



## PLANNING AND ZONING COMMISSION REGULAR AGENDA

**Tuesday, April 18, 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 18, 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
2. Invocation
3. Pledge of Allegiance to the United States Flag and to the Texas State Flag

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

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

### **Minutes**

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

4. Approval of the Planning and Zoning Commission Meeting Minutes from the regular meeting held on April 04, 2023.

**Old Business**

**New Business**

5. Consideration and approval of a preliminary plat of the Lisciotti Addition, being a 4.307-acre tract out of Sections 5 and 8, Block 32, T-1-S, T&P RR. Co. Survey, City of Big Spring, Howard County, Texas.
  
6. Consideration and approval of a final plat of the Lisciotti Addition, being a 4.307-acre tract out of Sections 5 and 8, Block 32, T-1-S, T&P RR. Co. Survey, City of Big Spring, Howard County, Texas.

**Commissioners Input**

**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, April 14, 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](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, April 4, 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 board members must be present; and the following were in person;

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

#### Open Session

##### Call to Order

Chairperson Avant called the meeting to order at 5:30 pm.

#### Announcements, Presentations and Public Hearings

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.

A motion to open the public hearing was made by Member McDaniels  
5 ayes 0 nays

No public was there to speak, Chairperson Avant made a motion to close the public hearing.

Seconded by Member Schooler

5 ayes 0 nays

### Consent

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

Motion to approve as written was made by Chairperson Avant

Seconded by Member Harris

5 ayes 0 nays

### New Business

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.

Motion to approve the zone change was made by Member Harris

Seconded by Member Stewart

5 ayes 0 nays

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.

Motion to approve was made by Member Schooler

Seconded by Member Stewart

5 ayes 0 nays

### Commissioners Input

Motion to adjourn was made by Member Schooler

Seconded by Member Stewart

5 ayes 0 nays

### Adjourn

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Kevan Schooler, Chair

ATTEST:

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Angela Brown, Public Works Coordinator



## Memo

Meeting Date: April 18, 2023

To: Planning and Zoning Commission

From: Shane Bowles, Public Works Director

Subject: Consideration and approval of a preliminary plat of the Lisciotti Addition, being a 4.307-acre tract out of Sections 5 and 8, Block 32, T-1-S, T&P RR. Co. Survey, City of Big Spring, Howard County, Texas.

Location: Generally located at the southeast corner of the intersection of FM 700 and Goliad Street.

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

### Analysis:

The property is being platted and developed as a Chick-Fil-A restaurant. The purpose of the plat is to create two lots in order to allow for a future pad site near the proposed restaurant which will occupy the larger lot.

The plat meets all conditions contained in the City's subdivision regulations. Staff recommends approval of this preliminary plat.

Attachments: Location Map; Preliminary Plat application form.

CITY OF BIG SPRING

Department of Public Works

PRELIMINARY PLAT APPLICATION

I. APPLICATION

Application is hereby made to the Big Spring Planning and Zoning Commission for approval of the following preliminary plat:

- 1. Proposed Title of Final Plat: Lisciotti Addition
- 2. Legal Description of Plat (or see attached metes and bounds on the accompanying CD)  
CALLED: 4.307 ACRES ABUSAAB REALTY LLC VOL. 964, PG. 461 O.P.R.H.C.T.
- 3. Owner Information:
 

ABUSAAB REALTY LLC	
(Name)	(Phone)
1510 S GREGG	Big Spring, TX 79720
(Address)	(City, State, Zip)
- 4. Developer Information (if different from 3 above)
 

Big Spring CFA Series, LLC	978-860-1065
(Name)	(Phone)
535 Boylan Street 8th Floor	Boston, MA 02116
(Address)	(City, State, Zip)
- 5. Representative Information:
 

Bohler Engineering TX, LLC	469-458-7300
(Name)	(Phone)
2600 Network Blvd. Suite 310	Frisco, TX 75034
(Address)	(City, State, Zip)

II. FEES

Application Fee: Two hundred dollars (\$200.00) for all subdivisions of twenty-five (25) acres or less and two dollars (\$2.00) for each acre or portion thereof, up to a maximum fee of five hundred dollars (\$500.00) for all subdivisions larger than twenty-five (25) acres. Two hundred dollars (\$250.00) for a residential replat.

TOTAL \$ 200

III. SUBMISSION INFORMATION

Submittal Date: Minimum 10 days (18 days for plats requiring a public hearing) prior to the Planning and Zoning Commission meeting at which consideration is desired. The Planning and Zoning Commission generally meets on the first Tuesday of each month.

(Check items if submitted with this application form.)

- 1. Number of Copies: 18 prints \_\_\_\_\_
- 2. Filing Fee: \_\_\_\_\_
- 3. Drainage plan submitted to Public Works Dept. \_\_\_\_\_
- 4. Title Policy \_\_\_\_\_

Rec'd By/Date For Office Use Only
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The Preliminary Plat shall be considered officially filed only when it has been received in the Public Works Office in full compliance with the provisions of the Subdivisions Regulations of the City of Big Spring, including items 1 through 4 above. The Planning and Zoning Commission may recommend approval, disapproval, or conditional approval of any preliminary plat. Conditional approval is considered to be approval of a preliminary plat subject to conformity



Notice of Agreement

The undersigned hereby certify that Seller and Buyer have entered into a Purchase and Sale Agreement (“**Agreement**”) upon the following terms:

**SELLER:** Abusaab Realty LLC, a Texas limited liability company  
**BUYER:** Lisciotti Development Corp., a Massachusetts corporation  
**PROPERTY:** 502 E FM 700, Big Spring, Howard County, Texas  
**SELLER’S TITLE:** See the Deed dated as of March 1, 2005 and recorded at the Howard County Clerk’s office at Volume 964, Page 461

**DATE OF EXECUTION OF AGREEMENT:** June 2, 2022, \_\_\_\_\_

**BUYER’S PERMITTING RIGHTS:** Buyer may file, in Buyer's name (or, if required by any governmental agency, in Seller's name, as Seller's agent) and for Buyer's benefit, zoning code approvals, variances, changes or other appropriate relief, subdivisions, environmental or other related approvals.

This Notice is executed only for the purpose of giving notice of the existence of the Agreement and is not intended to modify, expand or reduce any of the rights of Seller and Buyer as set forth in the Agreement.

EXECUTED under seal.

**SELLER:**

**Abusaab Realty LLC,**  
a Texas limited liability company

By: *Sheila Abusaab*  
Name: Sheila Abusaab  
Title: Manager

Executed: *June 6, 2022*

**BUYER:**

Lisciotti Development Corp.,  
a Massachusetts corporation

DocuSigned by:  
By: *Gregg Lisciotti*  
EAF2393967724B1  
**Gregg Lisciotti**  
President, Duly Authorized

Executed: June 2, 2022



## Memo

Meeting Date: April 18, 2023

To: Planning and Zoning Commission

From: Shane Bowles, Public Works Director

Subject: Consideration and approval of a final plat of the Lisciotti Addition, being a 4.307-acre tract out of Sections 5 and 8, Block 32, T-1-S, T&P RR. Co. Survey, City of Big Spring, Howard County, Texas.

Location: Generally located at the southeast corner of the intersection of FM 700 and Goliad Street.

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

### Analysis:

The property is being platted and developed as a Chick-Fil-A restaurant. The purpose of the plat is to create two lots in order to allow for a future pad site near the proposed restaurant which will occupy the larger lot.

The plat meets all conditions contained in the City's subdivision regulations. Staff recommends approval of this final plat.

Attachments: Location Map; Final Plat application form.

# CITY OF BIG SPRING

Department of Public Works

## FINAL PLAT APPLICATION

### I. APPLICATION

Application is hereby made to the Big Spring Planning and Zoning Commission for approval of the following final plat:

1. Proposed Title of Final Plat: Lisciotti Addition
2. Legal Description of Plat (or see attached metes and bounds *on the accompanying CD*)  
CALLED 4.307 ACRES ABUSAAB REALTY LLC VOL. 964, PG 461 O.P.R.H.C.T
3. Owner Information:  
ABUSAAB REALTY LLC  
(Name) 1510 S GREGG (Phone) Big Spring, TX 79720  
(Address) (City, State, Zip)
4. Developer Information (if different from 3 above)  
Big Spring CFA Series, LLC 978-860-1065  
(Name) (Phone)  
535 Boylston Street 8th Floor Boston, MA 02116  
(Address) (City, State, Zip)
5. Representative Information:  
Bohler Engineering TX, LL 469-458-7300  
(Name) (Phone)  
2600 Network Blvd. Suite 310 Frisco, TX 75034  
(Address) (City, State, Zip)

### II. SHORT FORM REQUEST

This is    is not    a request for the short form procedure. Submission of final plat for short form procedure shall occur at least fourteen (18) days prior to the scheduled Planning and Zoning Commission meeting.

### III. FEES

Application Fee: One hundred fifty dollars (\$200.00) [plats with four (4) or less lots one hundred and fifty dollars (\$150.00)] for all subdivisions of fifty acres or less and one dollar (\$1.00) for each acre or portion thereof, up to a maximum fee of two hundred fifty dollars (\$300.00) for all subdivisions larger than fifty acres. Two hundred dollars (\$250.00) for a residential replat.

\$ 150

Recording Fee: Thirty dollars (\$30.00) for plats which do not exceed 18" in the lesser dimension or 24" in the greater dimension or

\$           

Thirty-five dollars (\$35.00) for plats which exceed either dimension specified above.

\$ 35

TOTAL

\$ 185

**IV. SUBMISSION INFORMATION**

Submittal Deadline: Minimum 10 days (18 days for short form procedure, 18 days for plats requiring a public hearing) prior to the Planning Commission meeting at which action is desired. The Planning Commission generally meets on the first Tuesday of each month.

**(Check items if submitted with this application form.)**

- 1. Number of Copies: 18 prints and 1 original \_\_\_\_\_
- 2. Performance Bond/Letter of Credit \_\_\_\_\_
- 3. Tax Certificate \_\_\_\_\_
- 4. Title Opinion \_\_\_\_\_
- 5. Drainage plan submitted to Public Works Dept. \_\_\_\_\_
- 6. Digital file or Conversion Fee (\$50.00) \_\_\_\_\_

Rec'd By/Date For Office Use Only	/
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	/

This application authorizes the City Secretary to file the plat with the County Clerk for recording following approval. This application shall also authorize the filing of the associated documents which are approved by the Planning and Zoning Commission or City Council and shall authorize the City of Big Spring to reproduce from the plat, at the expense of the applicant, three film positives, sixteen direct prints for the City of Big Spring record files, and one direct print for each utility company franchised to provide service within the City of Big Spring. One additional film positive may be requested by the engineering firm at its expense.

**ENGINEER: PLEASE INDICATE WHETHER YOU DESIRE A FILM POSITIVE YES x NO  
OR SEPIA YES x NO**

The Final Plat shall be considered officially filed only when it has been received in the Public Works Office in full compliance with the provisions of the Subdivisions Regulations of the City of Big Spring.

**NOTE:** If property owner is to be represented by an authorized agent and said agent files and executes the application on behalf of the property owner, the agent should print the property owner's name and his own on the lines provided on page 1 and complete the affidavit below. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Big Spring.

\_\_\_\_\_  
(PROPERTY OWNER) (DATE) By: \_\_\_\_\_  
(If applicable - see note)

~~STATE OF TEXAS~~ Commonwealth of Massachusetts  
~~COUNTY OF HOWARD~~ Worcester

Before me, the undersigned authority, on this day personally appeared John Scribner Jr who, being by me duly sworn, upon oath says: That he is authorized by Abusaab Realty LLC the owner of the above described property, to fully represent him in this application and that he has the legal right, power and authority to sign said owner's name hereto as his attorney in fact.

[Signature]  
(Signature of Affiant)

Subscribed and sworn to before me, by the said John Scribner Jr, this 7 day of April, 2023  
which witness my hand and seal of office

<b>FOR OFFICE USE ONLY</b>	
Rec'd BY: _____	DATE: _____
RES REPLAT: YES _____	NO _____
ASSIGNED: _____	
FOR: _____	ON: _____

Barbara A Connally  
Notary Public, ~~Midland County, Texas~~ Worcester County, Massachusetts

BARBARA A. CONNALLY Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires On June 20, 2025
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**\*\*Application will not be considered for scheduling until reviewed by the Director of Public Works.\*\***

**MARCY DRIVE (F.M. 700)**  
 (200' R.O.W. - POSTED SPEED LIMIT 45 M.P.H.)

**SITE PLAN DESIGN NOTES & KEY PLAN**

SITE PLAN KEYNOTES APPLY TO BOTH SHEETS C-2.2 AND C-2.3

- 1 CONCRETE CURB (1/24)
- 2 EDGE OF CONCRETE PAVEMENT WITHOUT CURB
- 3 TRANSITION CURB (1/24)
- 4 DEPRESSED CURB
- 5 CONCRETE RAMPS
- 5A MAIN ENTRANCE HANDICAP RAMP (1/24)
- 5B RETURNED CURB HANDICAP RAMP (1/24)
- 5C ADA ACCESSIBLE RAMP (1/24)
- 6 CONCRETE BOLLARD (1/24)
- 7 CONCRETE SIDEWALKS
- 7A SITE CONCRETE SIDEWALK (1/24)
- 7B BUILDING CONCRETE SIDEWALK (1/24)
- 8 DRIVE-THRU PLAN (1/24)
- 9 CURB SECTION AT DRIVE-THRU WINDOW (1/24)
- 10 RADIUS PROTECTION (1/24)
- 11 2" PAVEMENT SAWCUT
- 12 CURB BREAK WITH RIP RAP (1/24)
- 13 LANDSCAPED AREA
- 14 DIRECTIONAL ARROW (1/24)
- 15 DRIVE-THRU GRAPHICS (1/24)
- 16 HANDICAP PARKING STALL (1/24)
- 17 STANDARD PARKING STALL (9'X20') (1/24)
- 18 4" WIDE STRIPES @ 3" O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 19 4" YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 20 6'-0" CROSSWALK (1/24)
- 21 FIRELANE STRIPING
- 22 4" WIDE YELLOW REFLECTIVE TRAFFIC STRIPING
- 23 DIRECTIONAL SIGNAGE, ALL SIGNS SHALL CONFORM TO SIGNAGE PLANS TO BE PROVIDED ONCE FINALIZED
- 23A "STOP" SIGN AND "STOP" BAR (1/24)
- 23B ACCESSIBLE PARKING SIGN - BOLLARD MOUNTED (1/24)
- 23C "DO NOT ENTER" & "STOP" BAR PAVEMENT MARKING (1/24)
- 23D COMBINED "DO NOT ENTER" AND "STOP" SIGN (1/24)
- 23E "PEDESTRIAN CROSSWALK" SIGN (1/24)
- 23F "DRIVE-THRU ONLY" SIGN (1/24)
- 24 26" CHICK-FIL-A HIGH RISE SIGN (REF SIGNAGE PLANS)
- 25 FLAG POLE (REF SIGNAGE PLANS)
- 26 LIGHT POLE (REFER TO LIGHTING PLAN)
- 27 TIER 3 FACE TO FACE ORDER CANOPY (REF ARCHITECTURAL PLANS)
- 28 DRIVE-THRU CLEARANCE BAR (1/24)
- 29 BUILDING DOWNSPOUTS (REF ARCHITECTURAL PLANS)
- 29A CANOPY DOWNSPOUTS (REF ARCHITECTURAL PLANS)
- 30 MENU BOARD & CANOPY ORDERING STATION (REF ARCHITECTURAL PLANS)
- 31 MENU-BOARD LOOP DETECTOR SYSTEM (1/24)
- 32 OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
- 33 DRIVE-THRU ORDER POINT ISLAND (1/24)
- 34 PATIO AREA RAILING (REF ARCHITECTURAL PLANS)
- 35 RAILING GATE (REF ARCHITECTURAL PLANS)
- 36 CANOPY COLUMNS (REF ARCHITECTURAL PLANS)
- 37 TIER 3 OUTSIDE MEAL DELIVERY CANOPY (REF ARCHITECTURAL PLANS)
- 38 BUILDING CANOPY (REF ARCHITECTURAL PLANS)
- 39 MAGNETIC DELINEATOR (TYP.) (REF ARCHITECTURAL PLANS)
- 39A MAGNETIC DELINEATOR WITH RUBBER BASE (TYP.) (REF ARCHITECTURAL PLANS)
- 40 DRIVE-THRU CASH STATION AREA (REF ARCHITECTURAL PLANS)
- 41 DUMPSTER STRUCTURE (REF ARCHITECTURAL PLANS) (1/24)
- 42 8" BLOCK WIDTH DUMPSTER DRAIN (1/24)
- 43 REFUSE ENCLOSURE FOUNDATION (1/24)
- 44 CULVERT HEADWALL (DESIGN BY OTHERS)
- 45 GREASE TRAP (REF ARCHITECTURAL PLANS)
- 46 REMOTE FDC (REF ARCHITECTURAL PLANS)
- 47 PROP 10' ELECTRIC EASEMENT
- 48 PROP 10' DRAINAGE EASEMENT
- 49 PROP 30' DRAINAGE EASEMENT
- 50 PROP 5' SIDEWALK EASEMENT
- 51 ±125' EXTENSION METAL BEAM GUARD FENCE. CONTRACTOR TO MATCH AND EXTEND EXISTING GUARDRAIL OR INSTALL THE METAL BEAM GUARD FENCE SPECIFIED IN THIS PLANSET.

**HATCH LEGEND**

	ADA PAVEMENT STRIPING		PROP CONCRETE SIDEWALK (SEE SHEET C-4.0)
	HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C-4.0)		PROP CANOPY (SEE BUILDING PLANS)
	PROPOSED BUILDING (SEE BUILDING PLANS)		MEDIUM DUTY CONCRETE PAVEMENT (SEE SHEET C-4.0)
	TRASH ENCLOSURE CONCRETE PAVEMENT (SEE SHEET C-4.1)		

**SITE LEGEND**

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROP. SAWCUT
	EXST. OVERHEAD UTILITY LINE
	EXST. POWER POLE
	EXST. FIRE HYDRANT

**SITE PLAN NOTES:**

- SEE SHEET C-1.1 FOR GENERAL NOTES.
- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE LATEST AND APPROVED ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THIS PLAN WAS PREPARED WITH "ALTANSPS LAND TITLE SURVEY" BOHLER ENGINEERING, DATED 07/15/2022.
- THIS PLAN WAS PREPARED WITH "GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS DRAFT" PREPARED BY GILES ENGINEERING ASSOCIATES, INC. DATED 08/01/2022.

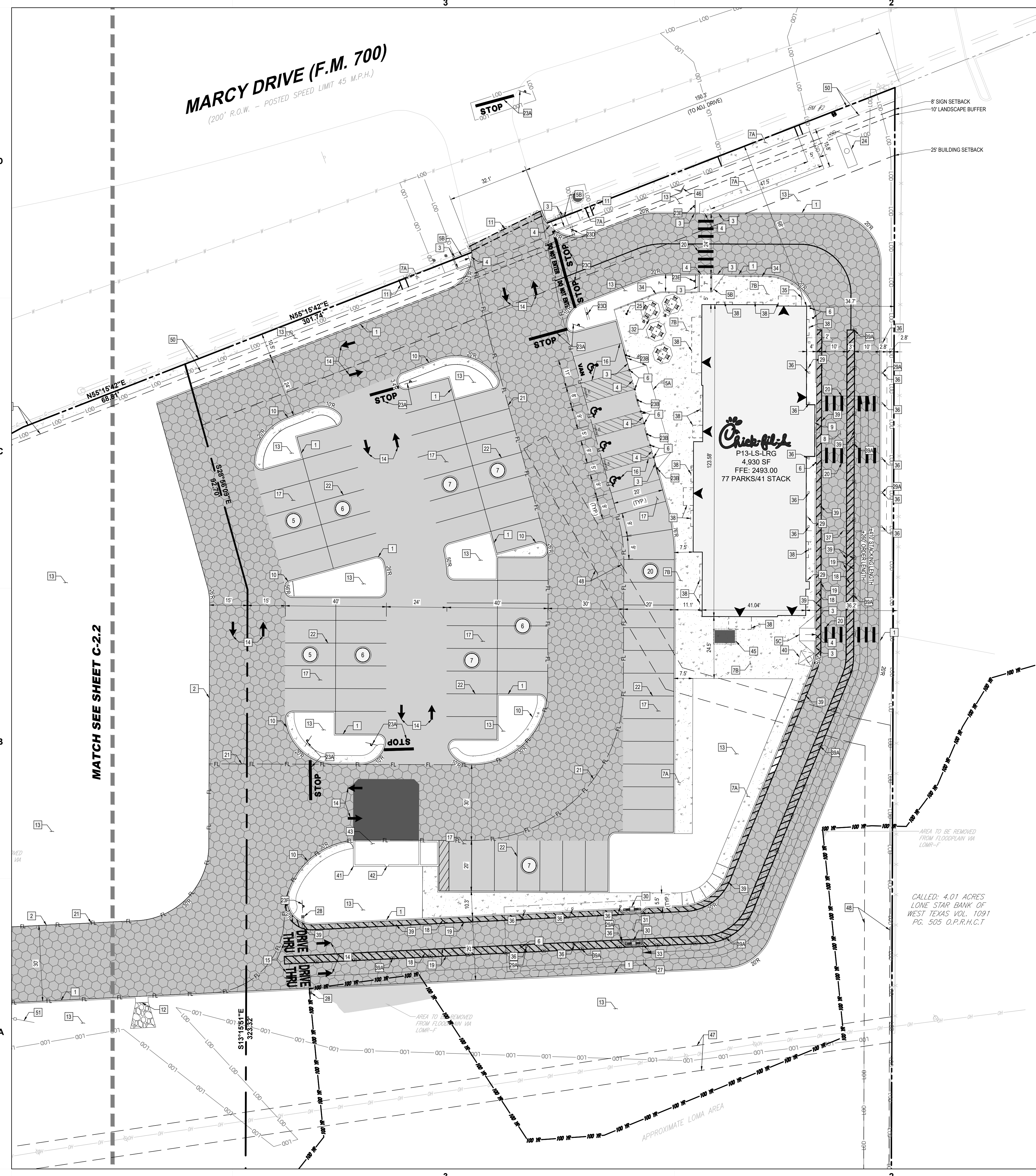
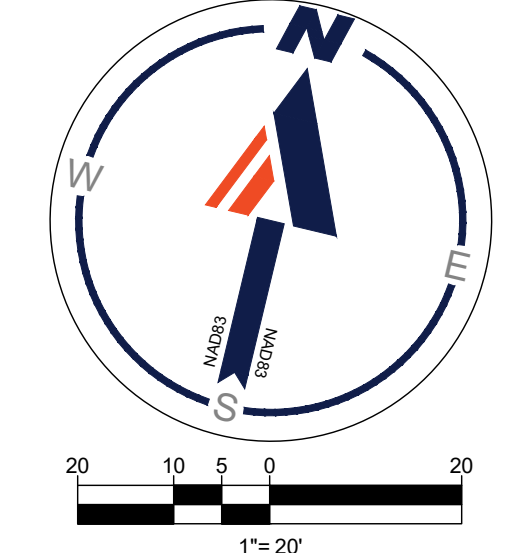
**SITE DATA**

LEGAL	
HOME DEPOT 201 AC 030105 BLK/TRACT 32 1S	
TOTAL LOT AREA:	4.305 ACRES 187,508 SF
PROPOSED LOT AREA:	LOT 1: 1.503 AC LOT 2: 2.802 AC
ZONING	
ZONING DISTRICT	LC - LIGHT COMMERCIAL
SETBACKS	FRONT: 25' SIDE: 0' REAR: 10'
PARKING	
REQUIRED (1 SPACE / 3 RESTAURANT SEATS)	30 TOTAL SPACES (90 SEATS)
PROPOSED TOTAL PARKING	77 SPACES
REQUIRED ADA PARKING	4 SPACES (INCLUDING 1 ADA VAN SPACE)
PROPOSED ADA PARKING	4 SPACES (INCLUDING 1 ADA VAN SPACE)
BUILDING	
TOTAL BUILDING AREA	4,930 SF
BUILDING HEIGHT	1-STORY 21.04'

**PROJECT BENCHMARKS**

BM#1  
PK NAIL SET ON THE EAST SIDE OF S. GOLIAF STREET, SAID NAIL BEING ±25 FEET IN A SOUTHWESTERLY DIRECTION FROM A 12 IN. RCP PIPE AND ±26 FEET IN NORTHWESTERLY DIRECTION FROM A POWER POLE.  
ELEVATION = 2,503.88'

BM#2  
PK NAIL SET ON THE SOUTH RIGHT-OF-WAY OF FM HIGHWAY 700, SAID NAIL BEING ±17 FEET IN SOUTHWESTERLY DIRECTION FROM A GAS METER AND ±76 FEET IN A NORTHEASTERLY DIRECTION FROM A LIGHT POLE.  
ELEVATION = 2,494.02'



MATCH SEE SHEET C-2.2

NOT ISSUE FOR CONSTRUCTION



**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia 30349-2998

LISCOTT DEVELOPMENT  
 535 BOYLAND ST., 8TH FLOOR  
 BOSTON, MA 02116  
 978-466-6661

**BOHLER**  
 2600 NETWORK BLVD, STE. 310  
 FRISCO, TX 75034  
 Phone: (469) 458-7300  
 TX@BohlerEng.com  
 TBPE NO. 15085 | TBFLS NO. 10194413

**BOHLER**  
 FOR REVIEW PURPOSES ONLY  
 MATHIAS HAUBERT  
 LICENSE NUMBER: 13806

**CHICK-FIL-A**  
**BIG SPRING**  
 502 E. FM 700,  
 BIG SPRING, TX 79720

**FSR#05456**  
 BUILDING TYPE / SIZE: P13-LS-LARGE  
 RELEASE: 21.11

REVISION SCHEDULE  
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # TXA220033.00  
 PRINTED FOR NOT ISSUE FOR CONSTRUCTION  
 DATE 03/13/2023  
 DRAWN BY MG  
 CHECKED BY MJH  
 Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

**SITE PLAN**  
**(II OF II)**  
 SHEET NUMBER  
**C-2.3**

H:\2022\TXA220033.00\Engineering\Drawings\Construction\Plans\Plan\_Site\TXA220033.00 - SITE - X.dwg, SITE (I OF II), 4/23/2023, 10:17:14 AM, mprosmo, Xerev510-1.pcd, User634, 1:1