



PLANNING & ZONING COMMISSION AGENDA

Tuesday, March 15, 2022

Notice is hereby given that the Planning & Zoning Commission of the City of Big Spring, Texas will meet in Regular Session on Tuesday, March 15, 2022, at 5:30 pm in the City Council Chambers located at 307 East 4th Street, Big Spring, Texas.

PLANNING & 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 Schooler

Public Comment

Public Comment – Speakers are Requested to Stand at the Podium and State Their Name and Address. Speakers Should Fill out the Form at the Podium and Turn it into the City Secretary. Please Do Not Exceed Five (5) Minutes.

- 2. **Public Comment-** Open to public comments

Public Hearings, Announcements and Presentations

Public Hearings- The Commission will take Input on Items Requiring Public a Hearing Prior to Any Action.

- 3. **PUBLIC HEARING** - Regarding the Addition of "Indoor Shooting Range" as a Permitted Use in the Heavy Commercial Schooler

(HC), Light Industrial (LI), and Heavy Industrial (HI) Districts and the Addition of "Medical Clinic" as a Permitted Use in the Retail (R), Light Commercial (LC), Heavy Commercial (HC), Central Area (CA), Light Industrial (LI), and Heavy Industrial (HI) Districts.

Consent Items

- | | | | |
|----|--|-----|----------|
| 4. | Approval of the Planning & Zoning Commission Meeting Minutes of the Regular Meeting of November 2, 2021 | 4-5 | Schooler |
|----|--|-----|----------|

New Business

- | | | | |
|----|---|-----|-------------------|
| 5. | Discussion and Consideration Regarding the Addition of "Indoor Shooting Range" as a Permitted Use in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts. | 6-9 | Bowles/
Walker |
| 6. | Discussion and Consideration Regarding the Addition of "Medical Clinic" as a Permitted Use in the Retail (R), Light Commercial (LC), Heavy Commercial (HC), Central Area (CA), Light Industrial (LI), and Heavy Industrial (HI) Districts. | 9 | Bowles/
Walker |

Commission Input

- | | | |
|----|-------|-----|
| 7. | Input | All |
|----|-------|-----|

Adjourn

- | | | |
|----|----------------|----------|
| 8. | Adjourn | Schooler |
|----|----------------|----------|

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 City Council and Posted on Friday, March 11, 2022 at 430 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.



Clarissa Rivera, Administrative Assistant

PERSONS WISHING TO HAVE AN INTERPRETER SHOULD CONTACT CLARISSA RIVERA AT 264-2319 or crivera@mybigspring.com. REQUESTS FOR AN INTERPRETER SHOULD BE MADE AT LEAST 72 HOURS IN ADVANCE OF THE MEETING TIME.

Agenda Removal Notice - This public notice was removed from the official posting board at the Big Spring City Hall Building, 310 Nolan Street, Big Spring, Texas on

March ____, 2022 at _____ a.m./p.m.

By: _____



PLANNING & ZONING COMMITTEE MINUTES

Tuesday, November 2, 2021

The Planning & Zoning Committee of the City of Big Spring, Texas met in Regular Session on Tuesday, November 2, 2021, at 5:30 pm in the City Council Chambers located at 307 East 4th Street, Big Spring, Texas.

Attendees included:

Chairperson Kevan Schooler
 Member TJ Stewart
 Member Tammy Depauw
 Member Dale Avant
 Member Kelley Owens
 Member Aubrey Weaver Jr.

Attendees included by telecommunications:

Open Session

1. Call to Order

Chairperson Schooler called the Planning & Zoning Commission meeting to order at 5:30 pm on Tuesday, November 02, 2021

Public Comment

2. Public Comment- **There were no public comments.**

Public Hearings, Announcements and Presentations

Consent Items

3. Approval of the Planning & Zoning Meeting Minutes of the Regular meeting of September 07, 2021

**Motion to approve as written made by Member Stewart
 And 2nd by Member Depauw
 Vote was 6 ayes**

Old Business**New Business**

4. Discussion and consider approval of a final plat for College Park Estates No. 7, Phase 2, being a 2.061-acre tract out of a 5.451-acre tract in Section 45, Block 32, T-1-N, T&P R.R.Co. Survey, City of Big Spring, Texas.

**Motion to approve plat was made by Member Weaver, 2nd by Member Avant
Vote was 6 ayes**

5. Discussion on zoning change notice to post a physical sign on the property.

All the members joined in the discussion, sharing several ideals.

Commission Input

7. Input
8. Adjourn- **Member Stewart made a motion to adjourn, 2nd by Member Depauw
Vote was 6 ayes**

Chairperson Kevan Schooler

Date



Memo

Meeting Date: November 2, 2021

To: Planning and Zoning Commission

From: Shane Bowles, Public Works Director

Subject: Amendments to the City's zoning regulations:

Location: N/A - code amendments only

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

Analysis:

Staff has identified the need for changes to the city's zoning regulations regarding shooting ranges and medical clinics. Currently, the zoning code does not distinguish between outdoor and indoor shooting ranges. Staff recommends that the land use "indoor shooting range" should be allowed in the HC, Heavy Commercial, LI, Light Industrial, and HI, Heavy Industrial Districts. In addition, the use "medical clinic" is not listed in the code. Staff recommends that this use be permitted in the following districts: R, Retail; LC, Light Commercial; HC, Heavy Commercial; CA, Central Area; LI, Light Industrial; and HI, Heavy Industrial Districts.

Attachments: Draft pages from city code with amendments highlighted – shooting range

Attachment

***Indoor and outdoor shooting range draft amendment to zoning regulations;
and adding “medical clinic” to certain zoning districts***

The city has been requested to consider amending its zoning regulations to allow for an “indoor shooting range”. Currently, the LI, Light Industrial District and the HI, Heavy Industrial District allow “shooting range” but there is no differentiation between an indoor range and an outdoor range. Staff is recommending that Article 6, DISTRICT REGULATIONS, Section 6-6, Districts and Uses be amended to include an indoor shooting range in the HC, Heavy Commercial District and the LI and HI Districts as shown below:

HC, Heavy Commercial District.

(a) *Use.* A building or premises shall be used only for the following uses:

(1) Single-family dwelling attached or detached, two-family dwelling, multifamily dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office (professional and administrative), college or university, day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.

(2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (with or without outside runs or pens), animal pound (public or private), antique shop, auto repair (minor), auto parts sales (new or used, indoor or outdoor), bakery (retail or wholesale), building material sales, cafeteria, carwash, cleaning plant—rag or carpet (special equipment), clothing manufacturer or light compounding or fabrication, contractors shop or storage yard, custom personal service, dry cleaning, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, hauling or storage company, heavy machinery sales and storage, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, milk, dairy or ice cream plant, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial—autos only), parking lot (commercial—autos and trucks), pawn shop, petroleum products storage, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premises consumption, retail stores and shops (other), rodeo ground, **shooting range - indoor.**

LI, Light Industrial District.

(a) *Use.* A building or premises shall be used only for the following uses:

(1) Multifamily dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office (professional and administrative), college or university, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.

(2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (without outside runs or pens), animal pound (public or private), antique shop, auto repair (minor), auto parts sales (new or used, indoor or outdoor), bakery (retail or wholesale), building material sales, cafeteria, carwash, cleaning plant—rag or carpet (special equipment), clothing manufacturer or light compounding or fabrication, contractors shop or storage yard, custom personal service, dry cleaning, extraction and storage of sand, caliche, stone or gravel, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, hauling or storage company, heavy machinery sales and storage, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, milk, dairy or ice cream plant, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial—autos only), parking lot (commercial—autos and trucks), pawn shop, petroleum products storage, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premises consumption, retail stores and shops (other), rodeo ground, shooting range - indoor or outdoor.

HI, Heavy Industrial District.

(a) *Use.* A building or premises shall be used only for the following uses:

(1) Art gallery or museum, barbershop or beauty salon, business office (professional and administrative), college or university, group care or group medical care home, hospital, library (public), private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.

(2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (with or without outside runs or pens), animal pound (public or private), antique shop, auto repair (minor), auto parts sales (new or used, indoor or outdoor), bakery (retail or wholesale), building material sales, cafeteria, carwash, cleaning plant—rag or carpet (special equipment), clothing manufacturer or light compounding or fabrication, contractor's shop or storage yard, custom personal service, dry cleaning, extraction and storage of sand, caliche, stone or gravel, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, hauling or storage

company, heavy machinery sales and storage, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, milk, dairy or ice cream plant, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial—autos only), parking lot (commercial—autos and trucks), pawn shop, petroleum products storage, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premises consumption, retail stores and shops (other), rodeo ground, shooting range - indoor or outdoor.

Medical Clinic

The City zoning regulations do not list a common use known as a "medical clinic". In addition to the proposed amendments regarding the addition of "indoor shooting range", staff recommends that the use "medical clinic" be added as a permitted use in the R, LC, HC, CA, LI, HI Districts.