

**ORDINANCE NO. 047-2023**

**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, TO 50% OF THE TOTAL LOT AREA THAT MAY BE COVERED BY THE COMBINED AREA OF THE MAIN BUILDINGS AND ACCESSORY BUILDINGS FOR THE FOLLOWING DISTRICTS: A, AGRICULTURE DISTRICT, CURRENTLY 20%; SF-1, SINGLE-FAMILY DWELLING DISTRICT, CURRENTLY 35%; SF-2, SINGLE-FAMILY DWELLING DISTRICT, CURRENTLY 35%; SF-3, SINGLE-FAMILY DWELLING DISTRICT, CURRENTLY 35%; 2F, TWO-FAMILY DWELLING DISTRICT, CURRENTLY 40%; GR, GENERAL RESIDENTIAL DISTRICT, CURRENTLY 45%; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE ORDINANCE WAS DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND ESTABLISHING AN EFFECTIVE DATE.**

**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; 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.

Zoning Ordinance of Big Spring, Texas  
Article 6. – District Regulations  
Section 6-6. – Districts and Permitted Uses  
Residential Districts

A, Agricultural District

...

(f) Lot coverage. In no case shall more than fifty percent (50%) ~~twenty percent (20%)~~ 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 fifty percent (50%) ~~thirty-five percent (35%)~~ 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 fifty percent (50%) ~~thirty-five percent (35%)~~ 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) Lot coverage. In no case shall more than fifty percent (50%) ~~thirty-five percent (35%)~~ 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 fifty percent (50%) ~~forty percent (40%)~~ 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 fifty percent (50%) ~~forty-five percent (45%)~~ of the total lot area be covered by the combined area of the main buildings and accessory buildings.

...

**NOTE\*** Language to be added appears underlined and language to be deleted is ~~stricken~~.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**SECTION 3.** Should any one or more sections or clauses of this Ordinance be adjudged unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

**SECTION 4.** It is hereby officially found and determined that the meetings at which this

Ordinance was adopted were open to the public and that public notice of the time, place and purpose of said meetings was given as required by law.

**SECTION 5.** Upon final passage and approval of this Ordinance, the City Secretary is hereby directed to twice publish the caption of the ordinance that summarizes the purpose of the ordinance and the penalty for violating the ordinance as required by law.

**SECTION 6.** This Ordinance shall become effective upon its second publication according to law.

**SECTION 7.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and of the United States of America.

**PASSED AND APPROVED** on first reading at a regular meeting of the City Council on the **12<sup>th</sup>** day of **September, 2023** with all members of the Council present 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 **26<sup>th</sup>** day of **September, 2023** with all members of the Council present voting “aye” for the passage of same.



Robert H. Moore, III, Mayor

ATTEST:



Tami L. Davis, City Secretary