



December 19, 2024

Notice is hereby given of a Regular Meeting of the Zoning Board of Adjustment to be held at 4:00 p.m., via videoconference, for the purpose of considering the following agenda items. All agenda items are subject to action.

Some Board Members may attend via videoconference but a quorum of the Board 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 in Council Chambers.

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

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. **CONSENT AGENDA**

A. Approval of Minutes: Consider approval of minutes from the November 21, 2024, Zoning Board of Adjustment meeting.

4. **REGULAR AGENDA**

A. Consider Case File ZBA2024-09, a request for a variance to Zoning Ordinance Section 118-427(a) *District development chart* to reduce minimum lot width requirements in an R-4 Multi-Family district on one parcel of land approximately 0.16 acres $\pm$ in size, more particularly described by the Nacogdoches Central Appraisal District Parcel 23937; and generally located on the south side of Looneyville Road, 90 feet west of the Wade Street and Looneyville Road intersection. This request has been submitted by Guadalupe Salinas and Shivam Patel, representatives of property owner Patsal Capital Group, Inc.

5. Zoning Ordinance Subcommittee Report.

6. ADJOURN.

Aimee Cloutier, Planning Coordinator

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Board 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 Americans 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 notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on December 13, 2024, by 4:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Aimee Cloutier, Planning Coordinator



Zoning Board of Adjustments

Date: December 19, 2024

Case No:

PRESENTER: Aimee Cloutier, Planning Coordinator

ITEM/SUBJECT: Approval of Minutes: Consider approval of minutes from the November 21, 2024, Zoning Board of Adjustment meeting.

TYPE OF REQUEST: Review and approve the minutes from the last Zoning Board of Adjustment meeting.

BACKGROUND INFORMATION:

REVIEW CRITERIA & REQUIRED FINDINGS (STAFF COMMENTS UNDERLINED):

PUBLIC ENGAGEMENT:

NA

ATTACHMENTS: 1. ZBA Minutes_11.21.2024

**MINUTES TO THE
ZONING BOARD OF ADJUSTMENT
NOVEMBER 21, 2024, 4:00 p.m. Hybrid Meeting**

Board Members Present: David Shofner; Margaret Forbes; John Sloane; Sally Ann Swearingen;

Members Absent: Rhonda Ward; Larry King; Mary Ann Bentley; Charles Pool; Jaquelyn Pierre;

Staff Present: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker; Executive Director of Development & Infrastructure, Mike Neu;

Others Present: Rolando (Roy) Rodriguez; Marti Rodriguez; Travis Davis; Delaney Mott; Jacob Crawford;

Call to Order: Acting Chairperson Margaret Forbes called the meeting to order at 4:00 p.m.

Pledge of Allegiance: Acting Chairperson Margaret Forbes led the pledge of allegiance.

Consent Agenda: Approval of the Minutes: October 17, 2024, Regular Meeting.

Acting Chairperson M. Forbes pulled the minutes from the Consent Agenda and stated there were corrections added to the minutes.

Motion by Swearingen and second by Sloane to approve the minutes with corrections. Motion approved 4-0 (Shofner, Forbes, Sloane & Swearingen).

Regular Agenda:

4. A. Public Hearing: Consider a request for a variance to the Zoning Ordinance, Section 118-466 -*Off-street parking requirements*, for a reduction in the minimum off-street parking requirements in a B-2, General Business district, for lot 7-T, City Block 69, generally located on the south side of N.E. Stallings Drive, approximately 250 feet east of Klein Drive. This request has been submitted by Jake Crawford with JB Crawford Construction on behalf of the owner, Carl Davis, MD. Case File ZBA2024-06.

Interim City Planner (ICP), Juan Pollette presented the request for a variance explaining that the property has a 120-foot Oncor easement at the front, prohibiting the designation of parking spaces in the easement as "required." The applicant requested a reduction in required off-street parking spaces from 17 spaces to 10, with additional parking designated as "overflow" to meet ordinance requirements. Notices were sent to property owners within 200 feet, and no responses were received in support or opposition. The requested variance met all criteria for approval.

Acting Chairperson Forbes opened the Public Hearing.

Travis Davis with Two-Fifteen Consulting explained the preference to avoid placing parking near the retaining wall due to safety concerns and elaborated on Oncor's easement guidelines.

Applicant, Jake Crawford stated the business would serve three clients at a time, each staying approximately 45 minutes, and confirmed that sufficient parking would still be available outside of the spaces marked required. .

Public Comment: None.

Motion by Swearingen, seconded by Shofner, to approve the variance reducing the required off-street parking spaces from 17 to 10. Motion passed unanimously (4-0: Swearingen, Shofner, Sloane, Forbes).

4. B. Public Hearing: Consider a request for a variance to the Zoning Ordinance, Section 118-430(d) - *Street landscaping*, for a reduction in the minimum requirements for street landscaping in a B-2, General Business district, for Lot 7-T, City Block 69, generally located on the south side of N.E. Stallings Drive, approximately 250 feet west of Klein Drive. This request has been submitted by Jake Crawford with JB Construction on behalf of the owner, Carl Davis, MD. Case File ZBA2024- 07.

ICP Pollette presented the request to waive the landscaping along the street frontage due to restrictions within the Oncor easement which prohibits tree planting over 6 feet in height. ICP Pollette confirmed that the request met all criteria for approval. The Board and staff discussed similar restrictions on adjacent properties within the Oncor easement.

Acting Chairperson Forbes opened the public hearing.

Applicant Jake Crawford stated that while the property currently lacks a landscaping plan, \$30,000 has been allocated in the budget for landscaping, which will be implemented in all available areas outside the easement.

Public Comment: None.

Motion by Swearingen, seconded by Shofner, to approve the variance with the condition that landscaping be utilized in areas outside the Oncor easement. Motion passed unanimously (4-0: Swearingen, Shofner, Sloane, Forbes).

4. C. Public Hearing: Consider a request for a variance to the Zoning Ordinance, Section 118-427(a)- *District development chart*, for a reduction in the minimum side yard setbacks requirements in an I-1, Light Industrial district, for Lot(s) 2-2 and 2-5, CB 38, located at 114 East Craven Street. This request has been submitted by the owner, Rolando Rodriguez. Case File ZBA2024-08.

ICP Pollette presented the request to reduce the side yard setback from 20 feet to 13 feet to allow for the construction of a 24-foot-wide warehouse for storage. ICP Pollette explained that 20 feet of the property at the back is located in a floodway, prohibiting construction, and the remainder of the property is in the flood plain. Notices were sent to property owners within 200 feet of the subject property, with no responses received in support or opposition. The variance was determined to meet the conditions for approval.

Board Member Forbes and staff discussed flood plain requirements and mitigation measures.

Acting Chairperson Forbes opened the public hearing.

Applicant Rolando Rodriguez stated he intends to build the warehouse to store overflow materials from his business.

Board Member Forbes inquired why the building needed to be 24 feet wide in which the applicant responded that a 10-foot-wide building would not provide sufficient space for storing the leftover construction materials. Further discussion took place regarding the building's proposed materials and appearance.

Motion by Shofner, seconded by Swearingen, to approve the variance, allowing the side yard setback to be reduced from 20 feet to 13 feet. Motion passed unanimously (4-0: Swearingen, Shofner, Sloane, Forbes).

Adjourn: Acting Chairperson Forbes adjourned the meeting at 4:42 p.m.

Acting Chairperson, Margaret Forbes

Attest: Aimee Cloutier, Planning Coordinator



Zoning Board of Adjustments

Date: December 19, 2024

Case No: ZBA2024-09

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Consider Case File ZBA2024-09, a request for a variance to Zoning Ordinance Section 118-427(a) *District development chart* to reduce minimum lot width requirements in an R-4 Multi-Family district on one parcel of land approximately 0.16 acres $\pm$ in size, more particularly described by the Nacogdoches Central Appraisal District Parcel 23937; and generally located on the south side of Looneyville Road, 90 feet west of the Wade Street and Looneyville Road intersection. This request has been submitted by Guadalupe Salinas and Shivam Patel, representatives of property owner Patsal Capital Group, Inc.

TYPE OF REQUEST: Variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property.

The Zoning Board of Adjustment rules and procedures state this type of variance may be requested “whenever, owing to exceptional and extraordinary conditions, the literal enforcement of the provisions of the zoning regulations will result in unnecessary hardship in the development of the property.”

The applicant is requesting a variance to the Zoning Ordinance Section 118-427(a) *District development chart* to reduce the minimum lot width for a property with a zoning designation of R-4, Multi-Family. Lot width means “width of a lot at the required front yard line or at the building line if such is established at a greater distance from the street than the required front yard line.”

Lot Standard for R-4	Minimum Required	Existing Tract
Lot Width	50 ft.	47.5 ft.
Lot Depth	100 ft.	150.04 ft.
Lot Area	2,500 sq. ft.	7,127 sq. ft.

BACKGROUND INFORMATION:

The property is approximately 0.16 $\pm$ acres and is undeveloped. The applicant is proposing to construct a 2,400 $\pm$ -square-foot duplex on the property. Although the new proposed lot does not meet the minimum lot width of the current zoning district, the construction of a duplex structure would not negatively affect the neighboring lots which are mostly developed, except for the adjacent lot to the east. The proposed home will not significantly impact the overall density of the area and will meet the required building setbacks for the R-4 zoning district, which are as follows:

Minimum Setbacks	Front	Rear	Sides
R-4, Multi-Family	20 ft.	10 ft.	6 ft.

Adjacent Land Use & Zoning

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

Direction	Zoning	Existing Land Use
North (across Looneyville Rd.)	R-4, Multi-Family	Residential
South	R-4, Multi-Family	Residential and Undeveloped
East	R-4, Multi-Family	Undeveloped
West	R-4, Multi-Family	Residential

Physical Characteristics

1. Frontage: The property has 47.5 feet of frontage along Looneyville Road.
2. Access: The property takes direct access from Looneyville Road.
3. Topography and vegetation: The property is relatively flat and is cleared except for a few trees in the middle of the property.
4. Floodplain: The subject property is not located within the FEMA-regulated floodplain.

REVIEW CRITERIA & REQUIRED FINDINGS (STAFF COMMENTS UNDERLINED):

Per Sec. 118-99 of the Zoning Ordinance, the applicant must demonstrate to the satisfaction of the board that the decisions of the board will be in the best interest of the community and would carry out the spirit and intent of the zoning regulations. The board of adjustment may grant variances and exceptions upon finding that the following conditions have been met:

1. Such variance is in harmony with the intent and purpose of the comprehensive plan and zoning ordinance.

The general purpose of the comprehensive plan and zoning ordinance is to promote the health, safety, and welfare of Nacogdoches through orderly and efficient development. More specifically, the purpose of minimum lot dimensions is to safeguard and enhance property values and to protect public and private investment by preventing landowners from overcrowding the property of others, allowing for adequate spacing between buildings for emergency access, and providing adequate ventilation and lighting around structures. Staff finds that although the request does not meet full-compliance with the minimum lot dimensions of the current zoning district, the variance would not impact the overall density of the area.

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The adjacent property to the west is developed with a duplex and the property to the east is undeveloped. The property is bound by Looneyville Road on the north side and Wade Street to the east. Granting this variance would not injure the appropriate use of the adjacent properties.

3. Such variance will not adversely affect the health, safety, or general welfare of the public.

The proposed construction will meet the current building development standards and building setbacks for a multi-family zoning district. Therefore, the Staff believes that granting the variance will not adversely affect the health, safety, or general welfare of the public.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance sought is located.

The variance will not authorize a use other than those permitted under the current R-4, Multi-Family zoning district.

5. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, including but not limited to the area, shape, or slope; and that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The 0.16± acre lot was created prior to the City adopting a zoning map and development code. Therefore, the unique circumstance was not created by the owner.

6. The variance itself is not a self-created hardship.

A self-created hardship is one that is created by the owner or his or her predecessor in interest, rather than the nature of the property itself, and thus implies an intent to create a hardship. Staff believes that this is not a self-created hardship because the lot was created prior the zoning ordinance.

PUBLIC ENGAGEMENT:

- November 26, 2024 - Staff mailed ten (10) public meeting notice letters to property owners within the 200-foot notification area. At the time of this report, Staff received one (1) response by phone in opposition to the request on December 11, 2024, from the property owner of 1918 Looneyville Road, stating concerns that the lot is too small for a duplex, and it would increase property taxes for adjacent properties.
- December 1, 2024 - Legal ad published in the Daily Sentinel newspaper.

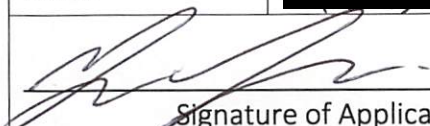
ATTACHMENTS:

1. Application
2. Applicant's Statement
3. Survey of Subject Property
4. Proposed Building Plans
5. Aerial Map
6. Zoning Map
7. Notification Map 200ft
8. Site Photos

City of Nacogdoches Planning and Zoning Department

202 East Pilar | P.O. Box 635030 | Nacogdoches, Texas 75963-5030 | Phone: 936.559.2571 | Email: pz@nactx.us

APPLICATION FOR INTERPRETATION, VARIANCE OR SPECIAL EXCEPTION

Applicant ☒ Owner ☐ Tenant ☐ Agent ☐ Other		Owner (If different from Applicant) ☐ Individual ☐ Trust ☐ Corporation	
Business Name	Patsel Capital Group	Business Name	
Name	Guadalupe Salinas/Shivam Patel	Name	
Mailing Address	[REDACTED]	Mailing Address	
City/State	Nacogdoches TX	City/State	
Zip	[REDACTED]	Zip	
Phone	[REDACTED]	Phone	
Email	[REDACTED]	Email	
 Signature of Applicant		Signature of Owner	

Legal Description of Property

Subdivision: _____ Lot(s) 14-Q Subdivision BK _____ City BK 47
 Physical Address Woonynville Rd Parcel ID # 23937

PLEASE SELECT ONE TYPE OF APPEAL (per Texas Local Government Code § 211)

- ☐ Interpretation of the meaning or intent of the zoning ordinance
☐ Special Exception for the use or development of the property
☒ Variance from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of property

REQUIRED ATTACHMENTS (Per ZBA Rules & Procedures Section 4.4)

- For an appeal requesting an **interpretation** of the meaning or intent of the zoning ordinance, attach:
 - ☐ A statement/letter by the applicant describing staff's interpretation of the meaning or intent of the code, and then the way you as the applicant believe the regulation should be interpreted.
 - ☐ Site plan or other graphics, and illustrations explaining the applicant's interpretation (diagrams and charts illustrating the applicant's interpretation of the map or text provisions).
- For an appeal requesting a **special exception** for the use or development of the property, attach:
 - ☐ A letter/statement of facts by the applicant as to why the special exception is being requested. This will be a summary of the request including the current requirement (Section of the Ordinance) and the context (reasoning) for the request. The request will include the required findings from the ordinance shown on the next page. **Each question shall be answered in sentence form or the application will be viewed as incomplete.**
 - ☐ A site plan or other graphics and illustrations, drawn to scale (is preferred but not required), showing all lot dimensions, and the location and dimensions of all existing and proposed exceptions that are being requested.
- For an appeal requesting a **variance** from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of property, attach:
 - ☐ A letter/ statement of facts by the applicant as to why the variance is being requested. This will be a summary of the request including the current requirement (Section of the Ordinance) and the context (reasoning) for the request. The request will include the required findings from the ordinance shown on the next page. **Each question shall be answered in sentence form or the application will be viewed as incomplete.**
 - ☒ A site plan or other graphics and illustrations, drawn to scale (is preferred but not required), showing all lot dimensions, and the location and dimensions of all existing and proposed lot improvements.

REQUIRED FINDINGS (per City of Nacogdoches Code of Ordinances § 118-99):

The Zoning Board of Adjustment, pursuant to the powers conferred upon it by state law, the city ordinances, and this article, may grant variances and exceptions to the sections of this chapter upon the findings listed below: Please explain in your own words, how the request meets each of the findings listed below:

1. Such variance is in harmony with the intent and purpose of the comprehensive plan and this chapter

Yes, the variance request is within harmony of the comprehensive plan and this chapter.

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district;

No, the variance will not substantially injure the adjacent property. It will increase the value of adjacent property.

3. Such variance will not adversely affect the health, safety, or general welfare of the public

The variance will not affect the health, safety or general welfare of the public.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variances are sought is located:

The property is currently zone R-4 and duplexes are allowed by right.

5. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, including but not limited to the area, shape, and slope; and that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located;

The width of the property is not 50 feet. The property is 47.5 feet.

6. The variance is not a self-created hardship **not needed for a special exception**:

The original neighborhood did not have the required lot width of 50 feet.

The Planning Department will only accept complete applications. This includes; a completed application form, proof of ownership (property deed), required attachments, property owner consent form if the applicant is not the owner, and a non-refundable filing fee of \$350.00 payable to the City of Nacogdoches. The Planning Department will consider the completed application as a request to be added to the next available Zoning Board of Adjustment Agenda.

Shaded areas to be completed by staff during application intake

ZBA		Additional Information	
Completed Application Form	☐	Filing Date	11-15-2024
Proof of Ownership	☐	Application Rcvd By:	A. Jentler
Filing Fee	☐	Application Accepted By & Date	
Adequate Information to locate the site	☐	Tentative ZBA Hearing Date	12/19-2024
Owner Consent Form (If you are not the owner):	☐	Case File #	ZBA2024-09

11-16-24

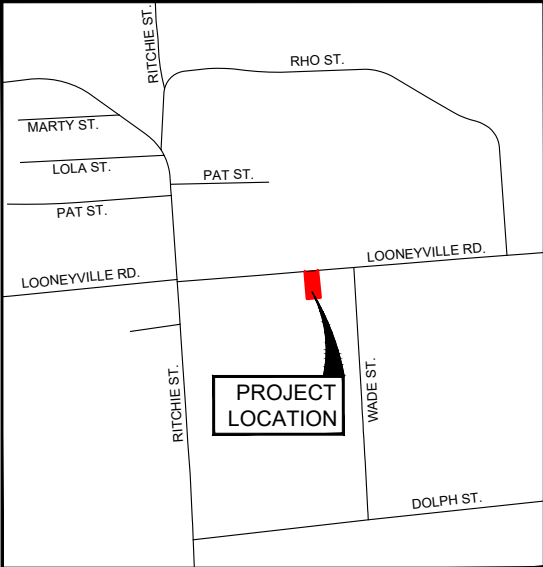
To Whom It May Concern:

I am asking for a variance change for lot 14-Q of block 47, 1911 Looneyville Road, Nacogdoches, TX, 75964. This lot is zoned R-4. I want to build a duplex on the property. The Lot is not the required 50 ft wide, the property has 47.5 ft in width. I am writing today to ask for the variance request to be modified to allow me to build the duplex. I ask that you consider and approve my request.

Thanks,

PATSAL CAPITAL GROUP

NACOGDOCHES COUNTY, TEXAS
JOHN ROWEN SURVEY, A-482



VICINITY MAP

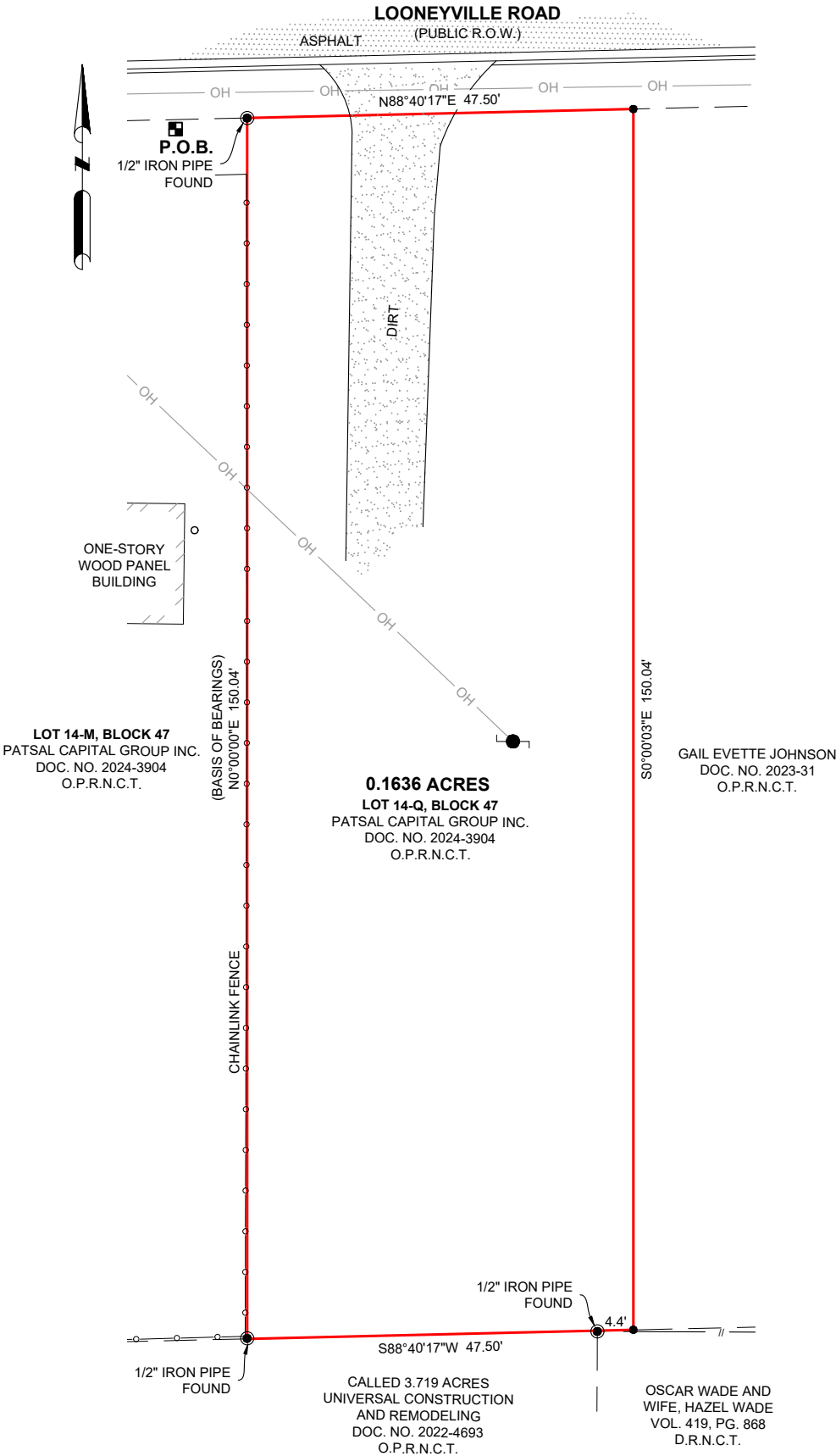
NOT TO SCALE

LEGEND

	= SET 5/8-INCH CAPPED IRON ROD STAMPED 'PES 10194092'
	= POWER POLE
	= WATER METER
	= ELECTRIC METER
P.O.B.	= POINT OF BEGINNING
O.P.R.N.C.T.	= OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS
R.P.R.N.C.T.	= REAL PROPERTY RECORDS OF NACOGDOCHES COUNTY, TEXAS
OH	= OVERHEAD ELECTRIC

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE TIME OF THIS SURVEY ARE SHOWN ON THIS SURVEY.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48347C0335C, EFFECTIVE DATE MAY 20, 2010, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



SCALE: 1"=20'

STANDARD LAND SURVEY
LOT 14-Q, CITY BLOCK 47

OUT OF THE

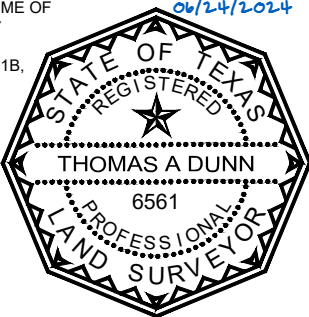
JOHN ROWEN SURVEY

ABSTRACT NO. 482

NACOGDOCHES COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

THOMAS A DUNN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6561



PRIME
ENERGY SERVICES
450 GEARS RD. STE 500
HOUSTON, TX 77067 | PHONE: 281.506.7168
TXBPLS REGISTRATION NO. 10194092

SCALE: 1"=20"

DRAWN BY: TAD

JOB NO: 10800148

DATE: 06/24/2024

NACOGDOCHES COUNTY, TEXAS
JOHN ROWEN SURVEY, A-482

METES AND BOUNDS DESCRIPTION OF 0.1636 ACRE

BEING A TRACT OF LAND CONTAINING 0.1636 ACRE, LOCATED IN THE JOHN ROWEN SURVEY, A-482, NACOGDOCHES COUNTY, TEXAS AND BEING LOT 14-Q, CITY BLOCK 47 RECORDED IN THE NAME OF PATSAL CAPITAL GROUP, INC. UNDER VOLUME DOCUMENT (DOC.) NUMBER (NO.) 2024-3904 OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS (O.P.R.N.C.T.); SAID 0.1636 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARING REFERENCED TO THE MONUMENTED EAST LINE OF LOT 14-M, CITY BLOCK 47 AS RECORDED IN VOLUME (VOL.) 324, PAGE (PG.) 313 DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS (D.R.N.C.T.)):

BEGINNING, AT A 1/2-INCH IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF LOONEYVILLE ROAD (PUBLIC R.O.W.), FOR THE NORTHEAST CORNER OF A LOT 14-M, CITY BLOCK 47 RECORDED IN THE NAME OF PATSAL CAPITAL GROUP, INC. UNDER VOLUME DOC. NO. 2024-3904 O.P.R.N.C.T. AND FOR THE NORTHWEST CORNER OF SAID LOT 14-Q;

THENCE NORTH 88° 40' 17" EAST, WITH THE LINES COMMON TO SAID R.O.W. OF LOONEYVILLE ROAD AND SAID LOT 14-Q, A DISTANCE OF **47.50 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "PES 10194092" SET FOR THE NORTHWEST CORNER OF A TRACT RECORDED IN THE NAME OF GAIL EVETTE JOHNSON UNDER DOC. NO. 2023-31 O.P.R.N.C.T.

THENCE SOUTH 00° 00' 03" EAST, WITH THE LINE COMMON TO SAID LOT 14-Q AND SAID JOHNSON TRACT, A DISTANCE OF **150.04 FEET** TO A 5/8-INCH CAPPED IRON ROD STAMPED "PES 10194092" SET ON A NORTH LINE OF A TRACT RECORDED IN THE NAME OF OSCAR WADE AND WIFE, HAZEL WADE RECORDED UNDER VOL. 419, PG. 868 D.R.N.C.T., FOR THE SOUTHWEST CORNER OF SAID JOHNSON TRACT AND FOR THE SOUTHEAST CORNER OF SAID LOT 14-Q;

THENCE SOUTH 88° 40' 17" WEST, WITH THE LINE COMMON TO SAID WADE TRACT AND SAID LOT 14-Q, PASSING AT A DISTANCE OF 4.4 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 3.719 ACRE TRACT OF LAND RECORDED IN THE NAME OF UNIVERSAL CONSTRUCTION AND REMODELING RECORDED UNDER DOC. NO. 2022-4693 O.P.R.N.C.T. AND FOR THE NORTHWEST CORNER OF SAID WADE TRACT, CONTINUING WITH THE LINE COMMON TO SAID 3.719 ACRE TRACT AND SAID LOT 14-Q FOR A TOTAL A DISTANCE OF **47.50 FEET** TO A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 14-M AND FOR THE SOUTHWEST CORNER OF SAID LOT 14-Q;

THENCE NORTH, WITH THE LINE COMMON TO SAID LOT 14-M AND SAID LOT 14-Q, A DISTANCE OF **150.04 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING 0.1636 ACRE OF LAND.

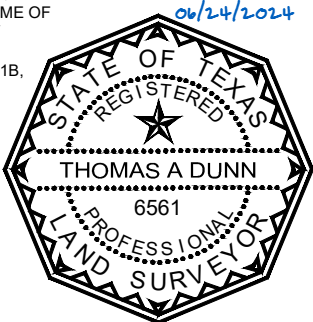
AN EXHIBIT MAP OF THE HEREIN DESCRIBED TRACT WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS DESCRIPTION.

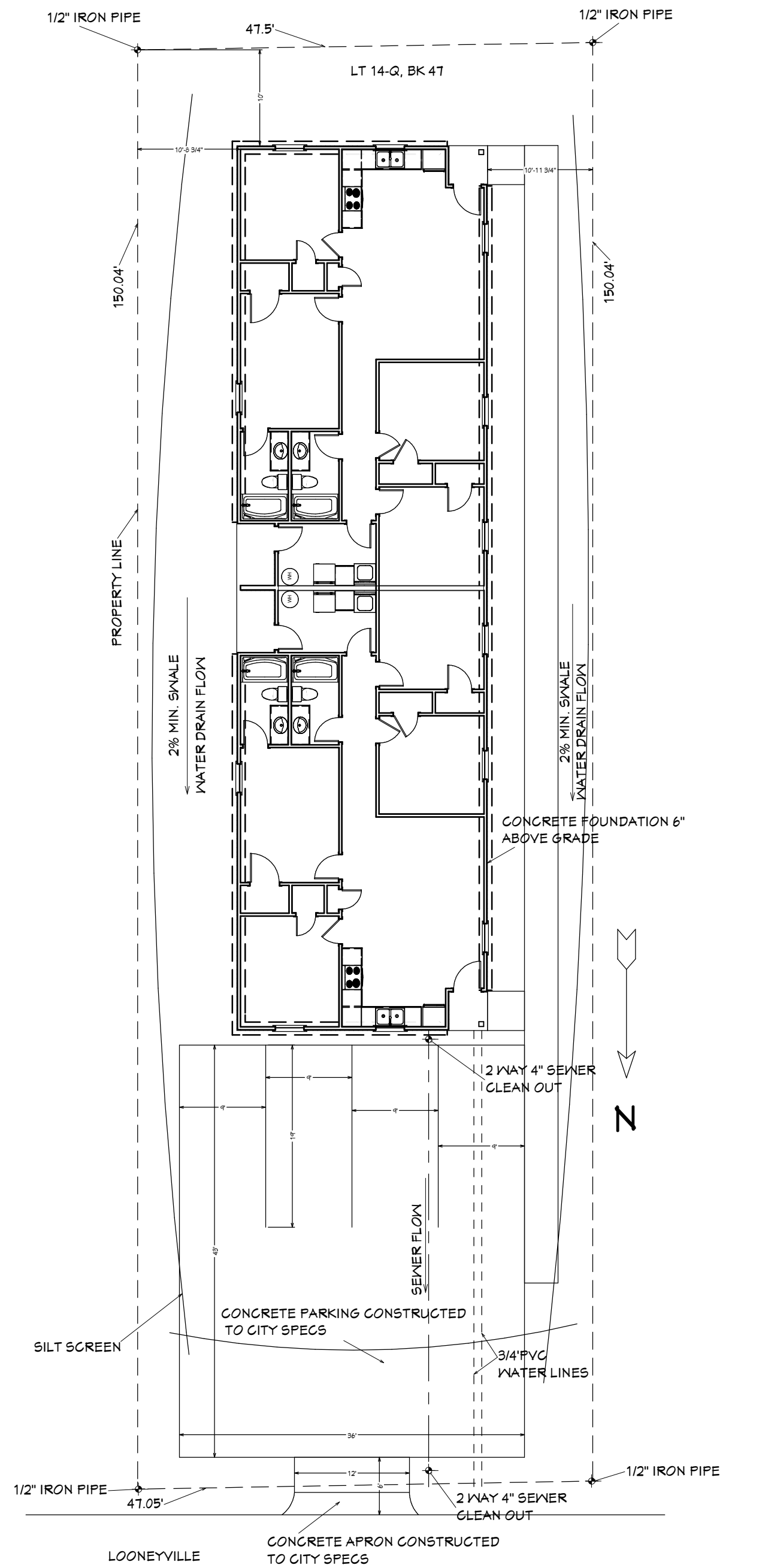
STANDARD LAND SURVEY
LOT 14-Q, CITY BLOCK 47

OUT OF THE
JOHN ROWEN SURVEY
ABSTRACT NO. 482
NACOGDOCHES COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.


THOMAS A DUNN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6561





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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	siteplan
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PROJECT DESCRIPTION:	1911 LOONEYVILLE
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DRAWINGS PROVIDED BY:	DESIGNER
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DATE:	
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SCALE:	
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SHEET:	
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A-1



FRONT



RIGHT



LEFT



BACK

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

ELEVATIONS

PROJECT DESCRIPTION:

1911 LOONEYVILLE

DRAWINGS PROVIDED BY:

DESIGNER

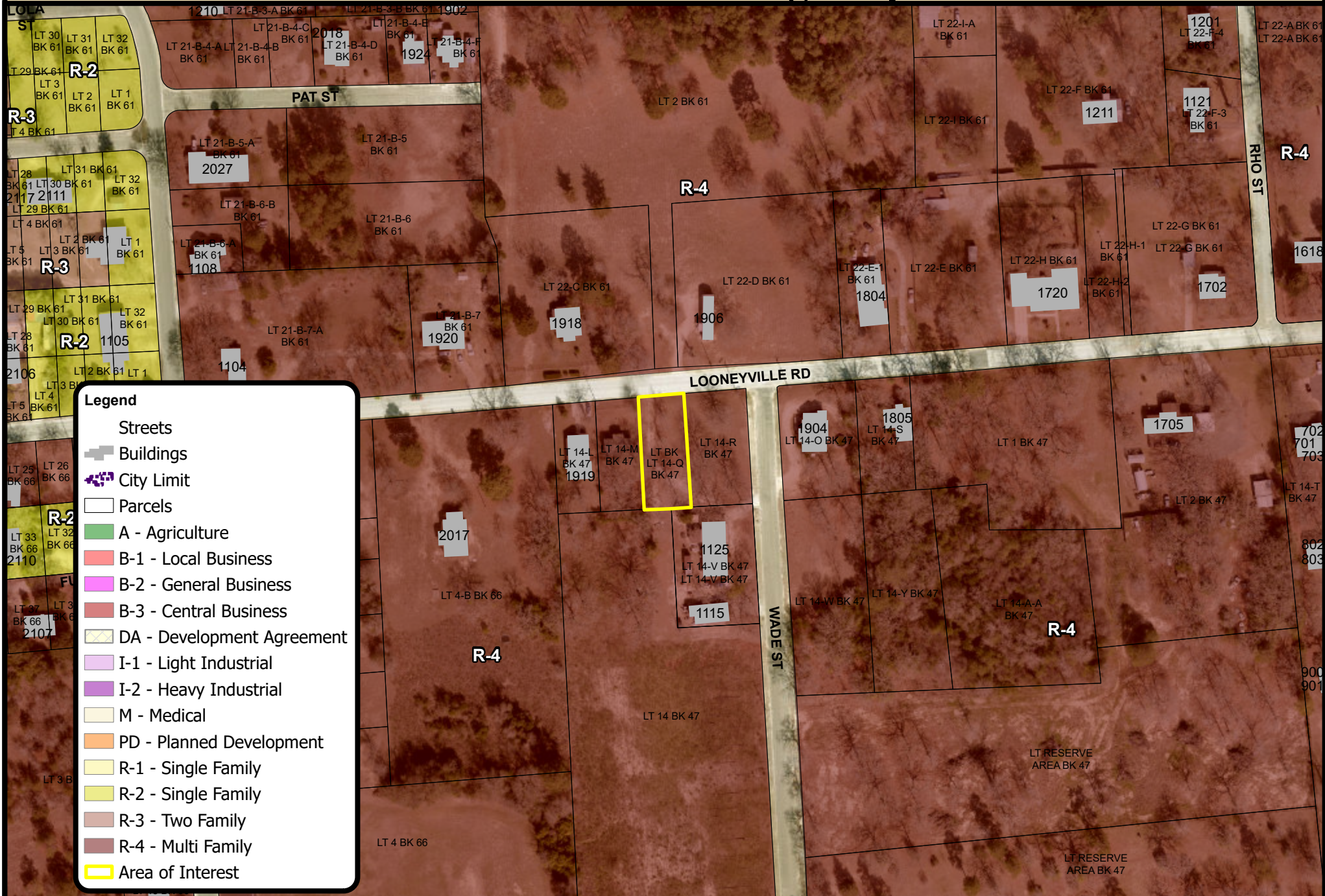
DATE:

SCALE:

SHEET:

A-1

ZBA2024-09 Zoning Map



0 70 140 210 280 Feet

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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.

ZBA2024-09 Notification Map

This map displays land parcels and buildings within a specific area. A 200-foot buffer is highlighted around a central parcel. The map includes a legend for land use, buildings, and other features. The legend indicates that the highlighted area is a 200-foot buffer around a specific parcel. The map also shows various land use designations, including Single Family Residential (A), Multi-Family Residential (B), Vacant Lots and Land Tracts (C1), Qualified Open Space Land (D1), Rural Land (E), Commercial (F1), Industrial and Manufacturing (F2), and Exempt Property (X). The map is titled 'ZBA2024-09 Notification Map' and includes a scale bar and a north arrow.

Legend

- Buildings
- City Limit
- Parcels
- Current Land Use
 - A: Single Family Residential
 - B: Multi-Family Residential
 - C1: Vacant Lots and Land Tracts
 - D1: Qualified Open Space Land
 - E: Rural Land
 - F1: Commercial
 - F2: Industrial and Manufacturing
 - X: Exempt Property
 - <all other values>
- Area of Interest
- 200FT Buffer

Map Labels:

- LOLA ST
- PAT ST
- LOONEYVILLE RD
- WADE ST
- RHO ST
- RITCHIE ST

Parcel Labels:

- LT 30 BK 61
- LT 31 BK 61
- LT 32 BK 61
- LT 29 BK 61
- LT 3 BK 61
- LT 2 BK 61
- LT 1 BK 61
- LT 4 BK 61
- LT 28 BK 61
- LT 31 BK 61
- LT 32 BK 61
- LT 29 BK 61
- LT 5 BK 61
- LT 2 BK 61
- LT 1 BK 61
- LT 3 BK 61
- LT 4 BK 61
- LT 29 BK 61
- LT 30 BK 61
- LT 32 BK 61
- LT 28 BK 61
- LT 5 BK 61
- LT 2 BK 61
- LT 1 BK 61
- LT 3 BK 61
- LT 4 BK 61
- LT 25 BK 66
- LT 26 BK 66
- LT 27 BK 66
- LT 33 BK 66
- LT 32 BK 66
- LT 37 BK 66
- LT 3 BK 66
- LT 4 BK 66
- LT 14-L BK 47
- LT 14-M BK 47
- LT 14-N BK 47
- LT 14-O BK 47
- LT 14-P BK 47
- LT 14-Q BK 47
- LT 14-R BK 47
- LT 14-S BK 47
- LT 14-T BK 47
- LT 14-U BK 47
- LT 14-V BK 47
- LT 14-W BK 47
- LT 14-X BK 47
- LT 14-Y BK 47
- LT 14-Z BK 47
- LT 14-AA BK 47
- LT 14-AB BK 47
- LT 14-AC BK 47
- LT 14-AD BK 47
- LT 14-AE BK 47
- LT 14-AF BK 47
- LT 14-AG BK 47
- LT 14-AH BK 47
- LT 14-AI BK 47
- LT 14-AJ BK 47
- LT 14-AK BK 47
- LT 14-AL BK 47
- LT 14-AM BK 47
- LT 14-AN BK 47
- LT 14-AO BK 47
- LT 14-AP BK 47
- LT 14-AQ BK 47
- LT 14-AR BK 47
- LT 14-AS BK 47
- LT 14-AT BK 47
- LT 14-AU BK 47
- LT 14-AV BK 47
- LT 14-AW BK 47
- LT 14-AX BK 47
- LT 14-AY BK 47
- LT 14-AZ BK 47
- LT 14-BA BK 47
- LT 14-BB BK 47
- LT 14-BB BK 47
- LT 14-BC BK 47
- LT 14-BD BK 47
- LT 14-BE BK 47
- LT 14-BF BK 47
- LT 14-BG BK 47
- LT 14-BH BK 47
- LT 14-BI BK 47
- LT 14-BJ BK 47
- LT 14-BK BK 47
- LT 14-BL BK 47
- LT 14-BM BK 47
- LT 14-BN BK 47
- LT 14-BO BK 47
- LT 14-BP BK 47
- LT 14-BQ BK 47
- LT 14-BR BK 47
- LT 14-BS BK 47
- LT 14-BT BK 47
- LT 14-BU BK 47
- LT 14-BV BK 47
- LT 14-BW BK 47
- LT 14-BX BK 47
- LT 14-BY BK 47
- LT 14-BZ BK 47
- LT 14-CA BK 47
- LT 14-CB BK 47
- LT 14-CC BK 47
- LT 14-CD BK 47
- LT 14-CE BK 47
- LT 14-CF BK 47
- LT 14-CG BK 47
- LT 14-CH BK 47
- LT 14-CI BK 47
- LT 14-CJ BK 47
- LT 14-CK BK 47
- LT 14-CL BK 47
- LT 14-CM BK 47
- LT 14-CN BK 47
- LT 14-CO BK 47
- LT 14-CP BK 47
- LT 14-CQ BK 47
- LT 14-CR BK 47
- LT 14-CS BK 47
- LT 14-CT BK 47
- LT 14-CU BK 47
- LT 14-CV BK 47
- LT 14-CW BK 47
- LT 14-CX BK 47
- LT 14-CY BK 47
- LT 14-CZ BK 47
- LT 14-DA BK 47
- LT 14-DB BK 47
- LT 14-DC BK 47
- LT 14-DD BK 47
- LT 14-DE BK 47
- LT 14-DF BK 47
- LT 14-DG BK 47
- LT 14-DH BK 47
- LT 14-DI BK 47
- LT 14-DJ BK 47
- LT 14-DK BK 47
- LT 14-DL BK 47
- LT 14-DM BK 47
- LT 14-DN BK 47
- LT 14-DO BK 47
- LT 14-DP BK 47
- LT 14-DQ BK 47
- LT 14-DR BK 47
- LT 14-DS BK 47
- LT 14-DT BK 47
- LT 14-DU BK 47
- LT 14-DV BK 47
- LT 14-DW BK 47
- LT 14-DX BK 47
- LT 14-DY BK 47
- LT 14-DZ BK 47
- LT 14-EA BK 47
- LT 14-EB BK 47
- LT 14-EC BK 47
- LT 14-ED BK 47
- LT 14-EE BK 47
- LT 14-EF BK 47
- LT 14-EG BK 47
- LT 14-EH BK 47
- LT 14-EI BK 47
- LT 14-EJ BK 47
- LT 14-EK BK 47
- LT 14-EL BK 47
- LT 14-EN BK 47
- LT 14-EO BK 47
- LT 14-EP BK 47
- LT 14-EQ BK 47
- LT 14-ER BK 47
- LT 14-ES BK 47
- LT 14-ET BK 47
- LT 14-EU BK 47
- LT 14-EV BK 47
- LT 14-EW BK 47
- LT 14-EX BK 47
- LT 14-EY BK 47
- LT 14-EZ BK 47
- LT 14-FA BK 47
- LT 14-FB BK 47
- LT 14-FC BK 47
- LT 14-FD BK 47
- LT 14-FE BK 47
- LT 14-FF BK 47
- LT 14-FG BK 47
- LT 14-FH BK 47
- LT 14-FI BK 47
- LT 14-FJ BK 47
- LT 14-FK BK 47
- LT 14-FL BK 47
- LT 14-FN BK 47
- LT 14-FO BK 47
- LT 14-FP BK 47
- LT 14-FQ BK 47
- LT 14-FR BK 47
- LT 14-FS BK 47
- LT 14-FT BK 47
- LT 14-FU BK 47
- LT 14-FV BK 47
- LT 14-FW BK 47
- LT 14-FX BK 47
- LT 14-FY BK 47
- LT 14-FZ BK 47
- LT 14-GA BK 47
- LT 14-GB BK 47
- LT 14-GC BK 47
- LT 14-GD BK 47
- LT 14-GE BK 47
- LT 14-GF BK 47
- LT 14-GG BK 47
- LT 14-GH BK 47
- LT 14-GI BK 47
- LT 14-GJ BK 47
- LT 14-GK BK 47
- LT 14-GL BK 47
- LT 14-GN BK 47
- LT 14-GO BK 47
- LT 14-GP BK 47
- LT 14-GQ BK 47
- LT 14-GR BK 47
- LT 14-GS BK 47
- LT 14-GT BK 47
- LT 14-GU BK 47
- LT 14-GV BK 47
- LT 14-GW BK 47
- LT 14-GX BK 47
- LT 14-GY BK 47
- LT 14-GZ BK 47
- LT 14-HA BK 47
- LT 14-HB BK 47
- LT 14-HC BK 47
- LT 14-HD BK 47
- LT 14-HE BK 47
- LT 14-HF BK 47
- LT 14-HG BK 47
- LT 14-HH BK 47
- LT 14-HI BK 47
- LT 14-HJ BK 47
- LT 14-HK BK 47
- LT 14-HL BK 47
- LT 14-HM BK 47
- LT 14-HN BK 47
- LT 14-HO BK 47
- LT 14-HP BK 47
- LT 14-HQ BK 47
- LT 14-HR BK 47
- LT 14-HS BK 47
- LT 14-HT BK 47
- LT 14-HU BK 47
- LT 14-HV BK 4

Site Photos: ZBA2024-09



Street views of the subject property.

