



November 18, 2024

PLANNING & ZONING COMMISSION

Notice is hereby given of a Regular Meeting of the Planning & Zoning Commission to be held on the above date at 5:00 p.m. in the City Hall Council Chamber located at 202 East Pilar Street, Nacogdoches, Texas. One or more Commission members may attend by video conference, but a quorum of the Commission and Presiding Officer must be present at the above-stated physical location. There will be an opportunity for members of the public attending in-person to comment on the agenda items listed below. A live stream of the meeting is also available for public viewing at <https://nactx.us/21>.

**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. **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 the minutes for meetings held on October 14, 2024, and October 21, 2024.
5. 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. Conduct a Public Hearing and consider action regarding Specific Use Permit Case SUP2024-08 to allow for Mini Warehouse in a B-2 General Business District on two (2) parcels of land approximately 1.8 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26295 and 26299; and generally located north of the intersection of Douglass and Wankan Road, Nacogdoches, Nacogdoches County, Texas.



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

A. Lot 2 Block 1 Nacogdoches Industrial Park West Subdivision was recorded on October 15, 2024, under Document Number 2024-6920 in the records of the Nacogdoches County Clerk.

7. 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.

8. ADJOURN.

Aimee Cloutier, Planning Coordinator

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Commission reserves the right to adjourn into Executive Session at any time during the meeting to discuss any of the above posted agenda, as authorized by Texas Government Code Section 551.071 [consultation with attorney]. The City of Nacogdoches is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, on November 14, 2024, by 4:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Aimee Cloutier, Planning Coordinator



Planning and Zoning Commission

Date: November 18, 2024

Agenda Item: 4.A.

PRESENTER:

ITEM/SUBJECT: Approval of the minutes for meetings held on October 14, 2024, and October 21, 2024.

OVERVIEW:

Attached are the minutes for the regular meeting held on October 14, 2024 and the special meeting held on October 21, 2024.

STAFF REVIEW:

CITY CONTACT: Aimee Cloutier
Planning Coordinator
(936) 559-2571, pz@nactx.us

ATTACHMENTS:

1. P&Z Minutes 10-14-2024
2. P&Z Minutes 10-21-2024

**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
OCTOBER 14, 2024, AT 5:00 P.M.
REGULAR HYBRID MEETING**

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

COMMISSIONERS ABSENT: None;

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; Assistant City Engineer, Jason Vickery; Executive Director of Development and Infrastructure, Mike Neu; City Engineer and Public Works Director, Case Opperman (virtual);

OTHERS PRESENT: Jose Gonzalez; Brandon Bolton; Lee and Tracy Saenz; Michael Delaney; James Wood; Ema Garcia; Adrian Ramirez; Clifton White;

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:00 p.m.
2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.
3. **Introduction of Executive Director of Development and Public Infrastructure, Mike Neu.**
Mike Neu, Executive Director of Development and Public Infrastructure introduced himself to the Commission and gave his background and what he will be doing with the city.
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. **Consider approval of the minutes from the August 12, 2024, Planning and Zoning Commission meeting.**
Commissioner Perry moved to approve the minutes from the August 12, 2024, Planning & Zoning Commission meeting. Commissioner Phou seconded the motion and the minutes were approved unanimously (5-0).
 - B. **Consider approval of the minutes from the August 22, 2024, Joint Planning & Zoning Commission and City Council Workshop.**
Commissioner Phou moved to approve the minutes from the August 22, 2024, Planning & Zoning Commission meeting. Commissioner Zemanek seconded the motion and the minutes were approved unanimously (5-0).
 - C. **Consider approval of the minutes from the September 9, 2024, Special Planning & Zoning meeting.**
Commissioner Carroll moved to approve the minutes from the September 9, 2024, Special Planning & Zoning Commission meeting. Commissioner Zemanek seconded the motion and the minutes were approved unanimously (5-0).
 - D. **Consider approval of the minutes from the September 9, 2024, Regular Planning & Zoning meeting.**
Commissioner Zemanek moved to approve the minutes from the September 9, 2024, regular Planning & Zoning Commission meeting. Commissioner Carroll seconded the motion and the minutes were approved unanimously (5-0).

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. 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.

Interim City Planner (ICP), Pollette presented the request to the Commission stating the purpose of the preliminary subdivision is to create three lots while stating the property owner's intentions with the property. ICP Pollette gave a brief history of the property and its previously approved subdivision plats and explained the property owner is requesting a 60-foot right-of-way dedication for Wildcreek Road along the eastern property boundary as well as additional right-of-way along McLain Road.

Commissioner Phou moved to approve the preliminary plat as presented. Commissioner Perry seconded the motion and it was approved unanimously (5-0).

- 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.

ICP Pollette presented the request to the Commission explaining the property has significant elevation changes with the north side being 30 feet higher than the south with a 15-foot elevation gain along the western frontage along Old Tyler Road. He explained that the property owner is currently extracting dirt from the property and moving it to other commercial properties in the area. The property owner intends to sell the property however it becomes more attractive.

There was discussion amongst the Commission, staff and the applicant regarding the proposed conditions, the use of the property and compliance.

Commissioner Perry moved to recommend the approval of the SUP to the City Council with the following conditions:

- Hours of operation are from 7am-6pm, Monday through Saturday
- Preserve the existing vegetative buffer at a minimum of 25' around all property lines
- Install and maintain silt fencing in line with state regulations along the entrance of the property
- The Specific Use Permit will expire in 12 months
- Additional street cleanup will be provided once a week or as needed to keep the roadway free of mud and debris.

Commissioner Zemanek seconded the motion and it was approved unanimously (5-0).

- 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.

ICP Pollette presented the request to the Commission stating the property is currently developed with a church and a single-family residence being used as a parsonage. He stated the applicant's purpose for the request was to subdivide the property separating the church from the same lot as the single-family residence so it would not be a non-conforming structure. ICP Pollette expressed the request is not consistent with the Future Land Use Plan but is compatible with the surrounding neighbors and zoning districts.

There was discussion amongst the Commission and staff regarding the ownership of buildings and property, the reasons surrounding the requested zone change and the future plans of subdividing the property.

Commissioner Conklin opened the hearing for public comment.

Emma Garcia who resides at 2915 Hunter Street stated she was here to see how the request would affect her property and get a better understanding of the intention of the zone change as she was informed it be changed to commercial.

Commissioner Conklin closed public comment.

Commissioner Phou requested staff explain to Ms. Garcia which type of use would be allowed in an R-4, Multi-Family zoning district.

Commissioner Phou moved to make the recommendation of approval for the zone change from I-2, Heavy Industrial to R-4, Multi-Family to the City Council. Commissioner Perry seconded the motion and it passed unanimously (5-0).

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.

ICP Pollette presented the request to the Commission stating the applicant is proposing to construct four or five duplexes and the lots. ICP Pollette explained that five duplexes would be the maximum allowed due to the density of the lots. He stated a neighborhood meeting was held on 9/18/2024 with one surrounding neighbor in attendance and she was in support of the request. ICP Pollette stated staff has received one response form in opposition of the zone change and the property owner is concerned about the off-street parking requirements, how the utilities will be impacted, and exceeding density requirements. ICP Pollette stated the request is in line with the Future Land Use Plan and recommends approval of the zone change.

There was discussion and explanation between the Commission and staff about what is considered spot zoning.

There was discussion between the Commission and the applicant regarding the applicant's background, the proposed duplexes being two-story with three to four bedrooms and will be rentals with the possibility of becoming rent-to-own.

There was discussion amongst the Commission and staff about the parking minimum requirements and utilities in the area.

Chairman Conklin opened the hearing for public comment. There was none.

Commissioner Carroll moved to make the recommendation of approval of the zoning change request to the City Council. Commissioner Zemanek seconded the motion and it was passed unanimously (5-0).

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

Chairman Conklin moved to appoint Commissioners Carroll and Zemanek to the Committee. Commissioner Perry seconded the motion and the appointment was approved unanimously (5-0).

7. Minor Plats with Staff Approval.

Chairman Conklin read the plats which were approved by staff and recorded with the County Clerk. The administrative plats were Nacogdoches Industrial Park West, Spradley East Subdivision, and R.J. Bohac Subdivision.

8. Discussion and possible action on future agenda items.

There was no discussion.

Chairman Conklin adjourned the meeting at 5:53 p.m.

Chairman Shannon Conklin

Attest: Planning Coordinator, Aimee Cloutier

DRAFT

**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
OCTOBER 21, 2024, AT 5:00 P.M.
SPECIAL HYBRID MEETING**

COMMISSIONERS PRESENT: Ruth Carroll; Charles Zemanek; Shannon Conklin; Lily Phou (remote);

COMMISSIONERS ABSENT: Matthew Perry;

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; Executive Director of Development and Infrastructure, Mike Neu; City Attorney, Jerry Baker; Planning Consultant, Nathan Dietrich;

OTHERS PRESENT: Andrew Shipp;

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:02 p.m.
2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.
3. **Open Forum:** No one spoke under Open Forum.
4. **REGULAR AGENDA:**
 - A. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, Chapter 78- "Signs", Article I.- "In General", Article IV- "Permits", and Article V.- "Regulations for On-Premises Signs by District", of the code of ordinances to define feather-type signs and allow for further control of placement, maintenance, and the number of times these signs can be used throughout the year.

Planning Consultant (PC), Nathan Dietrich presented the amendment to the Commission stating it was being introduced as the City Council had brought it to the Staff's attention. PC Dietrich explained the amendment stating a definition of feather flag/teardrop sign was being added in addition to permit fees and regulations.

There was discussion amongst the Commission regarding the cost of the permit and the feather flags being allowed in multi-family apartments.

Chairman Conklin opened the public hearing where no one spoke.

Chairman Conklin moved to make the recommendation of approval to the City Council of the Ordinance amendments as written with the exception that feather flags be allowed in R-4 multi-family, apartments only. Commissioner Zemanek seconded the motion and it was approved unanimously (4-0).

B. Public Hearing: Consider a recommendation to the City Council for an ordinance amending Chapter 46 - "Health and Sanitation", Article III. - "Smoking Pollution Control", and Chapter 118 - "Zoning", Article I - "In General", Article III. - "District Regulations", and Article IV. - "Supplementary District Regulations", to regulate the use of 'Retail tobacco/vapor/smoke Store'.

PC Dietrich presented the amendment to the Commission stating it was being introduced to provide restrictions for health and safety concerns. PC Dietrich explained the amendment would be adding a definition for retail tobacco/vapor/smoke stores as well as the regulations of the land use and where it would be allowed. PC Dietrich showed comparisons of other cities that regulated this type of use.

There was discussion amongst the Commission and staff regarding the grandfathering of existing shops in town and which businesses this amendment would affect.

Chairman Conklin Opened the Public Hearing.

Andrew Shipp who owns Nac. Cigar Company addressed the Commission stating he would like the premium tobacco stores to not be in the same category as vape shops.

After discussion amongst the Commission and consulting the City Attorney, it was determined there would not be an impact on inside smoking or Mr. Shipps business.

Chairman Conklin closed the Public Hearing.

Commissioner Zemanek moved to make the recommendation of approval of the ordinance to the City Council as presented. Commissioner Carroll seconded the motion and it was approved unanimously (4-0).

C. Public Hearing: Consider a recommendation to the City Council to amend Chapter 118- "Zoning u Article II.- "Administration", Division 1 "Generally", Sec. 118-141 – "Protest of proposed change in zoning", to change the word "commission" to City Council.

PC Dietrich presented the amendment to the Commission stating the word "Commission" would be changed to "City Council".

Commissioner Conklin opened the hearing for public comment where no one spoke.

Commissioner Zemanek moved to make the recommendation of approval of the ordinance amendment to the City Council as presented. Commissioner Carroll seconded the motion and it was approved unanimously (4-0).

D. Public Hearing: Consider a recommendation to amend Chapter 118 "Zoning", Article II "Administration", Division 3 "Board of Adjustment", of the Code of Ordinances of the City of Nacogdoches, Texas, to clarify Board of Adjustment appeal procedures by revising the number of days to file an appeal and whom may appeal city planner decisions.

PC Dietrich presented the Ordinance amendment to the Commission stating the changes align with the Local Government Code changes which occurred in 2019. PC Dietrich said to ensure we meet state law requirements, staff is proposing to mimic the minimum requirements of the Local Government Code.

There was discussion amongst the Commission and staff regarding the Local Government Code updates and statutory requirements.

Chairman Conklin opened the hearing for public comment. There was none.

Commissioner Zemanek moved to make the recommendation of approval of the ordinance amendment to the City Council as presented. Commissioner Carroll seconded the motion and it was approved unanimously (4-0).

8. Discussion and possible action on future agenda items.

Commissioner Zemanek requested that staff put subcommittee updates on the next agenda.

Chairman Conklin adjourned the meeting at 5:44 p.m.

Chairman Shannon Conklin

Attest: Planning Coordinator, Aimee Cloutier



PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Conduct a Public Hearing and consider action regarding Specific Use Permit Case SUP2024-08 to allow for Mini Warehouse in a B-2 General Business District on two (2) parcels of land approximately 1.8 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26295 and 26299; and generally located north of the intersection of Douglass and Wankan Road, Nacogdoches, Nacogdoches County, Texas.

OVERVIEW: Conduct a Public Hearing and consider action regarding Specific Use Permit Case SUP2024-08 to allow for Mini Warehouse in a B-2 General Business District on two (2) parcels of land approximately 1.8 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26295 and 26299; and generally located north of the intersection of Douglass and Wankan Road, Nacogdoches, Nacogdoches County, Texas.

OWNER / AGENT:
Sandy McCorvey

BACKGROUND:

The applicant is requesting a Specific Use Permit (SUP) to allow for a Mini Warehouse storage facility at 2412 and 2418 Douglass Road. The property is located on two parcels spanning approximately 1.8 acres and zoned B-2 General Business.

The B-2 General Business zoning district is intended to accommodate those business activities that are oriented toward the automobile, or whose operations may require limited truck access. Generally, this district is located along major traffic arteries where strip business development exists. Mini Warehouse is a permitted use in the B-2 General Business zoning district with approval of an SUP. The SUP process allows the City to review the requested use and impose conditions, if necessary, on such development.

The subject property is currently developed with a general office building located at 2418 Douglas Road, as well as two additional structures used for storage that are addressed at 2412 and 2408 Douglass Road. The applicant is proposing to remove the structure addressed at 2408 from the property and construct five (5) storage buildings with an office surrounded by a chain-link security fence as shown on the site exhibit.

Abutting Zoning & Land Use

The property is zoned B-2 General Business, and the surrounding zoning and land uses are as follows:

Direction	Zoning	Land Use
North	B-2 General Business	Residential

East	B-2 General Business	Commercial
South	B-2 General Business	Residential
West	B-2 General Business	Commercial

The property and surrounding area are zoned B-2 General Business. This area is developed with commercial uses east and west of the subject property along the north side of Douglass Road. There are several legal non-conforming residential uses to the north of the subject property as well as south of Douglass Road.

STAFF REVIEW:

Per Section 118.173 of the Nacogdoches Code of Ordinances, the following factors are to be considered in SUP review:

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;

Mini Warehouse storage facilities are distinct from typical commercial Warehouse/storage facilities in that Mini Warehouse storage is characterized by a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. Commercial warehouse/storage is typically for goods or materials for sale in a business located on the premises or for commercial distribution. Mini Warehouse storage facilities are often met with objections from surrounding properties due to concerns about esthetics, hours of operation, and overall design. These facilities generate little traffic in comparison to other land uses permitted in the B-2 General Commercial zoning district, and typically there are few employees and a low density of customers onsite at any given time. Proposed office hours are from 9:00 a.m. to 5:00 p.m., Monday through Friday. This facility will be gated and gate access hours are not limited. The proposed land use is low-intensity in nature, and there is no history of code enforcement cases at this location. Staff believes the proposed use is compatible with existing land uses surrounding the development and will not adversely affect adjacent properties or interfere with current quality of life of the surrounding residential developments.

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 all developed. Therefore, the use as a Mini Warehouse storage facility will not impede development of vacant property.

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

The site is adequately served with all basic utilities.

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;

All parking areas and drives conform to current development standards. The entrance driveway

at this location is approximately 25 feet wide, which is within the guidelines permitted for commercial driveways. The office will be approximately 500 square feet which will require a minimum of two (2) parking spaces. The internal drive aisles located between the buildings are approximately 20 feet wide, which is an adequate width to allow parallel, temporary customer parking on each side of the drive aisle.

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

Mini Warehouse storage facilities generate little vehicle traffic when compared with other land uses permitted in the B-2 General Commercial zoning district.

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

This development is required to comply with City ordinances regarding outdoor lighting (i.e., only downlighting, no spillover lighting onto neighboring properties).

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

This development is required to comply with City ordinances regarding commercial landscaping. Currently, there is little to no trees or landscaping along Douglass Road or Wankan Road.

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

The 2003 Future Land Use Plan designates this area as Commercial (Shopping and service facilities for the sale of goods and services, including small shops and larger retail stores and centers, restaurants, hotels and motels, service stations, and various other customer-oriented establishments). Staff believes the Future Land Use designation is consistent with B-2 General Business zoning. Approval of this SUP will not change the land uses permitted by the current zoning district.

PUBLIC ENGAGEMENT:

- September 18, 2024 – Staff mailed twenty-four (24) neighborhood meeting notice postcards to property owners within 500 feet.
- October 2, 2024 – Staff coordinated a neighborhood meeting at City Hall on behalf of the applicant to receive input from surrounding property owners. Three (3) persons attended the meeting with general questions about the development. None were opposed.
- October 29, 2024 – Staff mailed fourteen (14) public meeting notice letters to property owners within 200 feet and ten (10) notice postcards to property owners within 500 feet. No responses were received in favor or opposition to the request.
- November 3, 2024 – Legal ad published in the Daily Sentinel newspaper.

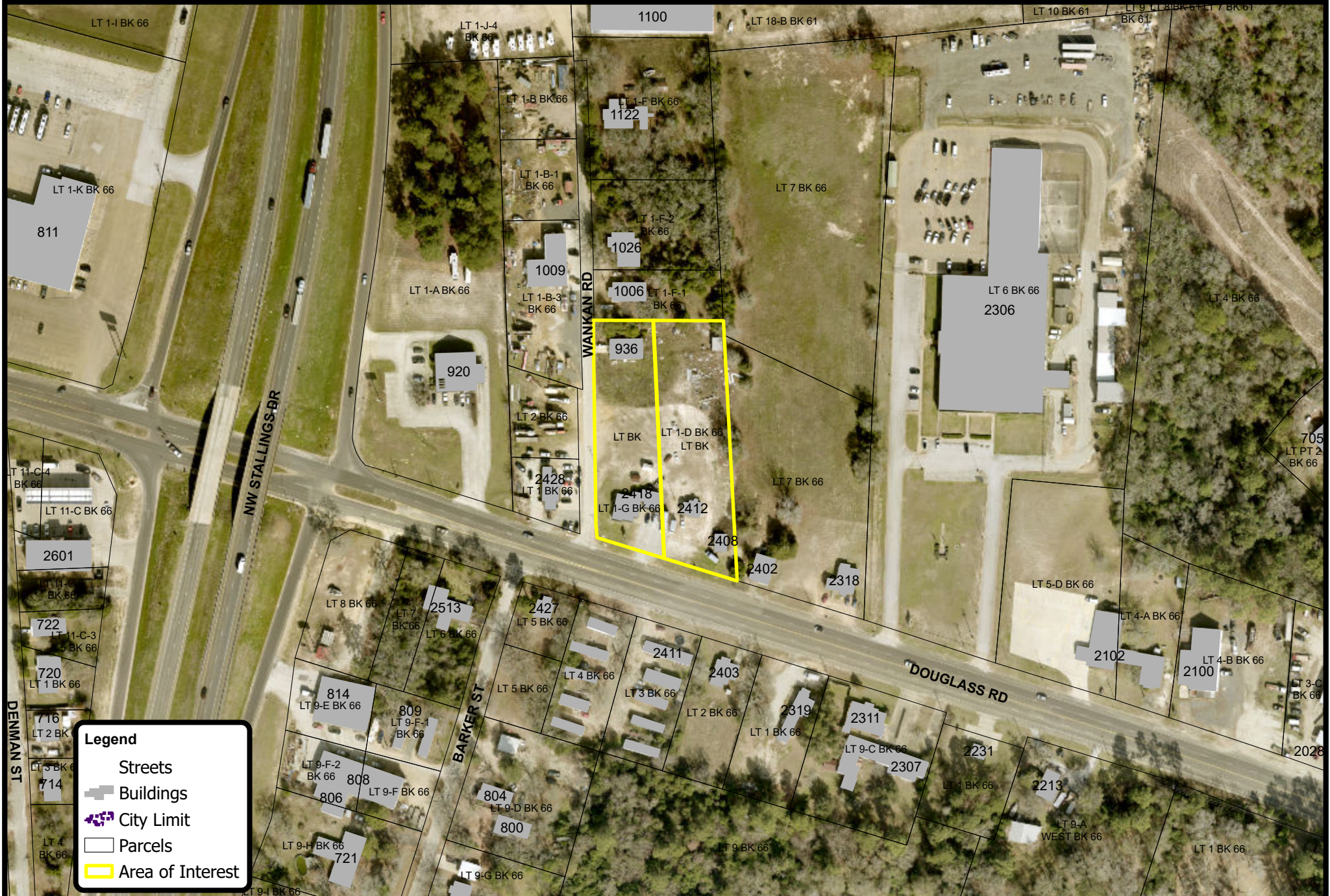
NOTE – This application is subject to additional notification procedures, including signage posted on the subject property, as well as notices on the City website and social media pages.

CITY CONTACT: Juan Pollette, Interim City Planner

936-559-2559
pollettej@nactx.us

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Future Land Use Map
 4. Notification Map
 5. Site Plan
 6. Site Photos

SUP2024-08 Aerial Map



Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

SUP2024-08 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

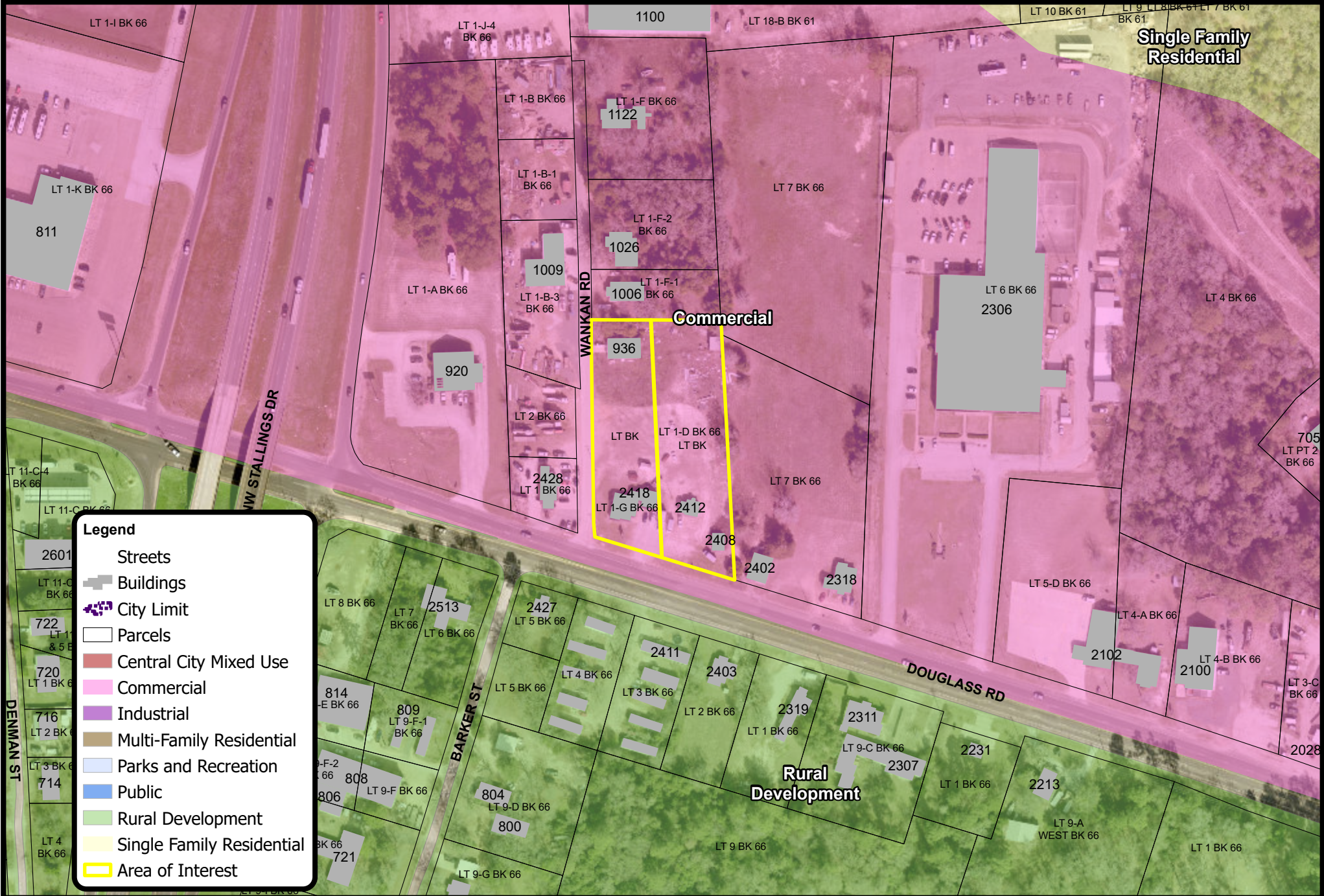


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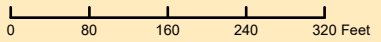
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SUP2024-08 Future Land Use Map



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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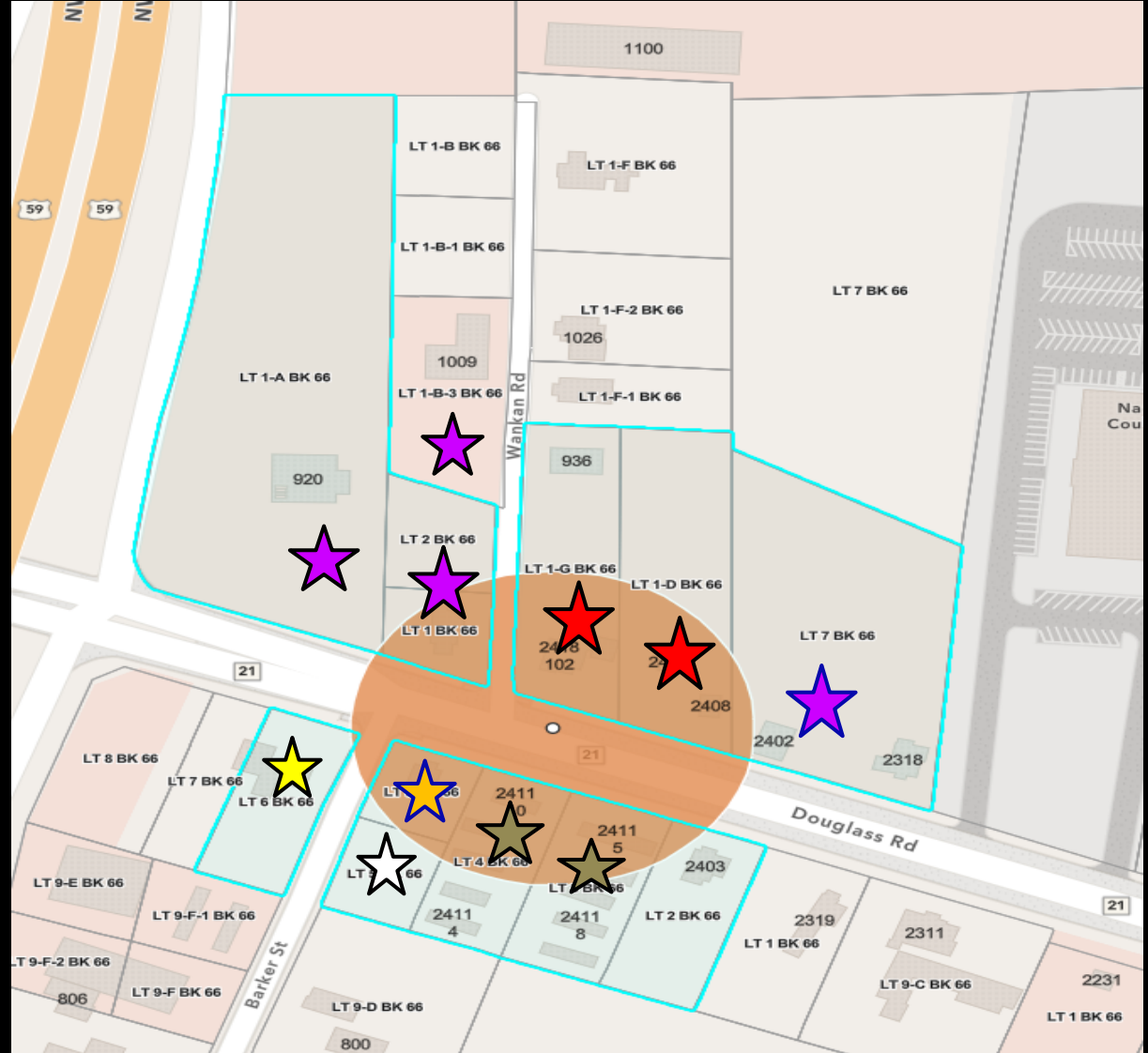


200 Foot Notification Map

SUP2024-08: 2412 & 2418 DOUGLASS RD

Legend

-  200 Foot Buffer
-  Proposed SUP
-  Commercial
-  Single-Family-Owner Occupied
-  Single-Family-Rental
-  Multi-Family
-  Vacant/ Undeveloped



Existing Building

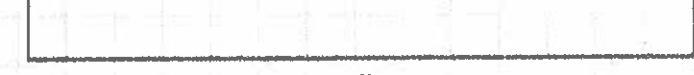
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← 32' →



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← 32' →



Existing Office Bldg.

30 X 60

← 25' →

WANKAN DR.

EXIT

Douglass Road

SUP2024-08 Site Photos

View of subject property from Douglass Rd.





View looking east along
Douglass Road



View looking west along
Douglass Road



Mobile home park south
across Douglass Road

SFR south across
Douglass Road



Commercial property
west of subject property.

Wankan Road to the west
of subject property

