



ZONING BOARD OF ADJUSTMENT AGENDA

Wednesday, August 24, 2022

Notice is hereby given that the Zoning Board of Adjustment of the City of Big Spring, Texas will meet in Regular Session on Wednesday, August 24, 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

Public Hearings, Announcements and Presentations

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

- | | | | |
|----|--|------|--------|
| 3. | PUBLIC APPEAL HEARING - A request by Ty Jones, applicant, on behalf of Dynamic Outdoor Media, on behalf of West Texas Commercial Properties, for a variance pursuant to the Big Zoning Ordinance, to allow for an electronic billboard at the location of 2501 S Gregg, Big Spring, TX 79720. | 4-16 | Rodman |
| | <ul style="list-style-type: none"> 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 | | |

Consent Items

- | | | | |
|----|--|-------|--------|
| 4. | Consideration of Approval of Zoning Board of Adjustment Minutes of the Regular Meeting May 25, 2022 | 16-18 | Rodman |
|----|--|-------|--------|

New Business

- | | | | |
|----|--|-------|-------|
| 5. | Consideration and Possible Action concerning ratification of the following previous Zoning Board of Adjustments minutes: | 19-39 | Hagen |
| | <p>April 27, 2016
 June 22, 2016
 October 12, 2016
 August 23, 2017
 February 14, 2018
 March 28, 2018
 April 11, 2018
 October 25, 2018
 June 05, 2019
 August 14, 2019</p> | | |
| 6. | Consideration and Possible Action concerning a variance request by Dynamic Outdoor Media for placement of an electronic billboard at 2501 S. Gregg. | | Hagen |

Commission Input

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

Adjourn

9. **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, August 19, 2022, at 4:30 a.m./4p.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, Public Works Coordinator

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

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



Zoning Board of Adjustments
Staff Report
Electronic Billboard – Dynamic Media
2501 S Gregg St.

Case Summary

A request by Dynamic Outdoor Media, applicant, for a variance to the Big Spring City Code, Zoning Ordinance, to allow for an electronic billboard 2501 S Gregg St.

The property is developed with a fuel station. The property has been used as such for a long time. The property is zoned Light Commercial.

An application was made to the City Building Official's office for an electronic billboard sign. The Building Official denied the permit June 30, 2022 because the placement of the billboard does not comply with the Big Spring Zoning Code.

On July 1, 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 recited 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:

- A. The EMC billboard, is prohibited by ordinance on Hwy 87 from north City limits to south City limits and on any adjacent to Hwy 87:

SECTION 9-5. - Signs Requiring Permits.

- (e) Type E Sign. Type E signs are those signs commonly referred to as billboards or poster boards (including electronic billboards) that are designed to deliver an

advertising message, which message may be changed or removed, and which may advertise products or services not available upon premises where the sign is located.

(1) Billboards.

a. Billboards shall be allowed in LC, HC, LI, and HI Districts **except** for:

- (i) Those areas located **along and adjacent to state Hwy 87 from the city limits on the southern border of the city and extending to the northern most edge of Interstate 20;** and

B. 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 (e) does not impose an unnecessary hardship or deprive the applicant of reasonable use of the land.

- 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 the EMC billboard 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.

1. **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.**
2. **The property on which this billboard will be placed is located on the corner of Hwy 87 and FM 700. The applicant states that the sign will face FM 700; however, the billboard will be double-faced. Dependent on the placement of the sign towards FM 700, the sign may still be seen from Hwy 87.**
3. **FM 700 is adjacent to Hwy 87. Billboards are specifically prohibited on and adjacent to Hwy 87.**

Adjacent, adj. Lying near or close to, but not necessarily touching.
(Garner, B. A., & Black, H. C. (2015). *Black's Law Dictionary*. Thomson Reuters West.)

- 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 display advertising ads to traffic on FM 700. This indicates that the applicant's purpose 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(e) concerning the prohibition of billboards on and adjacent to Hwy 87 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.

CITY OF BIG SPRING
BILLBOARD PERMIT

432-264-2504

THIS FORM WAS PRINTED ON: 7/01/2022

PERMIT #: 2022001141

DATE ISSUED: 7/01/2022
EXPIRATION DATE: 1/01/2023

PROJECT ADDRESS: 2501 GREGG ST
SUBDIVISION:

LOT #
BLK #
ZONE ORD:

OWNER NAME: WEST TEXAS COMMERCIAL
PROPERTY
ADDRESS: 2501 GREGG ST
CITY: BIG SPRING
STATE: TX
ZIP: 79720
PHONE:

CONTRACTOR: DYNAMIC OUTDOOR MEDIA
ADDRESS: 4414 82ND ST
CITY: LUBBOCK
ST: TX
ZIP: 79424
PHONE:

ENGINEER:
DESIGNER:
PROP. USE
WORK: BILLBOARD

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

TYPE	CONTRACTOR	VALUATION	FEES	Pay	BALANCE DUE
COMMERCIAL CONSTRUCTION	DYNAMIC OUTDOOR MEDIA	201.00	\$ 201.00	0.00	\$ 201.00
TOTAL		\$ 201.00		0.00	\$ 201.00

NOTES:

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.

TY JONES DYNAMIC OUTDOOR MEDIA

07 01 2022

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) PHONE #

DATE

(APPROVED BY)

DATE

BIG SPRING FINANCE DEPT

REC#: 00194940 7/01/2022 1:36 PM
OPER: MSANC TERM: 023
REF#: CC

ACCT #: XXXX-XXXX-XXXX-9459
AUTH #: 08105G
TRAN #: 000008150287
TYPE: PURCHASE
ENTRY MODE: MANUAL

TRAN: 300.4001 PERMITS PER
BILLBOARD FOR 2501 GREGG ST
DYNAMIC OUTDOOR MEDIA
OTHER INCOME 201.00CR

TENDERED: 201.00 CREDIT CARD
APPLIED: 201.00-

CHANGE: 0.00

BIG SPRING FINANCE DEPT

REC#: 00194940 7/01/2022 1:36 PM
OPER: MSANC TERM: 023
REF#: CC

ACCT #: XXXX-XXXX-XXXX-9459
AUTH #: 08105G
TRAN #: 000008150287
TYPE: PURCHASE
ENTRY MODE: MANUAL
TOTAL: 201.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X_____

BIG SPRING FINANCE DEPT

REC#: 00194940 7/01/2022 1:36 PM
OPER: MSANC TERM: 023
REF#: CC

ACCT #: XXXX-XXXX-XXXX-9459
AUTH #: 08105G
TRAN #: 000008150287
TYPE: PURCHASE
ENTRY MODE: MANUAL
TOTAL: 201.00

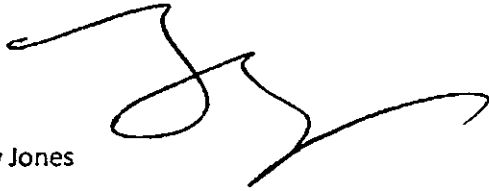
Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X_____

Dear Zoning Board of Adjustment,

I would like to appeal the denial of my application to build a billboard at 2501 Gregg St. While I understand this board cannot read to Hwy 87 and the address is a Hwy 87 address the board will actually face and read to FM700 allowing me to build as the spirit of the ordinance seems to be wanting to avoid billboards reading to Gregg St. We are a community partner and I am willing to give the City of Big Spring 720 messages/day in advertising space on the board as consideration for my request to promote city events, notices, road construction info, hiring, etc. and we will create the artwork for free as well!

Thank you for your consideration,

A handwritten signature in black ink, appearing to be 'Ty Jones', written in a cursive style.

Ty Jones

Dynamic Outdoor Media



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

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

Building Permit Application

PROJECT INFORMATION

Project Type: Residential Multi-Family Commercial

Property Address: 2501 Gregg St

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

Square Footage of Building Area: 0 Estimated Cost of Work (Non-residential only): \$ 120,000

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: New billboard location that will read to FM700 →

APPLICANT INFORMATION

Name: Ty Jones Phone: 806-239-4383 Email: ty@choice.media.tx.com

Business Name (if applicable): Dynamic Outdoor Media

Property Owner Name (if different): West Texas Commercial Properties

CONTRACTOR INFORMATION

Contractors must be registered with the City of Big Spring.

Contractor	Company Name	Contact Person	Phone Number
General:	<u>Dynamic outdoor media</u>	<u>Ty Jones</u>	<u>806-239-4383</u>
Electrical:	<u>Upright Electrical</u>	<u>Kevin Marriott</u>	<u>254-396-0522</u>
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: [Signature] PRINT NAME: Ty Jones DATE: 6/9/22

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: Billboard not allowed according to Hwy 57

VARIANCE REQUESTED? Yes No ZBA FEE PAID? _____ HEARING DATE: _____ DECISION OF HEARING: _____

 CHIEF BUILDING OFFICIAL DATE: 6/30/22

REAR PROPERTY LINE

See Addendum A+B+Site
Plan
Attached

FRONT PROPERTY LINE

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 type="checkbox"/> Anchor bolts <input type="checkbox"/> Straps <input type="checkbox"/> Cast-in-place <input checked="" type="checkbox"/> Other:
Anchor Spacing	
Footing Depth, Width, Reinforcement*	
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)

Would like to build a billboard that reads to FM700.

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

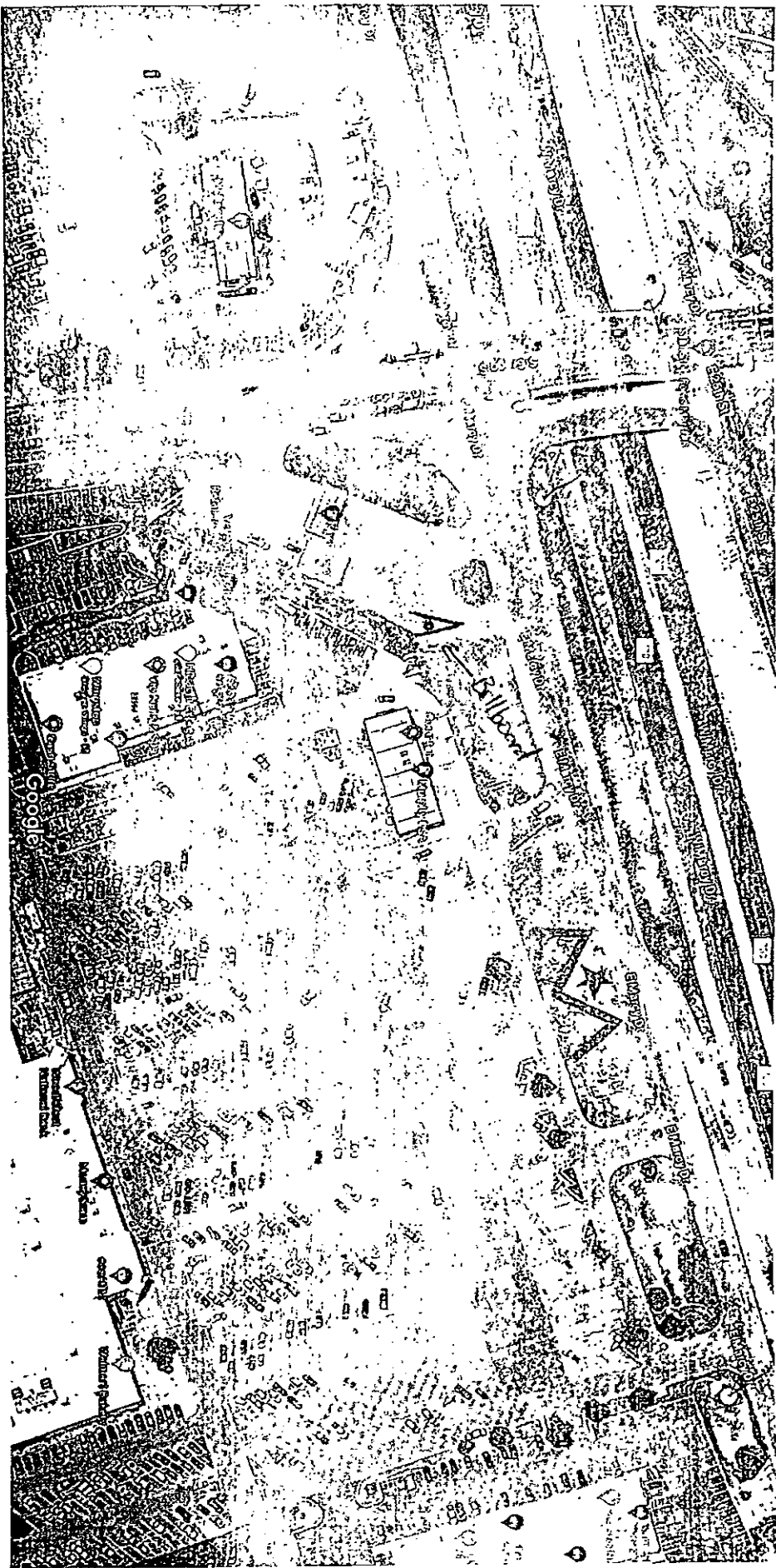
A permit is null and void if work or construction authorized is not commenced within 180 day, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

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.

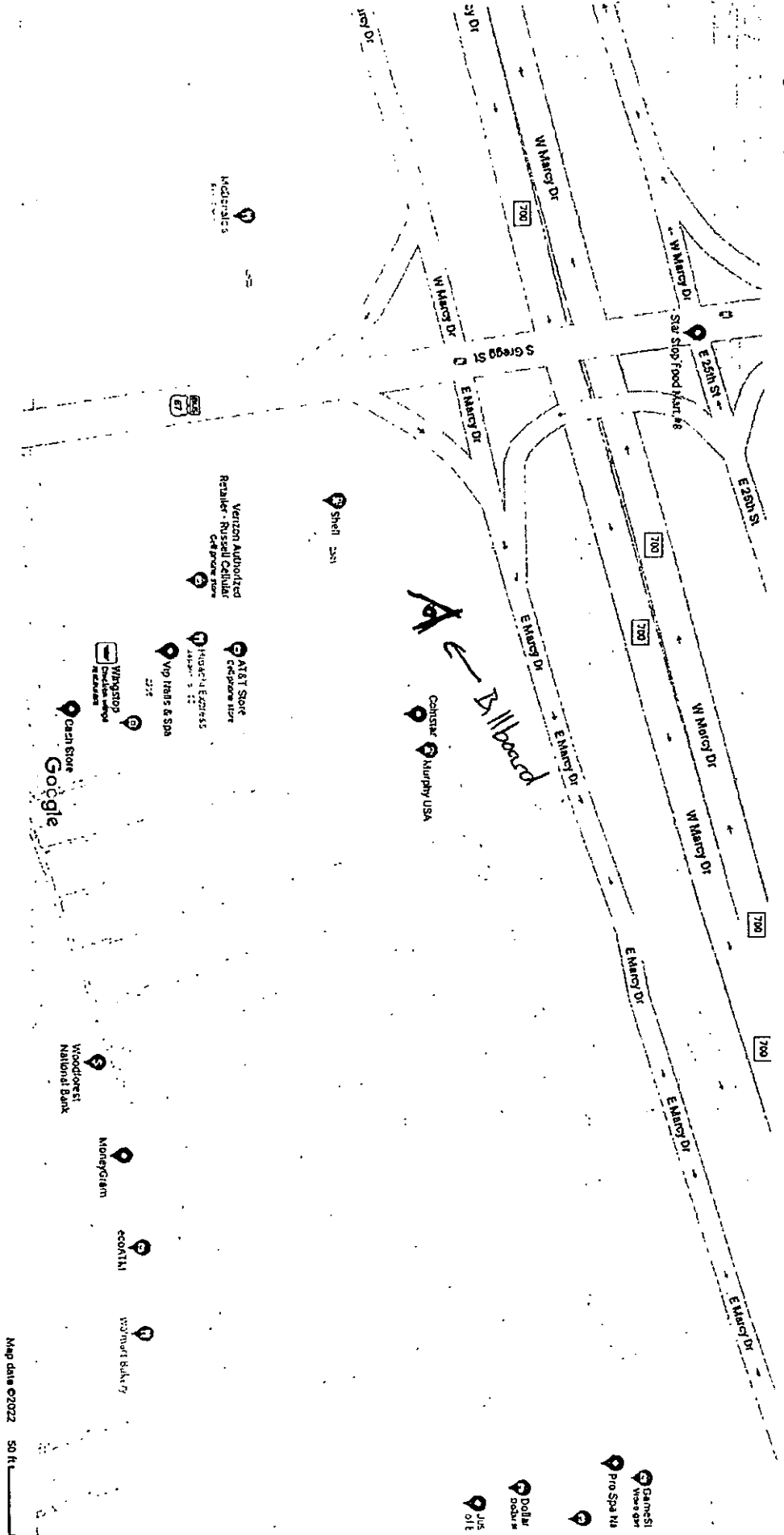
The Building Inspection Department is not responsible to ensure that your structure is in compliance with all legal requirements and regulations that apply to your property. It is your responsibility to ensure that your property complies with all applicable legal requirements (e.g. Deed Restrictions).

Google Maps



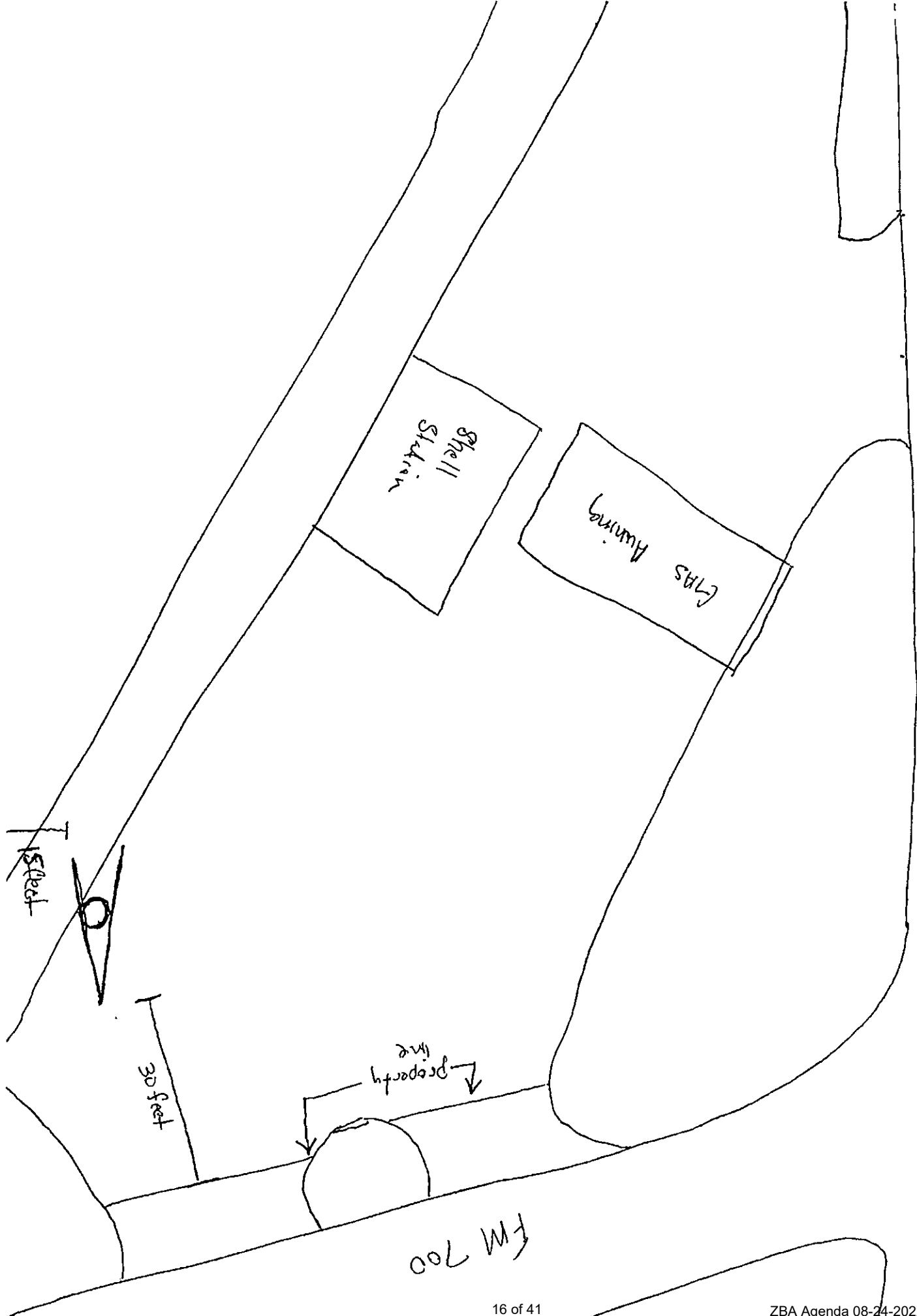
Imagery ©2022 Maxar Technologies, Map data ©2022 50 ft

Google Maps



Addendum B

Gregg St





ZONING BOARD OF ADJUSTMENTS MINUTES

Wednesday, May 25, 2022

The Zoning Board of Adjustments of the City of Big Spring, Texas met in Regular Session on Wednesday, May 25, 2022, 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 Sheri Wigington
Member Jeanie Knocke
Member Louisa Rangel

Open Session

1. Call to Order

Chairperson Rodman call meeting to order at 5:35 pm, on May 25, 2022

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. **PUBLIC APPEAL HEARING** - 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.
 - 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

Andrew Hagen explained that by State law this board had 7 members and requires 75% of the members to be present to hear a case.

Kevin Fryer representing Prince Sign, LLC, agreed to let the board hear his case with only 5 members present.

Motion to open the public hearing was made by Member Zuniga and 2nd by Member Knocke, vote was 5 ayes, 0 nays.

Kevin Fryer presented his case for appealing the Building Officials denial to allow a 60- foot sign at the location of the current sign at 1100 Lamesa Hwy, Big Spring, TX 79720.

**Motion to deny appeal was made and 2nd by Chairperson Rodman
Vote was 5 ayes, 0 Nays**

Consent Items

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

Motion to approve was made by Member Wigington, 2nd by Member Zuniga

Vote was 5 ayes, 0 Nays

New Business

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

Julian Franco spoke on his reasons for requesting a front yard carport.

Motion to deny accessing availability in the back yard was made by Chairperson Rodman

Vote to deny was 3 ayes, 2 Nays

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

Motion to deny was made based on no representative present and having access to the backyard by the alley was made by

Member Zuniga 2nd by Chairperson Rodman

Vote was 5 ayes, 0 Nays

Commission Input

8. Input

Board members voted to have meetings every month on the 3rd Monday Vote was 4 ayes, 1 Nay

Board members voted to have the agenda mailed to them, Vote was 5 Ayes, 0 Nays

Adjourn

9. Adjourn

Motion to adjourn was made by Chairperson Rodman, 2nd by Member

Flores, Vote was 5 Ayes

X

Chairperson Carrie Rodman

Date



Zoning Board of Adjustments
— Minutes of August 14, 2019

The City of Big Spring Zoning Board of Adjustments held a meeting on Wednesday, August 14, 2019 in the City Council Chambers, located 307 East 4th, Big Spring, TX 79720.

The following members were in attendance:

Steve Herren
Carrie Rodman

Jonathan Ray
Veronica Zuniga

Also in attendance:

Thomas Hodges, Building Official
Sean Bailey, Code Officer
Kay Callison, Administrative Secretary

Shane Bowles, Public Works Director
Oscar Ramon, Code Officer

A. Call to Order

Steve Herren, Chairperson, called the Zoning Board of Adjustments meeting to order at 5:30 P.M. on Wednesday, August 14, 2019.

B. Approval of minutes from the meeting of June 05, 2019

Carrie Rodman made motion to approve the minutes from June 05, 2019, seconded by Jonathan Ray with all members present voting “aye” to approve minutes. Motion passed.

C. Consideration of requests for the following variances:

1. Big Spring 2018 Real Estate LLC, 3404 E FM 700, Lt 1, Bk 1, JRS Subdivision is requesting a variance to the City of Big Spring Zoning Ordinance, Article 9, Section 9-5, Subsection B which regulates the maximum height of a ground sign as seven feet (7’) above ground for Heavy Industrial (HI). The applicant is requesting a nine-foot (9’) encroachment into the maximum height, resulting in a total height of sixteen feet (16’) for a ground sign.

Thomas Hodges stated 5 letters were sent out, and that 0 objections, 0 no objections, 0 returns, and 1 unofficial phone call with a no objection were received.

Following a lengthy discussion,

Carrie Rodman made motion to table the decision pending a review Jonathan Ray made motion to approve the variance for both carports, seconded by Carrie Rodman with all members present voting “aye”. Motion passed.

D. Adjournment

A motion was made by Jonathan Ray and seconded by Carrie Rodman to adjourn the meeting with all members present voting "aye" for the same.

Chairperson's Signature

Date

Zoning Board of Adjustments — Minutes of June 05, 2019



The City of Big Spring Zoning Board of Adjustments held a meeting on Wednesday, June 05, 2019 in the City Council Chambers, located 307 East 4th, Big Spring, TX 79720.

The following members were in attendance:

Steve Herren
Carrie Rodman

Jonathan Ray
Veronica Zuniga

Also in attendance:

Thomas Hodges, Building Official
Sean Bailey, Code Officer
Lucila Cook
E. Saldivar

Kay Callison, Administrative Secretary
Billy Cook
Ann Wood

A. Call to Order

Steve Herren, Chairperson, called the Zoning Board of Adjustments meeting to order at 5:30 P.M. on Wednesday, April 03, 2019.

B. Approval of minutes from the meeting of April 03, 2019

Carrie Rodman made motion to approve the minutes from April 03, 2019, seconded by Jonathan Ray with all members present voting “aye” to approve minutes. Motion passed.

C. Consideration of requests for the following variances:

1. Billy Cook, 2507 Fisher, Lt 4, Bk 5, Cedar Ridge Addition is requesting a variance to the City of Big Spring Zoning Ordinance, Article 4, Section 4-3, Appendix (C) which regulates the side yard setback as five feet (5') and Article 4, Section 4-1, Appendix (C) and Article 4, Section 4-6, Appendix (A) and (E) which regulates the front yard setback as twenty-five feet (25') for Single Family Dwelling (SF-2). The applicant is requesting a five-foot (5') encroachment into the required side yard setback, resulting in a side yard setback of zero feet (0') and a nineteen-foot (19') encroachment into the required front yard setback, resulting in a front yard setback of six feet (6'), for a front yard carport.

The board heard from Billy and Lucila Cook, wanting to get a front yard carport to stop the hail from damaging their vehicles. They stated their variance request to be for the front yard carport currently existing on the lot at 2507 Fisher and an additional front yard carport at 2509 Fisher. Thomas Hodges stated 7 letters were sent out, and that 0 objections, 1 no objection, and 0 returns were received.

Jonathan Ray made motion to approve the variance for both carports, seconded by Carrie Rodman with all members present voting “aye”. Motion passed.

2. Ann Wood, 1202 Blackmon, Lt 2, Bk 16, Monticello Addition is requesting a variance to the City of Big Spring Zoning Ordinance, Article 4, Section 4-1, Appendix (C) and Article 4, Section 4-6, Appendix (A) and (E) which regulates the front yard setback as twenty-five feet (25') for Single Family Dwelling (SF-2). The applicant is requesting an eight-foot (8') encroachment into the required front yard setback, resulting in a front yard setback of seventeen feet (17'), for a front yard carport.

The board heard from Ann Wood, wanting to get a front yard carport to protect their vehicles. She advised that construction on the carport had begun prior to applying for the variance and was ceased upon application. Thomas Hodges stated that when the applicant initially applied for the variance, the structure was only poles. However, after applying for the variance, and before appearing before the board, additional construction was continued on the carport. Ann Wood did confirm that additional construction had been completed after applying for the variance. Thomas Hodges stated 17 letters were sent out, and that 0 objection, 0 no objections, 1 return, and 1 unofficial phone call with a no objection were received.

Carrie Rodman made motion to approve the variance, seconded by Veronica Zuniga with all members present voting "aye". Motion passed.

3. Jerry Dudley, 2510 Lynn Dr., Lt 24, Bk 3, Kentwood Addition is requesting a variance to the City of Big Spring Zoning Ordinance, Article 4, Section 4-3, Appendix (C) which regulates the side yard setback as five feet (5') for Single Family Dwelling (SF-2). The applicant is requesting a five-foot (5') encroachment into the required side yard setback, resulting in a side yard setback of zero feet (0'), for a side yard carport.

The board heard from Jerry Dudley, requesting a side yard carport to protect his boat. He confirmed that any water run-off would not be on his neighbor's property. Thomas Hodges stated 19 letters were sent out, and that 0 objection, 0 no objections, and 0 returns were received.

Veronica Zuniga made motion to approve the variance, seconded by Carrie Rodman with all members present voting "aye". Motion passed.

D. Adjournment

A motion was made by Jonathan Ray and seconded by Carrie Rodman to adjourn the meeting with all members present voting "aye" for the same.

Chairperson's Signature

Date

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF October 25, 2018**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING THURSDAY, OCTOBER 25, 2018 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

**Carrie Rodman
Libby Uribe
Steve Herron
Veronica Zuniga**

MEMBERS ABSENT:

None

STAFF PRESENT:

Thomas Hodges-Code Enforcement Superintendent
Frances Metcalf-Administrative Assistant
Sean Bailey- Code Enforcement Officer
Belinda Keelen_ Planning Assistant

OTHERS PRESENT:

April Martinez
Michael Martinez
Azle Miramontes
Michael Williams

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES FOR February 14, 2018:

Carrie Rodman made motion to approve minutes. Libby Uribe 2nd motion. All members present voted "Aye", none opposed. Motion carried.

Leslie Elrod, S/100 SW/4 Bk 18, College Heights, Located at 2011 S Gregg St., is requesting a variance for the following under the title of (R) Retail; A variance out of Article 9, Section 9-5, Appendix (C) of the City of Big Spring Zoning Ordinance to encroach a total of thirteen ft. six in. (13.6') feet into the maximum fifteen foot (15') front setback and fourteen feet, nine inches (14.9') feet into the maximum fifteen foot (15') side setback as regulated by the City of Big Spring Zoning Ordinance for a 4 X 8

Digital marquee sign. Mr. Hodges stated 12 letter were sent out, 0 objected, 3 returned and 0 no objection. Thomas stated most existing signs are in house and will meet height and property lines. Steve Herron asked about the regulations of digital signs and the ordinances on Gregg St. Thomas stated it is a billboard/Marquez combo and they are allowed on Gregg St. Libby made motion to approve. Carrie 2nd motion. All members vote "Aye", none opposed. Motion Carried.

Max Moore, SC 5 BK 32 IS, Located at 2008 Birdwell Ln, is requesting a variance for the following under the title of (SF2) Single Family Dwelling; A variance out of Article 9, Section 9-5, Appendix (C) of the City of Big Spring Zoning Ordinance to encroach a total of six feet, three inches (6.3') feet into the maximum fifteen foot (15') front setback and six feet, three inches (6.3') feet into the maximum fifteen foot (15') side setback as regulated by the City of Big Spring Zoning Ordinance for a 4 X 8 digital marquee sign. Mr. Hodges stated 11 letters were sent out, 0 objections, 3 no objections, and 1 returned letters. Mr. Hodges stated this is the same sign as the previous discussion and this sign will not have any negative effect on traffic. Veronica made motion to approve. Carried made 2nd motion. All members present voted "Aye", none opposed. Motion carried.

Michael Martinez, Lt 13 Bk 5, College Park, Located at 1725 Purdue Ave, is requesting a variance for the following under the title of (SF-2) Single Family Dwelling; A variance out of Article 4, Section 4-1, Appendix (C) and Article 4 Section 4-6 Appendix (A) and (E) of the City of Big Spring Zoning Ordinance to encroach a total of ten (10') feet into the maximum twenty five foot (25') front yard setback as regulated by the City of Big Spring Zoning Ordinance for a front yard carport. Mr. Martinez stated he would like to have a carport for storms and hail damage. Thomas brought up the deed restrictions for the area of the listed property and does not support the building of a carport. Carrie made a motion to deny, Libby 2nd motion. All members vote "Aye", none opposed. Motion Carried to deny.

April Martinez, Lt 24 Bk 26, College Park, Located at 3226 Drexel, is requesting a variance for the following under the title of (SF-2) Single Family Dwelling; A variance out of Article 4, Section 4-1, Appendix (C) and Article 4 Section 4-6 Appendix (A) and (E) of the City of Big Spring Zoning Ordinance to encroach a total of four (4') feet into the maximum twenty five foot (25') front yard setback as regulated by the City of Big Spring Zoning Ordinance for a front yard carport. Mrs. Martinez stated the carport would be a 20X20 carport. Mr. Hodges stated 23 letters were sent out, 0 objections, 1 no objections and 1 returned. Carrie asked about deed restrictions for this area. Thomas noted there were no restrictions listed. Thomas stated the carport will change the front building line and in turn will change the subdivision building line. Veronica made a motion to deny, Libby 2nd motion, All members present voted "Aye", none opposed. Motion denied.

OTHER BUSINESS:

ADJOURNMENT:

Carrie Rodman made motion to adjourn. Veronica 2nd motion.
All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF April 11, 2018**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, APRIL 11, 2018 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

**Carrie Rodman
Veronica Zuniga
Steve Herron**

MEMBERS ABSENT:

Libby Uribe

STAFF PRESENT:

Thomas Hodges-Code Enforcement Superintendent
Frances Metcalf-Administrative Assistant
Sean Bailey- Code Enforcement Officer

OTHERS PRESENT:

Cody Williams

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES FOR MARCH 28, 2018:

Carrie Rodman made motion to approve minutes, Veronica Zuniga 2nd motion. All members present voted "Aye", none opposed. Motion carried.

David Ward, Lt 13 & Lt 14 Bk 14, McDowell Heights, Located at 1500 Scurry St., is requesting two variances for the following under the title of (R) Retail; A variance out of Article 9, Section 9-5, Appendix (C) type C Sign (1) of the City of Big Spring Zoning Ordinance to encroach a total of four (4') feet into the maximum fifteen foot (15') front yard setback located on the North East side of the property measured from the property

line adjacent to 15th Street and a total of seven feet (7') into the required fifteen foot (15') front yard setback located on the North East side of the property adjacent to Scurry St. as regulated by the City of Big Spring Zoning Ordinance for a pole sign.

Thomas stated he stands on the side of the city, but he is not opposed to the sign.

Carrie Rodman made motion to approve. Veronica Zuniga 2nd motion. All members present voted "Aye", none opposed. Motion Carried.

OTHER BUSINESS:

The members voted on creating a rolling meeting date set for the first Wednesday of every month.

ADJOURNMENT:

Steve Herren made motion to adjourn. Libby Uribe 2nd motion.

All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF March 28, 2018**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, March 28, 2018 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

**Carrie Rodman
Libby Uribe
Steve Herron**

MEMBERS ABSENT:

Veronica Zuniga

STAFF PRESENT:

Thomas Hodges-Code Enforcement Superintendent
Frances Metcalf-Administrative Assistant
Roxanne Johnston-City planner

OTHERS PRESENT:

Cary Sanchez
Ty Jones
Shanna Jones
Adriel Saldivar

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES FOR February 14, 2018:

Carrie Rodman made motion to approve minutes, Libby Uribe 2nd motion.
All members present voted "Aye", none opposed. Motion carried.

Douglas Lykken, Lt 23 Bk 12, North Park hill, Located at 1206 Pennsylvania Ave., is requesting a variance for the following under the title of (SF-2) Single Family Dwelling:

A variance out of Article 4, Section 4-1, Appendix (C) and Article 4 Section 4-6 Appendix (A) and (E) of the City of Big Spring Zoning Ordinance to encroach a total of five (5') feet into the maximum twenty five foot (25') front yard setback as regulated by the City of Big Spring Zoning Ordinance for a front yard porch. Mr. Hodges stated 21 letter were sent out, 0 objected, 1 returned and 1 no objection.

Simon P. Sanchez, W/2 of Lt 11 Bk 4 May Thixton, Located at 1617 E. 17th St., is requesting a variance for the following under the title of (SF-2) Single Family Dwelling; A variance out of Article 4, Section 4-1, Appendix (C) and Article 4 Section 4-6 Appendix (A) and (E) of the City of Big Spring Zoning Ordinance to encroach a total of ten (10') feet into the maximum twenty five foot (25') front yard setback as regulated by the City of Big Spring Zoning Ordinance for a front yard carport. Mr. Hodges stated 19 letters were sent out, 0 objections, 0 no objections, and 0 returned letters. Mr. Hodges stated the City needs the true and correct setbacks from the street. Steve Herron made motion to table. Libby Uribe 2nd motion. All members present voted "Aye", none opposed. Motion carried.

OTHER BUSINESS:

ADJOURNMENT:

Steve Herren made motion to adjourn. Libby Uribe 2nd motion. All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF FEBRUARY 14, 2018**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, FEBRUARY 14, 2018 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

MEMBERS ABSENT:

STAFF PRESENT:

Thomas Hodges-Code Enforcement Superintendent

Frances Metcalf-Administrative Assistant

Roxanne Johnston-City planner

OTHERS PRESENT:

Robert H. Moore

Adriel Saldivar

CALL TO ORDER:

called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES OF April 26, 2017:

Carrie Rodman made motion to approve minutes. Veronica Zuniga 2nd motion.

All members present voted "Aye", none opposed. Motion carried.

Robert H. Moore & Marcellous Weaver, Lt 5 Bk 1 Hathcock Heights, Located at 1114 Main St., is requesting a variance for the following under the title of R retail; The first variance is out of Article 6, Section 6-6 of the City of Big Spring Zoning Ordinance to encroach a total of five feet (5') into the maximum ten foot (10') rear yard setback as regulated by the City of Big Spring Zoning Ordinance. The second variance is out of Article 11, Section 11-1 of the City of Big Spring Zoning Ordinance to encroach twenty feet (20') into the required two hundred feet (200') minimum distance from all residential zoning districts. Mr. Hodges stated that 7 letters were sent out, 1 no objections, 1 objections and 1 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Veronica Zuniga made motion to approve. Carrie Rodman 2nd the motion.

All members present voted "Aye", none opposed. Motion carried.

OTHER BUSINESS:

ADJOURNMENT:

Steve Herren made motion to adjourn. Carrie Rodman 2nd motion.
All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF AUGUST 23, 2017**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, AUGUST 23 2017 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Herron
Libby Uribe
Carrie Rodman

MEMBERS ABSENT:

Drew Mouton
Veronica Zuniga

STAFF PRESENT:

Thomas Hodges-Code Enforcement Superintendent
Kay Callison-Administrative Assistant
Sean Bailey-Code Officer

OTHERS PRESENT:

Thomas Stewart
Carol Sanchez
Hermelinda Parja
?-Can't read the signature.

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES OF June 22, 2017:

Carrie Rodman made motion to approve minutes. Libby Uribe 2nd motion.
All members present voted "Aye", none opposed. Motion carried.

The Marylou Galan Stewart & Thomas Jesse Stewart Family Trust, Lt 1 Tract 33 A William B. Currie, Located at 300 NE. 8th St., is requesting a variance for the following under the title of (SF-3) Single Family Dwelling; A variance out of Article 4, Section 4-1 of the City of Big Spring Zoning Ordinance to encroach a total of ten (10') feet into the maximum twenty five foot (25') front yard setback as regulated by the City of Big Spring Zoning Ordinance.

Carrie Rodman made motion to approve minutes, Libby Uribe 2nd motion. All members present voted "Aye", none opposed. Motion carried.

Simon P. Sanchez, W/2 of Lt 11 Bk 4 May Thixton, Located at 1617 E. 17th St., is requesting a variance for the following under the title of (SF-2) Single Family Dwelling; A variance out of Article 4, Section 4-1 of the City of Big Spring Zoning Ordinance to encroach a total of ten (10') feet into the maximum twenty five foot (25') front yard setback as regulated by the City of Big Spring Zoning Ordinance.

This item will be rescheduled for a later meeting due to a clerical error.

OTHER BUSINESS:

Mr. Hodges inquired whether or not if Mrs. Uribe would be willing to serve another term on the ZBA board & she accepted. Her new term will start 9-17-17 & end on 9/17/20.

ADJOURNMENT:

Libby Uribe made motion to adjourn. Carrie Rodman 2nd motion. All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF OCTOBER 12, 2016**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, OCTOBER 12, 2016 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Herron
Veronica Zuniga
Libby Uribe
Drew Mouton

MEMBERS ABSENT:

Carrie Rodman

STAFF PRESENT:

Leslie Whitten-Administrative Assistant
Thomas Hodges-Code Enforcement Superintendent
Roxanne Johnston-City Planner

OTHERS PRESENT:

Scott Davidson
Kathy Davidson
Edward Olivas
Linda Olivas

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES OF August 10, 2016:

Libby Uribe made motion to approve minutes, Veronica Zuniga 2nd motion.
All members present voted "Aye", none opposed. Motion carried.

Abelardo Hilario, Jr., S/2 of LT 7 & S/2 of LT 8 BK 11 of Cole & Strayhorn Addition,
Located at 1310 Owens St.

Mr. Hodges stated that 33 letters were sent out, 0 no objections, 0 objections and 1 returned letter. Mr. Hodges stated that the City doesn't recommend approval of this carport because it changes the setbacks of that particular subdivision.

Drew Mouton made motion to deny. Libby Uribe 2nd the motion.
All members present voted "Aye", none opposed. Motion denied.

Steven L. Price, E/10 of LT 8 ALL of LT 9 BK 11 of North Parkhill Addition, Located at 803 W. 15th St.

Mr. Hodges stated that 21 letters were sent out, 2 no objections, 0 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Drew Mouton made motion to approve. Libby Uribe 2nd the motion.
All members present voted "Aye", none opposed. Motion carried

Vaquero Ventures, SE/4 of SC 26 BK 33 1N, Located at 801 W. I-20.

Mr. Hodges stated that 31 letters were sent out, 2 no objection, 0 objections and 1 returned letter. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Drew Mouton made motion to approve with the stipulation that the structure include rain gutters on the West side with down spouts to ensure that the water runoff remain on the property of 1013 Bluebonnet & not runoff onto the neighboring property. Libby Uribe 2nd the motion.

All members present voted "Aye", none opposed. Motion carried

Pramukkhari Big Spring, LLC, E/2 of SC 42 BK 32 1N TR 6 of William B. Currie Addition, Located at 306 NE. 12th St.

Mr. Hodges stated that 98 letters were sent out, 0 no objections, 0 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Lsdkfsjf made motion to approve. Sldjfsjlf 2nd the motion.

All members present voted "Aye", none opposed. Motion carried.

OTHER BUSINESS:

ADJOURNMENT:

Steve Herron made motion to adjourn. All members' present 2nd motion.

All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF JUNE 22, 2016**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, JUNE 22, 2016 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Herron
Veronica Zuniga
Libby Uribe
Carrie Rodman

MEMBERS ABSENT:

Drew Mouton

STAFF PRESENT:

Leslie Whitten-Administrative Assistant
Thomas Hodges-Code Enforcement Superintendent
Roxanne Johnston-City Planner

OTHERS PRESENT:

Beverly Knous
Domingo Rios
Emily Rios
Gail Adlesperger

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:30 PM.

APPROVAL OF MINUTES OF April 27, 2016:

Carrie Rodman made motion to approve minutes, Libby Uribe 2nd motion. All members present voted "Aye", none opposed. Motion carried.

Beverly Knous, LT 15 BK 29 of College Park Addition, Located at 3229 Drexel Ave. Mr. Hodges stated that 30 letters were sent out, 2 no objection, 2 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal. After much discussion, the board voted to pass the variance with the following stipulation. A prescription has been provided by a physician stating that Mr. Knous is a

fall risk and with all of his current diagnoses, he would benefit from having a front yard carport to ensure his safety. At such time that the prescription provided becomes invalid, or the property is sold, the carport will no longer be approved & must be removed. Veronica Zuniga made motion to approve. Carrie Rodman 2nd the motion. All members present voted "Aye", none opposed. Motion carried.

Domingo Rios, LT 23 BK 22 of College Park Addition, Located at 3206 Auburn Ave. Mr. Hodges stated that 20 letters were sent out, 0 no objection, 0 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Libby Uribe made motion to approve. Carrie Rodman 2nd the motion. All members present voted "Aye", none opposed. Motion carried

OTHER BUSINESS:

ADJOURNMENT:

Libby Uribe made motion to adjourn. Veronica Zuniga 2nd motion. All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE

**THE CITY OF BIG SPRING
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MINUTES OF APRIL 27, 2016**

THE CITY OF BIG SPRING ZONING BOARD OF ADJUSTMENTS AND APPEALS HELD A MEETING WEDNESDAY, APRIL 27, 2016 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 307 E 4TH ST.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Herron
Veronica Zuniga
Libby Uribe
Carrie Rodman

MEMBERS ABSENT:

Drew Mouton

STAFF PRESENT:

Leslie Whitten-Administrative Assistant
Thomas Hodges-Code Enforcement Superintendent
Kay Pilgrim-Planning Administrative Assistant

OTHERS PRESENT:

Ric Arguello
Ricardo Arguello
Jillian Pinney

CALL TO ORDER:

Steve Herron called the meeting to order @ 5:41 PM.

APPROVAL OF MINUTES OF April 6, 2016:

Carrie Rodman made motion to approve minutes, Libby Uribe 2nd motion.
All members present voted "Aye", none opposed. Motion carried.

Pinney Property Holdings, LLC, Less E/10 of LT 7 BK 18 Cedar Crest Addition. Located at 909 Aylesford (more specifically, this property occupies 0.693 acres located at the northeast intersection of Aylesford Street and Martin Luther King Boulevard), is requesting three (3) variances from Article 6, Section 6-6 and Appendix B of the Zoning Ordinance for the following under the title of SF-2, Single-Family Dwelling District: (1) an 80' variance from subsection (E) entitled "Lot Depth" which normally requires

100' for single-family use, (property requesting a rezone to Multiple-Family Dwelling District after variances are obtained) so requesting an 80' lot depth variance; (2) a complete 25' variance for the required 25' front yard setback as outlined in Appendix C; **and**, (3) a 7' rear yard setback variance from the required 10' rear yard setback.

Mr. Hodges stated that 9 letters were sent out, 0 no objection, 0 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal. Carrie Rodman made motion to approve. Libby Uribe 2nd the motion. All members present voted "Aye", none opposed. Motion carried

Pinney Property Holdings, LLC, S/60 of LT 5 BK 17 Cedar Crest Addition, Located at 910 Aylesford (more specifically this property occupies 0.251 acres located at the northwest intersection of Aylesford Street and Martin Luther King Boulevard), is requesting three (3) variances from Article 6, Section 6-6 and Appendix C of the Zoning Ordinance for the following under the title of MF, Multi-Family Dwelling District: (1) an 80' variance from subsection (E) entitled "Lot Depth" which requires 120' for multi-family use; (2) a complete 23' variance for the required 25' front yard setback as outlined in Appendix C; **and** (3) a 7' rear yard setback variance from the required 10' rear yard setback.

Mr. Hodges stated that 11 letters were sent out, 0 no objection, 0 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Carrie Rodman made motion to approve. Veronica Zuniga 2nd the motion. All members present voted "Aye", none opposed. Motion carried

Pinney Property Holdings, LLC, S/45 E/130 of LT 4 & N/5 E/130 OF Lt 5 BK 18 Cedar Crest Addition, Located at 910 Bell (more specifically this property occupies approximately 0.145 acres located at northwest corner of the intersection of Bell Street and Martin Luther King Boulevard), is requesting three (3) variances from Article 6, Section 6-6 and Appendix B of the Zoning Ordinance for the following under the title of SF-2, Single Family Dwelling District: (1) a 60' variance from subsection (E) entitled "Lot Depth" which normally requires 100' for single-family use, (property requesting a rezone to Two-Family Dwelling District after variances are obtained) thereby requesting a 60' lot depth variance; (2) a complete 25' variance for the required 25' front yard setback as outlined in Appendix C, subsection (2); **and**, (3) a 7' rear yard setback variance from the required 10' rear yard setback.

Mr. Hodges stated that 9 letters were sent out, 0 no objection, 0 objections and 0 returned letters. Mr. Hodges stated that the City doesn't have any issues with the proposal.

Veronica Zuniga made motion to approve. Carrie Rodman 2nd the motion. All members present voted "Aye", none opposed. Motion carried.

OTHER BUSINESS:

ADJOURNMENT:

Steve Herron made motion to adjourn. Carrie Rodman 2nd motion.
All members present voted "Aye". None opposed. Meeting Adjourned.

CHAIRMAN'S SIGNATURE

ADMIN ASSISTANT SIGNATURE
