



PLANNING AND ZONING COMMISSION REGULAR AGENDA

Tuesday, April 4, 2023

Notice is hereby given that the Planning and Zoning Commission of the City of Big Spring, Texas will meet in Regular Session on Tuesday, April 4, 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. Z22-04: Zone Change from Agricultural (A) to Single Family Residential (SF-2) for approximately 4.56 acres of land out of the N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County Tx.

Consent

3. Approval of the Planning and Zoning Commission Meeting Minutes from the regular meeting held on February 22, 2023.

New Business

4. Consideration and approval for zone change Z22-04, changing from Agricultural (A) to Single Family Residential (SF-2) for approximately 4.56 acres of land out of the N/2 of

Section 8, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County, Tx.

5. Consideration and approval of a final plat for the Barber Subdivision, approximately 4.56 acres of land out of the N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County, Texas.

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, March 31, 2023 at _____ 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, February 22, 2023, with the following board members:

DALE AVANT	CHAIR
TERRY MCDANIEL	CO-CHAIR
KELLY HARRIS	MEMBER
KEVAN SCHOOLER	MEMBER
TJ STEWART	MEMBER

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

DALE AVANT	CHAIR
TERRY MCDANIEL	CO-CHAIR
KEVAN SCHOOLER	MEMBER
KELLEY HARRIS	MEMBER
	MEMBER

Open Session

Call to Order

The Planning and Zoning Commission met in regular session at 5:30, on February 22, 2023. The was called to order by Chairperson Avant.

Announcements, Presentations and Public Hearings

Concerning amendments to the Big Spring City Code Ordinance Division 2: Renaming Streets, Section 46-235.

The public hearing was opened by Chairperson Avant. The only public comment was from Councilman Diane Yanez .

She complimented Code Enforcement on doing a good job.

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.

Cancelled item prior to meeting.

Consent

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

Cancelled due to having the wrong minutes.

New Business

Consideration and approval for the amendments made to the Big Spring City Code Ordinance as found in Division 2: Renaming Streets, Section 46-235.

The motion to accept as written with and striking the word "abutting", was made by Chairperson Avant.

1st by Kevan Schooler, 2nd by Member McDaniel,

Vote was 4 ayes 0 nays

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.

Cancelled prior to meeting.

Old Business

Commissioners Input

Adjourn

The motion to adjourn was made by Chairperson Avant.

2ND by Member McDaniel

Vote was 4 ayes 0 Nays

DALE AVANT, Chairperson

ATTEST:

Angela Brown, Public Works Coordinator



Memo

Meeting Date: April 4, 2023

To: Planning and Zoning Commission

From: Shane Bowles, Public Works Director

Subject: Z22-04: Zone Change from Agricultural (A) to Single Family Residential (SF-2).

Location: Approximately 4.56 acres out of the N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey, City of Big Spring, Howard County, TX. (Generally located at the north end of Holland Grace Lane, north of Vista Ridge Street.)

Contact: Shane Bowles, Public Works Director, 432-264-2501

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Analysis:

The property was annexed into the city by request of the owner in 2022. When the city annexes land it applies an initial zoning of A, Agriculture District until it becomes necessary to change the zoning. Mr. Jacoby Hopper has filed a plat application in conformance with city regulations and procedures. His proposal is to develop the acreage into six lots for residential development. This land is adjacent to a residential developed district. Staff sent a zoning notification letter to Mr. Hopper and property owners within 200' in compliance with state zoning procedures. No letters of objection have been received.

Staff believes this request for SF-2 zoning is reasonable given the fact that the land located nearby to the south is a residential neighborhood. The new lots and subsequent development will add to the neighborhood character of this part of the city.

Attachments: Location Map; Zone Change application; Notification Boundary Map

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

<input checked="" type="checkbox"/> Straight Zoning	<input type="checkbox"/> Planned Development	<input type="checkbox"/> PD Amendment	<input type="checkbox"/> Specific Use Permit-SUP
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Applicant Information

<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Authorized Representative	<input type="checkbox"/> Project Manager
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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~~ Barber Subdivision ^{as}

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:
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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?: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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

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 trat 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.

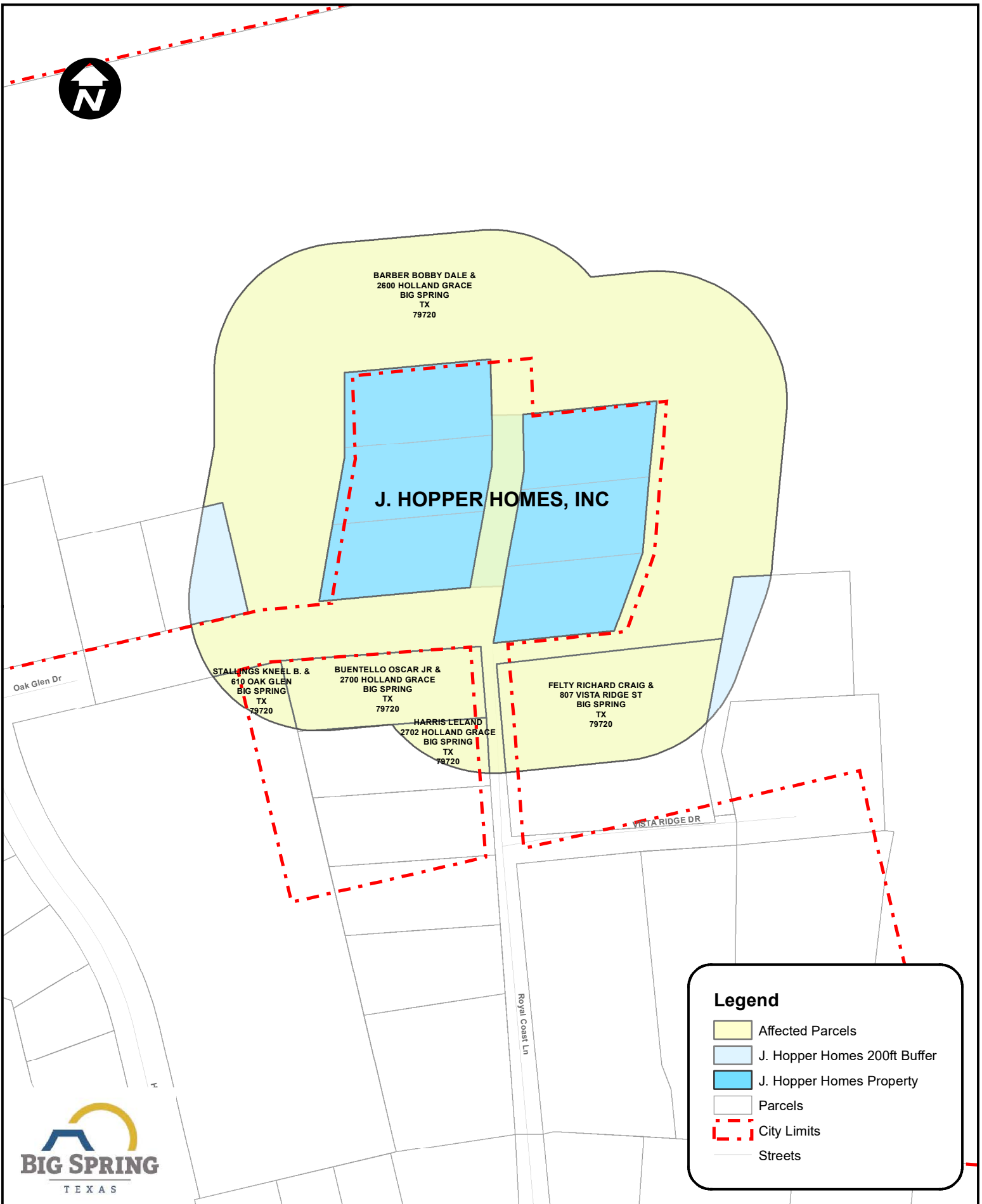
Containing 5.08 acres of land



Robert D. Bradshaw
Registered Professional Land Surveyor
No. 5507



200 Foot Buffer of J. Hopper Homes Property



Legend

- Affected Parcels
- J. Hopper Homes 200ft Buffer
- J. Hopper Homes Property
- Parcels
- City Limits
- Streets



Memo

Meeting Date: April 4, 2023

To: Planning and Zoning Commission

From: Shane Bowles, Public Works Director

Subject: Consideration and approval of a final plat for the Barber Subdivision, approximately 4.56 acres of land out of the N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County, Texas.

Location: Approximately 4.56 acres out of the N/2 of Section 8, Block 32, T-1-S, T&P RR. Co. Survey, City of Big Spring, Howard County, TX. (Generally located at the north end of Holland Grace Lane, north of Vista Ridge Street.)

Contact: Shane Bowles, Public Works Director, 432-264-2501

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Analysis:

The property was annexed into the city by request of the owner in 2022. Mr. Jacoby Hopper has filed a plat for approval by the P&Z and City Council for his proposed development of six residential lots.

The plat meets all conditions contained in the City's subdivision regulations. Staff believes this plat is ready to approve and file with the Howard County Clerk's office.

Attachments: Location Map; Plat application form.