



ZONING BOARD OF ADJUSTMENTS REGULAR AGENDA

Wednesday, June 17, 2026

Notice is hereby given that the Zoning Board of Adjustments of the City of Big Spring, Texas will meet in Regular Session on Wednesday, June 17, 2026, at 5:30 PM at 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 Chairperson

Public Comment

Public Comment – Members of the public are entitled to speak on any topic. Additionally, members of the public may comment on any action item before or during its consideration. 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** Chairperson

Announcements, Presentations and Public Hearings

Public Hearings – The Council will take Input on Items Requiring Public Hearing Items **Prior** to any Action.

- 3. Public Hearing for case ZBA 26-01 : Bowles
The purpose of the public hearing is to consider an appeal of a zoning-based denial of a permit application concerning the following described property:

Property Location:
1315 Wood Street
Lot 8, Block 1, McEwen Addition
Block/Tract 321N, 0.172 acres

T&P Railroad Company Survey
Big Spring, Howard County, Texas

New Business

4. Approval of the minutes from the Zoning Board of Adjustment from the meeting held on May 27, 2026. 3-4 Davis

5. Consideration and Possible Action to approve or deny an appeal of a permit. 5-12 Bowles
Case Number: ZBA 26-01
Property Location:
1315 Wood Street
Lot 8, Block 1, McEwen Addition
Block/Tract 321N, 0.172 acres
T&P Railroad Company Survey
Big Spring, Howard County, Texas

6. Adjourn Bowles

The Zoning Board of Adjustments reserves the right to meet in executive session on any agenda item should the need arise pursuant to Chapter 551, Subchapter D of the Texas Government Code, or the Texas Disciplinary Rules of Professional Conduct.

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 Zoning Board of Adjustments and **Posted on Wednesday, June 10, 2026** 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.

Tami L. Davis

Tami L. Davis, City Secretary

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.



STATE OF TEXAS:
COUNTY OF HOWARD:
CITY OF BIG SPRING:

**The Zoning Board of Adjustments Meeting Minutes
May 27, 2026**

The Zoning Board of Adjustments of the City of Big Spring met in Regular Meeting on May 27, 2026 at 5:30 p.m. in the City Council Chambers located at 307 E. 4th Street, Big Spring, Texas with the following members present in person:

Carrie Rodman – Chairperson
Julie Ramirez – Member
Terry Hansen – Member
Mark Sheedy – Member
Chris Bishop - Member

Board Members Debbie Ramirez and Veronica Zuniga were not present at this meeting.

Also in attendance: Shane Bowles, Public Works Director
Andrew Hagen, City Attorney
Angela Brown, Public Works Coordinator
Tami Davis, City Secretary

Call to Order

Chairperson Carrie Rodman called the meeting to order at 5:40 p.m.

Public Hearing for Case ZBA 26-01:

The purpose of the public hearing is to consider an appeal of a zoning-based denial of a permit application concerning the following described property:

1315 Wood Street, Lot 8, Block 1, McEwen Addition, Block/Tract 321N, 0.172 Acres, T&P Railroad Company Survey, Big Spring, Howard County, Texas

A super majority of the board is required for the above captioned public hearing which would be six members and only five were present. This item will be presented at the next meeting.

Review and approve minutes from the May 6, 2026, meeting.

Chairperson Rodman made a motion to approve the above captioned minutes, seconded by Member Hansen. Motion passed five to zero.

New Business

Possible approval or denial of an appeal of a permit – Case Number: ZBA 26-01

Property Location:

1315 Wood Street, Lot 8, Block 1, McEwen Addition, Block/Tract 321N, 0.172 Acres, T&P Railroad Company Survey, Big Spring, Howard County, Texas

A super majority of the board is required for the above captioned public hearing which would be six members and only five were present. This item will be presented at the next meeting.

Next Meeting Date is Scheduled for June 17, 2026

Adjourned at 5:44 p.m.

Carrie Rodman, Chairperson

Date



Memo

Meeting Date: May 27, 2026

To: Zoning Board of Adjustments and Appeals

From: Shane Bowles, P.E. Public Works Director

Subject: Denial of a carport application for 1315 Wood.

Location: 1315 Wood St, Big Spring, Tx 79720

Contact: Shane Bowles, P.E. Public Works Director, 432-264-2500

Analysis:

RE: Notice of Building Permit Denial – 1315 Wood St (SF-2).

The application was evaluated based on local zoning ordinances and safety codes. The denial is based on the following five primary reasons:

- 1) **Setback Requirements:** The proposed structure does not meet the minimum side-yard setback requirements. Per Section 6-6 a permanent structure must be at least 25 feet from the property line to ensure emergency access and neighbor privacy.
- 2) **Special Carport Exceptions:** The Carport does not meet any of the following exemptions for front yard carports as per section 4-6 subsection E.
 - a) Our records indicate that there is rear portion of the property that can carport can be placed.
 - b) The property has an enclosed garage, which in turn means that the hardship of needing a front yard carport is self-imposed.
- 3) **Lot Coverage Limits:** Per section 6-6, your property has reached its maximum "impervious surface" or lot coverage ratio of 50%. Adding the square footage of the carport would exceed the allowable limit of non-permeable surfaces, which is regulated to prevent excessive stormwater runoff.
- 4) **Exceeding Accessory Building Limits:** Per local zoning ordinance Section 4-6 residential lots are restricted to a maximum of two (2) accessory buildings. Our records indicate two existing structures (shed/garage) are already present on the property. Constructing this carport would put the property over the allowable limit.

Attachments: Application



Phone: (432)-264-2504
 Fax: (432)-264-7024
 Email: permits@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: 1215 Wood St.

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

Square Footage of Building Area: 1400 Estimated Cost of Work (Non-residential only): \$ _____

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: 2 CAR CARPORT Front

APPLICANT INFORMATION

Name: Paul Harris Phone: _____ Email: _____

Business Name (if applicable): _____

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:			
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 HEREOF 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.

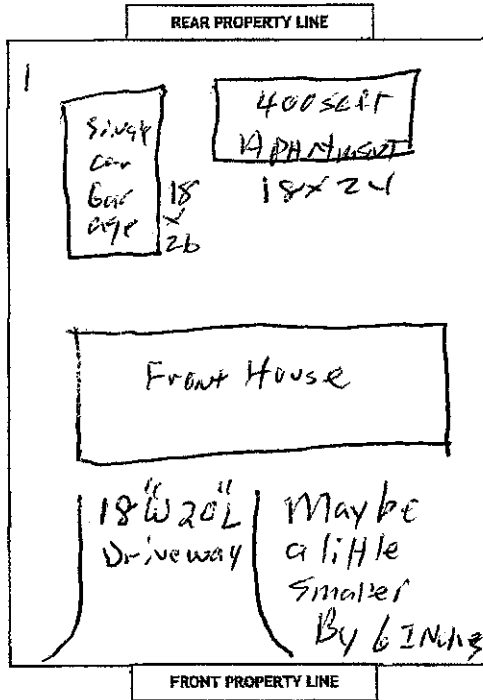
I HAVE READ AND UNDERSTAND THE SUPPLEMENTAL INFORMATION ON THE REVERSE SIDE OF THIS APPLICATION.

Paul Harris PAUL HARRIS 3/30/26
 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>Per ordinance does not meet</u>		
VARIANCE REQUESTED? <input type="checkbox"/> Yes <input type="checkbox"/> No	ZBA FEE PAID?	HEARING DATE: DECISION OF HEARING:

APPROVED FOR ISSUANCE: [Signature] 4/12/25
 CHIEF BUILDING OFFICIAL DATE



Left
Wide

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	
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):

a metal 2 car carport. Will get more information, Builders have to do concrete work first, then find an installer.

- 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).



Thursday, April 23, 2026

RE: Notice of Building Permit Denial – 1315 Wood St (SF-2).

Dear Mr. Paul Arms,

Thank you for submitting your application for the construction of a new carport to the address listed above. After a thorough review of your site plan and construction documents, the Permitting Department must formally deny your permit request at this time.

Your application was evaluated based on local zoning ordinances and safety codes. The denial is based on the following five primary reasons:

- 1) **Setback Requirements:** The proposed structure does not meet the minimum side-yard setback requirements. Per Section 6-6 a permanent structure must be at least 25 feet from the property line to ensure emergency access and neighbor privacy.
- 2) **Special Carport Exceptions:** The Carport does not meet any of the following exemptions for front yard carports as per section 4-6 subsection E.
 - a) Our records indicate that there is rear portion of the property that can carport can be placed.
 - b) The property has an enclosed garage, which in turn means that the hardship of needing a front yard carport is self-imposed.
- 3) **Lot Coverage Limits:** Per section 6-6, your property has reached its maximum "impervious surface" or lot coverage ratio of 50%. Adding the square footage of the carport would exceed the allowable limit of non-permeable surfaces, which is regulated to prevent excessive stormwater runoff.
- 4) **Exceeding Accessory Building Limits:** Per local zoning ordinance Section 4-6 residential lots are restricted to a maximum of two (2) accessory buildings. Our records indicate two existing structures (shed/garage) are already present on the property. Constructing this carport would put the property over the allowable limit.

You have the right to appeal this decision through the Board of Zoning Appeals or by submitting a revised site plan that addresses these specific deficiencies. Sincerely,

Shane Bowles, Public Work Director.

SUBJECT; DENIAL OF A PERMIT TO INSTALL A CARPORT AT MY HOUSE ON 1315 WOOD ST.

I recently submitted a request to City Code Enforcement to install a carport in front of my house. I even stated on the application that my wife was handicapped and her doctor gave us a letter as proof. I met with Felix Rodriguez and Shane public works director. I received a call on April 9th from Felix stating that it had been denied. It was left on voice mail. It stated that if I had any questions, contact the city attorney. On Monday, April 13th, I had a meeting with the city attorney. Shane also joined us. The attorney didn't even know why I had to meet him. Felix and Melissa stated on an earlier call that I said that I had hired an attorney and they no longer had to talk to me. That is a false statement. I simply said that I may have to get an attorney. I simply requested a carport but was never giving anything in writing why it was denied. In earlier conversations Felix told me about the requirements and that I had restrictions due to the feet to the sidewalk. If this is so I want to know why there is so many carports in town that don't meet the requirements. Felix told me about a situation on Alabama street where a contractor offered to build 4 carports for residents stating that he would get permits. The permits were never approved. That was only four. If you go down Alabama street right now there are 8 carports that don't meet the city ordinance. I will list the addresses. Also on E 17th st. there are 4 new carports that have been constructed. 1509, 1521, 1523, 1617 e. 17th. These people simply had neighbors sign a letter and they received permission to build these carports. Again they don't meet city code. I cannot support this next situation for sure but I was told that a friend of someone in code enforcement gave the resident permission at, 1507 vines to build without a permit. 1902, 1808, 1806, 1810, 1805 and several more have been built on Alabama st. Again not up to code. I feel as this is discrimination against me because I was denied. I plan to appeal this decision at the highest level. Also, I think code enforcement is upset with me because I keep calling about abandoned houses next to mine and after 4 months they responded about 1404 wood st. I had talked to Melissa on 12/22/25 and again on 01/14/26 and it took four months to respond. I just want the same rights as any taxpayer. First I need a letter stating why I was denied. If none of these carports were given permits to build and they can keep them, that is braking the city ordinance and that is against the law. Please review this letter and reconsider my request and please give me a letter stating why I was denied. Also Felix should not be giving me an attitude and making false statements about me that I had hired an attorney. That simply did not have any truth to it. That is wrong. Please read this letter in good faith and contact me at 4322304179. A copy will be given to Shane, Felix, the city attorney and Angela. Also the city administrator and to city council. Thank you for you time.

Sincerely
Paul Amos

VB
City of Big Spring-City Hall
310 Nolan Street
Big Spring, TX 79720
432-264-2514 www.mybigspring.com

DATE : 4/27/2026 1:26 PM
OPER : MR
TKBY : MARIA
TERM : 3
REC# : R02893936
=====

000.4000 MISC REVENUE 100.00
PAUL ARMS APPEAL FOR CARPORT DECISION
002-4905-000 -100.00

Paid By:PAUL ARMS APPEAL FOR CARPORT
DEC
1-Cash 100.00 REF:4.27.26

APPLIED 100.00
TENDERED 100.00

CHANGE 0.00
