



## ZONING BOARD OF ADJUSTMENTS REGULAR AGENDA TEST

Thursday, March 13, 2025

Notice is hereby given that the Zoning Board of Adjustments of the City of Big Spring, Texas will meet in Regular Session on Thursday, March 13, 2025, 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

### 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 Public Works Coordinator. Please Do Not Exceed Five (5) Minutes.

2. **Public Comment**

### Announcements, Presentations and Public Hearings

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

3. Public Hearing
4. Approval of a request for a variance from the City's sign regulations on a 3.833-acre tract located in the NW/4 of Section 46, Block 32, T-1-S, T&P RR. Co Survey, Howard County Texas.

## **New Business**

5. Approval of a request for a variance from the City's sign regulations on a 3.833-acre tract located in the NW/4 of Section 46, Block 32, T-1-S, T&P RR. Co Survey, Howard County Texas.

## **Input**

## **Adjourn**

The Zoning Board of Adjustmenst 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 Friday, March 7, 2025 at 5:30 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.

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Angela Brown, Public Works Coordinator

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



## Memo

Meeting Date: March 13, 2025

To: Zoning Board of Adjustments

From: Cameron Walker, Contract Planner

Subject: Approval of a request for a variance from the City's sign regulations on a 3.833-acre tract located in the NW/4 of Section 46, Block 32, T-1-S, T&P RR. Co Survey, Howard County Texas.

Location: Generally located on the south side of I-20 at the southwest corner of Contact:  
Cameron Walker, AICP, Contract Planner.

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### Analysis:

The property is currently unplatted and undeveloped. It is located near Beal's Creek floodway. A preliminary plat was approved in September 2024 and building construction plans along with utility extension and drainage plans have been filed with the city. The proposed future development of a QuikTrip travel center is indicated on the plans; the underlying zoning permits this use.

The applicant is requesting a variance from the City's sign regulations due to the property being located near a floodplain and the topography of the hill located across FM 700 on land formerly was used as the City's landfill. The elevation of the 3.833-acre tract is approximately 2,398 feet above sea level while the former landfill site is approximately 2,463 feet above sea level.

This 65' elevation differential is compounded by the short distance of approximately 1,000 feet from the proposed development. With these two factors, a sign at the city's permitted maximum height of 65' is impossible to see from the west bound lanes of I-20 until the driver is at the intersection and has passed the interchange turnoff. This is a unique condition for this property; no other interchange along I-20 has a variation in elevation like this one. Due to these existing conditions QuikTrip is requesting City Council approval for a sign not to exceed 100 feet.

Staff recommends approval of the request for a variance to the sign code for this property.

**Attachments: Application; Sign Exhibit**

24-1838



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: 3430 E I-20

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

Square Footage of Building Area: N/A Estimated Cost of Work (Non-residential only): \$ 100,000

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: Building a new 100' tall 362 square feet pole sign.

**APPLICANT INFORMATION**

Name: Tariq Samuels Phone: (945) 455-6411 Email: tsam@quiktrip.com

Business Name (if applicable): QuikTrip 7910

Property Owner Name (if different): QT South, LLC

**CONTRACTOR INFORMATION**

*Contractors must be registered with the City of Big Spring.*

Contractor	Company Name	Contact Person	Phone Number
General:	TBD		
Electrical:	TBD		
Plumbing:	TBD		
Mechanical:	TBD		
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: *Tariq Samuels* PRINT NAME: Tariq Samuels DATE: 12/13/2024

**FOR OFFICE USE ONLY**

DATE REVIEWED: 12/16/24  APPROVED  NOT APPROVED  ADDITIONAL INFO NEEDED PERMIT NUMBER: 24-1838

ZONING: HI FLOOD PLAIN?  Yes  No BUILDING SQUARE FEET: 362 sq ft LOT SQUARE FEET: \_\_\_\_\_

COMMENTS: 65' Max allowed

VARIANCE REQUESTED?  Yes  No ZBA FEE PAID? YES HEARING DATE: 1-28-2025 DECISION OF HEARING: \_\_\_\_\_

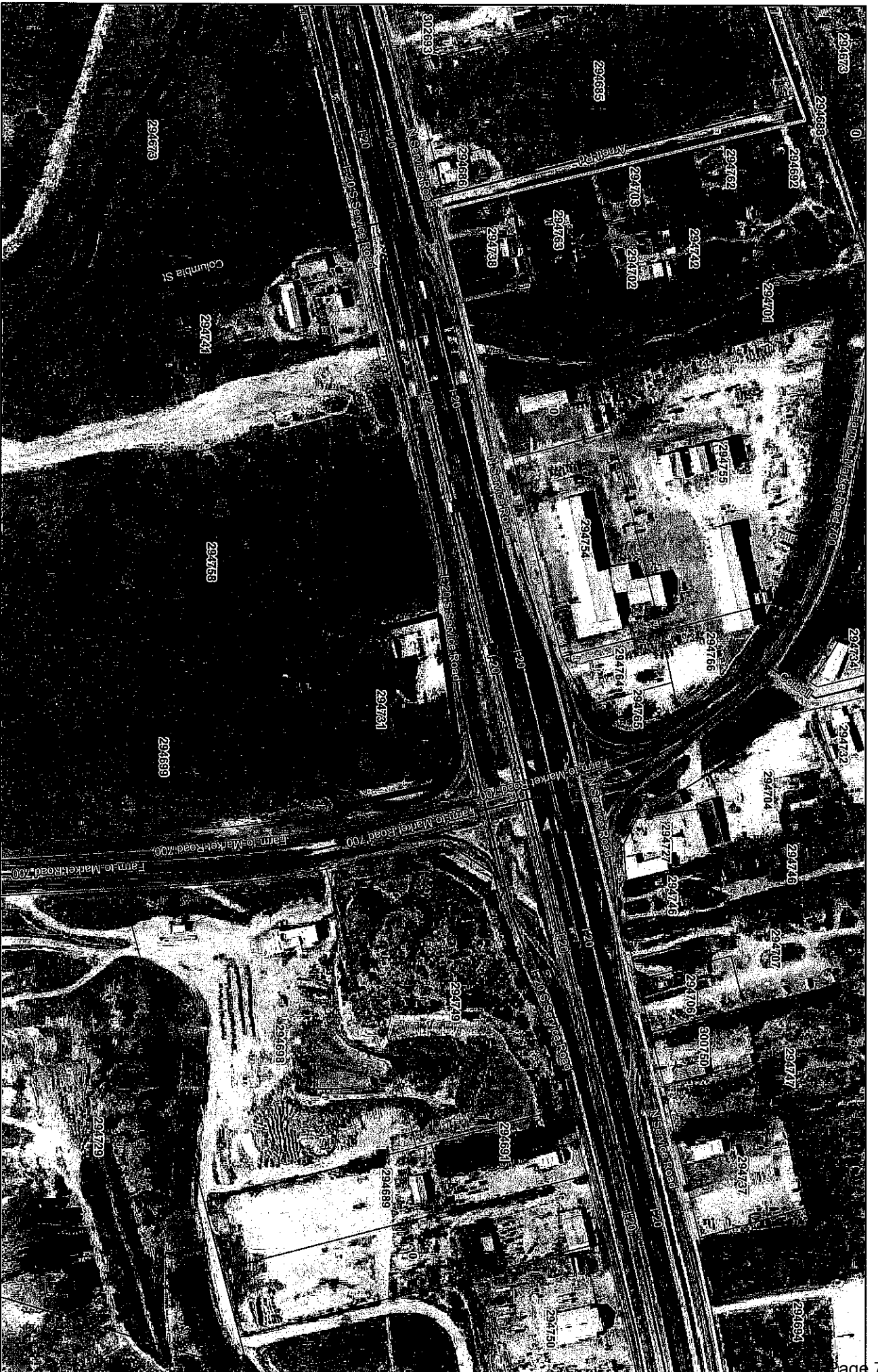
APPROVED FOR ISSUANCE: \_\_\_\_\_ DATE: 12/16/24

CHIEF BUILDING OFFICIAL

City of Big Spring • 217 E. 3rd St. • Big Spring, TX 79720 • Phone (432) 264-2504 • Fax (432) 264-7024 • www.mybigspring.com

12/16 - made 10/18 per memo - CW - 1/18  
12/15 and ZBA #100, called for project - PA - no 0 AM





3/6/2025, 9:27:57 AM

City Limits

Howard County Parcels

