



PLANNING AND ZONING COMMISSION REGULAR AGENDA

Wednesday, February 22, 2023

Notice is hereby given that the Planning and Zoning Commission of the City of Big Spring, Texas will meet in Regular Session on Wednesday, February 22, 2023, 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 Commissioners will take Input on Items Requiring Public Hearing Items **Prior** to any Action.

2. Concerning amendments to the Big Spring City Code
Ordinance Division 2: Renaming Streets, Section 46-235.
3. Z22-04: Agricultural (A) to Single Family Residential (SF-2)
for approximately 5.08 acres of land out on N/2 of Section 8,
Block 32, T-1-S, T&P RR. Co. Survey, Howard County,
Texas, also known as the Holland Grace Subdivision in Big
Spring, Howard County, Texas.

Consent

4. Approval of the Planning and Zoning Commission Meeting
Minutes from the regular meeting held on January 17, 2023.

New Business

5. Consideration and approval for the amendments made to the Big Spring City Code Ordinance as found in Division 2: Renaming Streets, Section 46-235.
6. Consideration and approval for Zone Change Z22-04: Agricultural (A) to Single Family Residential (SF-2) for approximately 5.08 acres of land out on N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey, Howard County, Texas, also known as the Holland Grace Subdivision in Big Spring, Howard County, Texas.

Old Business

Commissioners Input

Adjourn

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, January 17, 2023 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, 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. 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, November 1, 2022, with the following members present in person:

Kevan Schooler	Chair
Kelley Harris	Co-Chair
TJ Stewart	Member
Dale Avant	Member
	Member

Same and constituting a quorum, for which four Councilmembers must be present; and the following staff in person;

KEVAN SCHOOLER	CHAIR
KELLEY HARRIS	CO-CHAIR
T.J. STEWART	MEMBER
DALE AVANT	MEMBER
	MEMBER

Open Session

Call to Order

Chairperson Schooler called the regular P&Z meeting to order at 5:35 pm

Public Hearings

Councilman Nick Ornelas spoke against the Amendment to the Big Spring Zoning Signage Ordinance.

Motion to close the public hearing was made by Member Avant
Seconded by Member Stewart
Vote was 4 ayes 0 nays

Public Hearing - Concerning Amendment of Big Spring Zoning Ordinance to permit pole signs of up to 65' on properties adjoining I-20 and on properties adjoining FM 700 from

I-20 to the east side of the intersection of Goliad St. in Big Spring, Howard County, Texas

Public Hearing - Concerning Amendments to the Big Spring City Zoning Ordinance to permit Transitional Housing in the City of Big Spring under certain conditions

Dr. Anthony Martinez and Scott Hart spoke with encouragement to permit the Big Spring City Zoning Ordinance by adding Transitional Housing with a few changes to consider.

Motion the close the public hearing was made by Member Stewart

Seconded by Member Avant

Vote was 4 ayes 0 nays

Consent Items

Nominate and elect the Chair and Co-chair positions

Member Harris made a motion to table this till the next meeting.

Seconded by Member Avant

Vote was 4 ayes 0 nays

Approval of Planning and Zoning Commission Meeting Minutes for the regular meeting held on October 10, 2022

Motion to approve the minutes as is was made by Member Harris

Seconded by Member Stewart

Vote was 4 ayes 0 Nays

New Business

Discussion and possible action - Concerning an Amendment to the Big Spring Zoning Ordinance to permit pole signs of up to 65' on properties adjoining Interstate 20 and on properties adjoining FM 700 from Interstate 20 to the East side of intersection of Goliad St in Big Spring, Howard County, Texas

Schooler entertained a motion to approve as written.

Motion was made by Member Avant

Seconded by Member Harris

Vote was 4 ayes 0 Nays

Discussion and possible action - Concerning Amendments to the Big Spring City Zoning Ordinance to permit Transitional Housing in the City of Big Spring under certain conditions

Chairperson Schooler entertained a motion to as presented

Motion made by Member Avant

Seconded by Member Harris

Vote was 4 ayes 0 nays

Commissioners Input

Adjourn

Motion to adjourn was made by Member Stewart

Seconded by Member Avant

Vote was 4 ayes 0 nays

A handwritten signature in dark ink, appearing to read "Kevan Schooler", written over a horizontal line.

Kevan Schooler, Chair

ATTEST:

Angela Brown

Angela Brown, Public Works Coordinator

DIVISION 2. - RENAMING STREETS

Sec. 46-235. - Purpose; application and review of name change; criteria for street names.

(a) Purpose. The purpose of this section is to establish uniform criteria and procedures, applicable to all persons, groups, firms, and agencies, for the permanent change of city street names.

(b) Application for name change. An application to change a street name may be filed with the city public works department and must be accompanied by a petition **approving requesting** the proposed name change signed by more than 75 percent of the owners of land **abutting whose physical address is located on** the street for which a name change is proposed. The application should contain the following information:(1)The current official street name;(2)The proposed street name, which shall meet the policy guidelines of this division;(3) Detailed description of the reason for the requested street name change, including discussion of major contributions of the individual **or entity** to the community of Big Spring;(4)The name, address, **email address**, and telephone number of the person, persons, corporation, association, group or entity proposing the name change;(5)The name, address, **email address**, and telephone number of one person with authority to represent binding commitments and take official action relative to such street name change on behalf of the proponents;(6) A nonrefundable application fee in the amount established in chapter 22 to cover the administrative cost of review, postage, advertisement and name change filing expenses, as well as the amount established in chapter 22 per property requiring an address change to cover the cost of changes to any street name or address signs to be deposited with the public works department.

(c) Review of proposed name change. Following receipt of a completed application, the city ~~traffic commission~~ **public works department** will review the application and forward a recommendation to the planning and zoning commission. The planning and zoning commission shall conduct a public hearing to receive public comment on the proposed change, which hearing shall be held not more than 90 **30** days from the date of filing of the application. The public works department shall notify all abutting property owners, as ownership appears on the ad valorem tax rolls, of the time and date of such public hearing. Written notices of such public hearing shall be given not less than ten days before the day set for such hearing. Prior to the hearing, the public works department shall compute the costs of changing street name signs and such costs shall be paid by the proponent~~(s)~~. ~~through the \$25.00 per property charge described above.~~ Following the public hearing, the planning and zoning commission shall make a recommendation with regard to the proposed change to the city council. If the planning and zoning commission recommends denial of a street name change, the action of the planning and zoning commission can be appealed to the city council at the **earliest** ~~next~~ regularly scheduled meeting. ~~after the hearing at which the denial was made.~~ The request for appeal must be in writing and must be submitted **to** the public works department **within ten calendar days following the planning and zoning commission denial**. ~~The city community services department shall schedule a city council hearing on all applications for street name change in which the commission recommends approval and in all applications in which the commission recommends denial if an appeal is requested in accordance with this section.~~

(d) Consideration by city council. The city council shall consider **the** recommendation of the planning and zoning commission and **shall hold a** public hearing ~~may be requested~~. A notice of the time and place of such hearing shall be published in accordance with this Code and the

Texas Open Meetings Act. The favorable vote of the majority of the city council is required for approval of the application.

(e) Implementation of approved change. In the event that the city council approves the change to the street name, the public works department shall revise the official street name map, and notify ~~abutting~~ affected property owners, all affected county, USPS, state and federal agencies of the effective date of the new name for the street. ~~In the event that the city council denies the name change, \$25.00 per property payment of the street name signs shall be refunded to the proponents not more than 30 days from the decision.~~

(f) Street name changes. Criteria for street name changes must conform to the following: (1) Streets named in honor or memory of a person. Streets that are currently named in honor or memory of a person are not eligible for street name changes. (2) Subsequent name changes. Streets that have experienced a name change are not eligible for additional or further street name changes for a period of no less than 20 years. (3) Major arterial (thoroughfares) and major collector streets. Major arterial (thoroughfares) and major collector streets are not eligible for street name changes unless such street name change meets the unanimous consent of the city traffic commission, the city planning and zoning commission and the city council. (4) Street name changes in honor of a business. Street name changes in honor of a business are not eligible, with the exception of a business that meets all of the following criteria: a. business has operated in the same location for not less than 35 consecutive years; and b. business has operated under the same name for not less than 35 consecutive years.
(Prior Code, § 17-50; Ord. of 10-14-1997)

222-04



Zone Change Application

General Information

- Prior to the submittal of an application, the applicant is encouraged to schedule a pre-application meeting with City Staff.
- This application will not be scheduled for hearing until reviewed by the Director of Public Works or designee.

Request Type

☒ Straight Zoning

☐ Planned Development

☐ PD Amendment

☐ Specific Use Permit-SUP

Applicant Information

☒ Property Owner

☐ Authorized Representative

☐ Project Manager

Authorized Representatives/Project Managers must provide a notarized affidavit required including signature of legal owner(s)

Name: J Hopper Homes

Phone Number: 432-517-0528

Mailing Address: 907 Scott Dr.

Email Address: jhopperhomes@yahoo.com

Project Information

Name of Project (if applicable): Holland Grace Subdivision

Subject Property Address and/or Location (Use attachment, if necessary):

Legal Description (Use attachment, if necessary): approximately 5.08 acres of land out of N/2 of Section 8, Block 32, T-1-S, T & P RR. Co. Survey, Howard County, Texas, also known as the Holland Grace Subdivision in Big Spring, Howard County, Texas

Current Zoning: Agricultural (A)

Requested Zoning: Single-Family (SF-2)

Comprehensive Plan Designation:

Existing Use of Property: Raw land

Proposed Use of Property: Construction of Subdivision

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: 9-21-22

OFFICE USE ONLY

Case Number: 222-04

Date of Application: September 21, 2022

Date Fee Received (\$400.00):
Fee \$325.00 - SUP:

Affidavit attached?: ☐ Yes ☐ No ☒ N/A

P&Z Meeting Date: October 4, 2022

City Council 1st Reading Date: October 11, 2022

City Council 2nd Reading Date: October 25, 2022

BIG SPRING FINANCE DEPT

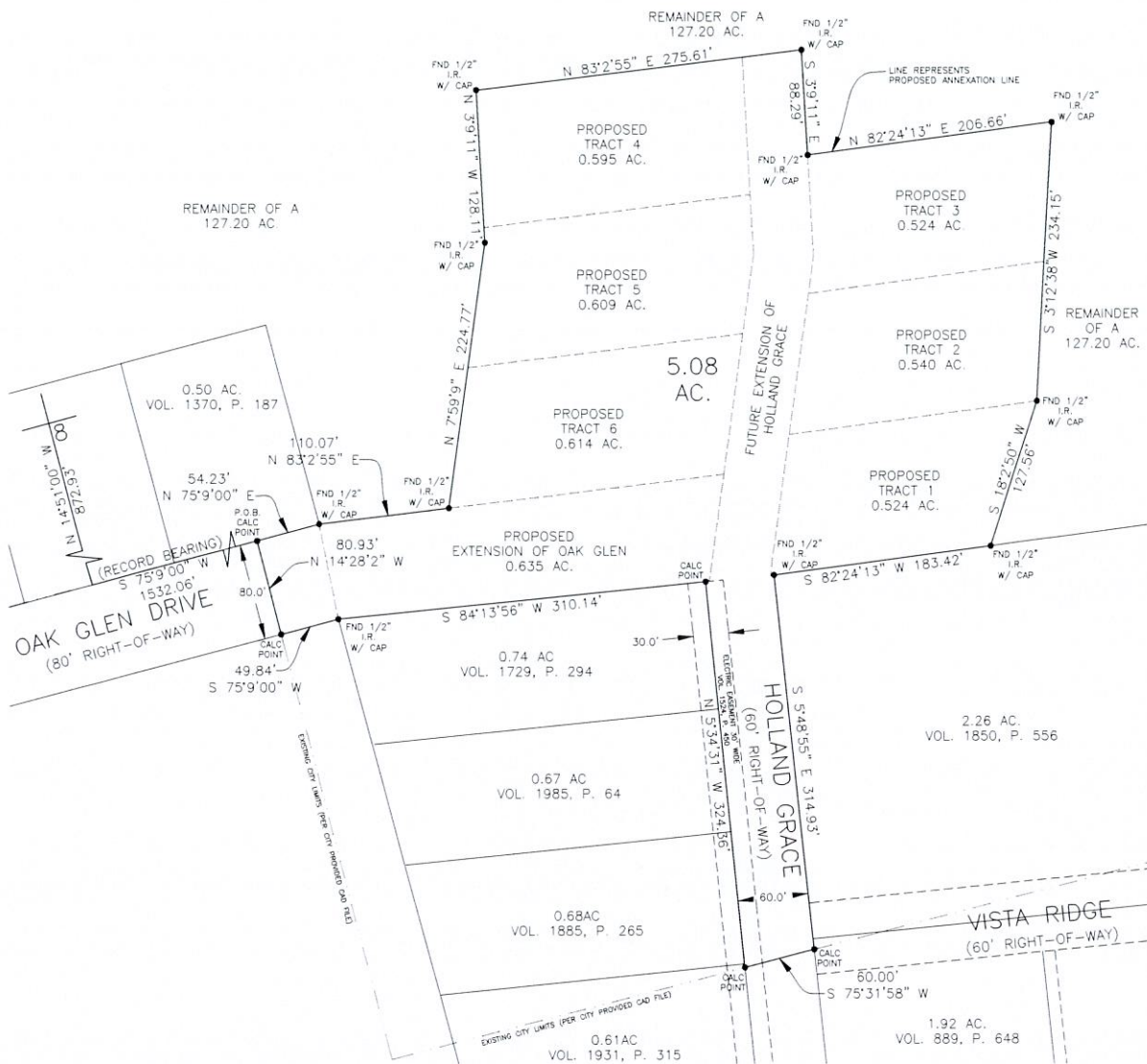
REC#: 00197007 9/22/2022 1:21 PM
OPER: MSANC TERM: 023
REF#: CK 13434

TRAN: 300.4001 PERMITS PER
HOLLAND GRACE SUBDIVISION
CONST OF SUBDIVISION
ZONE CHANGE FEES 400.00CR

TENDERED: 400.00 CHECK
APPLIED: 400.00-

CHANGE: 0.00

EXHIBIT "A"



PLAT

FOR THE ANNEXATION OF LAND TO
THE CITY OF OF BIG SPRING OF A
5.08 ACRE TRACT OUT OF THE N/2
OF SECTION 8, BLOCK 32, T-1-S,
T. & P. RR. CO. SURVEY,
HOWARD COUNTY, TEXAS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT NOR WAS THIS PARCEL ABSTRACTED FOR EASEMENTS OF RECORD AND/OR RIGHTS OF WAY. BRADSHAW AND ASSOCIATES, INC. (FIRM # 10122900/10122901) AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RESERVATIONS, SET-BACK LINES, AGREEMENTS, RIGHTS-OF-WAY OR OTHER SIMILAR MATTERS OTHER THAN THOSE SHOWN UPON THIS SURVEY. THE UNDERSIGNED SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY TITLES, DEEDS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS OR OTHER SIMILAR MATTERS, OTHER THAN WHAT IS READILY IDENTIFIABLE THROUGH THE COUNTY GIS MAPS, RAILROAD COMMISSION GIS MAPS, AND GENERAL LAND OFFICE GIS MAPS. THE USE OF THESE GIS MAPS IS BY NO MEANS TO BE CONSTRUED AS A PROPER OR THOROUGH INVESTIGATION OF THE PUBLIC RECORDS, AS WOULD BE ACCOMPLISHED BY AN ABSTRACT OF TITLE, AND/OR OPINION OF TITLE BY AN ATTORNEY AT LAW.

BRADSHAW AND ASSOCIATES, INC. (FIRM # 10122900/10122901) AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR ALSO MAKE NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

SURVEY PLAT FOR: JACOBY HOPPER

THIS SURVEY PLAT IS PROVIDED SOLELY FOR THIS TRANSACTION

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 HEREON 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 SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN.

Robert D. Bradshaw
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT IS NOT RECORDED IN HOWARD COUNTY PLAT RECORDS

THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 48227C0430 C, DATED OCTOBER 6, 2010.

Stored: 22040130

BRADSHAW AND ASSOCIATES, INC.
CONSULTING ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM # 10122900/10122901
500 EAST FM 700 B
BIG SPRING, TEXAS 79720 (432) 263-1098
FAX (432) 263-1294

By	Drawn	Chkd	Surveyed
	WET	RDB	CW/JE
Date	04-04-2022	04-04-2022	03-28-2022

Bradshaw and Associates, Inc.
Surveying/Engineering
2112 Scurry Street, Big Spring, Texas, 79720
432-263-1098 Fax 432-263-1294

April 04, 2022

5.08 ACRE TRACT
ANNEXATION
EXHIBIT "B"

Being a 5.08 acre tract of land out of the N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey Howard County, Texas, being more particularly described by metes and bounds below:

BEGINNING at a point in the South line of a 0.50 of an acre tract of land and the North Right of way of Oak Glen Drive (80' right of way), common corner of current City of Big Spring City limits, for the Western most corner of this tract, from which the NW corner of said Section 8 bears S 75°9'00" W 1532.06' (Record Bearing) and N 14°51'00" W 872.93';

THENCE N 75°9'00" E along the said North right of way of said Oak Glen Drive a distance of 54.23' to a 1/2" I.R. with cap found at the SE corner of said 0.50 of an acre tract, NE corner of Current Oak Glen Drive right of way, NW corner of a 0.635 of an acre tract for proposed extension of Oak Glen Drive, for a corner of this described tract of land;

THENCE N 83°2'55" E Along the North line of said 0.635 of an acre tract North line of proposed extension of Oak Glen Drive a distance of 110.07' to a 1/2" I.R. with cap found at in the North line of said 0.635 of an acre tract North line of proposed extension of Oak Glen Drive at the SW corner of a 0.614 of an acre tract (proposed Tract 6), for an interior corner of this described tract of land;

THENCE N 7°59'9" E along the West line of Said 0.614 of an acre tract a distance of 224.77' to a 1/2" I.R. with cap found at a corner of a 0.609 of an acre tract of land (proposed Tract 5) for a corner of this described tract of land;

THENCE N 3°9'11" W Along the West line of said 0.609 of an acre tract a distance of 128.11' to a 1/2" I.R. with cap found at the NW corner of a 0.595 of an acre tract of land (proposed Tract 4) for a NW corner of this described tract of land;

THENCE N 83°2'55" E along the North line of said 0.595 of an acre tract a distance of 275.61' to a 1/2" I.R. with cap found at the NE corner of the Future Extension of Holland Grace (variable width right of way) for a Northern corner of this described tract of land;

THENCE S 3°9'11" E along the East line of said extension of Holland Grace a distance of 88.29' to 1/2" with cap found at the NE corner of a 0.524 acre tract (proposed Tract 3) for an interior corner of this described tract of land;

THENCE N 82°24'13" E along the North line of said 0.524 of an acre tract a distance 206.66' to a 1/2" I.R. with cap found at the NE corner of said 0.524 of an acre tract for a NE corner of this described tract of land;

THENCE S 3°12'38" W along the East line of said 0.524 of an acre tract of land a distance of 234.15' to a 1/2" I.R. with cap found at the NE corner of a 2nd 0.524 of an acre tract of land (proposed tract 1) for a corner of this described tract of land;

THENCE S 18°2'50" W along the East line of said 2nd 0.524 of an acre tract a distance of 127.56' to a 1/2" I.R. with cap set at the SE corner of said 2nd 0.524 of an acre tract in the North line of a 2.26 acre tract of land for a Eastern corner of this described tract of land;

THENCE S 82°24'13" W along the South line of 2nd 0.524 of an acre tract, North line of said 2.26 acre tract a distance of 183.42' to a 1/2" I.R. with cap found in the South line of 2nd 0.524 of an acre tract, at the NE corner of said 2.26 acre tract and NE Corner of the current right of way of Holland Grace (60' right of way), for an interior corner of this described tract of land;

THENCE S 5°48'55" E along the East right of way of said Holland Grace and West line of said 2.26 acre tract of land a distance of 314.93' to point in a 1.92 acre tract, in the East line of Holland Grace, and falls in the line of the current City of Big Spring City limits for a SE corner of this described tract of land;

THENCE S 75°31'58" W along said City Limits and across said Holland Grace a distance of 60.00' to a point in the East line of a 0.61 of an acre tract of land in Said City limits line for the Southern most corner of this described tract of land;

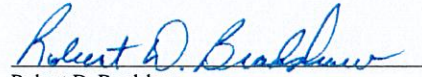
THENCE N 5°34'31" W along the West right of way of said Holland Grace a distance of 324.36' to a point at the NE corner of a 0.74 of an acre tract of land in the South line of said 0.635 of an acre tract or an interior corner of this described tract;

THENCE S 84°13'56" W along the North line of said 0.74 of an acre tract as well as the South line of said 0.635 acre tract to a 1/2" I.R. with cap found at the NW corner of said 0.74 of an acre tract SE corner of the current right of way of said Oak Glen Drive for a corner of this described tract of land;

THENCE S 75°9'00" W along the South right of way of Said Oak Glen Drive to a point intersecting with the current City of Big Spring City limits for a Western corner of this described tract of land;

THENCE N 14°28'2" W across said Oak Glen Drive and along the said City limits a distance of 80.93' to the POINT OF BEGINNING.

Containing 5.08 acres of land



Robert D. Bradshaw
Registered Professional Land Surveyor
No. 5507

