF ADJUSTMENTS AGENDA

Thursday, April 28, 2022

Notice is hereby given that the Zoning Board of Adjustments of the City of Big Spring, Texas will meet in Regular Session on Thursday, April 28, 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

### Public Hearings, Announcements and Presentations

**Public Hearings-** The Commission will take Input on Items Requiring Public a Hearing Prior to Any Action.

- |    |   |      |        |
|----|---|------|--------|
| 3. | <b>PUBLIC APPEAL HEARING</b> - A request by Shannon Walker, applicant, on behalf of Prince Signs, LLC, on behalf of The Kent Companies, for a variance pursuant to the Big Spring City Code, Zoning Ordinance, to allow for a 60- foot sign at the location of the current sign at 1100 Lamesa Hwy, Big Spring, TX 79720. | 4-14 | Rodman |
|    | 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  |      |        |

**Consent Items**

- |    |   |       |        |
|----|---|-------|--------|
| 4. | <b>Consideration of Approval</b> of Zoning Board of Adjustment Minutes of the Regular Meeting November 18, 2021 | 15-16 | Rodman |
|----|---|-------|--------|

**New Business**

- |    |  |       |                 |
|----|--|-------|-----------------|
| 5. | <b>Consideration and Possible Action</b> concerning a permit application for a front yard carport at 1025 Stadium Ave., Big Spring, TX | 17-23 | Hagen/<br>Reyna |
| 6. | <b>Consideration and Possible Action</b> concerning a permit application for a front yard carport at 4110 Bilger, Big Spring, TX       | 24-32 | Hagen/<br>Reyna |
| 7. | <b>Consideration and Possible Action</b> concerning the 60-foot sign at 1100 Lamesa Highway (Kent Kwik #2)                             |       | Hagen/<br>Reyna |

**Commission Input**

- |    |       |  |     |
|----|-------|--|-----|
| 8. | Input |  | All |
|----|-------|--|-----|

**Adjourn**

- |    |                |  |        |
|----|----------------|--|--------|
| 9. | <b>Adjourn</b> |  | 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, April 25, 2022 at 5:30 a.m./(p.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.

  
\_\_\_\_\_  
Clarissa Rivera, Administrative Assistant

PERSONS WISHING TO HAVE AN INTERPRETER SHOULD CONTACT CLARISSA RIVERA AT 264-2319 or [crivera@mybigspring.com](mailto:crivera@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

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

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



**Zoning Board of Adjustments**

**Staff Report**

**Kent Kwik #2 Sign**

**1100 Lamesa Hwy.**

**Case Summary**

A request by Shannon Walker, applicant, on behalf of Prince Signs, LLC, on behalf of The Kent Companies, for a variance to the Big Spring City Code, Zoning Ordinance, to allow for a 60- foot sign at the location of the current sign.

The property is developed with a fuel station by the name of Kent Kwik. The property has been used as such for a long time. The zoning district permits the use.

An application was made to the City Building Official's office for a sign with a height of 60 feet. Citing how the zoning district permits a maximum sign height of 30 feet, the Building Official on March 25, 2022 denied the permit request.

On March 31, 2022, the applicant paid the City's fee for an appeal.

The applicant is not the property owner but has applied for a variance from the City's zoning regulations pertaining to signs. Staff has taken portions of the City Code that relate to variances and the Zoning Board of Adjustment's authority to consider these items.

**Analysis**

In the opinion of the staff, this request for a variance from the City's zoning regulations should be denied for multiple reasons. These reasons are as listed below:

1. The sign, as requested, would be 60' high. The maximum size of a Type C sign is 30 feet pursuant to the following Section of the Big Spring City Code, Zoning Ordinance:

## SECTION 9-5. - Signs Requiring Permits.

(c) *Type C Sign.* These are the signs commonly referred to as pole signs and free-standing signs and include signs supported by a building and extending towards a street, but excluding other types enumerated specifically in other paragraphs, such as Type D and Type E signs.

(3) Such signs shall be at least eight (8) feet and no more than thirty (30) feet above ground;

2. In addition, in order to grant an application for variance, the Zoning Board of Adjustment shall ensure that “each and every one” of the Variance Criteria provided in Section 9-5(e)(2) are met. This application should be denied because the applicant cannot meet “each and every one” of the applicable variance criteria. See Section 9-5(e)(2), Variance Criteria, attached below.

## SECTION 5-2. Zoning Board of Adjustment.

(e) *CRITERIA FOR REVIEW.*

(2) Variance Criteria. To approve an application for a variance, the Zoning Board of Adjustment shall make an affirmative finding that each and every one of the following criteria is met:

- a. Special circumstances resulting in unnecessary hardship. A variance may be granted where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict and literal application of this Zoning Ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.

**Strict and literal application of Section 9-5 (c) 3 does not impose an unnecessary hardship or deprive the applicant of reasonable use of the land or building because they are permitted a 30' sign.**

- b. Overriding public interest. A variance may be granted if it will further an overriding public interest or concern, including, but not limited to:

(i) Preserving the natural environment;

(ii) Promoting maintenance or reuse of older urban or historic buildings;  
or

(iii) Helping to eliminate a nonconforming use at another location.

**There is no overriding public interest in granting this variance because there are no environmental concerns, no use or reuse of older urban or historic buildings, and granting a taller sign than permitted does not eliminate a nonconforming use at another location.**

- c. The special conditions and circumstances are not self-imposed (i.e., do not result from the actions of the applicant or owner).

**There are no special conditions or circumstances.**

- d. That the granting of such variance will not be contrary to the objectives and principles contained in the Comprehensive Plan and this Zoning Ordinance, yet where it has been demonstrated that, due to the existence of legally nonconforming structures, a substantial proportion of other properties in the same area and zoning district are legally enjoying the conditions that the applicant is requesting.

**Furthermore, if the Zoning Board of Adjustment grants this application for variance, such action would be contrary to the objectives and principles of the Zoning Ordinance. The applicant raises concern regarding pole signs higher than 30' on Interstate Hwy 20 and a pole sign at McAlister's Deli just south of this location. These signs were authorized by a previous Building Official and were not authorized by ordinance. Billboard signs fronting Interstate I-20 are authorized by ordinance to be no more than 42.5 feet tall. EMC's may be 40' tall. No other pole signs taller than 30' will be issued on I-20 frontage until such is authorized by City Council.**

- e. That the variance to be granted is the minimum variance that will relieve the proven hardship.

**There is no proven hardship.**

- f. That granting the variance will not adversely affect adjacent land in a material way.

**Granting the variance would not have a material adverse effect on adjacent land.**

- g. That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner.

**The applicant has indicated that the purpose of the taller sign is to advertise to traffic on I-20. This indicates that the applicant's sole purpose of having a taller sign is profit.**

- h. That the variance would not modify or effectively repeal any development or use regulations set forth in an ordinance or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this [Zoning] Ordinance.

**Granting the variance would modify and effectively repeal Zoning Ordinance use regulations set forth in Section 9-5(c)(3) concerning Pole Signs and development regulations under Section 5-2(e) concerning ZBA's Criteria for Review.**

- i. That the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning.

**Granting the variance would create a non-conforming use that is not permitted by right in any zone.**



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

(2020 KRMZ)  
**LC**  
 Permits Department  
 217 E. 3rd St.  
 Big Spring, TX 79720

**Building Permit Application**

**PROJECT INFORMATION**

Project Type:  Residential  Multi-Family  Commercial  
 Property Address: 1100 Lamesa Hwy Big Spring, TX 79720  
 Legal Address (if no property address): Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Addition: 60,000.00  
 Square Footage of Building Area: \_\_\_\_\_ Estimate Cost of Work (Non-residential only): \$ \_\_\_\_\_  
 Project Category:  
 New Construction  Accessory Building  Electrical  Curb Cut  
 Addition  Airport  Plumbing  Sprinkler System  
 Remodel  Garage  Gas  Pool  
 Manufactured Home  Fence  Mechanical  Sign  
 Demolition  Siding  Roof  Other: \_\_\_\_\_  
 Project Description: \_\_\_\_\_

**60'0 CHEVRON  
 POLE SIGN**

**APPLICANT INFORMATION**

Name: Shannon Walker Phone: 281-345-4488 Email: permits@princesigns.com  
 Business Name (if applicable): Prince Signs LLC  
 Property Owner Name (if different): The Kent Companies

**CONTRACTOR INFORMATION**

Contractors must be registered with the City of Big Spring.

Contractor	Company Name	Contact Person	Phone Number
General:	Prince Signs LLC	Shannon Walker	281-345-4488
Electrical:	Prince Signs LLC	ll ll	ll ll
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.

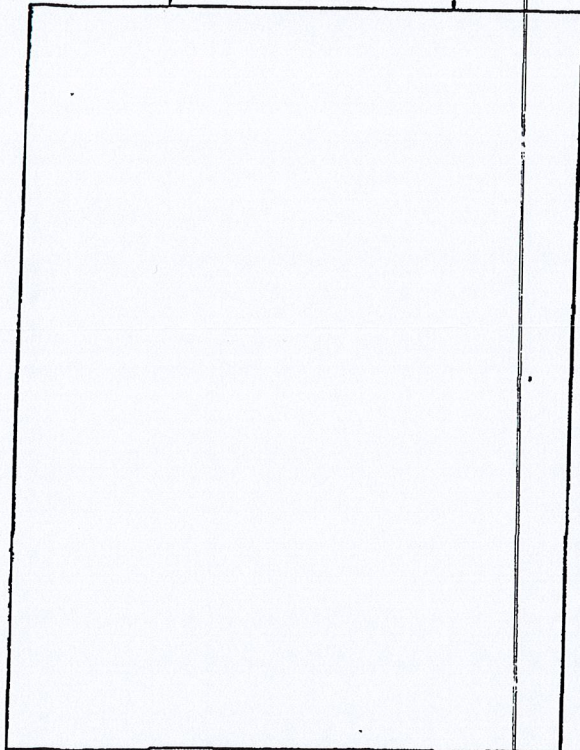
I HAVE READ AND UNDERSTAND THE SUPPLEMENTAL INFORMATION ON THE REVERSE SIDE OF THIS APPLICATION.  
 Shannon Walker  
 03/10/2022  
 SIGNATURE PRINT NAME DATE

**FOR OFFICE USE ONLY**

DATE REVIEWED:  APPROVED  NOT APPROVED  ADDITIONAL INFO NEEDED PERMIT NUMBER:  
 ZONING: FLOOD PLAIN?  Yes  No BUILDING SQUARE FEET: LOT SQUARE FEET:  
 COMMENTS: Exceeds height regulations  
 VARIANCE REQUESTED?  Yes  No ZBA FEE PAID? HEARING DATE: DECISION OF HEARING:

APPROVED FOR ISSUANCE: \_\_\_\_\_  
 CHIEF BUILDING OFFICIAL DATE: 3/25/22

REAR PROPERTY LINE



FRONT PROPERTY LINE

Please complete the following information, if applicable:

Building Material	<input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Other:
Foundation Type & Details	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Treated Posts <input checked="" type="checkbox"/> Other: <u>rebar</u>
Anchorage Method	<input type="checkbox"/> Brackets <input type="checkbox"/> Anchor bolts <input type="checkbox"/> Straps <input type="checkbox"/> Cast-in-place <input type="checkbox"/> Other:
Anchor Spacing	
Footing Depth, Width, Reinforcement*	<u>14' deep 4' wide</u>
Wall height (ft, in)	
Stud Spacing on Wall Framing	<input type="checkbox"/> 16" on center <input type="checkbox"/> 24" on center <input type="checkbox"/> Other:
Roof material, pitch, & joist size**	
Roof rafter size, & rafter spacing	
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)

We are requesting a 60' Chevron pole sign for a fuel station located right off of I-20 on La Mesa Hwy. Surrounding businesses, including McAlister's Deli, Spring City Inn, Dairy Queen, Exxon, & TA Truck Stop all have hi-rise signs higher than 30' in order to be seen from the interstate. In order to better advertise, entice motorists to exit, and bring revenue into the city of Big Spring, we are requesting the approval of a 60' sign.

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).

**REC#00192544**

**CITY OF BIG SPRING  
ZBA COMERCIAL SIGN PERMIT  
432-264-2504**

THIS FORM WAS PRINTED ON: 3/31/2022

PERMIT #: **2022000403**

DATE ISSUED: 3/31/2022  
EXPIRATION DATE: 9/30/2022

**PROJECT ADDRESS:** **1100 LAMESA HWY #412**  
SUBDIVISION:

LOT #:  
BLK #:  
ZONE ORD:

OWNER NAME: KENT KWIK #412  
ADDRESS: 1100 LAMESA HWY  
CITY: BIG SPRING  
STATE: TX  
ZIP: 79720-1147  
PHONE:

**CONTRACTOR:** **PRINCE SIGNS LLC**  
ADDRESS: 6432 CUNNINGHAM RD  
CITY: HOUSTON  
ST: TX  
ZIP: 77041  
PHONE: 281-345-4488

ENGINEER:  
DESIGNER:  
PROP. USE  
WORK: ZBA COMERCIAL SIGN

SQ FT 0.00  
OCCP TYPE:  
CNST TYPE:  
WORK CLASS:

TYPE	CONTRACTOR	VALUATION	FEES	Pay	BALANCE DUE
SIGN	PRINCE SIGNS LLC	201.00	\$ 201.00	0.00	\$ 201.00
TOTAL		\$ 201.00		0.00	\$ 201.00

NOTES: **Commercial ZBA**

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

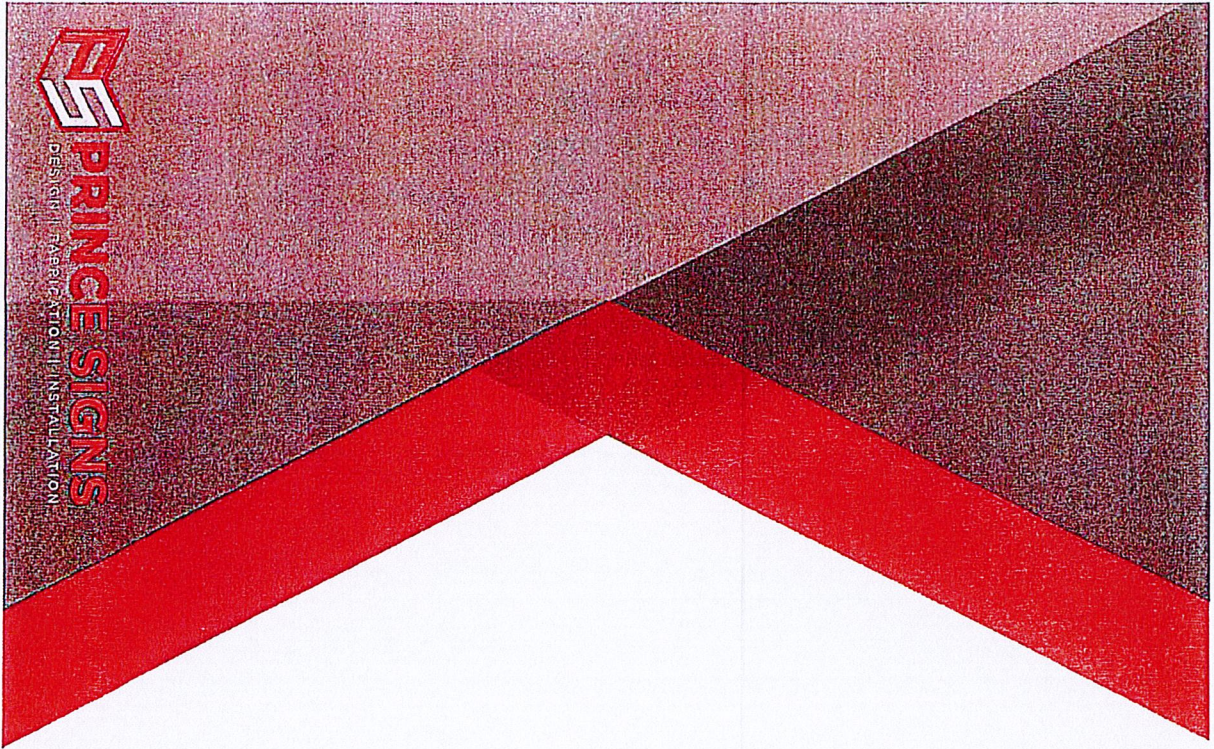
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) PHONE # \_\_\_\_\_

3 31 2022  
/ /  
DATE

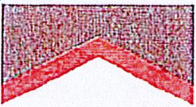
\_\_\_\_\_  
(APPROVED BY)

/ /  
DATE



**KENT  
KWIK**

KENT KWIK 412 EXTERIOR - BIG SPRING, TX

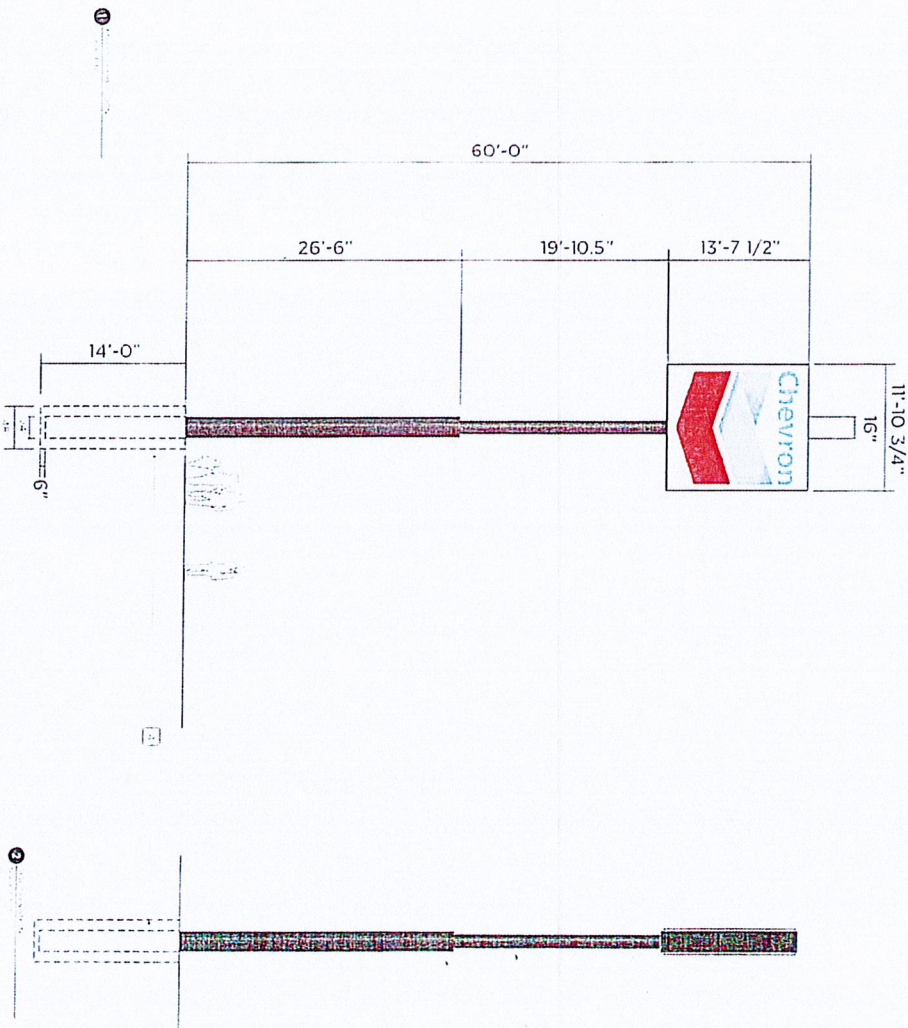


**PRINCE SIGNS**  
 6432 Cunningham Rd Houston, TX 77061  
 info@princesigns.com 281-355-4488

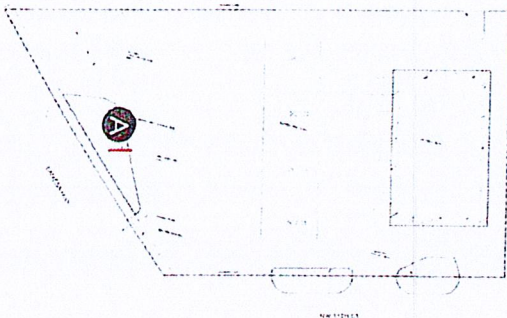
PROJECT INFORMATION:  
 CLIENT: Cunningham  
 110 Leland Hwy  
 Spring, TX 77250  
 PROJECT: KK-415  
 PROJECT MGR: Andy Swisher  
 DESIGNER: A. Camp

SHEET DETAILS:  
**Exterior Sign A**  
 Material: 5.2 FRP/SPAC-SOFT/DUES

SCALE: AS NOTED



3- SITE PLAN SCALE: NTS

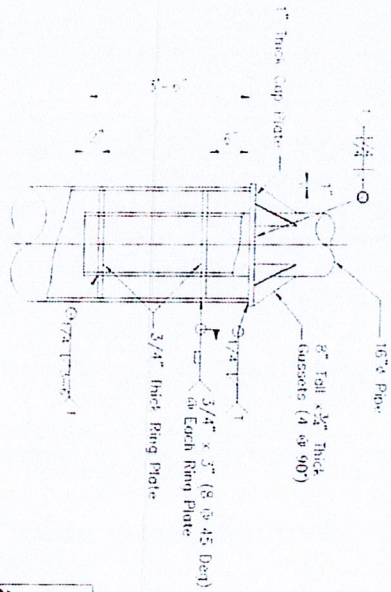
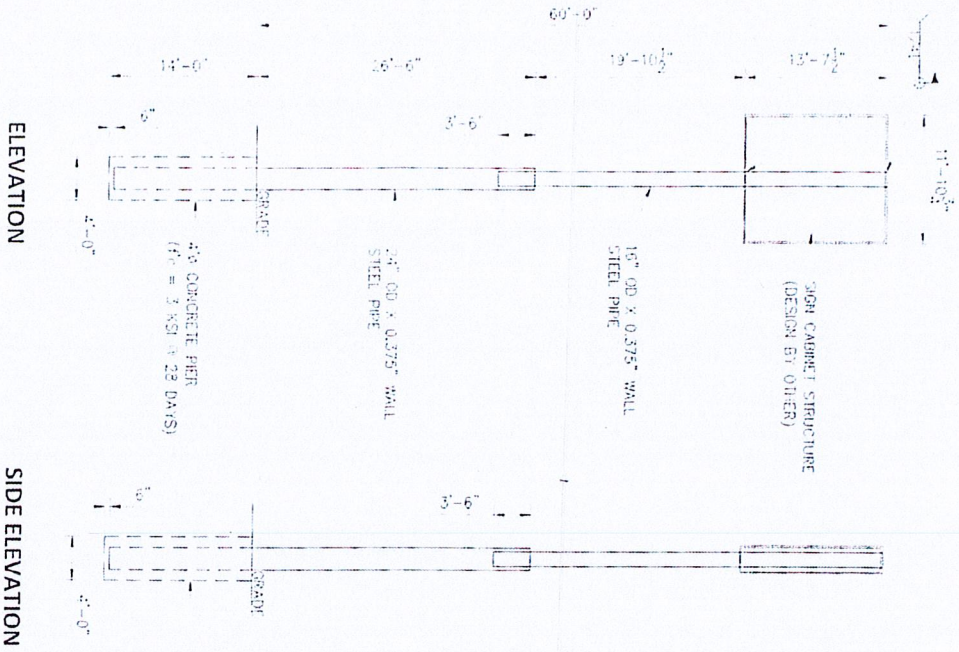


ISSUE #	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR CONSTRUCTION

DYNAMIC SHEET NUMBER: 2



1. This drawing is the property of Prince Signs and is not to be reproduced or used in any way without the written consent of Prince Signs. 2. This drawing is for informational purposes only and is not to be used for construction. 3. This drawing is for informational purposes only and is not to be used for construction. 4. This drawing is for informational purposes only and is not to be used for construction.



TRANSITION DETAILS



Prepared for: **Prince Signs**  
6432 Cunningham Row  
Houston, TX 77041

Project #:	22106
Date:	March 2022
Drawn by:	MB
Scale:	1/4" = 1'-0"
Revision:	0
Drawing #:	2
Project & Location:	Chevron High Rise Sign 1100 Lamasa Hwy Big Spring, TX 79720

Engineer: **TMM CONSULTANTS**  
19902 Shannon Lake Drive  
Cypress, TX 77433

Project Chevron @ 1100 Lamesa Hwy, Big Spring, TX 79720  
 Risk Category II  
 Exposure C  
 V 115  
 Applicable Design Code IBC 2012

Section	B (ft)	s (ft)	h (ft)	Bottom Steel			Stage 1 Steel		
				Force (lb)	Centroid (ft)	Moment (lb-ft)	Force (lb)	Centroid (ft)	Moment (lb-ft)
1	11.90	13.63	60.00	4,838	53.19	257,346	4,838	26.69	129,126
2	1.50	19.88	46.38	913	36.44	33,265	913	9.94	9,072
3	2.00	26.50	26.50	1,339	13.25	17,736	0	0.00	0
				7,090		308,346	5,751		138,199

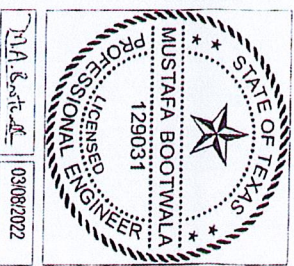
Hit from Ground (ft) = 26.50

**Steel Design**

Bottom Steel Design			Pier Design		
$M_{reqd}$	$P_H$	$M_n/\Omega_b$	Bottom of Pipe to Bottom of Pier =	Hit from Ground =	$M_{reqd}$
308.3 k-ft	7 k		14.0 ft	0.5 ft	26.5 ft
Any of the following Sections Okay			Stage 1 Steel Design		
Steel Pipe 24 in Dia x 0.375 in Wall (fy=35 ksi)	333	95	Steel Pipe 16 in Dia x 0.375 in Wall (fy=35 ksi)	150	63
Steel Pipe 26 in Dia x 0.375 in Wall (fy=35 ksi)	383	103	Steel Pipe 18 in Dia x 0.375 in Wall (fy=35 ksi)	190	71
Steel Pipe 24 in Dia x 0.438 in Wall (fy=35 ksi)	396	110	Steel Pipe 14 in Dia x 0.5 in Wall (fy=35 ksi)	144	72

**Round Pier Foundation Design**

b = 4.00 ft (Dia)  
 L = 150  
 h = 43.49  
 $d_{reqd} = 14.00$  ft  
 Lateral Pressure based on 1/3rd depth = 1369  
 Permitted Lateral Pressure = 2250 OK  
 Provide 4 ft Diameter x 14 ft deep Concrete Pier



Registered for  
**Prince Signs**  
 6432 Cunningham Road  
 Houston, TX 77041

Project #: 22106  
 Date: March 2022  
 Drawn by: MB  
 Scale: Not to Scale  
 Revision: 0  
 Drawing #: 3  
 Project & Location: Chevron High Rise Sign  
 1100 Lamesa Hwy  
 Big Spring, TX 79720

Engineer:  
**TMM CONSULTANTS**  
 ENGINEERING & DESIGN  
 18002 SUTTON LAKE DRIVE  
 CYPRESS, TX 77433



## 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**

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Chairperson Carrie Rodman

Date



## Memo

Meeting date: April 28, 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): \$ 1,000<sup>00</sup>

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: j.franco63@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**

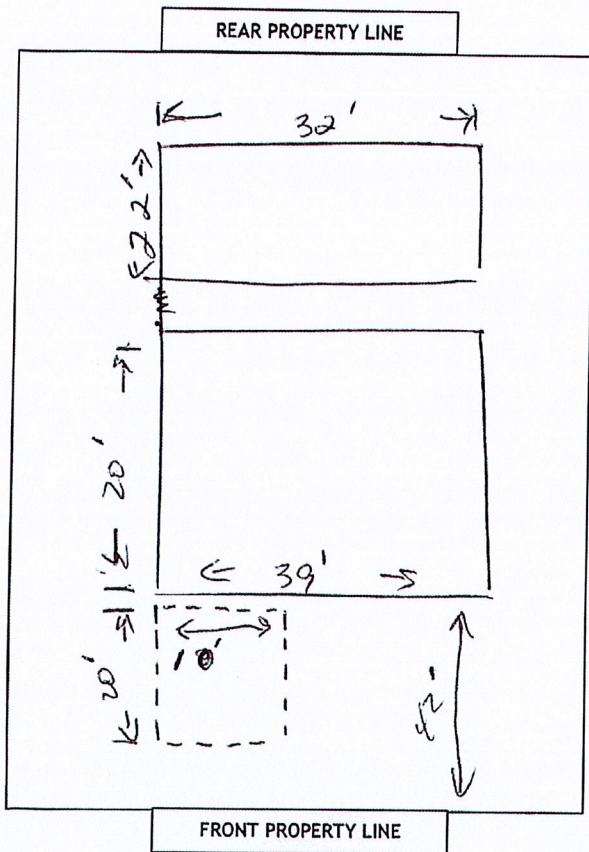
DATE REVIEWED: \_\_\_\_\_  APPROVED     NOT APPROVED     ADDITIONAL INFO NEEDED    PERMIT NUMBER: \_\_\_\_\_

ZONING: \_\_\_\_\_ FLOOD PLAIN?  Yes  No    BUILDING SQUARE FEET: \_\_\_\_\_    LOT SQUARE FEET: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

VARIANCE REQUESTED?  Yes  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 that apply to your property. It is your responsibility to ensure that your property complies with all applicable codes.

Goes to ZBA  
Front Yerd  
Compost



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
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  - 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  
 0 0.00 0.01 Miles  
 1: 282

Copyright/Disclaimer

*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: April 28, 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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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: 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: 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: ashankles@bigspring.net

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>Pastorana Metal Buildings</u>	<u>Irving Pastorana</u>	<u>432-638-9925</u>
Electrical:			
Plumbing:			
Mechanical:			
Other:			

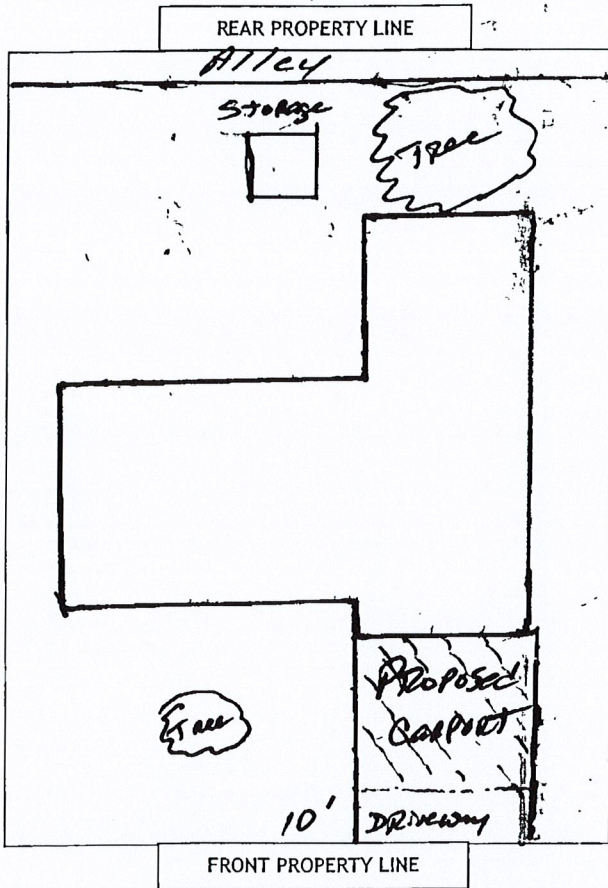
THIS PERMIT IS REQUESTED BY THE OWNER/CONTRACTOR OR COMPANY HOLDING A MASTER LICENSE FOR THE PURPOSE STATED ABOVE. MY SIGNATURE AND LICENSE#(IF APPLICABLE) CERTIFIES THAT I AM RESPONSIBLE FOR THE WORK STATED ABOVE AS WELL AS FOLLOWING THE CITY OF BIG SPRING CURRENT CODES. THE AFFIXING OF MY SIGNATURE 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:

~~APPROVED~~ \_\_\_\_\_      \_\_\_\_\_      10/8/21  
 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	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 Pend Tin, 1:12, 8" C Joist
Roof rafter size, & rafter spacing	20' x 19'

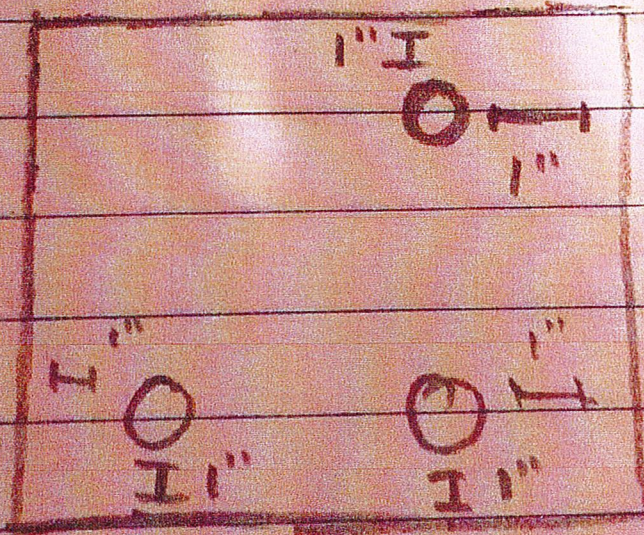
Roof pitch example: A roof that rises 6 inches for every 12 inches of horizontal run has a 6-in-12 pitch.  
 \*Footings are usually made with concrete with rebar reinforcement that has been poured into an excavated trench.  
 \*\* For roofs, hurricane brackets are required.

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 end wall, Anchoring 4x4 Square tubing onto existing slab, 8" C purlin Frame, COCA Drain Sheets with pden 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

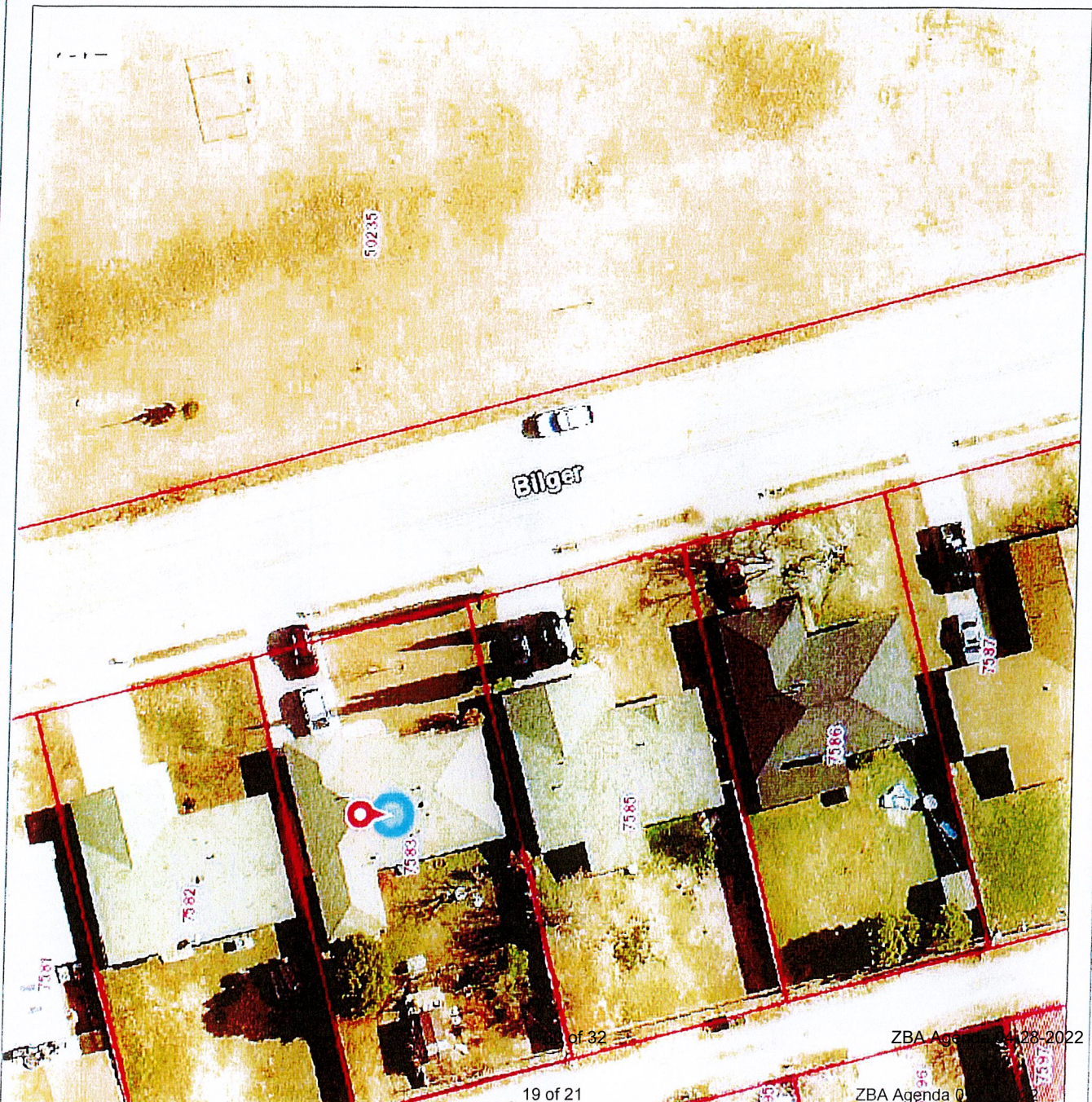
PO BOX 1481  
Stanton, Tx  
79782

(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

- ParcelLayer
- ETJ
- Streets
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- TXHOWA026020.sid
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Projection WGS\_1984\_Web\_Mercator\_Auxiliary\_Spheroid  
 0 0.01 0.01 Miles  
 1: 564

**Copyright/Disclaimer**  
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F#2448





