



PLANNING AND ZONING COMMISSION REGULAR AGENDA

Tuesday, August 19, 2025

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 19, 2025, at 7:30 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.

Consent Items

2. Approval of the minutes from the Planning & Zoning Commission meeting held on June 03, 2025.

New Business

3. Approval of a request for conditional approval of a preliminary plat on a 4.083-acre tract out of Section 4, Block 32, T-1-S, T&P RR. Co. Survey, Howard County Texas, called Kentwood Estates.

Commissioners Input

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

Adjourn

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, August 15, 2025 at 5:00 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 5:00 PM, June 3, 2025, with the following board members:

DALE AVANT	CHAIR
BETH HENRY	MEMBER
KELLY HARRIS	MEMBER
JAN HANSEN	MEMBER
TJ STEWART	MEMBER
FELIX HOLGUIN	MEMBER

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

DALE AVANT	CHAIR
JAN HANSEN	MEMBER
KELLEY HARRIS	MEMBER Absent
T.J. STEWART	MEMBER
FELIX HOLGUIN	MEMBER
BETH HENRY	MEMBER

Open Session

Call to Order

The regular session for the Planning and Zoning Commission for June 3, 2025, was called to order at 5:00 pm by Chairperson Dale Avant.
Member Kelly Harris was absent.

Announcements, Presentations and Public Hearings

Consent Items

Approval of the minutes from the Planning & Zoning Commission regular meeting held on 04-01-2025.

Motion made by Member Beth Henry

Seconded by Member Jan Hansen

5 ayes

New Business

Approval of a final plat for College Park Estates No. 8 Phase1 being a 4.58 acre tract out of a called 88.21 acre tract out of Section 45, Block 32, T-1-N, T&P RR Co Survey,

Howard County, Texas.

Motion to approve was made by Member Jan Hansen

Seconded by Member TJ Stewart

5 ayes

Commissioners Input

Dale Avant, Chair

ATTEST:

Angela Brown, Public Works Coordinator



Memo

Meeting Date: August 19, 2025

To: Planning & Zoning Commission

From: Cameron Walker, Contract Planner

Subject: Approval of a request for conditional approval of a preliminary plat on a 4.083-acre tract out of Section 4, Block 32, T-1-S, T&P RR. Co. Survey, Howard County Texas, called Kentwood Estates.

Location: Generally located on the northeast corner of Birdwell at 25th Street.

Contact: Cameron Walker, AICP, Contract Planner

Analysis:

The property is currently unplatted and undeveloped. The proposed future development includes 18 single family residential lots that are currently shown as having 50' of lot frontage onto proposed Cooper Drive. The current zoning is SF-1, Single-Family Dwelling. This district requires a minimum lot size of 13,000 square feet along with a minimum of 80 feet of lot frontage and 120 feet of lot depth. The proposed lots do not meet the SF-1 requirements; however, the owner has also submitted an application to the city to approve a zone change to Planned Development for a Housing District. The proposed new zoning district would permit lots of this size. If the zone change is approved then the lots as shown on the preliminary plat would meet the minimum requirements. The zoning matter will be considered separately under the same procedures that the Commission and City Council are required to follow under state and local laws.

The applicant will install sewer and water to serve the new lots as well as paving including curb and gutter on proposed Cooper Drive. A drainage easement may be necessary to accommodate storm water on and through the property. It is the city's understanding that property located beyond the eastern end of the cul-de-sac may need to be utilized as a drainage easement. This issue remains unresolved.

Staff recommends conditional approval of the preliminary plat of Kentwood Estates with the requirement that the lots meet the minimum requirements in the amended zoning district and the drainage needs are resolved. Staff will not bring a final plat of this property to the Planning and Zoning Commission until the stated issues are completed.

Attachments: Application; Preliminary Plat

PRELIMINARY PLAT
OF
KENTWOOD ESTATES
4.083 ACRE TRACT OUT OF SECTION 4,
BLOCK 32, T-1-S, T.&P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS
AN ADDITION TO THE CITY OF BIG SPRING,
HOWARD COUNTY, TEXAS

DESCRIPTION

Being a 4.083 acre tract of land comprised of a 2.41 acre tract, 0.46 acre tract and a 1.21 acre tract of land all in the SW/4 of Section 4, Block 32, T-1-S, T & P RR. Co. Survey, Howard County, Texas, and being more particularly described by metes and bounds below:

BEGINNING at a 1/2" I.P. Found at the intersection of the East line of Birdwell Lane (80' right of way) and the North line of East 25th Street (100' right of way) for the SW corner of this herein described tract of land from which the SW corner of said Section 4 bears S75°32'30"W 40.00' and S 14°31'56" E 50.00';

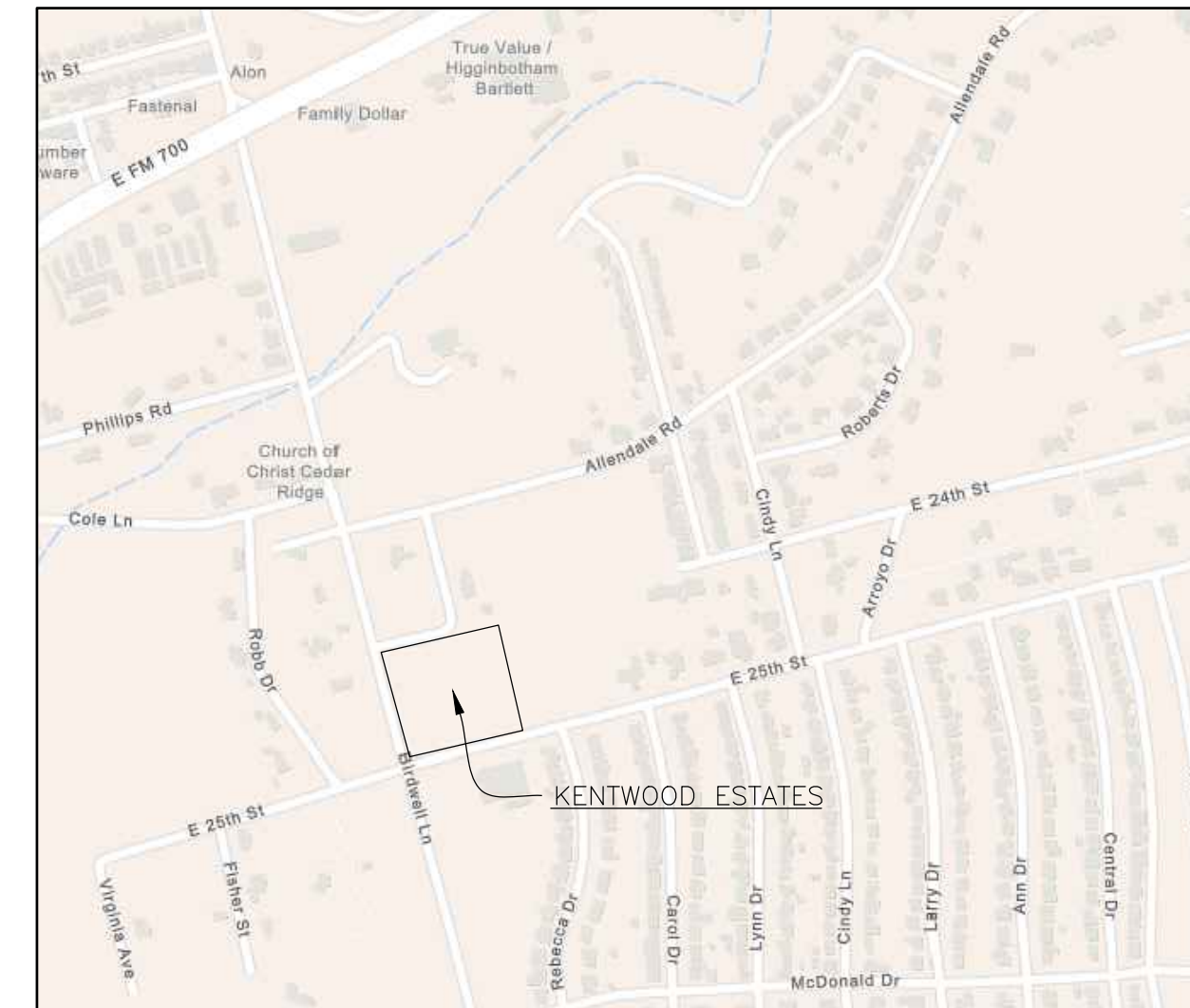
THENCE N 14°31'56"W with the East line of said Birdwell Lane a distance of 403.48' to a 1/2" I.R. with cap set at the intersection of the South line of Daphne (50' right of way) for the NW corner of this herein described tract of land;

THENCE N 75°37'30"E with the South line of said Daphne a distance of 441.34' to a 1/2" I.R. with cap set at the NW corner of the Rust tract for the NE corner of this herein described tract of land;

THENCE S 14°30'06"E with the West line of said Rust tract a distance of 402.84' to a 1/2" I.R. with cap set in the North line of said East 25th Street for the SE corner of this herein described tract of land;

THENCE S 75°32'30"W with the North line of East 25th Street a distance of 441.12' to the POINT OF BEGINNING.

Containing 4.083 acres of land.



VICINITY MAP
NO SCALE

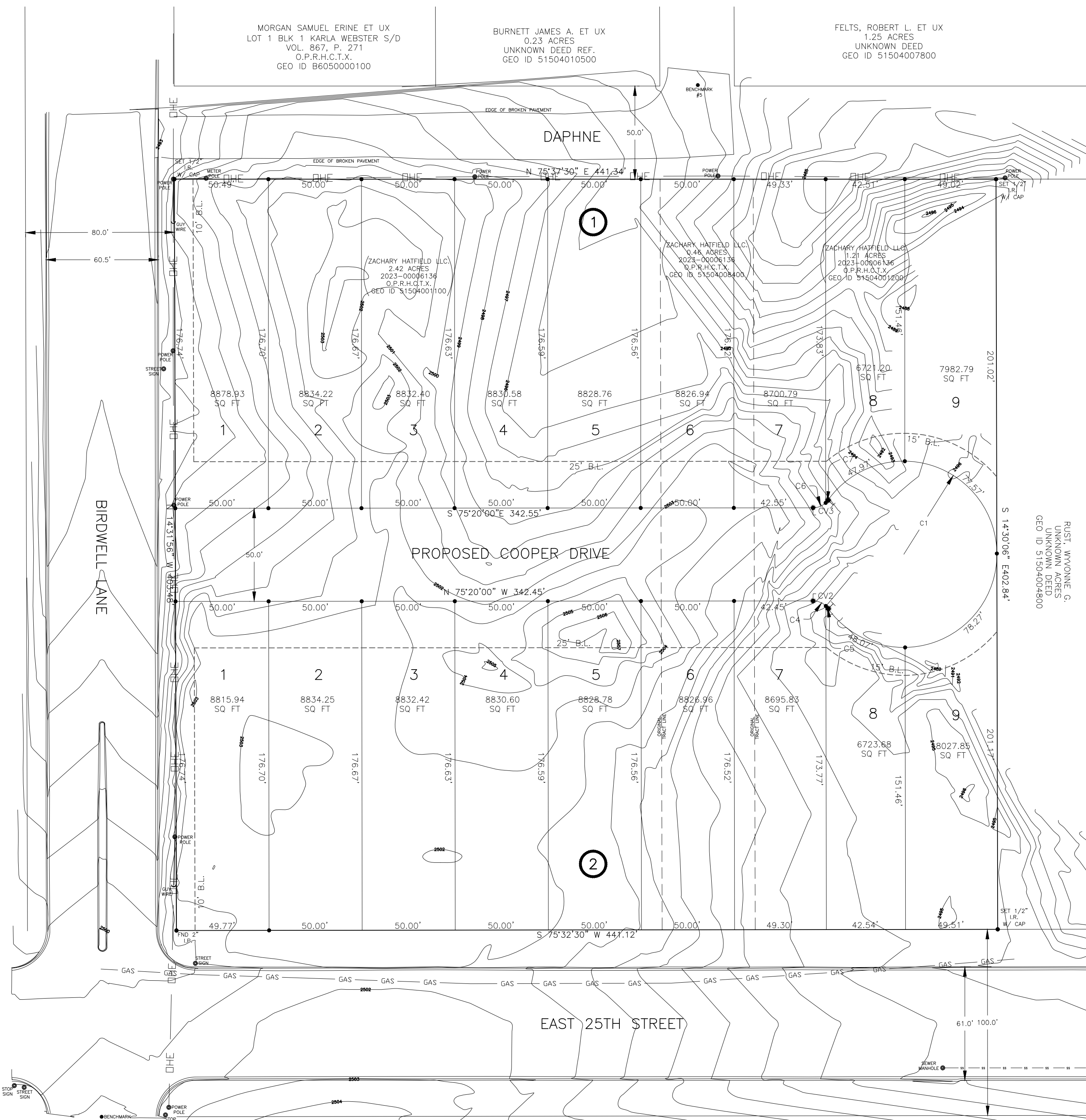
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	251.88'	58.33'	S 14°40'00" E	288°37'46"
C2	10.00'	9.48'	9.13'	S 77°30'34" E	54°18'53"
C3	10.00'	9.48'	9.13'	N 48°10'33" E	54°18'53"
C4	10.00'	7.55'	7.37'	N 83°01'52" W	43°16'15"
C5	10.00'	1.93'	1.92'	S 55°52'26" E	11°02'38"
C6	10.00'	7.45'	7.28'	S 53°59'12" W	42°41'35"
C7	10.00'	2.03'	2.02'	S 26°49'46" W	11°37'18"

NOTES:

1. ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DESIGNATED AS ACCESS, DRAINAGE, AND GENERAL UTILITY EASEMENTS.
2. BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE CITY OF BIG SPRING ZONING ORDINANCE.
3. WATER AND WASTEWATER SERVICE PROVIDED BY CITY OF BIG SPRING. GAS SERVICES PROVIDED BY ATMOS ENERGY. ELECTRIC SERVICE PROVIDED BY ONCOR.
4. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 4832700415C, DATED OCTOBER 6, 2010.
5. SOME AREAS WHERE NOT ACCESSIBLE AT THE TIME OF THE SURVEY TO ADEQUATELY SHOW SHOW TYPOGRAPHICAL RELIEF IN THOSE AREAS

ZONING: CURRENTLY SF-1 WITH A PLAN TO MOVE TO PD (PLANNED DEVELOPMENT)

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



- LEGEND**
- = SUBDIVISION LINE
 - = SUBDIVISION CORNER AS NOTED ON PLAT
1/2" IRON ROD WITH CAP SET
 - = LOT CORNER AS NOTED ON PLAT
1/2" IRON ROD WITH CAP SET
 - = P.C. AND P.T. OF CURVE
 - 8 = LOT NUMBER AND SQUARE FT.
6000.00 SQ FT
 - C1 = DESIGNATES CURVE NUMBER
 - 25' B.L. = 25' BUILDING LINE
 - 15' B.L. = 15' BUILDING LINE
 - 10' B.L. = 10' BUILDING LINE
 - 10' U.E. = 10' UTILITY EASEMENT

UTILITY COMPANIES AND PROVIDERS:

CITY OF BIG SPRING (WATER, SEWER AND SANITATION)
310 NOLAN STREET
BIG SPRING, TEXAS 79720
(432) 264-2500

ATMOS ENERGY (GAS)
2002 E. FM 700
BIG SPRING, TEXAS 79720
(432) 267-3501

ONCOR (ELECTRIC)
1701 WEST IH-20
BIG SPRING, TEXAS 79720
(432) 264-5755

SUDDENLINK (CABLE, DATA)
2006 BIRDWELL LANE
BIG SPRING, TEXAS 79720
(432) 268-2911

AT&T
(800) 268-8313

COORDINATE BASIS STATE PLANE COORDINATES
NORTH CENTRAL ZONE 4202 NAD83

BRADSHAW & ASSOCIATES, INC.
CONSULTING ENGINEERS
FIRM #6233
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM #10122900/10122901
2112 SCURRY STREET PHONE(432)263-1098
BIG SPRING, TEXAS 79720 FAX(432)263-1294
NO. 24020053
PLAT PREPARED: FEBRUARY 23, 2024

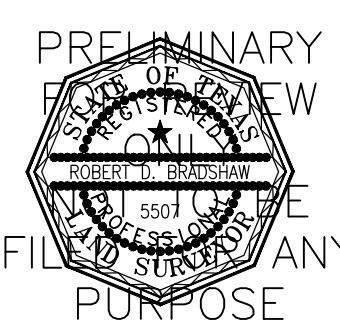
0 40 80 120 Feet

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Bradshaw
No. 5507

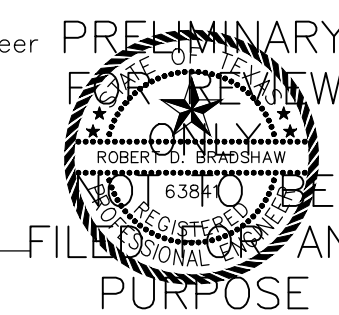


CERTIFICATION OF ENGINEER

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.

REGISTERED PROFESSIONAL ENGINEER
Robert D. Bradshaw
No. 63841



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 the **PLAT OF COLLEGE PARK ESTATES NO. 8 PHASE 1** to the City of Big Spring, Howard County, 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.

OWNERS NAME

SILVERLEAF COMMUNITIES LLC
OWNER(S)

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HOWARD

BEFORE ME, the undersigned authority, on this day personally

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that

the same for the purposes and consideration therein stated, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____ day of _____, 2025.

NOTARY PUBLIC

CERTIFICATION OF DIRECTOR OF PUBLIC WORKS

I, the undersigned, Director of Public Works 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.

DIRECTOR OF PUBLIC WORKS

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 _____, 2025.

By: _____
COMMISSION CHAIRPERSON

FILED

FOR RECORD

This _____ day of _____, 2025
at _____ o'clock and _____ minutes
in envelope _____, Howard County Plat Records.

Jury Padron, County Clerk
Howard County, Texas

DEPUTY

PRELIMINARY
REVIEW
ONLY
NOT TO BE
FOR ANY
PURPOSE