



**AGENDA**  
**REGULAR BOARD OF ADJUSTMENT AND**  
**BUILDING AND STANDARDS COMMISSION MEETING**  
**Thursday, August 20, 2020, 4:00 P.M.**  
**City Hall Annex, 115 S.W. 1<sup>st</sup> 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 June 18, 2020 Board of Adjustment and Building and Standards Commission Meeting.

**PUBLIC HEARINGS:**

**PUBLIC HEARING ON BOA CASE 2020-08:** Applicant, Scott Wilber, 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 500 Beetham Rd., being Lot 5, Block 3, 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 500 Beetham Rd., being Lot 5, Block 3, of the Brazos Villa Addition to the City of Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BOA CASE 2020-09:** Applicant, Chris Roberts, is requesting a 15 ft. Variance in order to construct a single family residence to within 10 ft. of the front property line in an SF-6 (Single Family) zoned district on the property being Lots 14, 15, and 16, Block 17, of the Morningside Park 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

\_\_\_\_\_ O'clock on this \_\_\_\_\_ of \_\_\_\_\_.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day

of \_\_\_\_\_,

(Seal)

\_\_\_\_\_  
Peggy Clifton, City Clerk

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

**Type of Request (check one):**

- Variance                       Appeal to the Board of Adjustments  
 Special Exception             Application

Case #: 2020.08  
Fee Paid: 12500

Property address: 500 Beetham Rd, Mineral Wells, TX  
Legal description of property: Lot 5 Block 3 Brazos Villa Addition

Zoning district: \_\_\_\_\_ Present use: Residential  
Specific request: Construct Carport over Driveway

Reason for request: Carport To Protect 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 Scott A Wilber  
Mailing Address 500 Beetham Rd City, State, Zip Mineral Wells, TX 76067  
Phone No. \_\_\_\_\_

Property Owner's Name Scott A & Wanda J Wilber  
Mailing Address 500 Beetham Rd City, State, Zip Mineral Wells, TX 76067  
Phone No. \_\_\_\_\_

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

Scott Wilber  
Applicant's Signature

7-23-2020  
Date

Scott Wilber Wanda J Wilber  
Property Owner's Signature

7-23-2020  
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 3<sup>rd</sup> Thursday of each month at 9:00 a.m.** in the Council Chambers at the City Hall Annex, 115 S.W. 1<sup>st</sup> Street. 4:00 pm

*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: 500 Beetham Rd

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, Scott Walker, 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..

Scott Walker  
Signature

7/23/2020  
Date

## Building Permit Application City of Mineral Wells

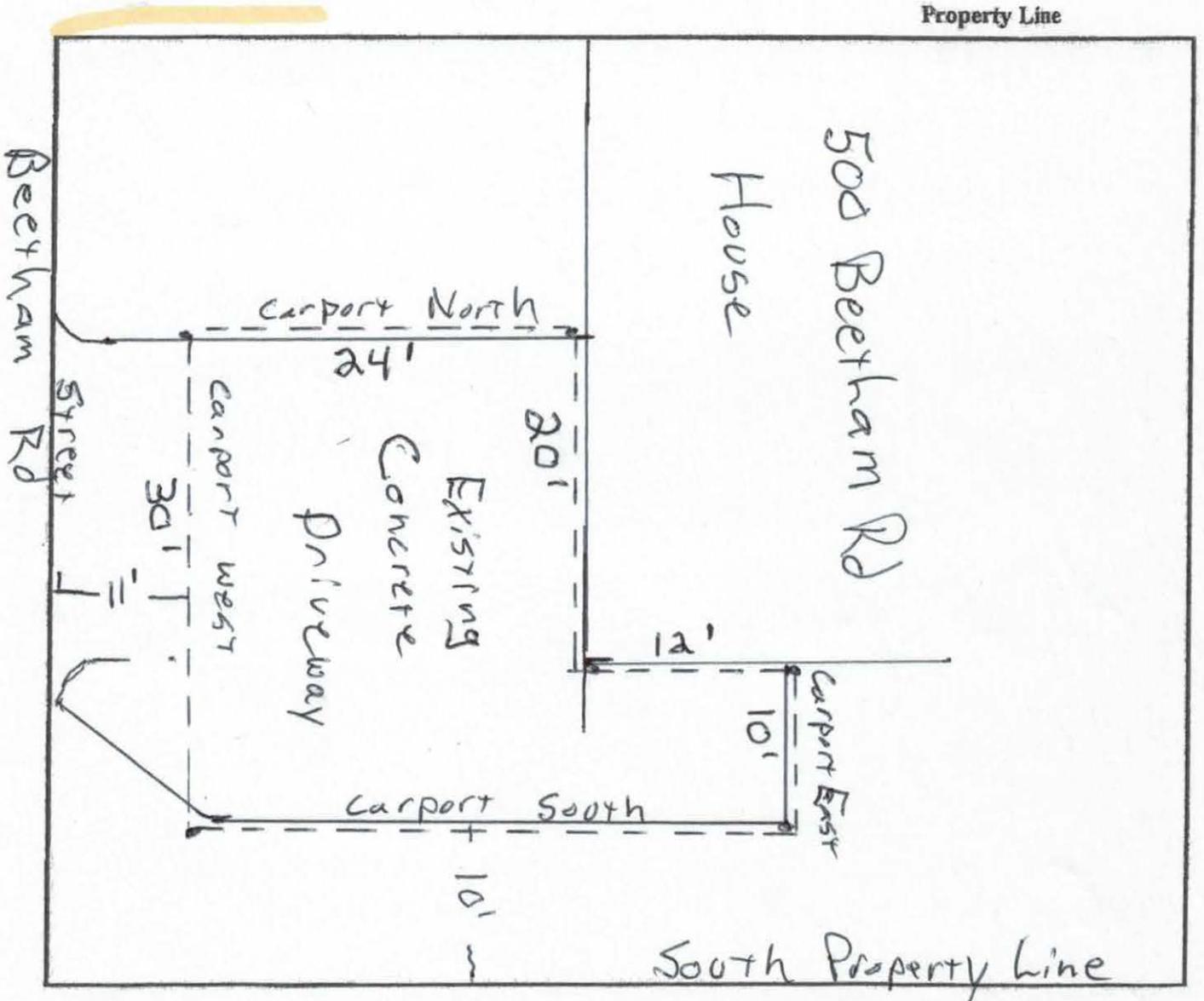
Print or Type (by Applicant)

Address where work is to be done (No. and Street)		Property Owner	Owner Telephone No.
500 Beetham Rd		Scott Wilber	940-325-6819
SUBDIVISION		BLOCK	LOT
Braos Villa Addition		3	5
Contractor		Contractor Telephone No.	Applicant Name (Print)
JCA Construction		940-7450072	Scott Wilber
Architect		Architect Telephone No.	Applicant Telephone No. & Address
Building Use		Square Feet - New or Addition	Value (cost) of Construction
Carport Residential		New - 840	\$4000
Type of Improvement	<p><b>CONDITIONS OF PERMIT</b></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>		
Carport			
Type of Frame			
Metal	<p>Signature of Applicant: <i>Scott Wilber</i> _____</p> <p>Date: _____</p>		
For Manufactured Homes only - List Year Model of Home			
See Next Page for Plat			

### 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:



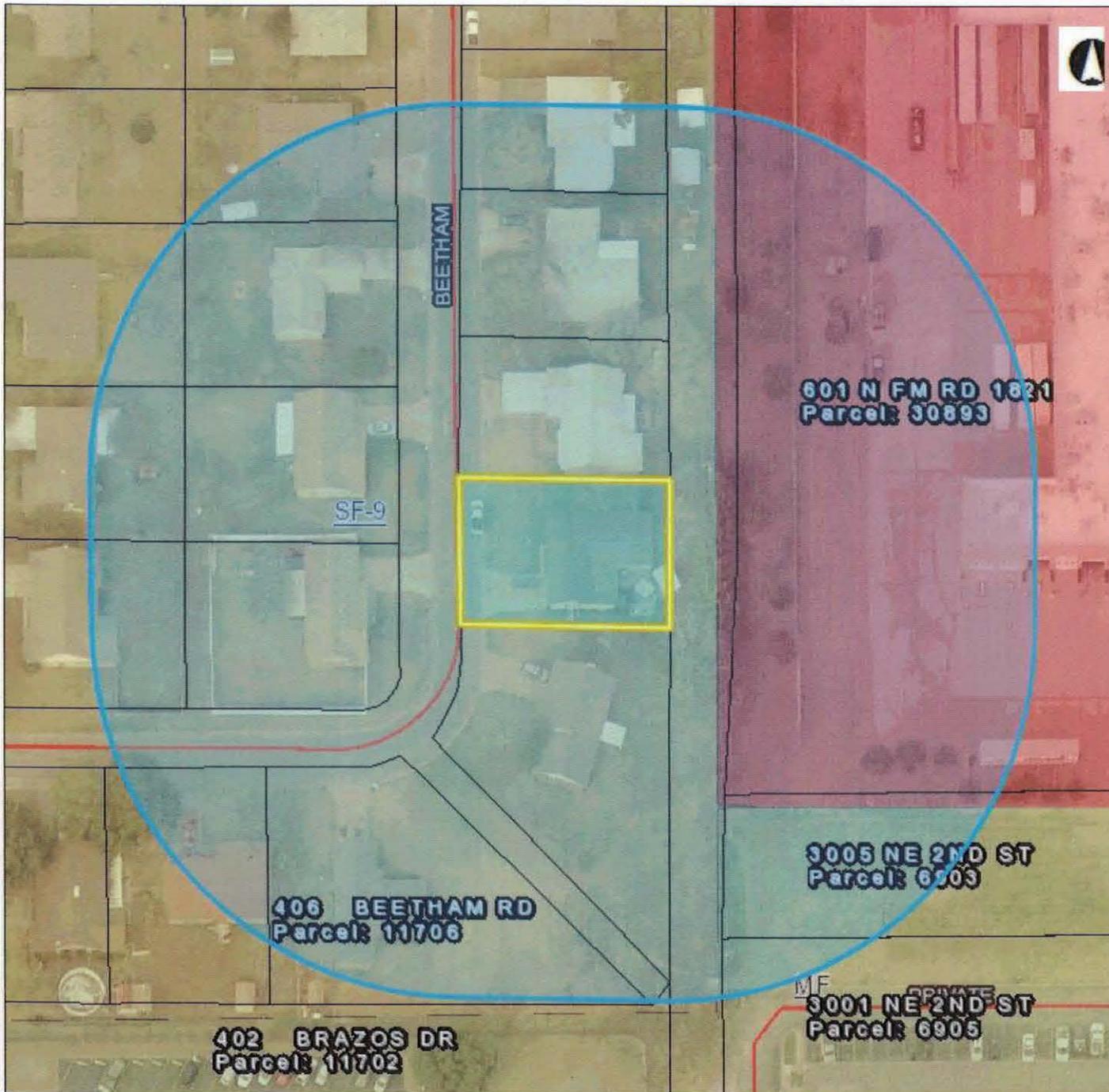
The above information is true and correct:

Signed by:

*Scott Wallace*

Date:

7-23-2020



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\_Sphe

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 #: 2020-08  
Fee Paid: \$125.00  
                  OK

Property address: 0 Morning Side Drive MW TX 76067

Legal description of property: Morning Side Park Addition  
Lots 14, 15, 16 Block 17

Zoning district: Single family                      Present use: Lot

Specific request: To allow a new home to be built  
10' feet off of property line that borders  
Morning Side Drive.

Reason for request: Back half of the Lots fall off Cliff line  
not allowing reasonable depth for home to be  
built without Variance approval.

**Fill out questions 1-4 for variance requests only:**

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:  
Back portions of Lots fall off of Cliff line.
  
2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.  
The circumstances are not the result of applicant,  
but rather the movement of Tectonic Plates &  
Erosion over Billions of years.
  
3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.  
Due to the setback being so large it deprives  
applicant the ability to build a single  
family home.
  
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.  
No special privilege would confere to applicant, but  
would confere to the City & County as they  
would be able to collect an increase in property taxes  
on value of the new home build.

Applicant's Name Chris Roberts  
Mailing Address 380 Live Oak Rd City, State, Zip Santo TX 76472  
Phone No. 940-682-5026

Property Owner's Name Chris Roberts  
Mailing Address 380 Live Oak Rd City, State, Zip Santo TX 76472  
Phone No. 940-682-5026

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

CR  
Applicant's Signature

8-4-2020  
Date

CR  
Property Owner's Signature

8-4-2020  
Date

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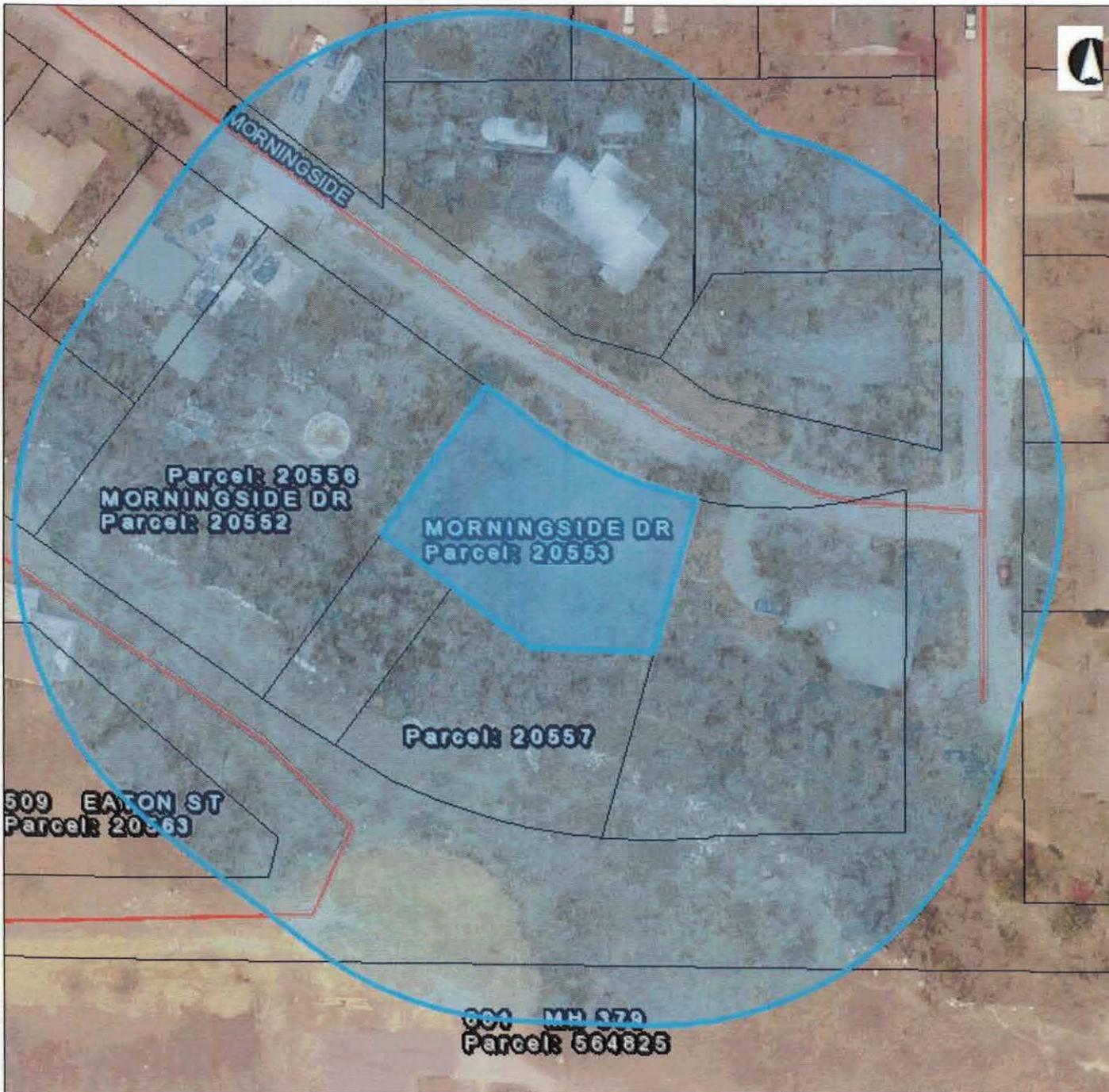
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\_\_\_\_\_  
Director of Planning

\_\_\_\_\_  
Date



Map

Legend

- Parcel
- Roads
- Zoning**
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  - Commercial
  - Community Facilities
  - General Retail
  - HUD Code Manufactured Home
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F#2448





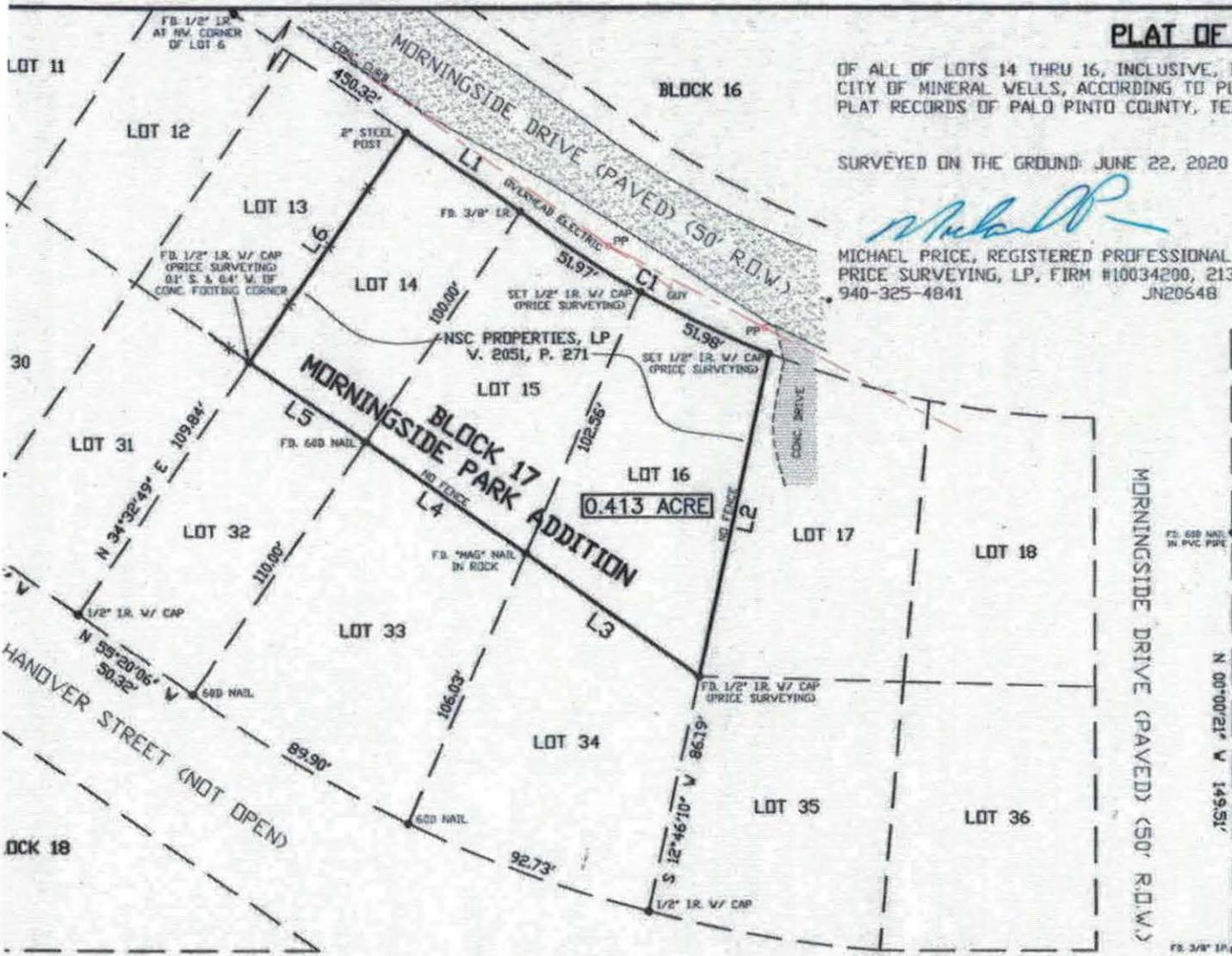
# PLAT OF SURVEY

OF ALL OF LOTS 14 THRU 16, INCLUSIVE, BLOCK 17 OF MORNINGSIDE PARK ADDITION TO THE CITY OF MINERAL WELLS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 146 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS

SURVEYED ON THE GROUND: JUNE 22, 2020



MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492  
 PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067  
 940-325-4841 JN20648 16630.crd



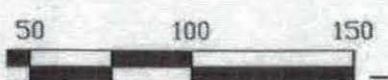
BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
 ACCORDING TO F.I.R.M. MAP NO. 48363C0340F,  
 DATED APRIL 5, 2019

LINE	BEARING	DISTANCE
L1	S 55°31'22" E	50.32'
L2	S 12°46'10" W	118.76'
L3	N 54°45'38" W	76.77'
L4	N 55°25'48" W	70.44'
L5	N 55°31'22" W	50.32'
L6	N 34°32'49" E	100.00'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CI	16°18'02"	351.49'	16°56'40"	S 60°37'17" E	103.57'	103.95'



W + E  
5

MORNING SIDE DRIVE

ROW - OVER HEAD ELECTRIC - ROW



BLOCK 17

MORNING SIDE PARK ADDITION