



October 14, 2024

PLANNING & ZONING COMMISSION

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date via videoconference beginning at 5:00 p.m. in the Council Chambers for the purpose of considering the following agenda items.

Some Commission Members may attend via videoconference but a quorum of the Commission and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person at the specified location.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. Open Forum: In addition to public comment on agenda items, the Commission offers an open forum whereby citizens may comment on governance issues over which the City of Nacogdoches has domain. In accordance with the Texas Open Meetings Act, members of the Commission shall not discuss, deliberate, or make any decisions on topics not posted as an agenda item. Speakers should address all remarks to the Commission and limit your remarks to no more than 3 minutes.
4. Introduction of Executive Director of Development and Public Infrastructure, Mike Neu.
5. **CONSENT AGENDA:**
All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.
 - A. Approval of Minutes: Consider approval of minutes from the August 12, 2024, Planning and Zoning Commission meeting (This item was tabled at the last regular meeting).
 - B. Approval of Minutes: Consider approval of minutes from the August 22, 2024, Joint Planning &

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
936-559-2574 □ Fax 936-559-2912 □ www.nactx.us
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Zoning Commission and City Council workshop.

- C. Approval of Minutes: Consider approval of the minutes from the September 9, 2024, Special Planning and Zoning meeting.
 - D. Approval of Minutes: Consider approval of the minutes from the September 9, 2024, Regular Planning and Zoning meeting.
6. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
- A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. Preliminary Plat: Consider approval of a Preliminary Plat for Lots 2R & 3, Block 1 Nacogdoches Industrial Park West Subdivision, consisting of approximately 18.6 acres, located on the southeast corner of US Highway 59 North and Ernest McLain Road. This request has been submitted by Jose Gonzales of Kimberly-Horn & Associates on behalf of the owner, Earl Herrera of EH Holdings, LLC.
 - C. **Public Hearing:** Consider a recommendation to the City Council for a Specific Use Permit, in a B-2, General Business and R-4, Multi-Family Zoning District for Stone, Sand, Gravel & Mineral Extraction, for approximately 5 acres, on Lot 1, City Block 47, generally located on the east side of Old Tyler Road, approximately one-half mile north of the Powers Street and Old Tyler Road intersection. This request has been submitted by James Wood on behalf of the owner, John Mast Separate Property Partnership, L.P. Case File ZON2024-06.
 - D. **Public Hearing:** Consider a recommendation to the City Council for a proposed Zone Change from 1-2, Heavy Industrial to R-4, Multi-Family for approximately 2.87 acres, on Lot 78-S-5, City Block 56 located at 808 East Lane Drive and 2924 Hunter Street. This request has been submitted by the property owners, Lee and Tracy Saenz. Case File ZON2024-03.
 - E. **Public Hearing:** Consider a recommendation to the City Council for a proposed Zone Change from R-2, Single Family to R-3, Two Family for approximately 1 acre, on Lot(s) 1&2, of the Larry Wade Subdivision and Lot(s) 6, 7, 8, 9, & 10, City Block 47, generally located on the north side of Powers Street, approximately 350 feet east of the Ritchie Street and Powers Street intersection. Case File ZON2024.04.
 - F. Consideration and possible action to appoint two (2) Planning & Zoning Commission Commissioners to the City of Nacogdoches Zoning Ordinance Amendment Committee.

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7. Minor Plats with Staff Approval: Plats approved since the last meeting are as follows:

- A. Nacogdoches Industrial Park West was recorded on September 5, 2024, under Document Number 2024-5982 in the records of the Nacogdoches County Clerk.
- B. Spradley East Subdivision was recorded on October 8, 2024, under Document Number 2024-6745 in the records of the Nacogdoches County Clerk.
- C. R.J. Bohac Subdivision was recorded on October 9, 2024, under Document Number 2024-6776 in the records of the Nacogdoches County Clerk.

8. Discussion and possible action on future agenda items: A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

9. ADJOURN.

Aimee Cloutier, Planning Coordinator

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary at (936) 559-2506 or visit the City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on October 9, 2024, by 6:00 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator

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**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
AUGUST 12, 2024, AT 4:30 P.M.
SPECIAL HYBRID MEETING**

COMMISSIONERS PRESENT: Shannon Conklin; Lily Phou; Ruth Carroll; Matt Perry; Charles Zemanek;

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker;

OTHERS PRESENT: Sarah & Jere Jackson; Connie Haley; Grace & Mullin Garrigan; Levi Stovall; Denise McDonald; Sue McLaughlin; Stephen Watson; Walt & Marni Postelewait; Tim Garrigan; Wanda Cuniff; John & Debbie Wayland; Brandi Cartwright; Kyle Childress; Jeff Cupit; Kyle Drewery; Brad Maule; Julie

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:03 p.m.
2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.
3. **Administer Statement of Officer and Oath of Office for newly appointed Commissioners of the Planning & Zoning Commission:** Planning Coordinator, Aimee Cloutier administered the Statement of Officer and Oath of Office to newly appointed Commissioner, Charles Zemanek.
4. **Open Forum:** No one spoke under Open Forum.
5. **CONSENT AGENDA:** All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be a separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda, it may be moved to the Regular Agenda for further consideration.
 - A. **Approval of Minutes: Consider approval of minutes from the May 7, 2024, Joint Workshop (Planning and Zoning Commission and City Council).**

Commissioner Phou moved to approve the minutes as written from the May 7, 2024, joint workshop meeting. Chairman Conklin seconded the motion, and the minutes were approved unanimously (4-0) with Commissioner Perry absent from the vote
 - B. **Consider approval of the minutes from the May 13, 2024, Planning and Zoning Commission meeting.**

Commissioner Carroll moved to approve the minutes as written from the May 13, 2024, Planning & Zoning Commission meeting. Chairman Conklin seconded the motion and the minutes were approved unanimously (4-0) with Commissioner Perry absent from the vote.
6. **REGULAR AGENDA:**
 - A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action. There were no items moved to the regular agenda from the consent agenda to be voted on.

- B. Public Hearing:** Consider a recommendation to the City Council for a Zone change from B-2, General Business District to B-3, Central Business District legally described as approximately 0.17 acres, Lot 13, City Block 3 located at 216 North Church Street. This request has been submitted by Grace Garrigan on behalf of the owner, Matthew Moore. Case File ZON2024-02.

Interim City Planner (ICP), Juan Pollette presented the request to the Commission stating the subject property is located in the downtown area, east of the Fredonia Hotel, and is developed with a single-family residence with intentions of converting the home into an indoor/outdoor family bar and food establishment with the outside accommodating a food truck. ICP Pollette explained the property is currently zoned B-2, General Business, and is a more intense zoning district than the requested B-3, Central City Mixed Use district as it allows more intense uses. ICP Pollette stated the proposed use is allowed by right and if the zone change was approved, the parking requirements would be eliminated. ICP Pollette informed the Commission of adjacent property owners concerns which included the removal of the parking requirements. ICP Pollette stated the Applicant has a shared parking agreement for off-street parking from the neighboring property owner as well as the additional 40 public parking spaces less than 300 feet away from the subject property entrance.

ICP Pollette expressed support for the zone change stating the Future Land Use Plan is consistent with the request as well as compatible with the Comprehensive Plan.

There was discussion amongst the Commission and Staff regarding the possibility of land use being allowed by right if the zone change was denied, additional parking requirements, and noise ordinances in place.

Applicant Grace Garrigan addressed the Commission and stated she was fully prepared to install ADA-compliant parking spaces and paths. Mrs. Garrigan stated her main goal with the zoning change request was to eliminate the parking requirements so she did not have to pave the whole backyard for parking which in turn would defeat the purpose of her business plan. Mrs. Garrigan read her business plan to the Commission and touched on concerns from the residents who were in opposition stating she would install a fence, and install parking signage so her customers would not park in private parking lots. Mrs. Garrigan expressed that changing the zoning district to B-3, Central Business would protect the subject property as well as the character of the neighborhood.

The Commission and the Applicant spoke about the ADA-compliant parking lot, fencing, the playground in the backyard, and who would be responsible for the cost.

Chairman Conklin opened the hearing for public comment.

John Waylan who resides at 216 N. Mound stated he was in favor of the zone change.

Brandy Cartwright who resides at 2806 N. Pecan stated she moved to Nacogdoches from a place that had places like the proposed one and it was wonderful for parents. Mrs. Cartwright stated she hears from parents frequently that they wish they had a place to go like the Applicant is proposing. Mrs. Cartwright gave the Commission statistics and addressed the private parking issues stating there is already an excess of parking. Mrs. Cartwright emphasized that the town needs to be for small business especially when adequate parking is provided.

Connie Haley who owns the commercial property adjacent to the subject property at 217 N. Mound stated she was protesting the zone change as her goal is to preserve her private property and ensure her private parking lot is used exclusively for her tenants and their customers. Ms. Haley expressed that she wanted a six-foot-tall privacy fence installed on the shared parking property line and a minimum of 33 parking spaces should be required due to the square footage in the backyard being used.

Jere Jackson who is the property owner of 304 North Church St. stated he was concerned because of insufficient parking. He is worried that the business will attract rodents due to the food truck being outside and food dropped on the ground. Mr. Jackson was also concerned that the property was not included in the historic overlay.

Walt Postelwait who resides at 222 North Mound expressed his support of the zone change and loves how downtown is so walkable. Mr. Postelwait stated the current B-2 zoning district would allow a drive-thru in the neighborhood and this would be a problem. He stated the FLUP is Central City Mixed Use and the zone change would preserve the relationship of the neighborhood.

Sara Jackson who also resides at 304 N. Church St stated her concerns were with sanitation issues as having a place for a food truck would attract rodents and become a nuisance. She expressed that she did not want a food truck on the subject property.

Mitch Mitchell who resides at 13121 FM 1878 stated he comes to the city limits every day and loves coming to the downtown district. He expressed his support for the zoning change stating the people speaking out about the parking minimums are using this as a weapon against progress. Mr. Mitchell expressed his belief that the business plan would be a progress for the neighborhood.

Chairman Conklin closed the public hearing at 6:00 p.m.

Commissioner Carroll asked if a Specific Use Permit would be required if the applicant served liquor to which ICP, Pollette replied no, since none of the adjacent properties were zoned single family.

Commissioner Phou asked business owner Connie Haley if her business was disrupted when the same subject property was being run as an art gallery to which she replied no.

There was discussion amongst staff regarding the regulations on parking and shared parking on B-2 and B-3 zoning districts.

Commissioner Phou moved to make the recommendation to the City Council to approve the zone change request from the B-2, General Business District to B-3, Central Business District for lot 13, City Block 3, located at 216 North Church Street. Commissioner Perry seconded the motion and it was approved (4-1) with the votes as follows:

Commissioner Phou- For
Commissioner Perry- For
Commissioner Carroll- For
Commissioner Zemanek- For
Chairman Conklin- Against

C. Public Hearing: Consider a recommendation to the City Council for a Specific Use Permit in the B-2, General Business Zoning District for Stone, Sand, Gravel & Mineral Extraction, legally described as approximately 3.3 acres, Lot 17-5, City Block 95, generally located on the west side of Northwest Stallings Drive approximately 350 north of the NW Stallings Drive and West Austin Street Intersection. This request has been by Jeff Cupit on behalf of the owner, Brewery Wheaton Investments, LLC. Case File ZON2024-05.

ICP Pollette presented the request to the Commission stating the property was located on a twenty-foot hilltop and the owner is currently extracting dirt to use for commercial projects in the area. ICP Pollette stated when the property is level with the roadway, the owner intends to develop the land and build a commercial building in line with the current zoning district. ICP Pollette stated the staff found the SUP is consistent with the zoning district and complies with the Comprehensive Plan. ICP Pollette recommended approval of the SUP with the following conditions: the hour of operation being during daylight hours only, preserving the natural vegetation buffer along the front, southern, and northern property lines, the SUP will expire in 12 months, and they are to maintain the roadway free from dirt and debris.



Commissioner Phou asked if there were any ordinance violations and if this is why the SUP was being presented to them to which ICP Pollette stated yes, but it wasn't because someone called it in.

Applicant, Jeff Cupit addressed the Commission stating he did not realize he was in violation and thought they could just move the dirt out until the Planning Staff addressed it.

Chairman Conklin opened the hearing for public comment and no one spoke.

There was a discussion amongst the Commission and Staff regarding the topography of the property as well as future potential storm water drainage issues.

Chairman Conklin moved to make the recommendation to the City Council to approve the SUP with the conditions presented. Commissioner Phou seconded the motion and was approved unanimously (5-0).

Chairman Conklin adjourned the meeting at 6:19 p.m.

Chairman, Shannon Conklin

Attest: Aimee Cloutier, Planning Coordinator



**CITY OF NACOGDOCHES
JOINT WORK SESSION- PLANNING AND ZONING AND CITY COUNCIL
MEETING MINUTES
AUGUST 22, 2024, AT 5:30 P.M.**

COMMISSIONERS PRESENT: Chairman Shannon Conklin; Lily Phou; Matt Perry; Ruth Carroll; Charles Zemanek

CITY COUNCIL PRESENT: Mayor Randy Johnson; Council Members: Chad Huckaby, Kathleen Belanger, Blane Williams; Brad Maule;

MEMBERS ABSENT: None

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker; Planning Consultant, Nathan Dietrich;

1. **Call to Order:** Mayor Johnson called the meeting to order at 5:30 p.m.
2. **Pledge of Allegiance:** Mayor Johnson led the Pledge of Allegiance.
3. **Open Forum:** Commissioner Perry led the invocation. There were no other comments in the Open Forum.
4. **WORK SESSION:**
 - A. Review of proposed Text Amendments for the City of Nacogdoches Code of Ordinances Chapter 118 concerning definitions, non-conforming parcels, and land use types. Planned Developments and corrections to the Zoning Board of Adjustment process and procedures; Chapter 46 – Regarding CBD and vape shops and Chapter 78 – On-premise signs for “feather signs”, commonly referred to as “teardrop” signs. (Planning Consultant)

Nathan Dietrich, Planning Consultant, presented this Work Session to the City Council and Planning and Zoning Commission. He stated the presentation was to bring amendments and changes to the Ordinance to the recommending and approving bodies to receive feedback from staff. Mr. Dietrich went through the proposed changes of Chapter 118 concerning definitions, non-conforming parcels, land use types, Planned Developments and corrections to the Zoning Board of Adjustment process and procedures, Proposed changes to Chapter 46 included CBD and vape shops. Chapter 78 proposed changes included discussion regarding feather flags. Staff realized there were still many unanswered questions and the P&Z Commission and City Council would require an additional work session. The date to be determined. It was agreed that Mr. Dietrich and the Planning staff would gather questions the Commission and Council have and address them at the future workshop.

5. **ADJOURN:** Chairman Conklin adjourned the workshop at 7:15 p.m.

Chairman Shannon Conklin

Attest: Aimee Cloutier, Planning Coordinator

DRAFT



**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
September 9, 2024, AT 4:00 P.M.
SPECIAL HYBRID MEETING**

COMMISSIONERS PRESENT: Shannon Conklin; Lily Phou; Ruth Carroll; Charles Zemanek; Matt Perry

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker;

OTHERS PRESENT: None

- 1. **Call to Order:** Chairman Conklin called the meeting to order at 4:09 p.m.
- 2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.
- 3. **REGULAR AGENDA:**

- A. Discussion regarding the Planning & Zoning Commission’s terms of appointment and communication/notification protocol.

Chairman Conklin stated he had received concerns regarding the appointment and removal of Commissioners. Chairman Conklin expressed that as the Chair, it is his responsibility to keep the Commission informed and, in the future, would like to know who was removed and appointed.

Commissioner Phou stated she did not know that previous Commissioner Forbes was being removed from the Commission as there was no notification.

Interim City Planner, Juan Pollette stated staff would make sure the Commission was informed of any pertinent changes in the future.

City Attorney, Jerry Baker addressed the Commission and explained that Staff has no input on who the City Council appoints to the Commission.

There was further discussion regarding the process and procedures for informing the Commission of future appointments.

Chairman Conklin adjourned the meeting at 4:22 p.m.

Chairman Shannon Conklin

Attest: Aimee Cloutier, Planning Coordinator



**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
SEPTEMBER 9, 2024, AT 5:00 P.M.
REGULAR HYBRID MEETING**

COMMISSIONERS PRESENT: Lily Phou; Ruth Carroll; Charles Zemanek; Matt Perry;

COMMISSIONERS ABSENT: Shannon Conklin;

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker; Assistant City Engineer, Jason Vickery;

OTHERS PRESENT: Applicant, Irie Montes and Applicant R.J. Bohac;

1. **Call to Order:** Vice Chairwoman Phou called the meeting to order at 5:00 p.m.
2. **Pledge of Allegiance:** Vice Chairwoman Phou led the Pledge of Allegiance.
3. **Open Forum:** No one spoke under Open Forum.
4. **CONSENT AGENDA:** All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be a separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda, it may be moved to the Regular Agenda for further consideration.
 - A. **Consider approval of the minutes from the August 12, 2024, Planning and Zoning Commission meeting.**

Commissioner Phou moved to table the approval of the minutes from the August 12, 2024, Planning & Zoning Commission meeting due to a possible error mentioned by Chairman Conklin. Commissioner Perry seconded the motion and the minutes were tabled until the next regular meeting unanimously (4-0).
5. **REGULAR AGENDA:**
 - A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action. There were no items moved to the regular agenda from the consent agenda to be voted on.
 - B. **Final Plat:** Consider approval of a Final Plat for the R.J. Bohac Subdivision, located at 1102 Logansport Street. This request has been submitted by the owner, Rudy Bohac.

ICP Pollette presented the request to the Commission stating it is located at 1102 Logansport and currently has a single-family residence on the lot. ICP Pollette stated the property owner intends to divide the single lot into three lots and construct two additional single-family homes. ICP Pollette explained that the proposed lots are equally divided and ZBA previously approved a lot depth variance for the lot from 100' to 88'. ICP Pollette explained staff elected to represent the minor plat to the Commission due to the previous concerns, even though they had permission to approve it. ICP Pollette stated the property was created by metes and bounds before the creation of the subdivision ordinance and the side lot lines are not perpendicular to the street while discussing the specifics of the ordinance. ICP recommended approval of the Final Plat for R.J. Subdivision.

There was discussion amongst the Commission and Staff regarding the history of the lot located at 1102 Logansport Street which included previous zone changes, variances, and appeals from community members.

Commissioner Carroll asked what the Applicant's plan was with the property. Applicant, R.J. Bohac replied that he intends to build smaller single-family homes on the two additional lots, similar to the home on the one lot now.

Commissioner Zemanek asked if he intended to sell or rent. RJ stated he intends to rent them out, as this will be his future retirement income.

Commissioner Zemanek moved to approve the R.J. Bohac Subdivision Plat as presented. Commissioner Perry seconded the motion and it was approved unanimously (4-0).

C. Final Plat: Consider approval of an amendment to Lot 4A of the OTR Place Lot 4A Replat, located on the northeast corner of Powers and North Sanders Street. This request has been submitted by the owner, Joseph Irie Montes of Jim/RB LLC.

ICP Pollette presented the request to the Commission stating the owner of the property is requesting to remove the Conservation and Preservation Designation off of Lot 4-A to make it more developable for future development. ICP Pollette explained that amendments to the plat have to be approved by the P&Z Commission. He also gave the history of the property and reasoning why the lot had the designation. ICP Pollette stated staff supported the approval of the removal of the designation.

There was discussion amongst the Commission and Staff regarding the details of the designation, the owner's intentions with the property and the feasibility of development.

Commissioner Phou asked if there were any protected species on the property to which the applicant replied no.

Applicant Irie Montes addressed the Commission stating the previous City Planner suggested putting the designation on the plat to get the original plat waivers approved, but also said it would be easy to remove at a later date. Mr. Montes gave background on his experience with working with terrain challenges for multiple properties he has developed including the Spring Creek Subdivision.

There was more discussion amongst the Commission, Staff, and the Applicant regarding the feasibility of developing the property. It was agreed that the property could be developed but would be challenging.

Commissioner Perry asked ICP Pollette if this was the only property that had this type of designation. ICP Pollette stated this was the only property that he was aware of.

Commissioner Perry was concerned if the Commission removed the designation and there were habitats affected or erosion problems, causing repercussions. ICP Pollette stated the designation was a verbal agreement and there is no data to support any harming of habitats or wildlife on the property.

There was discussion amongst the Commission and the Applicant regarding erosion control and preventive measures.

Commissioner Zemanek moved to approve the removal of the Conservation and Preservation designation on the subdivision plat. Commissioner Carroll seconded the motion and it was approved unanimously (4-0).

Chairwoman Phou adjourned the meeting at 5:46 p.m.

Chairwoman Lily Phou

Attest: Planning Coordinator, Aimee Cloutier

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Preliminary Plat: Consider approval of a Preliminary Plat for Lots 2R & 3, Block 1 Nacogdoches Industrial Park West Subdivision, consisting of approximately 18.6 acres, located on the southeast corner of US Highway 59 North and Ernest McLain Road. This request has been submitted by Jose Gonzales of Kimberly-Horn & Associates on behalf of the owner, Earl Herrera of EH Holdings, LLC.

OVERVIEW:

The subject property is zoned I-2, Heavy Industrial, and is located on the southeast corner of US Highway 59 North and Ernest McLain Road. The proposed Preliminary Plat includes a right-of-way dedication for the proposed new Wildcreek Road and an additional right-of-way on Ernest McLain Road for the proposed improvements of the existing road.

STAFF REVIEW:

The City Planner and City Engineer have reviewed the proposal and found that the design conforms to City standards.

Plat Design & Proposed Development

The Plan includes a subdivision of two industrial lots, the construction of a 62,500 square-foot warehouse and storage building, and right of way dedication for the proposed new Wildcreek Road. Also, additional right-of-way on Ernest McLain Road for the proposed improvements of the existing road. The new Wildcreek Road will be a two-lane collector roadway with a 60-foot ROW and a street width of 32 feet with curb and gutters. The City Council approved the name Wildcreek Road on October 8, 2024. Ernest McLain Road will be widened on the north end of the subdivision from Highway 59 North to the eastern edge of Wildcreek Road to match Wildcreek Road. The proposed plan complies with the subdivision regulations.

Zoning Issues

The property is zoned I-2, Heavy Industrial, and is surrounded by industrial zoning except for the western side of the property that fronts US Highway 59 North, which is outside the city limits. The Plan meets all of the standards outlined for industrial lot size and layout for the zoning district.

Drainage, Utility, and Access Issues

The Engineering Department has reviewed the plan and determined that the proposed utilities and infrastructure are adequate for the development. The plan meets the city's drainage ordinance requirements, and the developer is proposing a regional stormwater detention facility that is designed to accommodate future developments. The Plan also shows the proposed location for the construction of Wildcreek Road.

Subdivision Variance Requests

No variance requests are needed for this Plan.

Review and Approval by the Planning and Zoning Commission

Preliminary Plans must be reviewed and approved by the Planning and Zoning Commission. Once approved, the final plat will be approved after all roadway improvements have passed City inspection.

STAFF RECOMMENDATION:

Based on the above findings, Staff recommends approval of the Preliminary Plan.

CITY CONTACT: Juan Pollette
Interim City Planner
(936)559-2559
pollettep@nactx.us

- ATTACHMENTS:**
- 1. Aerial Map
 - 2. Zoning Map
 - 3. Preliminary Plat
 - 4. Preliminary Plat Exhibit
 - 5. Site Plan

Prelim. Plat- Lots 2R&3- Nac. Ind. Park W. Aerial Map



Legend

- Streets
- Buildings
- City Limit
- Parcels
- Area of Interest

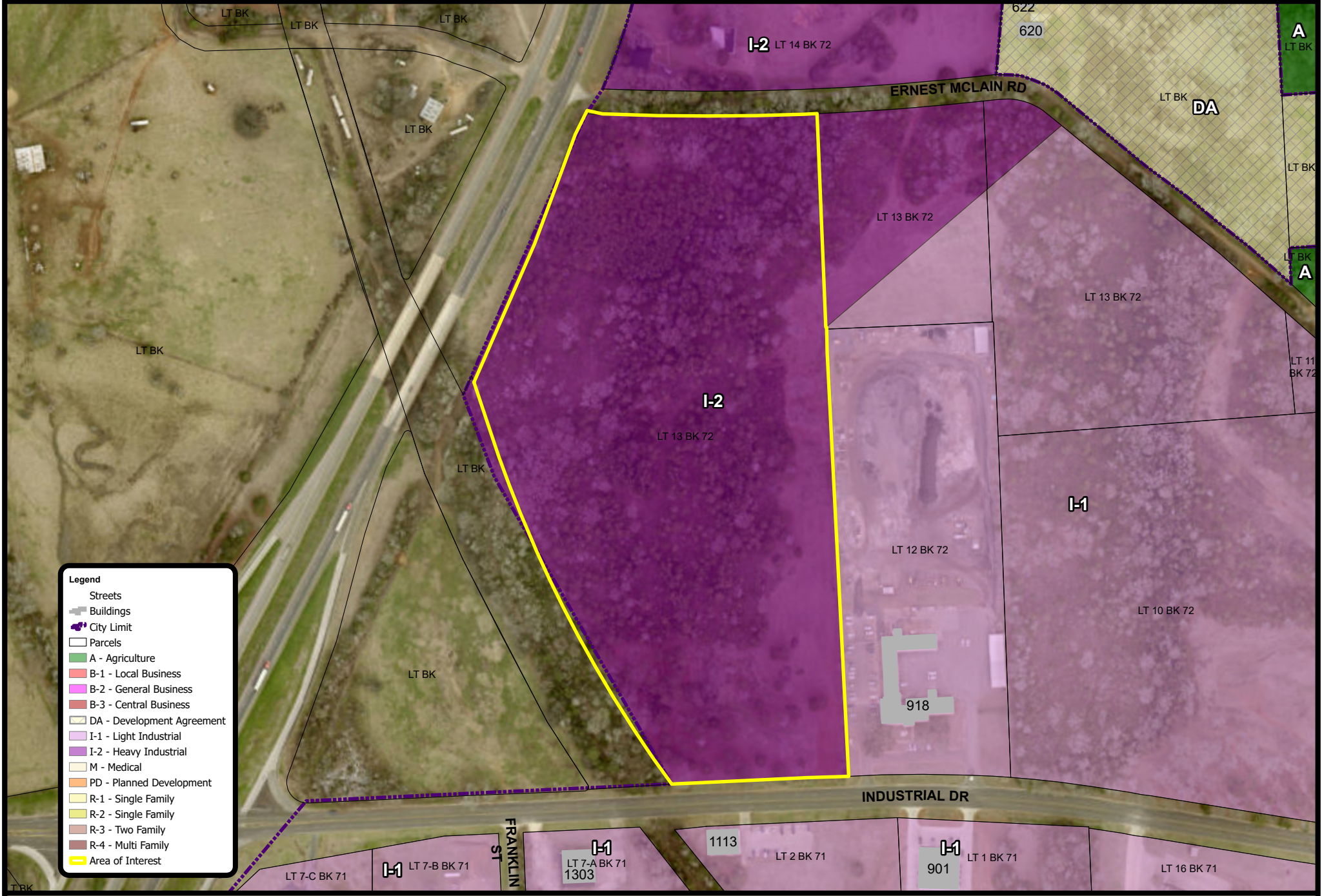
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Date Created: 10/08/24 | Software: ArcGIS Pro

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Prelim. Plat- Lots 2R&3- Nac. Ind. Park W. Zoning Map



- Legend**
- Streets
 - Buildings
 - City Limit
 - Parcels
 - A - Agriculture
 - B-1 - Local Business
 - B-2 - General Business
 - B-3 - Central Business
 - DA - Development Agreement
 - I-1 - Light Industrial
 - I-2 - Heavy Industrial
 - M - Medical
 - PD - Planned Development
 - R-1 - Single Family
 - R-2 - Single Family
 - R-3 - Two Family
 - R-4 - Multi Family
 - Area of Interest



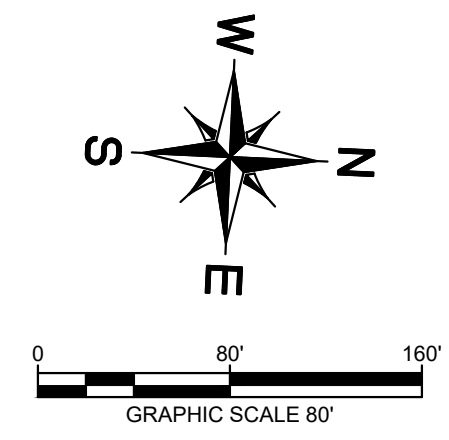
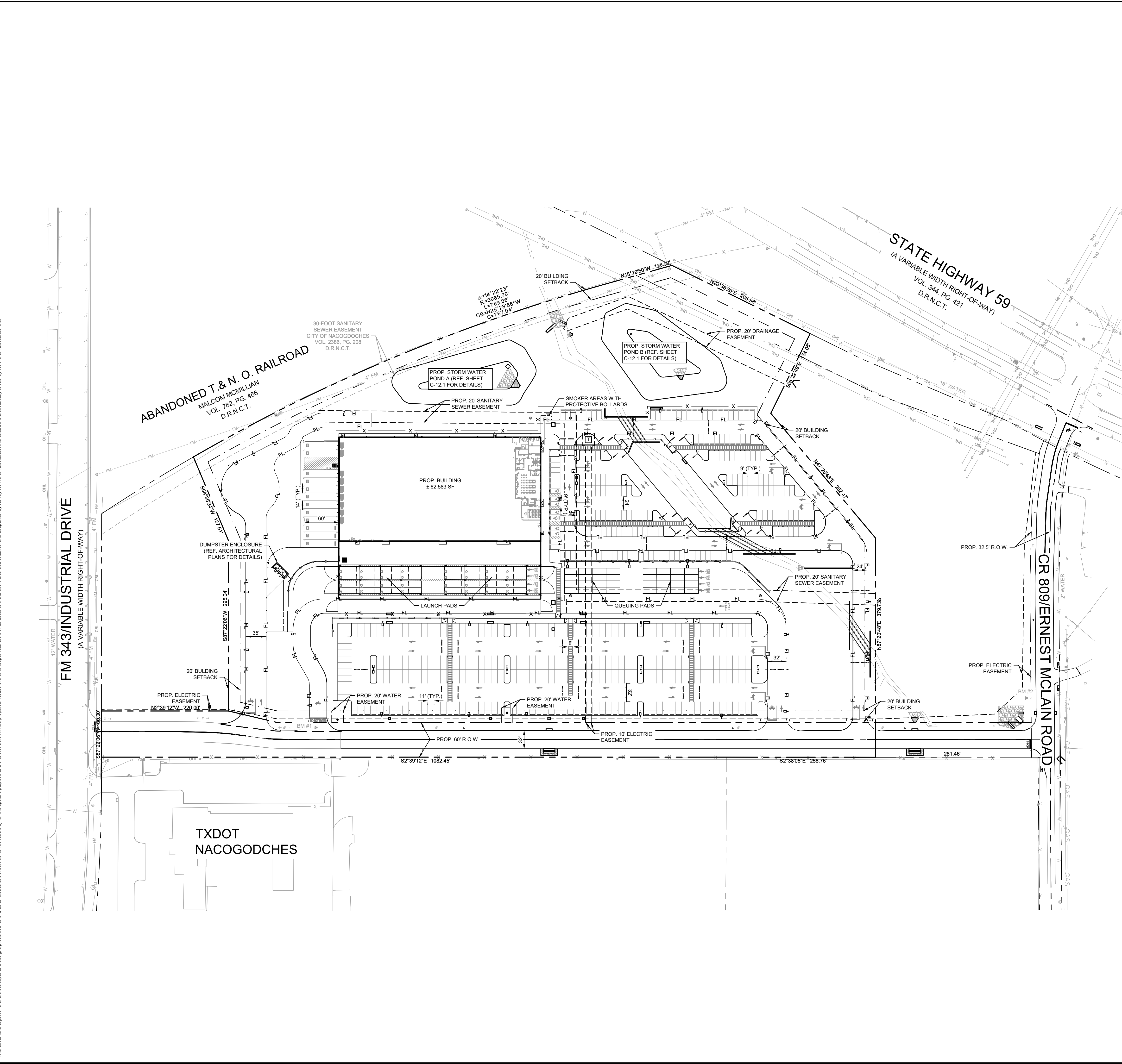
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Drawn/Checked: JCG
 Date: 09/04/2024
 Project: 064499106
 Plot Title: PROJECT DRAGON
 DWG NAME: SITE PLAN (SHEET)
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LEGEND

	PROPERTY LINE
	PROPOSED FIRE LANE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	SETBACK
	ACCESSIBLE PARKING SYMBOL
	SIDEWALK
	TYPICAL
	PROPOSED

SITE DATA TABLE

GENERAL SITE DATA	
ZONING	HEAVY INDUSTRIAL (I-2)
ADDRESS	NEC OF US-59 AND INDUSTRIAL DRIVE, NACOGDOCHES, TX
IMPERVIOUS COVER	±76.61%, ±12.67 ACRES (±552,212.9 SF)
PLAT INFORMATION	
PLAT ID	
PLAT NAME	
COMBINED GROSS LOT AREA	18.62 AC / 811087.2 SF
BUILDING DATA	
PROPOSED USE	WAREHOUSE & STORAGE
NUMBER OF BUILDINGS	1 BUILDING
TOTAL GROSS BUILDING FLOOR AREA	±62,583 SF

BUILDING SETBACKS

GENERAL SITE DATA	
FRONT	20 FT
SIDE	20 FT
REAR	20 FT

USER REQUIRED PARKING TABLE

PARKING	USER REQUIRED	PROVIDED
AUTO (9' x 19')	171 SPACES *	171 SPACES *
VAN (24'x11')	238 SPACES	238 SPACES
VAN (35.5'x11')	32 SPACES	32 SPACES
LINEHAUL (13.5'x60')	9 SPACES	9 SPACES
TRAILER (13.5' x 60')	3 SPACES	3 SPACES
BOX TRUCK (12'x37')	3 SPACES	3 SPACES
BOX TRUCK (9'x19')	6 SPACES	6 SPACES

*CITY OF NACOGDOCHES REQUIRES 1 PARKING STALL PER EVERY 1,000 SF OF BUILDING AREA FOR LIGHT INDUSTRIAL DEVELOPMENTS. (63 STALLS REQUIRED/171 PROVIDED)



CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCHMARKS

BM #1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET IN NATURAL GROUND. LOCATED APPROXIMATELY ±422 FEET NORTH OF THE CENTERLINE OF FM 343, ±1.185 FEET EAST OF STATE HIGHWAY NO. 59 AND ±154 NORTHWEST OF THE NORTHWEST CORNER OF A METAL BUILDING. ELEV. = 428.59'
BM #2 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET IN NATURAL GROUND. LOCATED APPROXIMATELY ±40 FEET SOUTH OF COUNTY ROAD 809, ±509 FEET EAST OF STATE HIGHWAY NO. 59 AND ±47 FEET SOUTHEAST OF A UTILITY POLE LOCATED SOUTH OF COUNTY ROAD 809. ELEV. = 434.84'

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-259-3820
 WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION PURPOSES
Kimley-Horn
 Engineer: JOSE C. GONZALEZ
 P.E. No. 148183 Date: 09/04/2024

KHA PROJECT	064499106
DATE	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	JCG
DRAWN BY	JCG
CHECKED BY	JWD

PROJECT DRAGON
 TEXAS
 NACOGDOCHES

SITE PLAN
 SHEET NUMBER
C-5.0

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Consider a recommendation to the City Council for a Specific Use Permit, in a B-2, General Business and R-4, Multi-Family Zoning District for Stone, Sand, Gravel & Mineral Extraction, for approximately 5 acres, on Lot 1, City Block 47, generally located on the east side of Old Tyler Road, approximately one-half mile north of the Powers Street and Old Tyler Road intersection. This request has been submitted by James Wood on behalf of the owner, John Mast Separate Property Partnership, L.P. Case File ZON2024-06.

OVERVIEW: The front half of the property that fronts Old Tyler Road is zoned B-2, General Business, and the back half is zoned R-4, Multi-Family. The property is currently undeveloped with no real structures or infrastructure but is operating as a Stone, Sand, Gravel & Mineral Extraction operation. To operate the proposed use, the owner is required to have a Specific Use Permit (SUP). The SUP process allows staff, the Commission, and the City Council to assess this use in this area, and depending on the surrounding uses, or impacts on infrastructure or the environment, the opportunity to review and impose reasonable conditions if necessary.

This property has significant elevation changes, with the north side about 30 feet higher than the south and a 15-foot elevation gain along the western frontage on Old Tyler Road. It is mostly undeveloped and wooded, except for an acre in the center that is being excavated. The owner intends to use the extracted dirt for other development projects in the city, and once excavation reaches the appropriate grade, the property will be sold for future development consistent with the current zoning.

Adjacent Land Use & Zoning

The subject property is currently zoned B-2, General Business, and R-4, Multi-Family, and is currently undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Single-Family Residential	B-2, General Business R-4, Multi-Family	Undeveloped
South	Single-Family Residential	R-4, Multi-Family	Residential
East	Single-Family Residential	I-2, Heavy Industrial	Industrial
West (Across OTR)	Single-Family Residential	B-2, General Business	Residential

The surrounding area is a mix of B-2, General Business, R-4, Multi-Family, and I-2, Heavy Industrial zoning districts. The property is surrounded by single-family residential homes except for the east side which is an industrial use. There are a few undeveloped lots adjacent to the north and west across Old Tyler Road.

STAFF REVIEW:

REVIEW CRITERIA:

Per Section 118.173 of the Zoning Ordinance, a Specific Use Permit may be approved if all of the following conditions have been found:

Compatibility. The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

The property is located near several legal non-conforming single-family homes to the west across Old Tyler Road. A single-family home is adjacent to the south and a vacant lot to the north. To the east, there is a 14.5-acre industrial track that seems to be vacant. The applicant intends to leave the property ready for future commercial or residential development once the excavation is done in approximately 12 months.

Orderly growth and development. The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The SUP should not impede the normal and orderly development of surrounding vacant property. There is an undeveloped lot adjacent to the north of the subject property and two east across Old Tyler Road. After completing the dirt extraction, the property will be ready for future development that is in line with the zoning district.

Supporting Facilities. Adequate utilities, access roads, drainage, and other necessary supporting facilities have been or will be provided;

The subject property fronts and takes direct access from Old Tyler Road which is designated as a minor arterial roadway on the City's Thoroughfare Plan. This section of Old Tyler Road is constructed as a two-lane roadway, with a right-of-way (ROW) of 80 feet. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use.

The property has access to public utilities, with an 8-inch water and 6-inch sewer main located along Old Tyler Road.

Drives and Parking. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

The proposed driveways and parking areas will comply with the City's current land development design standards.

Nuisances. Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

The applicant is proposing to mitigate any nuisances from dust and noise that will be generated by the machinery by preserving the existing large trees and vegetated area located along the street frontage and the southern and northern boundary of the property as a natural buffer. The property owner has also installed silt fencing along the roadway to keep dirt from washing into the road.

Hours of operation will be from 8:00 a.m. until 6:00 p.m. Monday through Saturday.

The applicant has also submitted a Stormwater Pollution Prevention Plan (SWP3) outlining and establishing the best management practices and sediment and erosion controls that will be implemented and maintained for the duration of the construction.

Lighting. Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;

The owner is not proposing any additional lighting.

Landscaping. Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;

This development will be subject to Zoning Ordinance *Sec. 118-430. - Commercial district landscaping*, which requires the installation of trees to be planted along the street frontage.

The property has a large, vegetated area with several large mature trees located along the western boundary line of the property fronting the roadway.

Comprehensive Plan. The proposed use is in accordance with the comprehensive plan.

Future Land Use

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan designates the subject property and the surrounding areas as *Single-Family Residential*.

The *Single-Family Residential* Future Land Use category is described as, “Conventional one-family detached dwellings (also includes duplexes)”.

Although the Future Land Use designation is not consistent with the current zoning of the property and the majority of the surrounding properties, which are zoned commercial and developed as residential uses, the proposed use is temporary and will make the property more attractive for future development that is in line with the Future Land Use Plan. Approval of the SUP will not change the land uses permitted by the current underlying zoning district.

Staff finds that the FLUP designation of the property is not consistent with the current zoning of the property and is not in compliance with the Comprehensive Plan.

NOTICES:

Staff posted a legal ad in the Daily Sentinel to run on September 29, 2024.

Staff mailed thirteen (13) notices to property owners within the 200-foot notification area on September 24, 2024. Staff has not received any responses in favor or opposition to the Specific Use Permit request.

NEIGHBORHOOD INPUT:

Staff held a neighborhood meeting for the property owners within 500 feet on September 16, 2024, at 5:30 p.m., to discuss and answer questions about the request. None of the surrounding property owners attended the meeting.

This zoning application was also subject to the additional noticing practices that were approved by the City Council in January 2021. These included: a zoning notice sign located on the subject property; notices published on the City’s Planning & Zoning webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

Staff Recommendation

Based on the above findings, Staff recommends approval of the Specific Use Permit with the following conditions:

1. Hours of operation will be from 8:00 a.m. until 6:00 p.m., Monday through Saturday.
2. Preserve the existing vegetative buffer at a minimum of 25 ft in width around the north, south, east, and west of the property, allowing for a reasonable entrance into the area of excavation.

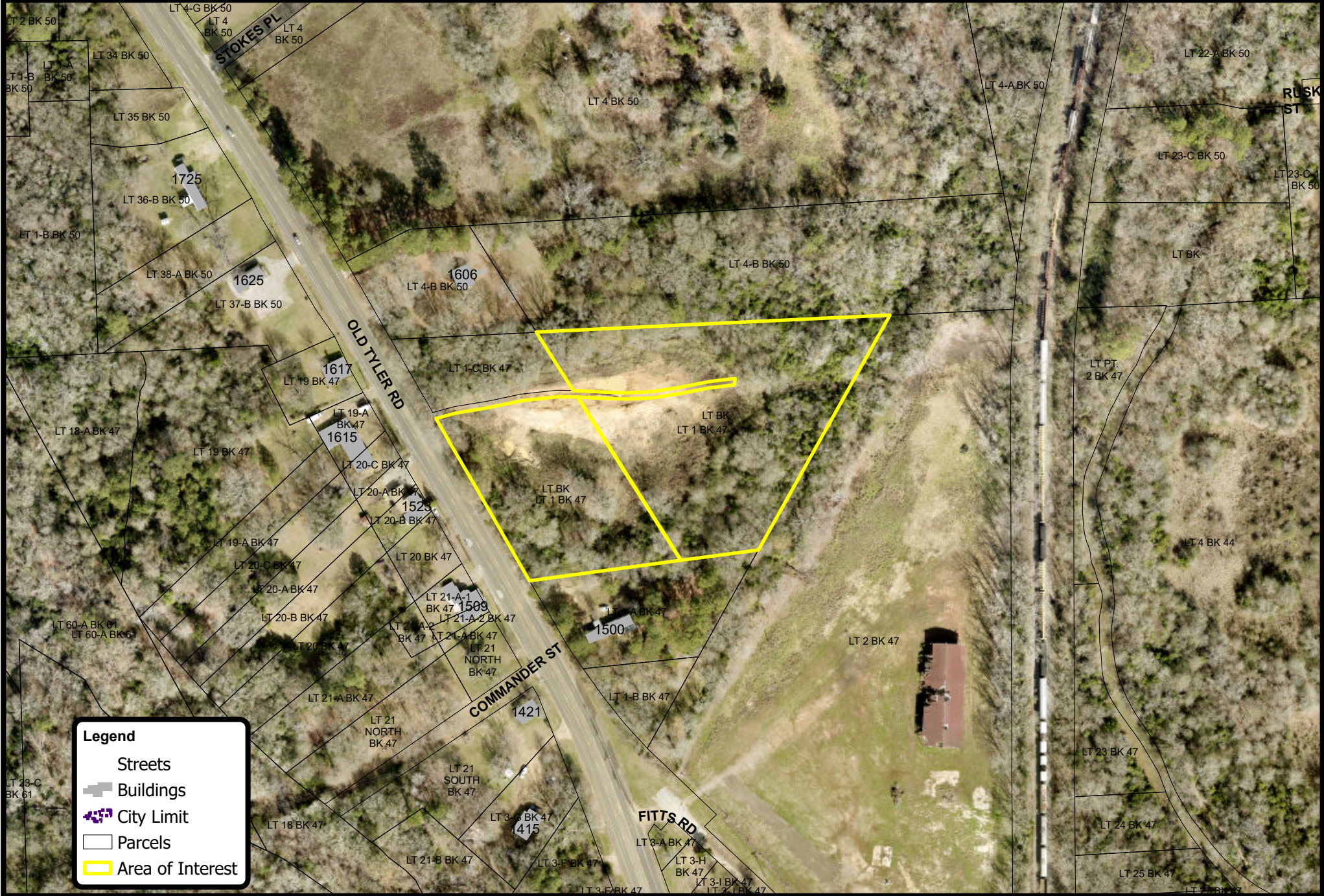
3. Install and maintain standard stormwater pollution prevention fencing in line with state regulations along the entrance of the property.
4. SUP will expire in 12 months from the date it is put into ordinance.
5. Additional street sweeping or cleanup will be provided once a week or as needed to keep the roadway in front of the site free of mud and debris.

This item is scheduled to be heard by the City Council on Tuesday, November 5, 2024.

CITY CONTACT:

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Future Land Use Map
 4. Notification Map
 5. Site Photos
 6. Stormwater Pollution Prevention Plan
 7. SUP2024-06_Property Owner Consent Form

SUP2024-06 Aerial Map



Legend

- Streets
- Buildings
- City Limit
- Parcels
- Area of Interest



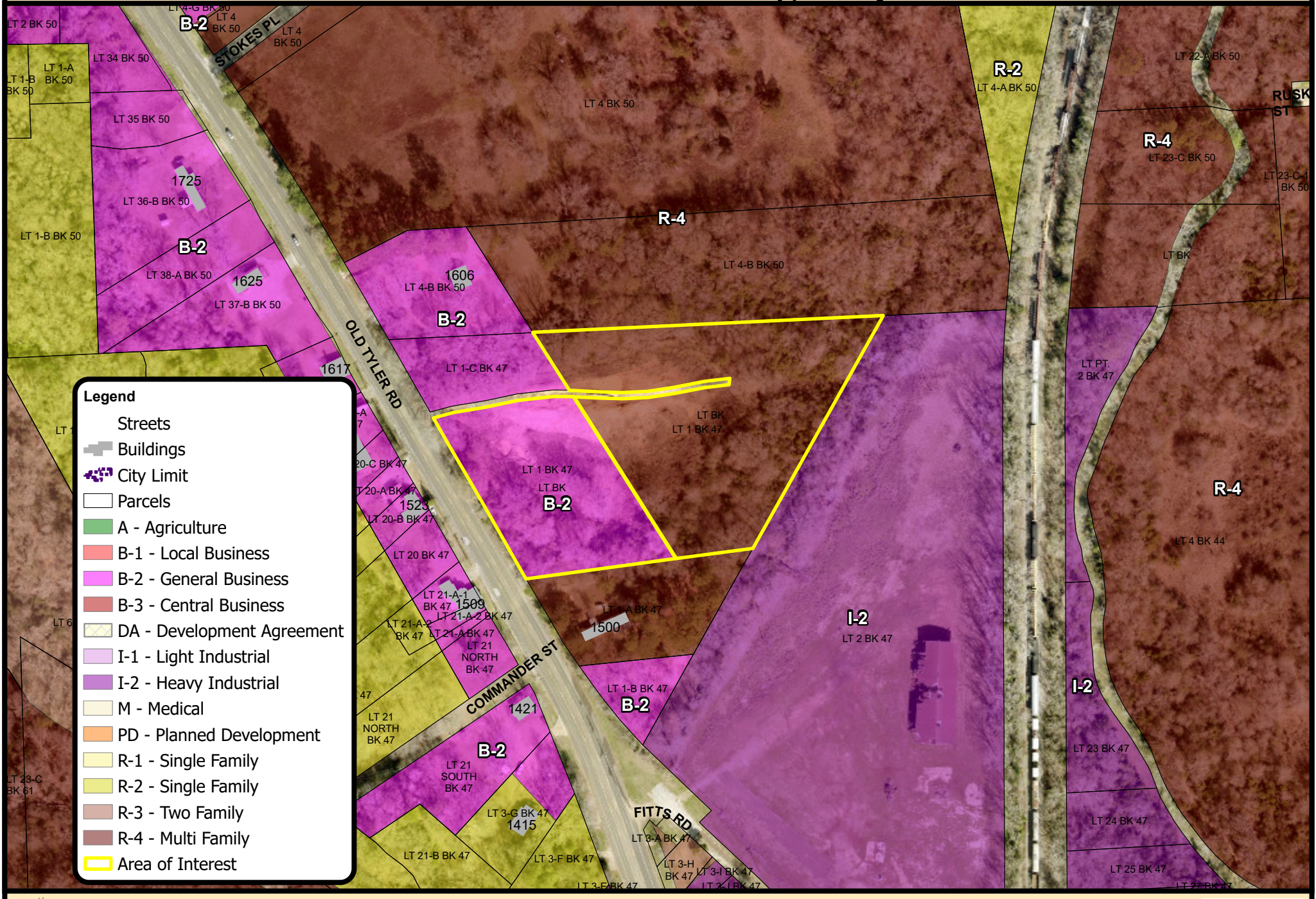
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SUP2024-06 Zoning Map



Legend

- Streets
- Buildings
- City Limit
- Parcels
- A - Agriculture
- B-1 - Local Business
- B-2 - General Business
- B-3 - Central Business
- DA - Development Agreement
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- M - Medical
- PD - Planned Development
- R-1 - Single Family
- R-2 - Single Family
- R-3 - Two Family
- R-4 - Multi Family
- Area of Interest



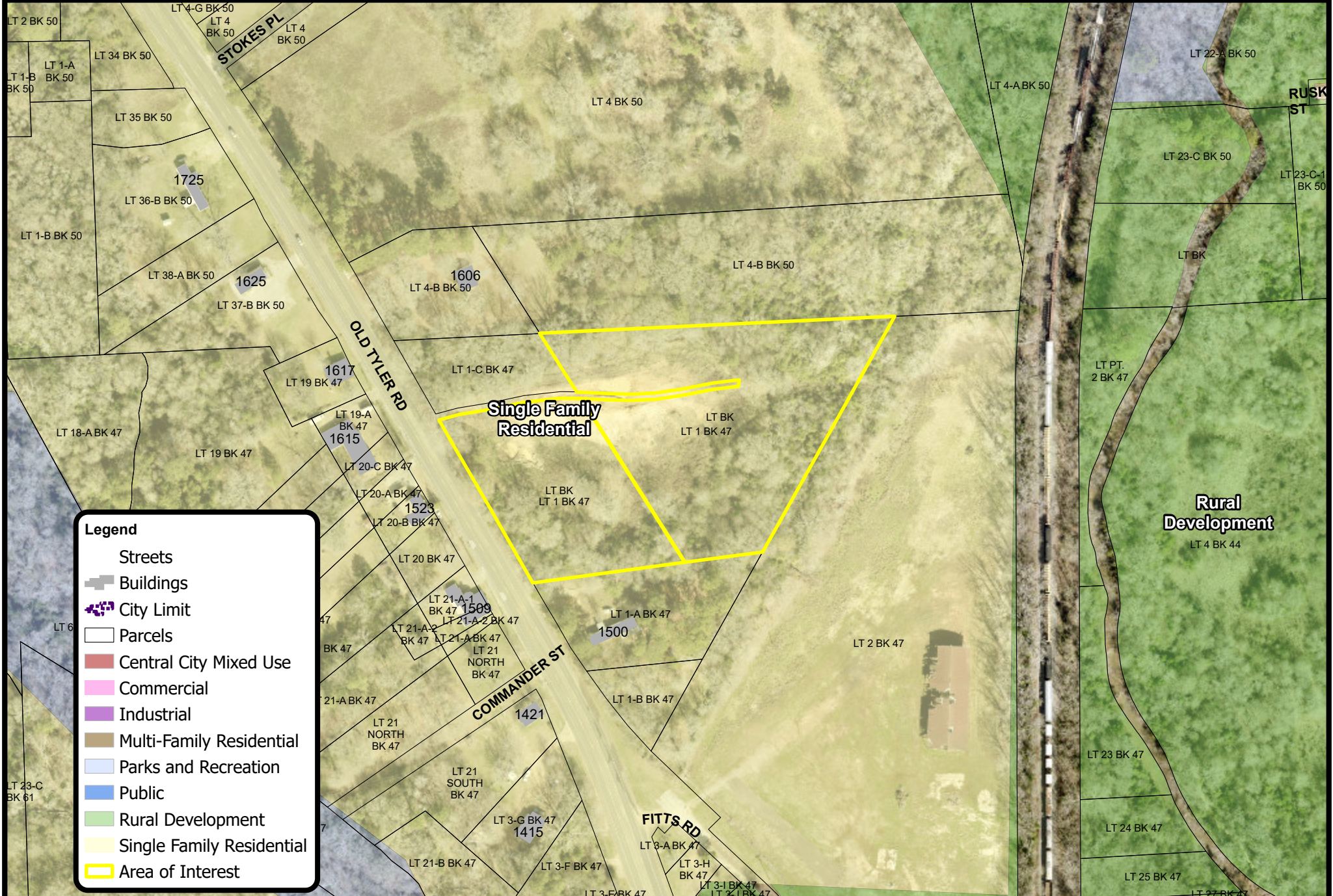
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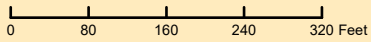


SUP2024-06 Future Land Use Map



Legend

- Streets
- Buildings
- City Limit
- Parcels
- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential
- Area of Interest



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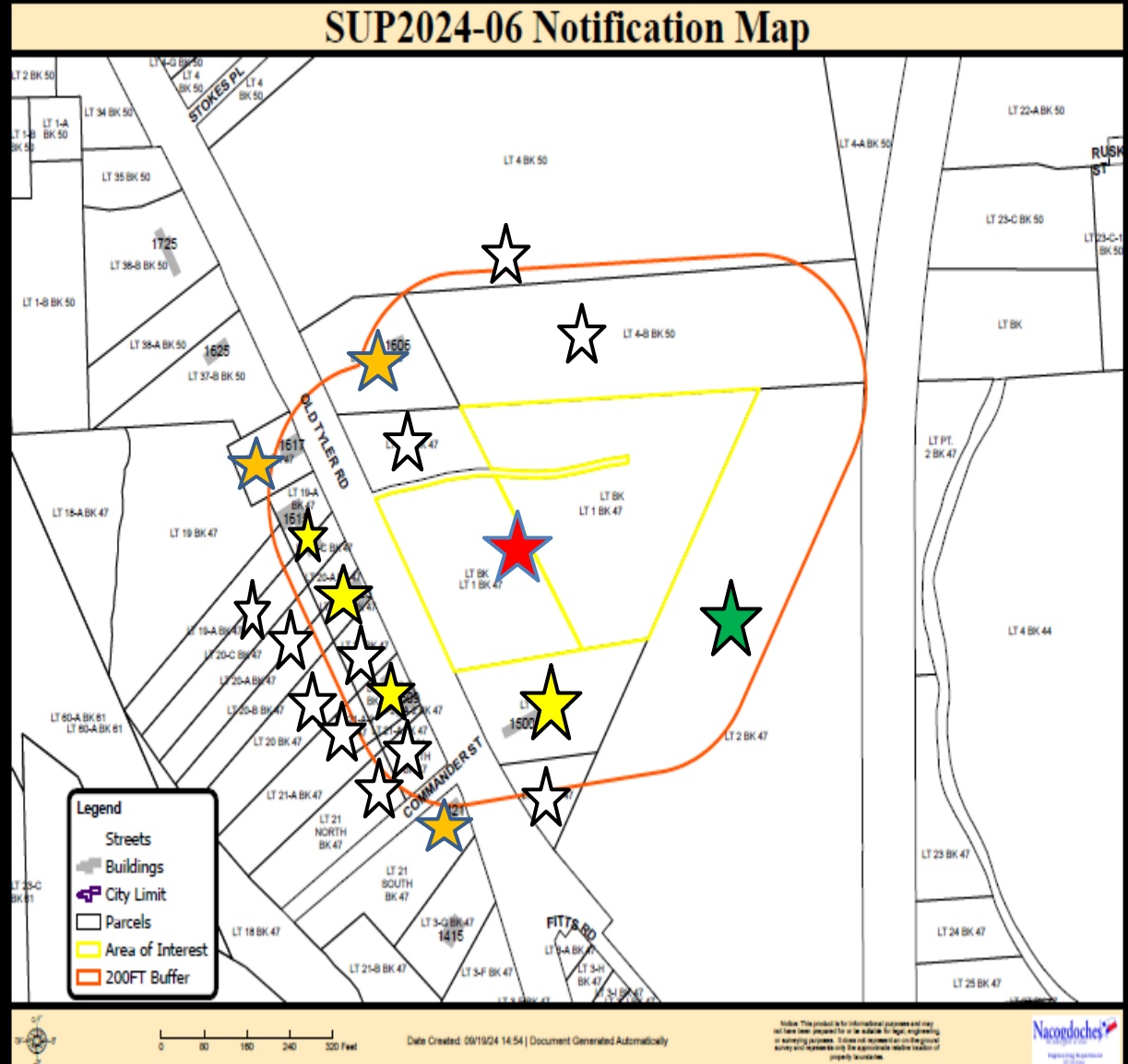


200 Foot Notification Map

SUP2024-06: Old Tyler Road

Legend

-  200 Foot Buffer
-  Proposed SUP
-  Abandoned/Storage Shed
-  Single-Family-Owner Occupied
-  Single-Family-Rental
-  Vacant/ Undeveloped
-  Agriculture



SUP2024-06 Site Photos

Subject property view from Old Tyler Rd.





View looking east inside of the subject property



View looking north inside the subject property



North side of property

South side of property



Single family homes
west of subject
property across OTR.



STORMWATER POLLUTION PREVENTION PLAN

PROPOSED OLD TYLER ROAD SAND PIT CONSTRUCTION PROJECT

**AN APPROXIMATE 4.50-ACRE CONSTRUCTION SITE
OLD TYLER ROAD
NACOGDOCHES (NACOGDOCHES COUNTY), TEXAS**

Date: September 16, 2024

Prepared for:

**James Wood
James Wood Construction Company
724 East Main Street
Nacogdoches, TX 75964**

Prepared by:

**Hydrex Environmental
312 Old Tyler Road
Nacogdoches, Texas 75961
(936) 568-9451 FAX (936) 568-9527**

STORMWATER POLLUTION PREVENTION PLAN

PROPOSED OLD TYLER ROAD SAND PIT CONSTRUCTION PROJECT

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Prepared For:

James Wood
James Wood Construction Company
724 East Main Street
Nacogdoches, TX 75964

September 16, 2024

Mellisa Cooper, CESC
Project Manager



Prepared by:



312 Old Tyler
Nacogdoches, Texas 75961
(936) 568-9451 FAX (936) 568-952

September 16, 2024

Mr. James Wood
James Wood Construction Company
724 East Main Street
Nacogdoches, TX 75964

**Re: Stormwater Pollution Prevention Plan
Proposed Old Tyler Road Sand Pit Construction Project
An Approximate 4.50-Acre Construction Site
Old Tyler Road
Nacogdoches (Nacogdoches County), Texas
Hydrex Project No. S-01-1800**

Dear Mr. Wood:

Hydrex Environmental is pleased to submit the accompanying Stormwater Pollution Prevention Plan (SWP3) for the above-referenced construction site. The SWP3 was prepared in accordance with the requirements outlined in Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000.

The site's SWP3 must be implemented and followed by your construction manager and/or contractor(s) until construction is complete and final stabilization of the construction area has been achieved. If you have any questions, please feel free to call me at (936) 568-9451. Thank you for the opportunity to provide you with this service and we look forward to working with you in the future.

Sincerely,
Hydrex Environmental



Mellisa Cooper, CESCO
Project Manager

CERTIFICATION PAGE

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Sign as required by 30 TAC §305.44(b).

Signed: _____ Date: _____
Name: Mr. James Wood
Title: Authorized Representative

If plan is shared by more than one entity:

Signed: _____ Date: _____ TPDES #: _____
Name: _____
Title: _____

Signed: _____ Date: _____ TPDES #: _____
Name: _____
Title: _____

Signed: _____ Date: _____ TPDES #: _____
Name: _____
Title: _____

Primary Operators

James Wood Construction Company and MBI Company

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Appendix A - Plates

Plate A-1	Vicinity Map
Plate A-2	USGS Topographic Map
Plate A-3	Sediment and Erosion Control Plan
Plate A-4	NRCS Soil Survey Map

Appendix B - Stormwater Controls

Plate B-1	Typical Design Details for Erosion and Sediment Controls
Plate B-2	Typical Design Details for Inlet Protection
Plate B-3	Typical Design Details for Temporary Concrete Washout Facilities

Appendix C - Record of Construction Schedule Activities

Record of Disturbance/Stabilization Activities

Appendix D - Inspection Forms for Stormwater Controls

Stormwater Construction Site Inspection Forms
Qualifications of the Inspector(s)

Appendix E - Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000

Appendix F - Miscellaneous Documents

Required Activities to Perform
Small Construction Site Notice

1.0 INTRODUCTION

James Wood Construction Company is moving dirt from a sand pit located on Old Tyler Road. The project is located on an approximate 4.5-acre construction site located at along Old Tyler Road in Nacogdoches (Nacogdoches County), Texas (Appendix A, Plates A-1 and A-2). This Stormwater Pollution Prevention Plan (SWP3) has been prepared to outline and establish the best management practices (BMPs) and sediment and erosion controls that will be implemented, maintained, and/or followed for the duration of construction, including final stabilization by the operators, James Wood Construction Company and MBI Company, (Operator).

This SWP3 has been developed in accordance with the requirements outlined in Texas Pollutant Discharge Elimination System (TPDES) Construction General Permit TXR150000, dated March 5, 2023. The purpose of implementing and following the site's SWP3 will be to minimize pollutants in stormwater discharges from the construction site. A copy of the TPDES Construction General Permit TXR150000 is included in Appendix E.

The disturbed area for this construction project will encompass approximately 4.5 acres of land (Appendix A, Plate A-3). Construction activities planned for this project will include the following:

- 1) installation of sediment controls,
- 2) land clearing, grubbing, grading, and site preparation,
- 3) removal of sand and grading as needed,
- 4) construction of any stormwater drainage conveyances, and
- 5) final grading and stabilization of disturbed areas.

Construction activities associated with this project will begin August 2024 and are expected to be completed October 31, 2024.

2.0 SITE DESCRIPTION

The disturbed area for this construction project encompasses approximately 4.5 acres of land located along Old Tyler Road in Nacogdoches (Nacogdoches County), Texas (Nacogdoches County), Texas (Appendix A, Plates A-1 and A-2).

2.1 Topography and Receiving Waters

Topographically, the construction site is located in an area of nearly level to gently sloping terrain on the top of a hill within the watershed of Banita Creek (Appendix A, Plate A-2). The terrain across the construction site slopes slightly to the east. Currently, stormwater runoff is expected to follow surface topography and move as sheet flow east to offsite stormwater conveyances which flow toward Banita Creek. Banita Creek drains into La Nana Bayou and then ultimately drains into the Angelina River. Post-construction stormwater runoff at the site will be directed to off site stormwater conveyances which will direct stormwater east towards Banita Creek.

2.2 Rainfall Data

According to the *Soil Survey of Nacogdoches County, Texas*, the average annual rainfall for Nacogdoches County is approximately 50 inches. About 50% of precipitation occurs between April and September.

2.3 On-Site Soils

The NRCS Web Soil Survey for Nacogdoches County, Texas indicates the soils at the project site are mapped as *Lilbert-Urban land complex, 1 to 8 percent slopes, Tenaha-Urban land complex, 5 to 20 percent slopes, and Trawick-Urban land complex, 8 to 20 percent slopes* (Appendix A, Plate A-4).

The *Lilbert-Urban land complex, 1 to 8 percent slopes* soil unit occurs throughout the central section of the construction site. This broad, gently sloping soil is on convex ridges. These soils contain 45 percent of Lilbert soils, 35 percent of urban soils, and 20

Section II

percent of other soils composed of Darco soils and Bowie soils. These soils are made up of dark grayish brown to a pale brown loamy fine sand in the surface layers to a depth of 33 inches. The subsoil layers are a strong brown sandy clay loam to a depth of 72 inches. The Urban land part of the soils are so covered by structures and parking lots that it identification is not feasible. This soil has high potential for urban development.

The *Tenaha-Urban land complex, 5 to 20 percent slopes*, soil unit occurs throughout the western section of the construction site. This deep sloping to moderately steep, upland soil is on broad hills and side slopes above drainage ways. They are long and narrow, located on ridges and knobs. These soils contain nearly 10 percent of other soils composed of Darco soils. These soils are made up of dark grayish brown to pale brown loamy fine sand in the surface layers to a depth of 22 inches. The subsoil layers are a yellowish red sandy clay loam to a depth of 46 inches. They are well drained, have moderate permeability, medium available water capacity, severe erosion hazard, and medium runoff potential. This soil has medium potential for urban development.

The *Trawick-Urban land complex, 8 to 20 percent slopes* soil unit occurs throughout the eastern section of the construction site. This deep, sloping to moderately steep soil and urban land is located on convex side slopes. These soils contain 55 percent of Trawick soils, 30 percent of urban soils, and 15 percent of other soils composed of Bub soils and Nacogdoches soils. These soils are made up of dark red clay loam in the surface layers to a depth of 5 inches. The subsoil layers are a dark red clay to a depth of 45 inches. The Urban land part of the soils are so covered by structures and parking lots that it identification is not feasible. This soil has low potential for urban development.

2.4 Description and Sequence of Soil Disturbing Activities

During construction, up to 4.5 acres of total land area will be disturbed or used for storage. Soil disturbing activities may include, but are not limited to:

- 1) land clearing in preparation for installation of sediment control fencing,
- 2) installation of sediment control fencing,
- 3) land clearing, grubbing, and grading in support of proposed construction activities, and/or
- 4) final grading and seeding/planting for establishment of permanent vegetative cover in disturbed areas outside of newly constructed areas.

Construction activities for this project are scheduled to be performed in the following general order:

- 1) land clearing and grubbing the proposed construction area for installation of sediment control fencing,
- 2) installation of sediment control fencing along down-gradient boundaries of the construction site,
- 3) land clearing, grubbing, and grading in support of construction and/or modification of proposed and existing stormwater drainage conveyances,
- 4) temporary stabilization of disturbed areas and stockpiles of soil immediately after disturbance, or as soon as practical, if the areas will not be re-disturbed within fourteen (14) days,
- 5) completion of construction activities and/or modifications to the proposed and existing stormwater drainage conveyances,
- 6) completion of final grading and establishment of permanent vegetative cover for final stabilization of previously disturbed areas outside construction areas,
- 7) removal of all remaining temporary erosion/sediment controls upon completion of all construction activities and when the site is stabilized, and
- 8) stabilization of any areas disturbed during removal of the temporary sediment/erosion controls.

3.0 DESCRIPTION OF POTENTIAL POLLUTANTS AND SOURCES

The potential for pollutants to enter or mix with stormwater at this construction site is primarily dependent upon the activities performed and the materials used during the construction process. Activities that can potentially affect stormwater through contact include land clearing, grading, excavating, fueling, concrete pouring, asphalt paving, vehicle tracking, waste disposal, stabilization, and fertilization. A list of potential pollutants located on-site and their sources is presented in the following table.

Table 1. Potential Pollutants and Their Sources

Potential Pollutants	Source
Sediment	Disturbed soil from land clearing and grading activities and stock piles of dirt and topsoil from on and off-site sources.
Petroleum products	Diesel and oil from on-site storage or from construction vehicles used on-site.
Concrete and asphalt	Discharge or runoff from use of concrete and/or asphalt materials during construction.
Solid waste	Materials used during construction or used by workers while on-site.
Fertilizers	Use of fertilizers during stabilization of soils and sediment.

As needed, additional pollutants can be added to the table as they are brought on-site.

Control measures contained within this plan are designed to eliminate or reduce any potential impact of these activities and materials to stormwater discharges that may leave the construction site. Specific best management practices and control measures for this site are described in Section 4.0.

4.0 DESCRIPTION OF STORMWATER CONTROLS

The following information describes the best management practices (BMPs) and control measures that may be implemented as part of construction activities, to control and minimize pollutants in stormwater discharges from the construction area. The locations where these controls may be implemented are indicated on the Sediment and Erosion Control Plan map, (Appendix A, Plate A-3). Typical design details for some of the types of control measures that may be implemented during construction are included in Appendix B of this SWP3 and within construction plan details maintained by the Operator. The Operator will be responsible for ensuring all necessary BMPs and control measures are properly installed and adequately maintained in accordance with good engineering practices and manufacturer's specifications.

4.1 Best Management Practices

BMPs are controls or techniques used to reduce or eliminate the potential for pollutants in stormwater discharges from leaving the construction site. The following table lists the types of BMPs as well as the location and purpose of the BMPs, and appropriate timing for implementing and maintaining the BMPs.

Table 2. Types and Locations of Best Management Practices

Type of Stormwater BMP	Location and Purpose of BMP	Appropriate Timing of the BMP
Construction Exit(s)	Construction exit(s) will serve to reduce vehicle tracking from the construction site and will be installed in accordance with the design guidelines. If on paved surfaces, alternate acceptable means of reducing sediment tracking will be utilized. If needed, pre-existing culverts at the entrance will be replaced during construction.	As an initial construction activity, until permanent exits are established.

Table 2. Types and Locations of Best Management Practices

Type of Stormwater BMP	Location and Purpose of BMP	Appropriate Timing of the BMP
Sediment Control Fencing	Along down-gradient boundaries of the site to minimize the potential for off-site accumulations of sediment during construction.	As construction begins and for the duration of construction until final stabilization occurs.
Inlet Protection	If needed, Inlets receiving stormwater runoff from the construction site will be protected to reduce the potential for sediment entering any storm sewer system or conveyance. In unpaved areas, inlet protection will be provided by sediment control fencing or other similar devices. Inlet protection will be provided in paved areas by bagged gravel or other appropriate means of protection.	After installation of inlets to a storm sewer system until final stabilization occurs.
Swales and Rock Check Dams	If needed, diversion, interceptor, or perimeter swales will be installed to direct stormwater away from the site. Rock check dams could be installed, as needed, within the swales in order to slow the velocity of the water and prevent off-site migration of sediment.	As an initial construction activity until final stabilization occurs. Swales will remain as a permanent control.
Stormwater Detention Area	If constructed, the stormwater detention area will be used in order to prevent off-site migration of sediment and potential pollutants before entering off-site drainage.	During initial construction and remaining as a permanent control.
Retaining Walls	If installed, retaining walls will be constructed along areas of higher relief, to divert stormwater and prevent sediment build-up. Sediment control fencing should be used, if necessary, to prevent sediment from leaving the property.	As construction begins and for the duration of the site.

Table 2. Types and Locations of Best Management Practices

Type of Stormwater BMP	Location and Purpose of BMP	Appropriate Timing of the BMP
Rock Rubble and Rip Rap at Discharge Outlets	As needed, stormwater discharge outlets will contain erosion protection devices such as paved slopes, rock rubble, rip rap, and/or erosion protection fabric, as needed. The purpose of the erosion protection devices is to reduce undercutting and erosion potential of stormwater flowing through each of the outlet flumes.	After installation of outlets until final stabilization has occurred.
Soil Stabilization	Stabilization practices implemented in previously disturbed areas may include planting temporary or permanent vegetation, sod stabilization, mulching, or hydro mulch seeding.	During construction, all disturbed areas of the site that will not be re-disturbed for fourteen (14) days or more must be stabilized immediately, or as soon as practical, following the last disturbance activity and upon completion of construction activities.
Post Construction Controls	Management of post-construction stormwater runoff will be provided by existing storm sewer system.	Existing controls will be protected with inlet protection during construction and will be maintained until final stabilization.

Accumulations of sediment will be removed from along the sediment control fencing by the Operator to ensure adequate sedimentation controls are maintained. At a minimum, sediment accumulations will be removed when fifty percent (50%) of the design capacity of the sediment control fencing has been exceeded. Upon completion of construction activities, final stabilization in all previously disturbed landscaped areas of the construction site will be achieved. All temporary BMPs will be removed, and the areas stabilized. Areas seeded, sodded, or planted for final stabilization will be watered as necessary, to promote permanent vegetative growth.

4.2 Good Housekeeping Measures

Good housekeeping measures will be taken to eliminate or reduce exposure of potential pollutant sources to precipitation and runoff. Typical good housekeeping measures are performed on a daily basis by employees during the course of normal work activities. The following table includes a list of typical good housekeeping measures conducted on-site.

Table 3. Good Housekeeping Measures Performed On-Site

Pollutant Source	Good Housekeeping Measures Performed on a Daily Basis
Solid Waste	All solid waste materials (litter or construction debris) will be collected and stored in trash bins or dumpsters and will be emptied as necessary or as frequently as required by local ordinance. No waste materials will be buried or burned on-site unless burning is in accordance with current state and local ordinances. Covering waste with a tarp or lid will minimize exposure of waste to stormwater.
Petroleum Products and Hazardous Waste Materials	Should petroleum products and hazardous waste materials be brought on-site, they will be properly handled and disposed of in the manner specified by local, state, or federal regulation, if applicable, or in the manner specified by the manufacturer. The Operator will ensure that all on-site construction personnel using petroleum products and hazardous waste materials are instructed in the proper practices and procedures for handling, storing, and safeguarding these materials and will ensure that these procedures are followed for the duration of construction activities. All spills or leaks should be promptly cleaned and disposed of properly.
Sanitary Waste	If necessary, portable sanitary waste units will be provided by the Operator for the duration of construction activities. The Operator will ensure that all sanitary waste is collected from the portable units by a licensed waste management contractor as often as needed or as often as required by local regulation or city ordinance.
Material Storage	If brought onsite, construction materials, construction chemicals, and stockpiled soils will be stored in designated storage areas in a manner that prevents the materials from becoming a pollutant source in stormwater discharges. Stockpiled soils will be protected using sediment control fencing or stabilized with temporary vegetation or mulching. Construction materials and construction chemicals will be stored off of the ground surface (i.e. on pallets) and under protective cover, if possible. In addition, all construction chemicals will be stored in the original manufacturer's containers with secured lids and clearly labeled.

Table 3. Good Housekeeping Measures Performed On-Site

Pollutant Source	Good Housekeeping Measures Performed on a Daily Basis
Off-site Vehicle Tracking	When necessary, the Operator will sweep and maintain adjacent streets to ensure excess dirt, mud, or rock tracked from the construction area is properly removed in a timely manner. Maintenance procedures used on adjacent streets will be in accordance with local, state, and federal transportation safety guidelines. Trucks hauling waste materials from the construction site will be covered to eliminate or minimize wind-blown litter and construction debris. The Operator, will ensure that all wind-blown litter and debris generated or originating from the construction site (including dust) is properly managed, controlled, and/or properly disposed.
Vehicle and Equipment Washing	Minimize the discharge of wash water from equipment and vehicle washing, wheel wash water, and other wash waters. Wash water must be treated in a sediment basin or alternative control. No soaps or solvents are allowed to be used in the washing process. No oil or grease may be co-mingled with wash water discharges.

4.3 Erosion and Sediment Control Requirements

Erosion and sediment controls must be designed, installed, and maintained to minimize the discharges of pollutants. These controls must:

- 1) control stormwater volume and velocity to minimize soil erosion,
- 2) control stormwater discharges to minimize channel and stream bank erosion and scour, at points of discharge,
- 3) minimize the amount of soil exposed,
- 4) minimize the disturbances of steep slopes,
- 5) minimize sediment discharges from the site by addressing the design installation of the controls,
- 6) if disturbance is located in close proximity of surface water, natural buffers must be provided and maintained, if feasible,
- 7) preserve the native top soil, and
- 8) minimize soil compaction.

4.4 Temporary Concrete Washout Facility

Prior to performing any concrete pouring activities, at least one (1) temporary concrete washout facility will be constructed and utilized at the site to contain concrete washout from mixer truck chutes or concrete mixing activities. If necessary, any temporary concrete washout facility will be constructed by the Operator, in accordance with the minimum design criteria provided on Plate B-3 in Appendix B, or in accordance with a suitable alternate method. The proper use of any designated washout facility will serve to prevent unpermitted discharges of concrete pollutants and wash water from leaving the construction site and entering surface waters of the state during the period covered by the TPDES Construction General Permit. (See Section 4.09 for conditions required to authorize the discharge of concrete truck washout.)

Any temporary concrete washout facility(s), if constructed, will be maintained for as long as needed during construction. When appropriate, any temporary washout facility will be removed by the Operator. Upon removal, all associated accumulations of concrete residue will be properly disposed of, and final stabilization of the area will be performed.

4.5 Concrete Truck Washout Requirements

If necessary, the discharge of concrete wash water within the site may be authorized under the TPDES Construction General Permit. This authorization is limited to the land disposal of washout water from concrete trucks that are associated with off-site production facilities and for on-site facilities provided certain requirements and conditions are met. The requirements and conditions for authorizing the disposal of concrete washout at the construction site include the following:

- 1) Discharge of concrete truck washout water to surface water in the state, including discharge to storm sewers, is prohibited.
- 2) Concrete truck washout shall be disposed in areas at the construction site where structural controls have been established to prevent discharge to surface waters of the state, or to areas that have a minimal slope that allow infiltration and filtering of wash water to prevent discharge to surface waters. Structural controls may consist of temporary berms, temporary

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shallow pits, temporary storage tanks with slow rate release, or other reasonable measures to prevent runoff from the construction site.

- 3) Wash out of concrete trucks during rainfall events shall be minimized. The discharge of concrete washout water is prohibited at all times, and the Operator shall insure that its BMPs are sufficient to prevent the discharge of concrete truck washout as a result of rainfall or snowmelt.
- 4) The disposal of washout water from concrete trucks, made under authorization of the permit, must not cause or contribute to groundwater contamination.
- 5) The SWP3 shall include the locations of the designated concrete wash out area on the SWP3 site map (pen and ink additions are permitted).

If the above conditions are not met, the disposal of concrete washout is not authorized under the TPDES Construction General Permit.

4.6 Recordkeeping of Scheduled Construction Activities

To ensure erosion and sediment controls are implemented in a timely manner and followed, the Operator will maintain the following records on the Record of Disturbance/Stabilization Activities form in Appendix C:

- 1) dates when major grading activities occur,
- 2) dates when construction activities temporarily or permanently cease on a portion of the construction site, and
- 3) dates when stabilization measures are initiated.

The Record of Disturbance/Stabilization Activities form will be retained in Appendix C of the site's SWP3 for a period of three (3) years following the date final stabilization is achieved. Upon request, the form will be made readily available to:

- 1) the TCEQ executive director,
- 2) a federal, state, or local agency approving sediment and erosion plans, grading plans, or stormwater management plans,

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- 3) local government officials, and
- 4) the Operator of any municipal separate storm sewer system (MS4) that may receive discharges from the construction site.

5.0 MAINTENANCE AND INSPECTIONS

5.1 Maintenance

All erosion and sediment control measures or other protective measures implemented at the construction site will be maintained in effective operating condition for the duration of construction activities and until the construction site has achieved final stabilization. The Operator will be responsible for implementing, maintaining, repairing, or modifying any ineffective or deficient erosion controls, sediment controls, or stormwater management controls implemented or installed at the construction site. Additionally, any deficiencies noted during the on-site inspections by the Operator, or its designated representative will be addressed and corrected before the next anticipated storm event or as soon as practicable.

If revisions to the site's SWP3 are deemed necessary, the Operator, or its designated representative will ensure these revisions are made.

If sediment escapes the construction area, the Operator will be responsible for removing off-site accumulations of sediment at a frequency sufficient to minimize off-site impacts.

The Operator will maintain previously installed sediment traps (i.e. sediment control fencing) to ensure the traps are providing adequate control for the duration of construction and until the construction area is finally stabilized. Along previously installed sediment control fencing, accumulations of sediment will be removed at a rate sufficient to maintain fifty percent (50%) or more of the sediment fencing's design capacity.

If applicable, previously installed inlet protection devices will be maintained by the Operator until the area drained by the inlet has been finally stabilized. Accumulations of sediment will be periodically removed from around all protected storm sewer inlets to ensure adequate drainage and sediment control is maintained.

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The Operator will ensure all litter, construction debris, and construction chemicals exposed to stormwater at the site are prevented from becoming a pollutant source for stormwater discharges. In addition, the Operator will ensure proper disposal procedures are followed for all types of waste materials generated at the site during construction.

5.2 Inspections

An inspection of the construction site will be performed by a qualified representative of the Operator:

- 1) at least once every fourteen (14) calendar days **and** within twenty-four (24) hours following a storm event of 0.5 inches or greater, **or**
- 2) as an alternative to the above schedule, every seven (7) days.

The inspection schedule may be changed between the above two (2) options a maximum of one (1) time per month. Changes must be implemented at the beginning of the calendar month, and the reason for the change must be documented in the SWP3 (e.g. “wet” season, “dry” season). Inspections conducted using the seven (7) day option must be performed on the same day of each week. Inspection frequency must be conducted at least once every month in areas of construction sites that meet final or temporary stabilization while construction is still on-going.

Areas to be inspected will include:

- 1) disturbed areas that have not achieved final stabilization,
- 2) areas used for storage of materials that are exposed to precipitation,
- 3) structural controls for evidence of, or the potential for, pollutants entering the drainage system,
- 4) sediment and erosion control measures identified in the SWP3 to ensure that they are operating correctly, and

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- 5) locations where vehicles enter or exit the construction site.

A Stormwater Construction Site Inspection Form, included in Appendix D, will be completed within 24 hours following an inspection. The construction inspection form will:

- 1) summarize the scope of the inspection,
- 2) contain the inspector's name and qualifications (qualifications for each inspector may be identified on a single page in Appendix D instead of repeating for each inspection),
- 3) contain the date of the inspection, and
- 4) identify major observations noted during the inspection.

Major observations noted during each inspection will include:

- 1) the location(s) of discharges of sediment or other pollutants from the construction site,
- 2) the location(s) of best management practices or controls that need to be maintained/repared,
- 3) the location(s) of best management practices or controls that failed to operate as designed or proved inadequate for a particular location, and
- 4) the location(s) where additional best management practices or controls are needed.

Additionally, each inspection form will include a discussion of any incidents of non-compliance. When an inspection does not identify any incidents of non-compliance, the form shall contain a certification that the facility is in compliance with the SWP3 and the associated TPDES permit.

Each inspection form will be signed for certification by the Operator, or if applicable, its delegated representatives. Copies of all inspection forms will be maintained in Appendix D of the site's SWP3 for a period of three (3) years following the date when final stabilization is completed.

6.0 NON-STORMWATER DISCHARGES

6.1 Permitted Non-Stormwater Discharges

The following permitted, non-stormwater discharges may occur at the construction site during the construction period:

- 1) discharges from firefighting activities (not included are: washing of trucks, runoff from training activities, test water from fire suppression systems, and similar activities),
- 2) uncontaminated fire hydrant flushings, which includes flushings from systems that use potable water, surface water, or groundwater that does not contain pollutants (excludes flushings of hyperchlorinated or reclaimed wastewater),
- 3) vehicle, external building, and pavement wash water where detergents and soaps are not used, where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed according to applicable local, state, or federal regulations), and where the purpose is to remove mud, dirt, and dust,
- 4) uncontaminated water used to control dust,
- 5) potable water sources including waterline flushings,
- 6) uncontaminated air conditioning condensate,
- 7) uncontaminated groundwater or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents, and
- 8) lawn watering and similar irrigation drainage.

After appropriate erosion and sediment controls have been installed, the Operator, will ensure that all permitted, non-stormwater discharges are directed towards the site's installed erosion and sediment controls.

If necessary, the discharge of concrete wash water may be authorized under the TPDES Construction General Permit (Sections 4.4 and 4.5). If required, all concrete

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wash water will be directed towards the construction site's previously installed temporary concrete washout facilities.

6.2 Non-Permitted Non-Stormwater Discharges

The following non-permitted, non-stormwater discharges may not occur at the construction site during the construction period:

- 1) wastewater from washout concrete,
- 2) wastewater from wash out and cleanout of stucco, paint, form release oils, curing compound, and other construction materials,
- 3) fuels, oils, or other pollutant used in vehicle equipment operation and maintenance,
- 4) soaps or solvents used in vehicle and equipment washing,
- 5) toxic or hazardous substances from a spill or other release, and
- 6) discharges from dewatering activities.

7.0 AMENDING THE PLAN

The Operator will ensure that the site's SWP3 is revised, amended, or updated when:

- 1) there is a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants and that has not been previously addressed in the SWP3,
- 2) changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in BMPs, or
- 3) results of inspections or investigations by the site personnel authorized by the permittee, operator of a municipal separate storm sewer system receiving the discharge, authorized TCEQ personnel, or a federal, state, or local agency approving sediment and erosion control plans indicate the SWP3 is proving ineffective in eliminating or significantly minimizing pollutants in discharges authorized under TPDES General Permit TXR150000.

If an authorized official notifies the Operator at any time that the SWP3 does not meet one or more of the minimum requirements for a SWP3 or if the results of any inspection indicate the necessity to modify the SWP3, then the appropriate modifications or changes will be made to the plan by the Operator no more than seven (7) days following the date of the authorized official's notice or the inspector's report.

8.0 PLAN AVAILABILITY, POSTED NOTICES, AND RECORD RETENTION

8.1 Plan Availability

During construction, a copy of the SWP3 and all related documents and inspection reports will be retained at the construction site at 2701 Sandia Drive Nacogdoches (Nacogdoches County), Texas or, if the site is inactive, in the office of James Woods Construction Company located at 724 East Main Street Nacogdoches (Nacogdoches County), TX. Upon request, the SWP3 will be made available to:

- 1) the TCEQ executive director,
- 2) a federal, state, or local agency approving erosion and sediment control plans, grading plans, or stormwater management plans, local government officials, and
- 3) the operator of a municipal separate storm sewer system receiving discharges from the construction site.

8.2 Posted Notices

A TPDES Construction Site Notice, included in Appendix F, will be posted near the site's main construction entrance/exit for the duration of construction activities. For a linear construction project, such as a pipeline or highway, the notice(s) must be placed in a publicly accessible location near where active construction is underway. The notice(s) will contain the following information:

- 1) the TPDES permit number for the project (if 5 acres or greater),
- 2) contact name and telephone number of a representative for both the primary and secondary operators,
- 3) physical address or a description and location of the project,
- 4) projected start and end dates, and
- 5) location of the SWP3.

8.3 Retention of Records

A copy of the SWP3 will be kept at the construction site from the time construction activities begin until final stabilization of the site has been achieved. Following completion of construction, a copy of the SWP3 and a copy of all reports and actions, which include signed inspections (Appendix D), records of the construction schedule activity (Appendix C), and a copy of the construction site notice(s) (Appendix F), will be retained in the office of James Woods Construction Company located at 724 East Main Street Nacogdoches, TX 75964. The SWP3, along with its associated records, will be retained for a period of three (3) years following the date that final stabilization is achieved. Records will include:

- 1) a copy of the SWP3,
- 2) all reports and actions required by the permit, including a copy of the construction site notice,
- 3) all data used to complete the Notice of Intent (NOI), if an NOI is required, and
- 4) all records of forms submitted to the operator of any MS4 receiving the discharge and to the secondary operator of a large construction site, if applicable.

9.0 COMPLIANCE WITH APPROVED STATE AND LOCAL PLANS

The Operator will ensure that the site's SWP3:

- 1) is consistent with requirements specified in applicable sediment and erosion site plans or site permits, or stormwater management site plans or site permits approved by federal, state or local officials, and
- 2) is updated as necessary to remain consistent with any changes applicable to protecting surface water resources in sediment and erosion site plans or permits, or stormwater management site plans or site permits approved by state or local officials for which the permittee receives written notice.

If the permittee is required to prepare a separate management plan, including but not limited to a Water Pollution Abatement Plan or Contributing Zone Plan in accordance with 30 TAC Chapter 213 (related to the Edwards Aquifer), then a copy of that plan must be either included in the SWP3 or made readily available upon request to authorized personnel of the TCEQ. The permittee shall maintain a copy of the approval letter for the plan in its SWP3.

10.0 REFERENCES

BarWin Consultants, 2002, *Typical Design Details for Erosion and Sediment Controls*.

Dolezel, Fuchs, Gray, Holt, and Steptoe, 1988, *Soil Survey of Angelina County, Texas*, United States Department of Agriculture, Soil Conservation Service.

ESRI, ArcGIS Online World Street Map, (Plate A-1).

Google, Ariel Photograph, 2024, (Plate A-4).

North Central Texas Council of Governments (NCTCOG), 1993, *Diagram of Filter Fabric Inlet Protection*.

National Resources Conservation Service (NRCS), Soil Data Map (Plate A-4).

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.

State of California, 2003, *Typical Design Details for Temporary Concrete Wash Out Facilities*, California Stormwater Best Management Practices Handbook.

Texas Commission on Environmental Quality, 2023, Texas Pollutant Discharge Elimination System, *General Permit Number TXR150000, Relating to Stormwater Discharges Associated with Construction Activities*.

United States Geological Survey, 7-1/2 Minute Topographic Quadrangle Map, Nacogdoches South, Texas 1983 Sheet and Nacogdoches South, Texas 1983 (Plate A-2).

Appendix A

Plates



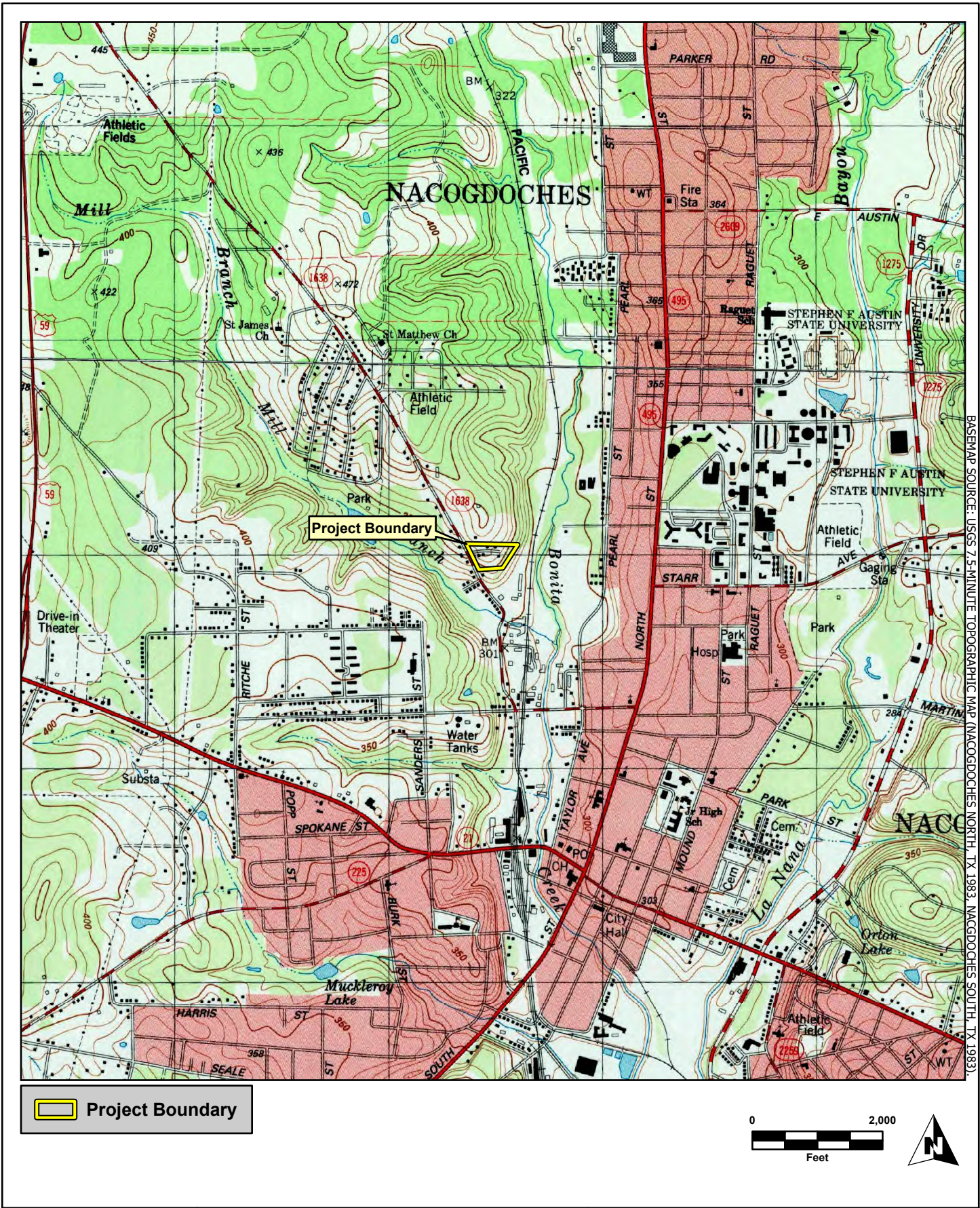
BASEMAP SOURCE: ESRI ARCGIS ONLINE WORLD STREET MAP



PLATE A-1
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VICINITY MAP

Proposed Excavation Construction Project
An Approximate 4.50-Acre Sand Pit Construction
Old Tyler Road Nacogdoches, TX 75964

Map Revised: 09/05/2024 Project Number: S-01-1800 GIS Analyst: DS



BASEMAP SOURCE: USGS 7.5-MINUTE TOPOGRAPHIC MAP (NACOGDOCHES NORTH, TX 1983; NACOGDOCHES SOUTH, TX 1983)



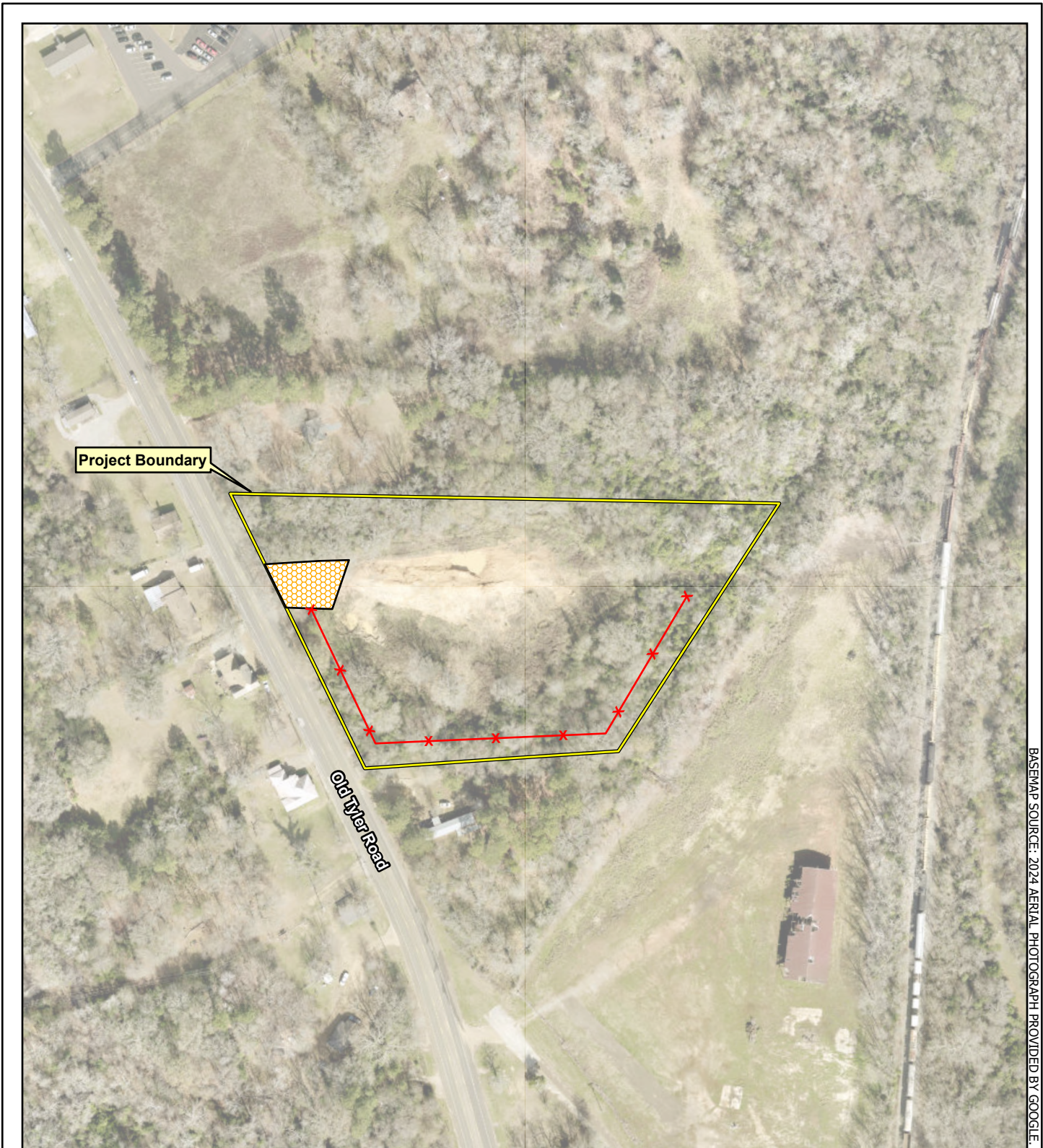
PLATE A-2

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USGS TOPOGRAPHIC MAP

Proposed Excavation Construction Project
An Approximate 4.50-Acre Sand Pit Construction
Old Tyler Road Nacogdoches, TX 75964

Map Revised: 09/05/2024 Project Number: S-01-1800 GIS Analyst: DS



BASEMAP SOURCE: 2024 AERIAL PHOTOGRAPH PROVIDED BY GOOGLE

- x — Silk Fence
- Project Boundary
- Site Entrance

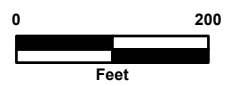


PLATE A-3

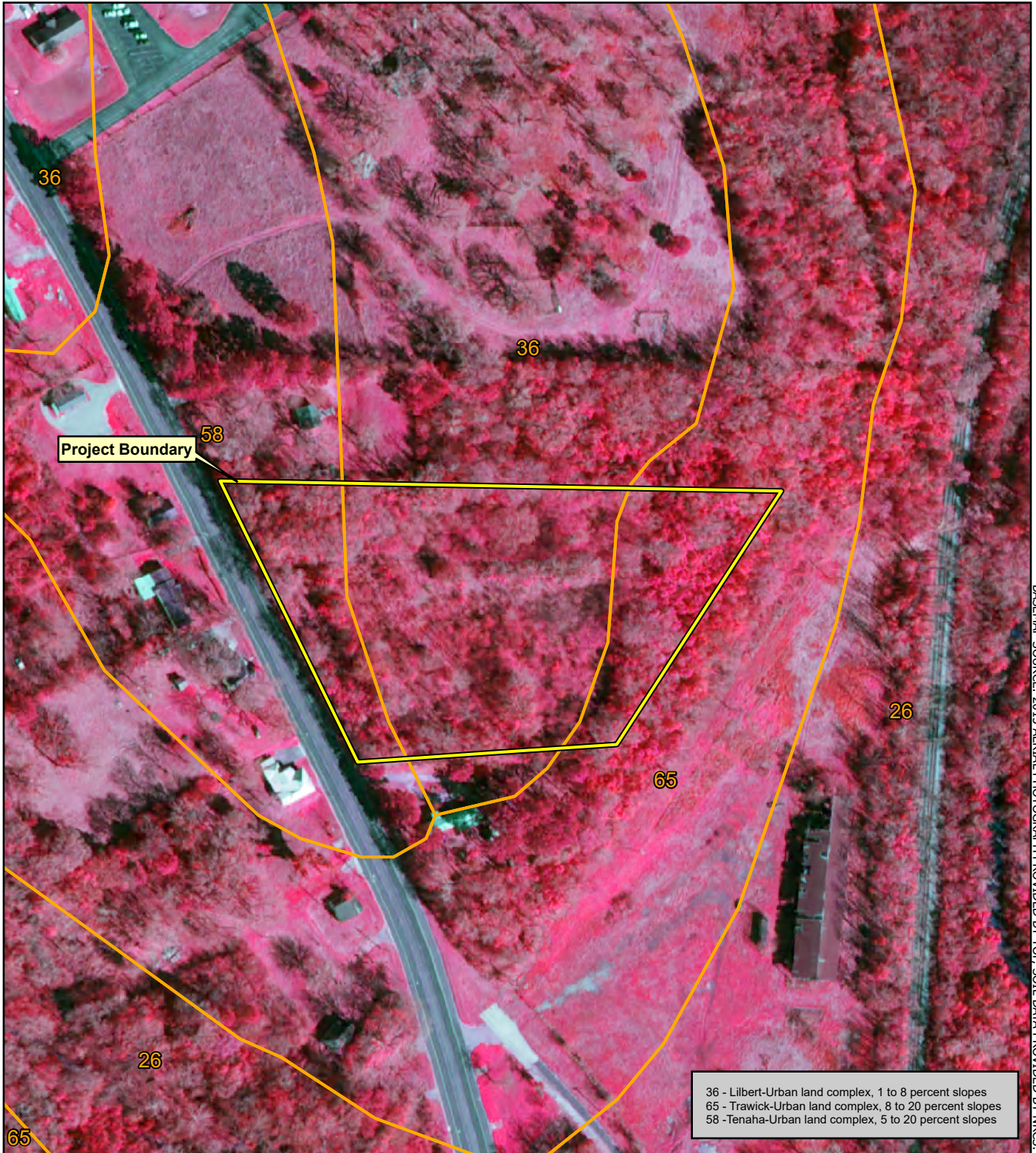
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2024 AERIAL PHOTOGRAPH



Proposed Excavation Construction Project
An Approximate 4.50-Acre Sand Pit Construction
Old Tyler Road Nacogdoches, TX 75964

Map Revised: 09/05/2024	Project Number: S-01-1800	GIS Analyst: DS
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BASEMAP SOURCE: 2015 AERIAL PHOTOGRAPH PROVIDED BY TOP. SOIL DATA PROVIDED BY NRCS.



36 - Libert-Urban land complex, 1 to 8 percent slopes
 65 - Trawick-Urban land complex, 8 to 20 percent slopes
 58 - Tenaha-Urban land complex, 5 to 20 percent slopes

 Project Boundary
 NRCS Soil Map Unit

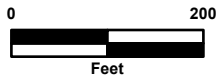


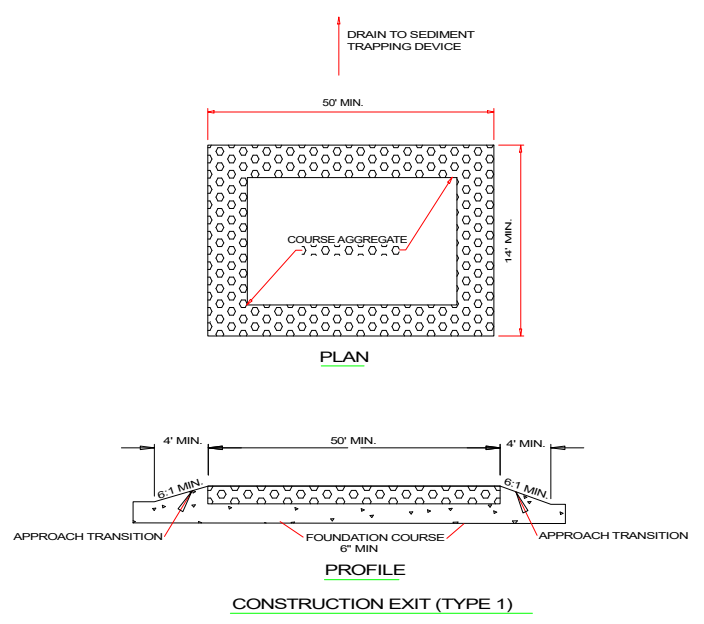
PLATE A-4
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NRCS SOIL SURVEY MAPS

Proposed Excavation Construction Project
An Approximate 4.50-Acre Sand Pit Construction
Old Tyler Road Nacogdoches, TX 75964

Map Revised: 09/05/2024 Project Number: S-01-1800 GIS Analyst: DS

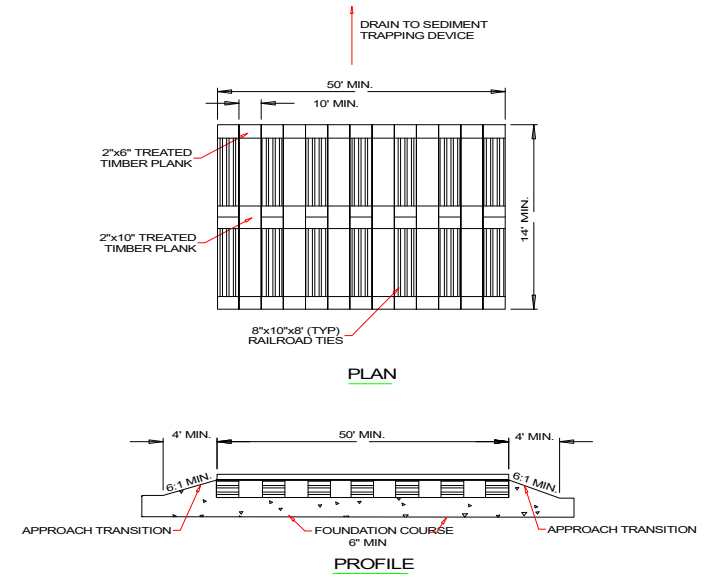
Appendix B
Stormwater Controls

Plate B-1
Typical Design Details for Erosion and Sediment Controls



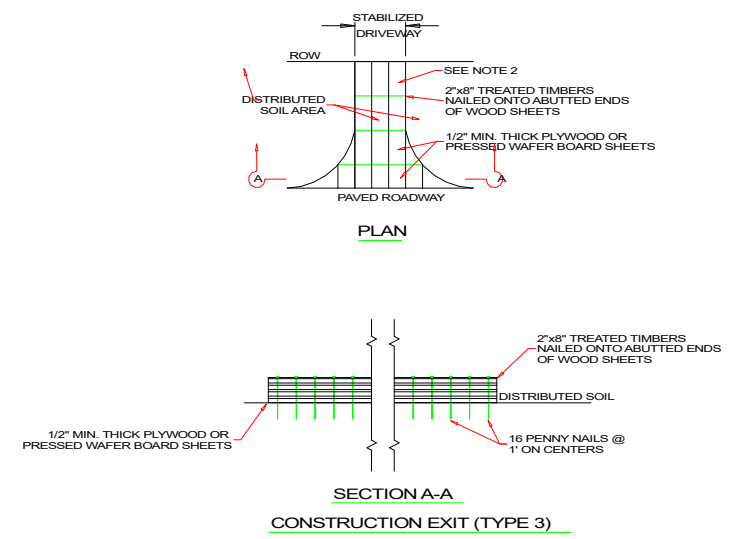
GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



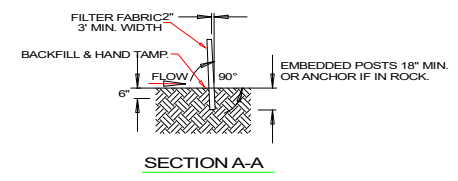
GENERAL NOTES

1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2"x6" MIN. 100 BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHALL BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



GENERAL NOTES

1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF TWO TO FOUR INCHES SPREAD A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



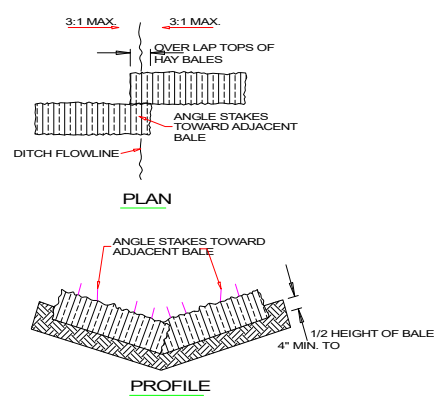
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT². SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

GENERAL NOTES

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



BALED HAY USAGE GUIDELINES

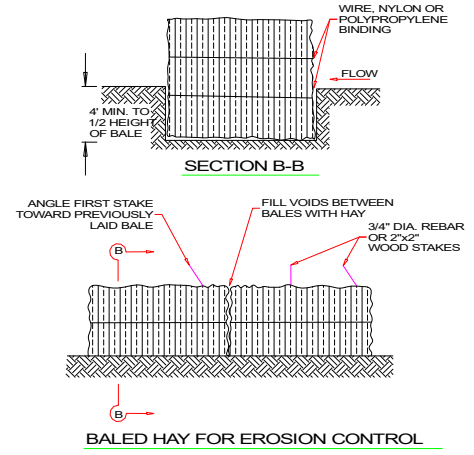
A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISRUPTED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM/FT² OF GROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS.

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10%, THE LENGTH OF SLOPE UPSTREAM THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE ADDITIONAL FOLLOWING CONSIDERATIONS APPLY:

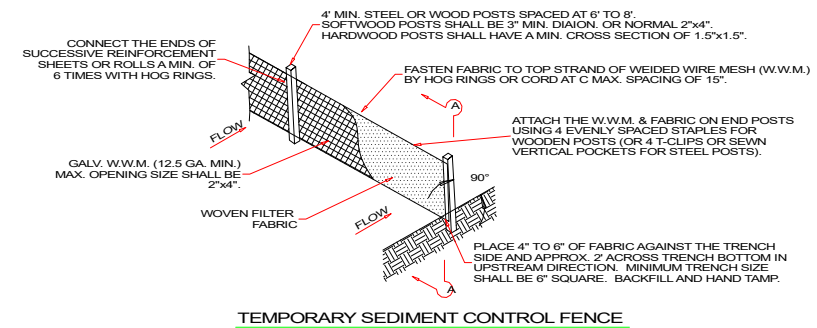
1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOWRATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERTAPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.



GENERAL NOTES

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2"x2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY IDENTIFYING AND LOCATING ALL UTILITIES WITHIN THE PROJECT AREA, AND FOR PROTECTING, REPAIRING AND REPLACING SUCH LINES, CABLES, PIPES AND APPURTENANCES. THE UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND MAY NOT REPRESENT THE EXACT LOCATION OR MATERIALS OF EXISTING FACILITIES. NOT ALL UTILITIES THAT EXIST MAY BE REPRESENTED ON THE DRAWING.
2. NOTIFY THE CITY ENGINEERING DEPT. (936-564-4693) FOR INSPECTION OF DRAINAGE IMPROVEMENTS PRIOR TO COVERING UNDERGROUND IMPROVEMENTS, BEFORE POURING BUILDING SLABS OR MAKING ANY UTILITY TAPS OR CURB CUTS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION CONTROL (SILT FENCING) ON ALL DOWNHILL SLOPE AREAS OF THIS SITE.

DROP INLET PROTECTION FOR USE IN PAVED AREAS

BAGGED GRAVEL INLET FILTER

Sandbags filled with pea gravel can be used to construct a sediment barrier around curb and drain inlets. The sandbags should be filled with washed pea gravel and stacked to form a continuous barrier about 1 foot high around the inlets. The bags should be tightly abutted against each other to prevent runoff from flowing between the bags.

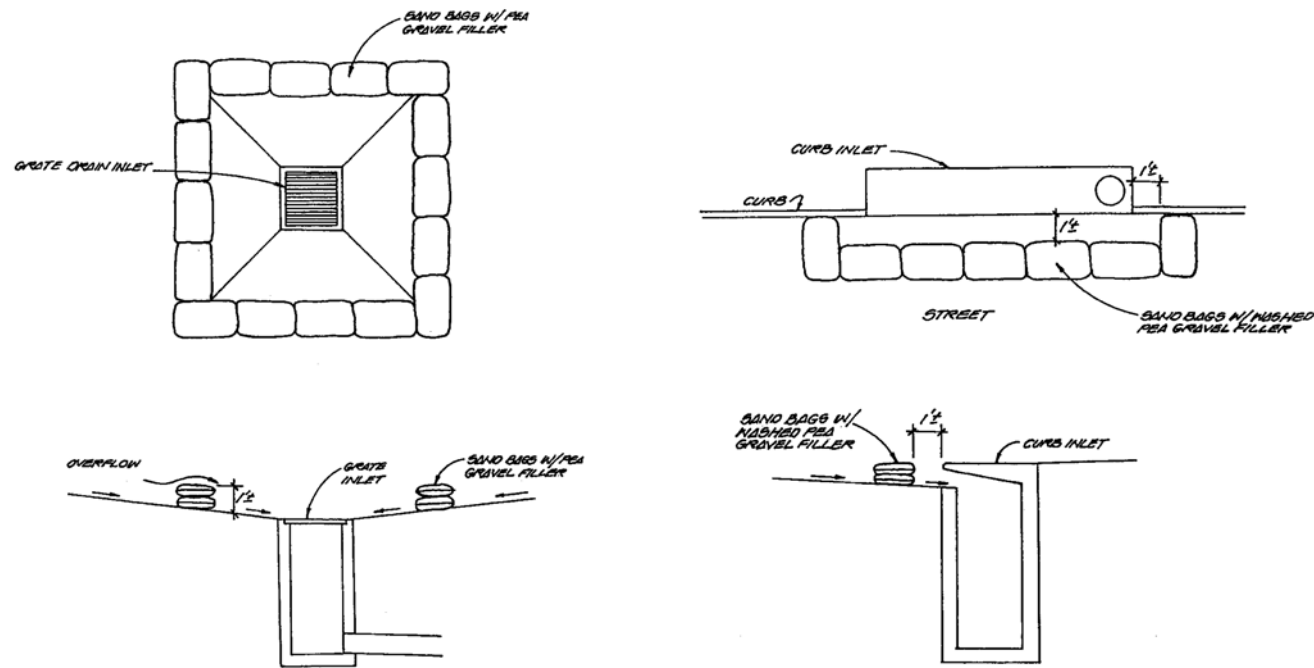


Diagram of Bagged Gravel Grate Inlet Protection (Pape-Dawson)

Diagram of Bagged Gravel Curb Inlet Protection (Pape-Dawson)

BAGGED GRAVEL INLET FILTER (ALTERNATE #1)

Inspection and Maintenance Guidelines

1. Inspection should be at the frequency specified in the Storm Water Pollution Prevention Plan. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

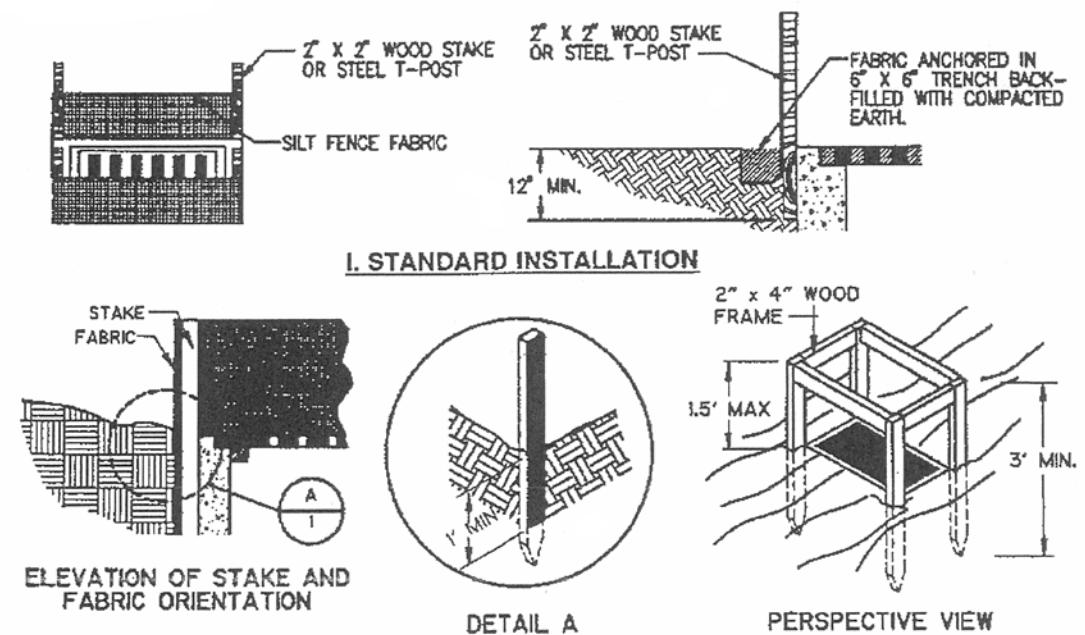
BAGGED GRAVEL INLET FILTER (ALTERNATE #2)

Inspection and Maintenance Guidelines

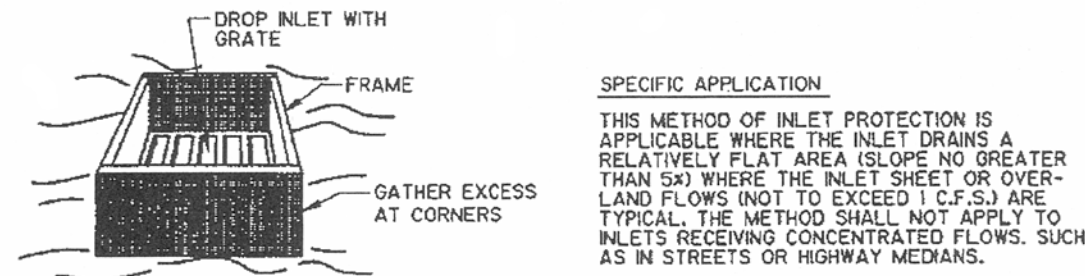
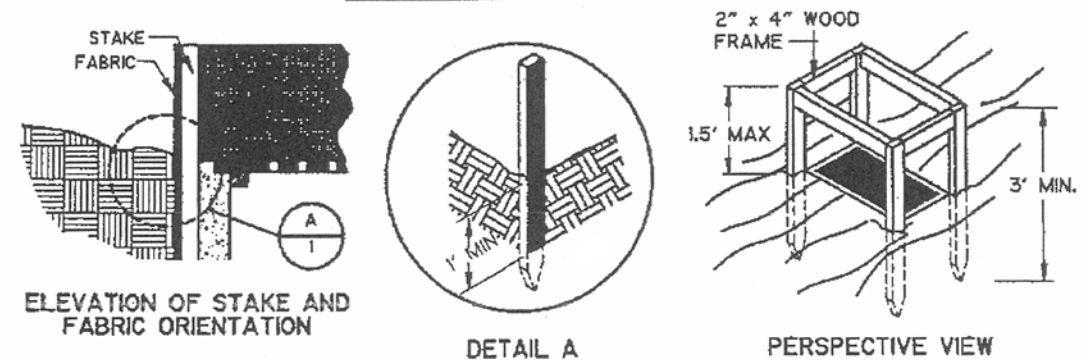
1. Inspection should be at the frequency specified in the Storm Water Pollution Prevention Plan. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

DROP INLET PROTECTION FOR USE IN UNPAVED AREAS

SILT FENCE DROP INLET PROTECTION



I. STANDARD INSTALLATION



II. ALTERNATE INSTALLATION

FILTER FABRIC PROTECTION

N.T.S.

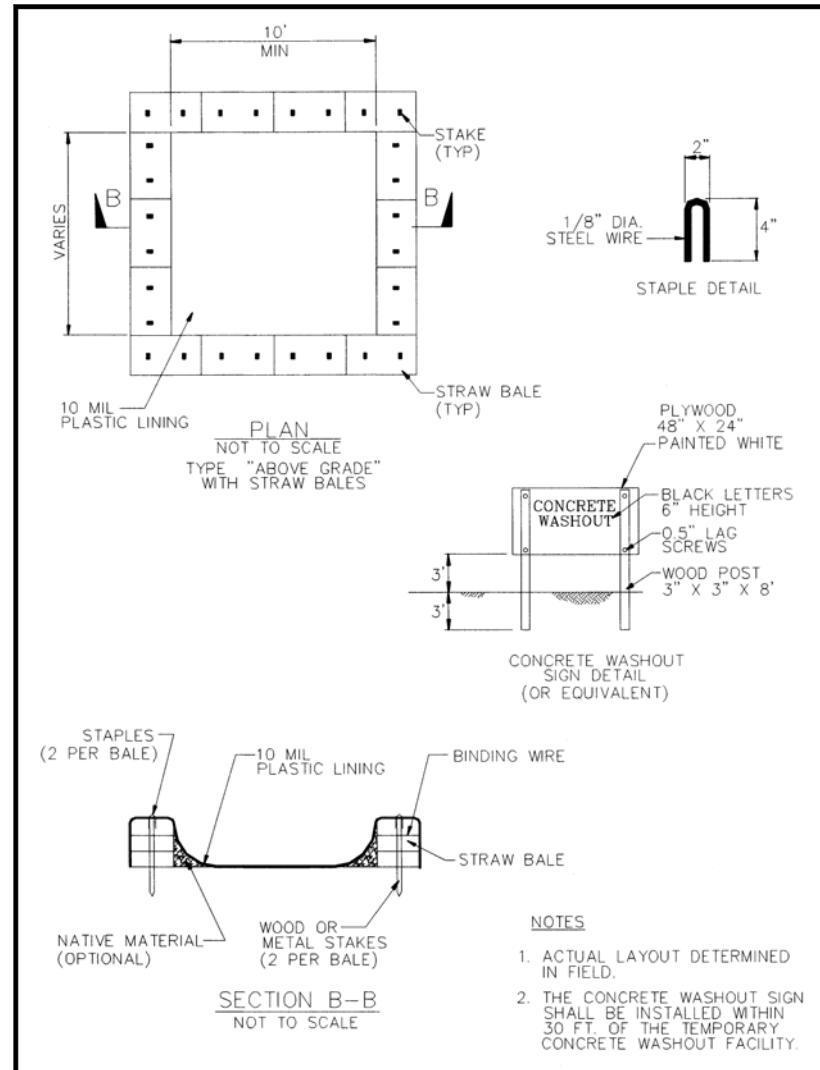
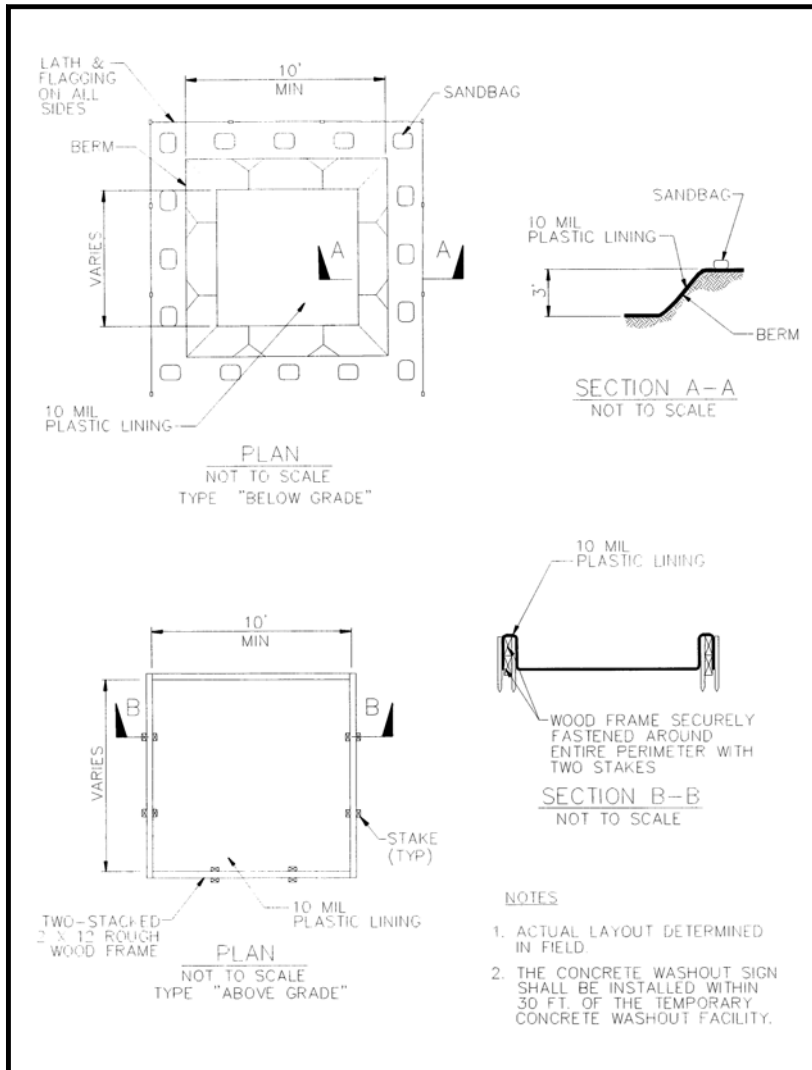
Diagram of Filter Fabric Inlet Protection (NCTCOG, 1993)

SILT FENCE DROP INLET PROTECTION

General Usage Guidelines

1. Silt fence should conform to the specifications listed for Sediment Control Fencing on Plate B-1.
2. The silt fence should be cut to fit from a continuous roll to avoid joints.
3. For stakes, use 2 x 4-inch wood or equivalent metal with a minimum length of 3 feet.
4. Space stakes evenly around the perimeter of the inlet a maximum of 3 feet apart, and securely drive them into the ground, approximately 18 inches deep.
5. To provide needed stability to the installation, a frame with 2 x 4-inch wood strips around the crest of the overflow area at a minimum of 1 1/2 feet above the drop inlet crest may be provided.
6. Place the bottom 12 inches of the fabric in a trench and backfill the trench with 12 inches of compacted soil.
7. Fasten fabric securely by staples or wire to the stakes and frame. Joints must be overlapped to the next stake.
8. It may be necessary to build a temporary dike on the down slope side of the structure to prevent bypass flow. If the drop inlet is above the finished grade, the grate may be completely covered with filter fabric (silt fence). The fabric should be securely attached to the entire perimeter of the inlet using 1 x 2-inch wood strips and appropriate fasteners.

* MODIFIED FROM NCTCOG, DIAGRAM OF FILTER FABRIC INLET PROTECTION, 1993



TAKEN FROM 2003 CALIFORNIA STORM WATER BMP HANDBOOK



ENVIRONMENTAL
312 Old Tyler Road
Nacogdoches, Texas 75964
(936) 568-9451 Fax: (936) 568-9527

Plate B-3 Typical Design Details for Temporary Concrete Washout Facilities

Appendix C

Record of Construction Schedule Activities

Record of Disturbance/Stabilization Activities
(To be completed by the Operator during construction)

Description and Location of: Major Disturbance Activity or Erosion, Sediment, Stabilization Control Implemented	Date Activity/Control Initiated	Date Activity/Control Ceased

Record of Disturbance/Stabilization Activities
(continued)

Description and Location of: Major Disturbance Activity or Erosion, Sediment, Stabilization Control Implemented	Date Activity/Control Initiated	Date Activity/Control Ceased

Appendix D

Inspection Forms for Stormwater Controls

	BMP	BMP Installed?	BMP Maintenance Required?	Corrective Action Needed and Notes
4	Swales	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5	Rock Check Dams	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6	Stormwater Detention Area	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7	Retaining Walls	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8	Rock Rubble and Rip Rap at Discharge Outlets	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9	Soil Stabilization	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
13		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Overall Site Issues

	BMP/Good Housekeeping activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

	BMP/Good Housekeeping activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes
2	Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected with barriers or similar BMPs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4	Are discharge points and receiving waters free of any sediment deposits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5	Are storm drain inlets properly protected?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6	Is the construction exit preventing sediment from being tracked into the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7	Is trash/litter from work areas collected and placed in covered dumpsters?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10	Are materials that are potential stormwater contaminants stored inside or under cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11	Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

	BMP/Good Housekeeping activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes
12	(Other)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Non-Compliance

Describe any incidents of non-compliance not described above:

CERTIFICATION STATEMENT

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Print name and title: _____

Signature: _____ **Date:** _____

QUALIFICATIONS OF THE INSPECTOR(S)

Inspectors must be knowledgeable of the following items:

- 1) Knowledgeable of the facility's SWP3,
- 2) Knowledgeable of the TPDES Permit (Appendix E), and
- 3) Knowledgeable of construction methods, erosion controls, BMPs and pollution prevention control measures developed for this site.

Inspector's Name:

Inspector's Name:

Inspector's Name:

Appendix E

Texas Pollutant Discharge Elimination System (TPDES)

General Permit No. TXR150000

Appendix F
Miscellaneous Documents



SMALL CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Stormwater Program
TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.E.2.** of the TCEQ General Permit Number TXR150000 for discharges of stormwater runoff from small construction sites. Additional information regarding the TCEQ stormwater permit program may be found on the internet at:

http://www.tceq.state.tx.us/nav/permits/wq_construction.html

Operator Name:	James Wood Construction Company
Contact Name and Phone Number:	James Wood 936-560-1221
Project Description: <i>Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized</i>	Located along Old Tyler Road Nacogdoches, TX 75964 September, 2024 to October 30, 2024
Location of Stormwater Pollution Prevention Plan:	James Wood Construction Co 724 E Main St. Nacogdoches TX

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I James Wood (Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title _____ Date _____

_____ Date Notice Removed

_____ MS4 operator notified per Part II.F.3.

REQUIRED ACTIVITIES TO PERFORM

- 1) Post Construction Site Notice (Appendix F) by main entrance/exit to be visible by the public. The site notice must be maintained for the duration of the construction and final stabilization.
- 2) Record and date major disturbance activities on the Record of Disturbance /Stabilization Activities form (Appendix C).
- 3) Pen and ink changes can be made to any part of the SWP3 as long as no TPDES Permit requirements are deleted or omitted.
- 4) Identify the location of every concrete washout facility on the Sediment and Erosion Control site map (Appendix A, Plate A-3) by marking its location and labeling it.
- 5) Complete the Qualifications of the Inspector(s) sheet for each person performing the site inspections (Appendix D).
- 6) Perform site inspections as per Section 5.2 of the SWP3 for the duration of soil disturbing construction activities. Record and date these inspections on the Stormwater Construction Site Inspection Forms (Appendix D).



PROPERTY OWNER CONSENT LETTER FOR SPECIFIC USE PERMIT

I John C Mast, am the owner of the property located at
(Property owner)

_____, Nacogdoches, Texas. I have granted
(Property address)

James Wood of James Wood Construction consent to
(Applicant) (Applicant's business name)

open and operate a Sand/Dirt Pit at this
(Type of operation requiring permit)

location.

Solely for the purposes of the application for a Specific Use Permit, I
designate James Wood as my authorized representative
(Name of applicant)

as provided under the City of Nacogdoches Zoning Ordinance Section

~~118-137~~ Mast Separate Property Partnership, LP

By: John Mast Management Co., LLC

By: John C. Mast

8-27-24

Property Owner Signature

Date



PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Consider a recommendation to the City Council for a proposed Zone Change from I-2, Heavy Industrial to R-4, Multi-Family for approximately 2.87 acres, on Lot 78-S-5, City Block 56 located at 808 East Lane Drive and 2924 Hunter Street. This request has been submitted by the property owners, Lee and Tracy Saenz. Case File ZON2024-03.

OVERVIEW: The request is for a zone change from I-2, Heavy Industrial to R-4, Multi-Family for Lot 78-S-5, City Block 56, located at 808 E. Lane Drive and 2924 Hunter Street. The R-4, Multi Family district is intended for higher-density residential areas which may contain a mixture of single-family, two-family, and multiple-family dwellings.

The property is currently developed as a church with a parsonage where the pastor and family live. The church is addressed off of Hunter Street and the house is addressed off of East Lane Street. The purpose of the zone change is to subdivide the property into two lots, separating the church from the parsonage (single-family home) without creating a non-conformity.

Adjacent Land Use & Zoning (attached exhibit)

The subject property is zoned I-2, Heavy Industrial, developed with a church and a parsonage on the same parcel. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Rural Development	R-4, Multi-Family	Residential
South	Commercial	I-2, Heavy Industrial	Commercial
East	Rural Development	R-4, Multi-Family B-2, General Business	Residential
West	Rural Development	I-2, Heavy Industrial	Commercial

The subject property is adjacent to a mix of residential, industrial, and commercial uses. The majority of the properties to the north, east and west of the subject property, with the exception of the adjacent property to the west, which is zoned heavy industrial, are all zoned R-4 and developed primarily with single-family homes. The adjacent property to the south is zoned heavy industrial and is developed as a heavy equipment rental company. The rest of the commercial properties to the south along South Stallings Drive are zoned general business.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for zoning change:

Compatibility: The specific use will be compatible with and not injurious to the use and

enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

The property is adjacent to R-4, Multi-Family zoning with similar residential structures to the north and east, and a vacant strip of heavy industrial land to the west. The proposed R-4 zoning is compatible with surrounding land uses, serving as a transition from residential to commercial areas. The proposed zone change would not adversely impact adjacent uses.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The approval of this zone change would not impede the normal development of the surrounding properties.

Supporting Facilities: Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

The subject property takes direct access from East Lane Drive and Hunter Street. They are both two-lane local streets that function as the primary access for the property and both have approximately 40 foot right of way widths. This is adequate to accommodate the nature and volume of traffic typically generated by the uses permitted under the R-4, Multi-Family zoning district.

The property has access to public utilities, with an 8-inch water main located on Hunter Street and East Lane Drive and 6-inch sewer main located along Hunter Street.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

The property is already developed and any future development will meet all required driveway distancing and parking requirements.

Nuisances: Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

Future development will comply with City regulations regarding the prevention of offensive odor, fumes, dust, noise, and vibrations and must be mitigated.

Lighting: Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;

If the zone change request is approved, any new outdoor lighting would be subject to the City's current performance standards, which require light fixtures to be, designed or retrofitted to shield or direct light so it does not directly project light off the property.

Landscaping: Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;

This rezoning does not trigger any landscaping requirements. However, any changes, remodeling or expansions are subject to the R-4 landscaping scrutiny.

Comprehensive Plan: The proposed use is in accordance with the comprehensive plan.

Future Land Use

The 2003 Comprehensive Plan designates this area as *Rural Development* in the Future Land Use Plan (FLUP). This Land Use category is defined as "Sparsely-populated areas with limited development that are still distinct from more urbanized areas. This typically encompasses relatively large tracts of unsubdivided land used for agriculture, forestry, resource extraction, widely-scattered homesteads and business establishments, natural open space, or activities not

requiring permanent structures or improvements. It also includes areas that are gradually transitioning into urban uses and development.” Staff acknowledges the fact that this area does not fit into the proposed future land use. Staff also acknowledges that the current comprehensive plan is more than 20 years old. In that timeframe, a lot can change with the land use trajectories of the City. However, what is being proposed is more in line with the surrounding zoning, making the parcel more compatible with its surrounding neighbors and land uses. This also removes the potential of allowing the most intense of land uses future encroachment into this residential area.

Land Use Policies, Goals & Objectives

This request furthers the Land Use Policies of the 2003 Comprehensive Plan, specifically:

- Compatibility with existing uses should be maintained. Well-planned, mixed uses which are compatible are to be encouraged.
- Plan for mixing and/or separation of land use types based on desired, location, density, and pattern of development.
- Promote growth where adequate infrastructure exists.

Staff finds that the zoning request is in compliance with the intent of the FLUP and the stated Goals and Objectives of the 2003 Comprehensive Plan.

NOTICES:

Staff posted a legal ad in the Daily Sentinel to run on September 29, 2024. Staff mailed 14 notices to property owners within the 200-foot notification area on September 24, 2024. Staff has not received any responses in opposition or in favor of the zone change request.

This zoning application was also subject to the additional noticing practices that were approved by the City Council in January 2021. These include a zoning sign located on the subject property; notices published on the City’s webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

Staff Recommendation

Based on the above findings, Staff recommends approval of a change of zoning for the subject property from I-2, Heavy Industrial, to R-4, Multi Family. This item is scheduled to be heard by the City Council on Tuesday, November 5, 2024.

CITY CONTACT: Juan Pollette, Interim City Planner
(936)559-2559
pollettep@nactx.us

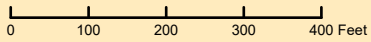
- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Future Land Use Map
 4. Notification Map
 5. Saenz Hunter Road Subdivision Preliminary Plat
 6. Site Photos

ZON2024-03 Aerial Map



Legend

- Streets
- Buildings
- City Limit
- Parcels
- Area of Interest



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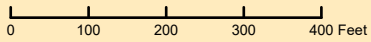
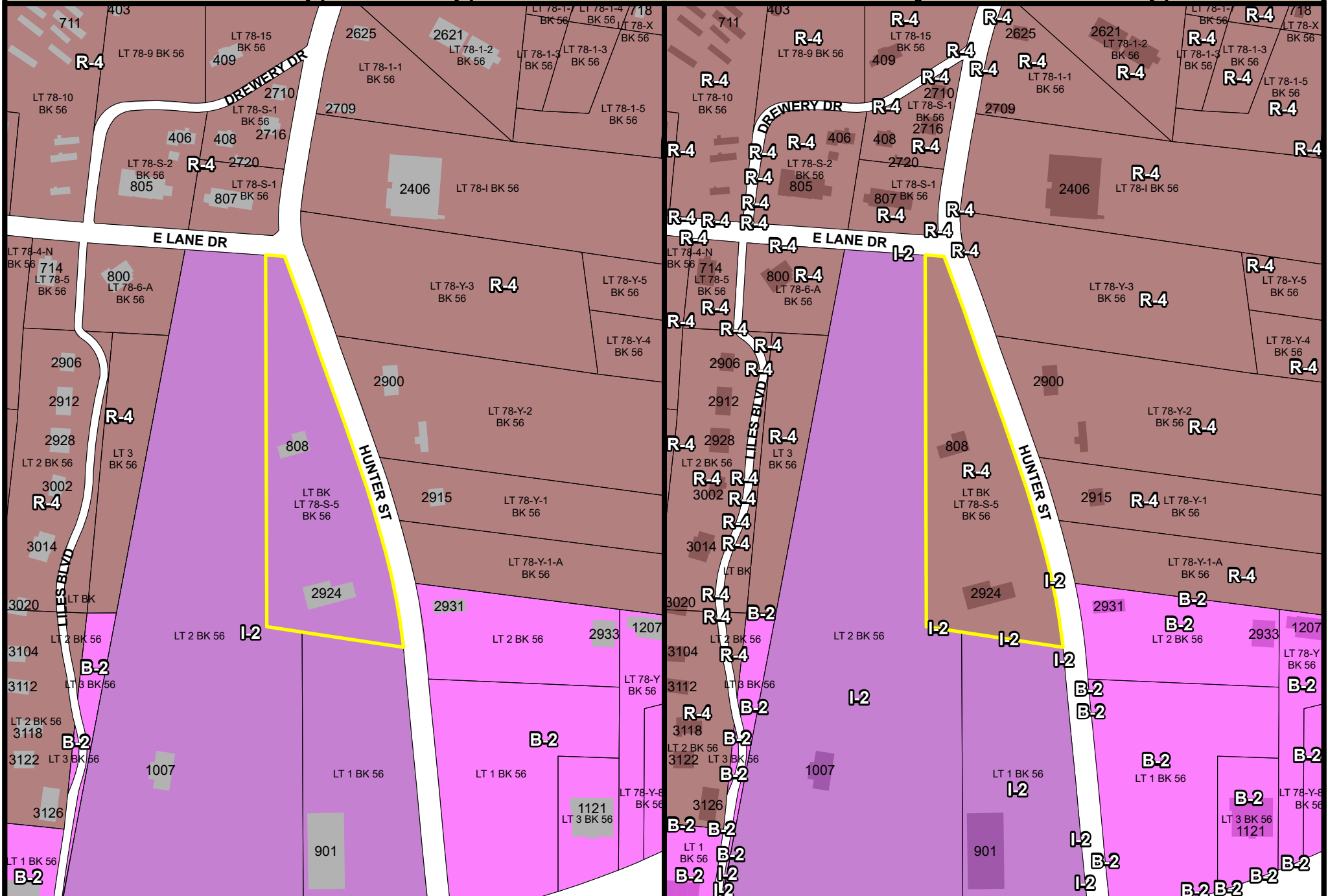
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Existing Zoning

ZON2024-03

Proposed Zoning

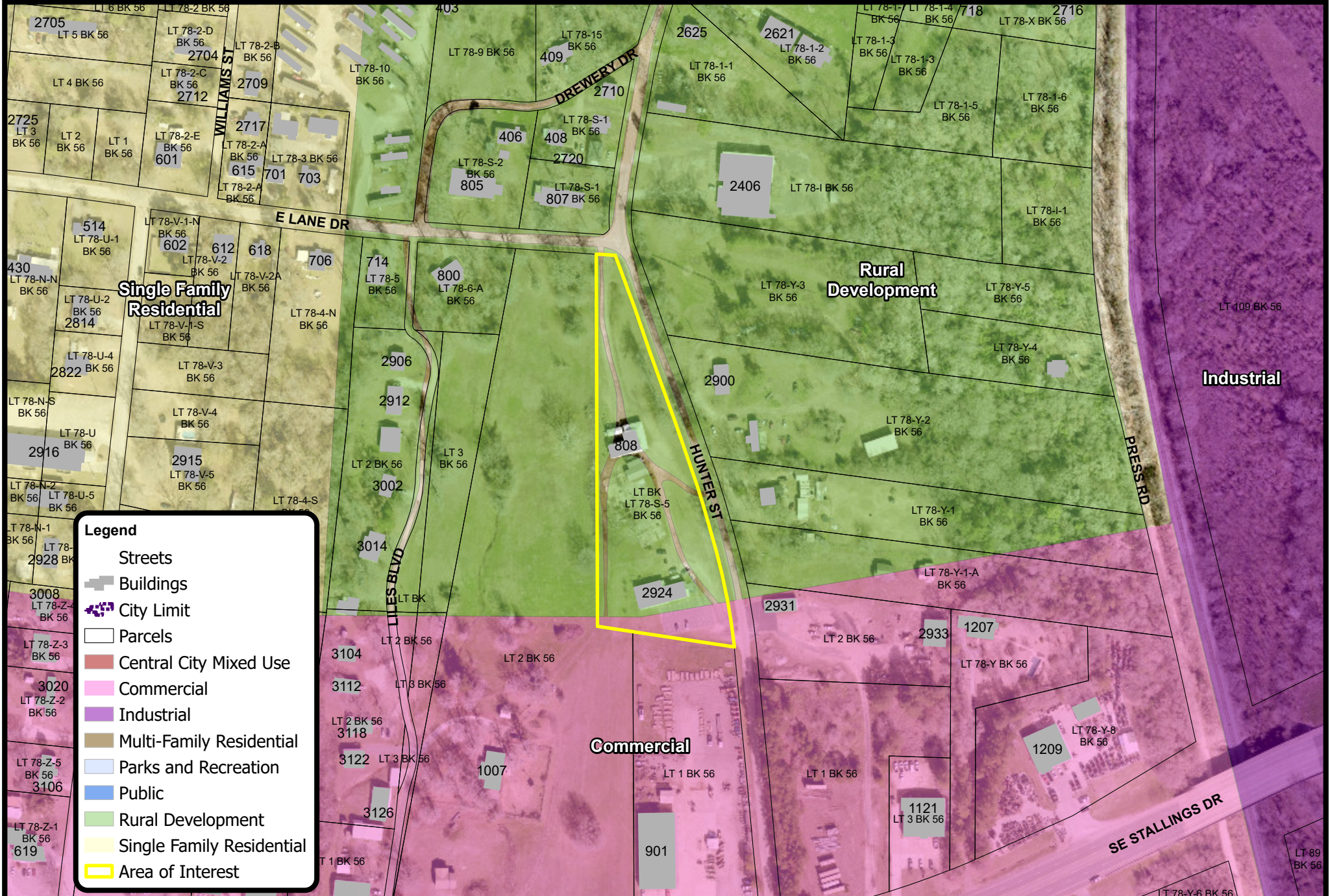


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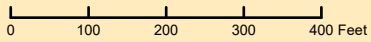


ZON2024-03 Future Land Use Map



Legend

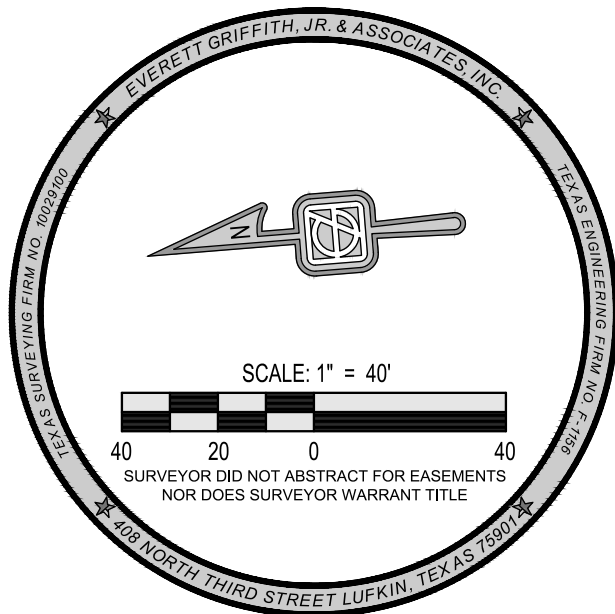
- Streets
- Buildings
- City Limit
- Parcels
- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential
- Area of Interest



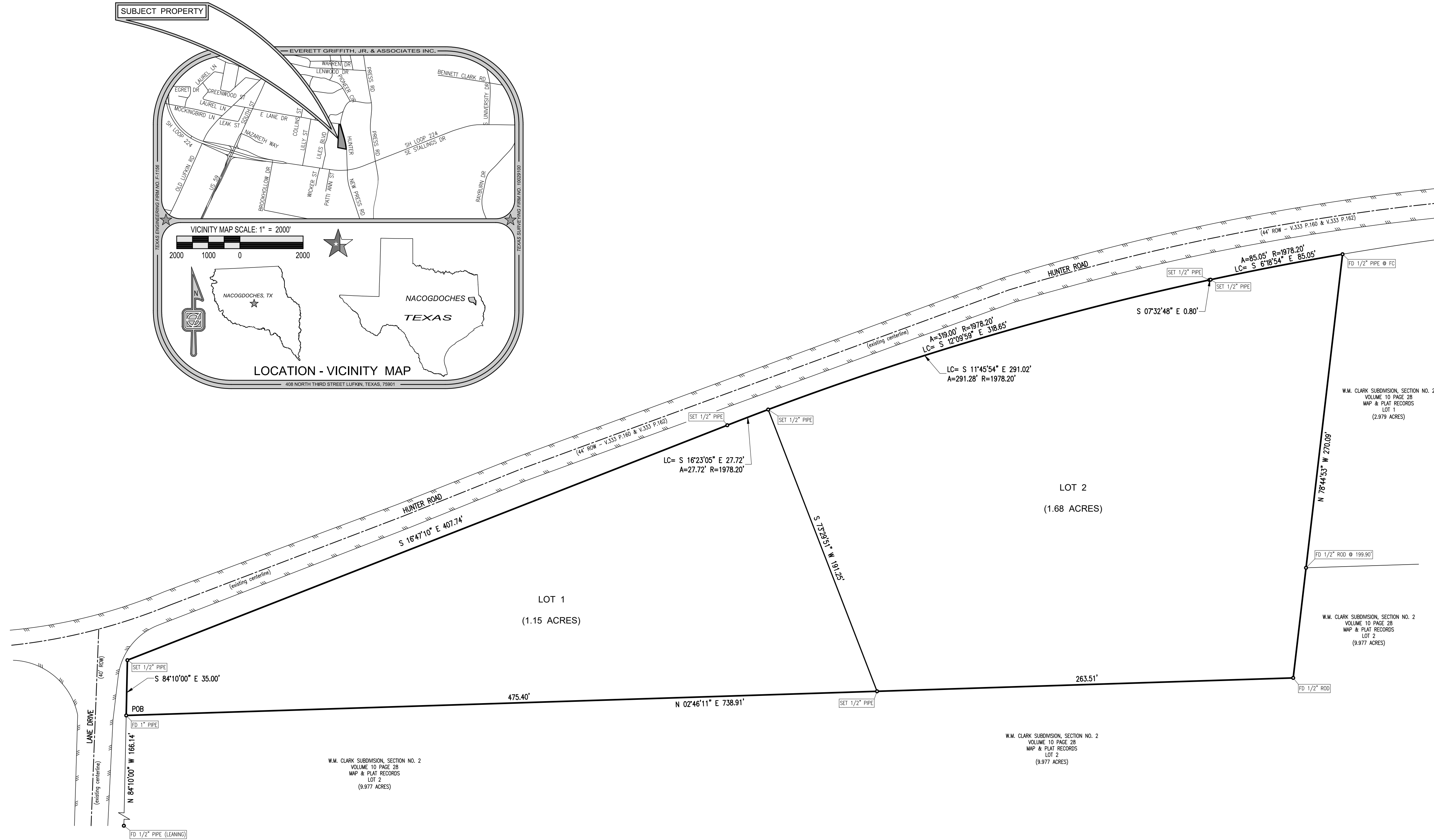
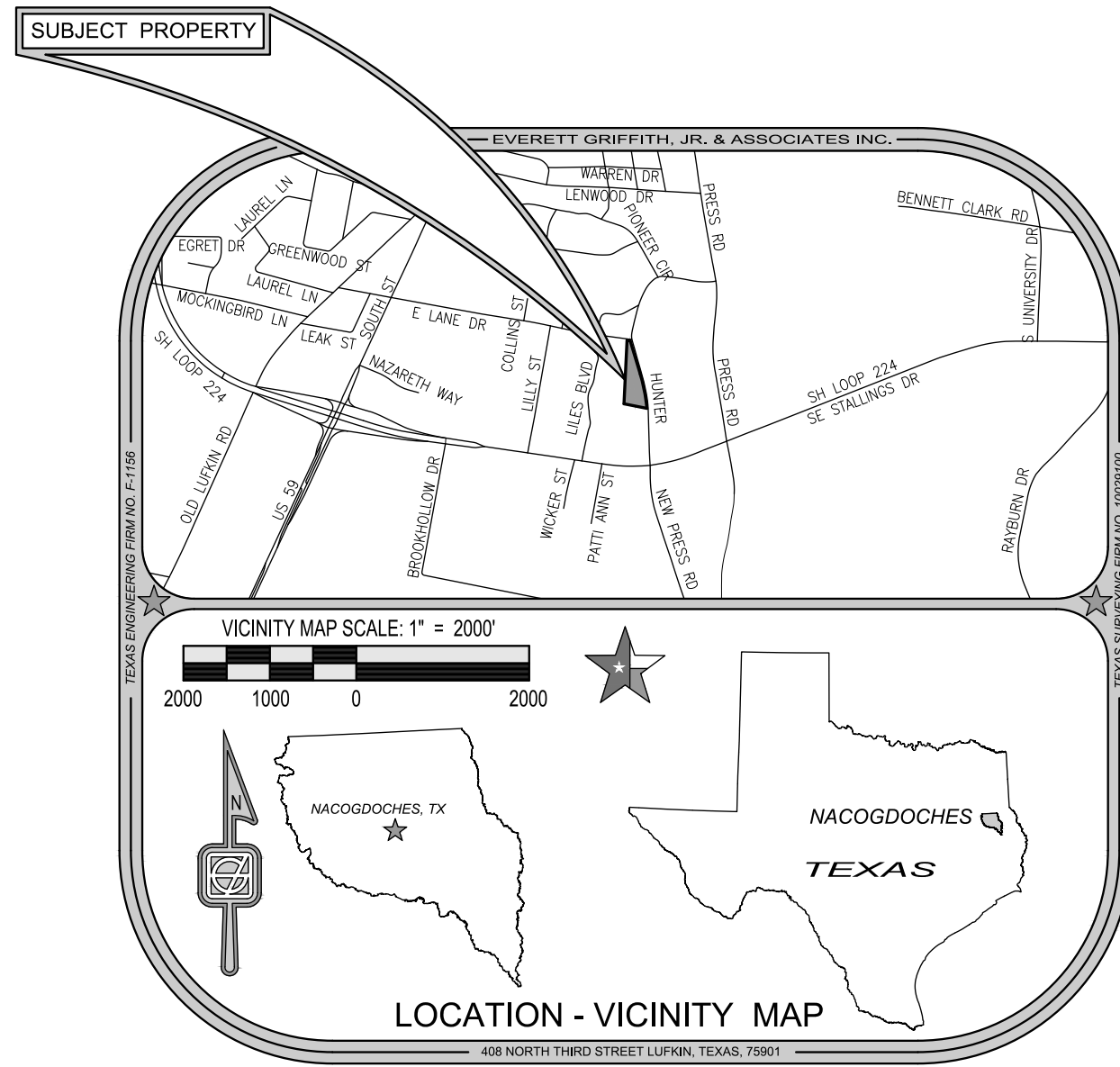
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SAENZ HUNTER ROAD SUBDIVISION



FOR REVIEW PURPOSES ONLY
PRELIMINARY
THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE
R.F. (RICK) FREEMAN, R.P.L.S. 4202
DATE: MAY 13, 2024

OWNER'S CERTIFICATE

THE STATE OF TEXAS:
 COUNTY OF ANGELINA:
 WHEREAS Lee Saenz and Tracy Saenz are the owners of all that certain tract or parcel of land lying and situated in Nacogdoches County, Texas, out of the J.L. DE LA BEGA SURVEY, ABSTRACT NO. 7 and being all of that certain 2.873 acre tract described in a deed from Alex Franco et al, Trustees of the Centro de Voto Cristiano to Lee Saenz et al, dated November 2, 2020 and recorded in Instrument No. 2020-7638 of the Deed Records of Nacogdoches County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at the Northwest corner of the aforesaid referred to 2.873 acre tract and the Northernmost Northeast corner of Lot 2 of the W.M. Clark Subdivision, Section No. 2, a subdivision of record in Volume 10 on Page 28 of the Map and Plat Records of Nacogdoches County, Texas in the South right-of-way line of Lane Drive (40 feet wide right-of-way), a 1" pipe found for corner, said corner witnessed by a 1/2" pipe (leaving) found for the Northwest corner of the said Lot 2 bearing N 84° 10' 00" W 166.14 feet;

THENCE S 84° 10' 00" E with the North boundary line of the said 2.873 acre tract and the South right-of-way line of Lane Drive, at 35.00 feet the Northwest corner of the said 2.873 acre tract in the West right-of-way line of Hunter Road (44 feet wide right-of-way), a 1/2" pipe set for corner;

THENCE four calls with the East boundary line of the said 2.873 acre tract and the West right-of-way line of Hunter Road as follows:

- (1) S 16° 47' 10" E, at 407.74 feet the beginning of a curve to the right, a 1/2" pipe set for corner;
- (2) Southeastly with the said curve to the right (Central Angle = 09° 14' 22", Radius = 1978.20 feet and Long Chord Bearing and Distance = S 12° 09' 59" E 318.65 feet), at 319.00 feet the end of said curve, a 1/2" pipe set for corner;
- (3) S 07° 32' 48" E, at 0.80 feet the beginning of a curve to the right, a 1/2" pipe set for corner;
- (4) Southeastly with the said curve to the right (Central Angle = 02° 27' 48", Radius = 1978.20 feet and Long Chord Bearing and Distance = S 06° 18' 54" E 85.05 feet), at 85.05 feet the Southeast corner of the said 2.873 acre tract and the Northeast corner of Lot 1 of the said W.M. Clark Subdivision, Section No. 2, a 1/2" rod found for corner at a fence corner;

THENCE N 78° 44' 53" W with the South boundary line of the said 2.873 acre tract and in part with the North boundary line of the said Lot 1 and the Southernmost North boundary line of the aforesaid Lot 2, at 199.90 feet pass on line a 1/2" rod found for the Northwest corner of the said Lot 1 and the Southernmost Northeast corner of the said Lot 2, at 270.09 feet the Southwest corner of the said 2.873 acre tract and an ell corner of the said Lot 2, a 1/2" rod found for corner;

THENCE N 02° 46' 11" E with the West boundary line of the said 2.873 acre tract and with the Northernmost East boundary line of the said Lot 2, at 738.91 feet the point and place of beginning and containing 2.83 acres of land, more or less.

Basis of Bearings: The Northernmost East boundary line of Lot 2 of the W.M. Clark Subdivision, Section No. 2, a subdivision of record in Volume 10 on Page 28 of the Map and Plat Records of Nacogdoches County, Texas - (Plat call of S 02° 46' 11" W 738.73 feet - found 1" pipe and 1/2" rod 738.91 feet apart)

That Lee Saenz and Tracy Saenz are the owners of the property subdivided in the above and foregoing map of SAENZ HUNTER ROAD SUBDIVISION do hereby make subdivision of said property according to the lines, lots, and easements thereon shown, and designate said subdivision as SAENZ HUNTER ROAD SUBDIVISION in the J.L. DE LA BEGA SURVEY, ABSTRACT NO. 7, Nacogdoches County, Texas, and dedicate to public use, as such, the parks and easements shown thereon forever, and do hereby bind ourselves, our successors and assigns, to warrant and forever defend the title to the land so dedicated.

Witness my hand in Nacogdoches, Nacogdoches County, Texas, this _____ day of _____, 2024.

 Lee Saenz

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared Lee Saenz known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

 Notary Public, in and for
 Nacogdoches County, Texas

Witness my hand in Nacogdoches, Nacogdoches County, Texas, this _____ day of _____, 2024.

 Tracy Saenz

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared Tracy Saenz known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

 Notary Public, in and for
 Nacogdoches County, Texas

I, R.F. (Rick) Freeman, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the above plat and field note description of the SAENZ HUNTER ROAD SUBDIVISION in the J.L. DE LA BEGA SURVEY, ABSTRACT NO. 7, is true and correct, and were prepared from a survey made by me, on the ground, on the 4th day of April, 2024.

 R.F. (Rick) Freeman
 Registered Professional Land Surveyor No. 4202

STATE OF TEXAS
 COUNTY OF ANGELINA

BEFORE ME, the undersigned authority, on this day personally appeared R.F. (Rick) Freeman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

 Notary Public, in and for
 Angelina County, Texas

Certificate of Approval by the City Planner and City Engineer

This is to certify that the City Planner and City Engineer of the City of Nacogdoches, Texas, has approved this plat and subdivision of SAENZ HUNTER ROAD SUBDIVISION, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City Planner and the City Engineer of the City of Nacogdoches, Texas, this _____ day of _____, 20____.

 City Planner

 City Engineer

CERTIFICATE OF REGISTRATION

STATE OF TEXAS
 KNOWN ALL MEN BY THESE PRESENTS
 COUNTY OF NACOGDOCHES

I, Sandra "Sandy" Yates, County Clerk of Nacogdoches County, Texas, do hereby certify that this foregoing instrument in writing, with its certificate of authentication, was filed and duly recorded in my office on this _____ day of _____, 2024 A.D., at _____ o'clock _____ M, in Clerks Document Number _____ of the Real Property Records for said County.

WITNESS my hand and seal of office, at Nacogdoches, Texas, the day and date last above written.

 Sandra "Sandy" Yates, County Clerk,
 Nacogdoches County, Texas

By: _____ Deputy Clerk

 ENGINEERS - SURVEYORS Everett Griffith, Jr. & Associates Inc. 408 NORTH THIRD STREET LUFKIN, TEXAS, 75901 TEXAS ENGINEERING FIRM NO. F-1156 936-634-5528 TEXAS SURVEYING FIRM NO. 10029100	SAENZ HUNTER ROAD SUBDIVISION A SUBDIVISION OF 2.83 ACRES OWNERS: LEE SAENZ AND TRACY SAENZ J. L. DE LA BEGA SURVEY, ABSTRACT NO. 7 NACOGDOCHES COUNTY, TEXAS	Sheet 1 of 1
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Site Photos: ZON2024-3

View of the church on subject property from Hunter Rd.





View of parsonage
from E. Lane Dr.

View of parsonage
from Hunter Rd.



Adjacent homes
along Hunter Rd.





Adjacent homes
along E. Lane St.





Commercial Property south
of subject property



VFW Post north of
subject property

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Consider a recommendation to the City Council for a proposed Zone Change from R-2, Single Family to R-3, Two Family for approximately 1 acre, on Lot(s) 1&2, of the Larry Wade Subdivision and Lot(s) 6, 7, 8, 9, & 10, City Block 47, generally located on the north side of Powers Street, approximately 350 feet east of the Ritchie Street and Powers Street intersection. Case File ZON2024.04.

OVERVIEW: The request is for a zone change from R-2, Single Family to R-3, Two Family for seven lots totaling approximately 1 acre located on the north side of Powers Street just east of Ritchie Street. The R-3, Duplex Dwelling District creates a residential district that is appropriate for both single-family housing and two-family housing. Lots in the R-3 district must be 5,000 square feet and larger. The applicant owns the subject properties and intends to develop the vacant lots with two-family (duplex) residences.

Adjacent Land Use & Zoning

The subject property is zoned R-2, Single Family and is currently undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Single-Family Residential	R-2, Single-Family	Single-Family
South (Across Powers Street)	Single-Family Residential	R-2, Single-Family	Single-Family
East	Single-Family Residential	R-2, Single-Family	Single-Family
West	Single-Family Residential	R-2, Single-Family	Single-Family

The area is primarily zoned R-2 and developed with single-family residences along with several two-family district zoning lots which were previously approved in 2022 just east of this location. The lots in this area are similar in size and configuration.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for zoning change:

Compatibility: The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

The area is zoned and developed with single-family detached residences, and in the staff's

opinion, duplex housing would not significantly impact the overall density or character of the neighborhood while providing more affordable housing in close proximity to a public school. Similar duplexes were constructed last year one block east of the subject properties after the approval of a zone change from single-family to two-family (duplex) zoning in 2022.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The surrounding properties are mostly developed with the exception of a few vacant lots located south across Powers St. The rezoning would not impede the orderly growth of adjacent properties.

Supporting Facilities: Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

The subject properties take direct access from Powers Street which is a two-lane asphalt road with a ROW of approximately 36 feet. The properties have access to public utilities, with 6-inch water and 6-inch sewer mains located along Powers Street.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

Future development will meet all current driveway and parking requirements.

Nuisances: Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

Future development will comply with City regulations regarding the prevention of offensive odor, fumes, dust, noise, and vibrations.

Lighting: Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;

If the zone change request is approved, any new outdoor lighting would be subject to the City's current standards, which require light fixtures to utilize a down lighting design and prohibits fixtures that directly project light in all directions.

Landscaping: Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;

Single-family construction is not subject to commercial district landscaping requirements.

Comprehensive Plan: The proposed use is in accordance with the comprehensive plan.

Future Land Use

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Single Family Residential*. This FLUP category is described as, "Conventional one-family detached dwellings (also includes duplexes)."

Thoroughfare Plan

Powers Street is a paved asphalt local street that serves as direct access for residential uses in the area. This two-lane roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use.

Land Use Policies, Goals & Objectives

This rezoning is a response to current needs for residential growth and therefore fits into the goals of the Comprehensive Plan; specifically, the goal to encourage *Growth Inward* – Long-term growth in appropriate areas to achieve an efficient, diverse, and balanced pattern of land uses both within the City and urbanizing portions of its extraterritorial jurisdiction. Some of the

targeted objectives include:

- Encourage infill development where appropriate (utilities, compatibility, etc.).
- Plan for mixing and/or separation of land use types based on desire, location, density, and pattern of development.
- Promote growth where adequate infrastructure exists.

This request also furthers the Land Use Policies of the 2003 Comprehensive Plan, specifically:

- Compatibility with existing uses should be maintained. Well-planned, mixed uses which are compatible are to be encouraged.
- Schools, parks, and community facilities should be located close to or within residential neighborhoods.

Staff finds that the request is in compliance with the FLUP and the stated Goals and Objectives of the 2003 Comprehensive Plan.

NOTICES:

Staff posted a legal ad in the Daily Sentinel to run on September 29, 2024.

Staff mailed 25 notices to property owners within the 200-foot notification area on September 24, 2024. Staff has not received any responses in opposition or in favor of the zone change request.

NEIGHBORHOOD INPUT:

Staff held a neighborhood meeting for the property owners within 500 feet on September 18, 2024, at 5:30 p.m., to discuss and answer questions about the request. One of the neighboring property owners attended the meeting in support of the zone change and proposed duplex development.

This zoning application was also subject to the additional noticing practices that were approved by City Council in January, 2021. These include a zoning sign located on the subject property; notices published on the City's webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

Staff Recommendation

Based on the above findings, Staff recommends approval of a change of zoning for the subject properties from R-2, Single Family to R-3, Two Family. Additionally, staff believes changing the zoning from single-family detached to allow two-family duplexes offers a more efficient use of land while preserving the overall residential character. Although duplexes may not be common here, this change aligns with broader housing trends and planning goals, encouraging different housing options without disrupting the neighborhood. Because R-3, Two Family is considered single-family zoning, the modification is consistent with future land use objectives and not an isolated action. Therefore, staff believes it does not constitute spot zoning.

This item is scheduled to be heard by City Council on Tuesday, November 5, 2024.

CITY CONTACT: Juan Pollette
Interim City Planner
pollettep@nactx.us
(936)559-2559

- ATTACHMENTS:**
1. Aerial Map
 2. Future Land Use Map
 3. Zoning Map
 4. Site Photos
 5. Notification Map
 6. Property Owner Consent Form_Alicia Walsh

Site Photos: ZON2024-04

View of subject property
from Powers St.





View of SFR's along Powers St.





Street view looking east
Along Powers St.

View of City Property on
corner of Powers and
Ritchie St.



Newly constructed duplex's along Powers and Dolph St.




200 Foot Notification Map


ZON2024-04: Powers Street

Legend

 200 Foot Buffer

 Proposed SUP

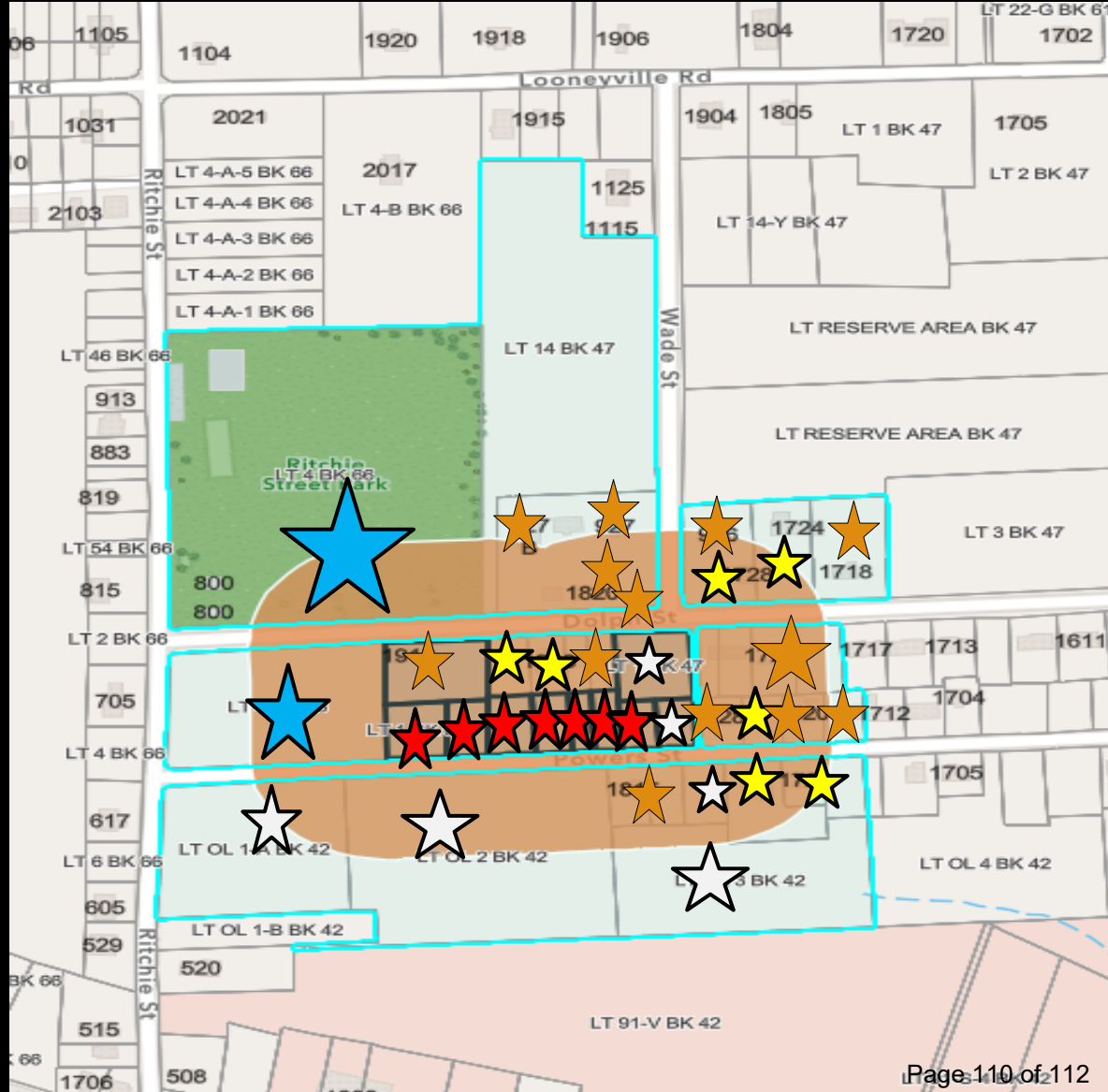
 Single-Family- Rental

 Single-Family- Owner Occupied

 Vacant

 Multi-Family

 Park





PROPERTY OWNER CONSENT LETTER FOR ZONE CHANGE REQUEST

I Alicia D. Walsh, am the owner of the property located at
(Property owner) (parcel ID# W1769)

1905 Dolph St, Nacogdoches, Texas. I have granted
(Property address)

CLIFTON WHITE of _____, consent to
(Applicant) (Applicant's business name if applicable)

request a zone change for the property located at

1905 Dolph St, Nacogdoches, Tx 75964

(legal address & description of the property including lot, block, and subdivision name if applicable)

From R-2 zoning district to R-3 zoning district
(current zoning district) (requested zoning district)

Solely for the purposes of the application for a Zone Change Request, I designate CLIFTON WHITE as my authorized representative
(Name of applicant)

as provided under the City of Nacogdoches Zoning Ordinance Section 118-137.

Alicia D Walsh

Property Owner Signature

9/1/2024

Date



PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Consideration and possible action to appoint two (2) Planning & Zoning Commission Commissioners to the City of Nacogdoches Zoning Ordinance Amendment Committee.

OVERVIEW:

The City of Nacogdoches Zoning Ordinance serves as a critical regulatory tool for guiding land use, zoning, and development within the city. At times, it becomes necessary to amend the ordinance to address changes in city planning, community feedback, and new state or federal regulations.

In recent months, there have been workshops with recommendations to amend the zoning ordinance with an abundance of changes which has become overwhelming. To facilitate this process, it has been suggested to put a committee together with two representatives from the City Council, Planning & Zoning Commission, Zoning Board of Adjustment, and City Staff to successfully amend specific changes within the zoning ordinance. Having different stakeholders from various boards will ensure that the committee's work aligns with the broader goals and maintains transparency in decision-making.

STAFF REVIEW:

Staff recommends appointing two (2) Planning & Zoning Commissioners to the City of Nacogdoches Zoning Ordinance Amendment Committee. At this time, there has not been any dates/times determined of future meetings.

CITY CONTACT: Juan Pollette
Interim City Planner
(936)559-2559
pollettep@nactx.us

ATTACHMENTS: