



AGENDA
REGULAR BOARD OF ADJUSTMENT AND
BUILDING AND STANDARDS COMMISSION MEETING
Thursday, June 18, 2020, 4:00 P.M.
City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas

BOARD MEMBERS

Myra Johnson, (Chairperson)
Jonathon Rusher
Kenneth Drew
Barry Campbell

BOARD ALTERNATES

Michael Garza Jr.
Thomas Zinn Brown

Note: The order of the meeting is subject to change per the Board's discretion.

CALL TO ORDER

MINUTES – Consider approving the Minutes from the Jan 2, 2020 Board of Adjustment and Building and Standards Commission Meeting.

PUBLIC HEARINGS:

PUBLIC HEARING ON BOA CASE 2020-1: Applicant, Christian Diaz, is requesting (a) A Special Exception in order to construct a carport to within 5 ft. of the front property line in an SF-6 zoned district, located at 1209 SE 14th St., being Lots S/D A Of 3 & E16.67 Of S/D B Of 3, Block J, of the Arrington Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 5 ft. Variance from the above Special Exception in order to construct a carport up to the front property line in an SF-6 zoned district, located at 1209 SE 14th St., being Lots S/D A Of 3 & E16.67 Of S/D B Of 3, Block J, of the Arrington Addition to the City of Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON BOA CASE 2020-2: Applicant, Kevin Harrison, is appealing the interpretation of regulations by the administrative official in regards to Section 2-6. "Nonconforming Uses of Land." Subsection (1), of the City of Mineral Wells Zoning Ordinance, to permit and operate a mobile food unit on a nonconforming property located at 1709 SE 14th Ave., being Lot 17, Block 1, of the Airflyte Addition to the City of Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON BOA CASE 2020-03: Applicant, Edwin Hanlon, is requesting a Variance from the City of Mineral Wells Code of Ordinances, Appendix B Zoning, Section 6-3. A., 5. (a), in order to utilize a permanent accessory building located in front of a primary structure in an MH zoned district located at 504 SW 20th St., being Lots 9 & 10, Block 7, of the Lawn Place #2 Addition to the City of Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON BOA CASE 2020-04: Applicant, Fernando Gonzales, is requesting a Special Exception in order to construct a carport to within 5 ft. of the front property line in an SF-9 zoned district located at 1805 SE 12th St., being Lot 26, Block 2, of the Lamar Heights Addition to the City of Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON BOA CASE 2020-05: Applicant, Amanda Franklin, is requesting (a) A Special Exception in order to construct a carport to within 5 ft. of the front property line in an SF-9 zoned district located at 1901 SE 10th St., being Lot 14, Block 11, of the Goodwin #3 Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 5 ft. Variance from the above Special Exception, in order to construct a carport up to the front property line in an SF-9 zoned district located at 1901 SE 10th St., being Lot 14, Block 11, of the Goodwin #3 Addition to the City of Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON BOA CASE 2020-06: Applicant, Arrington Outdoor Advertisement, is requesting for the Board of Adjustment to permit the installation of a prohibited sign, being an off-premise advertising sign (billboard), as listed in the City of Mineral Wells Code of Ordinances, Chapter 6, Advertising and Signs., Section 6-35 Prohibited Signs in a (GR) General Retail zoned district, located at 2102 East Hubbard, being Lots 1 & 4 & W20 of Lots 2 & 5, Block 7, of the Wynwood Addition to the City of Mineral Wells, Palo Pinto County, Texas.

PUBLIC HEARING ON BOA CASE 2020-07: Applicant, Arrington Outdoor Advertisement, is requesting a 100 sq. ft. Variance from Chapter 6, Section 6-32 (d) (2) of the City of Mineral Wells Code of Ordinances, in order to construct a message board (pole sign) having a total area of 300 sq. ft. in a (GR) General Retail zoned district, located at 2102 East Hubbard, being Lots 1 & 4 & W20 of Lots 2 & 5, Block 7, of the Wynwood Addition to the City of Mineral Wells, Palo Pinto County, Texas.

ADJOURN

STATE OF TEXAS
CITY OF MINERAL WELLS

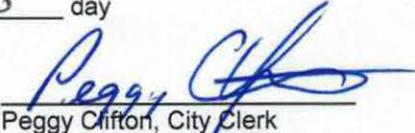
I hereby certify that notice of this meeting of the Mineral Wells Board of Adjustment/Building and Standards Commission was posted outside City Hall at

10:18am O'clock on this 10 of June.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day
of June, 2020.

(Seal)




Peggy Clifford, City Clerk



MINUTES
REGULAR BOARD OF ADJUSTMENT AND
BUILDING AND STANDARDS COMMISSION MEETING
THURSDAY, Jan 02, 2020, AT 9:00 A.M.
CITY HALL ANNEX, 115 S.W. 1ST STREET, MINERAL WELLS, TEXAS

BOARD MEMBERS

Myra Johnson, (Chairperson)
Jonathon Rusher
Kenneth Drew
Barry Campbell

BOARD ALTERNATES

Thomas Zinn Brown

CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Mrs. Johnson.

BOARD MEMBERS PRESENT: Myra Johnson (Chairperson) Jonathon Rusher, Kenneth Drew, Barry Campbell

BOARD ALTERNATES PRESENT: Thomas Zinn Brown

STAFF MEMBERS PRESENT: Robert Turk– Building Official, Misty Harkins – Code Enforcement Secretary

MINUTES: The minutes of the Nov 21, 2019, Board of Adjustment meeting were approved with all in favor, at 9:00 a.m.

PUBLIC HEARINGS

PUBLIC HEARING ON BOA CASE 2019-23: Applicant, William Ramsey, is requesting (a) A Special Exception in order to construct a carport to within 5 ft. of the front property line in an SF-9 (Single Family) zoned district located at 2801 Sharon Dr., being Lot 1, Block 6, of the Brazos Villa Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 5 ft. Variance from the above Special Exception in order to construct a carport up to the front property line in an SF-9 (Single Family) zoned district located at 2801 Sharon Dr., being Lot 1, Block 6, of the Brazos Villa Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 9:01 a.m. There was no one present to speak on behalf of the request. The public hearing closed at 9:02 a.m. Mrs. Johnson asked staff how many letters were sent out to property owners within a 200 ft radius. Mrs. Harkins stated that 28 letters were sent out with no response. Mr. Turk then read aloud the staff recommendation, which was no objection to the Variance/Special Exception as submitted. Mr. Rusher made a motion to approve the request(s), Seconded by Mr. Drew. The Variance/Special Exception request was approved with all in favor, at 9:03 a.m.

ADJOURNMENT: There was no further business. The meeting was adjourned at 9:04 a. m. by Mrs. Johnson.

Minutes approved on:

Myra Johnson, Chairperson

Marisella Navarette, Secretary

**City of Mineral Wells
Board of Adjustment Application**

Type of Request (check one):

- Variance Appeal to the Board of Adjustments
 Special Exception Application

Case #: 2020-1
Fee Paid: 125.00

Property address: 1209 SE 14th Street

Legal description of property: Arrington BIK J. Lots 5 & 6 A of 3

Zoning district: SF-6 Present use: Home

Specific request: _____

Reason for request: Wanting to put up a carport.

Fill out questions 1-4 for variance requests only:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.

3/6/20

Applicant's Name Cristian Diaz
Mailing Address _____ City, State, Zip Mineral Wells Tx
Phone No. (940) 452 2150 76067

Property Owner's Name Cristian Diaz
Mailing Address _____ City, State, Zip Mineral Wells Tx 76067
Phone No. (940) 452 2150

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.

Cristian Diaz _____ 3-2-2020
Applicant's Signature Date

Cristian Diaz _____ 3-2-2020
Property Owner's Signature Date

INSTRUCTIONS:

Submission Requirements: Submit 2 copies of a site plan drawn in a professional manner indicating the request. The completed application, along with all required documentation and the required fee must be submitted at least 21 days prior to the Board of Adjustment meeting date. Your application can not be processed until all documentation and the required fee are submitted. If you are unsure what documentation is required, please contact the Board of Adjustment Secretary in the Inspection Department for more information. Required documentation: \$125.00 fee, completed application, site plan, construction plans, vicinity map, and other related information that may be helpful regarding your case.

Fees:
Special Exception - \$125.00
Variance - \$125.00
Appeal - \$125.00

Procedure: Submit completed application at least 21 days prior to the Board of Adjustment meeting date along with the prescribed fee. The Board of Adjustment meets the 3rd Thursday of each month at 9:00 a.m. in the Council Chambers at the City Hall Annex, 115 S.W. 1st Street.

If you have further questions, please contact the Inspection Department at (940) 328-7715. Thank you.

OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

* A special exception is valid for 90 days from date of approval.

Director of Planning Date

Building Permit Application City of Mineral Wells

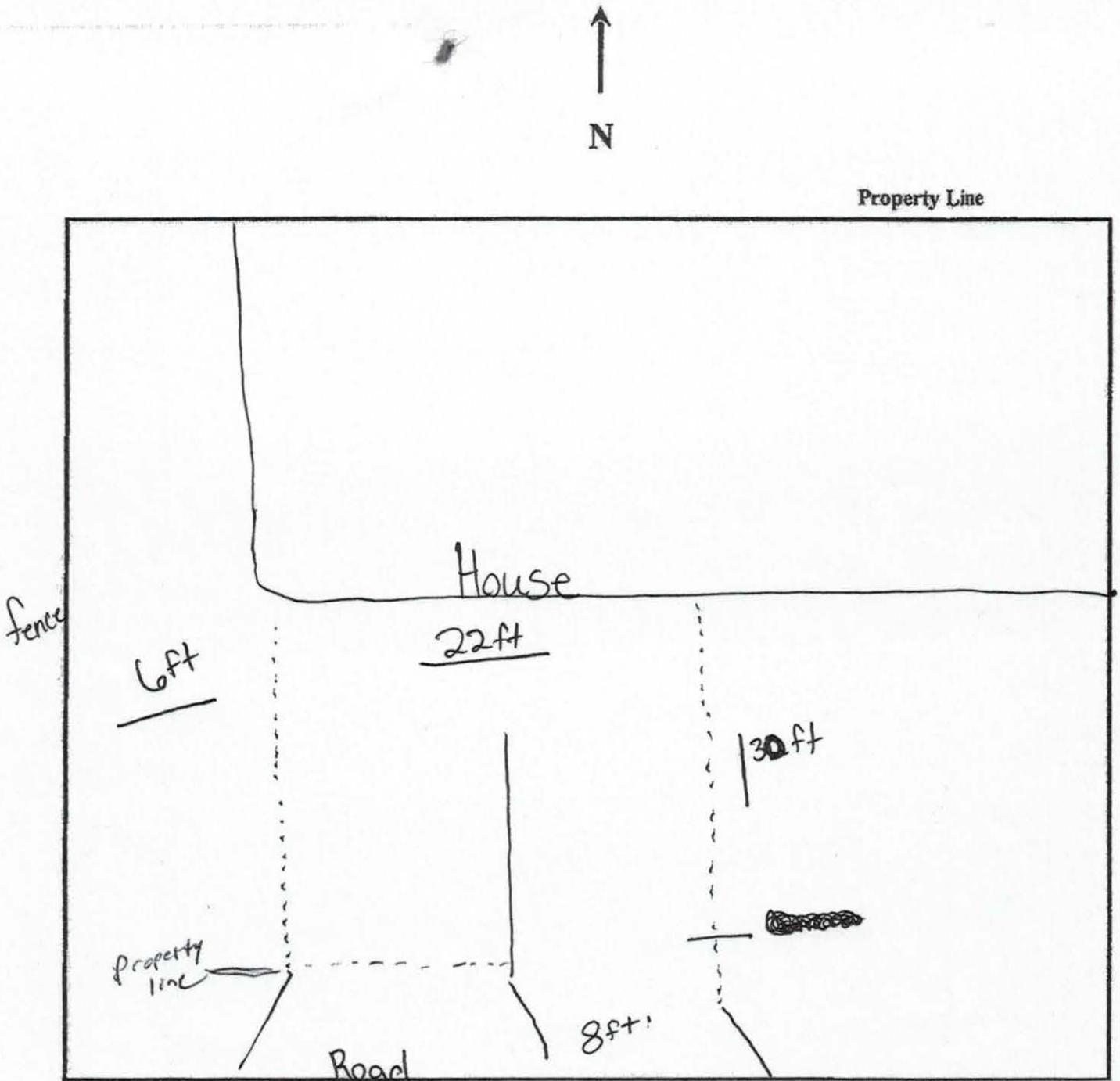
Print or Type (by Applicant)

Address where work is to be done (No. and Street) 1209 SE 14th Street		Property Owner Cristian Diaz	Owner Telephone No. (940)452 2150
SUBDIVISION		BLOCK	LOT
Contractor	Contractor Telephone No.	Applicant Name (Print)	
Architect	Architect Telephone No.	Applicant Telephone No. & Address	
Building Use	Square Feet - New or Addition 30' x 22'	Value (cost) of Construction \$ 500	
Type of Improvement Car Port	<p>CONDITIONS OF PERMIT</p> <p>Two copies of construction plans and specifications must be submitted by the applicant. Work may not start until a permit has been issued pursuant to approval of this application. Permits so issued shall not be construed as authority to alter or set aside any building code or zoning ordinance requirements, nor shall such issuance of a permit prevent the Building Official from thereafter requiring correction of error in plans or in construction, or violations or building or zoning codes. Permits shall become invalid if work is not commenced within six (6) months after issuance, or work authorized by such permit is suspended, or abandoned for a period of six (6) months after work has commenced.</p> <p>I hereby make application for building permit for work noted herein and as described by submitted plans and specifications.</p>		
Type of Frame			
For Manufactured Homes only - List Year Model of Home			
See Next Page for Plat			
	Cristian Diaz Signature of Applicant		3-2-2020 Date

Inspection Division Use Only:

Availability of Utilities		Water _____	Sewer _____	Zone _____
<input type="checkbox"/> Platted <input type="checkbox"/> Flood Plain Elevation _____				
<input type="checkbox"/> Planning Department		<input type="checkbox"/> Engineering Department		<input type="checkbox"/> Health Department
Building Type	Construction Type	Permit Fee	Total Fee	
Approved <input type="checkbox"/> Rejected <input type="checkbox"/>	Date		Comments _____ _____ _____	
By	Permit #	Date Issued		
Processed By				

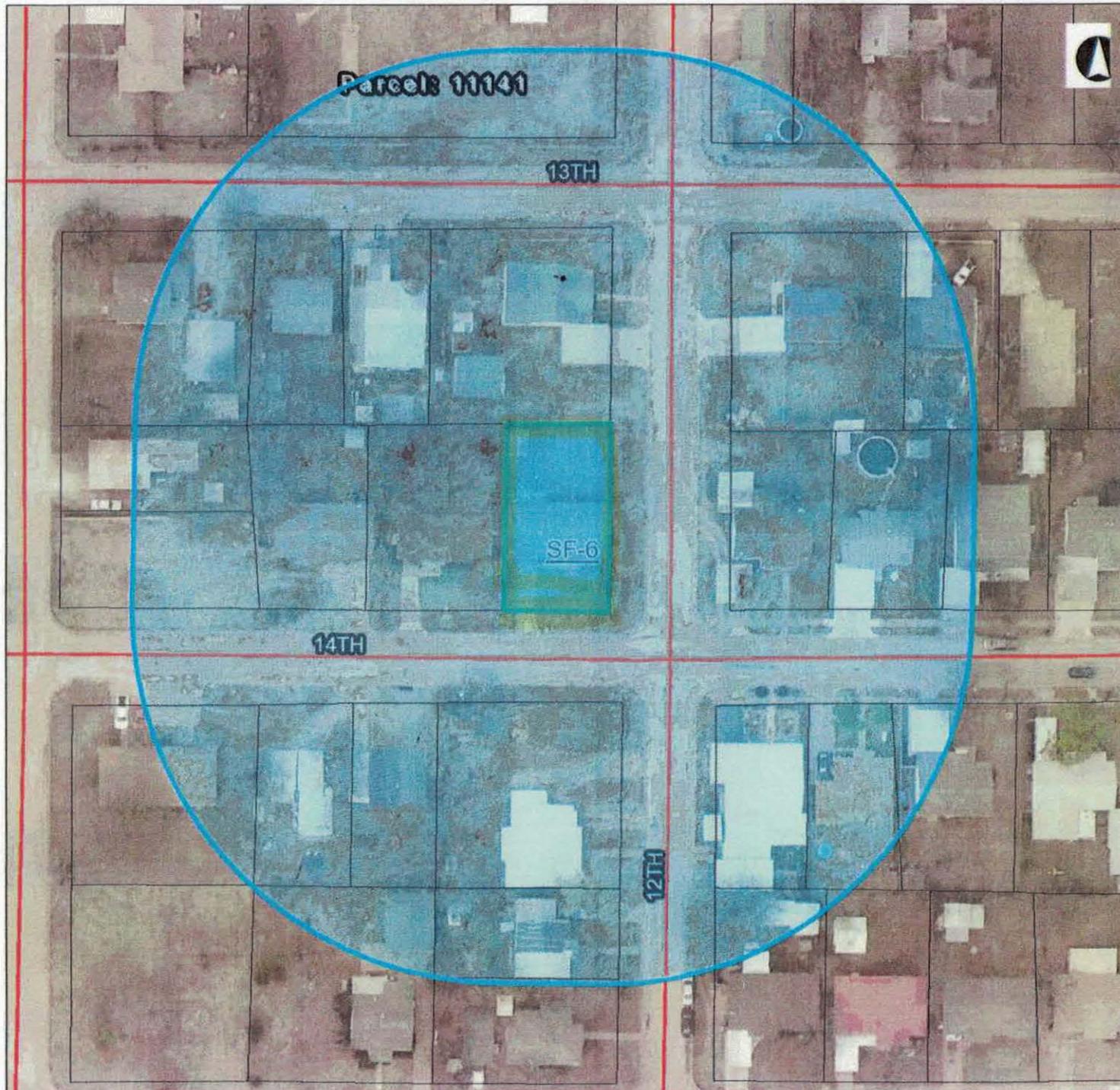
Site Plan:



The above information is true and correct:

Signed by: Cristina Diaz

Date: 3-2-2020



Map

Legend

- Parcel
- Roads
- Zoning**
 - Central Business District
 - Commercial
 - Community Facilities
 - General Retail
 - HUD Code Manufactured Home
 - Heavy Industrial
 - Light Industrial
 - Limited Business
 - Moderate Density Residential
 - Multi-Family Residential
 - Planned Development
 - Single Family 6,000
 - Single Family 9,000
 - Wolter's Park Zone A
 - Wolter's Park Zone B

Pictometry

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.01 0.03 Miles



1: 1,128

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

**City of Mineral Wells
Board of Adjustment Application**

Type of Request (check one):

- Variance Appeal to the Board of Adjustments
 Special Exception Application

Case #: 2020-2
Fee Paid: 125/2/18/20

Property address: 1709 S.E. 14th Ave.

Legal description of property: Lot 17, Block 1, Airflyte Addition

Zoning district: SF-6 Present use: Commercial

Specific request: IS appealing the interpretation of regulations by the administrative official in regards to Section 2-6 Non conforming Uses of Land Subsection (1) of the City of Mineral Wells Zoning Ordinance

Reason for request: TO put a Snowcone stand in front of his wife's hair salon

Fill out questions 1-4 for variance requests only:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.

Applicant's Name KEVIN HARRISON
Mailing Address 1301 SE 23RD AVE City, State, Zip MINERAL WELLS TX
Phone No. (940) 445 7678 76067

Property Owner's Name KEVIN HARRISON
Mailing Address 1301 SE 23RD AVE City, State, Zip MINERAL WELLS, TX
Phone No. 940 445 7689 76067

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.

Kevin Harrison _____
Applicant's Signature Date

Kevin Harrison _____
Property Owner's Signature Date

INSTRUCTIONS:

Submission Requirements: Submit 2 copies of a site plan drawn in a professional manner indicating the request. The completed application, along with all required documentation and the required fee must be submitted at least 21 days prior to the Board of Adjustment meeting date. Your application can not be processed until all documentation and the required fee are submitted. If you are unsure what documentation is required, please contact the Board of Adjustment Secretary in the Inspection Department for more information. Required documentation: \$125.00 fee, completed application, site plan, construction plans, vicinity map, and other related information that may be helpful regarding your case.

- Fees:**
Special Exception - \$125.00
Variance - \$125.00
Appeal - \$125.00

Procedure: Submit completed application at least 21 days prior to the Board of Adjustment meeting date along with the prescribed fee. The Board of Adjustment meets the 3rd Thursday of each month at 9:00 a.m. in the Council Chambers at the City Hall Annex, 115 S.W. 1st Street.

If you have further questions, please contact the Inspection Department at (940) 328-7715. Thank you.

OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

* A special exception is valid for 90 days from date of approval.

Director of Planning Date

APPEAL LETTER

Kevin & Jessie Harrison

1709 SE 14th Ave

Mineral Wells TX, 76067

Zoning Adjustments Board Members

Dear Board Members

We are trying to open a Snow Cone stand on our property. We have come to understand we have a commercial building in a residential zoning, which will not allow us to open a snow cone stand on the property. We have asked several of our neighbors if it would be a problem if we open the stand.

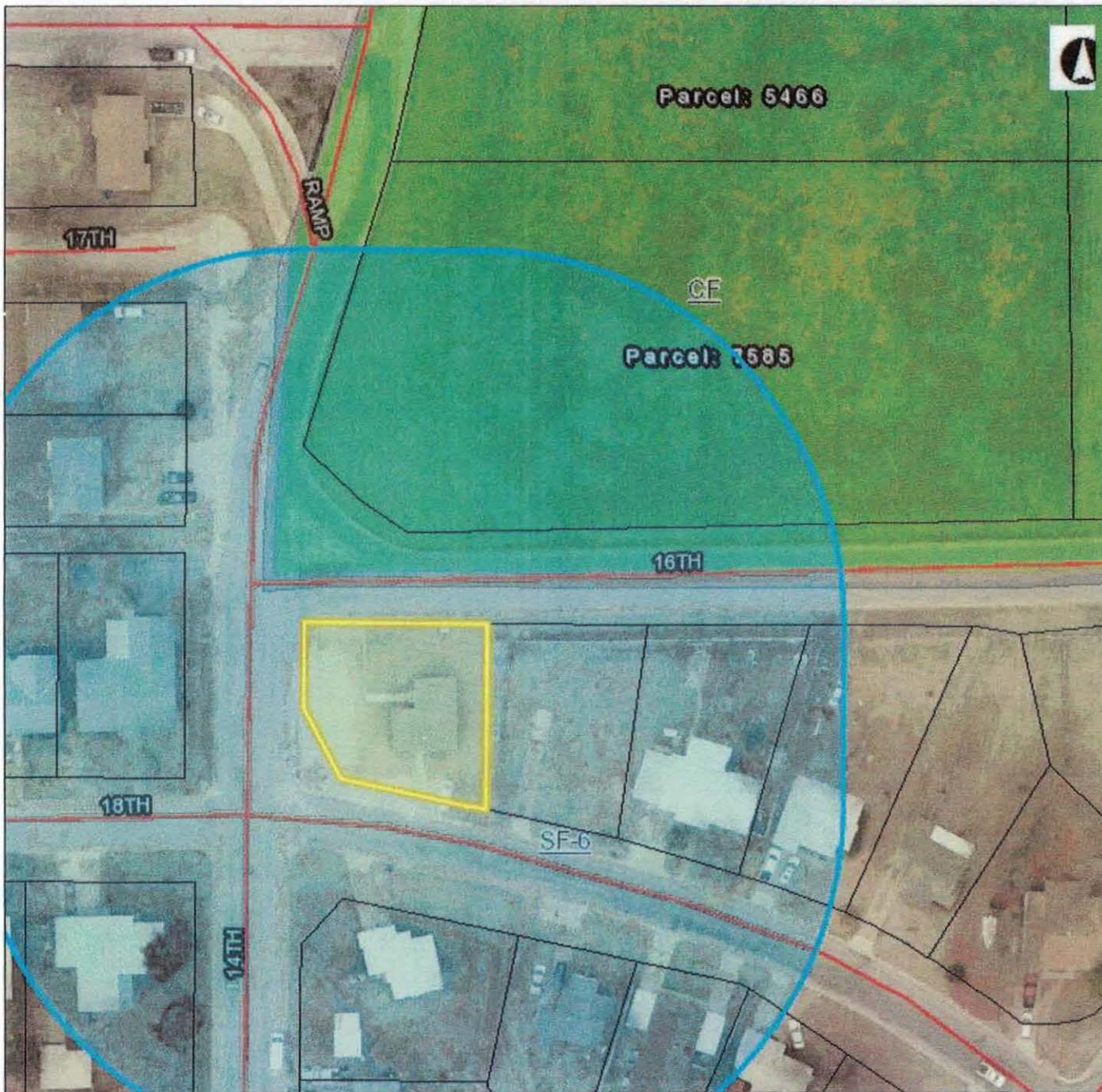
Seems everyone would love to have it. It's in walking distance of homes. The neighborhood has nothing for the kids. We believe opening the stand would help our neighborhood and even provide some jobs.

We are asking for you to grant us the permission to open the Snow Cone Stand.

Thanks,

Kevin & Jessie Harrison





Map

Legend

- Parcel
- Roads
- Zoning**
- Central Business District
- Commercial
- Community Facilities
- General Retail
- HUD Code Manufactured Home
- Heavy Industrial
- Light Industrial
- Limited Business
- Moderate Density Residential
- Multi-Family Residential
- Planned Development
- Single Family 6,000
- Single Family 9,000
- Wolter's Park Zone A
- Wolter's Park Zone B

Pictometry

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.01 0.03 Miles



1: 1,128

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F#2448



12

City of Mineral Wells Board of Adjustment Application

Type of Request (check one):

- Variance Appeal to the Board of Adjustments
 Special Exception Application

Case #: 2020-03
Fee Paid: 125.00

Property address: 504 SW 20th St

Legal description of property: _____

Zoning district: MH Present use: _____

Specific request: _____

Reason for request: _____

Fill out questions 1-4 for variance requests only:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:
Building was already there

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.

Applicant's Name Edwin Hanlan
Mailing Address 803 SW 24th St City, State, Zip Merida Wells, TX
Phone No. 940 452-5321

Property Owner's Name Edwin Hanlan
Mailing Address _____ City, State, Zip _____
Phone No. _____

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.

Edwin Hanlan
Applicant's Signature

5-4-2020
Date

Property Owner's Signature

Date

INSTRUCTIONS:

Submission Requirements: Submit 2 copies of a site plan drawn in a professional manner indicating the request. The completed application, along with all required documentation and the required fee must be submitted at least 21 days prior to the Board of Adjustment meeting date. Your application can not be processed until all documentation and the required fee are submitted. If you are unsure what documentation is required, please contact the Board of Adjustment Secretary in the Inspection Department for more information. Required documentation: \$125.00 fee, completed application, site plan, construction plans, vicinity map, and other related information that may be helpful regarding your case.

Fees:

- Special Exception - \$125.00
- Variance - \$125.00
- Appeal - \$125.00

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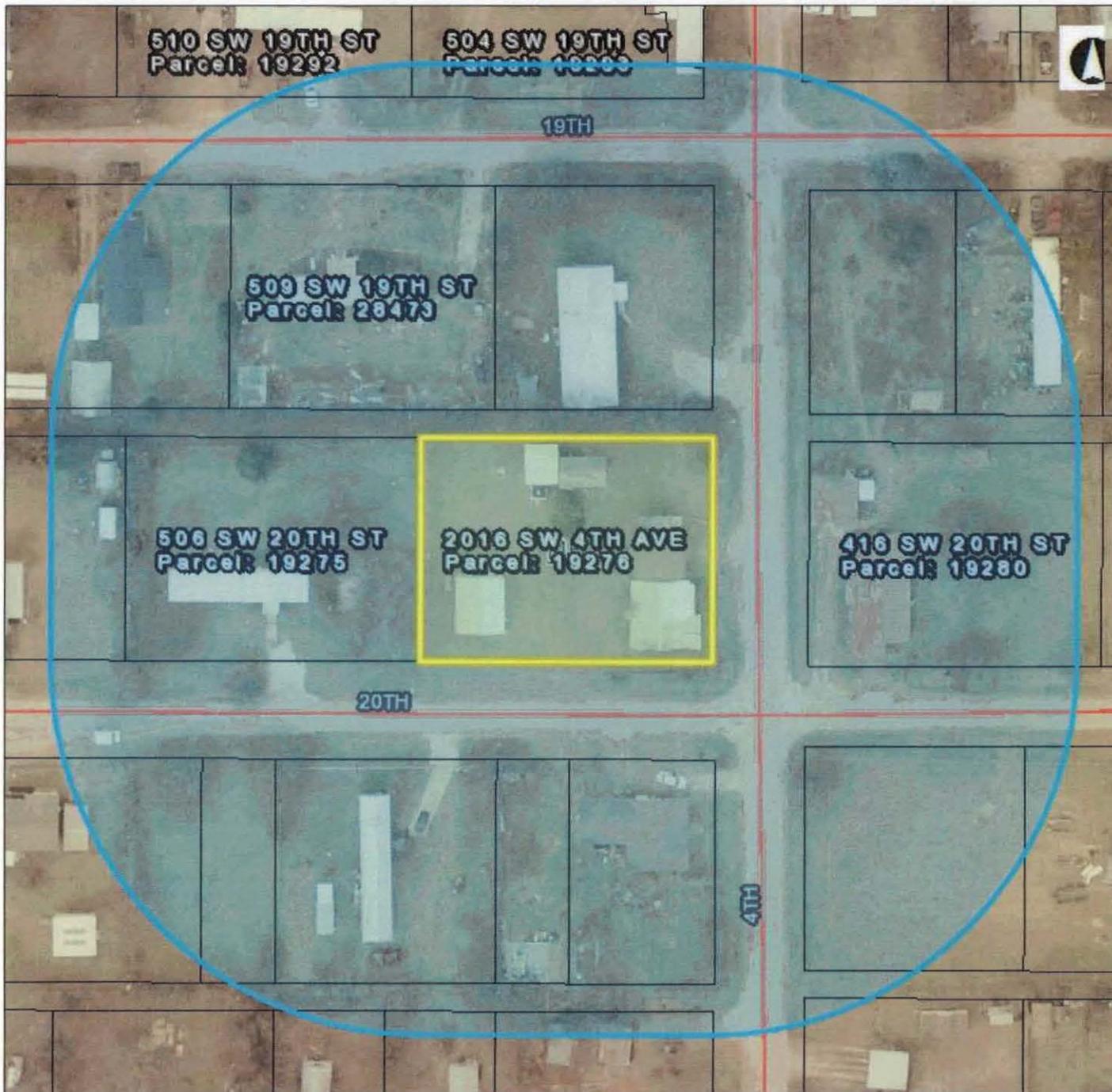
OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

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Director of Planning

Date



Map

Legend

- Parcel
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 - Central Business District
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 - HUD Code Manufactured Home
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 - Light Industrial
 - Limited Business
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 - Planned Development
 - Single Family 6,000
 - Single Family 9,000
 - Wolter's Park Zone A
 - Wolter's Park Zone B
- Pictometry**
 - 0
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Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

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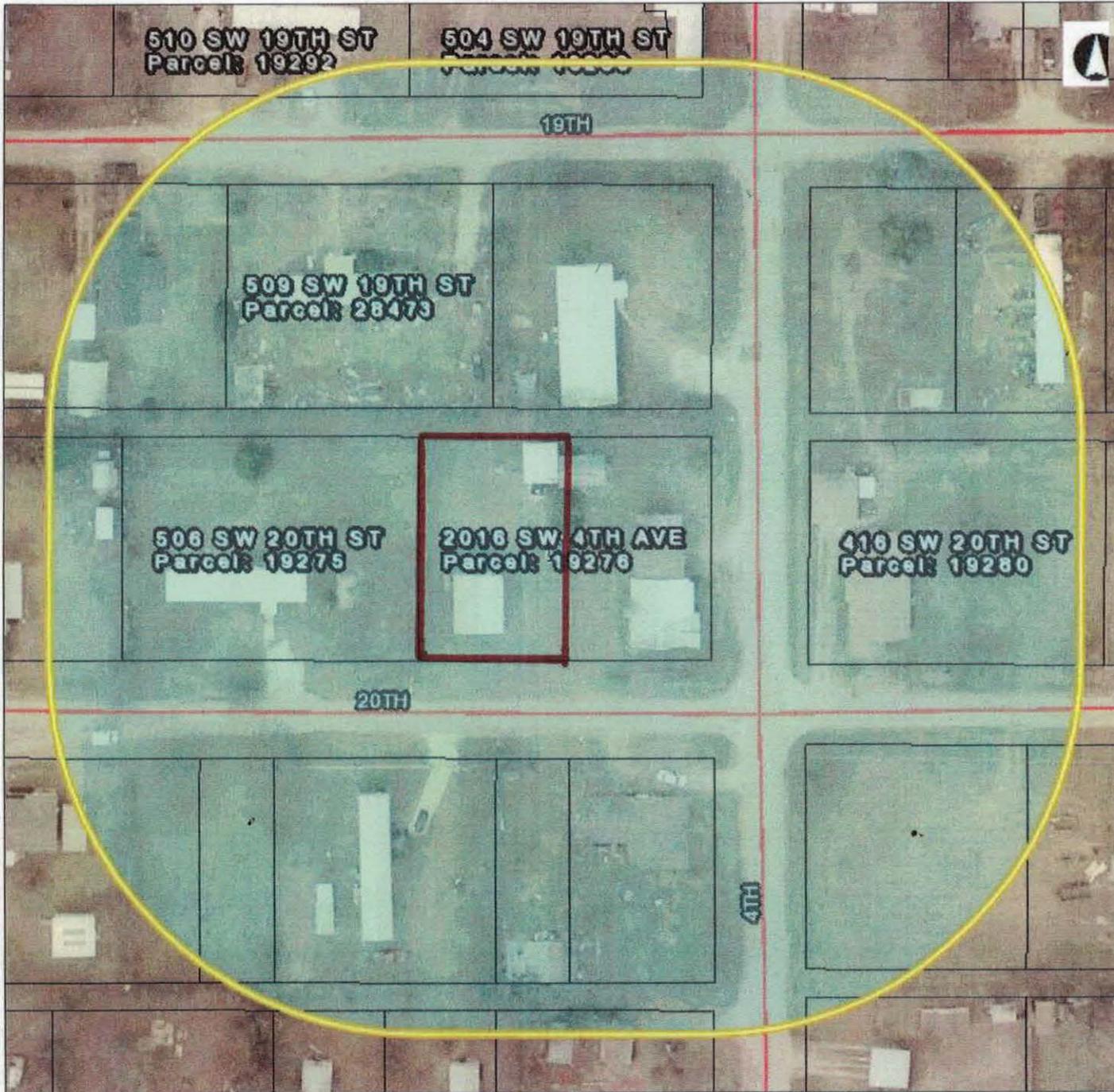
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F#2448





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F#2448



**City of Mineral Wells
Board of Adjustment Application**

Type of Request (check one):

- Variance Appeal to the Board of Adjustments
 Special Exception Application

Case #: 2020-04
Fee Paid: 125.00

Property address: 1805 SE 12th Street

Legal description of property: _____

Zoning district: _____ Present use: Driveway - uncovered

Specific request: Add a car port.

Reason for request: Safety of vehicles.

Fill out questions 1-4 for variance requests only:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.

Applicant's Name Fernando Gonzalez
Mailing Address 1805 SE 12th Street City, State, Zip Mineral Wells, TX 76067
Phone No. 940-445-4083

Property Owner's Name _____
Mailing Address _____ City, State, Zip _____
Phone No. _____

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.

Fernando Gonzalez
Applicant's Signature

5/4/2020
Date

Fernando Gonzalez
Property Owner's Signature

5/4/2020
Date

INSTRUCTIONS:

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Variance - \$125.00
Appeal - \$125.00

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If you have further questions, please contact the Inspection Department at (940) 328-7715. Thank you.

OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

* A special exception is valid for 90 days from date of approval.

Director of Planning

Date



Dear Applicant:

Proposed Address of Use: 1805 SE 12th Street, Mineral Wells, TX

Please read and sign the sections that apply to your project. Please also read and sign the final section, titled "All Applicants." Please be advised that this list is not all-inclusive, and that additional regulations may apply.

Non-residential projects in excess of \$50,000: You are required to provide proof that your building or facility has been registered with the Texas Department of Licensing and Regulation (TDLR) for compliance with the Texas Accessibility Standards. You must provide the City of Mineral Wells with the TDLR project number assigned to your building or facility. TDLR project registration #: _____

Signature Date

Renovations or demolitions for public or commercial buildings: Senate Bill 509 requires municipalities to verify that an asbestos survey has been conducted prior to issuing renovation or demolition permits for public or commercial buildings. Please read and sign the following.

A copy of the asbestos survey for the area(s) to be renovated/demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP). _____ Yes _____ No

Signature Date

Manufactured Homes: Please be advised that upon issuance of a building permit a driveway is required capable of parking 2 vehicles off street for residences and shall be surfaced with asphaltic concrete or concrete. Also acceptable skirting shall be installed within 30 days of placement of the home. The skirting shall be fire resistant skirting with the necessary vents, screens, and/or openings, and the finish and appearance of the skirting shall match as near as possible the finish of the mobile home.

Signature Date

New Homes: Please be advised that upon issuance of a building permit a driveway is required capable of parking 2 vehicles off street for residences and shall be surfaced with asphaltic concrete or concrete.

Signature Date

New Commercial Construction: Two complete sets of engineered plans will have to be submitted for review prior to issuance of a permit. A minimum of two weeks may be required for plan review. These plans must include a site plan, landscaping plan, off-street parking plan, grading plans, utility plans, as well as foundation, framing, electrical, plumbing, mechanical, and elevations. Additional plans, details, and engineering may be required.

Signature Date

All Applicants:

I, Fernando Gonzalez, certify that I have read and understood the requirements stated in this letter, and agree to abide by said requirements, and to abide by all requirements of the City of Mineral Wells Code of Ordinances, including the Zoning Ordinance..

Fernando Gonzalez _____
Signature Date 3/31/2020

Building Permit Application

City of Mineral Wells

Print or Type (by Applicant)

Address where work is to be done (No. and Street) 1805 SE 12th Street		Property Owner Fernando Gonzalez	Owner Telephone No. 940-445-4083
SUBDIVISION		BLOCK	LOT
Contractor	Contractor Telephone No.	Applicant Name (Print) Fernando Gonzalez	
Architect	Architect Telephone No.	Applicant Telephone No. & Address 940-445-4083 / 1805 SE 12th St	
Building Use	Square Feet - New or Addition 600 Sq Ft.	Value (cost) of Construction \$ 4,000.00 approximate	
Type of Improvement Car Port	<p>CONDITIONS OF PERMIT</p> <p>Two copies of construction plans and specifications must be submitted by the applicant. Work may not start until a permit has been issued pursuant to approval of this application. Permits so issued shall not be construed as authority to alter or set aside any building code or zoning ordinance requirements, nor shall such issuance of a permit prevent the Building Official from thereafter requiring correction of error in plans or in construction, or violations or building or zoning codes. Permits shall become invalid if work is not commenced within six (6) months after issuance, or work authorized by such permit is suspended, or abandoned for a period of six (6) months after work has commenced.</p> <p>I hereby make application for building permit for work noted herein and as described by submitted plans and specifications.</p>		
Type of Frame			
<i>For Manufactured Homes only - List Year Model of Home</i>			
See Next Page for Plat			
	Fernando Gonzalez Signature of Applicant		3/31/2020 Date

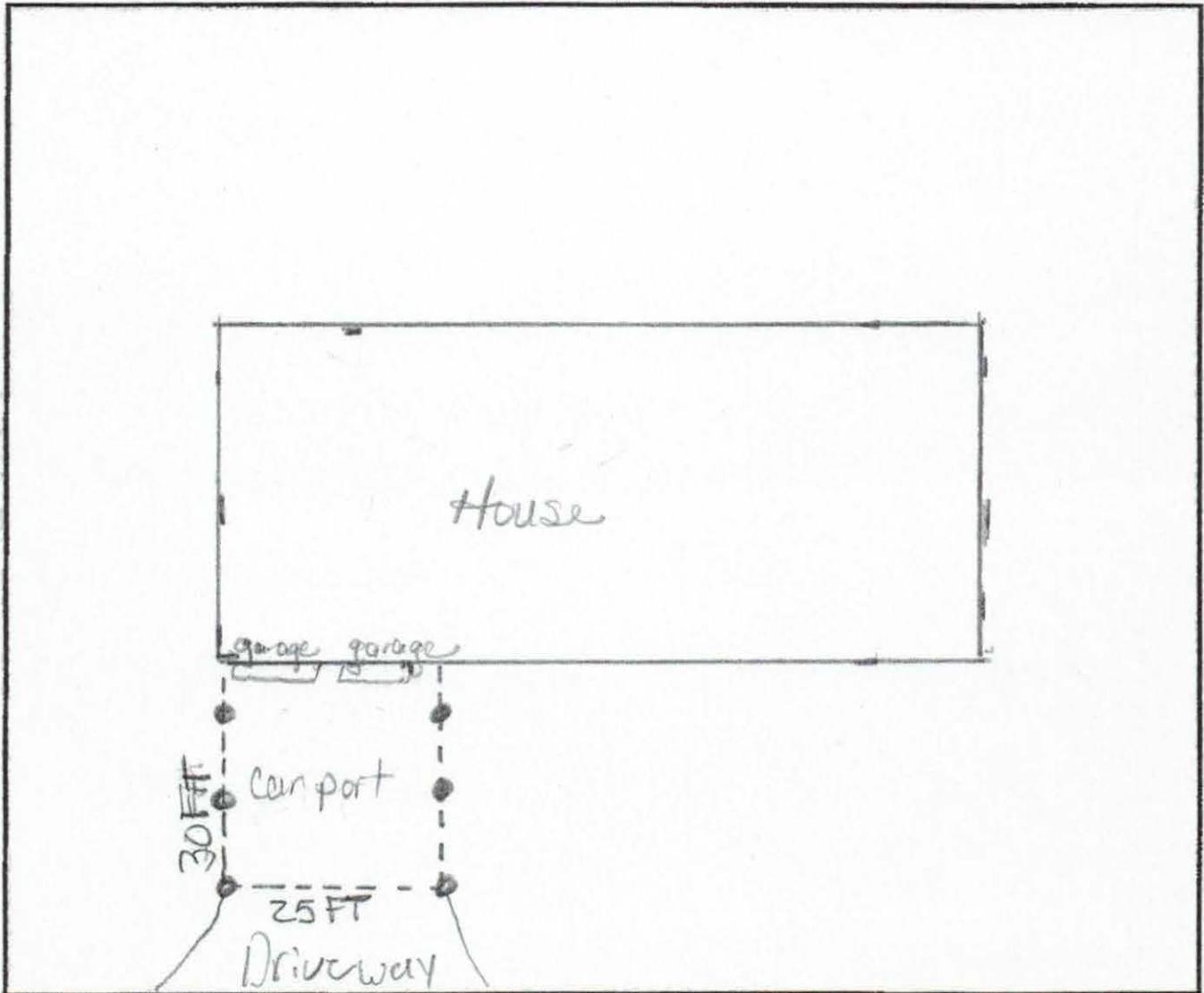
Inspection Division Use Only:

Availability of Utilities		Water _____	Sewer _____	Zone _____
<input type="checkbox"/> Platted <input type="checkbox"/> Flood Plain Elevation _____				
<input type="checkbox"/> Planning Department		<input type="checkbox"/> Engineering Department		<input type="checkbox"/> Health Department
Building Type	Construction Type	Permit Fee	Total Fee	
Approved <input type="checkbox"/> Rejected <input type="checkbox"/>	Date		Comments	
By	Permit #	Date Issued	_____	
Processed By	Permit #	Date Issued	_____	

Site Plan:



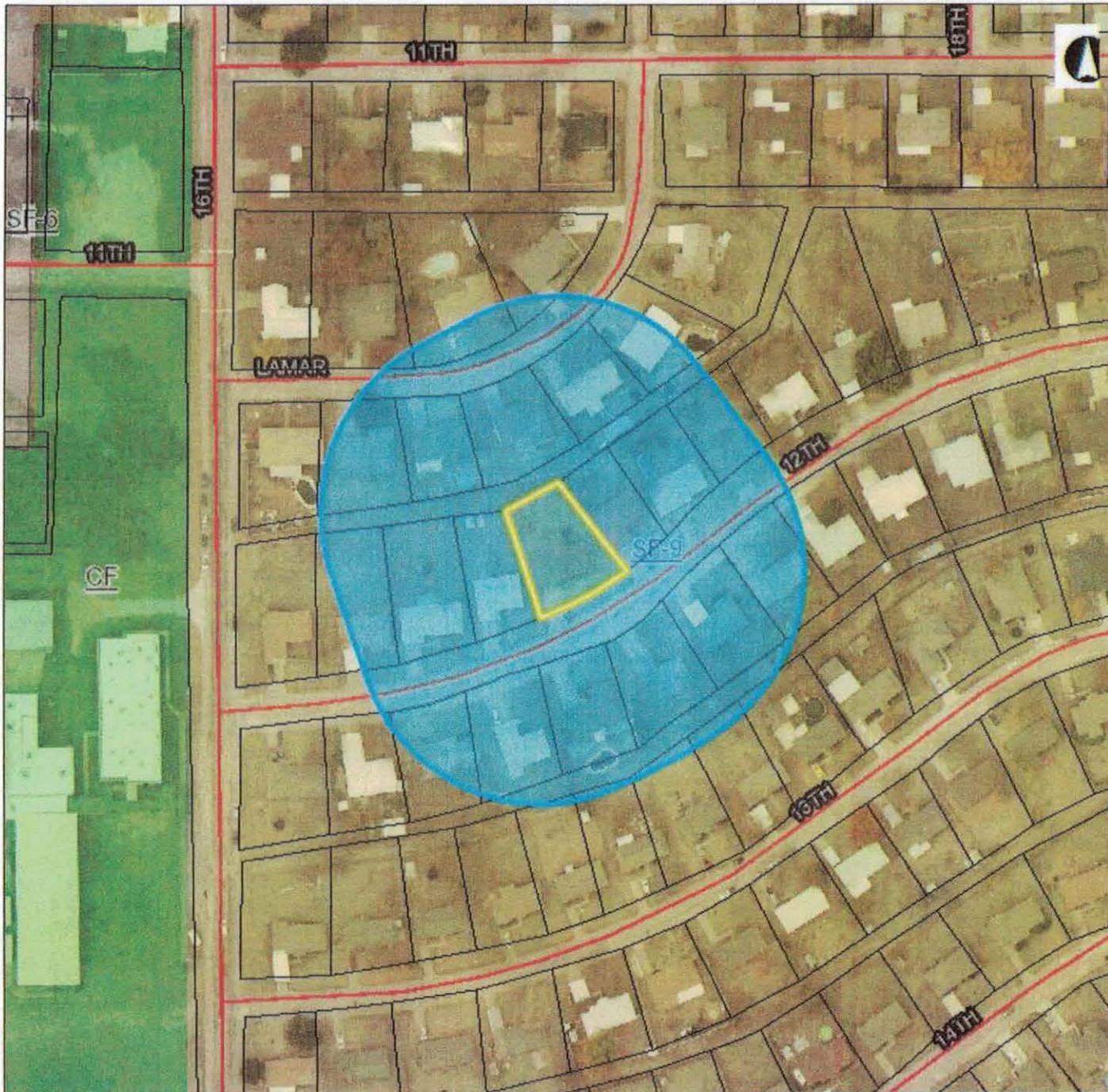
Property Line



The above information is true and correct:

Signed by: Fernando Gonzalez

Date: 3/31/2020



Map

Legend

- Parcel
- Roads
- Zoning**
 - Central Business District
 - Commercial
 - Community Facilities
 - General Retail
 - HUD Code Manufactured Home
 - Heavy Industrial
 - Light Industrial
 - Limited Business
 - Moderate Density Residential
 - Multi-Family Residential
 - Planned Development
 - Single Family 6,000
 - Single Family 9,000
 - Wolter's Park Zone A
 - Wolter's Park Zone B

Pictometry

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.03 0.06 Miles



1: 2,257

Copyright/Disclaimer

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F#2448



**City of Mineral Wells
Board of Adjustment Application**

Type of Request (check one):

- Variance Appeal to the Board of Adjustments
 Special Exception Application

Case #: 2020-05
Fee Paid: 125.00

Property address: 1901 SE 10th St, Mineral Wells, TX 76067

Legal description of property: 0.249, Goodwin #3 BIK II Lot 14
G# G0500-03-0010-014-00-0

Zoning district: _____ Present use: Residence

Specific request: move Ordinance from 30 ft to 25 ft from
property line - F west side of property line

Reason for request: To be able to build a carport 25' from F west
property line, instead of 30' in order to cover our concrete
drive to protect our vehicles from weather.

Fill out questions 1-4 for variance requests only:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:
The drive in front of the Garage is only 25' from
the property line and I would not be able to use the
driveway if it was put at the 30' Ordinance
2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.
The concrete drive and Garage were in place prior
to property purchase.
3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.
There are several carports in the neighborhood
that are under the 30' Ordinance
4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.
It would not show special privilege due to others
in the neighborhood being under the 30' Ordinance.

Applicant's Name Amanda Franklin
Mailing Address 1901 SE 10th St City, State, Zip Mineral Wells, TX 76067
Phone No. 940 452-1228

Property Owner's Name Amanda Franklin and Michael Franklin
Mailing Address 1901 SE 10th St City, State, Zip Mineral Wells, TX 76067
Phone No. 940-452-1228

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.

[Signature] 05/06/2020
Applicant's Signature Date

[Signature] 05/06/2020
Property Owner's Signature Date

INSTRUCTIONS:

Submission Requirements: Submit 2 copies of a site plan drawn in a professional manner indicating the request. The completed application, along with all required documentation and the required fee must be submitted at least 21 days prior to the Board of Adjustment meeting date. Your application can not be processed until all documentation and the required fee are submitted. If you are unsure what documentation is required, please contact the Board of Adjustment Secretary in the Inspection Department for more information. Required documentation: \$125 fee, completed application, site plan, construction plans, vicinity map, and other related information that may be helpful regarding your case.

Fees:

Special Exception - \$125.00
Variance - \$125.00
Appeal - \$125.00

Procedure: Submit completed application at least 21 days prior to the Board of Adjustment meeting date along with the prescribed fee. The Board of Adjustment meets the 3rd Thursday of each month at 9:00 a.m. in the Council Chambers at the City Hall Annex, 115 S.W. 1st Street.

If you have further questions, please contact the Inspection Department at (940) 328-7715. Thank you.

OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

* A special exception is valid for 90 days from date of approval.

Director of Planning

Date



Dear Applicant:

Proposed Address of Use: 1901 SE 10th ST

Please read and sign the sections that apply to your project. Please also read and sign the final section, titled "All Applicants." Please be advised that this list is not all-inclusive, and that additional regulations may apply.

Non-residential projects in excess of \$50,000: You are required to provide proof that your building or facility has been registered with the Texas Department of Licensing and Regulation (TDLR) for compliance with the Texas Accessibility Standards. You must provide the City of Mineral Wells with the TDLR project number assigned to your building or facility. TDLR project registration #: _____

Signature

Date

Renovations or demolitions for public or commercial buildings: Senate Bill 509 requires municipalities to verify that an asbestos survey has been conducted prior to issuing renovation or demolition permits for public or commercial buildings. Please read and sign the following.

A copy of the asbestos survey for the area(s) to be renovated/demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP). _____ Yes _____ No

Signature

Date

Manufactured Homes: Please be advised that upon issuance of a building permit a driveway is required capable of parking 2 vehicles off street for residences and shall be surfaced with asphaltic concrete or concrete. Also acceptable skirting shall be installed within 30 days of placement of the home. The skirting shall be fire resistant skirting with the necessary vents, screens, and/or openings, and the finish and appearance of the skirting shall match as near as possible the finish of the mobile home.

Signature

Date

New Homes: Please be advised that upon issuance of a building permit a driveway is required capable of parking 2 vehicles off street for residences and shall be surfaced with asphaltic concrete or concrete.

Signature

Date

New Commercial Construction: Two complete sets of engineered plans will have to be submitted for review prior to issuance of a permit. A minimum of two weeks may be required for plan review. These plans must include a site plan, landscaping plan, off-street parking plan, grading plans, utility plans, as well as foundation, framing, electrical, plumbing, mechanical, and elevations. Additional plans, details, and engineering may be required.

Signature

Date

All Applicants:

I, _____, certify that I have read and understood the requirements stated in this letter, and agree to abide by said requirements, and to abide by all requirements of the City of Mineral Wells Code of Ordinances, including the Zoning Ordinance..

[Signature]
Signature

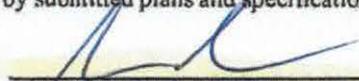
4-27-20
Date

Building Permit Application

City of Mineral Wells

Builder
(Shane Slimp)
940-445-4984

Print or Type (by Applicant)

Address where work is to be done (No. and Street) 1901 SE 10th ST		Property Owner Michael Franklin	Owner Telephone No. 940-452-0805
SUBDIVISION		BLOCK	LOT
Contractor	Contractor Telephone No.	Applicant Name (Print)	
Architect	Architect Telephone No.	Applicant Telephone No. & Address	
Building Use Car Port	Square Feet - New or Addition 576	Value (cost) of Construction 3250	
Type of Improvement Car Port	<p style="text-align: center;">CONDITIONS OF PERMIT</p> <p>Two copies of construction plans and specifications must be submitted by the applicant. Work may not start until a permit has been issued pursuant to approval of this application. Permits so issued shall not be construed as authority to alter or set aside any building code or zoning ordinance requirements, nor shall such issuance of a permit prevent the Building Official from thereafter requiring correction of error in plans or in construction, or violations of building or zoning codes. Permits shall become invalid if work is not commenced within six (6) months after issuance, or work authorized by such permit is suspended, or abandoned for a period of six (6) months after work has commenced.</p> <p>I hereby make application for building permit for work noted herein and as described by submitted plans and specifications.</p>		
Type of Frame metal			
For Manufactured Homes only - List Year Model of Home			
See Next Page for Plat	 Signature of Applicant		4-27-2020 Date

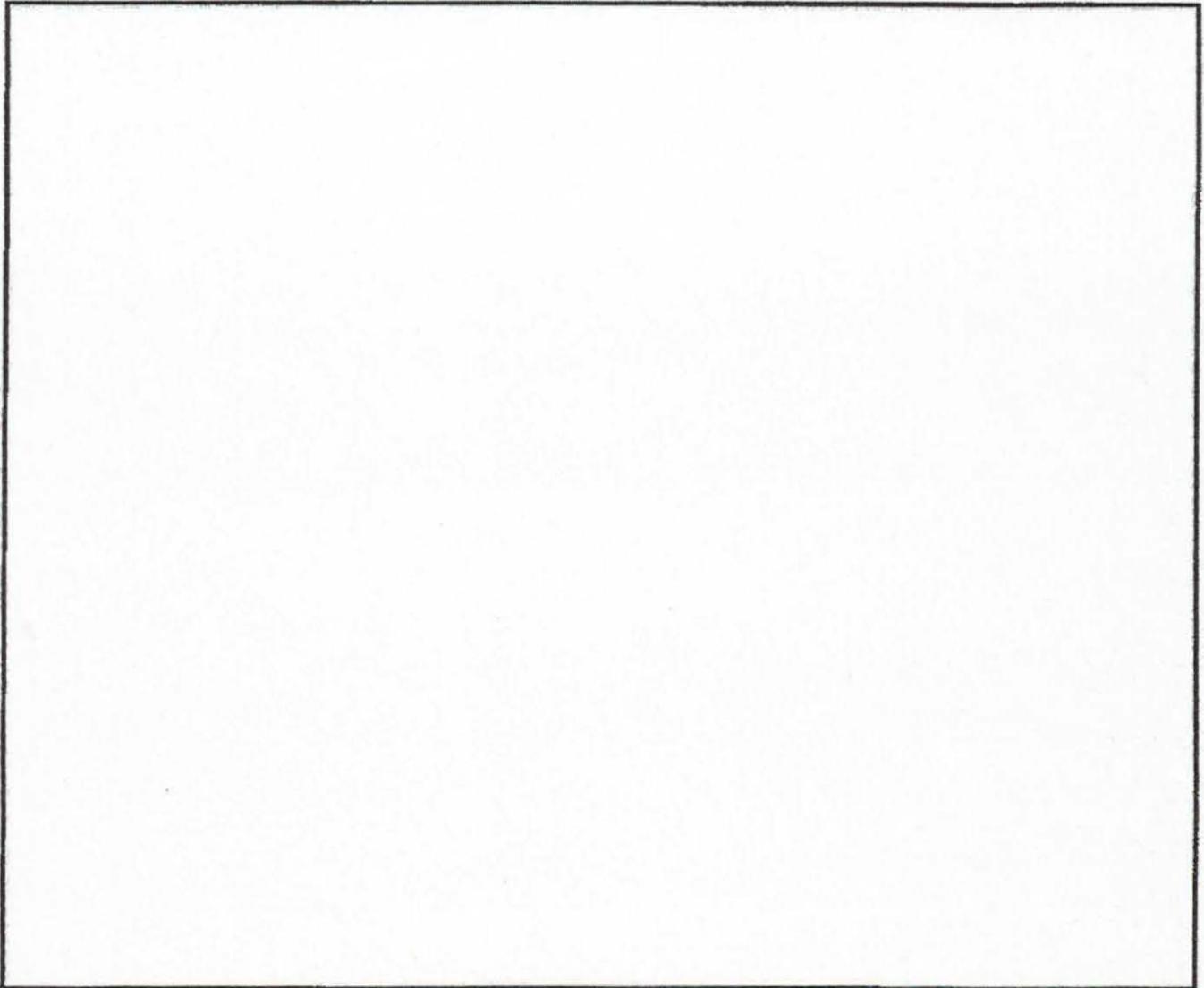
Inspection Division Use Only:

Availability of Utilities		Water _____	Sewer _____	Zone _____
<input type="checkbox"/> Platted <input type="checkbox"/> Flood Plain Elevation _____				
<input type="checkbox"/> Planning Department		<input type="checkbox"/> Engineering Department		<input type="checkbox"/> Health Department
Building Type	Construction Type	Permit Fee	Total Fee	
Approved <input type="checkbox"/> Rejected <input type="checkbox"/>	Date		Comments	
By			_____	
Processed By	Permit #	Date Issued	_____	

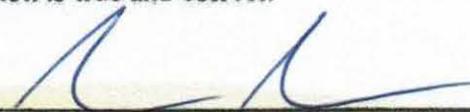
Site Plan:



Property Line



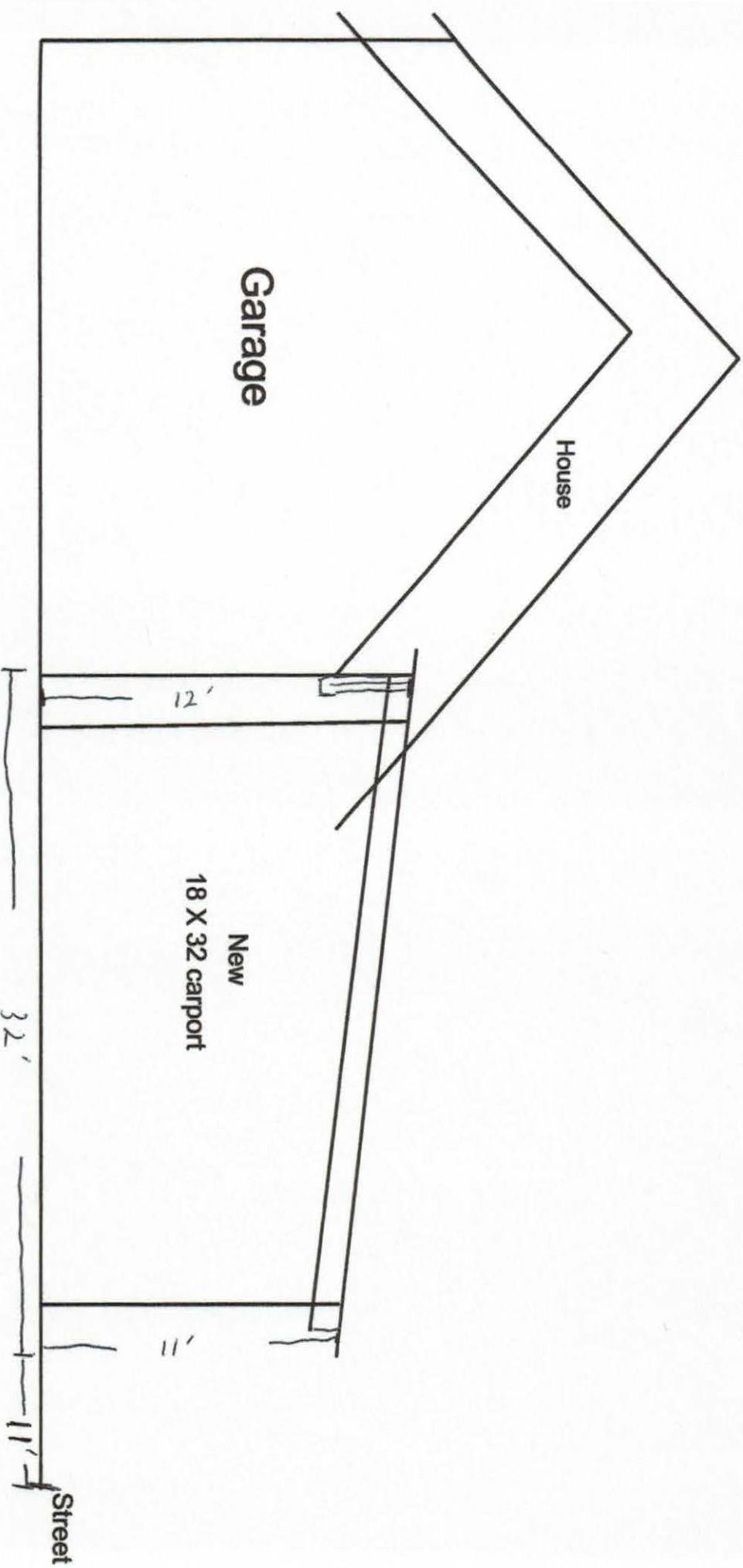
The above information is true and correct:

Signed by: 

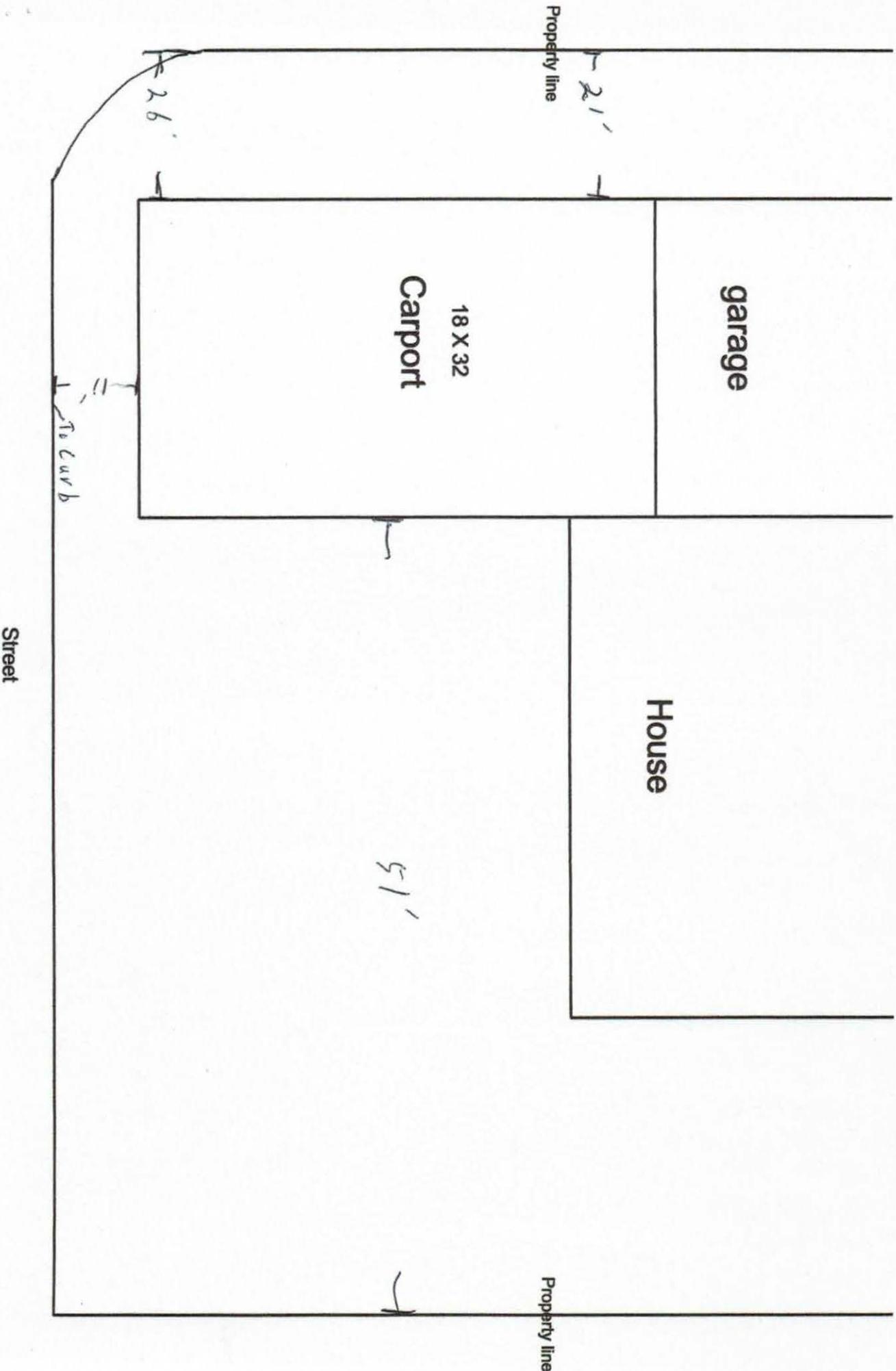
Date: 4-27-2020

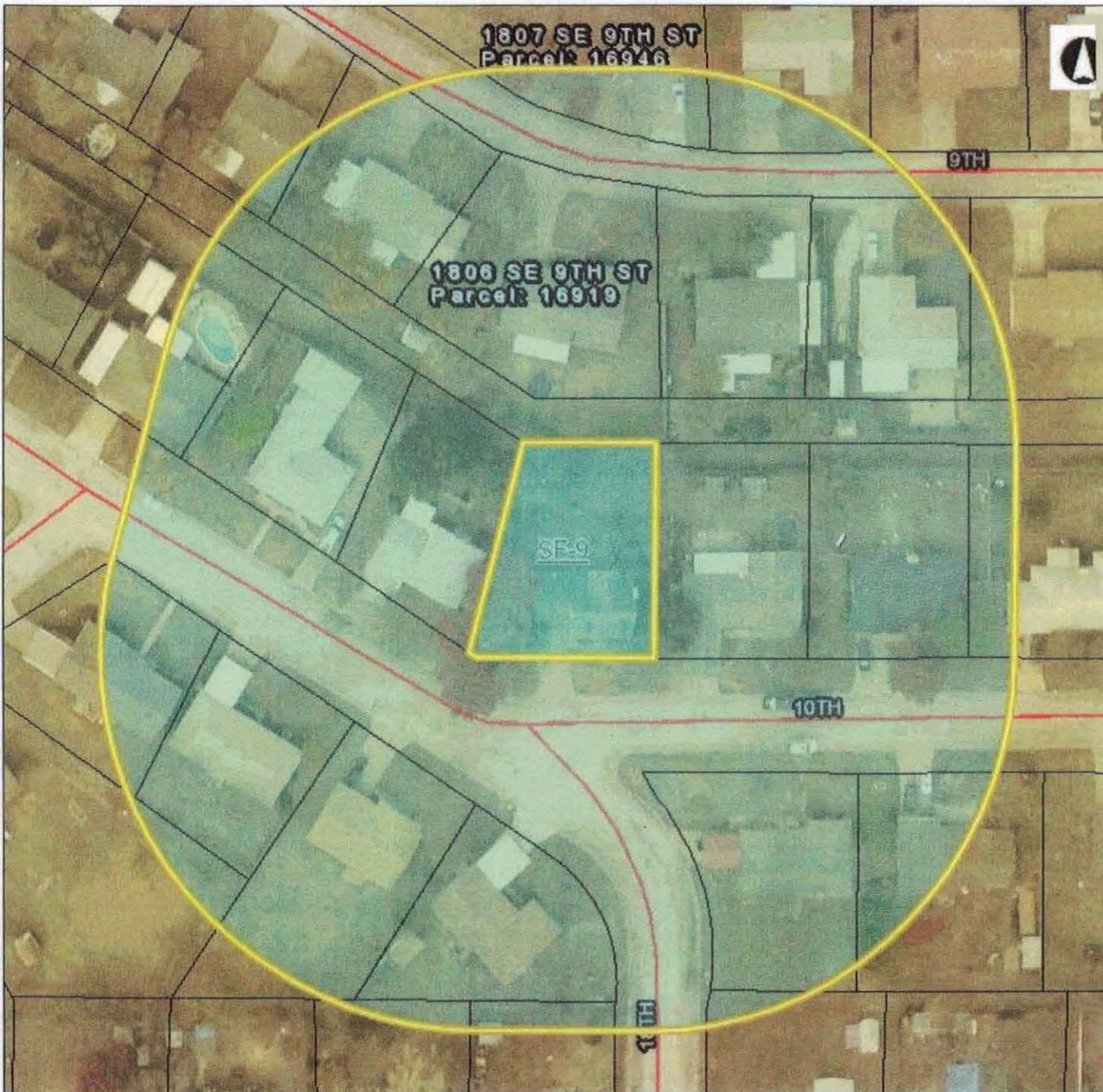
1901 SE 10th ST

Franklin Job



1901 SE 10th St
Franklin Job





Map

Legend

- Parcel
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 - Central Business District
 - Commercial
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 - Planned Development
 - Single Family 6,000
 - Single Family 9,000
 - Woller's Park Zone A
 - Woller's Park Zone B

Pictometry

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.01 0.03 Miles



1: 1,128

Copyright/Disclaimer

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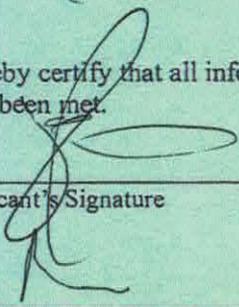
F#2448



Applicant's Name ARRINGTON OUTDOOR ADVERTISING
Mailing Address 2002 S. STEMMONS FWY City, State, Zip LAKE DALLAS, TX 75065
Phone No. (214) ^{STE 100} 770-6744

Property Owner's Name RANDY LEEK
Mailing Address 3203 NE 11th STREET City, State, Zip MINERAL WELLS, TX 76067
Phone No. (940) 452-1581

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.


Applicant's Signature

Date 1/22/2020

Property Owner's Signature

Date 1/22/2020

INSTRUCTIONS:

Submission Requirements: Submit 2 copies of a site plan drawn in a professional manner indicating the request. The completed application, along with all required documentation and the required fee must be submitted at least 21 days prior to the Board of Adjustment meeting date. Your application can not be processed until all documentation and the required fee are submitted. If you are unsure what documentation is required, please contact the Board of Adjustment Secretary in the Inspection Department for more information. Required documentation: \$125.00 fee, completed application, site plan, construction plans, vicinity map, and other related information that may be helpful regarding your case.

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Special Exception - \$125.00
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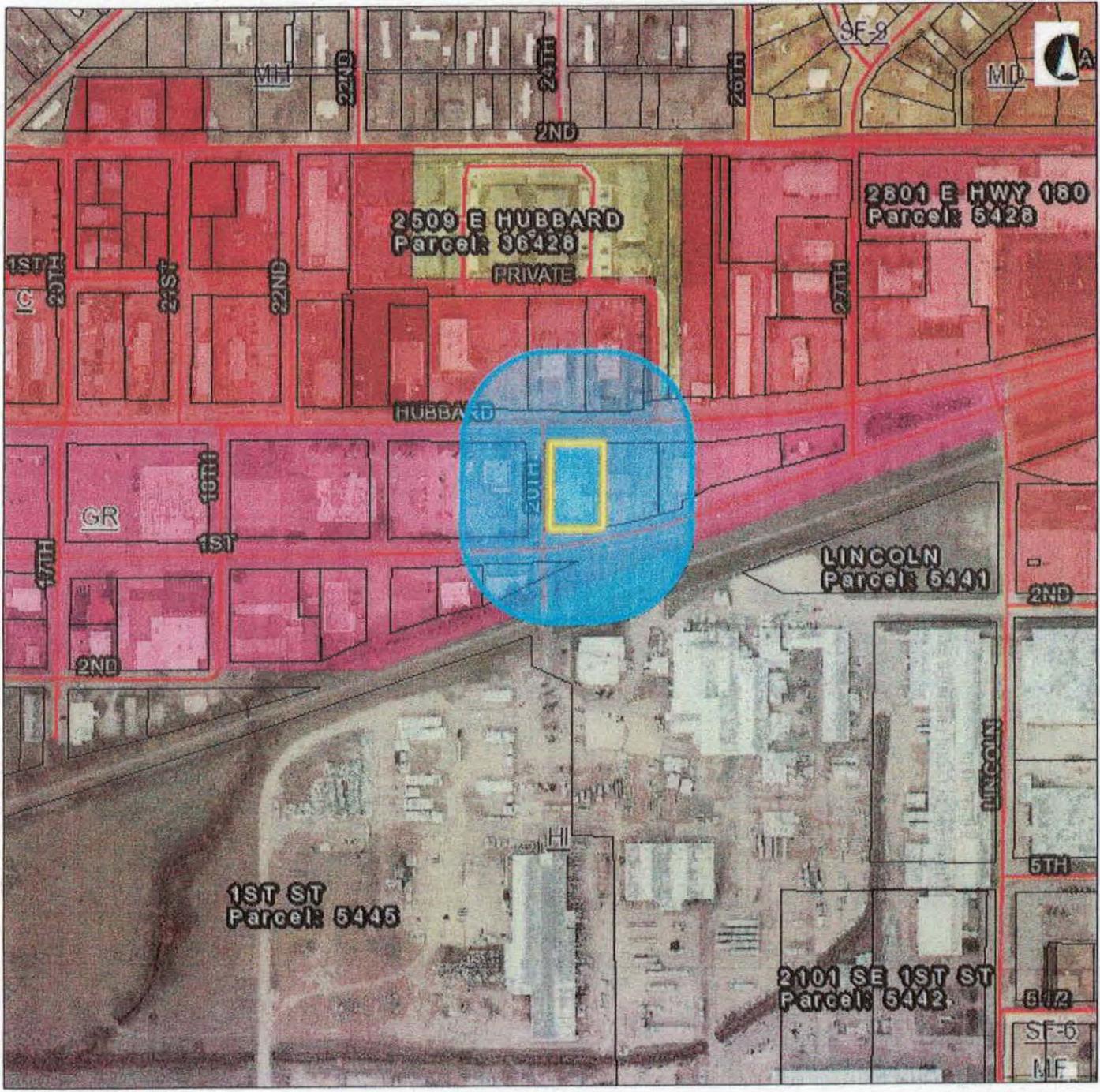
If you have further questions, please contact the Inspection Department at (940) 328-7715. Thank you.

OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

* A special exception is valid for 90 days from date of approval.

Director of Planning _____ Date _____



Map

Legend

- Parcel
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 - Single Family 9,000
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 - Woller's Park Zone B

Pictometry

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.06 0.12 Miles



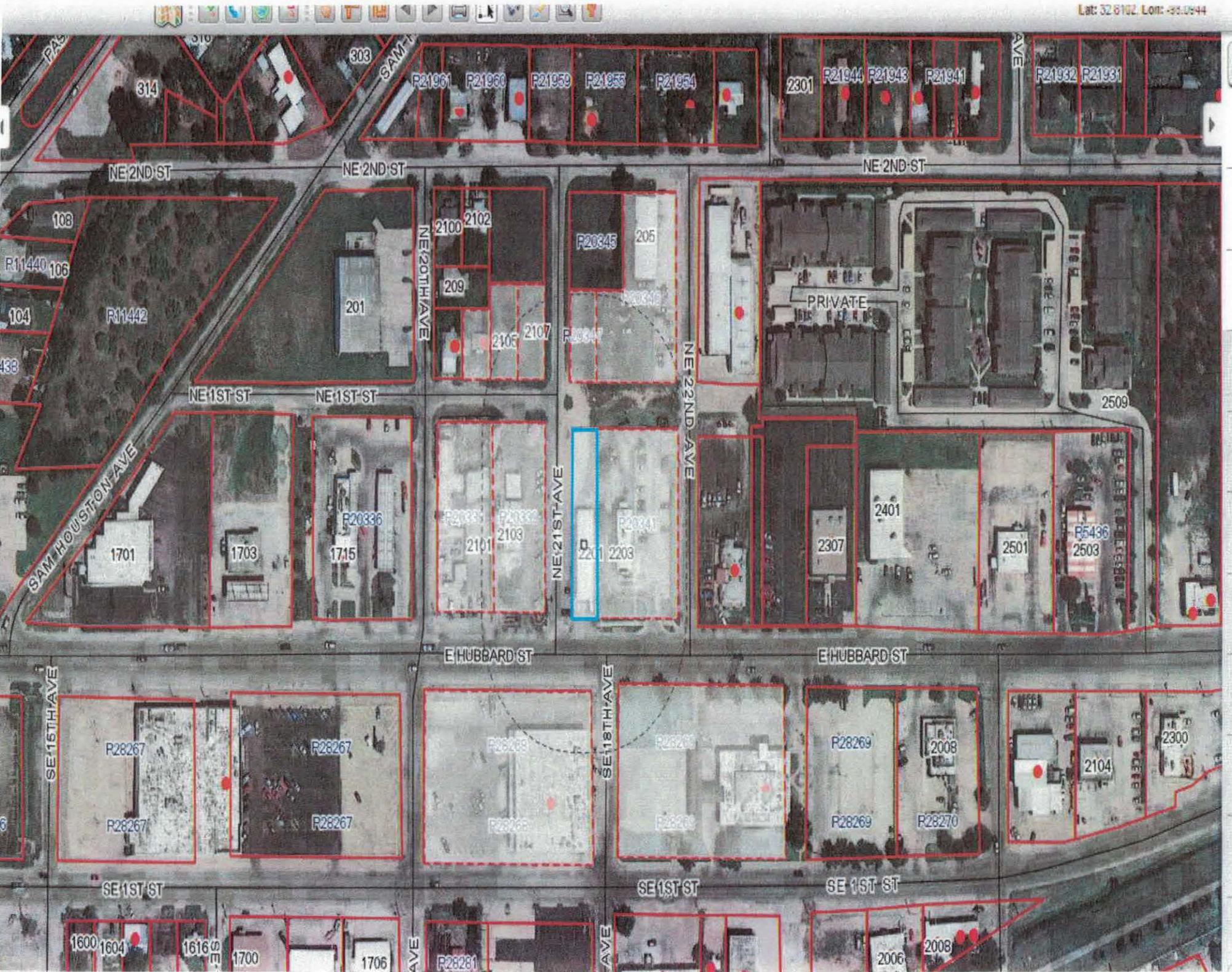
1: 4,514

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F#2448





NE 21ST AVE

NE 22ND AVE

NE 20TH AVE

NE 2ND ST

NE 2ND ST

NE 2ND ST

NE 1ST ST

NE 1ST ST

E HUBBARD ST

E HUBBARD ST

SE 15TH AVE

SE 18TH AVE

SE 1ST ST

SE 1ST ST

SE 1ST ST

AVE

AVE

303

314

R11440

104

438

R21961

R21960

R21959

R21955

R21954

2301

R21944

R21943

R21941

R21932

R21931

108

R11442

201

2100

2102

209

2105

2107

R20345

205

R20347

2509

PRIVATE

1701

1703

R20336

1715

R2103

R2103

2101

2103

R20341

2201

2203

2401

2307

2501

R5436

2503

R28267

R28267

R28267

R28267

R28269

R28269

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R28269

R28269

R28269

2008

R28270

2104

2300

1600

1604

1616

1700

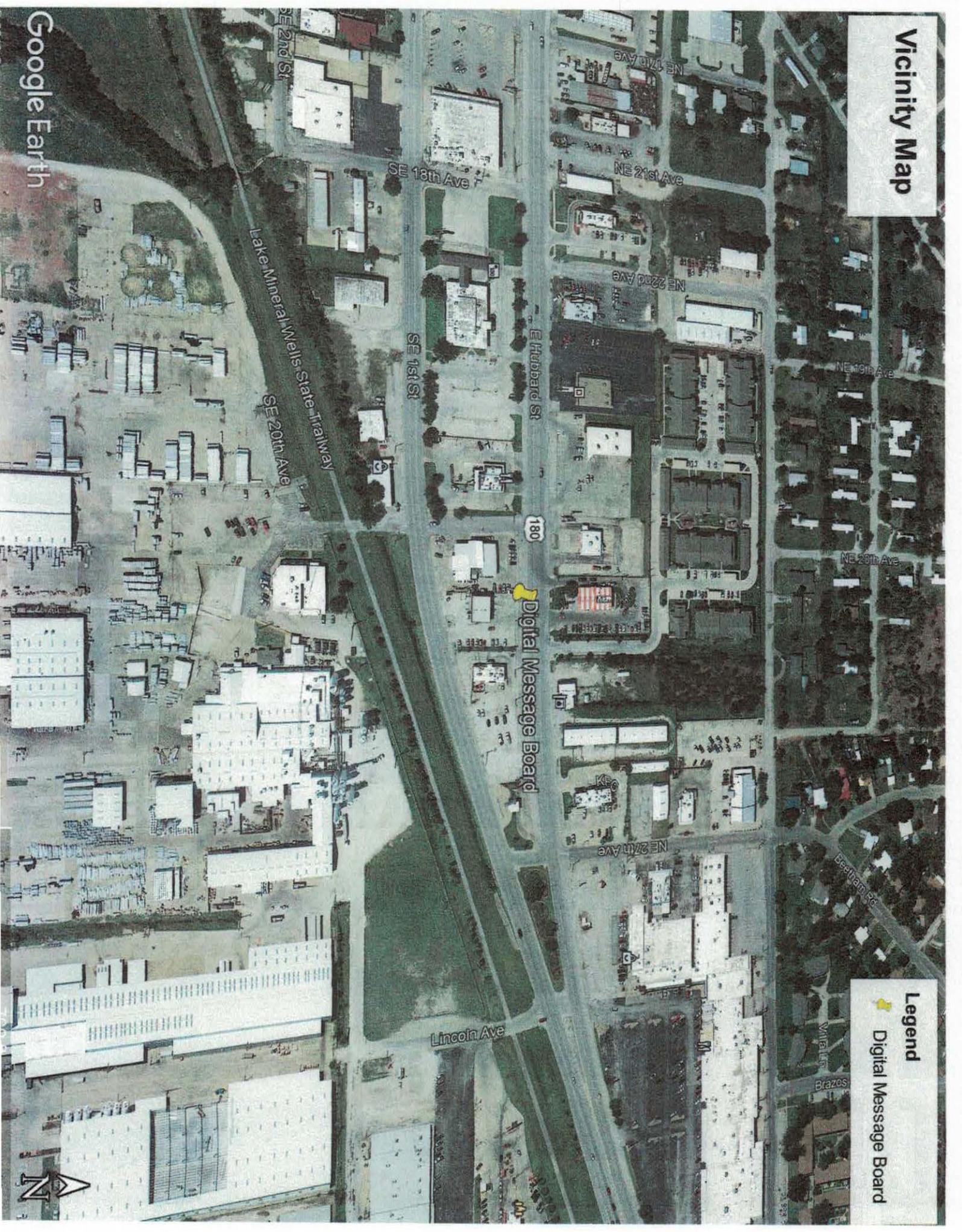
1706

R28281

2006

2008

Vicinity Map



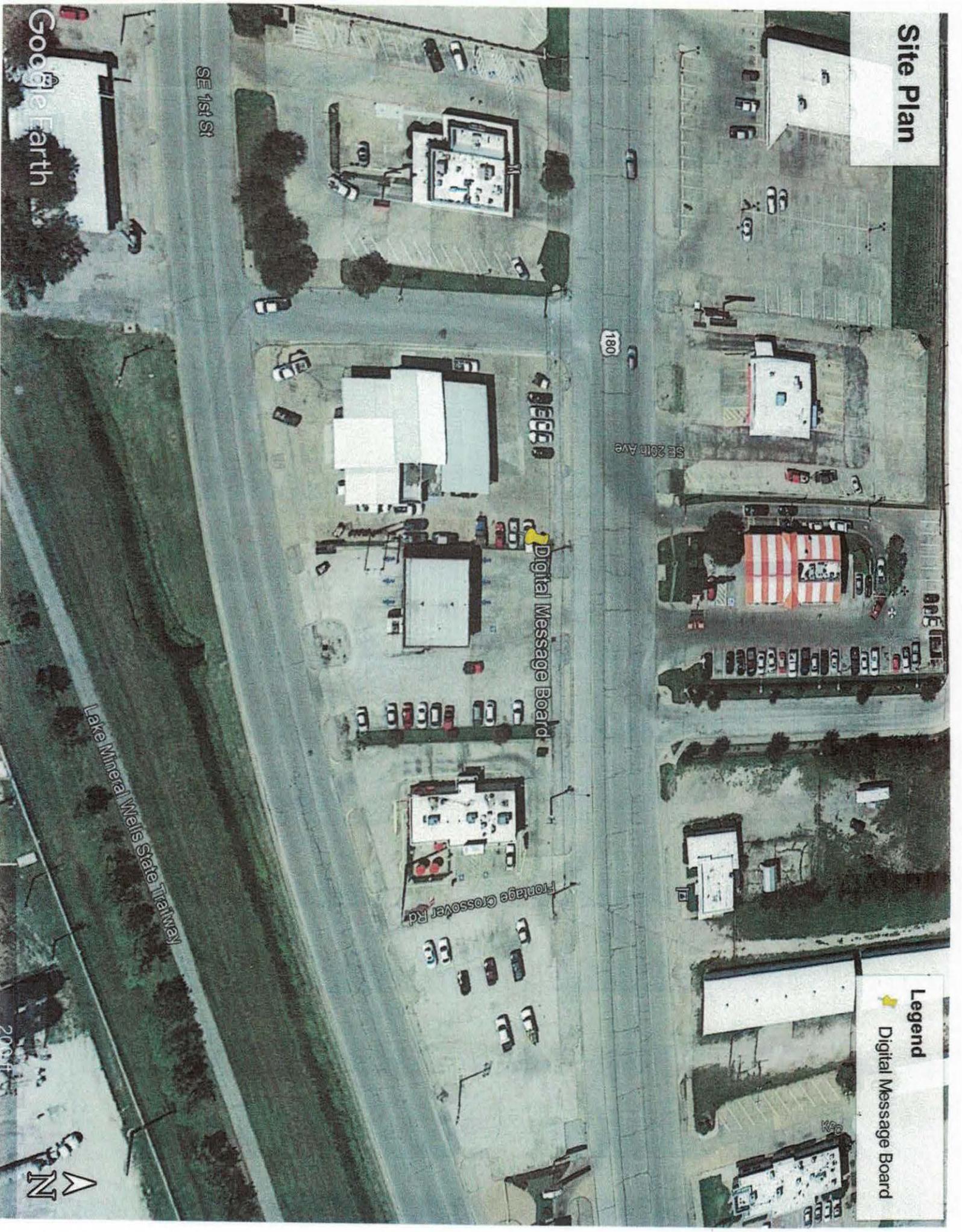
Legend
Digital Message Board

Google Earth



Site Plan

Legend
Digital Message Board



SE 161 St

180

SE 201b Ave

Digital Message Board

Frontage Crossover Rd

Lake Mineral Wells State Trailway

Google Earth



Site Plan

Legend
Digital Message Board



180

SE 2017 Ave

Digital Message Board

Frontage Crossover Rd

SE 1st St

Lake Mineral Wells State Trailway

Google Earth

2007



The City of Mineral Wells Digital Message Board (DMB)

Benefits to the City of Mineral Wells

The location in the City of Mineral Wells has been selected due to its visibility and ability to reach the highest number of people on a daily basis.

Arrington Outdoor provides advertising for local businesses and advertisers which will help drive the local economy.

Advertising opportunities specific to the City of Mineral Wells for special events will be provided at no charge to the City.

Advertising for the City of Mineral Wells Chamber of Commerce members and The City of Mineral Wells non-profit organizations will be offered reduced rates.

Dramatically increases the effectiveness of the City's information system by providing information for disasters and crime alerts.

Sign Specifications

10' x 30' steel monopole structure.

About Arrington Outdoor Advertising (AOA)

AOA is a small business and enjoys doing business with local business and helping them achieves success as well as impacting their local communities.

AOA is licensed and bonded with The State of Texas and adheres to all of their policies and guidelines in buidling and operating outdoor displays.

AOA is a member of the Independent Outdoor Operators Association as well as the Outdoor Advertising Association of America.

THE HILL

January 07, 2014, 02:57 pm

DOT study finds digital billboards don't distract drivers

By Keith Laing

f 61 t 6  14 

COMMENTS 1

Drivers are not distracted by digital billboards alongside roads, according to a study conducted by the Department of Transportation (DOT).

The study, which was released by the Federal Highway Administration (FHA), found that drivers are not any more likely to be distracted by digital billboards than stationary signs.

"On average, the drivers in this study devoted between 73 and 85 percent of their visual attention to the road ahead for both [Commercial Electronic Variable Message Signs] and standard billboards," the study said. "This range is consistent with earlier field research studies. In the present study, the presence of CEVMS did not appear to be related to a decrease in looking toward the road ahead."

Results from the FHWA study indicated the following:

- The presence of digital billboards did not appear to be related to a decrease in looking toward the road ahead, which is consistent with earlier industry sponsored field research studies.
- According to the National Highway Traffic Safety Administration (NHTSA), safety concerns arise when a driver's eyes are diverted from the roadway by glances that continue for more than 2.0 seconds.
- The longest fixation to a digital billboard was 1.34 seconds and to a standard billboard it was 1.28 seconds, which is well below the accepted standard.
- When comparing the gaze at a CEVMS versus a standard billboard, the drivers in this study were generally more likely to gaze at CEVMS than at standard billboards..
- The just-released FHWA study adds to the knowledge base but does not "present definitive answers" to the questions investigated.