



## PLANNING AND ZONING COMMISSION REGULAR AGENDA

Tuesday, December 5, 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, December 5, 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 Council will take Input on Items Requiring Public Hearing Items **Prior** to any Action.

2. Z23-01: General Residential (GR) to Heavy Commercial (HC) zoning for 3.450 acres of Land in Section 32, Block 33, T-1-N, T&P RR. Co. Survey, Big Spring, Howard County, Texas. Generally located on W. Business 20 East of Old State Highway 80.

### Consent Items

3. Approval of the minutes from the Planning and Zoning Meeting on 08/29/2023.

### Old Business

**New Business**

4. Consideration and possible approval of zone change Z23-01: General Residential (GR) to Heavy Commercial (HC) zoning for 3.450 acres of Land in Section 32, Block 33, T-1-N, T&P RR. Co. Survey, Big Spring, Howard County, Texas. Generally located on W. Business 20 East of Old State Highway 80.

**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, December 01, 2023 at 4:30 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](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.

Z23-01

		<b>Zone Change Application</b>	
<b>General Information</b>			
<ul style="list-style-type: none"> <li>• Prior to the submittal of an application, the applicant is encouraged to schedule a pre-application meeting with City Staff.</li> <li>• This application will not be scheduled for hearing until reviewed by the Director of Public Works or designee.</li> </ul>			
<b>Request Type</b>			
<input checked="" type="checkbox"/> Straight Zoning		<input type="checkbox"/> Planned Development	<input type="checkbox"/> PD Amendment
<input type="checkbox"/> Specific Use Permit-SUP			
<b>Applicant Information</b>			
<input type="checkbox"/> Property Owner		<input checked="" type="checkbox"/> Authorized Representative	<input type="checkbox"/> Project Manager
<i>Authorized Representatives/Project Managers must provide a notarized affidavit required including signature of legal owner(s)</i>			
Name: <b>Travis Yanker</b>		Phone Number: <b>214-937-3937</b>	
Mailing Address: <b>3803 Parkwood Blvd</b>		Email Address: <b>tYanker@Halff.com</b>	
<b>Project Information</b>			
Name of Project (if applicable): <b>One Mile Switching Station</b>			
Subject Property Address and/or Location (Use attachment, if necessary): <b>Unknown/Not Assigned</b>			
Legal Description (Use attachment, if necessary): <b>3,450 Acres of Land In Section 32, Block 33, T-1-N, T &amp; P RY. Co. Survey, Big Spring, Howard County, Texas</b>			
Current Zoning: <b>General Residential</b>	Requested Zoning: <b>Heavy Commercial</b>	Comprehensive Plan Designation:	
Existing Use of Property: <b>Undeveloped</b>			
Proposed Use of Property: <b>Switching Station Electrical Substation</b>			
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: <u><i>Travis Yanker</i></u>		Date: <b>08/31/2023</b>	
<b>OFFICE USE ONLY</b>			
Case Number:	Date of Application:	Date Fee Received (\$400.00): Fee \$325.00 - SUP:	
Affidavit attached?: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		P&Z Meeting Date:	
City Council 1st Reading Date:		City Council 2nd Reading Date:	

BIG SPRING WEST - AIR PARK  
138 KV TAP LINE  
TRACT NO. 1-1  
WA: 96T80000

2427  
DEED

DR-5171

**Date:** April 16, 1996

**Grantor:**

JUNE ANN MOORE, HARROL G. JONES and JOYCE JONES WEAVER, married but not joined herein by their spouses for the reason said property is their separate property and does not constitute any part of their homestead.

**Grantor's Address:**

JUNE ANN MOORE  
105 Royal Oak  
Austin, TX 78734

HARROL G. JONES  
1504 Dayton  
Big Spring, TX 79720

JOYCE JONES WEAVER  
434 Westover  
Big Spring, TX 79720

**Grantee:**

TEXAS UTILITIES ELECTRIC COMPANY

**Grantee's Address:**

1601 Bryan St. EP 34-140, Dallas, Texas 75201

**Consideration:**

Ten Dollars and other good and valuable consideration paid to Grantors by Grantees in hand paid, receipt and sufficiency of which is acknowledged.

**Property:**

All that certain parcel and piece of land out of and a part of Section 32, Block 38, T-1-N, T&P Ry. CO. Survey, Howard County, Texas described by metes and bounds on Exhibit "A" attached to and by this reference made a part of this Deed.


**Reservations and Exceptions:**

Drainage Easement recorded in Volume 228, page 1, Deed Records of Howard County, Texas.

Grantor's, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee's the property, together with all and singular the right and appurtenances thereto in any wise, belonging, to have and to hold it to Grantee's, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor's hereby binds Grantor's and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

  
JUNE ANN MOORE

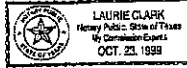
  
HARROL G. JONES

  
JOYCE JONES WEAVER

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 18<sup>th</sup> day of April, 1998 by JUNE ANN MOORE.

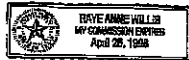


*Laurie Clark*  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF HOWARD §

The foregoing instrument was acknowledged before me on the 24<sup>th</sup> day of April, 1998 by HARROL G. JONES.



*Ervye Anne Hillis*  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF HOWARD §

The foregoing instrument was acknowledged before me on the 19<sup>th</sup> day of April, 1998 by JOYCE JONES WEAVER.



*Jana Sparks*  
Notary Public, State of Texas

**EXHIBIT "A"**  
**ATTACHED TO DEED FROM JUNE ANN MOORE,**  
**HARROL G. JONES and JOYCE JONES WEAVER TO**  
**TEXAS UTILITIES ELECTRIC COMPANY DATED MARCH 29, 1995.**

FIELD NOTES OF A 3.450 ACRE TRACT OF LAND OUT OF SECTION 32, BLOCK 33  
T-1-N, T & P RY CO. SURVEY, HOWARD COUNTY, TEXAS.

BEGINNING at a point in the west boundary line of a certain 1.28 acre tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 252, Page 383 Howard County Deed Records, the northeast corner of a certain 2.95 acre tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 252, Page 389 Howard County Deed Records, the southeast corner of a certain parcel of land described by Warranty Deed recorded in Volume 704, Page 545, Howard County Deed Records, for the southeast corner of this tract, in Section 32, Block 33, T-1-N, T & P Ry. Co. Survey, Howard County, Texas, from which point of beginning the southwest corner of said Section 32 bears S 20°54'W, 1383.43 feet and S 14°26'E, 559.5 feet;

THENCE N 74°46'56"W, along the north boundary line of said 2.95 acre tract of land, 455.29 feet to a point in the east boundary line of 4th Street (Old Bankhead Highway) for the northwest corner of said 2.95 acre tract of land and southwest corner of this tract;

THENCE N 21°37'19"E, along the east boundary line of 4th Street, 32.89 feet to a point of deflection to the right in the south boundary line of Interstate Highway Business 20 for an exterior corner of this tract;

THENCE N 47°31'24"E, along the south boundary line of Interstate Highway Business 20, 222.84 feet to a point on curve for an exterior corner of this tract;

THENCE northeasterly with a curve to the right, delta angle = 6°16'55", radius = 1850.08 feet, chord bearing = N61°21'38"E, chord distance = 202.74 feet, a distance on curve of 202.84 feet to a point for an exterior corner of this tract;

THENCE N 71°39'28"E, 97.12 feet to a point on curve for an interior corner of this tract;

THENCE northeasterly with curve to the right, delta angle = 4°10'51", radius = 1840.08 feet, chord bearing = N 89°19'07"E, chord distance = 134.24 feet, a distance on curve of 134.27 feet to a point for an exterior corner of this tract;

THENCE N 71°24'32"E, 59.19 feet to a point for the northwest corner of said 1.28 acres of land and this tract;

THENCE S 20°54'W, along the west boundary line of said 1.28 acre tract of land, 529.27 feet to the place of beginning and containing 3.450 acres of land.

2627  
FILED

96 MAY -6 PM 4:17

County Clerk, Howard County

BY DEPUTY *[Signature]*

*[Handwritten notes and stamps]*

THE STATE OF TEXAS  
COUNTY OF HOWARD

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, MORTGAGE OR  
LEASE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR  
OR RACE IS HEREBY DECLARED UNENFORCEABLE UNDER FEDERAL LAW

I hereby certify that this instrument was FILED on the date and at the time  
stamped hereon by me and was duly RECORDED in the Records of Howard  
County, Texas, in the Volume and Page as noted hereon by me.

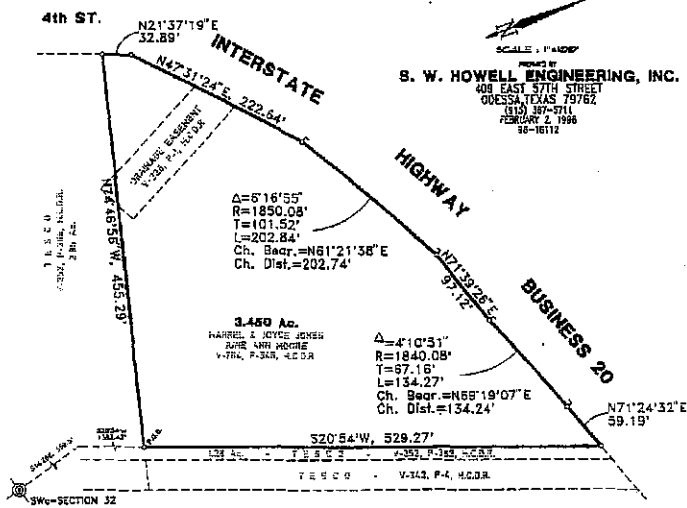


*[Signature]*  
MARGARET FOR COUNTY CLERK  
HOWARD COUNTY, TEXAS

By *[Signature]*, Deputy

RECORDED: May 13, 1996 at 9:45AM  
Doors RECORDS, Volume 734, Page 200-203

**PROPOSED RIGHT-OF-WAY FEE ACQUISITION  
OF 3.450 ACRES OF LAND IN SECTION 32,  
BLOCK 33, T-1-N, T & P RY. CO. SURVEY,  
BIG SPRING, HOWARD COUNTY, TEXAS**



SCALE: 1"=400'  
 PREPARED BY  
**S. W. HOWELL ENGINEERING, INC.**  
 408 EAST 37TH STREET  
 DALLAS, TEXAS 75218  
 (214) 387-5111  
 FEBRUARY 2, 1996  
 95-16112

FIELD NOTES OF A 3.450 ACRE TRACT OF LAND OUT OF SECTION 32, BLOCK 33, T-1-N, T & P RY. CO. SURVEY, HOWARD COUNTY, TEXAS.

BEGINNING at a point in the west boundary line of a certain 1.28 acre tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 252, Page 383, Howard County Deed Records, the northeast corner of a certain 2.55 acre tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 252, Page 389, Howard County Deed Records, the southeast corner of a certain parcel of land described by Warranty Deed recorded in Volume 704, Page 545, Howard County Deed Records, for the southwest corner of this tract, in Section 32, Block 33, T-1-N, T & P Ry. Co. Survey, Howard County, Texas, from which point of beginning the southwest corner of said Section 32 bears S20°54'W, 1363.43 feet and S14°28'E, 559.5 feet.

THENCE N7°45'36"W, along the north boundary line of said 2.95 acre tract of land, 455.29 feet to a point in the east boundary line of 4th Street (Old Bankhead Highway) for the northwest corner of said 2.95 acre tract of land and southwest corner of this tract;

THENCE N21°37'19"E, along the east boundary line of 4th Street, 32.89 feet to a point of deflection to the right in the south boundary line of Interstate Highway Business 20 for an exterior corner of this tract;

THENCE N47°31'24"E, along the south boundary line of Interstate Highway Business 20, 222.64 feet to a point on a curve for an exterior corner of this tract;

THENCE northeasterly with a curve to the right, delta angle = 8°18'55", radius = 1850.08 feet, chord bearing = N81°21'38"E, chord distance = 202.74 feet, a distance on curve of 202.84 feet to a point for an exterior corner of this tract;

THENCE N71°39'16"E, 87.12 feet to a point on a curve for an interior corner of this tract;

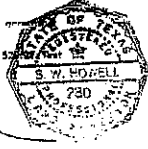
THENCE northeasterly with curve to the right, delta angle = 4°10'51", radius = 1840.08 feet, chord bearing = N69°19'07"E, chord distance = 134.24 feet a distance on curve of 134.27 feet to a point for an exterior corner of this tract;

THENCE N71°24'32"E, 59.19 feet to a point for the northwest corner of said 1.28 acre tract of land and this tract;

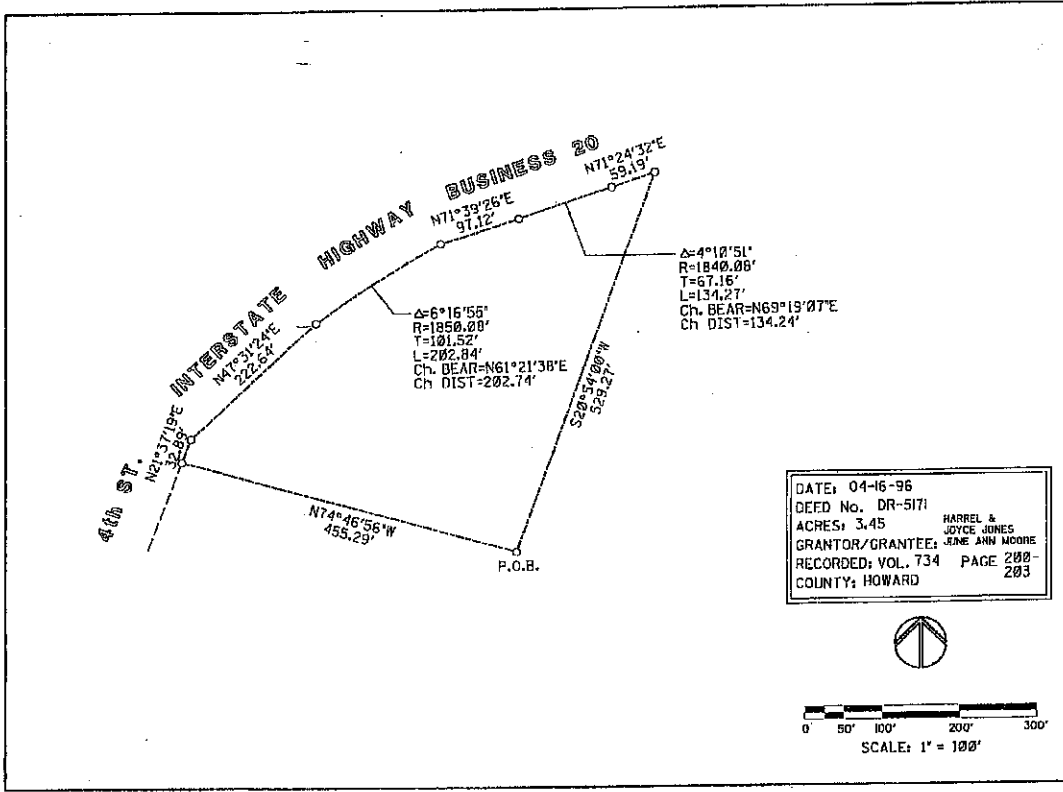
THENCE S20°54'W, along the west boundary line of said 1.28 acre tract of land, 529.27 feet to the place of beginning and containing 3.450 acres of land.

February 1, 1996  
 95-16112  
 Revised: March 15, 1996  
 Revised: March 21, 1996

S. W. HOWELL ENGINEERING, INC.  
*S. W. Howell*  
 S. W. Howell, RPLS No. 280



DR-5171



DATE: 04-16-96  
 DEED No. DR-5171  
 ACRES: 3.45  
 GRANTOR/GRANTEE: HARREL & JOYCE JONES  
 RECORDED: VOL. 734 PAGE 200-203  
 COUNTY: HOWARD



0 50' 100' 200' 300'  
 SCALE: 1" = 100'

**TUELECTRIC**

BIG SPRING WEST-AIR PARK 138KV TAP  
 TRACT 1-L, SECTION 32, BLOCK 33  
 T-1-N, T&P RY. CO. SURVEY

SCALE: 1"=100'  
 DATE: 07-01-96  
 DWN. SAR  
 DWG. NO.  
 96-5171

Oncor Onemile Switching Station

**LETTER OF AUTHORIZATION**

To the City of Big Spring, Texas

Authority is hereby granted to Travis Yanker, PE  
(individual to represent you)

3803 Parkwood Blvd, Suite 800      Frisco      TX      75034      214-937-3937  
Address                                      City                                      State                                      Zip                                      Telephone

to file in my/our behalf for Request for a Zoning Change in the City of Big Spring.

Exception on the following described property:

(Address) No address listed

(Legal Description) 3.45 Acres of Land in Section 32, Block 33, T-1-N, T & P RY. Co. Survey, Big Spring, Texas

The Authority is granted for the following specific request:

(Nature of Appeal) Straight Zoning Change of the Property per Recommendation of the  
City

The undersigned is the property owner of the above described property.

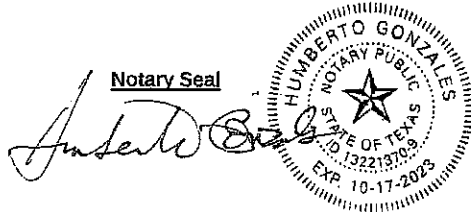
The Authorization will remain in force until revoked by written notice.

Owner – Original Signature: Seth Sampson

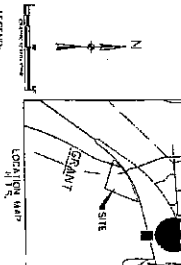
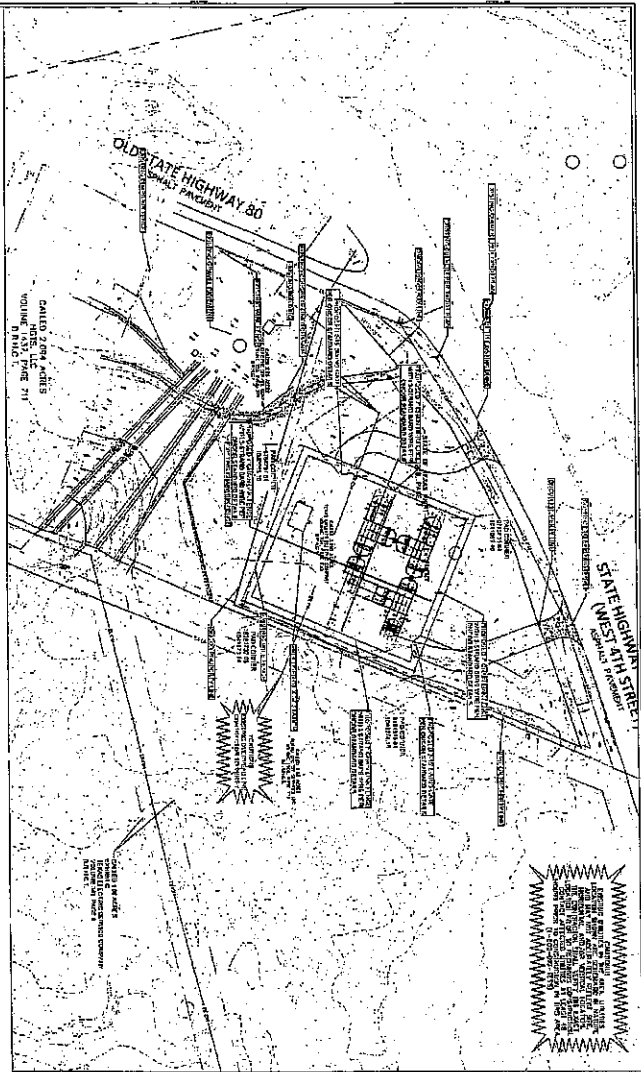
Owner – Print Name: Seth Sampson

Address: 777 Main St. Ft. Worth, TX

Telephone: 672 378 8636



Date: 8/30/23



**LEGEND:**

- Power Cable
- Control Cable
- Fiber Optic Cable
- Bus Structure
- Switchgear
- Transformer
- Grounding
- Lightning Protection
- Structural Steel
- Concrete
- Rebar
- Foundation
- Excavation
- Backfill
- Gravel
- Asphalt
- Concrete Slab
- Concrete Wall
- Concrete Column
- Concrete Beam
- Concrete Foundation
- Concrete Footing
- Concrete Pad
- Concrete Pier
- Concrete Tower
- Concrete Pole
- Concrete Structure
- Concrete Foundation
- Concrete Footing
- Concrete Pad
- Concrete Pier
- Concrete Tower
- Concrete Pole
- Concrete Structure

**NOTES:**

1. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER.
2. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
3. ALL REBAR SHALL BE #4 OR #5.
4. ALL FOUNDATIONS SHALL BE 18\"/>

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	CU YD	120.00	120000.00
2	REBAR	1000	LB	0.50	50000.00
3	STEEL	1000	LB	0.50	50000.00
4	GRANULAR FILL	1000	CU YD	10.00	10000.00
5	ASPHALT	1000	CU YD	15.00	15000.00
6	CONCRETE SLAB	1000	CU YD	120.00	120000.00
7	CONCRETE PIER	1000	CU YD	120.00	120000.00
8	CONCRETE TOWER	1000	CU YD	120.00	120000.00
9	CONCRETE POLE	1000	CU YD	120.00	120000.00
10	CONCRETE STRUCTURE	1000	CU YD	120.00	120000.00

**OWNER/DEVELOPER**  
**ENGINEER**  
**SUPERVISOR**

**ONCOR ELECTRIC DELIVERY COMPANY**  
 777 MAIN STREET, SUITE 100  
 FORT WORTH, TX 76102  
 TEL: (817) 216-8887  
 EMAIL: odc@oncor.com

**HALFF ASSOCIATES, INC.**  
 500 W. WASHINGTON ST., SUITE 800  
 FORT WORTH, TX 76102  
 TEL: (817) 871-4387  
 EMAIL: info@halff.com

**SHRINE ASSOCIATES, LLC**  
 500 W. WASHINGTON ST., SUITE 800  
 FORT WORTH, TX 76102  
 TEL: (817) 355-1471  
 EMAIL: shrine@shrine.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR PERMIT

**PROJECT:** ONCOR ELECTRIC DELIVERY COMPANY ONEMILE SWITCHING STATION, BIG SPRINGS, TEXAS

**DATE:** 10/1/2010

**SCALE:** AS SHOWN

**PROJECT NO.:** C1101

**PROJECT NAME:** ONCOR ELECTRIC DELIVERY COMPANY ONEMILE SWITCHING STATION, BIG SPRINGS, TEXAS

**HALFF ASSOCIATES, INC.**

**ONCOR ELECTRIC DELIVERY COMPANY**  
**ONEMILE SWITCHING STATION**  
**BIG SPRINGS, TEXAS**