



## PLANNING AND ZONING COMMISSION REGULAR AGENDA

**Tuesday, July 7, 2026**

Notice is hereby given that the Planning and Zoning Commission of the City of Big Spring, Texas will meet in Regular Session on Tuesday, July 7, 2026, at 5:30 PM at the City Council Chambers Located at 307 East 4th Street, Big Spring, Texas.

### **PLANNING AND ZONING COMMISSION 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

### **Announcements, Presentations and Public Hearings**

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

2. Public Hearing for a Specific Use Permit Application for property 302693 at 3311 N Service Rd, Big Spring, Tx, which is currently zone Light Industrial (LI). This property is a 3.52 acre tract of land out of a 12.35 acre tract out of the NE/4 of Section 45, Block 32, T-1-N, T&P RR Co Survey in Big Spring, Howard County, TX. The permit is for Oil Recovery and Recycling.

### **Consent Items**

3. Approval of the minutes from the Planning & Zoning meeting held on May 19, 2026.

### **New Business**

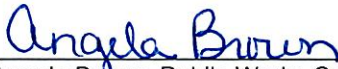
4. Specific Use Permit Application for property 302693 at 3311 N Service Rd, Big Spring, Tx, which is currently zone Light Industrial (LI). This property is a 3.52 acre tract of land out of a 12.35 acre tract out of the NE/4 of Section 45, Block 32, T-1-N, T&P RR Co Survey in Big Spring, Howard County, TX. The permit will be for Oil Recovery and Recycling.

**Adjourn**

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

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 Planning and Zoning and Posted on Friday, June 30, 2026 at 5:00 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.

  
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.

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

The Planning and Zoning Commission of the City of Big Spring, Texas, met in a REGULAR Session in the City Council Chambers located at 307 E. 4th St., Big Spring, Texas, at 5:30 PM, May 19, 2026, with the following board members:

|                |        |
|----------------|--------|
| DALE AVANT     | CHAIR  |
| BETH HENRY     | MEMBER |
| KELLY HARRIS   | MEMBER |
| JAN HANSEN     | MEMBER |
| TJ STEWART     | MEMBER |
| FELIX HOLGUIN  | MEMBER |
| ERIC ESCAMILLA | MEMBER |

Same and constituting a quorum, for which four board members must be present; and the following were in person;

|                |        |
|----------------|--------|
| DALE AVANT     | CHAIR  |
| T.J. STEWART   | MEMBER |
| FELIX HOLGUIN  | MEMBER |
| ERIC ESCAMILLA | MEMBER |
| BETH HENRY     | MEMBER |

#### Open Session

#### Call to Order

Meeting was called to order by Chairperson Avant at 5:30 pm.

Absent Members are Jan Hansen and Kelley Harris

#### Announcements, Presentations and Public Hearings

Zone Change: **ZC26-02** for 200 NE 8<sup>th</sup>, from Neighborhood Services (NS) to Single Family -3 (SF-3) zoning for a 0.179 acre tract of land lying in and being in the Section 42, Block 32, T-1-N Tract 34 William B Currie, T&P RR Co Survey in Big Spring, Howard County, TX and further described in a general warranty deed dated February 21, 2018, and recorded in volume 1696, pages 718 of the real property records of Howard County, Texas

Motion to open the public hearing was made by Chairperson Avant, seconded by Member Henry.

Vote was 5 ayes 0 nays

Consent Items

Minutes of Meeting April 21, 2026

Member Henry made motion to approve the minutes from April 21, 2026. Seconded by Member Escamilla.

Vote was 5 ayes 0 nays

New Business

Zone Change: ZC26-02 for 200 NE 8<sup>th</sup>, from Neighborhood Services (NS) to Single Family -3 (SF-3) zoning for a 0.179 acre tract of land lying in and being in the Section 42, Block 32, T-1-N Tract 34 William B Currie, T&P RR Co Survey in Big Spring, Howard County, TX and further described in a general warranty deed dated February 21, 2018, and recorded in volume 1696, pages 718 of the real property records of Howard County, Texas

Motion to approve the zone change was made by Member Stewart, seconded by Member Henry.

Vote was 5 ayes 0 nays

Adjourn

Motion to adjourn was made by Member Escamilla seconded by Member Henry.  
5 ayes 0 nays

\_\_\_\_\_  
Dale Avant, Chair

ATTEST:

\_\_\_\_\_  
Angela Brown, Public Works Coordinator



## **Memo**

Meeting Date: July 7, 2026

To: Planning and Zoning Commission

From: Todd Darden, City Manager

Subject: Specific Use Permit for Recovery and Recycling Oil

Location: Generally located on the southeast corner of N Runnels and NE 8<sup>th</sup>. St.

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

---

### **Analysis:**

Staff recommends the approval of a Specific Use Permit Application for property 302693 at 3311 N Service Rd, Big Spring, Tx, which is currently zone Light Industrial (LI). This property is a 3.52 acre tract of land out of a 12.35 acre tract out of the NE/4 of Section 45, Block 32, T-1-N, T&P RR Co Survey in Big Spring, Howard County, TX.

### **Attachments: Application**

ID# ~~302685~~  
302693

Flood Zone



Permits Department  
217 E. 3rd Big Spring, TX 79720  
(432) 264-2564  
permits@cityofbigspring.com

## Specific Use Permit Application

### General Information

- This application will not be scheduled for hearing until reviewed and deemed complete by the Public Works Director or designee.
- Incomplete applications will not be reviewed
- The application fee is \$325.00

### Applicant Information

☒ Property Owner

☐ Authorized Representative (Notarized affidavit required including signature of legal owner(s))

Name: Edy Fernandez Duran Phone Number: 432-803-7564  
Mailing Address: 3500 Altona Ct. Email Address: Edyfernandez1974@gmail.com  
Subject Property Address and/or Location (Use attachment if necessary): 3311 I 20 Frontage Rd. Big Spring Tx 79720 Current Zoning: Light Industrial  
Subject Property Legal Description (Use attachment if necessary): 3311 N. Sue Rd.

### Detailed description of intended use of property:

Intended use of property will be for recovery and recycling of oil. There will be contained and graded frac tanks. Reasonable efforts will be made to minimize disruption to adjacent properties. Maintaining orderly ingress & egress.  
Projected amount of additional traffic generated in and around property, types of vehicles anticipated that will be visiting property, likely changes in traffic patterns, and possible impact such changes in traffic will have on properties within 200' of subject property for commercial use:  
Based on the anticipated level of use, traffic is not expected to create congestion, unsafe conditions, or material adverse impact on properties located 200' within of property.

### The proposed number of occupants or users of the property and the proposed hours of occupancy:

The proposed number of users are 10-12 during normal hours  
If for commercial use, does the proposed use require state or federal license or permit to operate? If so, what type of license or permit is required?

Yes, a permit from the Texas Railroad Commission  
If for commercial use, describe the availability and location of off-street parking:

We do not foresee a need for off street parking, therefore not applicable.

May 2026



## Specific Use Permit Application

If the proposed use will require deliver of goods to the property, and the use is proposed to be located in any of the "A" through "MF" Zoning Districts, inclusive, provide the proposed location of the loading/unloading areas: Loading / unloading will be located on the south side of the property adjacent to the fire truck containment area.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

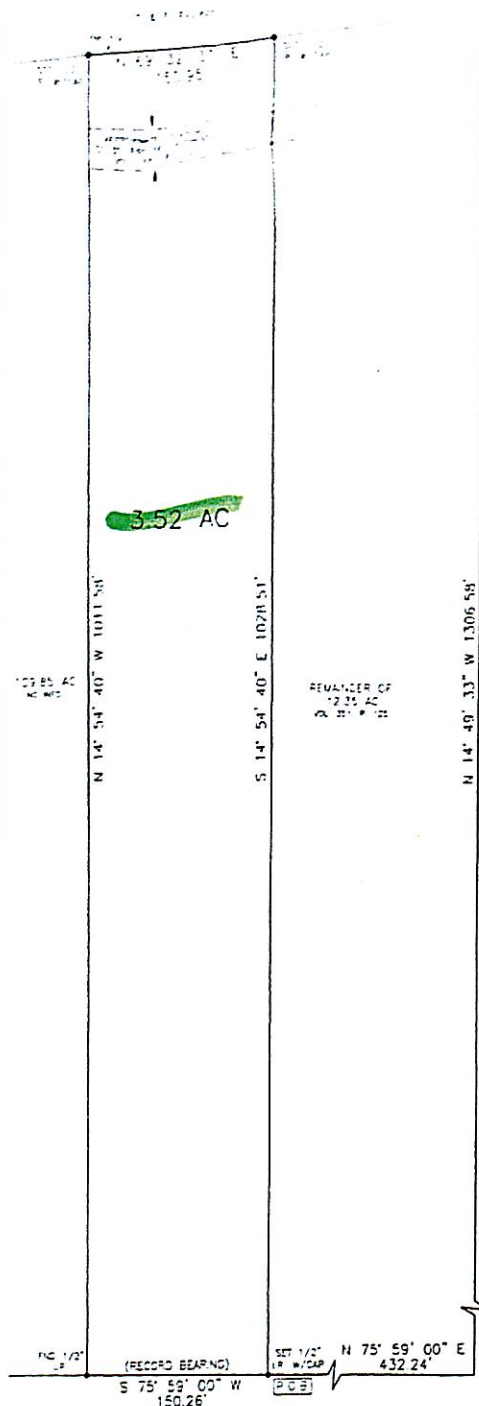
Signature: 

Date: 05/30/2026.

### OFFICE USE ONLY

|                                            |                                            |
|--------------------------------------------|--------------------------------------------|
| Date of Application:                       | Date Paid:                                 |
| Affidavit attached?:                       | PZ Commission Date:                        |
| City Council 1 <sup>st</sup> Reading Date: | City Council 2 <sup>nd</sup> Reading Date: |

4 33  
45 48



PLAT  
OF  
A 3.52 ACRE TRACT OF LAND  
OUT OF A 12.35 ACRE TRACT  
OUT OF THE NE/4  
OF SECTION 45,  
BLOCK 32, T-1-N,  
T. & P. RR. CO. SURVEY,  
HOWARD COUNTY, TEXAS

NOTE: NO ADJUT. SHOWN

EASEMENT SHOWN  
VOL. 1081, P. 102

SURVEY FOR EDY FERNANDEZ

TO LEND HOLDER ISSUING THE INSURANCE UNDERWRITER  
AND SURVEY TITLE, BIG SPRING, TEXAS

THIS SURVEY PLAT IS PROVIDED SOLELY FOR THIS TRANSACTION  
AND OF 228767M AS NOTED

PLAT IS COPYRIGHTED AND SHALL NOT BE USED FOR ANY  
OTHER TRANSACTION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY  
WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY  
DESCRIBED HEREIN AND IS CORRECT AND THAT THERE  
ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES  
IN AREA BOUNDARY LINE, CONFLICTS, ENCROACHMENTS,  
OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR  
RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THIS  
SAD PROPERTY HAS ACCESS TO AND FROM A DEDICATED  
ROADWAY AS SHOWN

*Garrett M. Bradshaw*  
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS IS AN UNRECORDED PLAT AND IS NOT FILED IN THE PLAT RECORDS OF  
HOWARD COUNTY, TEXAS

THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "A1" AS SHOWN BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION  
MAP COMMUNITY PANEL NO. 48227023150, DATED OCTOBER 8, 2010

Stored: 22100384

BRADSHAW AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
FIRM # 10122920/10122921  
2112 SOLARY STREET  
BIG SPRING, TEXAS 77420  
PHONE (409) 764-1000 FAX (409) 763-1794

INTERSTATE HIGHWAY NO. 20  
(NORTH SERVICE ROAD)

# 200 FT Buffer for Parcel Number 302693, FERNANDEZ EDY

