



PLANNING AND ZONING COMMISSION REGULAR AGENDA

Tuesday, April 21, 2026

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 21, 2026, 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. ZC26-01: Zone Change from Agricultural (AG) to Single Family -2 (SF-2) zoning for a .57-acre tract of land lying in and being in the NE/4 of Section 8, Block 32, T-1-S, T&P RR Co Survey in Big Spring, Howard County, TX and further described in a general warranty deed dated July 10, 2025, and recorded in volume 2303, pages 636-639 of the real property records of Howard County, Texas.

Consent Items

3. Approval of the minutes for the regular Planning & Zoning Commission held on February 17, 2026.

New Business

4. ZC26-01: Zone Change from Agricultural (AG) to Single Family -2 (SF-2) zoning for a .57-acre tract of land lying in and being in the NE/4 of Section 8, Block 32, T-1-S, T&P RR Co Survey in

Big Spring, Howard County, TX and further described in a general warranty deed dated July 10, 2025, and recorded in volume 2303, pages 636-639 of the real property records of Howard County, Texas.

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 Monday, April 20, 2026, 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 5:30 PM, February 17, 2026, with the following board members:

| | |
|----------------|--------|
| DALE AVANT | CHAIR |
| BETH HENRY | MEMBER |
| KELLY HARRIS | MEMBER |
| JAN HANSEN | MEMBER |
| TJ STEWART | MEMBER |
| FELIX HOLGUIN | MEMBER |
| ERIC ESCAMILLA | MEMBER |

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

| | |
|----------------|--------|
| DALE AVANT | CHAIR |
| KELLEY HARRIS | MEMBER |
| JAN HANSEN | MEMBER |
| ERIC ESCAMILLA | MEMBER |
| BETH HENRY | MEMBER |
| ERIC ESCAMILLA | MEMBER |

Open Session

Call to Order

The Chairperson called the Planning and Zoning Commission regular meeting on February 17, 2026 to order at 5:30 pm.

Consent Items

Approval of the minutes for the regular Planning & Zoning Commission agenda from 09-16-2025.

Motion to approve with the amendment that Member Henry was present was made by Chairperson Avant and seconded by Member Henry votes was 5 ayes 0 nays

New Business

Approval of a final plat of Green Acres Subdivision, being an 8.87-acre tract out of Section 45, Block 32, T-1-S, T&P RR. Co Survey, Howard County Texas.

Motion to approve was made by Member Henry and seconded by Member Holguin
6 ayes 0 nays

Commissioners Input

Adjourn

Motion to adjourn was made by Member Holguin, seconded by Member Hansen
6 ayes 0 nays

Dale Avant, Chair

ATTEST:

Angela Brown, Public Works Coordinator



Memo

Meeting Date: April 21, 2026

To: Planning and Zoning Commission

From: Shane Bowles, P.E. Public Works Director

Subject: Conditional approval of Cedar Ridge Addition, located at 307 E 4th St. in Big Spring, Texas for the purpose of a Zone Change from Agricultural (AG) to Single Family (SF-2) zoning for a .57-acre tract of land lying in and being in the NE/4 of Section 8, Block 32, T-1-S, T&P RR Co Survey in Big Spring, Howard County.

Location: Generally located on the southwest corner of Virginia and 25th. St.

Contact: Shane Bowles, P.E. Public Works Director, 432-264-2500

Analysis:

The property has been annexed adjacent to the Cedar Ridge Addition. Since this has now been annexed into the City Limits It is now being zoned for single family.

The zoning meets all the City's subdivision regulations, required under the current zoning of SF-2, Single-Family Dwelling District. If the developer's proposal to rezone the property is recommended for approval, then City Council has final authority over the zoning. Public improvements including water lines, fire hydrants, street paving are installed.

Attachments: Application

ZC26-01

4/28

ID 617119

| | |
|--|--------------------------------|
|  <p>CITY OF Big Spring</p> | 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 type="checkbox"/> Straight Zoning | <input type="checkbox"/> Planned Development | <input type="checkbox"/> PD Amendment | <input type="checkbox"/> Specific Use Permit-SUP |
|--|--|---------------------------------------|--|

Applicant Information

| | | |
|--|--|--|
| <input checked="" type="checkbox"/> Property Owner | <input type="checkbox"/> Authorized Representative | <input type="checkbox"/> Project Manager |
|--|--|--|

Authorized Representatives/Project Managers must provide a notarized affidavit required including signature of legal owner(s)

| | |
|---|-----------------------------------|
| Name: Danja Hernandez / Gonzales | Phone Number: 432-935-2155 |
|---|-----------------------------------|

| | |
|---|--|
| Mailing Address: 810 E 14th St Big Spring Tx 79720 | Email Address: gomales.da34@gmail.com |
|---|--|

Project Information

Name of Project (if applicable):

Subject Property Address and/or Location (Use attachment, if necessary): **SW corner of E 25th & Virginia Ave. SC 8 BK 32 1S Blk/tract 3215 .57 acres**

Legal Description (Use attachment, if necessary): **NE 1/4 of Section 8, Block 32, T-1-S, T&P RR Co. Survey Howard County, TX**

| | | |
|---------------------------|-------------------------------|---------------------------------|
| Current Zoning: AG | Requested Zoning: SF-2 | Comprehensive Plan Designation: |
|---------------------------|-------------------------------|---------------------------------|

Existing Use of Property: **residential**

Proposed Use of Property: **residential**

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: _____

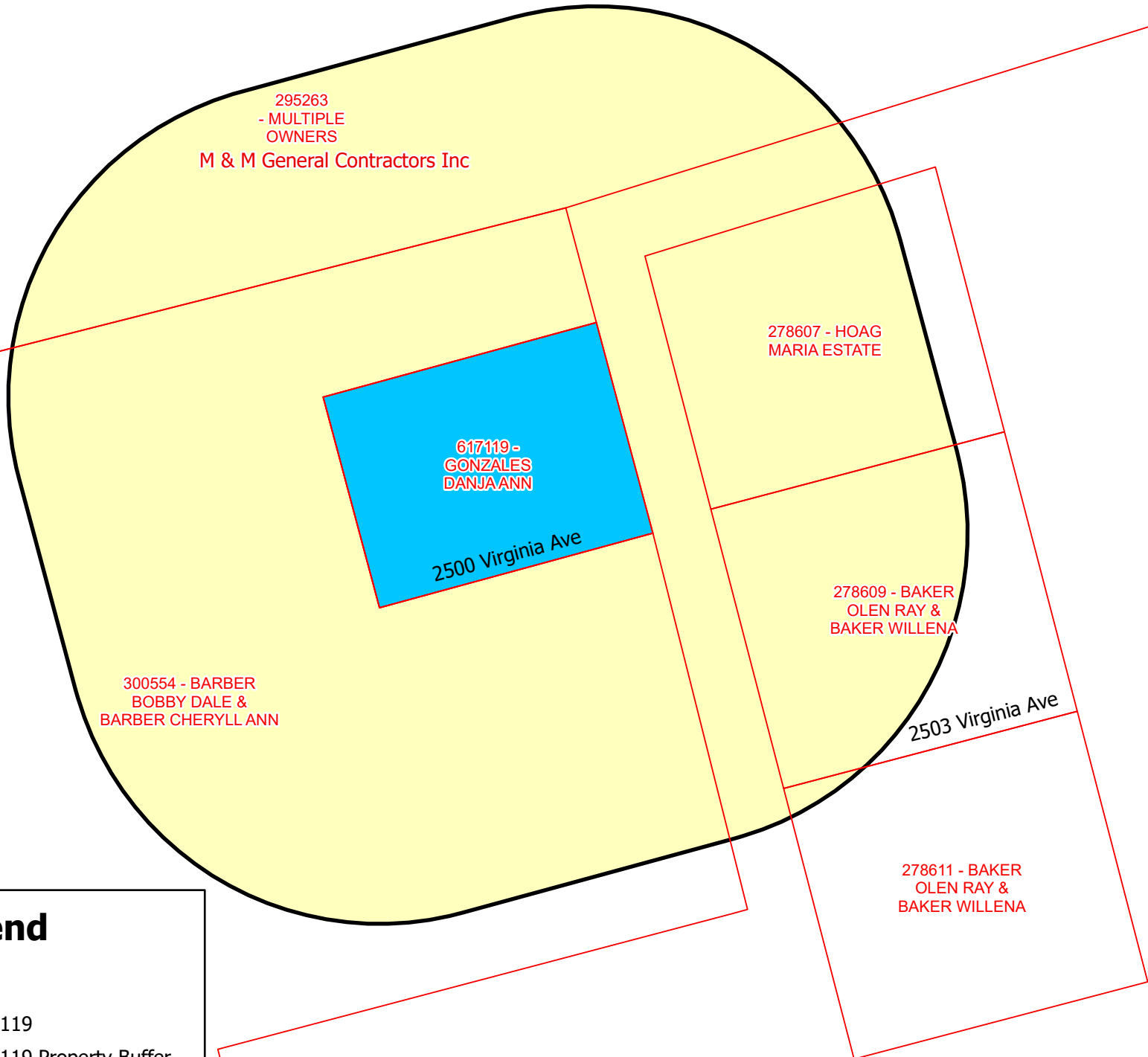
OFFICE USE ONLY

| | | |
|--------------|----------------------|--|
| 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: |
|--------------------------------|--------------------------------|

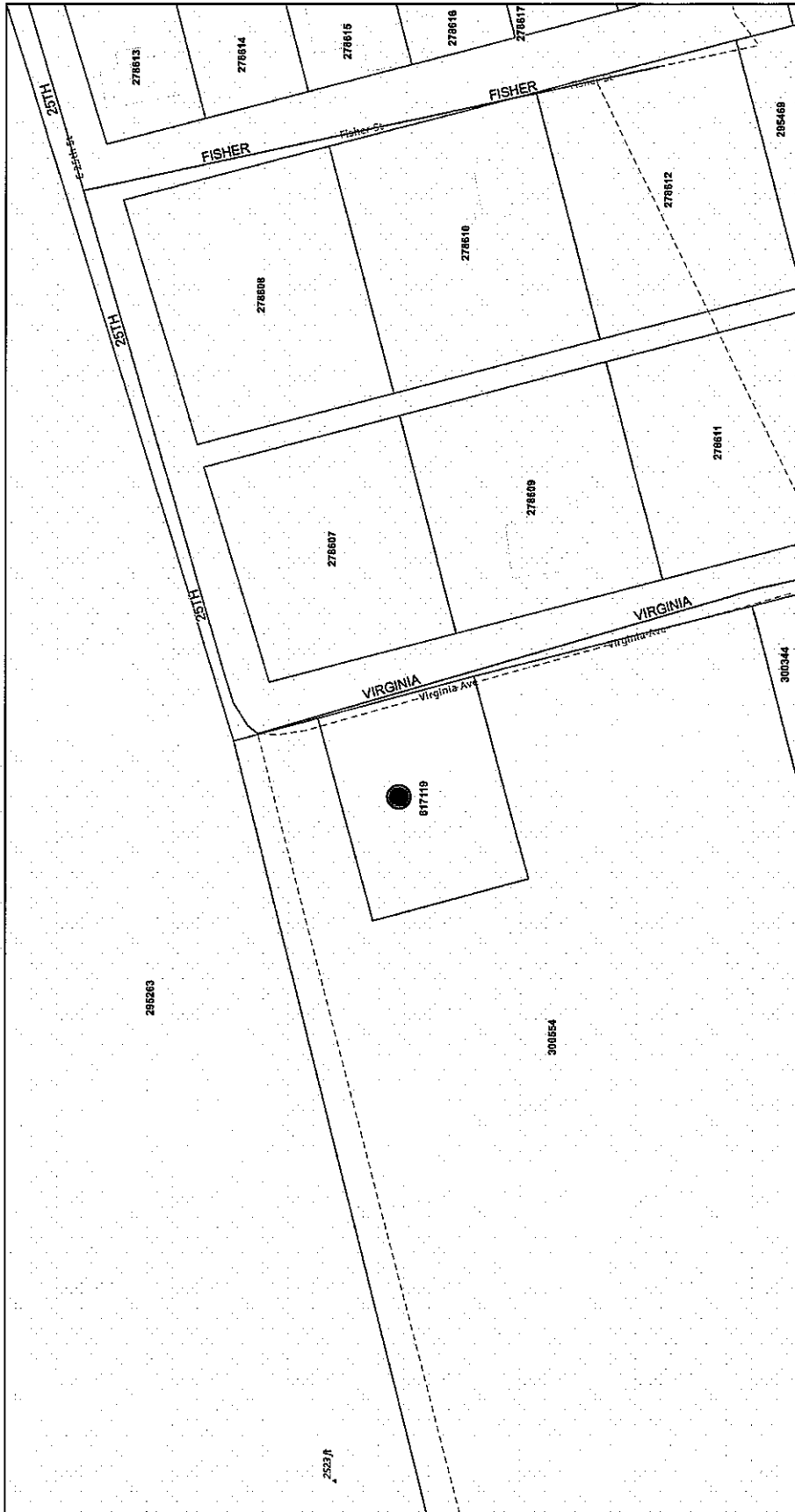
N



Legend

-  Affected Parcels
-  Parcel Number 617119
-  Parcel Number 617119 Property Buffer

City of Big Spring Map

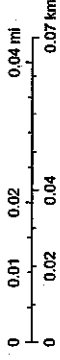


4/6/2026, 11:32:44 AM

ETJ

-  ETJ
-  Howard County Parcels
-  RoadCenterlines
-  World_Hillshade

1:1,165



Sources: Esri, TomTom, Garmin, FIC, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatenzentrum, Rijkswaterstaat, GSA, Geoland.