



PLANNING AND ZONING COMMISSION REGULAR AGENDA

Tuesday, August 29, 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, August 29, 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

Public Hearings

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

2. Public Hearing to consider a change to the City's Zoning Regulation Article 6, District Regulations, Section 6-6 Districts and Permitted uses, Residential Districts, regarding lot coverage.

Consent Items

3. Approval of the Planning & Zoning Meeting minutes that was held on 07/20/2023.

Old Business

4. Approval of the plat of Finch Addition, being a replant of Block 5, Lots 1-6, The Earles Addition, and Block 11, Cedar Crest Addition, An Addition to the City of Big Spring, Howard

County, Texas

New Business

5. Discussion and possible approval to consider a change to the City's Zoning Regulation Article 6, District Regulations, Section 6-6 Districts and Permitted uses, Residential Districts, regarding lot coverage.
6. Discussion about members that have expired or renewed.

Shane
Bowles

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, August 25, 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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY BIG SPRING, TEXAS AMENDING THE BIG SPRING ZONING ORDINANCE, ARTICLE 6 "DISTRICT REGULATIONS," SECTION 6-6 DISTRICTS AND PERMITTED USES, RESIDENTIAL DISTRICTS, A, AGRICULTURE DISTRICT, (f) *Lot coverage*. In no case shall more than ~~twenty-percent (20%)~~ fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings; SF-1, SINGLE-FAMILY DWELLING DISTRICT (f) *Lot coverage*. In no case shall more than ~~thirty-five-percent (35%)~~ fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings; SF-2, SINGLE-FAMILY DWELLING DISTRICT (f) *Lot coverage*. In no case shall more than ~~thirty-five-percent (35%)~~ fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings; SF-3, SINGLE-FAMILY DWELLING DISTRICT (f) In no case shall more than ~~thirty-five-percent (35%)~~ fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings; 2F, TWO-FAMILY DWELLING DISTRICT (f) *Lot Coverage*. In no case shall more than ~~forty-percent (40%)~~ fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings; GR, GENERAL RESIDENTIAL DISTRICT (f) *Lot Coverage*. In no case shall more than ~~forty-five-percent (45%)~~ fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings;

WHEREAS, the Planning and Zoning Commission held a public hearing on August 22, 2023 to discuss potential amendments to the city's zoning regulations concerning additional lot coverage in certain residential zoning districts; and

WHEREAS, the Planning and Zoning Commission submitted its final report to the City Council on or about August 23, 2023; and

WHEREAS, the Planning and Zoning Commission recommends the following amendments to the City of Big Spring Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, THAT:

SECTION 1. The Big Spring Zoning Ordinance, Article 6, Section 6-6 District Regulations and Article 7, Special Applications are hereby amended by amending certain subsections listed above to permit increased lot coverage in listed residential zoning districts.

SECTION 2. Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be

affected thereby.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. The City Secretary is hereby ordered and directed to cause the descriptive caption as well as the penalties for violation of this ordinance to be published as required by law.

SECTION 5. This ordinance shall take effect immediately after its publication in accordance with the provisions of the Charter of the City of Big Spring, and it is accordingly so ordained.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the **XXth** day of **August, 2023** with all members of the Council voting “aye” for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the **XXth** day of **September, 2023** with all members of the Council voting “aye” for the passage of same.

Robert Moore, Mayor

ATTEST:

Tami L. Davis, Assistant City Secretary

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, July 20, 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

Notice of Possible Quorum

Consent Items

Approval of the Planning and Zoning Commission Meeting Minutes from the regular meeting held on May 16, 2023.

Member Schooler made a motion to approve, 2nd by Member Stewart.
5 ayes 0 nays

New Business

Discussion to amend the City of Big Spring Zoning Code to allow electric battery storage operations within the city limits. To discuss a definition for energy storage and create a zoning in which the use is allowed.

Cameron Walker explained the item and expressed he was against it.

Mason Parker explained his project and disagreement with Cameron Walker.

Shane Bowles and Joe Cazares expressed their views about the citizens' safety.

After a great discussion with the P&Z Commission, the Commission decided not to add this item to the City Code at this time.

Commissioners Input

Move to adjourn by Member McDaniel, 2nd by Member Stewart

5 ayes 0 nays

Dale Avant, Chair

ATTEST:

Angela Brown, Public Works Coordinator

OWNERS NAMES

CHUCK ROSENBAUM
OWNER

CERTIFICATION OF OWNER SUBDIVISION

STATE OF TEXAS
COUNTY OF HOWARD

I, the undersigned owner of the land shown on this plat, and designated herein as FINCH ADDITION to the City of Big Spring, Texas and whose name is subscribed hereto, hereby, declare my intention to dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places as shown hereon.

OWNER _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HOWARD

BEFORE ME, the undersigned authority, on this day personally appeared CHUCK ROSENBAUM known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that

executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

_____ day of _____, 2023.

NOTARY PUBLIC _____

CERTIFICATION OF PLANNING AND ZONING COMMISSION

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Big Spring, Texas and is hereby approved by such Commission.

DATED this _____ day of _____, 2023.

By: _____
COMMISSION CHAIRPERSON

CERTIFICATION OF ENGINEER

STATE OF TEXAS
COUNTY OF HOWARD

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this Plat.

Robert D. Bradshaw
REGISTERED PROFESSIONAL ENGINEER
Robert D. Bradshaw
No. 63841

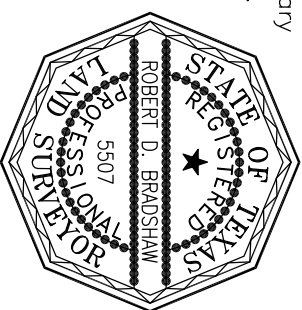


CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF HOWARD

I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby certify, to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are currently shown thereon.

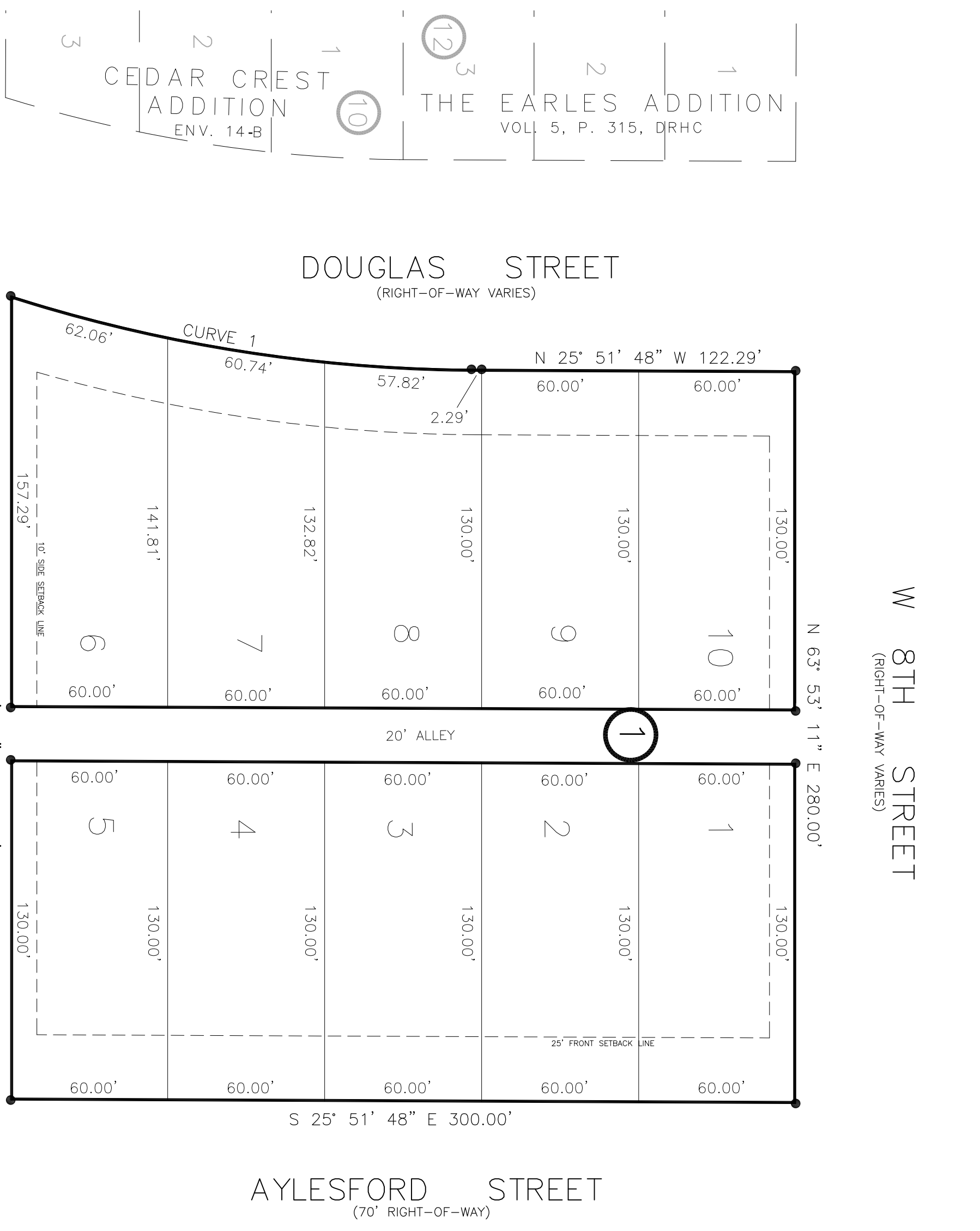
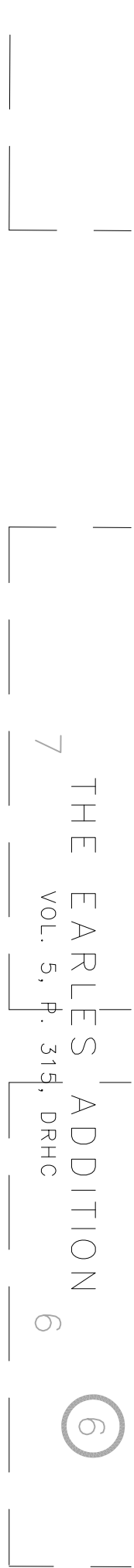
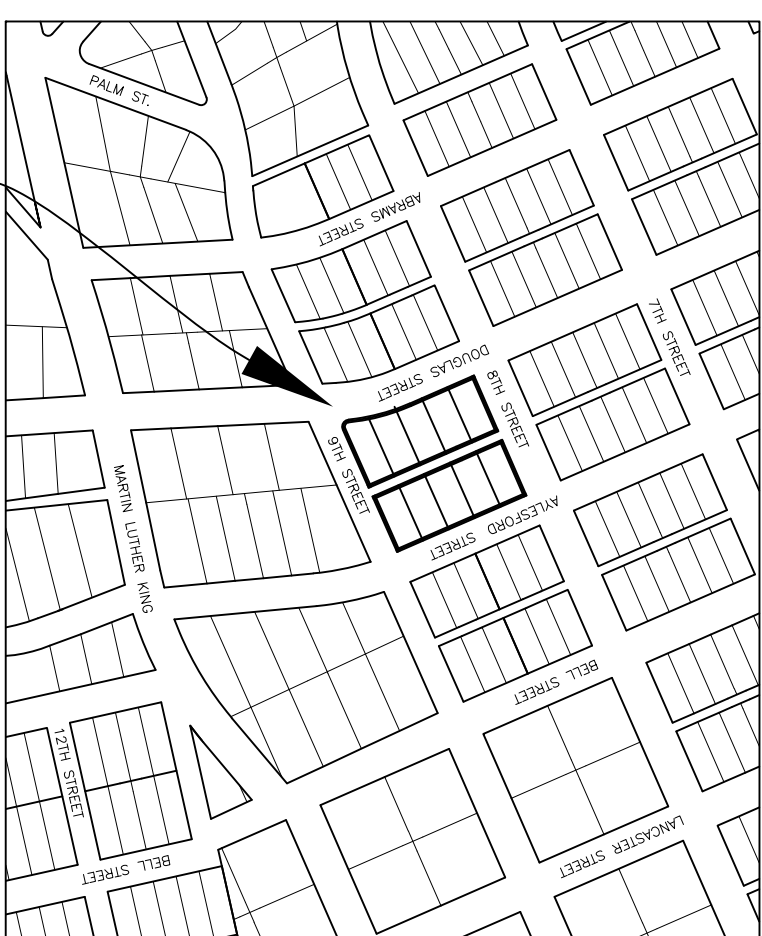
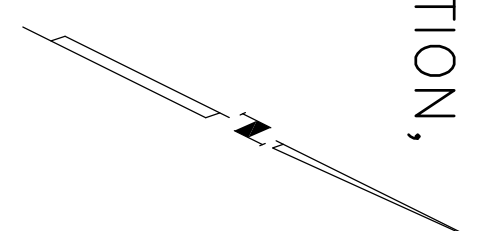
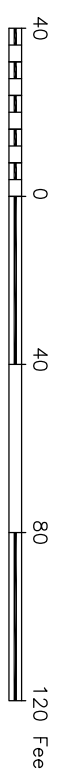
Robert D. Bradshaw
REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Bradshaw
No. 5507



**PLAT
OF**

FINCH ADDITION,

BEING A REPLAT OF BLOCK 5, LOTS 1-6, THE EARLES ADDITION,
AND BLOCK 11, CEDAR CREST ADDITION,
AN ADDITION TO THE CITY OF BIG SPRING,
HOWARD COUNTY, TEXAS



CERTIFICATION OF PUBLIC WORKS DIRECTOR

I, the undersigned, Public Works Director of the City of Big Spring, hereby Certify that this subdivision plat conforms to all requirements of the City of Big Spring and hereby recommend approval.

PUBLIC WORKS DIRECTOR _____

PLAT NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS SUBJECT TO A VIOLATION OF THE CITY ORDINANCE AND STATE BUILDING PERMITS
- FLOOD PLAIN: THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 4822700430C DATED OCTOBER 6, 2010.
- ZONING: SF-2 SINGLE-FAMILY DWELLING
- SCHOOL DISTRICT: BIG SPRING INDEPENDENT SCHOOL DISTRICT

BRADSHAW & ASSOCIATES, INC.
CONSULTING ENGINEERS

REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM #6233
2112 SQUIRREY STREET PHONE(432)263-1098
BIG SPRING, TEXAS 79720 FAX(432)263-1294
NO. 21010005
PLAT PREPARED: July 18, 2023

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	BEARING
1	180.62'	593.05'	179.92'	N 17°08'19" W

LEGEND

- = PROPERTY LINE
 - - - = BUILDING SETBACK LINE
 - = SET 1/2" IRON ROD WITH CAP
- BENCHMARK= A1112
ELEVATION= 2632.69 FT NAVD88
COORDINATE BASIS STATE PLANE COORDINATES
NORTH CENTRAL ZONE 4202 NAD83

FILED

FOR RECORD

This _____ day of _____, 2021
at _____ O'clock and _____ minutes

in envelope _____ Howard County Plat Records.

Brent Zitterkopf, County Clerk
Howard County, Texas

DEPUTY _____