



April 14, 2025

PLANNING & ZONING COMMISSION

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date beginning at 5:00 p.m. 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. **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 March 10, 2025, Planning & Zoning Commission meeting.
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. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. Discuss and consider approval of a Preliminary Plat for the Majestic Oaks Subdivision, consisting of approximately 25.35 acres, located on the east side of U.S. Highway 259 (US 259)



approximately one mile north of U.S. Highway 59 (US 59). (Interim City Planner)

- C. **Public Hearing:** Discuss and consider action regarding Specific Use Permit Case SUP2025-01 for an Accessory Apartment in an R-1, Single-Family district on one (1) parcel of land approximately one (1) acre $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26489; and located at 521 East Parker Road, Nacogdoches, Texas. (Interim City Planner)
- D. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-03 regarding a zone change from A, Agriculture to B-2, General Business district for two parcels of land approximately 2.27 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 81424, Lots 17 and 18, Block 72; and located at 7013 North Street, Nacogdoches, Texas. (Interim City Planner)
- E. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118– “Zoning”; Article I–Section 118-5–“Fees”; Article II–Section 118-67–“Public Hearing Postponement, Recess and Continuations”; and Article IV–Section 118-325–“Urban Core Overlay District Sidewalks”, to clarify where the fee and fee amounts are specified in the Code of Ordinances. (City Attorney)
- F. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118– “Zoning”; including Article I, Section 118-1– “Definitions” – Adding definitions for Beauty Salon and Tattoo Studio and amending the definition for Piercing Studio., Article III, Section 118-273 – “Land Use Schedule” – Updating the classification of Beauty Salon, Body Piercing Studio, and Tattoo Studio to align with the correct definitions. (Executive Director of Development & Infrastructure)

6. Zoning Ordinance Subcommittee Report.

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 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 the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on April 9, 2025, by 5:00 p.m., and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator



Planning and Zoning Commission

Date: April 14, 2025

Agenda Item: 4.A.

PRESENTER: Aimee Cloutier, Planning Coordinator

ITEM/SUBJECT: Approval of Minutes: Consider approval of minutes from the March 10, 2025, Planning & Zoning Commission meeting.

OVERVIEW:

Attached are the minutes for the regular meeting held on March 10, 2025.

STAFF REVIEW:

CITY CONTACT: Aimee Cloutier, Planning Coordinator
cloutiera@nactx.us

ATTACHMENTS: 1. P&Z Minutes 03.10.2025



**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 10, 2025, AT 5:00 P.M.
REGULAR MEETING**

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

COMMISSIONERS ABSENT: Matt Perry; Shannon Conklin

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

OTHERS PRESENT: Delaney Mott; Jake Crawford; Guadalupe Salinas; Shivam Patel;

1. **Call to Order:** Vice Chairwoman Phou called the meeting to order at 5:06 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:**

- A. Approval of the minutes for meetings held on January 13, 2025. Commissioner Carroll moved to approve the consent agenda with Commissioner Zemanek seconding. The consent agenda was approved unanimously (3-0).

5. **REGULAR AGENDA:**

- A. **Public Hearing:** Discuss and consider action regarding Zone Change Case ZON2025-01 for a zone change from A- Agriculture to R-4, Multi-Family district on two parcels of land approximately 0.38 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel(s) 28789; and generally located on the south side of West Seale Street, approximately 215 feet west of the intersection of West Seale Street and Reedy Street, Nacogdoches, Texas.

ICP Pollette addressed the Commission, stating that the subject property is currently zoned A, Agriculture for 0.38 acres and is developed with a single-family home. The applicant intends to demolish the existing structure and construct a townhome. Pollette noted that the surrounding area has a mix of industrial and residential zoning. Staff determined that although the request aligns neutrally with the Future Land Use Plan, the proposed zoning is compatible with the surrounding zoning and uses in the area.

Nine notices were sent to property owners within 200 feet, but no responses were received. A neighborhood meeting was held, during which one property owner expressed opposition. Staff concluded that the request meets the necessary conditions for approval.

Public Comment: None.

Commissioner Zemanek moved to approve the zoning change, with Commissioner Carroll seconding the motion. The motion passed unanimously.

Phou commented that agriculture is widely used in the area and that growth will bring changes to the area.

- B. **Public Hearing: Discuss and consider action regarding Zone Change Case ZON2025-02 for a zone change from A- Agriculture to R-4, Multi-Family district on two parcels of land approximately 0.37 acres ± in size, more particularly described by Nacogdoches County Appraisal District Parcel(s) 28788 & 28790; and generally located on the southwest corner of the intersection of West Seale Street and Reedy Street, Nacogdoches, Texas.**

ICP Pollette addressed the Commission, stating that the property is 0.37 acres and is identical to a previously reviewed zoning change. Staff separated the cases due to different ownership. The property previously contained a single-family home, which was demolished years ago. The applicant intends to construct a townhouse on the site.

Staff sent out nine notices to property owners within 200 feet, with no written responses received in favor or opposition. The neighborhood meeting was the same as for the previous zoning change request. Staff recommended approval of the request.

Applicant Shivam Patel addressed the Commission. Commissioner Carroll inquired about the number of townhomes proposed, to which Patel responded that four townhomes would be built. He further explained how the property would be divided and noted that green space would be included around the homes.

Public Comment: None.

Commissioner Zemanek moved to approve the request, with Commissioner Carroll seconding. The motion passed unanimously.

- C. **Public Hearing: Discuss and consider action regarding Specific Use Permit Case SUP2025-01 for an Accessory Apartment in an R-1, Single-Family district on one parcel of land approximately 1 acre ± in size, more particularly described by Nacogdoches Central Appraisal District as Parcel 26489; and located at 521 East Parker Road, Nacogdoches, Texas.**

Vice Chairwoman Phou announced that, rather than opening Item 5C for staff presentation or public hearing, the City has requested—and the applicant has agreed—to postpone consideration of the item until the next regular meeting of the Planning & Zoning Commission on Monday, April 14, 2025.

Additional notifications to the public and adjacent property owners must be conducted in accordance with State and local regulations. Any further discussion or comments related to this item will also be postponed until the rescheduled meeting.

Members of the public with questions regarding this postponement were advised to speak with City staff after the meeting.

- D. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118- "Zoning", Article I. – "In General," Section 118-1 – "Definitions" to revise and clarify the definitions of housing types and adding definitions related to group homes, Article

II. – “Administration”, Division 3.- “Board of Adjustment” Section 118-97 – “Officers and compensation” to remove compensation provisions and add the position of vice chair and remove

the position of secretary, Article II. – “Administration”, Division 3.- “Board of Adjustment”, Section 118-98 – “Procedures” to recognize City Council approval of adopted procedural rules, Article II. – “Administration”, Division 3.- “Board of Adjustment”, Section 118-99 – “Powers” to add language related to special exceptions and clarification of procedures for variances, Article III. – “District Regulations”, Section 118-273 – “Land Use Schedule” to update housing types in accordance with the correct definitions, and **Article VI – “Development Standards”, Section 118-429 – “Commercial Sites with Residential Adjacency”** to authorize the **Zoning Board of Adjustment** rather than the **Planning & Zoning Commission** to hear requests for fence exceptions.

Executive Director of Development and Infrastructure, Mike Neu addressed the Commission, stating that the proposed amendments align with discussions previously held by the City Council, Planning & Zoning Commission, and subcommittees over the past three meetings. He noted that the proposed changes primarily address smaller items and represent a second phase of ongoing ordinance updates. A timeline of past meetings related to these discussions was provided. Neu also mentioned that recent ordinance changes are available on the City's website.

Proposed Ordinance Changes:

Sec. 118-1: Consolidates the use of "Dwelling" under one section for clarity and ease of reference for both staff and the public. A similar approach was taken for group homes, with updated definitions referencing state regulations and different group housing types.

Sec. 118-97: Identifies the Vice Chair role within the Zoning Board of Adjustment (ZBA).

Sec. 118-98: Confirms the City Council's authority to approve the ZBA's Rules of Procedure.

Sec. 118-99: Removes language that could be interpreted as expanding authority beyond the zoning ordinance and introduces a new section distinguishing special exceptions from variances.

Sec. 118-273: Aligns guidelines with updated definitions while maintaining existing permitted uses.

Sec. 118-429: Assigns the ZBA as the review authority for fence exceptions.

Public Comment: None.

Commissioner Phou inquired about the changes to fence exceptions and their scope. Commissioner Zemanek explained that the ZBA typically reviews such cases.

Commissioner Carroll raised concerns regarding parking requirements for duplexes in R-3 zoning, noting potential issues. Mike Neu responded that the subcommittee would address parking requirements in the future. Juan clarified that parking requirements are based on use rather than zoning classification.

Commissioner Zemanek noted that there had been considerable discussion on the term "dwellings" and expressed support for the proposed changes.

Commissioner Zemanek moved to approve the redlined ordinance changes as presented by staff, with Commissioner Carroll seconding. The motion passed unanimously.

6. Zoning Ordinance Subcommittee Report.

Mike Neu provided the Commission with an overview of the most recent Zoning Subcommittee meeting, which focused on proposed amendments to zoning ordinances. Topics included short-term rentals (STRs) and potential definitions for tattoo salons and beauty parlors. The next subcommittee meetings are tentatively scheduled for March 26th and April 22nd.

There was discussion regarding the proposed STR ordinance and definitions for tattoo salons and beauty parlors. Neu explained that the city is in the early stages of developing a regulatory framework for STRs to ensure proper permitting, enforcement, and transparency, particularly in residential neighborhoods. The goal is to address life, health and safety concerns while creating an enforceable process.

Commissioner Phou inquired about the prevalence of non-residents operating STRs within city limits. Neu reiterated that the process is still in development, and the City is working to establish appropriate regulations. The discussion also covered potential fees and the departments involved in enforcement. Phou expressed concern about the City's ability to enforce the ordinance given current staff shortages. Neu informed the Commission that a City Council workshop is scheduled for March 18th to discuss the matter further.

Neu noted that there are gray areas in distinguishing between permanent aesthetic makeup procedures and traditional tattoo salons. Further clarification and regulatory guidance will be considered in upcoming meetings.

7. Discussion and possible action on future agenda items.

There was no discussion.

Vice-Chairwoman Phou adjourned the meeting at 5:48 p.m.

Vice Chairman Lily Phou

Attest: Planning Coordinator, Aimee Cloutier

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Discuss and consider approval of a Preliminary Plat for the Majestic Oaks Subdivision, consisting of approximately 25.35 acres, located on the east side of U.S. Highway 259 (US 259) approximately one mile north of U.S. Highway 59 (US 59). (Interim City Planner)

OVERVIEW:

The subject property is in the extra territorial jurisdiction (ETJ) and is located on the east side of US 259 in the Central Heights community. The proposed Preliminary Plan includes a total of 37 lots, on 25.35 acres. Due to the rectangle shape of the overall subdivision, it requires variances to the subdivision ordinance Section 90-216. – ‘Blocks’ regarding block length and Section 90-181. – ‘General standards’ regarding street projections.

STAFF REVIEW:

The City Planner and City Engineer have reviewed the proposal and found that the design conforms to City standards, with the exception of the requested variances to the Subdivision Ordinance.

Plat Design & Proposed Development

The plat includes a subdivision consisting of 37 single family residential lots. Each lot is over half an acre to accommodate an on-site septic system. The plat complies with the subdivision regulations, with the exception of variances being requested for the following sections of the subdivision ordinance. Section 90-216. – ‘Blocks’ regarding block length, and Section 90-181. – ‘General standards’ regarding street projections.

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.

Subdivision Variance Requests

In accordance with the Subdivision Ordinance, the Planning and Zoning Commission may authorize a variance to the subdivision regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary to, or desirable in, the public interest. In making the findings required in this section, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved; existing uses of land in the vicinity; the number of persons who will reside or work in the proposed subdivision; and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

Subdivision Ordinance Section 90-216. - Blocks (Block Length for Residential Areas)

The subdivision ordinance states that block length in residential areas in a subdivision shall not

exceed 1,200 feet or be less than 600 feet. These requirements ensure adequate traffic circulation is provided in the subdivision, improving traffic flow and fire response times.

1. a. North side of Majestic Oaks Drive (Block 1) – Block length is approximately 254 feet (deficient by 346 ft).

b. North side of Majestic Oaks Drive (Block 2) - Block length is approximately 371 feet (deficient by 229 ft).

c. North side of Majestic Oaks Drive (Block 3) - Block length is approximately 389 feet (deficient by 211 ft).

d. North side of Majestic Oaks Drive (Block 4) - Block length is approximately 300 feet (deficient by 300 ft).

2. South side of Majestic Oaks Drive - Block length is approximately 1,403 feet (exceeds by 203 ft).

Subdivision Ordinance Section 90-181. - Blocks (projection of streets)

The Subdivision Ordinance states that where adjoining areas are not subdivided, the arrangement of streets in a subdivision shall make provision for the proper projection of streets into such unsubdivided areas. These requirements ensure adequate traffic circulation is provided inside and outside of the subdivision, reducing traffic volume on major streets and improving fire response times.

3. There are no street projections provided to the unsubdivided areas adjoining the proposed development.

Staff finds that there are special circumstances or conditions affecting the land involved such that the strict application of this chapter would deprive the applicant of the reasonable use of his land.

Review Criteria for Variances:

In accordance with the subdivision regulations, when considering a variance, the Planning and Zoning Commission should make the following findings to approve the variance (Staff findings are underlined). Each variance request is addressed individually in the order listed above:

Variance 1 – North side of Majestic Oaks Dr. blocks 1-4 deficient block length

1. There are special circumstances or conditions affecting the land involved such that the strict application of this chapter would deprive the applicant of the reasonable use of his land;

The applicant notes that the rectangular shape and narrow width of the tract create design challenges that make it impractical to meet the minimum 600-foot block length. A 20-foot-wide drainage easement that runs north and south through the middle of the property, along with utility easements along the eastern boundary, further limit feasible street layout options. Adhering strictly to the block length standard would produce inefficient and impractical street placement.

2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

Due to the unique constraints of the property, the applicant contends that strict application of the ordinance would result in a loss of usable land and significantly reduce the subdivision's viability. The requested variance allows the applicant to achieve a reasonable and efficient design while accommodating easements and existing land characteristics.

3. The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and

The Fire Department has reviewed the Preliminary Plan and finds that it meets the International Fire Code for single family subdivisions and should not negatively impact fire response times.

4. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with this chapter.

As the affected blocks are internal to the development, the applicant asserts that approval of the variance will not affect adjacent parcels or hinder future subdivision of nearby properties.

Variance 2 – South side of Majestic Oaks Dr. exceeds block length

1. There are special circumstances or conditions affecting the land involved such that the strict application of this chapter would deprive the applicant of the reasonable use of his land;

The applicant states that the lots on the south side of Majestic Oaks Drive back directly up to the southern property line, leaving no room for an additional cross street. The narrow configuration of the property restricts alternatives that would comply with the 1,200-foot maximum block length without sacrificing logical design and lot efficiency.

2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

The applicant maintains that due to the unique layout constraints, specifically the presence of a central road with lots on the south side backing up to the southern property line—strict adherence to the 1,200-foot block length maximum would require an unnecessary mid-block street, leading to inefficient lot configurations and potential loss of developable land. The variance supports a practical subdivision layout that balances developability with connectivity.

3. The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

The applicant notes that the central roadway provides adequate internal circulation and that emergency services will have sufficient access. The longer block length does not compromise safety or traffic movement.

4. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with this chapter.

According to the applicant, this variance is prompted by the parcel's physical characteristics and will not obstruct future subdivision or the extension of infrastructure.

Variance 3 - Street projections

1. There are special circumstances or conditions affecting the land involved such that the strict application of this chapter would deprive the applicant of the reasonable use of his land;

The applicant states that adjacent properties are currently large residential or agricultural tracts located in the ETJ, with no indication of pending development. Extending streets into these parcels would not serve a functional purpose at this time.

2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

The applicant states that requiring street connections at this time could result in unnecessary infrastructure that does not serve a functional purpose.

3. The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and,

The applicant asserts that the proposed subdivision maintains adequate internal circulation and with the main entry road having a 60-foot right of way (ROW), it ensures emergency access is not compromised. The absence of street projections does not create traffic

hazards, limit access to emergency responders, or negatively impact adjacent property owners.

4. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with this chapter.

The applicant states that the layout remains consistent with logical subdivision patterns. Should adjacent properties be developed in the future, the plan does not obstruct future connections or street extensions.

Review and Approval by Planning and Zoning Commission

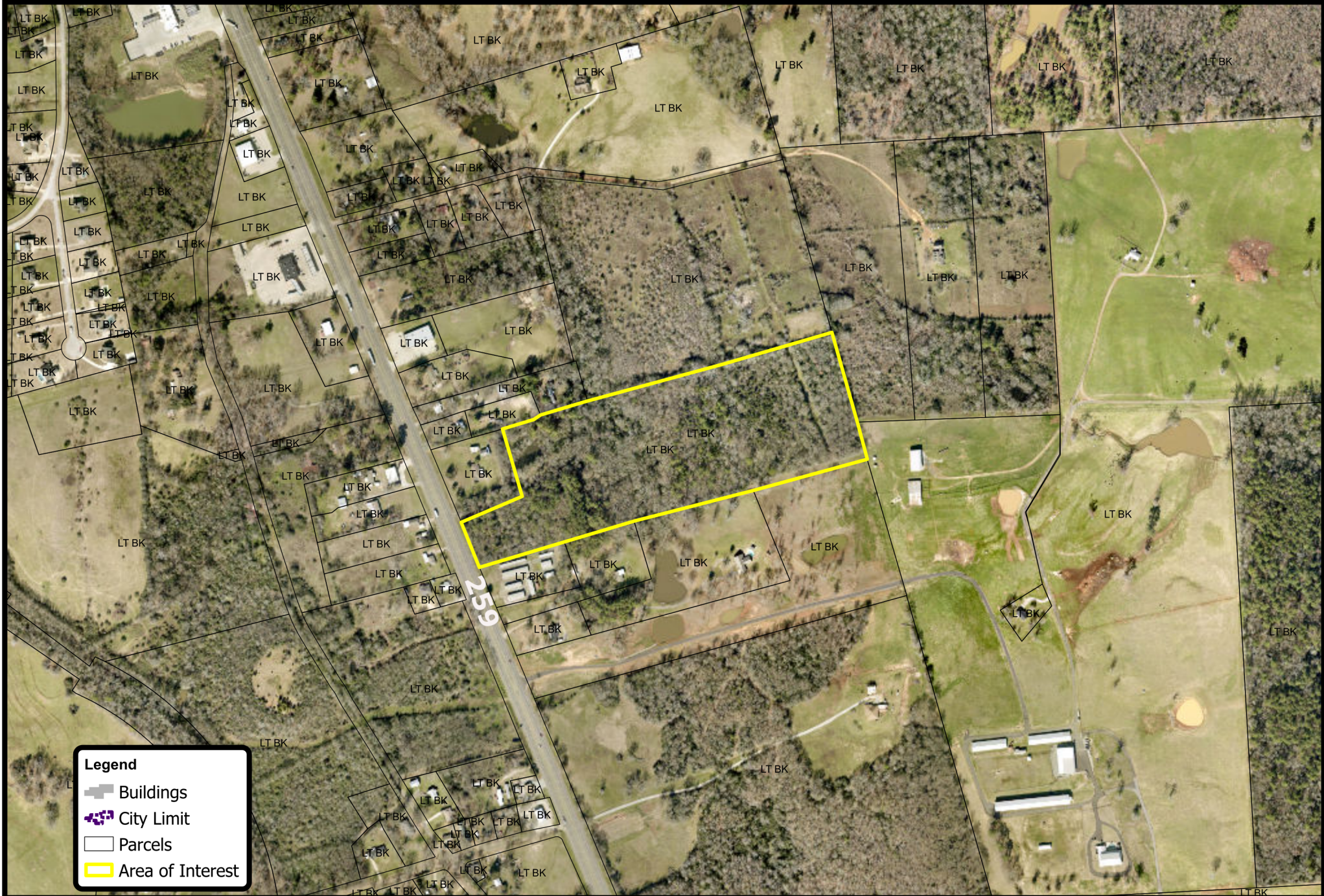
Preliminary Subdivision Plats must be reviewed and approved by the Planning and Zoning Commission. Conditional approval of a preliminary plat expires six months after the Planning and Zoning Commission's approval. A one-time, six-month extension may be granted if the applicant submits a written request with justification before the initial period ends. In order for the Plan to be approved, the requested variances must also be approved. If any of the variances are denied, the Plan must also be denied.

CITY CONTACT: Juan Pollette, Interim City Planner

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Majestic Oaks Preliminary Plat
4. Majestic Oaks Civil Plans
5. Variance Request Letter

Majestic Oaks Subdivision Aerial Map



- Legend**
- Buildings
 - City Limit
 - Parcels
 - Area of Interest

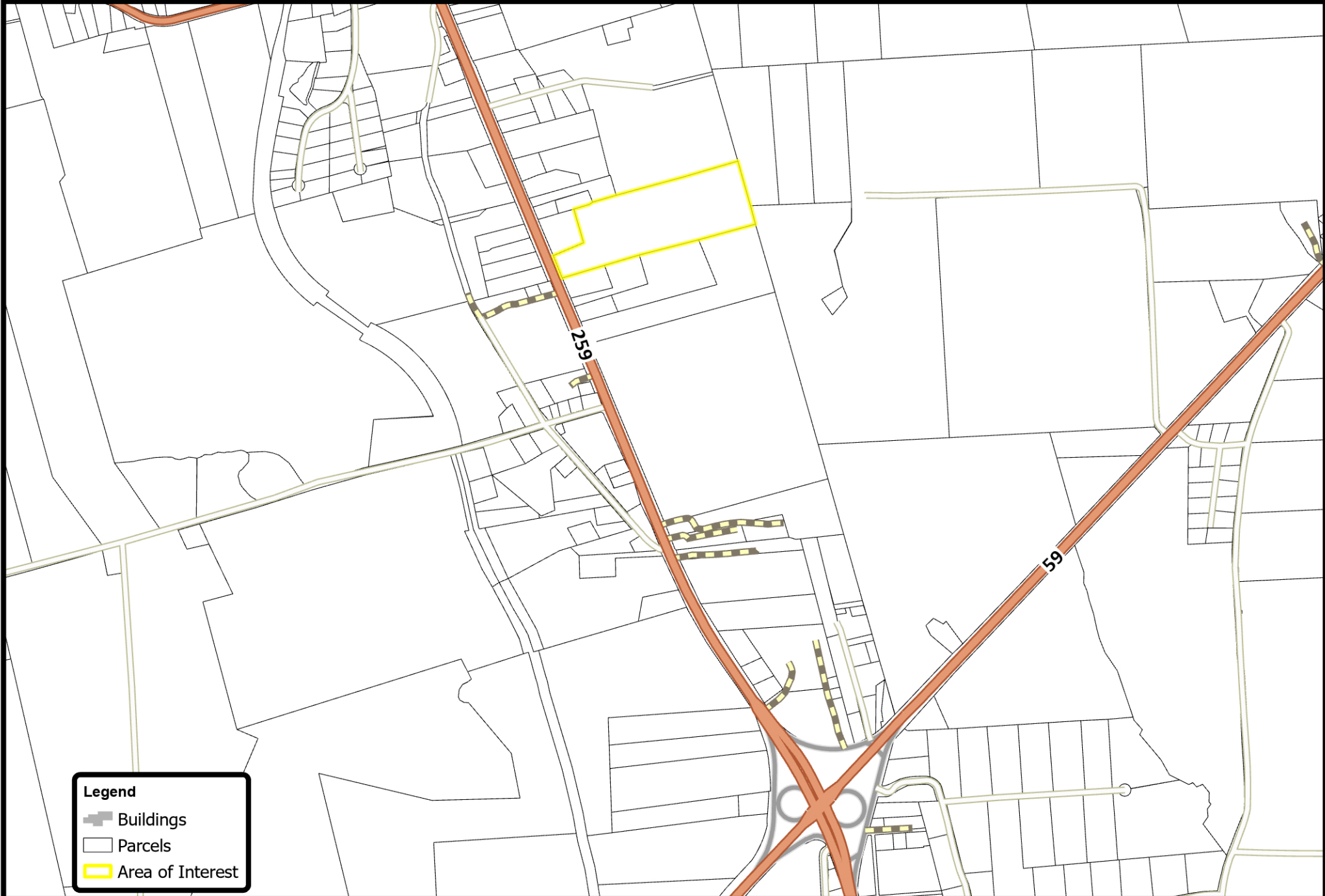


0 260 520 780 1,040 Feet

Date Created: 04/08/25 09:07 | ArcGIS Pro 3.2.2

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.

Majestic Oaks Subdivision Location Map



Legend

- Buildings
- Parcels
- Area of Interest

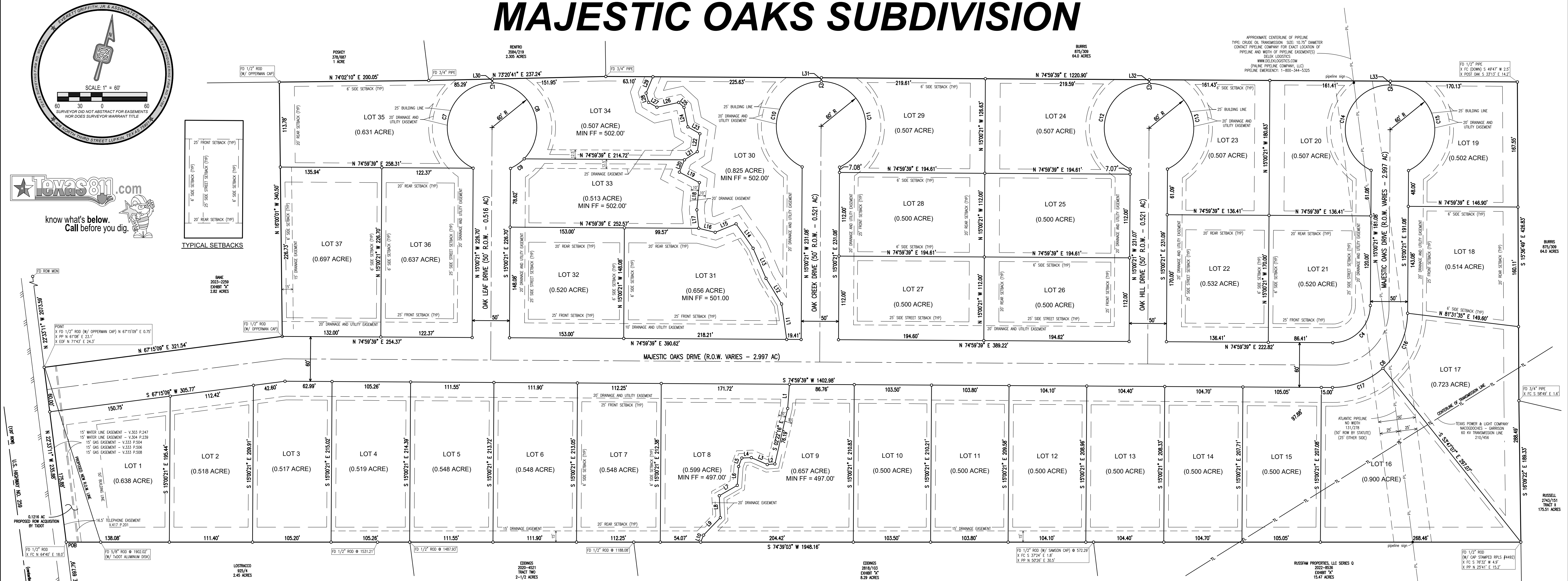


0 520 1,040 1,560 2,080 Feet

Date Created: 4/8/2025 | ArcGIS Pro 3.2.2

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MAJESTIC OAKS SUBDIVISION



FOR REVIEW PURPOSES ONLY

PRELIMINARY
THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE

ERROL A. COLLINS, R.P.L.S. 5412

DATE: FEBRUARY 20, 2025

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Witness my hand in Nacogdoches, Nacogdoches County, Texas, this _____ day of _____, 2025.

STATE OF TEXAS
COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Representative for MAJESTIC OAKS SUBDIVISION, LLC, 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 _____, 2025.

Notary Public, in and for
Nacogdoches County, Texas

I, Errol A. Collins, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the above plat and field note description of the MAJESTIC OAKS SUBDIVISION in the JOHN KIRBY SURVEY, ABSTRACT NO. 36, are true and correct, and were prepared from a survey made by me, on the ground, on the 24th day of April 2024.

STATE OF TEXAS
COUNTY OF ANGELINA

BEFORE ME, the undersigned authority, on this day personally appeared Errol A. Collins, 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 _____, 2025.

Notary Public, in and for
Angelina County, Texas

OWNER'S CERTIFICATE

THE STATE OF TEXAS,
COUNTY OF NACOGDOCHES:

BEING all that certain tract of land lying and situated in the Extra Territorial Jurisdiction of the City of Nacogdoches, Nacogdoches County, Texas, out of the JOHN KIRBY SURVEY, ABSTRACT NO. 36, and being a part or portion of that certain 25.35 acre tract described in a deed conveyed from Sandra Renee Bane, et al to Majestic Oaks Subdivision, LLC dated May 10, 2024 and recorded in Document # 2024-3183 of the Official Public 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 a 3/4" iron rod, on the East Right-Of-Way line of U. S. Highway No. 259 (120 feet wide ROW), for the Southwest corner of the aforesaid referred to 25.35 acre tract and the Northwest corner of the said 2.45 acre tract described in a deed conveyed from Mary Jo Stolar, et al to Thomas G. Lostracco dated July 20, 1995 and recorded in Volume 925 on Page 4 of the Real Property Records of the said County, from which a fence corner post bears N 64° 40' E at 18.0 feet and a concrete ROW monument found for reference bears S 22° 33' 11" E at 697.79 feet;

THENCE, along the most Southerly West boundary line of the said 25.35 acre tract and along the said East ROW line of US 259, N 22° 33' 11" W at 235.88 feet a point for the most Southerly Northwest corner of the said 25.35 acre tract and the Southwest corner of the said 2.82 acre tract-DHIBIT A described in a deed conveyed from Patsy B. Bane, Independent Executiv of the Estate of Victor C. Bane, Deceased to Patsy B. Bane dated March 29, 2023 and recorded in Document # 2023-2259 of the said Official Public Records, from which a power pole bears N 61° 08' E at 23.1 feet, an end-of-fence post bears N 71° 43' E at 24.3 feet and a concrete ROW monument found (broken) for reference bears N 22° 33' 11" W at 2073.59 feet;

THENCE, along the common boundary lines of the said 25.35 acre tract and the said 2.82 acre tract, the following two courses:

1) N 67° 15' 09" E, at 0.75 feet pass on line a 3/4" iron rod found (w/ Opperman cap) found for the Northeast corner of a proposed 0.1216 acre tract-Parcel ID: P00068821 (to be severed from this 25.35 acre tract - for additional Right-of-Way of U. S. Highway No. 259 per TxDOT letter, addressed to Majestic Oaks Subdivision, LLC, dated December 18, 2024), at a total distance of 321.54 feet a 3/4" iron rod found (w/ Opperman cap) for an interior angle corner of the said 25.35 acre tract and the Southeast corner of the said 2.82 acre tract;

2) N 16° 00' 01" W at 340.50 feet a 3/4" iron rod found (w/ Opperman cap) for the most Northerly Northwest corner of the said 25.35 acre tract and the Northeast corner of the said 2.82 acre tract, on the South boundary line of that certain 1 acre tract described in a deed conveyed from Sam Harvey, et ux to Franklin Poskey, et ux dated October 31, 1972 and recorded in Volume 378 on Page 687 of the Deed Records of the said County;

THENCE, in part along the most Easterly North boundary line of the said 25.35 acre tract and in part along the South boundary line of the said 1 acre tract, N 74° 02' 10" E at 200.05 feet a 3/4" iron pipe found for the Southeast corner of the said 1 acre tract and the most Easterly Southwest corner of that certain 2.305 acre tract described in a deed conveyed from Thomas N. Wiggins, et ux to Arlan Renfro, et ux dated August 19, 2011 and recorded in Volume 3584 on Page 219 of the said Official Public Records;

THENCE, in part along the most Easterly North boundary line of the said 25.35 acre tract and along the most Easterly South boundary line of the said 2.305 acre tract, N 73° 20' 41" E at 237.24 feet a 3/4" iron pipe found for the Southeast corner of the said 2.305 acre tract and the most Northerly Southwest corner of that certain 64.0 acre tract described in a deed conveyed from Gerald W. Robinson, et ux to Robert P. Burris, et ux dated March 2, 1994 and recorded in Volume 875 on Page 309 of the said Real Property Records;

THENCE, in part along the East boundary line of the said 25.35 acre tract and along the most Southerly West boundary line of the said 64.0 acre tract, S 15° 36' 49" E at 426.83 feet a 3/4" iron pipe found for the most Southerly Southwest corner of the said 64.0 acre tract and the Northwest corner of that certain 175.51 acre tract-TRACT B described in a deed conveyed from Robert M. Cummings, et ux to Marion Clement Russell, et ux dated October 26, 2007 and recorded in Volume 2743 on Page 151 of the said Official Public Records, from which a fence corner post bears S 58° 49' E at 1.6 feet;

THENCE, in part along the East boundary line of the said 25.35 acre tract and in part along the West boundary line of the said 175.51 acre tract, S 16° 09' 22" E at 189.33 feet a 3/4" iron rod found (w/ cap stamped RPLS # 4492) for the recognized Southeast corner of the said 25.35 acre tract and the Northwest corner of that certain 15.47 acre tract-Exhibit A described in a deed conveyed from William Boyer, et ux to Rusform Properties, LLC, Series Q dated September 30, 2022 and recorded in Document # 2022-8536 of the said Official Public Records, from which a fence corner post bears S 76° 32' W at 4.9 feet and a power pole bears N 25° 41' E at 15.2 feet;

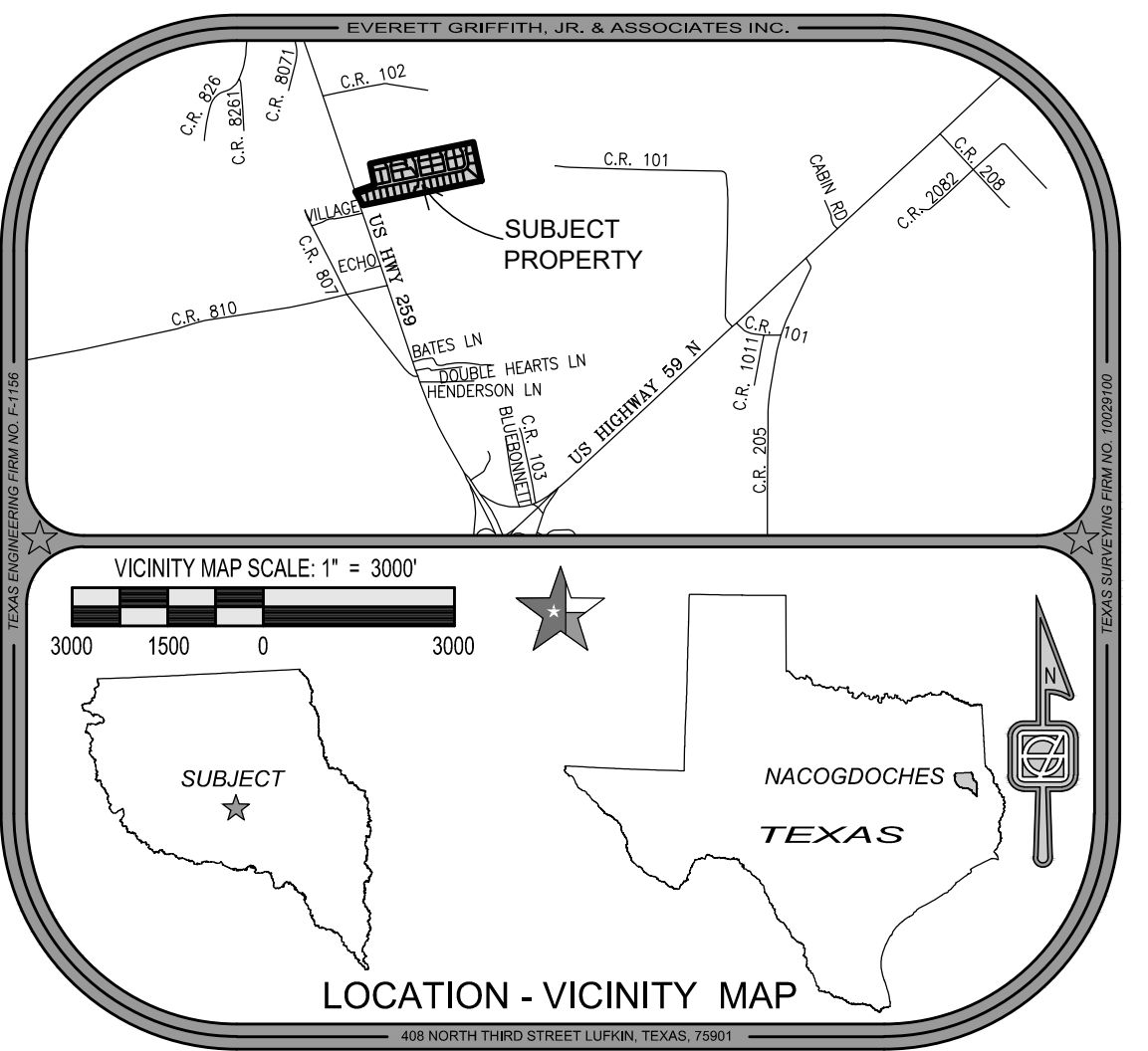
THENCE, along the South boundary line of the said 25.35 acre tract, along the most Westerly North boundary line of the said 15.47 acre tract, along the most Westerly North boundary line of that certain 8.29 acre tract-Exhibit A described in a deed conveyed from James Alford Eddings, et ux to Nash Eddings, et ux dated March 4, 2008 and recorded in Volume 2818 on Page 103, along the most Westerly North boundary line of that certain 2-1/2 acre tract-TRACT TWO described in a deed conveyed from James A. Eddings, et ux to Nash Michael Eddings dated July 21, 2020 and recorded in Document # 2020-4521, both of the said Official Public Records and along the North boundary line of the said 2.45 acre tract, S 74° 39' 03" W, at 572.29 feet pass on line a 3/4" iron rod found (w/ SANSON cap) for the most Easterly Northwest corner of the said 15.47 acre tract and the Northeast corner of the said 8.29 acre tract (from said 3/4" iron rod, a fence corner post bears S 37° 24' E at 1.8 feet and a power pole bears N 50° 26' E at 30.5 feet), at 1188.08 feet pass on line a 3/4" iron rod found for the most Northerly Northwest corner of the said 8.29 acre tract and the Northeast corner of the said 2-1/2 acre tract, at 1487.93 feet pass on line a 3/4" iron rod found for the most Easterly Northwest corner of the said 2-1/2 acre tract and the Northeast corner of the said 2.45 acre tract, at 1531.21 feet pass on line a 3/4" iron rod found for reference, at 1902.02 feet pass on line a 5/8" iron rod found (w/ TxDOT aluminum disk) found for the Southeast corner of a proposed 0.1216 acre tract-Parcel ID: P00068821 (to be severed from this 25.35 acre tract - for additional Right-of-Way of U. S. Highway No. 259 per TxDOT letter, addressed to Majestic Oaks Subdivision, LLC, dated December 18, 2024), at a total distance of 1948.16 feet the POINT AND PLACE OF BEGINNING and containing 25.35 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83, International Survey Foot).

CURVE DATA TABLE				
CURVE	LONG CHORD	RADIUS	ARC LENGTH	DELTA
C1	N 74°59'39" E 50.00'	60.00'	325.42'	310°45'05"
C2	N 74°59'39" E 50.00'	60.00'	325.42'	310°45'05"
C3	N 74°58'15" E 50.00'	60.00'	325.42'	310°45'05"
C4	N 74°59'39" E 50.00'	60.00'	325.42'	310°45'05"
C5	N 29°59'39" E 70.71'	50.00'	78.54'	90°00'00"
C6	S 29°59'39" W 141.42'	100.00'	157.08'	90°00'00"
C7	N 02°41'37" W 117.24'	60.00'	162.71'	155°22'32"
C8	S 38°02'40" E 110.43'	60.00'	140.24'	133°55'21"
C9	S 39°38'36" W 22.33'	60.00'	22.47'	212°71'11"
C10	N 02°41'37" W 117.24'	60.00'	162.71'	155°22'32"
C11	S 27°19'04" E 117.24'	60.00'	162.71'	155°22'32"
C12	N 02°42'19" W 117.25'	60.00'	162.73'	155°23'57"
C13	S 27°19'47" E 117.23'	60.00'	162.68'	155°21'08"
C14	N 02°41'37" W 117.24'	60.00'	162.71'	155°22'32"
C15	S 27°19'04" E 117.24'	60.00'	162.71'	155°22'32"
C16	S 08°48'33" W 80.76'	100.00'	83.13'	47°37'47"
C17	S 53°48'33" W 72.28'	100.00'	73.95'	42°22'13"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 11°06'54" E	32.52'
L2	S 70°10'06" W	10.28'
L3	N 82°00'47" W	23.27'
L4	S 72°19'11" W	12.70'
L5	S 05°37'32" W	12.14'
L6	S 11°21'48" E	25.31'
L7	S 44°44'00" W	27.80'
L8	S 18°06'54" E	29.43'
L9	S 28°31'39" W	32.40'
L10	S 07°04'55" W	10.13'
L11	N 23°27'54" W	47.89'
L12	N 46°41'40" W	40.20'
L13	N 38°31'53" W	43.83'
L14	N 50°13'32" W	39.88'
L15	S 52°31'37" W	30.20'
L16	S 88°25'20" W	22.70'
L17	N 21°16'02" W	24.82'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L18	N 10°01'23" W	36.68'
L19	N 77°44'20" W	30.16'
L20	N 07°04'11" E	17.83'
L21	N 42°10'34" E	20.31'
L22	N 07°03'23" W	24.27'
L23	N 75°40'39" W	18.60'
L24	N 26°21'58" W	26.55'
L25	N 62°36'14" W	9.81'
L26	S 62°07'11" W	29.77'
L27	N 75°02'43" W	12.92'
L28	N 30°36'39" W	12.95'
L29	N 07°20'34" E	23.70'
L30	S 15°00'21" E	5.01'
L31	S 15°00'21" E	5.00'
L32	S 15°00'21" E	5.00'
L33	S 15°00'21" E	5.00'



ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET
LUFKIN, TEXAS, 75901
TEXAS ENGINEERING
FIRM NO. F-1156

TEXAS SURVEYING
FIRM NO. 10029100

FINAL PLAT
MAJESTIC OAKS SUBDIVISION
A SUBDIVISION OF 25.35 ACRES
OWNERS: MAJESTIC OAKS SUBDIVISION, LLC
MARIO WESLEY
JOHN KIRBY SURVEY, ABSTRACT NO. 36
NACOGDOCHES COUNTY, TEXAS

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of
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CONSTRUCTION PLANS FOR

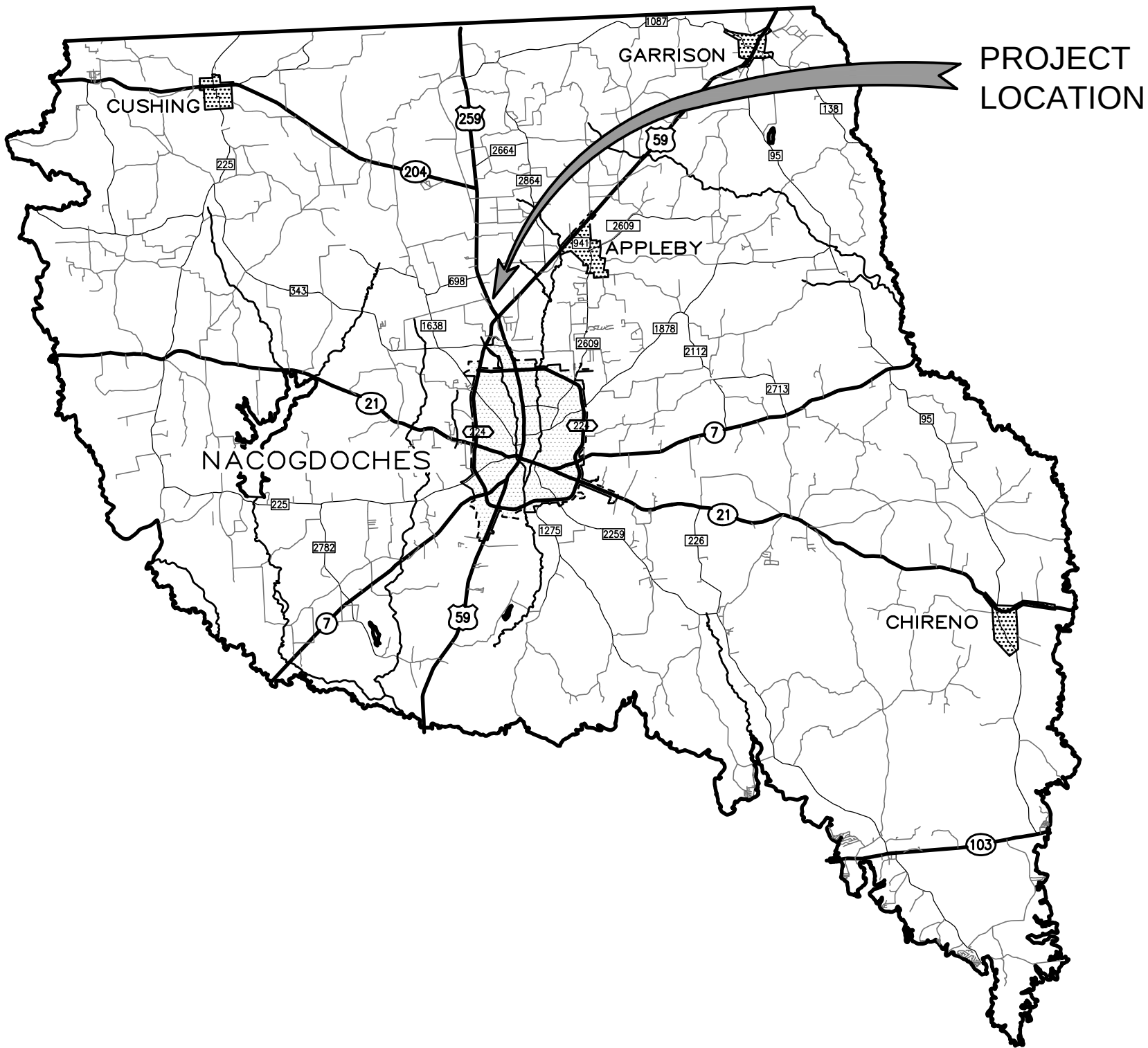
MAJESTIC OAKS SUBDIVISION

NACOGDOCHES, TEXAS

FEBRUARY 2025

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13. PAVING AND DRAINAGE DETAILS
14. UTILITY DETAILS
15. DRAINAGE CALCULATIONS
16. EROSION CONTROL PLAN



DEVELOPER
MARIO WESLEY
(936) 615-3449
mwesley@mwesleyrealty.com



Everett Griffith, Jr. & Associates Inc.
ENGINEERS - SURVEYORS
408 North Third Street, Lufkin, Texas 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00



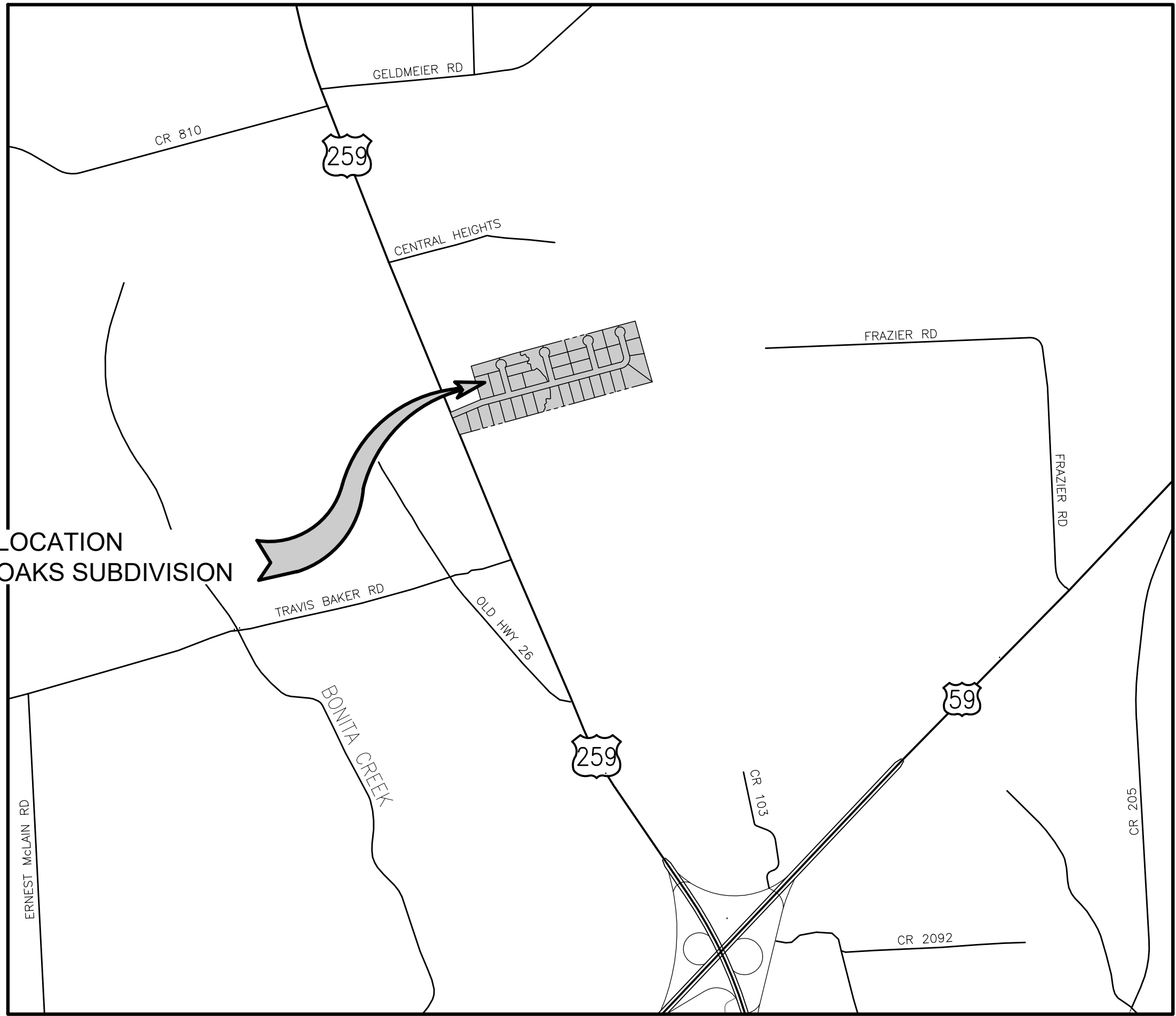
NACOGDOCHES COUNTY

1	REVISED PER CITY COMMENTS	EDA	02/20/25	
No.	DESCRIPTION	BY	DATE	

GENERAL NOTES

- UTILITY CONSTRUCTION TO MEET THE REQUIREMENTS OF CITY OF NACOGDOCHES, ANGELINA AND NECHES RIVER AUTHORITY (ANRA) AND "RULES AND REGULATIONS FOR PUBLIC UTILITY SYSTEMS" AS ADMINISTERED BY THE TEXAS COMMISSION OF ENVIRONMENT QUALITY (TCEQ).
- CONTRACTOR TO VERIFY LOCATIONS OF ALL EXITING UTILITIES. EXISTING UTILITIES MAY NOT BE LIMITED TO THOSE SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE, LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION CALL (936) 634-5528
- CONTRACTOR SHALL NOTIFY CITY, COUNTY AND UTILITY AGENCIES 48 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION.
- CONTRACTOR TO CLEAR WORK AREAS AND EASEMENTS AS DIRECTED BY THE ENGINEER. EASEMENTS SHALL BE CLEARED OF TREES, STUMPS, ROOTS, ROCKS AND DEBRIS AS REQUIRED. DISPOSE OF ALL MATERIALS OFFSITE.
- CONTRACTOR IS RESPONSIBLE FOR CLEARING, GRADING AND SHAPING ALL DITCHES AND OTHER AREAS DISTURBED BY THE WORK. CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIAL GENERATED BY THIS WORK.
- CONTRACTOR SHALL PROTECT TREES, LANDSCAPING AND OTHER IMPROVEMENTS IN OR ADJACENT TO THE WORK AREA. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL REPAIR ALL STREETS, DRIVEWAYS AND PAVED AREAS AFFECTED BY THE WORK TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE PAVEMENT REPAIR DETAILS IN THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED THE MINIMUM ACCEPTABLE REPAIRS.
- CONTRACTOR TO MAINTAIN SITE IN "FIRST CLASS" CONDITION. THE WORK SITE SHALL BE CLEANED UP AT THE END OF EACH DAY.
- CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES AS REQUIRED DURING CONSTRUCTION. PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUND WATER INFILTRATION AND RUNOFF.
- PROPER TRAFFIC CONTROL, SIGNAGE, BARRICADES AND FLAGMEN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO TxDOT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION AS WELL AS NACOGDOCHES COUNTY REQUIREMENTS AND PROJECT SPECIFICATIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS AS WELL AS CITY AND COUNTY CODES AND STANDARDS.
- ALL CONSTRUCTION STAKING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCEPT CONSTRUCTION IN ROADWAYS, SHALL BE SEEDED FOR EROSION CONTROL.
- NO PUBLIC SANITARY SEWER SYSTEM TO BE INSTALLED FOR THIS DEVELOPMENT. PRIVATE SEPTIC SYSTEMS TO BE INSTALLED ON EACH LOT VIA SEPARATE PERMIT.

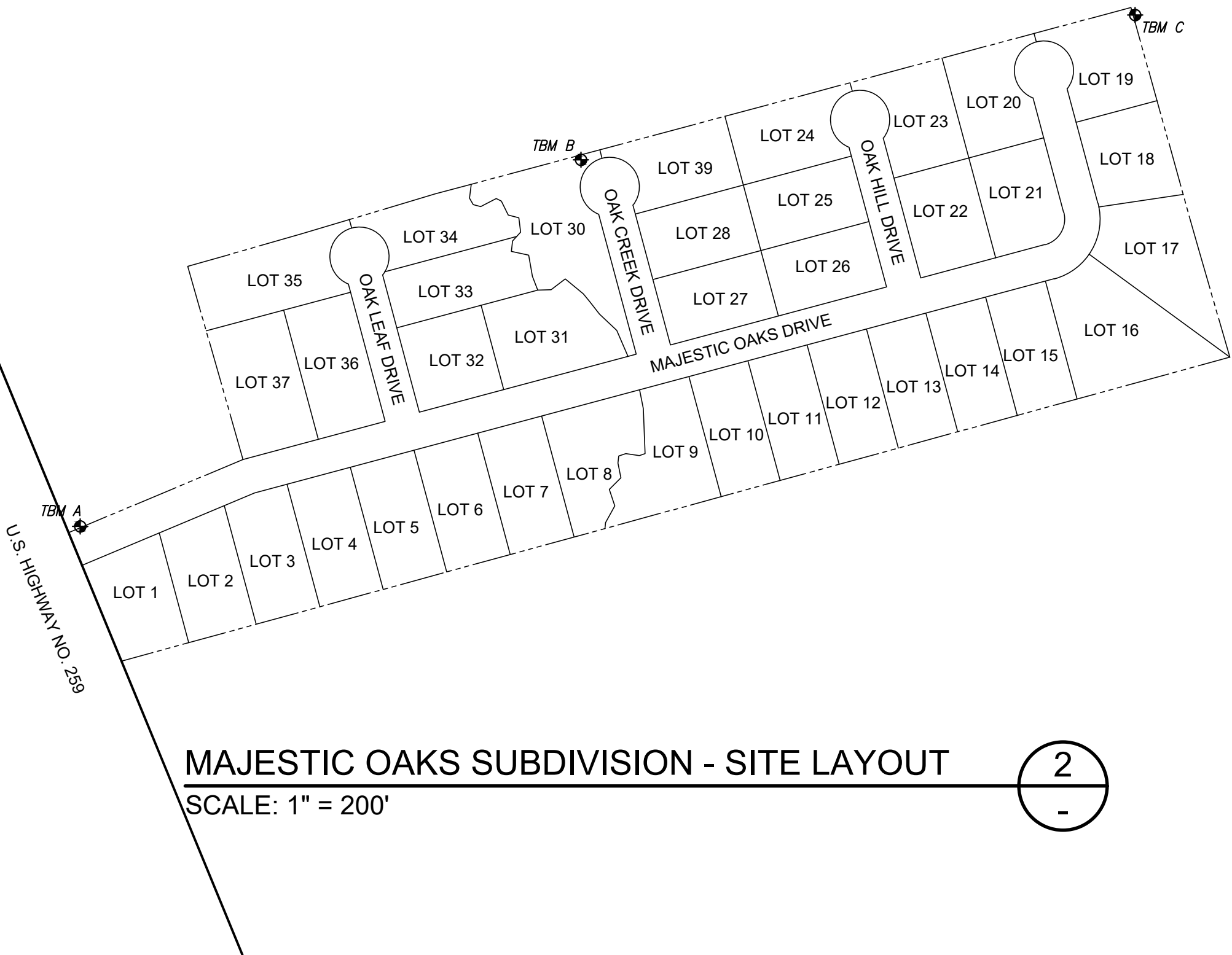
PROJECT LOCATION
MAJESTIC OAKS SUBDIVISION



MAJESTIC OAKS SUBDIVISION - LOCATION MAP

SCALE: 1'=1000'

1



MAJESTIC OAKS SUBDIVISION - SITE LAYOUT

SCALE: 1" = 200'

2

BENCHMARK LIST

TBM A: 60D NAIL IN POWER POLE LOCATED EAST OF US HWY 259 APPROXIMATELY 38 LF FROM EDGE OF PAVEMENT AND APPROXIMATELY 400 LF NORTH FROM ENTRANCE TO SUBURBAN SELF STORAGE. (AS SHOWN)
ELEV= 520.85

TBM B: 60D NAIL IN 10" ELM NEAR THE NORTH PROPERTY LINE OF SUBJECT TRACT APPROXIMATELY 1075 LF EAST OF US HWY 259. (AS SHOWN)
ELEV= 506.21

TBM C: 60D NAIL IN 20" POST OAK LOCATED APPROXIMATELY 14 LF SOUTH FROM THE NORTHEAST CORNER OF SUBJECT TRACT. (AS SHOWN)
ELEV= 530.03

LEGEND

SS	SANITARY SEWER	pp	POWER POLE
G	NATURAL GAS LINE	mp	METER POLE
W	WATERLINE	guy	GUY
OH/E	OVERHEAD ELECTRIC LINE	light pole	LIGHT POLE
UE	UNDERGROUND ELECTRIC LINE	gm	GAS METER
OH/T	OVERHEAD TELEPHONE LINE	wrm	WATER METER
UT	UNDERGROUND TELEPHONE LINE	tjb	TELEPHONE JUNCTION BOX
F/O	FIBER OPTIC COMMUNICATION LINE	tp	TELEPHONE POLE
TV	TV CABLE	co	CLEANOUT
//	FENCE - WOOD	mh	MANHOLE
X	FENCE - BARBED WIRE	valve	WATER VALVE
O	FENCE - CHAIN LINK	rcp	REINFORCED CONCRETE PIPE (CULVERT)
////	FENCE - METAL	cmp	CORRUGATED METAL PIPE (CULVERT)
		hdpe	HIGH DENSITY POLYETHYLENE (CULVERT)

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ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

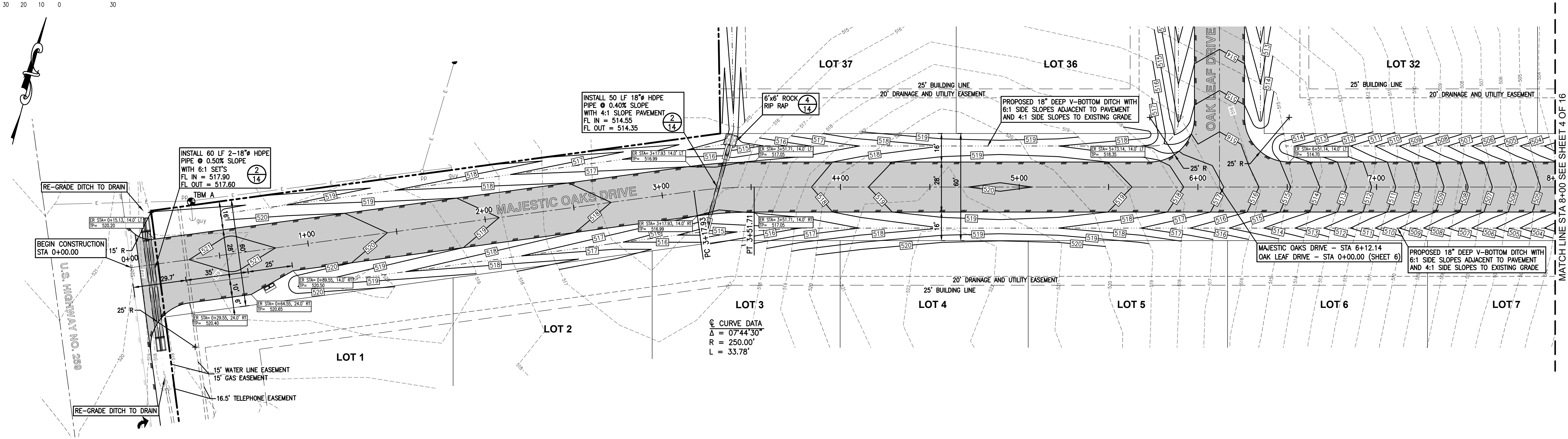
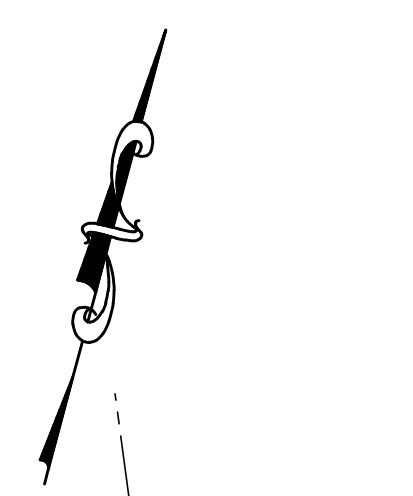
MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS
LOCATION MAP, BENCHMARKS
AND GENERAL NOTES

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Surveyed By: EGA	Checked By: EDA	F.B. No. MCE-2024-13
Calculated By: EDA	Date: 12/16/2024	Save Name: MAJESTIC

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SCALE: 1" = 30'



MAJESTIC OAKS DRIVE - PLAN BEGIN STA. 0+00 TO STA. 8+00

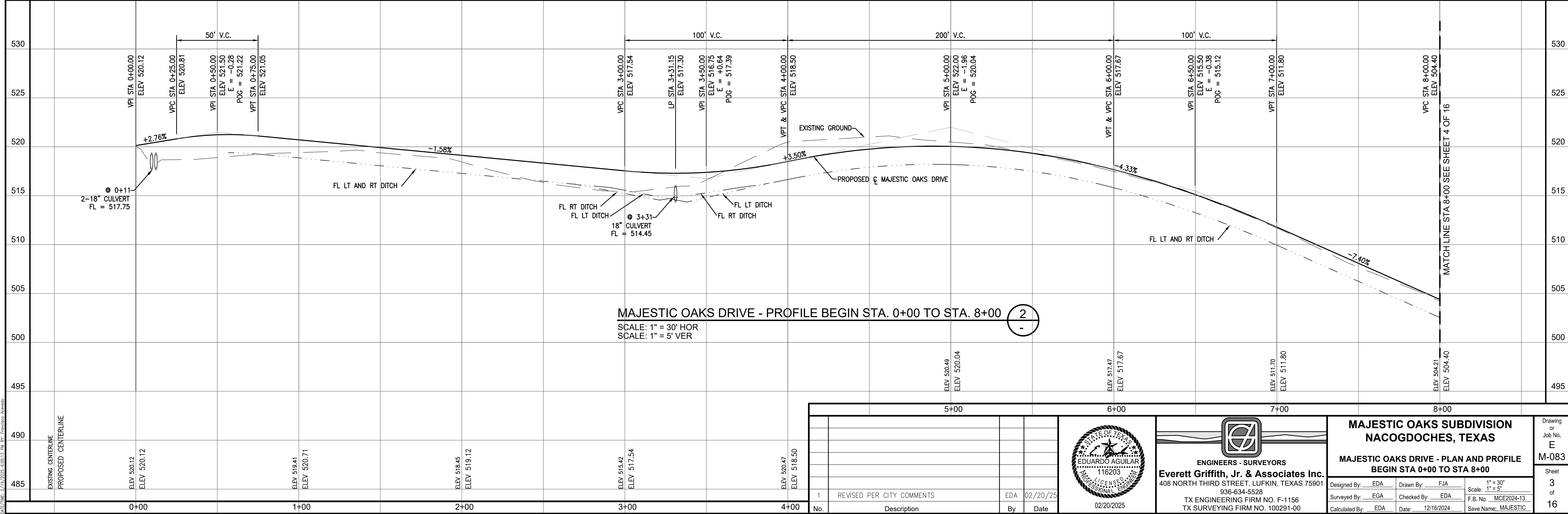
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MAJESTIC OAKS DRIVE - PROFILE BEGIN STA. 0+00 TO STA. 8+00

SCALE: 1" = 30' HOR
SCALE: 1" = 5' VER

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No.	Description	By	Date
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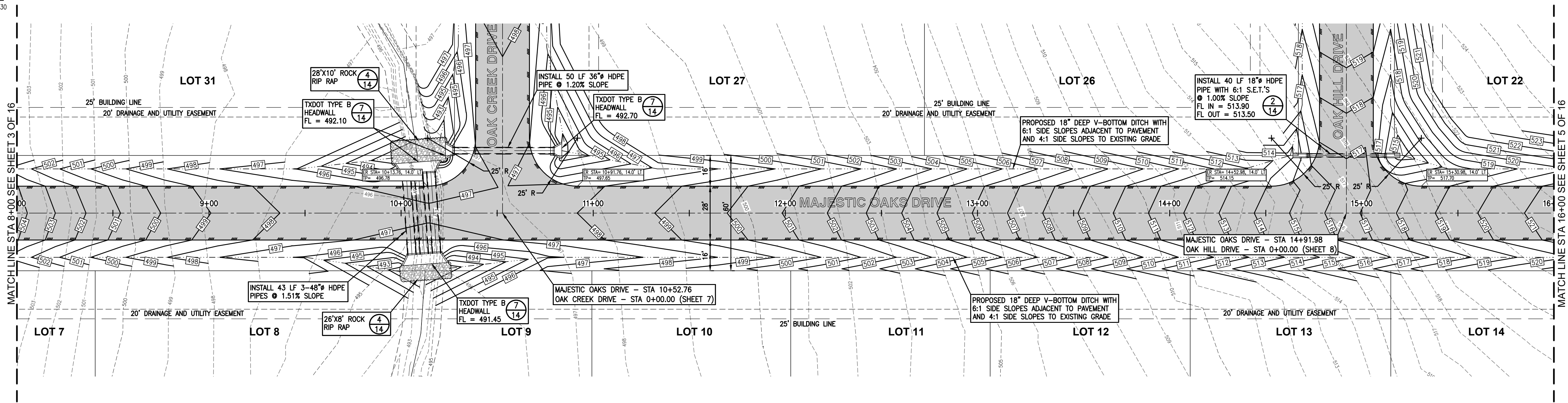
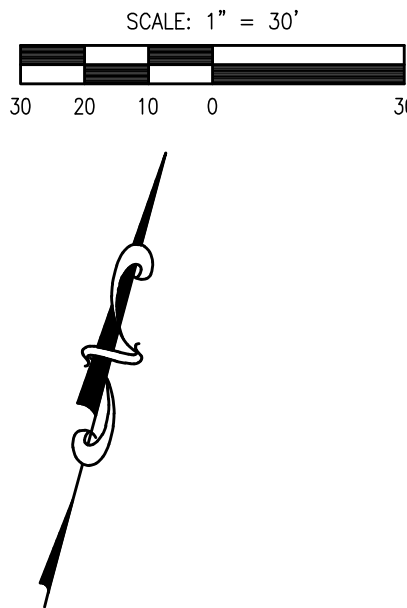
MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS
MAJESTIC OAKS DRIVE - PLAN AND PROFILE
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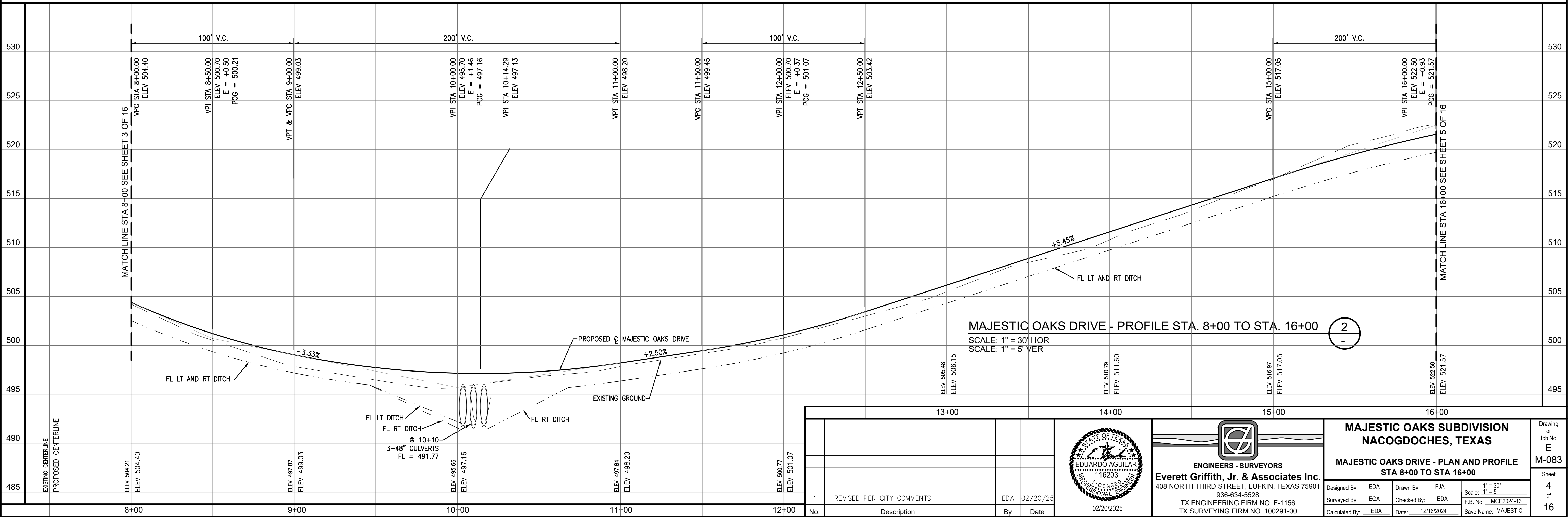
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MAJESTIC OAKS DRIVE - PLAN STA. 8+00 TO STA. 16+00

SCALE: 1" = 30' HOR

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MAJESTIC OAKS DRIVE - PROFILE STA. 8+00 TO STA. 16+00

SCALE: 1" = 30' HOR

SCALE: 1" = 5' VER

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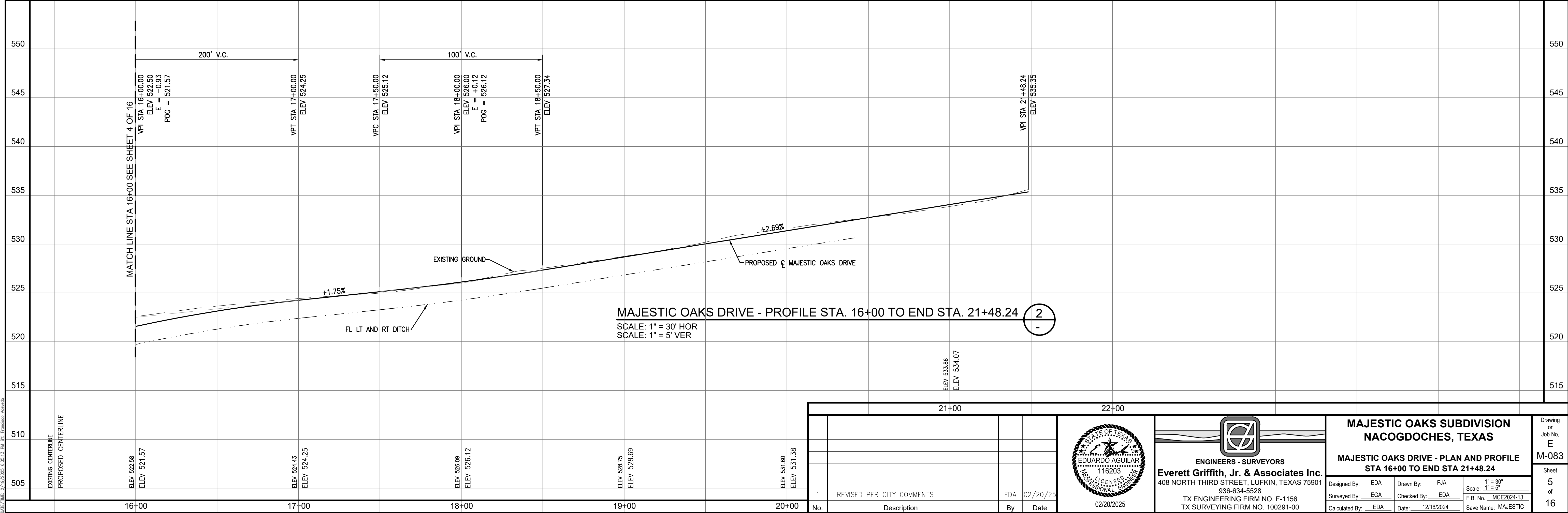
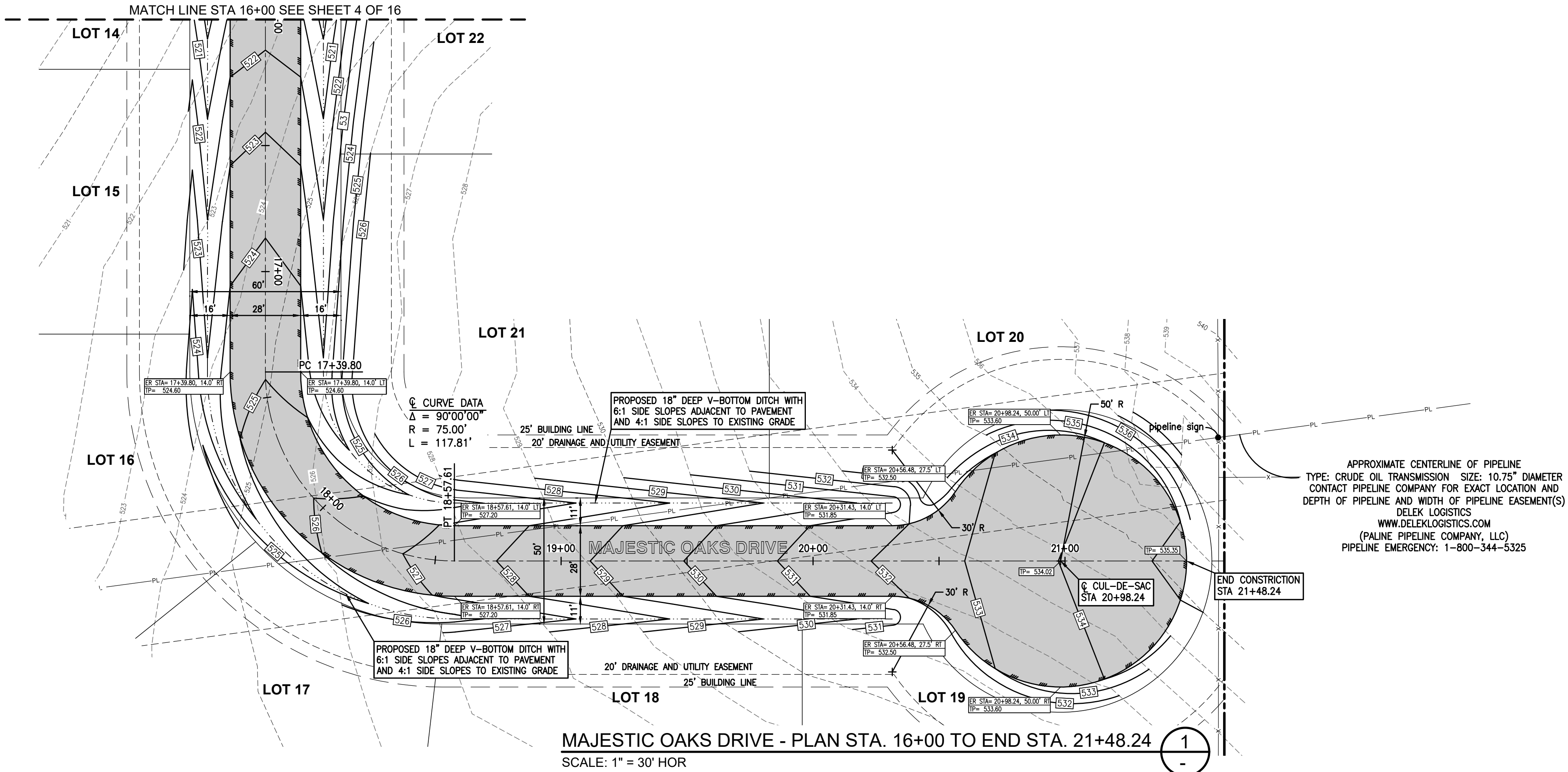
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NACOGDOCHES, TEXAS
MAJESTIC OAKS DRIVE - PLAN AND PROFILE
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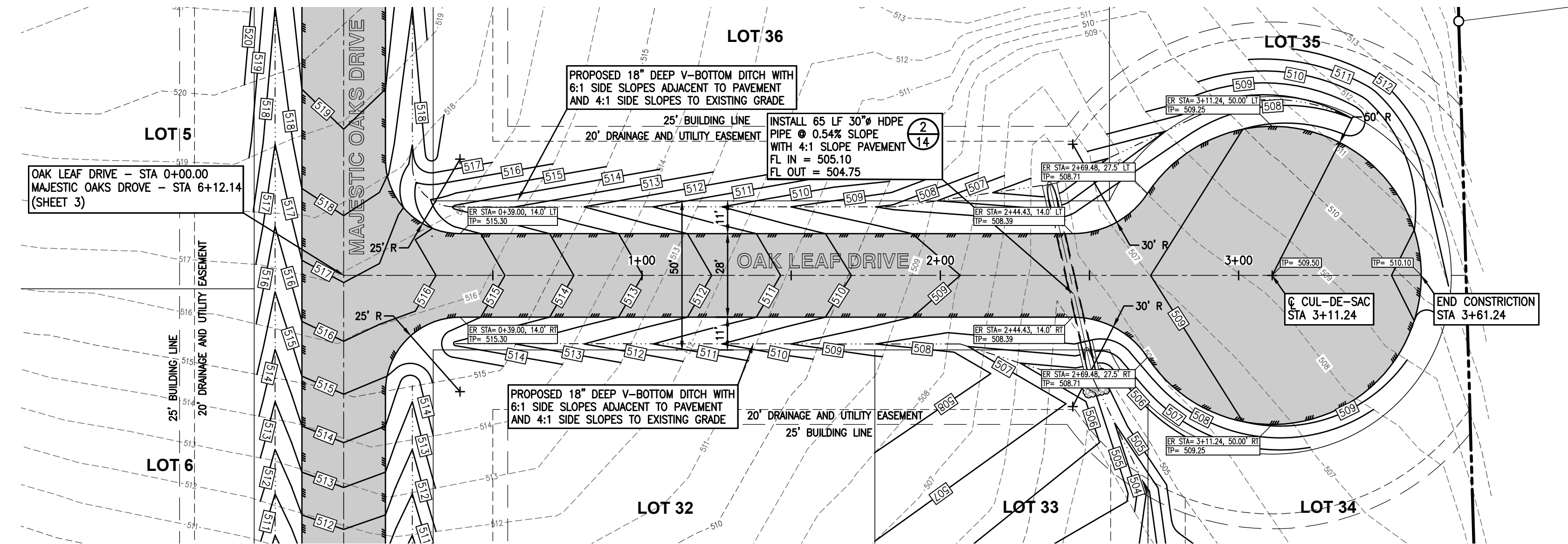
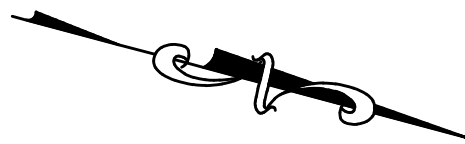
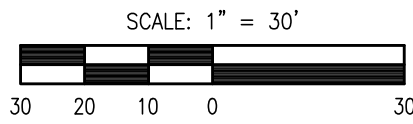
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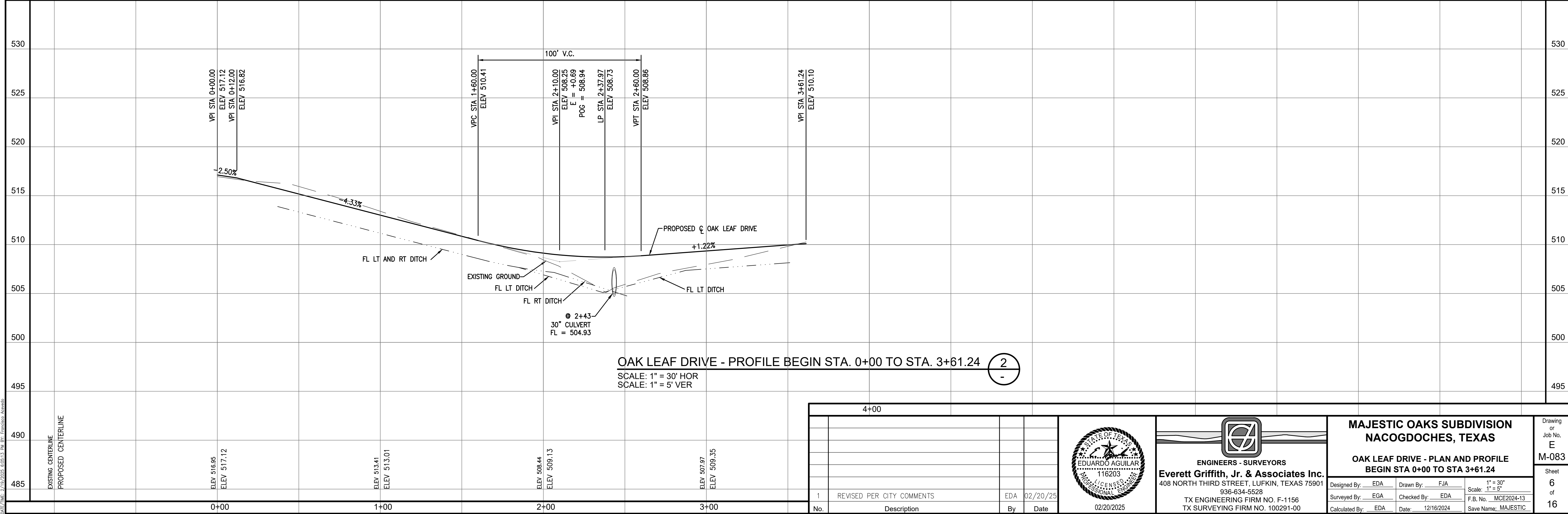




OAK LEAF DRIVE - PLAN BEGIN STA. 0+00 TO STA. 3+61.24

SCALE: 1" = 30' HOR

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OAK LEAF DRIVE - PROFILE BEGIN STA. 0+00 TO STA. 3+61.24

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EVERETT GRIFFITH, JR. & ASSOCIATES INC.
ENGINEERS - SURVEYORS
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
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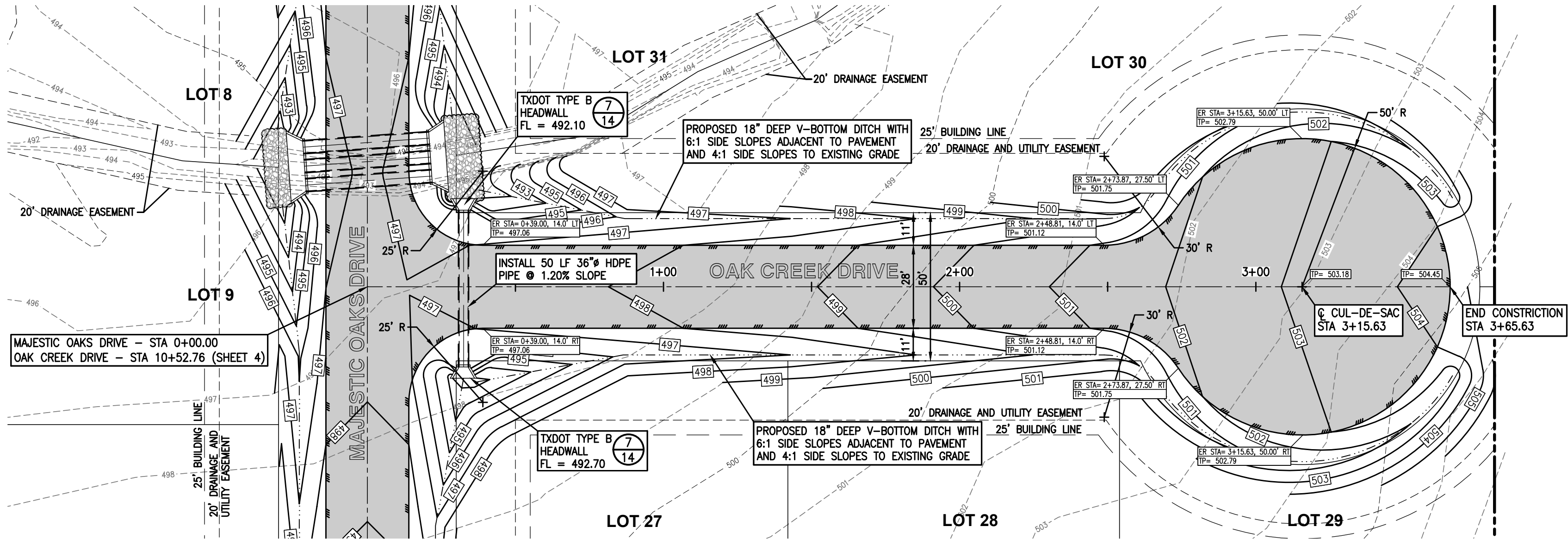
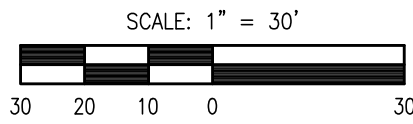
MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS

OAK LEAF DRIVE - PLAN AND PROFILE
BEGIN STA 0+00 TO STA 3+61.24

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16



OAK CREEK DRIVE - PLAN BEGIN STA. 0+00 TO STA. 3+65.63

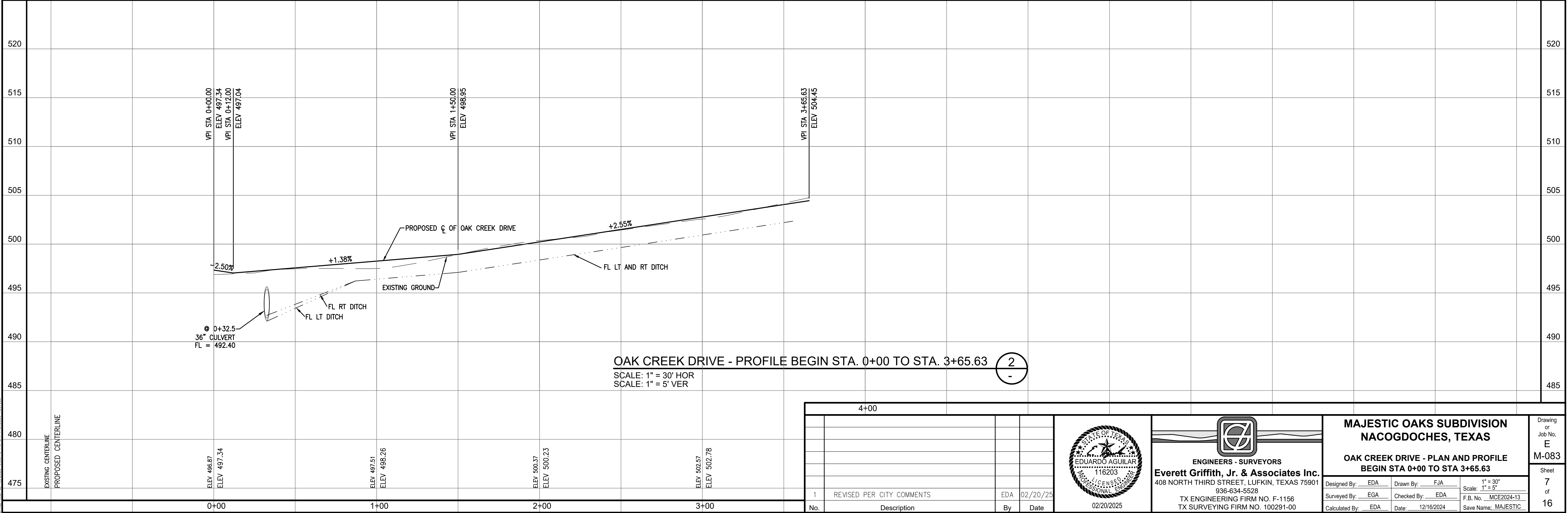
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OAK CREEK DRIVE - PROFILE BEGIN STA. 0+00 TO STA. 3+65.63

SCALE: 1" = 30' HOR
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ENGINEERS - SURVEYORS
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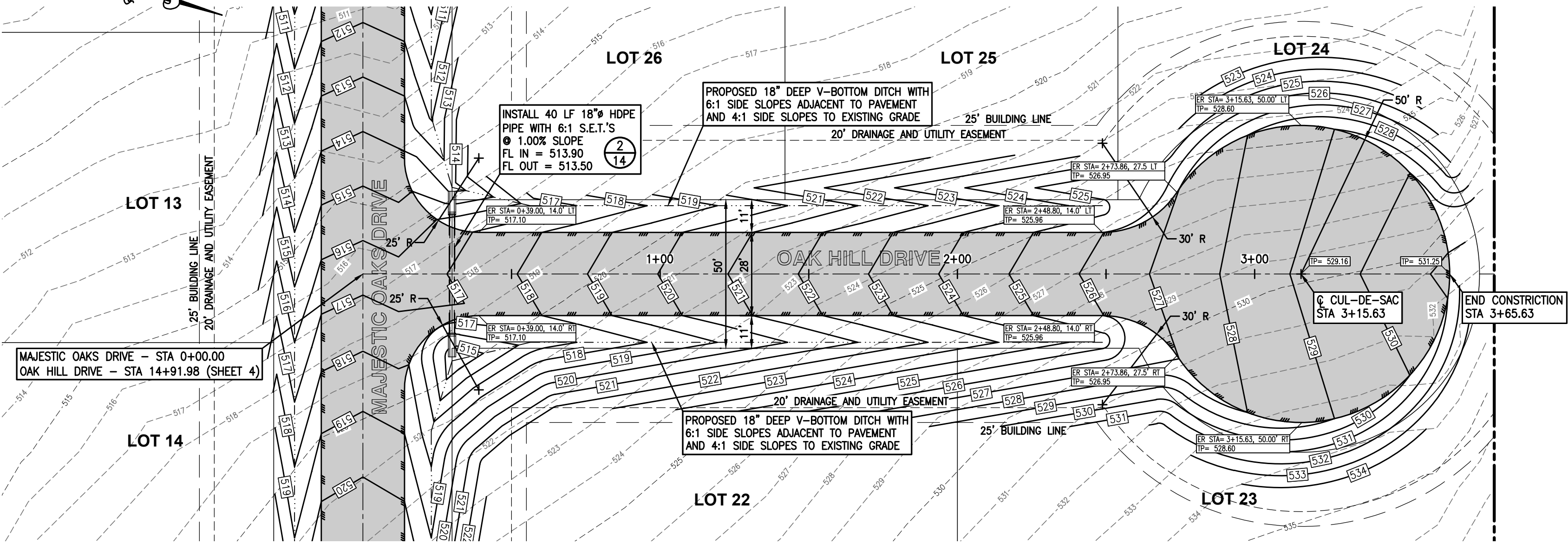
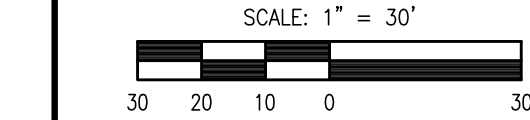
MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS

OAK CREEK DRIVE - PLAN AND PROFILE
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Calculated By: EDA	Date: 12/16/2024	F.B. No.: MCE2024-13
		Save Name: MAJESTIC

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M-083

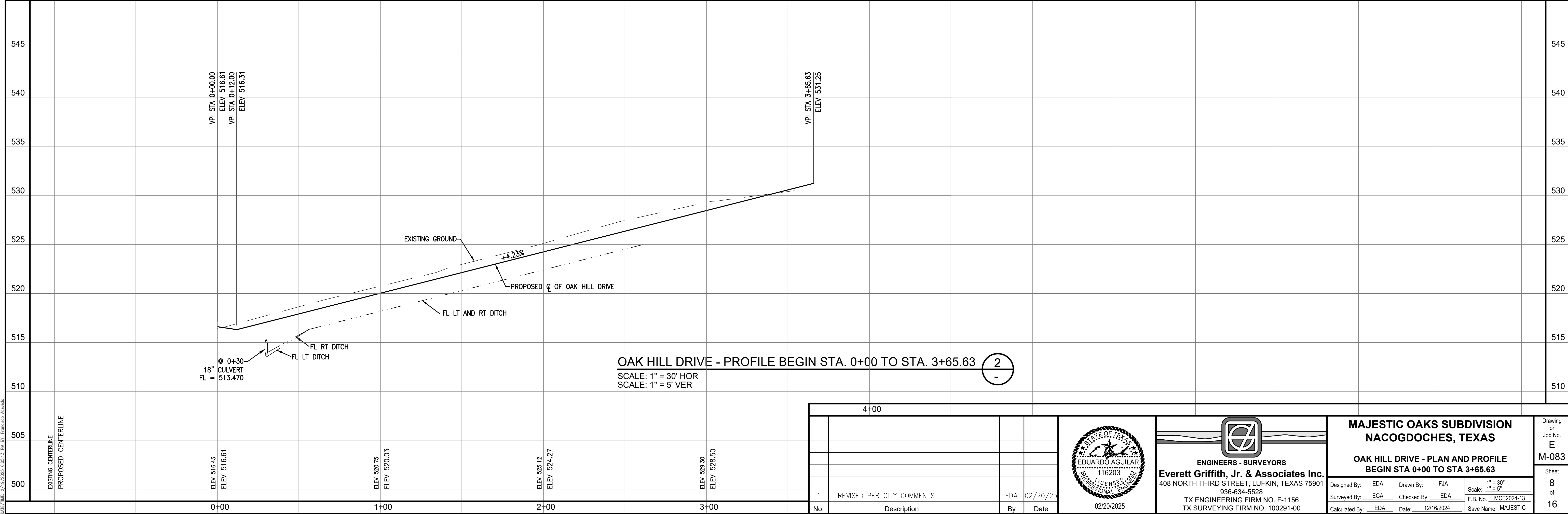
Sheet
7
of
16



OAK HILL DRIVE - PLAN BEGIN STA. 0+00 TO STA. 3+65.63

SCALE: 1" = 30' HOR

1
-



OAK HILL DRIVE - PROFILE BEGIN STA. 0+00 TO STA. 3+65.63

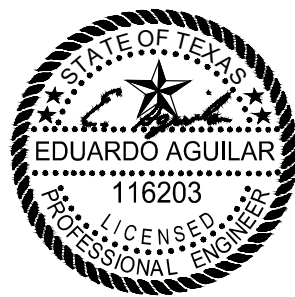
SCALE: 1" = 30' HOR

SCALE: 1" = 5' VER

2
-

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DATE PLOT: 2/19/2025 8:55:13 PM BY: Francisco Aranda

4+00			
No.	Description	By	Date
1	REVISED PER CITY COMMENTS	EDA	02/20/25





ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

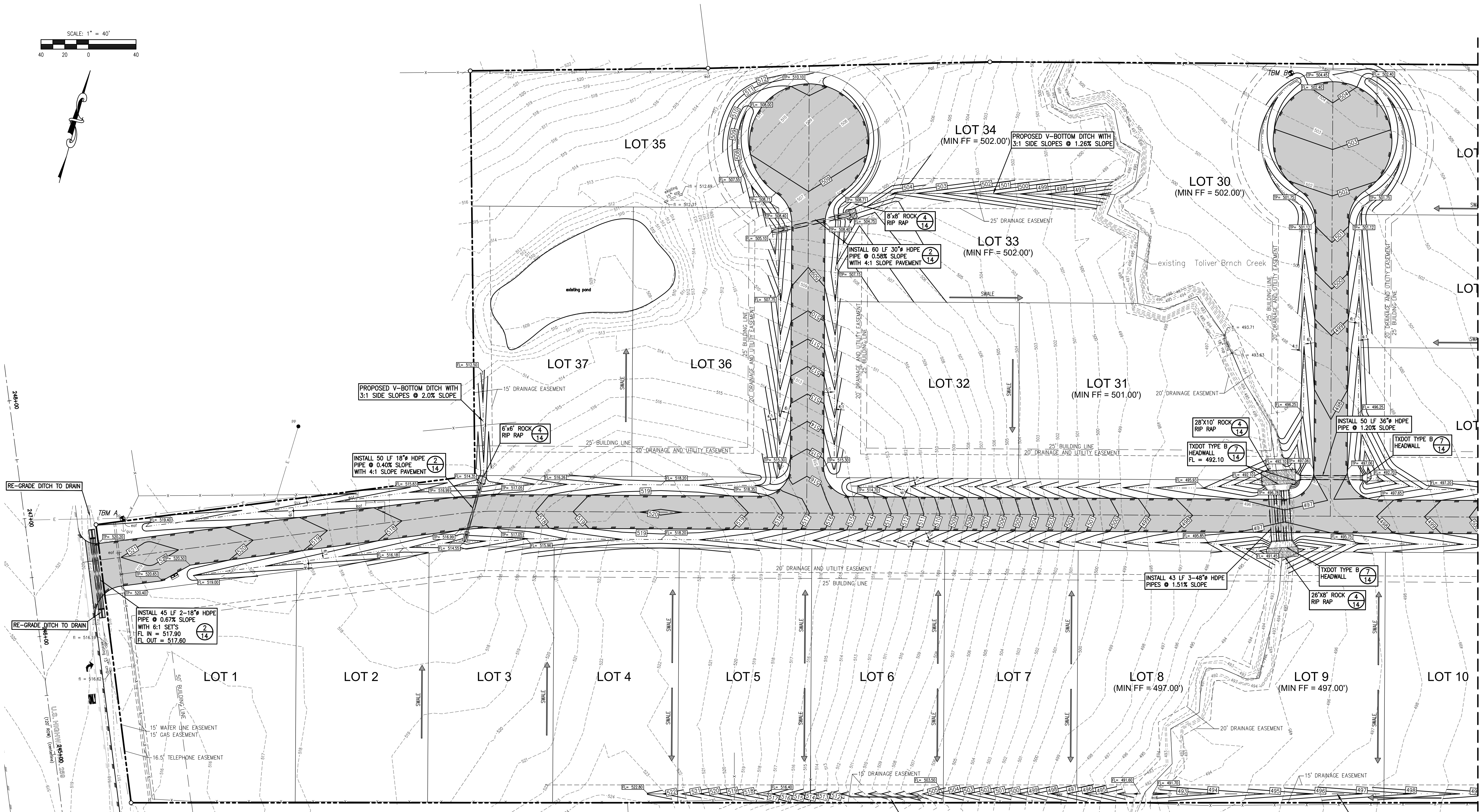
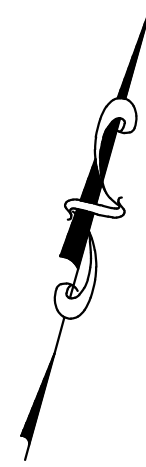
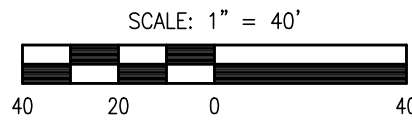
MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS

OAK HILL DRIVE - PLAN AND PROFILE
BEGIN STA 0+00 TO STA 3+65.63

Designed By: EDA	Drawn By: FJA	1" = 30"
Surveyed By: EGA	Checked By: EDA	Scale: 1" = 5"
Calculated By: EDA	Date: 12/16/2024	F.B. No.: MCE2024-13
		Save Name: MAJESTIC

Drawing
or
Job No.
E
M-083

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of
16



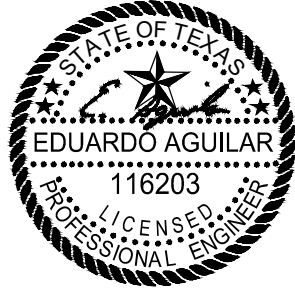
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TBM A: 60D NAIL IN POWER POLE LOCATED EAST OF US HWY 259 APPROXIMATELY 38 LF FROM EDGE OF PAVEMENT AND APPROXIMATELY 400 LF NORTH FROM ENTRANCE TO SUBURBAN SELF STORAGE. (AS SHOWN)
ELEV= 520.85

TBM B: 60D NAIL IN 10" ELM NEAR THE NORTH PROPERTY LINE OF SUBJECT TRACT APPROXIMATELY 1075 LF EAST OF US HWY 259. (AS SHOWN)
ELEV= 506.21

TBM C: 60D NAIL IN 20" POST OAK LOCATED APPROXIMATELY 14 LF SOUTH FROM THE NORTHEAST CORNER OF SUBJECT TRACT.
ELEV= 530.03

No.	Description	By	Date
1	REVISED PER CITY COMMENTS	EDA	02/20/25



ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS
GRADING PLAN - SHEET 1 OF 2

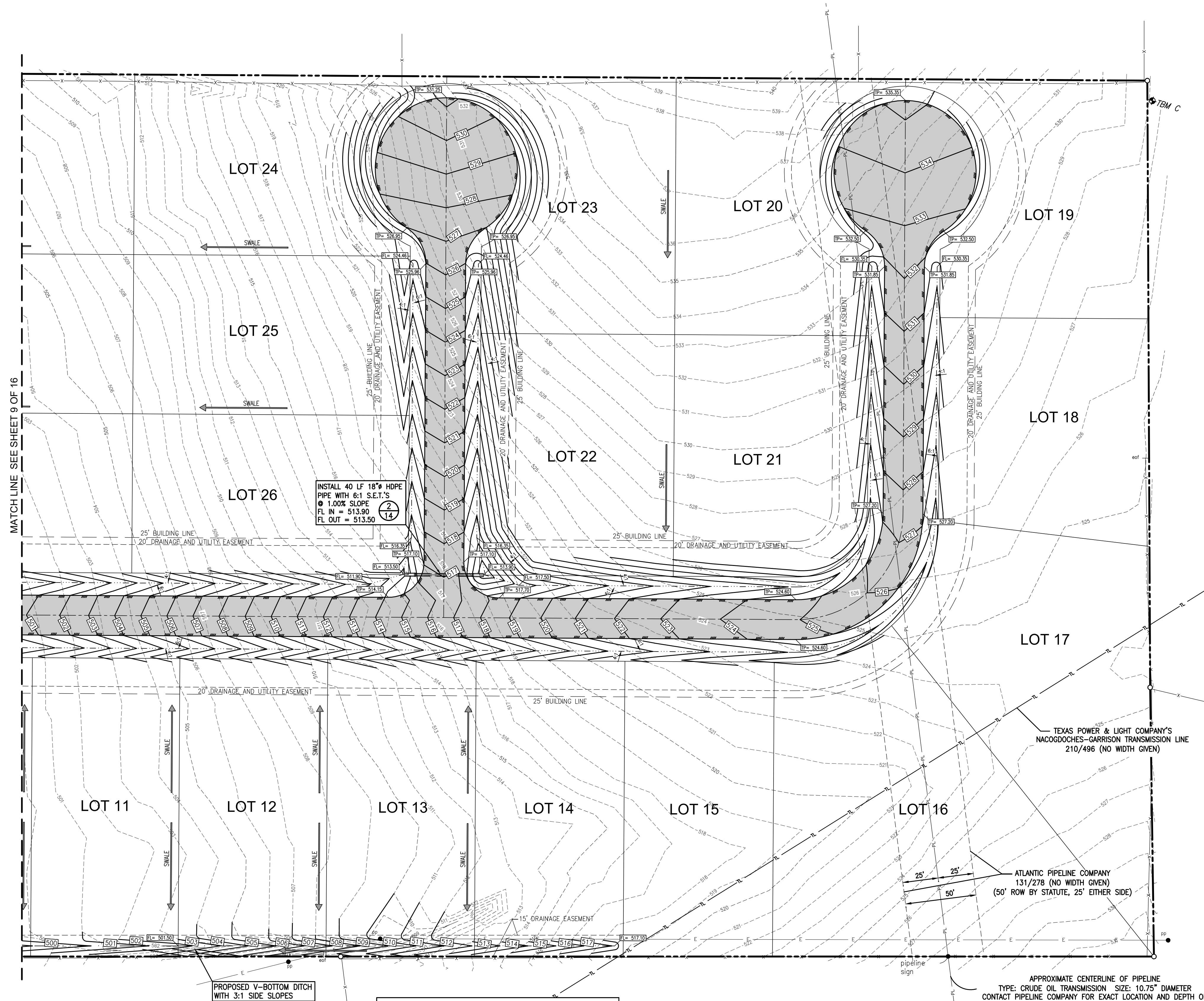
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Surveyed By: EGA	Checked By: EDA	F.B. No.: MCE2024-13
Calculated By: EDA	Date: 12/16/2024	Save Name: MAJESTIC

Drawing or Job No.
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DATE PLOT: 2/19/2025 4:55:13 PM BY: Francisco Acosta

MATCH LINE SEE SHEET 10 OF 16



INSTALL 40 LF 18"Ø HDPE
PIPE WITH 6:1 S.E.T.'S
① 1.00% SLOPE
FL IN = 513.90
FL OUT = 513.50

PROPOSED V-BOTTOM DITCH
WITH 3:1 SIDE SLOPES

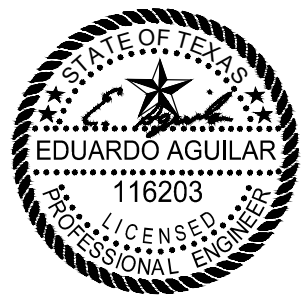
BENCHMARK LIST

TBM A: 60D NAIL IN POWER POLE LOCATED EAST OF US HWY. 259 APPROXIMATELY 38 LF FROM EDGE OF PAVEMENT AND APPROXIMATELY 400 LF NORTH FROM ENTRANCE TO SUBURBAN SELF STORAGE.
ELEV= 520.85

TBM B: 60D NAIL IN 10" ELM NEAR THE NORTH PROPERTY LINE OF SUBJECT TRACT APPROXIMATELY 1075 LF EAST OF US HWY 259. (AS SHOWN)
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ELEV= 530.03

1	REVISED PER CITY COMMENTS	EDA	02/20/25
No.	Description	By	Date



ENGINEERS - SURVEYORS

Everett Griffith, Jr. & Associates Inc.

408 NORTH THIRD STREET, LUFKIN, TEXAS 75901

936-634-5528

TX ENGINEERING FIRM NO. F-1156

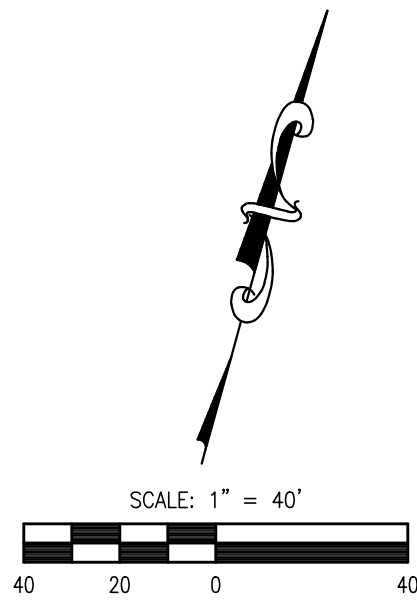
TX SURVEYING FIRM NO. 100291-00

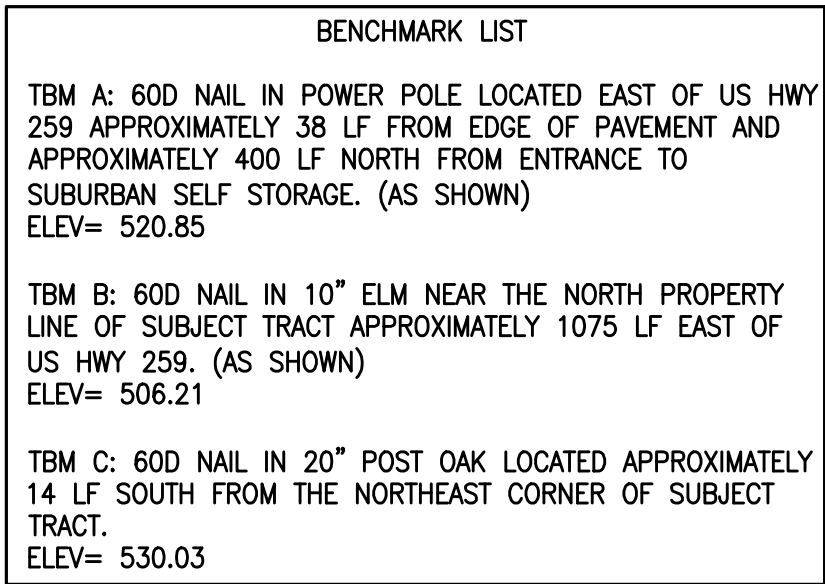
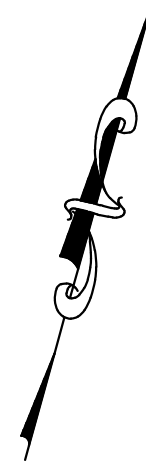
MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS

GRADING PLAN - SHEET 2 OF 2

Designed By: <u>EDA</u>	Drawn By: <u>FJA</u>	Scale: <u>1"=40'</u>
Surveyed By: <u>EGA</u>	Checked By: <u>EDA</u>	F.B. No. <u>MCE2024-13</u>
Calculated By: <u>EDA</u>	Date: <u>12/16/2024</u>	Save Name: <u>MAJESTIC</u>

Drawing or Job No. E M-083	Sheet 10 of 16
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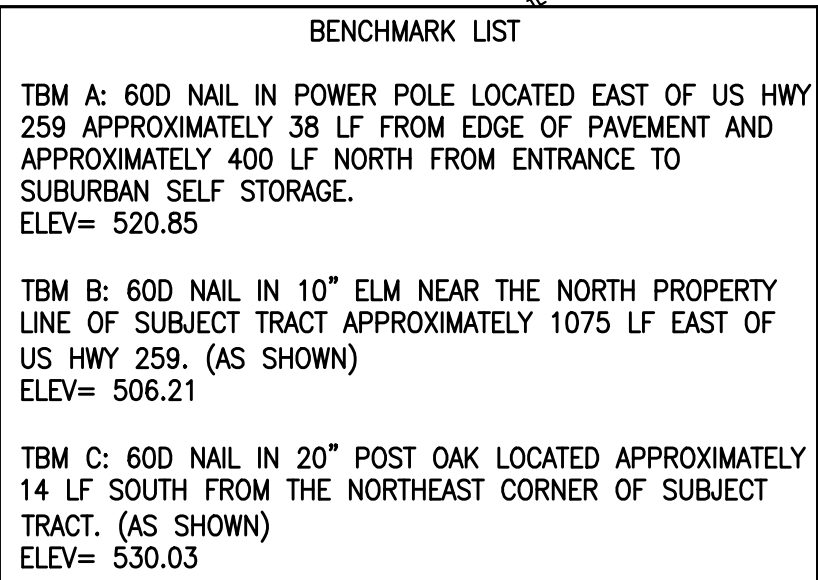


MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS

UTILITY PLAN - SHEET 1 OF 2

Drawing
or
Job No.
E
M-083

Sheet
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of
16

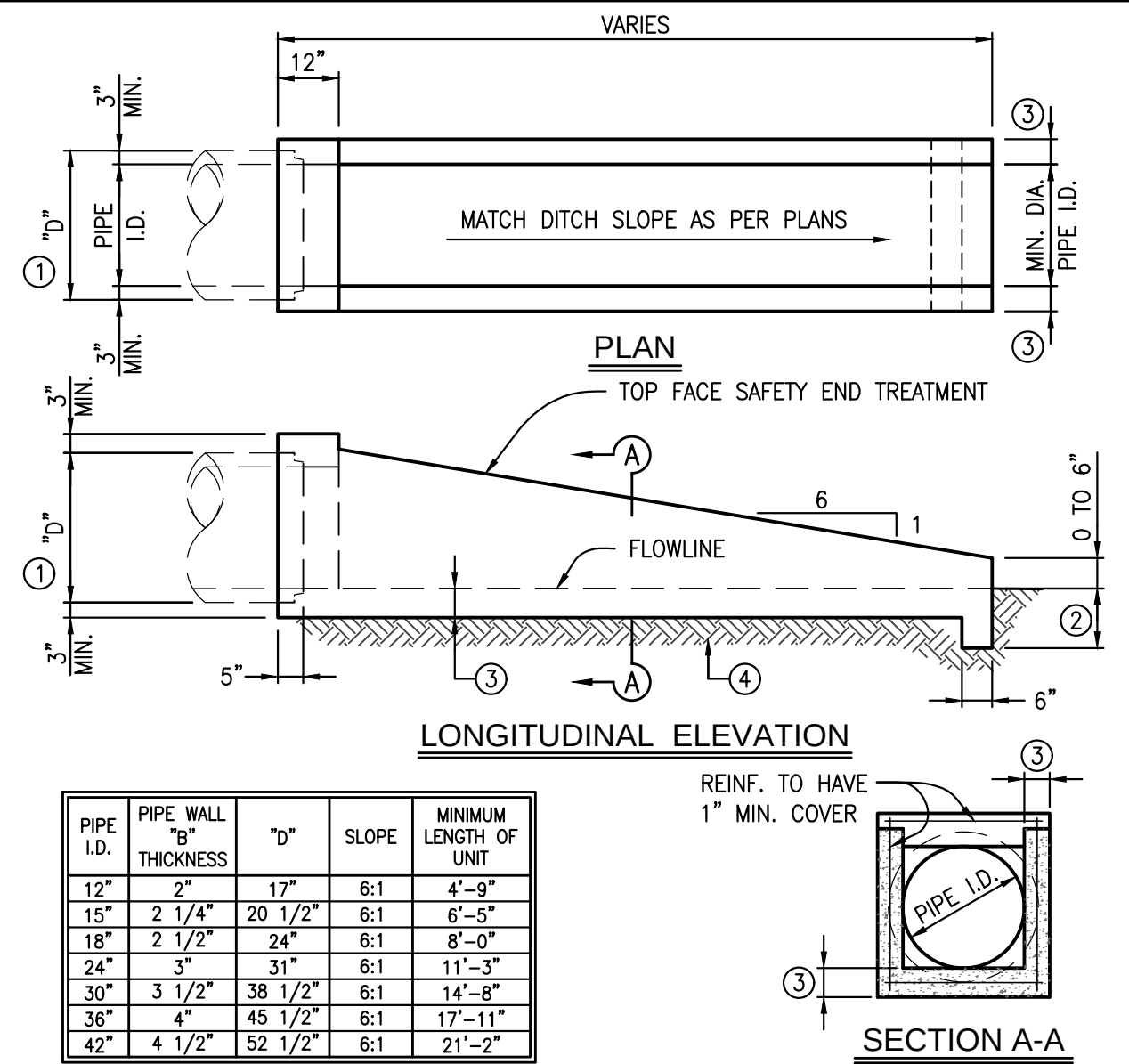


A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center of the seal features a five-pointed star with a plow and a pickaxe crossed behind it. Below the star, the name "EDUARDO AGUILAR" and the license number "116203" are printed.

MAJESTIC OAKS SUBDIVISION NACOGDOCHES, TEXAS UTILITY PLAN - SHEET 2 OF 2			
Designed By: EDA	Drawn By: FJA	Scale: 1"=40'	
Surveyed By: EGA	Checked By: EDA	F.B. No. MCE2024-13	
Calculated By: EDA	Date: 12/16/2024	Save Name: MAJESTIC	

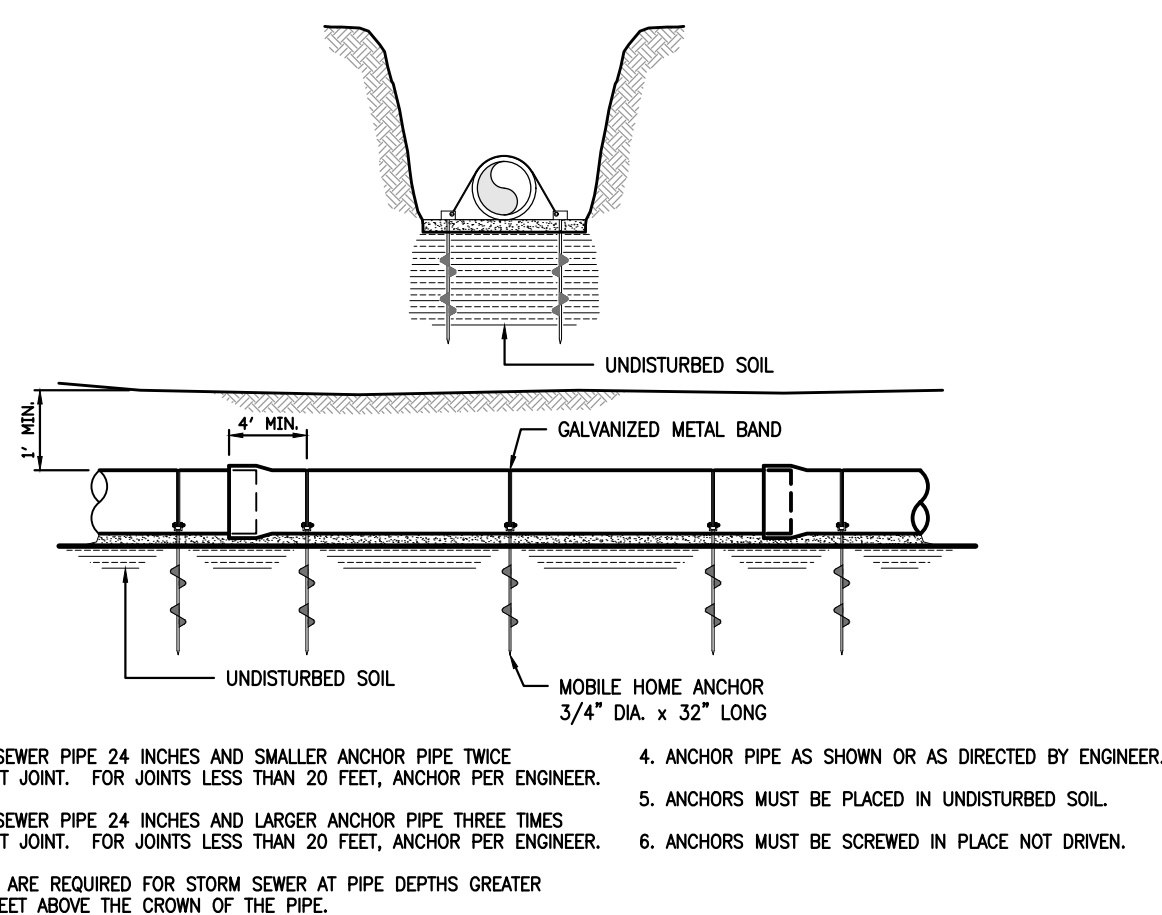
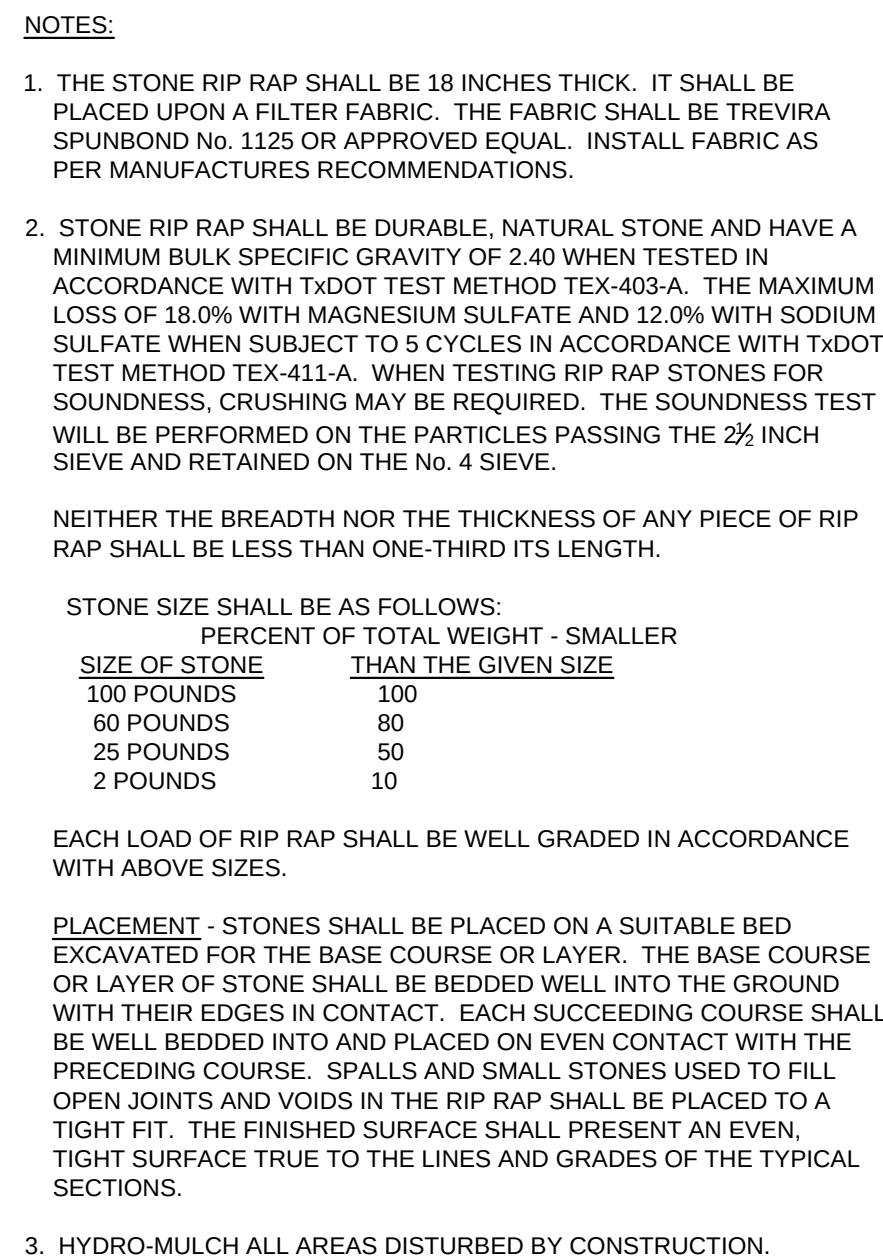
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or
Job No.
E
M-083

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of
16



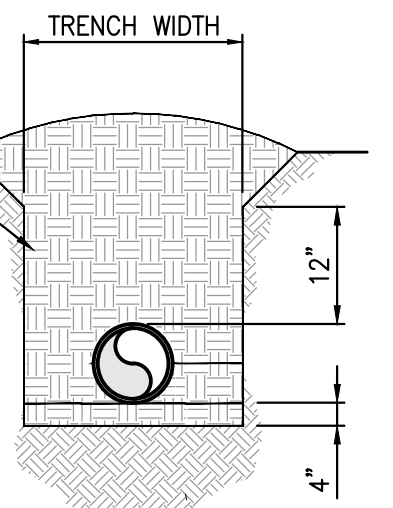
- ① Dimension "D" is based on ASTM C-76, Class III, Wall thickness "B". If any other wall thickness is used, dimensions "D" must be adjusted accordingly.
- ② Toewall is used only when dimension is shown elsewhere in the plans.
- ③ Side Walls and Slab thickness shall be Pipe Wall thickness plus 3" (5" minimum total thickness).

SCALE: NONE



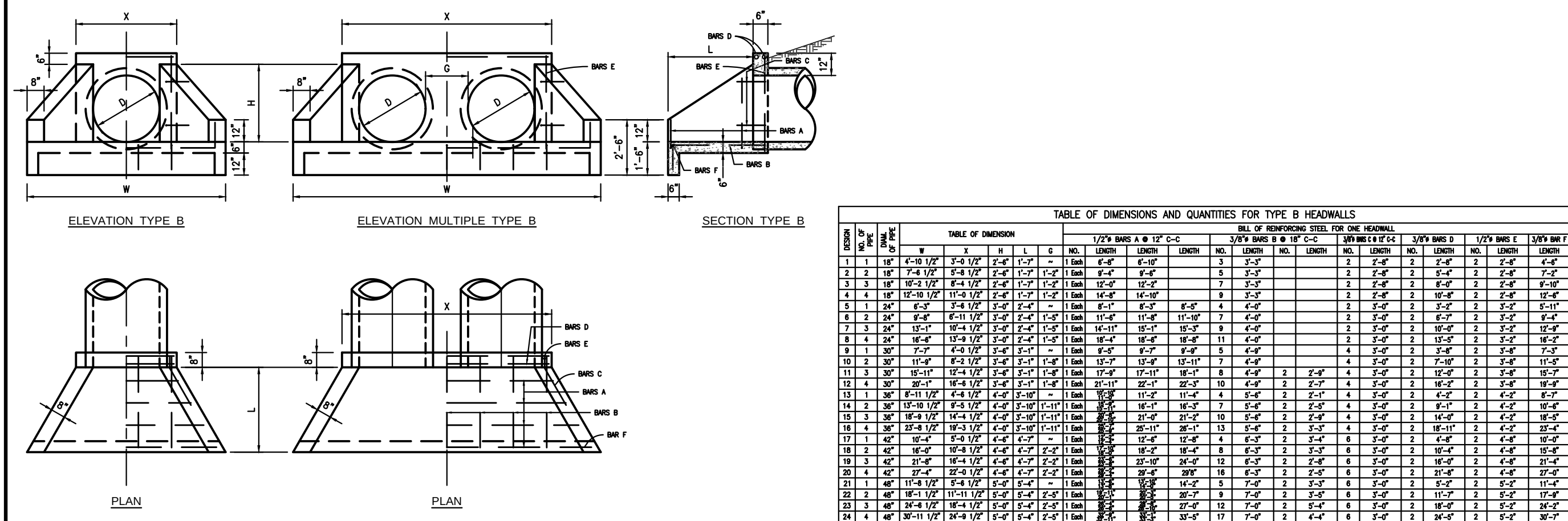
MINIMUM TRENCH WIDTH	
PIPE DIAMETER (ID.) (in)	TRENCH WIDTH (in)
4	18
6	18
8	24
10	26
12	30
15	30
18	32
21	34
24	36
30	42
36	48
42	54
48	60
54	66
60	72

NATIVE SOIL THAT WAS —
REMOVED DURING
EXCAVATION OF TRENCH.
PLACE SOIL IN TRENCH IN
6" LIFTS, COMPACT EACH
LIFT TO 95% PROCTOR PER
ASTM D-698.



SCALE: NONE

SCALE: NONE



SCALE: NONE

1	REVISED PER CITY COMMENTS	EDA	02/20/25
No.	Description	By	Date



ENGINEERS - SURVEYORS

Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528

TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

**MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS
PAVING AND DRAINAGE DETAIL**

Designed By: EDA	Drawn By: FJA	Scale: NOTED
Surveyed By: EGA	Checked By: EDA	F.B. No. MCE2024-13
Calculated By: EDA	Date: 12/16/2024	Save Name: MAJESTIC

Drawing or Job No. E M-083	Sheet 13 of 16
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NOTE:
4" WATER TAPS AND LARGER WILL BE MADE WITH ALL STAINLESS STEEL TAPPING SLEEVES:

SMITH-BLAIR MODEL #663 STAINLESS STEEL TAPPING SLEEVE
OR
FORD METER BOX COMPANY F.A.S.T. STAINLESS TAPPING SLEEVE
OR
JCM 432 STAINLESS STEEL TAPPING SLEEVE

4" OR LARGER RESILIENT SEAT M.J.X.FLG. OR M.J. GATE VALVE. SEE DETAIL 06 WATER VALVE INSTALLATION FOR LIST OF APPROVED VALVES MFG.

WATER MAIN TO BE TAPPED

TAPPING SLEEVE SEE NOTE

CONCRETE THRUST BLOCK

NOTE:
THIS DETAIL APPLIES FOR VALVES THRU 16" DIAMETER

CAST IRON CAP

2'-0" SQUARE x 4" CONCRETE BLOCK

#3 TIE BAR

SLOPE

FINAL GRADE

ADJUSTABLE CAST IRON VALVE BOX

36" MINIMUM UNLESS APPROVED BY CITY ENGINEER

RESILIENT SEAT GATE VALVES 2-12": MUELLER, MODEL A-2360, M & H, MODEL 7571, AMERICAN FLOW CONTROL, SERIES 2500, CLOW RESILIENT WEDGE VALVE OR AVK SERIES 65.

RESILIENT SEAT GATE VALVES 14" & LARGER: MUELLER, MODEL A-2360, AMERICAN FLOW CONTROL, SERIES 2500 OR AVK SERIES 55. NO OTHER VALVES ARE ALLOWED. NOTE: ALL EXPOSED BOLTS ON VALVES SHALL BE STAINLESS STEEL (NO ELECTROPLATED NUTS AND BOLTS WILL BE ALLOWED).

"T" BOLTS AND FITTINGS

2.5 (D) SQUARE

CONCRETE THRUST BLOCK

CHECK VALVE SPECIFICATION:
SWING CHECK VALVES SHALL MEET OR EXCEEDS ANSI/AWWA C508 STANDARD. CHECK VALVES SHALL BE EPOXY COATED INTERIOR & EXTERIOR. ALL CHECK VALVES SHALL BE RESILIENT HINGED CHECK VALVES. APPROVED CHECK VALVES: AMERICAN FLOW CONTROL SERIES 600, AVK SERIES 41, MUELLER A-2602-6-02B1, CLOW STYLE 506.

NOTE:
REFER TO CONSTRUCTION PLANS FOR ACTUAL WATER MAIN, VALVE AND FITTING SIZES. DETAIL IS TYPICAL REPRESENTATION OF A WATER MAIN INTERSECTION. ANY NON-IN-LINE FITTINGS REQUIRE MEGA-LUGS.

PROVIDE MEGA-LUG AS REQUIRED

M.J. GATE VALVE

M.J. SWIVEL TEE

"T" BOLTS

M.J. GATE VALVE

SWIVEL x SOLID ADAPTER

CONCRETE THRUST BLOCK

THRUST BLOCK

THRUST BLOCK STRAPPING DETAIL

TEE WITH PLUG

REDUCER

TEE

BEND

NOTE: ALL THRUST BLOCKS ARE TO EXTEND INTO UNDISTURBED SOIL.

PIPE SIZE	TEES			90° BEND			45° BEND			22 1/2° BEND			REDUCER	
	A	B	X	A	B	X	A	B	X	A	B	X	A	B
3"	9"	4"	4"	12"	6"	6"	9"	4"	4"	6"	3"	3"	6"	4"
4"	9"	6"	6"	12"	9"	6"	12"	6"	6"	9"	4"	4"	9"	4"
6"	15"	9"	6"	21"	12"	9"	15"	9"	6"	12"	6"	6"	12"	9"
8"	18"	12"	9"	24"	18"	12"	20"	12"	9"	15"	9"	6"	12"	12"
10"	24"	15"	9"	2'-6"	24"	18"	24"	16"	9"	16"	12"	9"	15"	12"
12"	2'-6"	18"	12"	3'-6"	24"	18"	2'-6"	18"	12"	24"	12"	9"	18"	12"
14"	3'-0"	21"	15"	4'-6"	2'-3"	21"	3'-0"	21"	15"	2'-3"	15"	12"	2'-6"	15"
16"	3'-6"	24"	18"	5'-0"	2'-6"	24"	3'-6"	24"	18"	2'-6"	18"	12"	3'-0"	15"
18"	4'-0"	28"	24"	5'-6"	3'-0"	30"	4'-0"	30"	24"	2'-10"	24"	18"	3'-6"	18"

NOTE: ALL THRUST BLOCKS SHALL BE CLASS "B" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI @ 28 DAYS.

TAPPING SLEEVE

SCALE: NONE

1

STANDARD VALVE INSTALLATION

SCALE: NONE

2

TEE, COUPLING & VALVE DETAIL

SCALE: NONE

3

THRUST BLOCK DETAILS

SCALE: NONE

4

4" ABOVE FINAL GRADE

PLASTIC METER BOX (PROVIDED BY ANRA)

CENTERLINE OF ANGLE STOP TO BE BETWEEN 10" AND 12" BELOW RHT OF METER BOX

3/4" PVC BALL VALVE (SOCKET & SOCKET) (PROVIDED BY ANRA)

3/4" PVC NIPPLE (PROVIDED BY ANRA)

2'-3/4"

WATER METER TO BE PROVIDED AND INSTALLED BY ANRA

3/4" SERVICE TUBING - CFS SIZE FOR SIZE SEE STANDARD METER INSTALLATION PLAN

CORPORATION STOP (SAME SIZE AS SERVICE LINE) CG THREAD BY COMPRESSION

WATER MAIN

CORPORATION STOP (SAME SIZE AS SERVICE LINE) CG THREAD BY COMPRESSION

PLAN VIEW

VARIES

3/4"

3/4"

3/4"

3/4"

SECTION "A-A" (ROTATED 90°)

1" SERVICE WITH BULLHEAD TEE (NTS)

NOTE: IMPROVED AWWA TYPE FIRE HYDRANT; MUELLER MODEL A-423 OR M & H MODEL 929, AMERICAN FLOW CONTROL MODEL B84B, AVK 27N/PHH/NG NOSTALGIC OR CLOW MEDALLION (NO OTHER MODEL OF FIRE HYDRANT WILL BE ACCEPTED).

FIRE HYDRANT

SET 4" ABOVE FINAL GRADE

EXTENSION SECTION

WEEP HOLES

GRAVEL

CONCRETE THRUST BLOCK

6x13 SWIVEL x SOLID ADAPTER AND FITTINGS (TYPICAL)

VALVE BOX - SET 2" ABOVE FINAL GRADE IN UNTRAVELLED AREAS

ADJUSTABLE CAST IRON VALVE BOX

6" GATE VALVE

MJ SWIVEL TEE W/"T" BOLTS AND FITTINGS (TYPICAL)

CONCRETE THRUST BLOCK

SEE VALVE INSTALLATION DETAIL

IN-SITU BACKFILL

HAND TAMPED SELECT BACKFILL GM, GC, SM, OR SC MATERIAL

COURSE GRAINED SAND-GRAVEL MIXTURES. GW, GP, SW, OR SP MATERIAL COMPACTED ≥85% STANDARD PROCTOR

CLASS I

ANGULAR GRADED STONE OR GRAVEL 1/4" - 1 1/2" COMPACTED ≥85% PROCTOR

CLASS II

IN-SITU BACKFILL

HAND TAMPED SELECT BACKFILL GM, GC, SM, OR SC MATERIAL

CLASS III

COURSE GRAINED W/FINES. GM, GC, SM, OR SC MATERIAL COMPACTED TO ≥90% STANDARD PROCTOR

PIPE DIAMETER (D) (D)	TRENCH WIDTH (D)
4	18
6	18
8	24
10	26
12	30
15	30
18	32
21	34
24	36

NOTES:

- FOR C-900 WATER PIPE, (EXCEPT WHERE PIPE IS UNDER PAVEMENT) 0-15 FEET, USE CLASS III BEDDING OR BETTER. FOR DEPTHS GREATER THAN 15 FEET AND WHEN UNDER PAVEMENT, USE CLASS II BEDDING OR BETTER.
- IN ALL CONDITIONS, REGARDLESS OF PIPE TYPE, WHERE ROCK IS ENCOUNTERED IN THE TRENCH BOTTOM BEDDING SHALL BE CLASS II OR BETTER.
- IN ALL CONDITIONS, REGARDLESS OF PIPE TYPE, WHERE GROUNDWATER IS ENCOUNTERED IN THE TRENCH BEDDING SHALL BE CLASS I.

PLUG

18"

VALVE BOX 2" ABOVE FINAL COVER IN UNTRAVELLED AREAS

2" GATE VALVE & VALVE BOX. SEE STANDARD VALVE INSTALLATION DETAIL

2" GALV. PIPE NIPPLES CUT TO REQUIRED LENGTHS

4" WATER LINE

4"x2" REDUCER

THRUST BLOCK

NOTE: VALVES 2-INCH AND LONGER SHALL BE IRON-BODY MUELLER RESILIENT SEAT.

FIRE HYDRANT DETAIL

SCALE: NONE

6

STANDARD BEDDING DETAIL

SCALE: NONE

7

FLUSH VALVE ASSEMBLY

SCALE: NONE

8

Scale: NTS

Drawn By: MTG

Checked By: ANRA

Drawing Date: JAN, 2025

Project Number: GENERAL DETAILS

Sheet Number: M-1

DOMESTIC WATER METER STANDARD DETAIL

ANRA

ANGELINA & NECHES RIVER AUTHORITY

2401 N JOHN REDDIT DRIVE LUFKIN, TEXAS 75904

PHONE: (409)-632-7145

1

REVISED PER CITY COMMENTS

EDA

02/20/25

No.

Description

By

Date

EDUARDO AGUILAR

116203

PROFESSIONAL ENGINEER

STATE OF TEXAS

ENGINEERS - SURVEYORS

Everett Griffith, Jr. & Associates Inc.

408 NORTH THIRD STREET, LUFKIN, TEXAS 75901

936-634-5528

TX ENGINEERING FIRM NO. F-1156

TX SURVEYING FIRM NO. 100291-00

MAJESTIC OAKS SUBDIVISION

NACOGDOCHES, TEXAS

UTILITY DETAILS

Designed By: EDA

Drawn By: FJA

Scale: NOTED

Surveyed By: EGA

Checked By: EDA

F.B. No.: MCE2024-13

Calculated By: EDA

Date: 12/16/2024

Save Name: MAJESTIC

Drawing of Job No. E M-083

Sheet 14 of 16

Page 29 of 92

The following is a brief summary of the design assumptions used to size the proposed culverts and ditches for the Majestic Oaks Subdivision:

1. **DESIGN REQUIREMENTS** - The Nacogdoches County Subdivision Regulations were consulted for drainage design requirements. Relevant excerpts from the Ordinance are summarized below:

- A. **LONGITUDINAL DITCH SLOPES** - Longitudinal ditch slopes must be at least 1% and not more than 6% without permanent erosion controls. Roadside cross slopes shall be 6:1 or flatter; backslopes shall have a maximum of 4:1 slopes.
- B. **ROAD CULVERTS** - Must be sized to accommodate the calculated flow capacity of the ditch. Minimum size is 15" diameter. Minimum culvert velocity is 2 fps; culvert velocities greater than 8 fps will require permanent erosion controls on the downstream outfall.
- C. **DESIGN STORM** - Roadside ditches and culverts shall be designed for a capacity meeting a 25-Year/24-Hour storm event with at least 6" of freeboard below the edge of the roadway. The engineer shall employ drainage calculates described in the TxDOT Hydraulic Design Manual or approved alternative.

2. **RATIONAL METHOD** - The Rational Method was utilized to calculate the peak runoff rates:

- A. **RATIONAL METHOD FORMULA** - The basic formula used for the Rational Method is as follows:

$$Q = C * I * A \quad \text{where: } Q = \text{Maximum rate of runoff (cfs);}$$
$$C = \text{Runoff coefficient representing a ratio of runoff to rainfall;}$$
$$I = \text{Average rainfall intensity for a duration equal to the time of concentration (inches per hour);}$$
$$A = \text{Drainage area contributing to the design location (acres)}$$

- B. **RUNOFF COEFFICIENTS** - Runoff coefficients for the site were obtained from the TxDOT Hydraulic Design Manual as follows:

Ground Cover Description		TxDOT Hydraulic Manual Listings		Runoff Coefficient Value Used in these Calculations
		Drainage Area Type	Range of Values for Runoff Coefficient	
Project Site	Residential Lots	Residential: Single-family Areas	0.30 to 0.50	C = 0.40
	Roadway	Streets: Asphalt	0.85 to 0.95	C = 0.90
Adjacent Area	Residential Areas	Residential: Single-family Areas	0.30 to 0.50	C = 0.40
	Business Areas	Business: Neighborhood Areas	0.30 to 0.70	C = 0.50
	Undeveloped Areas	Unimproved areas: black or loess soil (3% - 5% slopes)	0.25 to 0.30	C = 0.27
Highway/Roadways		Streets: Asphalt	0.85 to 0.95	C = 0.90

- C. **RAINFALL INTENSITY** - The TxDOT Rainfall Intensity-Duration-Frequency Coefficients for Nacogdoches County, Texas were utilized to calculate the rainfall intensity based on the following formula:

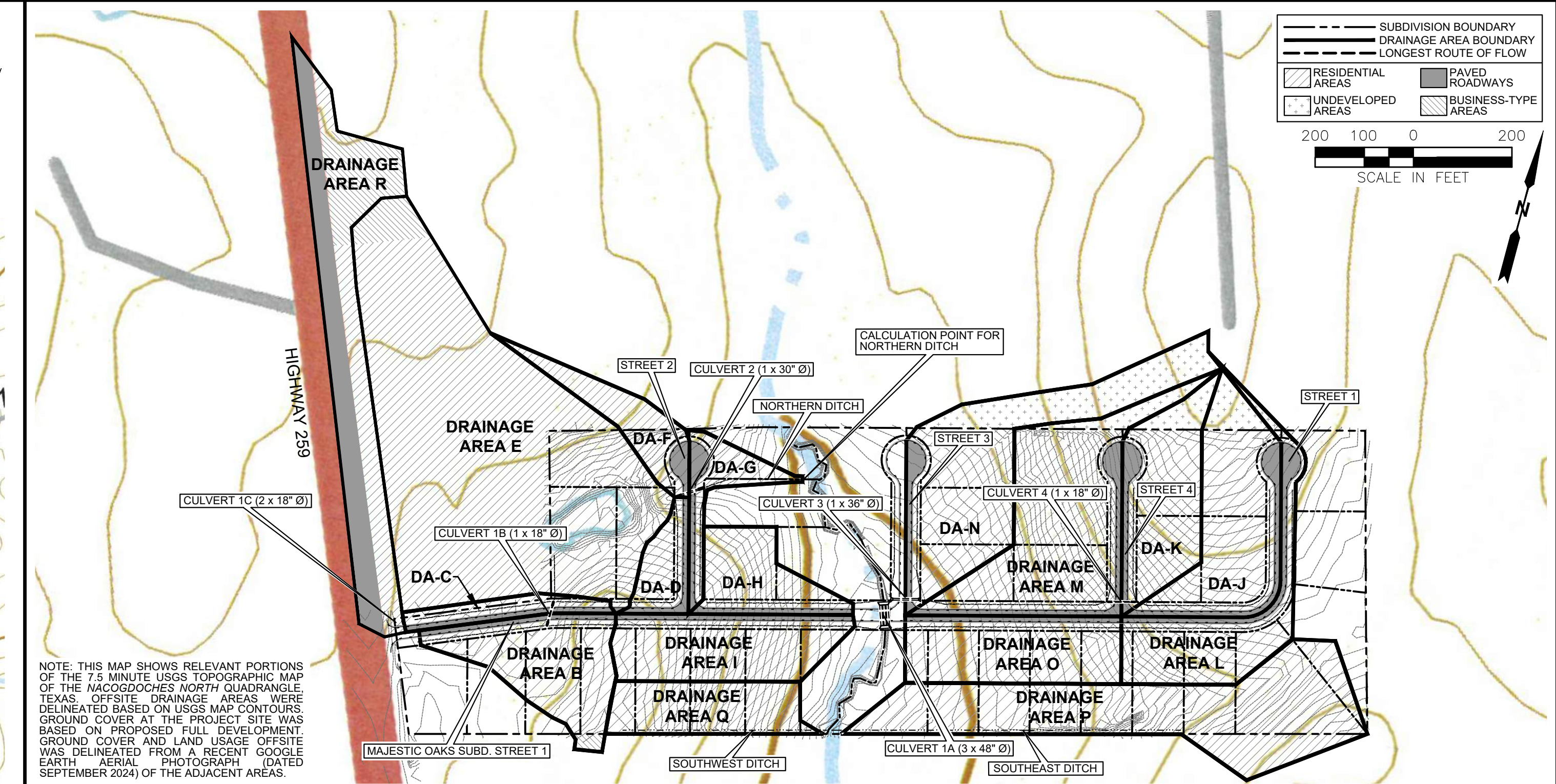
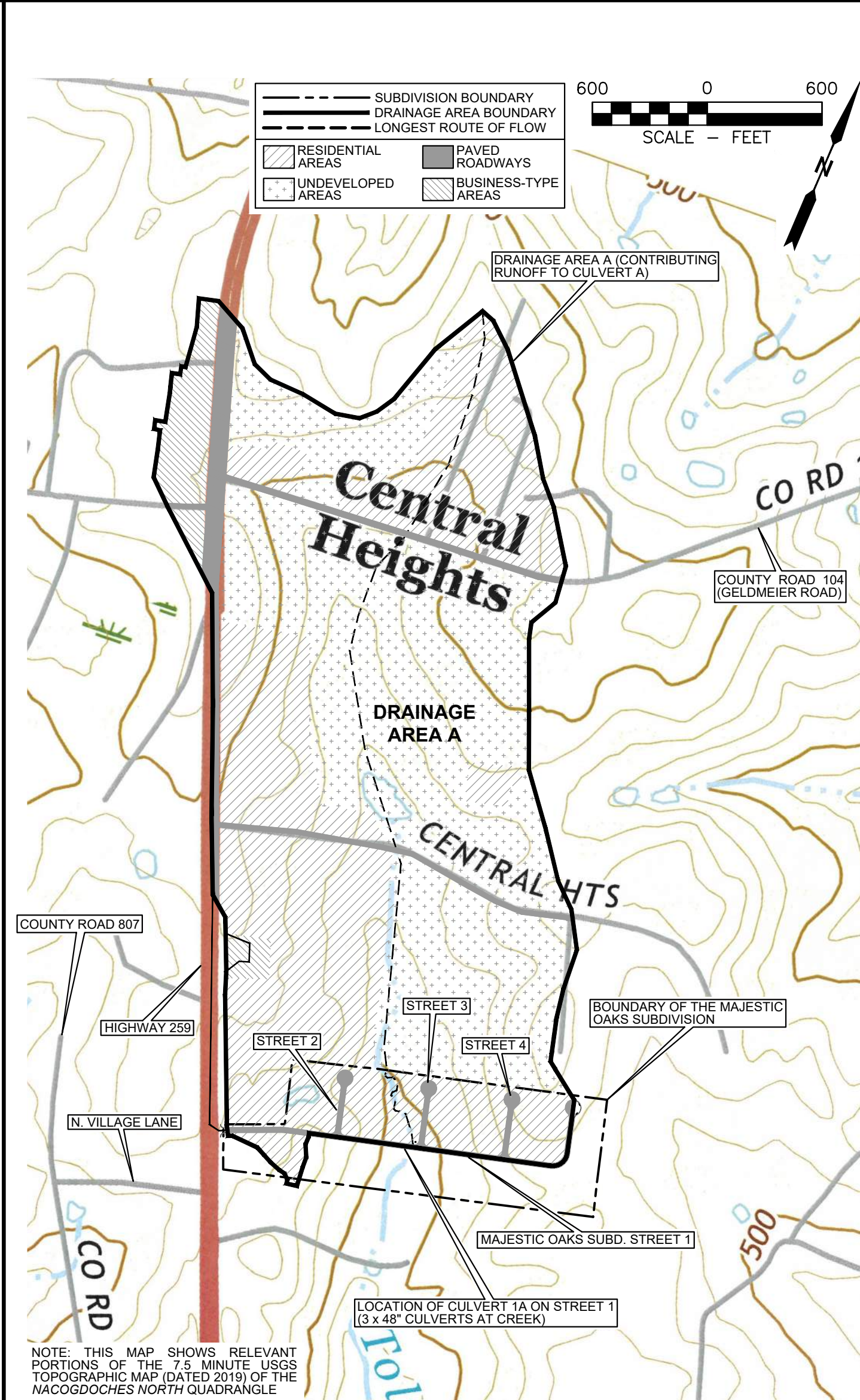
$$I = \frac{b}{(t_c + d)^e}$$

Where: I = Rainfall Intensity (inches/hour)
 t_c = Time of Concentration (minutes)
 e, b, d = coefficients for specific frequencies listed for Nacogdoches County, Texas in the EBDLKUP-2019.xlsm spreadsheet based on rainfall frequency-duration data of precipitation of Annual Maximum Series.

The time of concentration for each drainage area was calculated using the Kerby-Kirpich Method as described in the TxDOT Hydraulic Manual. It is assumed that the minimum time of concentration defaults to 10 minutes.

- D. **DRAINAGE AREAS** - Drainage areas were estimated based on recent survey data for the site and from the most recent 7.5 minute USGS topographic map for offsite areas.

3. **SOFTWARE** - The HYDROCALC Pipe Culvert Analysis program was utilized to size the proposed culverts at the peak flow rate for the design storm event. Similarly, the HYDROCALC Trapezoidal Channel Analysis program was utilized to model the proposed ditches at the peak flow rate calculated for the design storm event. Results of these calculations are summarized the tables below.



3 DRAINAGE AREA MAP (ROADWAY DITCHES AND CULVERTS)

CALCULATED PEAK RUNOFF RATES (25-YEAR)														
Drainage Area ID	Ground Cover (acres)						Total Area (acres) "A"	Weighted Runoff Coefficient "C"	Time of Concentration (minutes)*	25-Year Storm Event Rainfall Intensity Coefficients for Nacogdoches County, Texas			Rainfall Intensity (in/hr) "I"	Peak Runoff Rate (cfs) "Q"
	Project Site Residential Lots (C=0.40)	Roadway (C=0.90)	Adjacent Areas Residential (C=0.40)		Business (C=0.50)	Undeveloped (C=0.27)				Roadways (C=0.90)	e	b		
Drainage Area A (DA-A)	12.83	1.54	57.24	7.17	84.11	6.64	169.53	0.36	54.68	0.7764	98.1527	12.7824	3.73	230.14
Drainage Area B (DA-B)	1.21	0.11	0.00	0.05	0.00	0.00	1.37	0.44	11.59	0.7764	98.1527	12.7824	8.22	5.00
Drainage Area C (DA-C)	0.27	0.12	0.00	0.00	0.00	0.00	0.39	0.55	10.00	0.7764	98.1527	12.7824	8.67	1.87
Drainage Area D (DA-D)	0.36	0.10	0.00	0.00	0.00	0.00	0.46	0.51	10.00	0.7764	98.1527	12.7824	8.67	2.03
Drainage Area E (DA-E)	1.57	0.01	5.27	0.21	0.00	0.00	7.06	0.40	28.33	0.7764	98.1527	12.7824	5.48	15.62
Drainage Area F (DA-F)	0.22	0.01	0.38	0.00	0.00	0.00	0.61	0.41	10.00	0.7764	98.1527	12.7824	8.67	2.16
Drainage Area G (DA-G)	0.39	0.13	0.00	0.00	0.00	0.00	0.52	0.53	10.00	0.7764	98.1527	12.7824	8.67	2.37
Drainage Area H (DA-H)	0.75	0.09	0.00	0.00	0.00	0.00	0.84	0.47	13.47	0.7764	98.1527	12.7824	7.76	2.96
Drainage Area I (DA-I)	1.26	0.13	0.00	0.00	0.00	0.00	1.39	0.45	10.00	0.7764	98.1527	12.7824	8.67	5.38
Drainage Area J (DA-J)	1.37	0.21	0.00	0.00	0.20	0.00	1.78	0.44	16.28	0.7764	98.1527	12.7824	7.17	5.67
Drainage Area K (DA-K)	1.07	0.14	0.00	0.00	0.19	0.00	1.40	0.43	15.64	0.7764	98.1527	12.7824	7.30	4.42
Drainage Area L (DA-L)	1.06	0.22	0.00	0.00	0.05	0.00	1.33	0.48	16.92	0.7764	98.1527	12.7824	7.05	4.48
Drainage Area M (DA-M)	2.03	0.25	0.00	0.00	0.22	0.00	2.50	0.44	18.19	0.7764	98.1527	12.7824	6.83	7.49
Drainage Area N (DA-N)	1.41	0.14	0.00	0.00	0.90	0.00	2.45	0.38	23.48	0.7764	98.1527	12.7824	6.04	5.64
Drainage Area O (DA-O)	1.26	0.12	0.00	0.00	0.00	0.00	1.38	0.44	17.00	0.7764	98.1527	12.7824	7.04	4.31
Drainage Area P (DA-P)	2.64	0.00	0.41	0.00	0.00	0.00	3.05	0.40	29.50	0.7764	98.1527	12.7824	5.36	6.54
Drainage Area Q (DA-Q)	0.96	0.00	0.00	0.00	0.00	0.00	0.96	0.40	10.00	0.7764	98.1527	12.7824	8.67	3.33
Drainage Area R (DA-R)	0.00	0.00	1.87	0.59	0.00	1.07	3.53	0.57	10.95	0.7764	98.1527	12.7824	8.40	16.84

Notes: * The time of concentration estimated by the Kerby-Kirpich Method. Minimum time of concentration defaults to 10 minutes.

1 DESIGN ASSUMPTIONS

2 DRAINAGE AREA MAP (ROADWAY 1A CULVERT AT CREEK)

4 CALCULATED PEAK RUNOFF RATES (25-YEAR)

CALCULATED DEPTH OF FLOW IN DITCHES AND CREEK (25-YEAR)															
Description	Location	Drainage Area ID	Peak 25-Year Runoff Rate (cfs)	Combined from Upstream Drainage Areas?	Channel Characteristics			Bottom Width (feet)	Calculated Normal Water Depth (feet)	Calculated Water Surface Elevation**** (ft MSL)	Calculated Freeboard**** Edge of Pavement Elevation**** (ft MSL)	Calculated Channel Velocity (ft/s)			
					Channel Slope (ft/ft)	Roughness Coefficient "n"	Channel Side Slopes Left (hor./vert.) Right (hor./vert.)								
Creek Channel at Street 1	Downstream from Culvert 1A	DA - A	235.43	n/a	0.0024*	0.022**	1.38**	1.64**	3.51	491.45	494.96	496.83	1.87	5.55	
Ditch of Street 1 (South Side)	Upstream from Culvert 1B	DA - B	5.00	n/a	0.0158	0.027***	6	4	v-bottom	0.58	514.55	515.13	517.04	1.91	2.99
Ditch of Street 1 (North Side)	Downstream from Culvert 1B	DA - C	6.87	DA B & C	0.0140	0.027***	3	3	v-bottom	0.82	514.35	515.17	517.04	1.87	3.44
Ditch of Street 1 (East of Street 4)	Upstream from Culvert 4	DA - J	5.67	n/a	0.0175	0.027***	6	4	v-bottom	0.59	513.90	514.49	517.07	2.58	3.21
Ditch of Street 1 (North Side)	Immediately downstream of Culvert 4	DA - J & K	10.09	DA-J & K	0.0545	0.027***	6	4	v-bottom	0.60	513.50	514.10	517.07	2.97	5.87
Ditch of Street 1 (South Side)	Immediately opposite of Culvert 4	DA - L	4.48	n/a	0.0545	0.027***	6	4	v-bottom	0.54	513.50	514.04	517.07	3.03	3.03
Ditch of Street 1 (North Side)	Upstream of Culvert 3	DA - M	17.58	DA-J,K,M, & N	0.0545	0.027***	6	4	v-bottom	0.73	492.70	493.43	497.10	3.67	6.51
Ditch of Street 1 (North Side)	West of Culvert 1A	DA - H	2.96	n/a	0.0333	0.027***	6	4	v-bottom	0.41	496.00	496.41	497.50	1.09	3.48
Ditch of Street 1 (South Side)	West of Culvert 1A	DA - I	5.38	n/a	0.0333	0.027***	6	4	v-bottom	0.52	496.00	496.52	497.50	0.98	4.03
Ditch of Street 2 (South of Culvert 2)	Upstream from Culvert 2	DA - D	2.05	n/a	0.0433	0.027***	6	4	v-bottom	0.34	505.10	505.44	508.52	3.08	3.50
Ditch of Street 2 (North of Culvert 2)	Upstream from Culvert 2	DA - F	2.16	n/a	0.0124	0.027***	6	4	v-bottom	0.44	505.10	505.54	508.52	2.98	2.22
Ditch of Street 3 (East Side)	Upstream of Culvert 3	DA - N	5.64	n/a	0.0138	0.027***	6	4	v-bottom	0.62	492.70	493.32	497.10	3.78	2.93
Ditch of Street 4 (Eastern Side)	Upstream from Culvert 4	DA - K	4.42	n/a	0.0423	0.027***	6	4	v-bottom	0.46	513.90	514.36	517.07	2.71	4.20
North Ditch	Downstream from Culvert 2	DA - G	29.05	DA-B,C,D,E,F,&G	0.0126	0.027***	3	3	v-bottom	1.43	497.00	498.43	500.00	1.57	1.43
Southwest Ditch	Near southern boundary, west of creek	DA - Q	3.33	n/a	0.0793	0.027***	3	3	v-bottom	0.45	493.00	493.45	495.00	1.55	5.54
Southeast Ditch	Near southern boundary, east of creek	DA - P	6.54	n/a	0.0271	0.027***	3	3	v-bottom	0.71	493.00	493.71	494.00	0.29	4.38
Ditch of Highway 259	Intersection of Street 1 & Hwy 259	DA - R	16.84	n/a	0.0400	0.027***	3	3	v-bottom	0.77	517.60	518.37	519.71	1.34	5.74

Note: The freeboard depth in this table is calculated based on flow depth in the channel or ditch. Culvert headwaters may be higher (refer to the attached Culvert Calculations table for more information).

* Existing channel conditions as based on survey data

** For the creek channel, a Manning roughness coefficient of n = 0.022 (equivalent to "clean earthen channel, after weathering") was used

*** For the proposed ditches, a Manning roughness coefficient of n = 0.027 (equivalent to "short grass and weeds") was used.

**** Flow line and calculated water surface for the creek and roadway ditches calculated at roadway culvert locations; calculated near the downstream end of the ditch (see Drainage Area Map) for the North, Southeast, and Southwest Ditches.

***** For the North, Southeast, and Southwest Ditches, the top of bank was used instead.

CULVERT CALCULATIONS (25-YEAR)																			
Culvert ID	Location	Drainage Area ID	Peak 25-Year Runoff Rate (cfs)	Culvert Characteristics					Roadway Edge of Pavement Elevation (ft MSL)	Calculated Freeboard (Downstream)			Calculated Freeboard (Upstream)			Calculated Culvert Velocity (ft/s)			
				Culvert Diameter (inches)	Number of Culverts	Flow Rate per Culvert (cfs)	Roughness Coefficient "n"	Culvert Length (feet)		Flow Line Elevations Downstream (ft MSL)	Flow Line Elevations Upstream (ft MSL)	Culvert Slope (ft/ft)	Tailwater Depth (feet)	Water Surface Elevation (ft MSL)	Downstream Freeboard (feet)		Headwater Depth (feet)	Water Surface Elevation (ft MSL)	Upstream Freeboard (feet)
Culvert 1A	Street 1	DA - A	230.14	48	3	76.71	0.013	43	491.45	492.10	0.0151	496.83	3.51	494.96	1.87	4.11	496.21	0.62	13.41
Culvert 1B	Street 1	DA - B	5.00	18	1	5.00	0.013	51	514.35	514.55	0.0039	517.04	0.82	515.17	1.87	1.31	515.86	1.18	4.08
Culvert 1C	Street 1	DA - R	16.84	18	2	8.42	0.013	45	517.60	517.90	0.0067	520.40	0.77	518.37	2.03	2.15	520.05	0.35	5.54
Culvert 2	Street 2	DA - B,C,D,E,&F	26.68	30	1	26.68	0.013	63	504.75	505.10	0.0056	508.52	1.43	506.18	2.34	2.84	507.94	0.58	7.03
Culvert 3	Street 3	DA - J,K,M,&N	23.22	36	1	23.22	0.013	53	492.10	492.70	0.0113	497.10	4.11	496.21	0.89	3.83	496.53	0.57	3.20
Culvert 4	Street 4	DA - J & K	10.09	18	1	10.09	0.013	41	513.50	513.90	0.0098	517.07	0.60	514.10	2.97	2.63	515.53	0.54	5.71

NOTE: THESE CALCULATIONS INDICATE THAT ALL CULVERTS PROVIDE AT LEAST 6" OF FREEBOARD BETWEEN THE 25-YEAR WATER SURFACE IN THE DITCH AND THE EDGE OF ROADWAY PAVEMENT. THIS COMPLIES WITH THE NACOGDOCHES SUBDIVISIONS ORDINANCE.

WITH THE EXCEPTION OF CULVERT 1A, ALL CULVERTS PROVIDE A FLOW VELOCITY GREATER THAN 2 FPS BUT LESS THAN 8 FPS AT THE PEAK 25-YEAR FLOW RATE, WHICH IS IN COMPLIANCE WITH THE NACOGDOCHES COUNTY SUBDIVISION ORDINANCE. CULVERT 1A IS INDICATED TO HAVE A FLOW RATE IN EXCESS OF 8 FPS DURING THE DESIGN STORM, SO PERMANENT EROSION CONTROL WILL BE REQUIRED AT THE DOWNSTREAM CULVERT OUTFALL.

5 DITCH CALCULATIONS (25-YEAR)

6 CULVERT CALCULATIONS (25-YEAR)

NOTE:
NO ADDITIONAL RUNOFF SHALL BE DIRECTED TO
TXDOT RIGHT-OF-WAY ALONG U.S. HIGHWAY 259

EVERETT GRIFFITH, JR. & ASSOCIATES INC.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

**MAJESTIC OAKS SUBDIVISION
NACOGDOCHES, TEXAS**
DRAINAGE CALCULATION SHEET

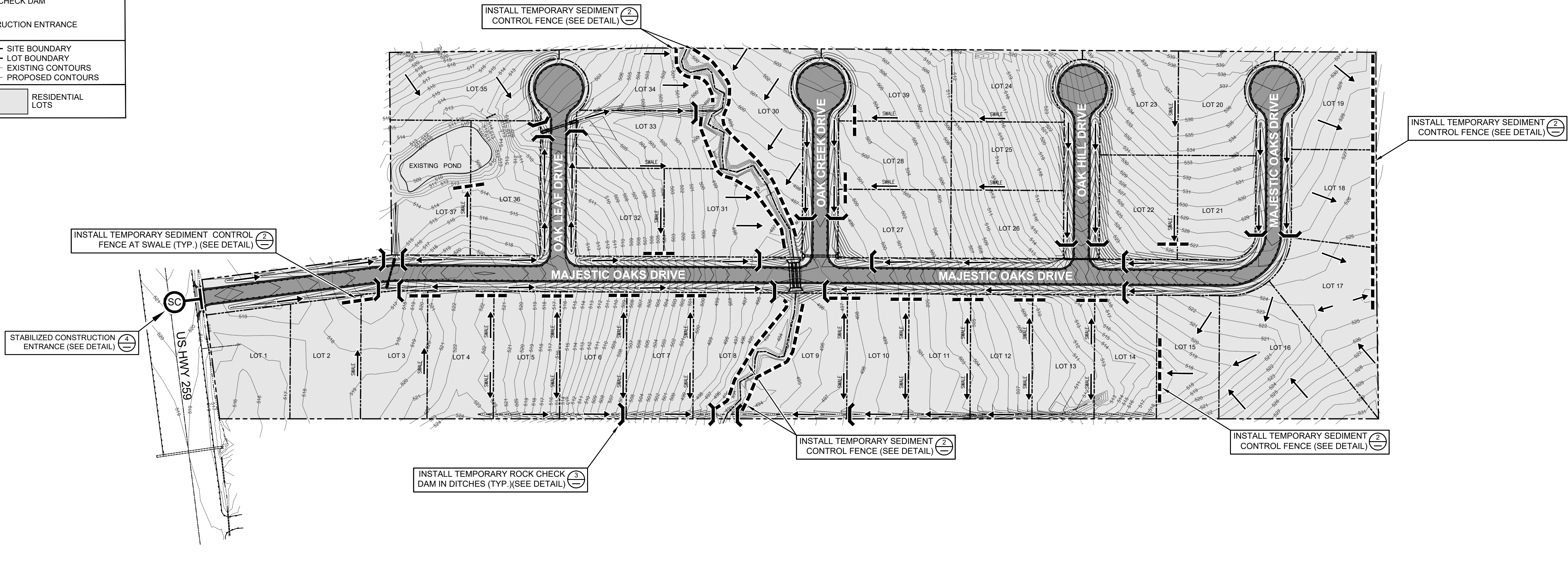
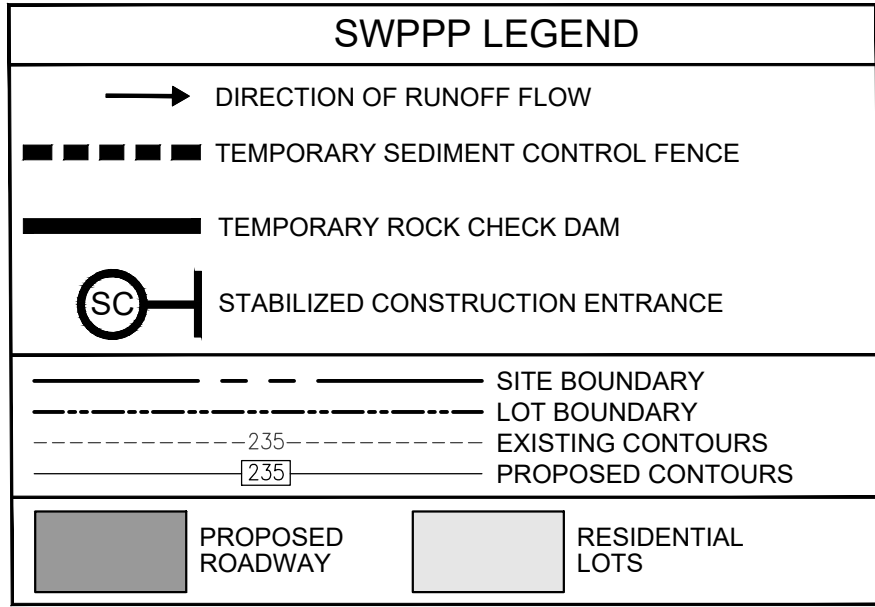
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Surveyed By: EGA
Calculated By: EDATCL

Drawn By: FJA/TCL
Checked By: EDA
Date: 12/16/2024

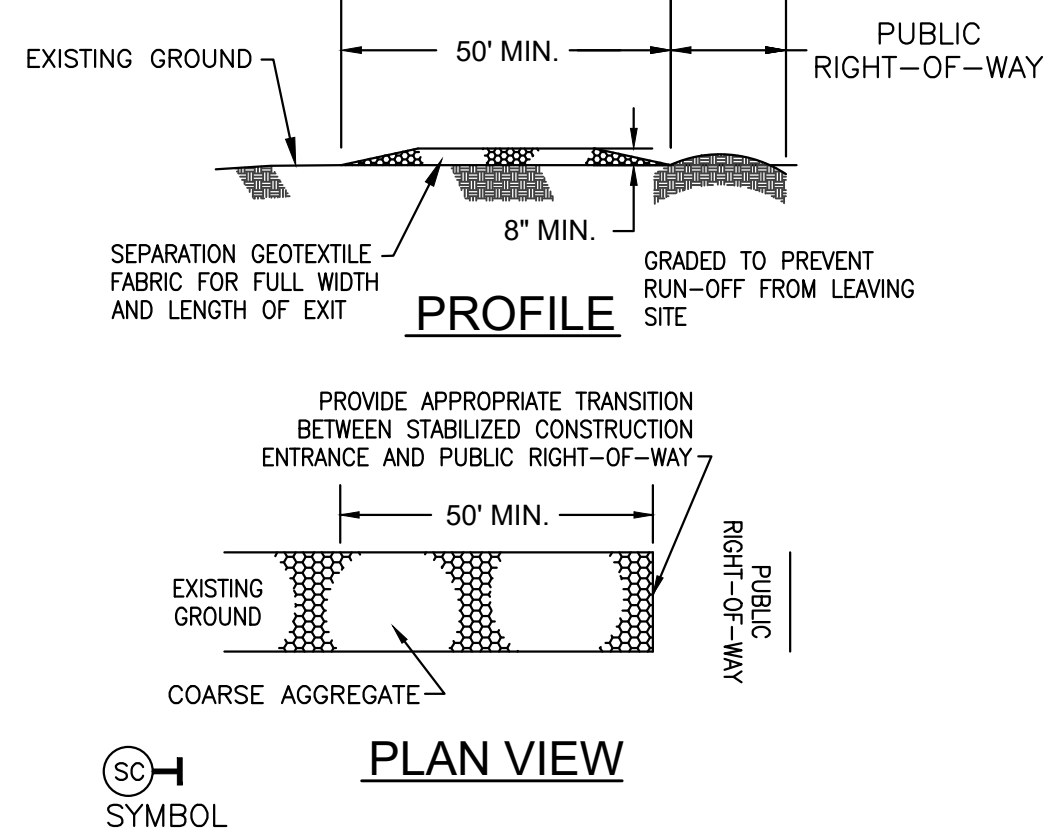
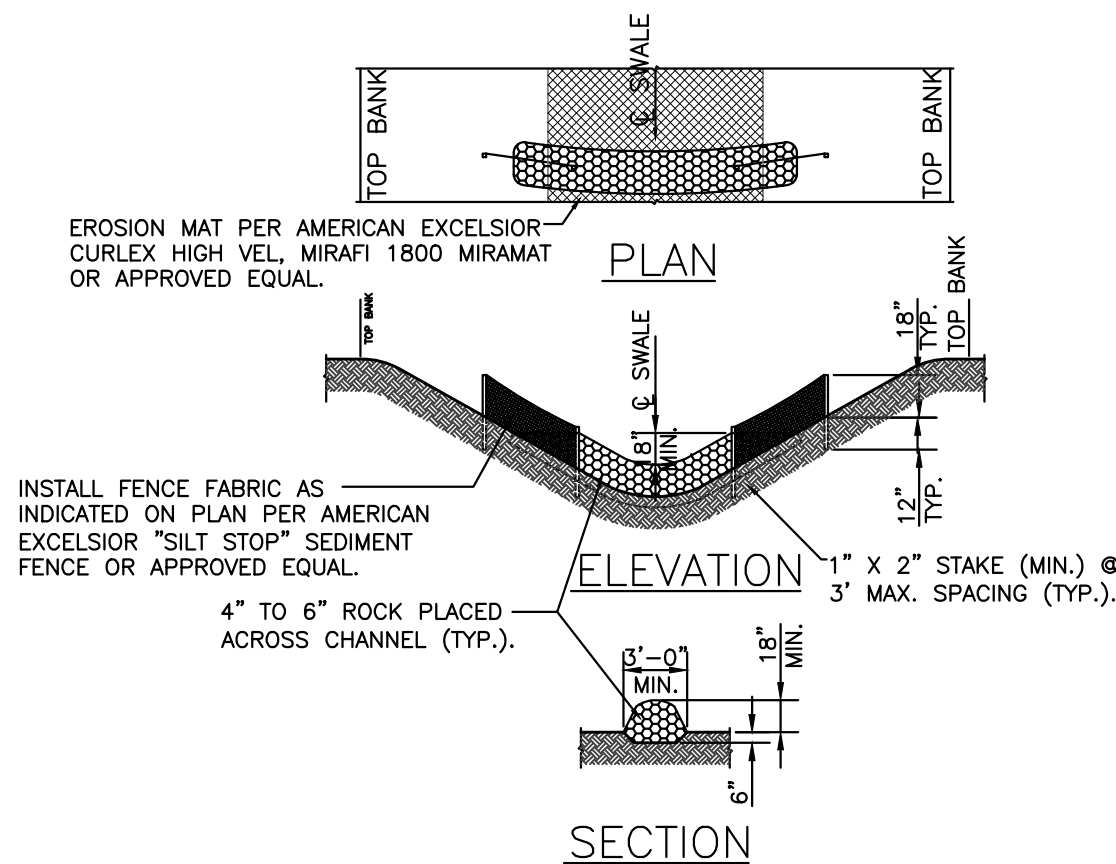
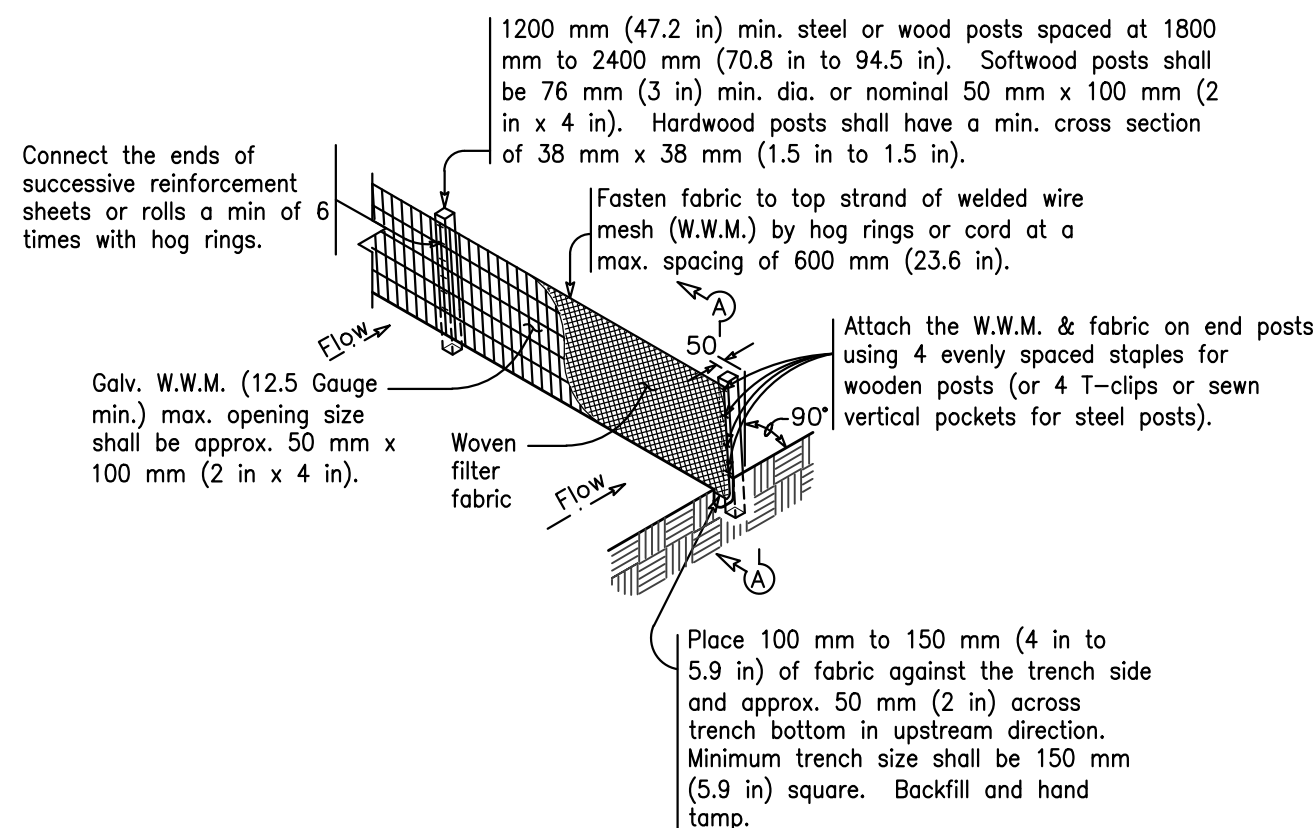
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Drawing
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E
M-083

Sheet
15
of
16



1 EROSION CONTROL PLAN LAYOUT



- GENERAL NOTES**
1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
 2. THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
 3. WIDTH SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
 5. STABILIZED AREAS MAY NOT BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA, WHEN SHOWN ON THE CONSTRUCTION DRAWING. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

2 TEMPORARY SILT FENCE

3 TEMPORARY ROCK CHECK DAM

4 STABILIZED CONSTRUCTION ENTRANCE



ENGINEERS - SURVEYORS

Everett Griffith, Jr. & Associates Inc.

408 NORTH THIRD STREET, LUFKIN, TEXAS 75901

936-634-5528

TX ENGINEERING FIRM NO. F-1156

TX SURVEYING FIRM NO. 100291-00

MAJESTIC OAKS SUBDIVISION

NACOGDOCHES, TEXAS

EROSION CONTROL PLAN

Designed By: EDA	Drawn By: FJA/TCL	Scale: AS INDICATED
Surveyed By: EGA	Checked By: EDA	F.B. No. MCE2024-13
Calculated By: EDA/TCL	Date: 12/16/2024	Save Name: MAJESTIC

Drawing or Job No. E M-083

Sheet 16 of 16



Everett Griffith, Jr. & Associates Inc.
ENGINEERS • SURVEYORS

April 1, 2025

Mr. Juan Pollette
Interim City Planner
City of Nacogdoches
202 East Pilar Street
Nacogdoches, Texas 75963

Re: Majestic Oaks Subdivision Plat – Exceptions Request

Dear Mr. Pollette:

This letter pertains to the above-referenced plat for Majestic Oaks Subdivision. As you know, the proposed subdivision is located within the extra-territorial jurisdiction (ETJ) of the City of Nacogdoches. On behalf of the owner, we formally request an exception to the City of Nacogdoches Subdivision Ordinance Section 90-181(c), which requires street arrangements to accommodate future connections to adjacent unsubdivided areas. The adjacent properties to the north and east have public frontage right-of-way access to County Road 102, while the three adjacent properties to the south, one commercial and two residential, have direct access to US Highway 259. Since all surrounding properties already have direct access to public right-of-ways, we request an exception to this requirement.

Additionally, we request an exception to Section 90-216, which limits block lengths in residential subdivisions to between 600 and 1,200 feet, or up to 1,600 feet along an arterial street. Due to the property's topography, existing large pipeline/electrical transmission line easements, and its long, narrow configuration (approximately 1,950 feet in length and 620 feet in width), compliance with these block length requirements is difficult to achieve.

You already have a copy of the proposed plat and construction plans. Please let us know if any additional documents are needed for your review. If you have any questions or require further information, feel free to contact me at (936) 634-5528 or via email at eaguilar@everettgriffith.com.

Sincerely,

Eddie Aguilar, P.E.
Enclosure

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action regarding Specific Use Permit Case SUP2025-01 for an Accessory Apartment in an R-1, Single-Family district on one (1) parcel of land approximately one (1) acre $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26489; and located at 521 East Parker Road, Nacogdoches, Texas. (Interim City Planner)

OVERVIEW: The request is for a Specific Use Permit (SUP) for an accessory apartment on the property located at 521 East Parker Road. The property is zoned R-1, Single Family, and is developed as a single-family residence with a detached guest house. Per the Zoning Ordinance, an accessory apartment is allowed in the R-1, Single Family zoning district with approval of an SUP. The SUP process allows Staff, the Commission, and the City Council the opportunity to review and impose conditions on such development, if necessary.

The purpose of the request is to convert an existing guest house previously damaged by a fallen tree into an accessory apartment. The difference between a guest house and an accessory apartment is that accessory apartments have cooking facilities, which prompts SUP approval (i.e. more closely defined as a dwelling unit). The existing guest house is 510 square feet with an attached 169-square-foot storage area on the east side of the structure. The guest house is located to the east of the main house with a carport connecting the two structures. The applicant is proposing to repair the guest house and connect the 169-square-foot storage area with an interior doorway for a total of 679 square feet of livable space. Although the attached P&Z Exhibit shows elevation drawings with a 142-square-foot screened-in porch, the applicant has since removed the porch from consideration of this SUP. The modified floor plan on page two (2) of the P&Z Exhibit shows the layout without a screened-in porch. There will be no separate utility meters or connections for the new dwelling unit. The applicant stated that they plan to use the accessory apartment for their parents.

Adjacent Land Use & Zoning

The subject property is zoned R-1, Single Family and is currently developed as Single Family Residential. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan - Future land use	Current Zoning	Current Use
North	Single Family Residential	R-1, Single Family	Single Family
South	Single Family Residential	R-1, Single Family	Single Family
East	Single Family Residential	R-1, Single Family	Single Family

West	Single Family Residential	R-1, Single Family	Single Family
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The surrounding areas are zoned and developed as single-family residences. The proposed SUP will not change the uses permitted under the current R-1 zoning district.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for a Specific Use Permit:

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 existing guest house will be converted into an accessory apartment, maintaining its current location east of the main home. The property itself is approximately 1 acre, well exceeding the minimum lot size required for a single dwelling in the R-1 zoning district. Given this substantial lot size, the addition of an accessory dwelling unit will not meaningfully increase density or alter the neighborhood's established development pattern.

Additionally, because the unit is accessory in nature, it remains secondary to the principal single-family home and will not introduce a new independent use. The existing neighborhood consists of single-family homes, and the proposed suite is consistent with that pattern while providing a practical housing option for extended family members.

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

There is no surrounding vacant property.

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 Parker Road, a local street with a 20-foot right-of-way, which functions as primary access for the property. The roadway is adequate to accommodate the accessory dwelling unit.

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 applicant is maintaining the carport between the primary residence and the accessory apartment which can accommodate three covered off-street parking spaces. Two for the primary residence and one for the accessory apartment.

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

The proposed Accessory Apartment will be single story and adjacent to the existing carport, which will be surrounded by existing vegetation.

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

Outdoor lighting must meet the City's lighting ordinance restrictions, 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;

The property has several large mature trees in the front and back yard. Single family development is not required to comply with commercial district landscaping requirements.

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

The proposed Specific Use Permit for an accessory dwelling unit aligns with the Comprehensive Plan's designation of this area for single-family residential use.

Future Land Use

The Future Land Use Map designates this area for single-family residential development, and the existing R-1 zoning is consistent with this designation. An accessory apartment serves as an accessory residential use that supports the primary dwelling without altering the predominant land use pattern.

Furthermore, the Comprehensive Plan encourages well-planned mixed uses which are compatible within established neighborhoods to meet the evolving needs of residents. This proposal achieves that goal by allowing an extended family living arrangement while maintaining the integrity of the surrounding single-family neighborhood.

PUBLIC ENGAGEMENT:

- January 21, 2025 – Staff mailed 37 neighborhood meeting notice postcards to property owners within 500 feet of subject property.
- February 5, 2025 – Staff coordinated a neighborhood meeting at City Hall on behalf of the applicants to receive input from surrounding property owners. There were 2 neighboring residents who attended the meeting with general questions but were not opposed to the request.
- February 18, 2025 – Staff mailed 9 public meeting notice letters to property owners within 200 feet and 28 postcard notices to property owners within 200–500 feet. Staff has not received any letters in opposition or in favor of the request from the neighboring residents.
- February 23, 2025 – Legal ad published in the Daily Sentinel newspaper.
- March 18, 2025 – The Planning & Zoning Commission postponed the item until the next scheduled meeting due to the absence of a quorum.

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.

This item is scheduled to be considered by Nacogdoches City Council on Tuesday, May 6, 2025.

CITY CONTACT: Juan Pollette, Interim City Planner

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. P&Z Exhibit
6. Site Photos

SUP2025-01 Aerial Map

Legend

- Buildings
- City Limit
- Parcels
- Area of Interest

Scale: 0 70 140 210 280 Feet

North Arrow

Date Created: 02/10/25 11:22 | Document Generated Automatically

Notice: This product is for informational purposes only 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.

Nacogdoches
Engineering Department
City Engineer

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SUP2025-01 Zoning Map

Legend

- 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

Map Labels:

- 3821, 3815, 3805, 3731, 3717, 3718, 3704, 323, 320, 317, 3818, 519, 605, 608, 623, 705, 717, 777, 815, 814, 722, 1221, 521, 615, 523, 800, 1023, 1031, 1013, 1001, 624, 3614, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990, 3991, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000

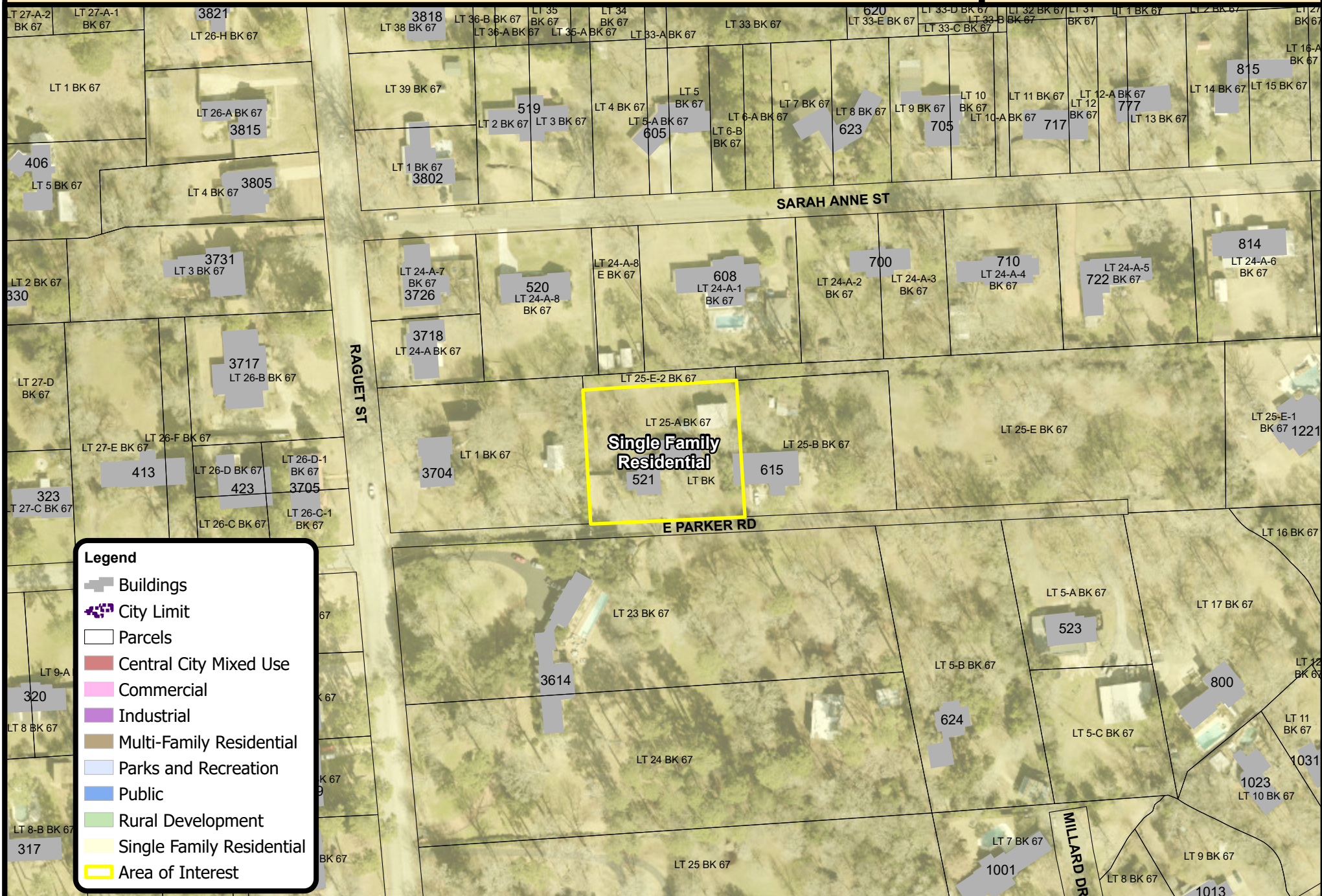
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Notice: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location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

Nacogdoches
Engineering Department
Page 27 of 92

SUP2025-01 Future Land Use Map

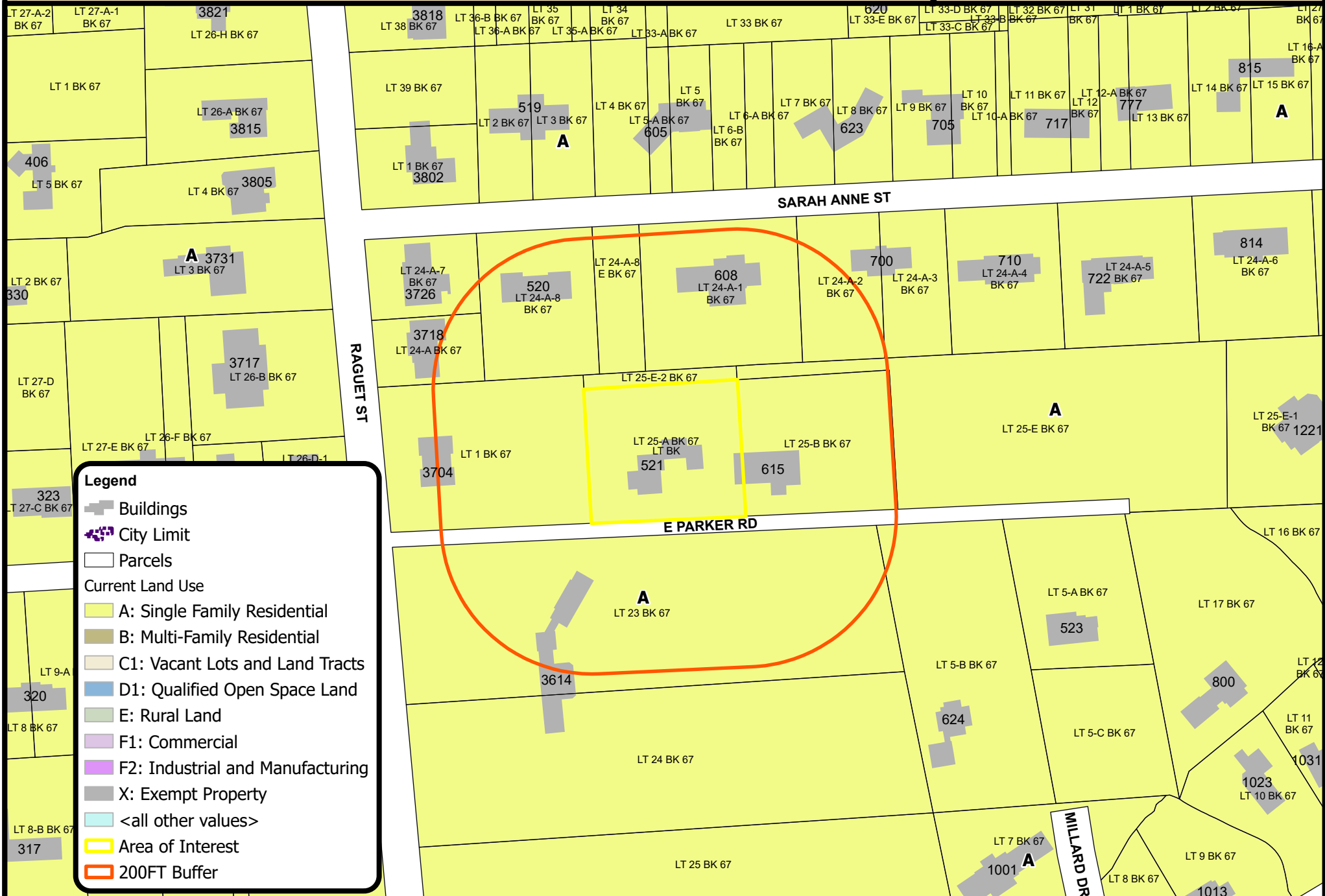


A horizontal number line with tick marks at 0, 70, 140, 210, and 280. The label "Feet" is at the right end.

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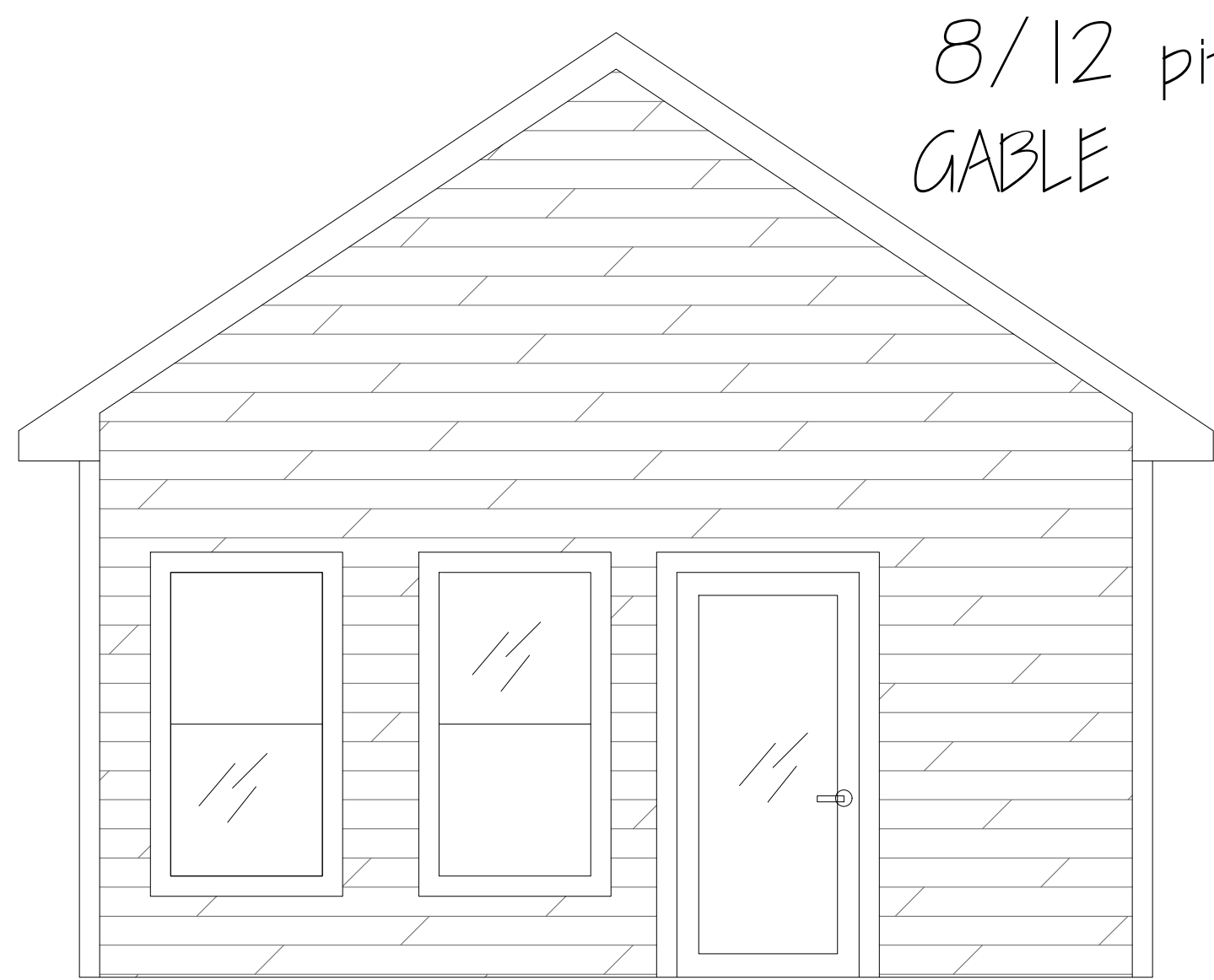
SUP2025-01 Notification Map



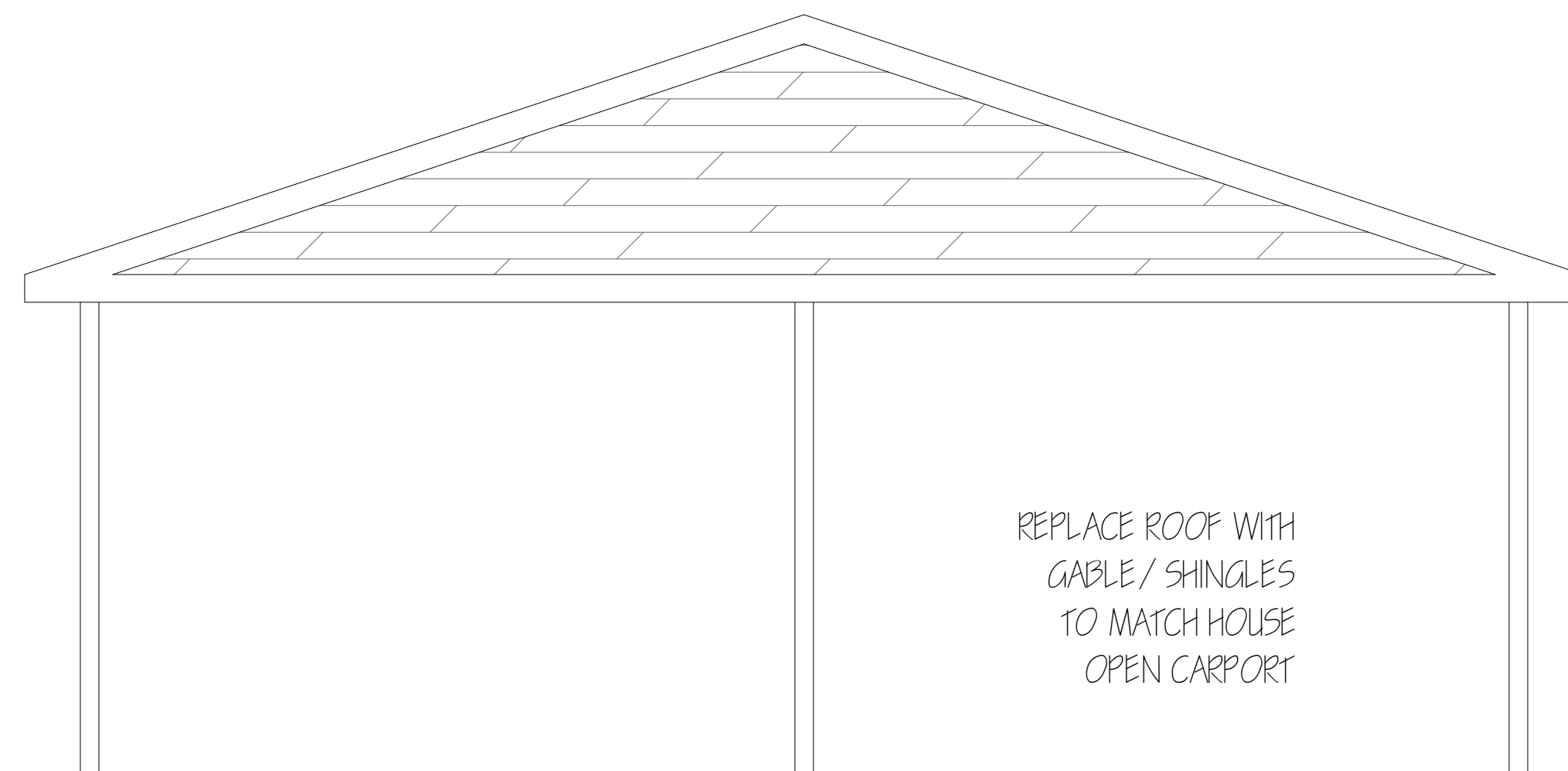
0 70 140 210 280 Feet

Date Created: 02/10/25 11:22 | Document Generated Automatically

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FRONT ELEVATION INSIDE PORCH



CARPORT

REPLACE ROOF WITH
GABLE / SHINGLES
TO MATCH HOUSE
OPEN CARPORT

DATE: 1/ 29/ 25

679 S.F. HEATED & COOLED EXTERIOR WALL LEDGE

142 SQ. FT. ADDED CONCRETE FOR SCREENED PORCH

821 SQ FT COVERED FOUNDATION

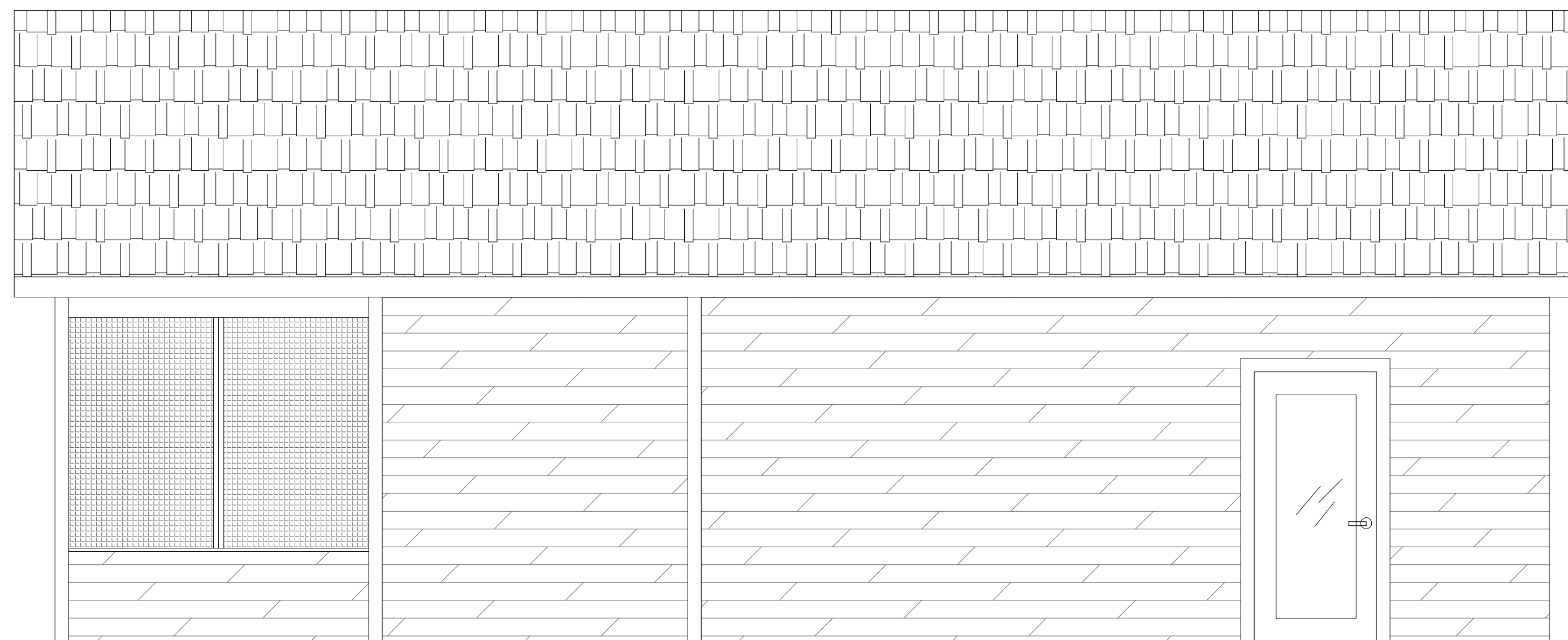
REMODEL EXISTING BUILDING PER FLOOR PLAN

REPLACE VINYL SIDING WITH HARDIE, NEW DOORS, NEW WINDOWS

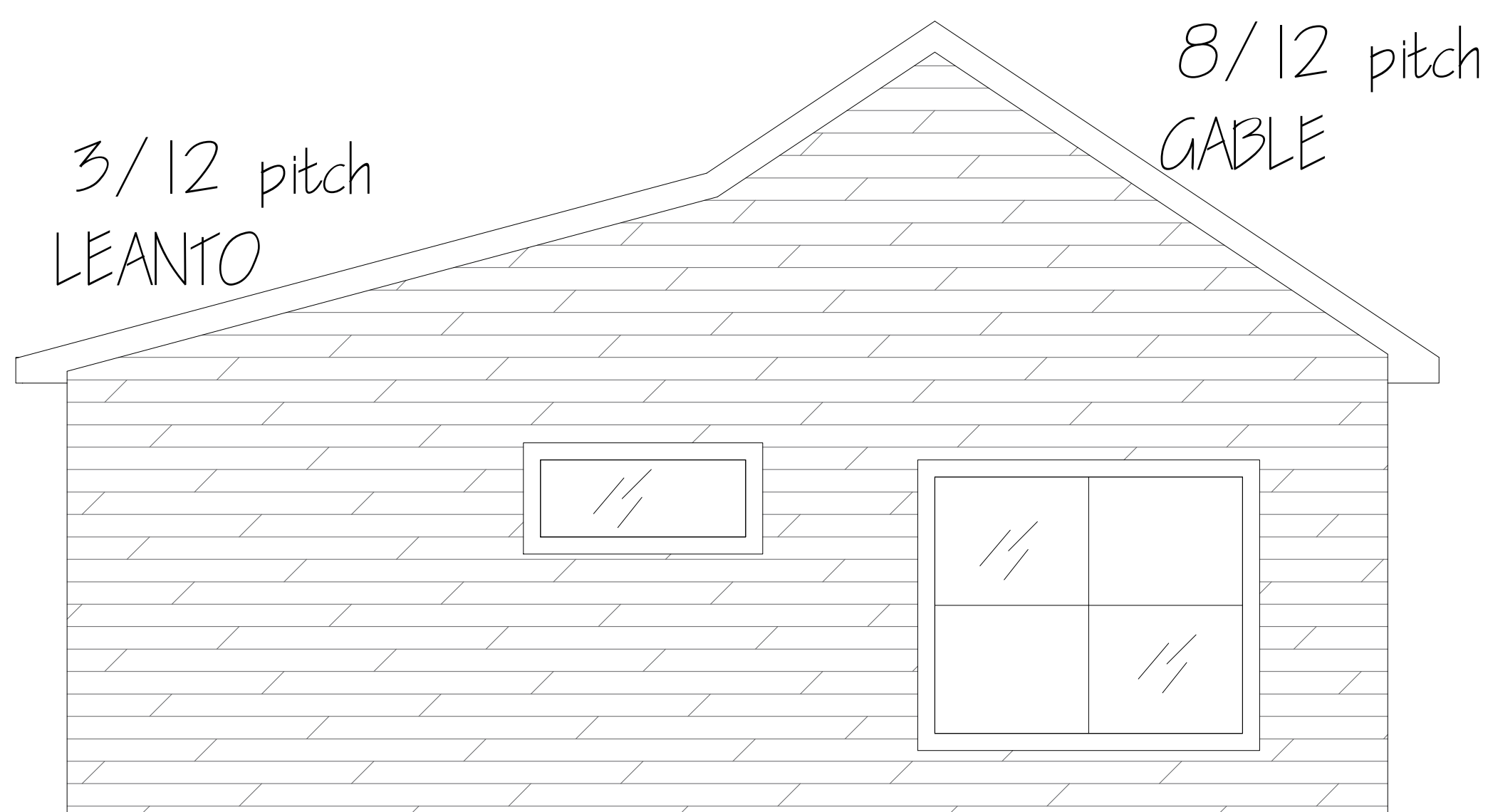
NEW ROOF DO TO STORM DAMAGE 30 YR SHINGLES



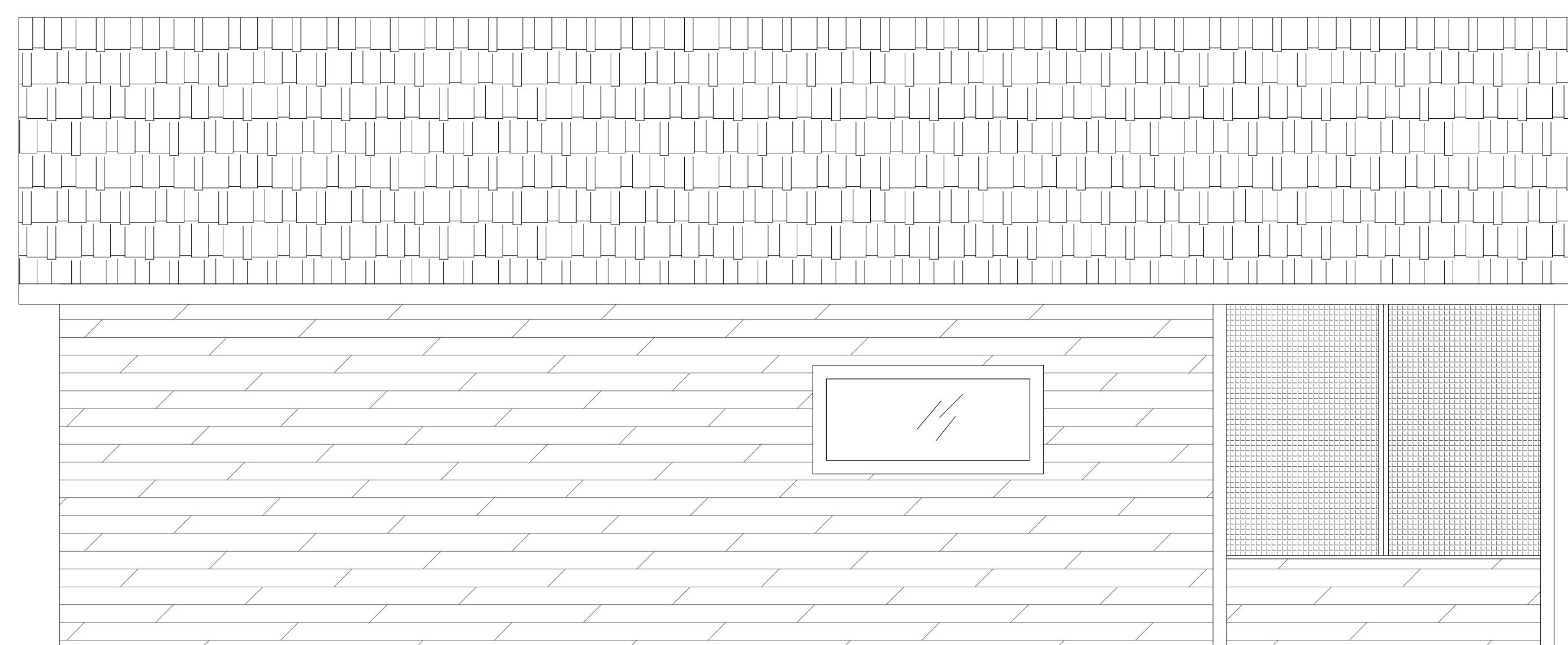
FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

JC DESIGN WORKS

JAIME CARRILLO 936-715-5853

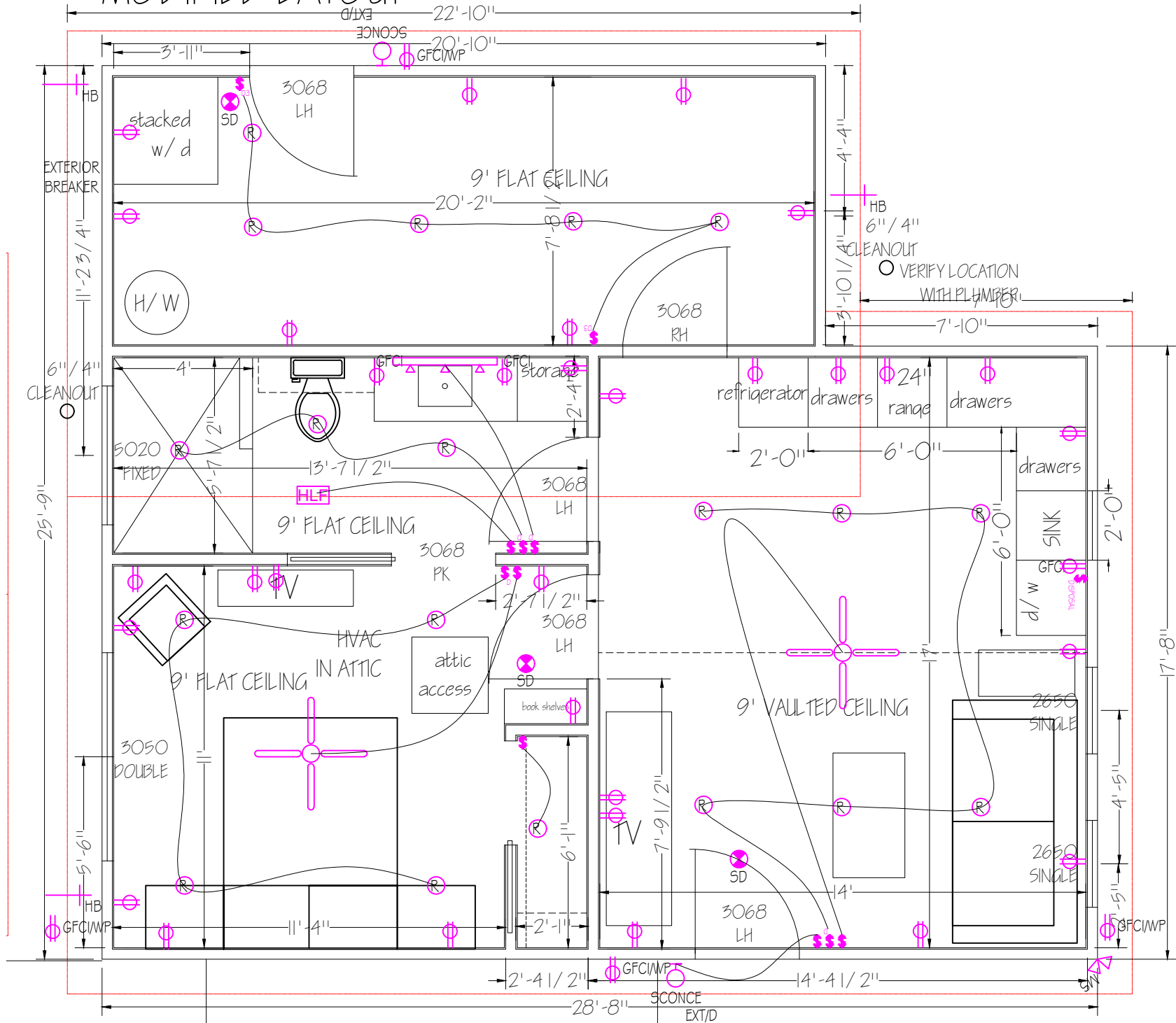
DATE: 1/ 29/ 25

521 E PARKER ROAD

KEN JURIST
KRISTINE SUTTON
GUESTHOUSE

A-2 **ELEVATION**
Scale: 1/2" = 1'-0"

MODIFIED LAYOUT



SUP2025-01 Site Photos

View of subject property





View looking along E.
Parker Rd.



PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Zoning Case ZON2025-03 regarding a zone change from A, Agriculture to B-2, General Business district for two parcels of land approximately 2.27 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 81424, Lots 17 and 18, Block 72; and located at 7013 North Street, Nacogdoches, Texas. (Interim City Planner)

OVERVIEW: The request is for a zone change from A, Agriculture, to B-2, General Business for two lots totaling approximately 2.27 acres ± in size, located at 7013 North Street. The B-2, General Business District is intended to accommodate those business activities that are oriented toward the automobile and is generally located along major traffic arteries where strip business development exists. Lots in the B-2 district must be 5,000 square feet and larger. The subject properties were previously developed with a motel, which was demolished sometime after 2022 and are now vacant. The applicant intends to redevelop the properties in a manner more consistent with the proposed B-2 zoning district.

Adjacent Land Use & Zoning

The subject property is zoned Agriculture and is currently vacant. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan - Future land use	Current Zoning	Current Land Use
North	Rural Development	Outside city limits	Single Family/RV Park
South (Across Ernest McLain Rd.)	Commercial	B-2, General Business	Commercial
East (Across North St.)	Rural Development	A, Agricultural & Outside city limits	Commercial
West	Rural Development	A, Agricultural	Single Family

The adjacent areas to the east and west are zoned Agriculture and developed with single-family homes to the west and commercial to the east along North Street. The property to the north is outside the city limits and the property to the south is zoned B-2, General Business and developed as commercial.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for a 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 subject property is located along a major commercial corridor on the northern edge of the city, where nearby properties already support business and retail uses. It is also located near the city's industrial area, further contributing to the mix of commercial and employment-based land uses in the area. Adjacent properties to the south are zoned B-2, General Business, and developed with commercial uses, establishing a pattern of non-residential development along North Street. To the east, adjacent properties fronting North Street are zoned A, Agricultural, but are developed for commercial uses, indicating a transition toward business activity despite the current zoning. Rezoning this property to B-2 would allow for a logical expansion of commercial development, aligning with existing business uses. Given the property's location on a major roadway and its proximity to the city's industrial area, the proposed change is consistent with the established development pattern in this area.

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 property is located along a major commercial corridor where similar commercial uses have already been established. The availability of infrastructure and access to a primary roadway further support the logical expansion of commercial development in this location. The proposed rezoning will not impede the normal and orderly development of the adjacent properties.

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

The subject properties have direct access from North Street, which is a major arterial roadway with a ROW of approximately 120 feet. Ernest McLain Road is a local two-lane asphalt road with a ROW of approximately 40 feet. The properties have access to public utilities with a 6-inch water main located along Ernest McLain Road, but no sewer mains front the property.

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 prohibit 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;

Any future development on the property will be required to comply with the City's commercial district street landscaping and residential adjacency screening 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 *Rural Development*. This FLUP category is described 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. Also includes areas that are gradually transitioning into urban uses and development.”

The Future Land Use Map’s Rural designation generally encourages low-density residential and agricultural uses. However, the property’s location along a primary commercial corridor and the presence of existing commercial development in the vicinity suggest that commercial zoning is a reasonable deviation from the Future Land Use designation. The request should be considered based on existing land use in the area, infrastructure availability, and the potential for economic growth in the northern part of the city.

Land Use Policies, Goals & Objectives

This rezoning is a response to current needs for commercial 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 desired 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.

Staff finds that while the request may not fully align with the Future Land Use Plan, future development of the property supports the Goals and Objectives of the 2003 Comprehensive Plan.

PUBLIC ENGAGEMENT:

- February 12, 2025 – Staff mailed 13 neighborhood meeting notice postcards to property owners within 500 feet of subject property.
- February 26, 2025 – Staff coordinated a neighborhood meeting at the Nacogdoches Recreation Center on behalf of the applicants to receive input from surrounding property owners. The adjacent resident to the west attended the meeting with questions about clearing trees, installing a fence and possible outdoor lighting shining on her property.
- March 25, 2025 – Staff mailed 8 public meeting notice letters to property owners within 200 feet and 5 notice postcards to property owners within 200-500 feet. Staff did not receive letters in opposition or in favor of the request from the neighboring residents.
- March 30, 2025 – 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.

This item is scheduled to be considered by the City Council on Tuesday, May 6, 2025.

CITY CONTACT: Juan Pollette, Interim City Planner

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. 200' Notification Map
5. Site Photos

ZON2025-03 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest



0 80 160 240 320 Feet

Date Created: 03/24/25 10:06 | Document Generated Automatically

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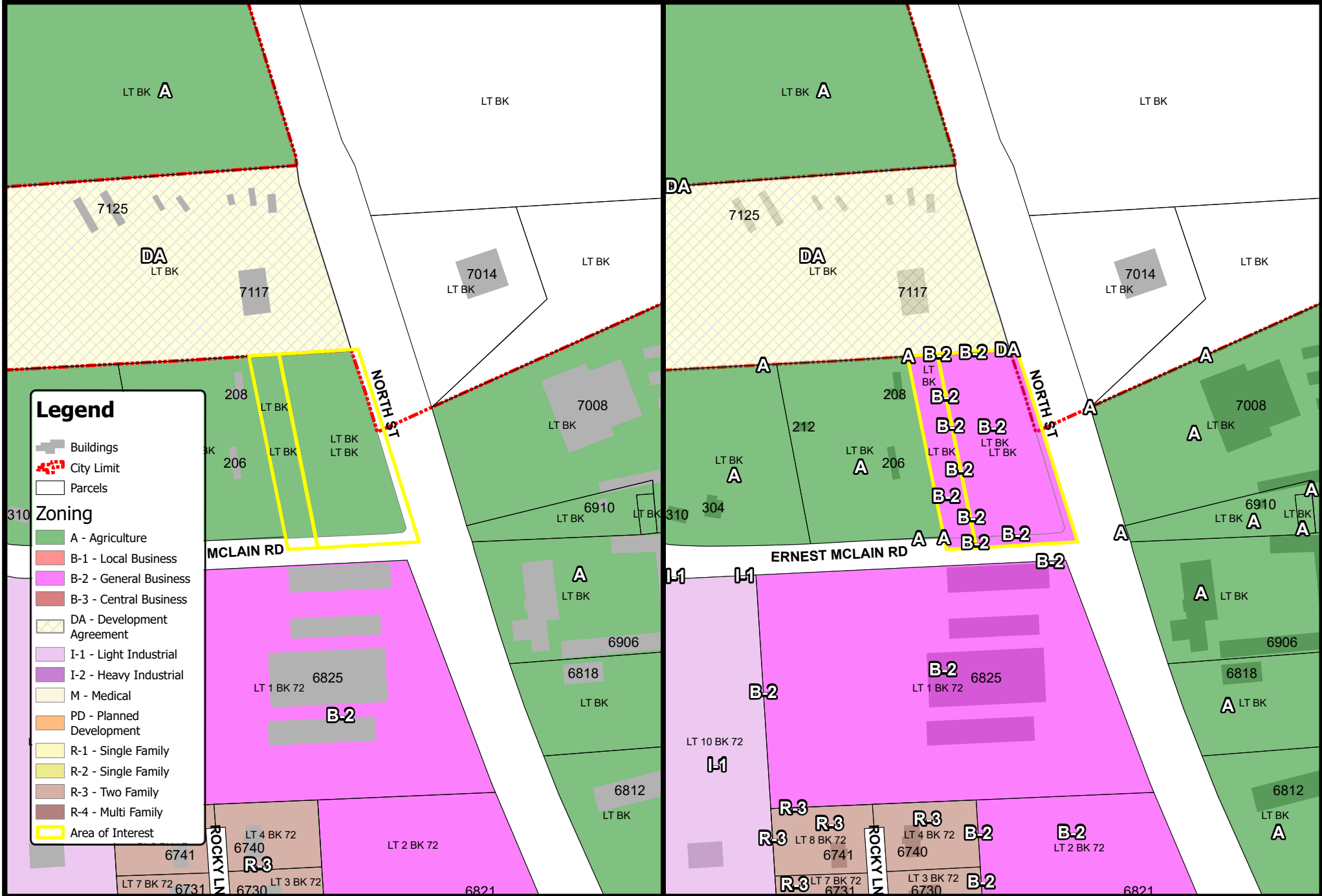
Existing Zoning

ZON2025-03

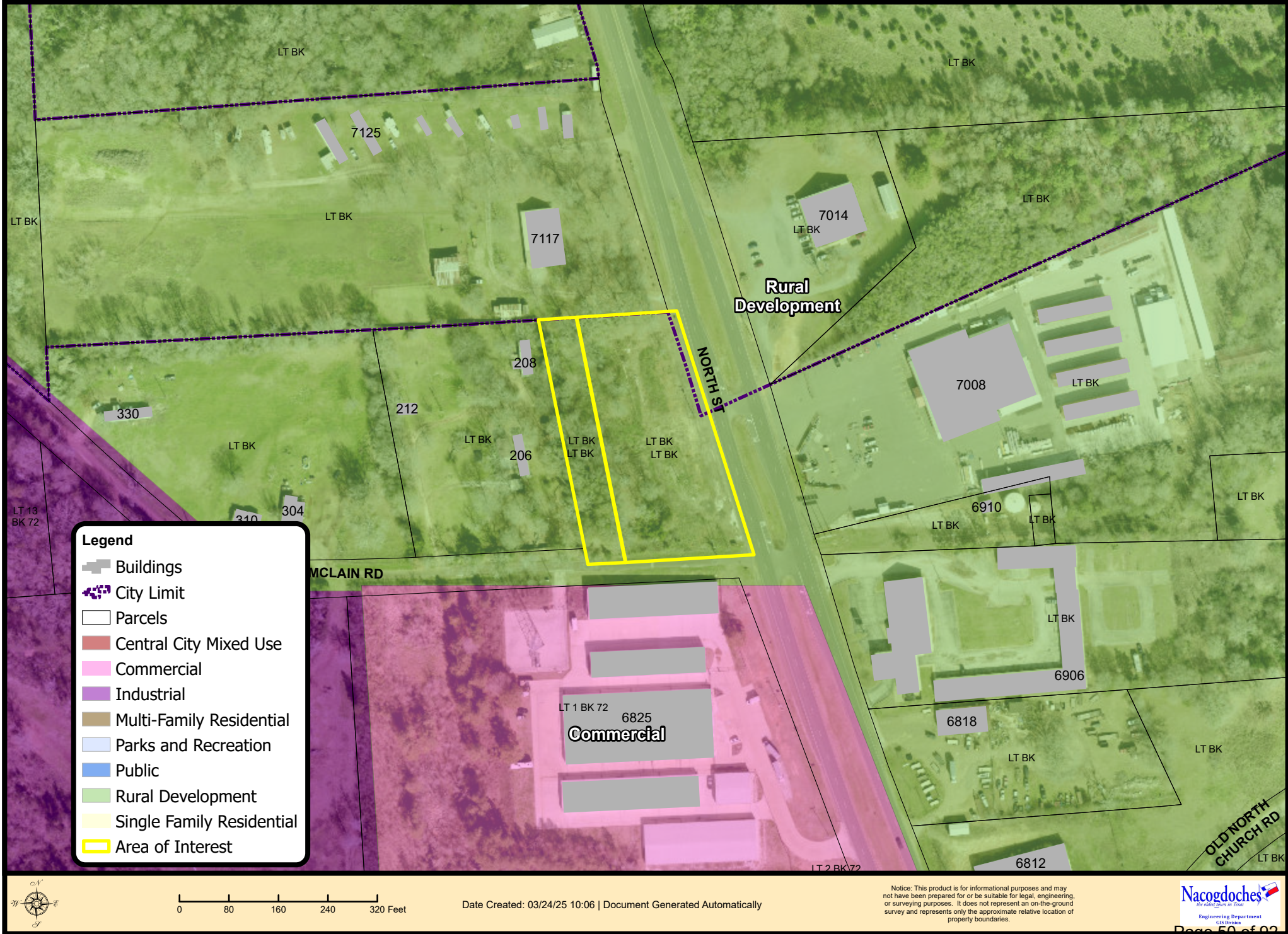
Proposed Zoning

Legend

- Buildings
- City Limit
- Parcels
- Zoning**
- 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



ZON2025-03 Future Land Use Map



0 80 160 240 320 Feet

Date Created: 03/24/25 10:06 | Document Generated Automatically

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Nacogdoches
Engineering Department
City of Nacogdoches

ZON2025-03 Notification Map



0 80 160 240 320 Feet

Date Created: 03/24/25 10:06 | Document Generated Automatically

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ZON2025-03 Site Photos

View of subject property





View of adjacent properties



PRESENTER: Jerry Baker, City Attorney

ITEM/SUBJECT: Public Hearing: Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118– “Zoning”; Article I-Section 118-5–“Fees”; Article II–Section 118-67–“Public Hearing Postponement, Recess and Continuations”; and Article IV–Section 118-325–“Urban Core Overlay District Sidewalks”, to clarify where the fee and fee amounts are specified in the Code of Ordinances. (City Attorney)

OVERVIEW:

On March 18, 2025, the City Council approved the adoption of a Master Fee Schedule, consolidating all city fees into a single, easily accessible document. This initiative serves the best interests of the City, its staff, and residents by improving transparency and efficiency.

The Master Fee Schedule will be incorporated as an addendum to the Code of Ordinances and will include:

- Cross-references to the specific sections of the Code that authorize each fee.
- A brief description of each fee.
- The current fee amount assessed by the City.

Currently, multiple sections within Chapter 118 – Zoning reference fees that are maintained by the Planning or Engineering offices. To ensure consistency with the new Master Fee Schedule, amendments are necessary in the following sections:

- Section 118-5 – Fees
- Section 118-67 – Public Hearing Postponement, Recess, and Continuations
- Section 118-325 – Urban Core Overlay District Sidewalks

These amendments will clarify where fees and fee amounts can be found, ensuring alignment with the newly adopted Master Fee Schedule.

STAFF REVIEW:

Staff recommends approval of the proposed amendments to the Code of Ordinances of the City of Nacogdoches, Texas.

CITY CONTACT: Jerry Baker, City Attorney
bakerj@nactx.us

(936)559-2503

ATTACHMENTS: 1. CH. 118_Fee Schedule Changes

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NACOGDOCHES, TEXAS, AMENDING CHAPTER 118 – “ZONING”; ARTICLE I-SECTION 118-5–“FEES”; ARTICLE II-SECTION 118-67–“PUBLIC HEARING POSTPONEMENT, RECESS AND CONTINUATIONS”; AND ARTICLE IV-SECTION 118-325–“URBAN CORE OVERLAY DISTRICT SIDEWALKS”, OF THE CODE OF ORDINANCES OF THE CITY OF NACOGDOCHES, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONTINUATION CLAUSE; PROVIDING A REPEAL CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the City of Nacogdoches is authorized under Chapter 211 of the Texas Local Government Code to adopt zoning regulations for the purpose of promoting the public health, safety, morals, or general welfare, and protecting and preserving places and areas of historical, cultural, or architectural significance; and

WHEREAS, the City Council of the City of Nacogdoches has adopted ordinances for the purpose of promoting health, safety, and the general welfare of the City, with reasonable consideration of the character of each zoning district, its suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, in order to further these objectives, the City Council has determined the need to amend certain portions of these ordinances as set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF NACOGDOCHES:

SECTION I

All above premises are hereby found to be true and correct legislative and factual findings.

SECTION II

CHAPTER 118 – “ZONING”, ARTICLE I. – “IN GENERAL, “SECTION 118-5- “FEES” of the Code of Ordinances of the City of Nacogdoches, Texas, is hereby amended, as set hereafter to read as follows:

Sec. 118-5. Fees.

Every application under this chapter shall be accompanied by a nonrefundable fee made payable to the "City of Nacogdoches" and shall be collected and deposited with the planning department. Current fees and charges are set forth in the Master Fee Schedule, Addendum A to the Code of Ordinances. on file in the city's planning department.

(Ord. No. 1130, art. I, § 5, 11-3-1998; Ord. No. 1388-9-05, 10-1-2005; Ord. No. 1679-8-14, § 2, 8-19-2014)

CHAPTER 118 – “ZONING”, ARTICLE II. – “ADMINISTRATION”, “DIVISION 2.- PLANNING AND ZONING COMMISSION”, “SECTION 118-67- “PUBLIC HEARING POSTPONEMENT, RECESS AND CONTINUATIONS” of the Code of Ordinances of the City of Nacogdoches, Texas, is hereby amended, as set hereafter to read as follows:

Sec. 118-67. Public hearing postponement, recess and continuations.

- (a) *Postponement.* A public hearing before the planning and zoning commission for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.
- (b) *Recess.* A public hearing may be recessed and continued any time after the hearing has commenced.
- (c) *Time limit; notice of delay.* If a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice, and no additional notice is required.
- (d) *Location of delayed public hearing.* Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.
- (e) *Applicant-delayed hearings.* If any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required as may be set forth in the Master Fee Schedule, Addendum A to the Code of Ordinances. ~~established by the ordinance setting fees.~~
- (f) *Continuation.* The body conducting the hearing may, on its own motion or at the request of any person, for good cause, continue the hearing to a fixed date, time and place. No notice shall be required if a hearing is continued. An applicant shall have the right to request and be granted one continuance; however, all subsequent continuances shall be granted at the discretion of the body conducting the hearing only upon good cause shown. All adjourned public hearings shall commence only upon the giving of all notices which would have been required or at the initial call of the public hearing.

(Ord. No. 1130, art. IX, § 2.1, 11-3-1998)

CHAPTER 118 – “ZONING”, ARTICLE IV. – “SUPPLEMENTARY”, “DIVISION 1.- GENERALLY”, “SECTION 118-325- “URBAN CORE OVERLAY DISTRICT SIDEWALKS” of the Code of Ordinances of the City of Nacogdoches, Texas, is hereby amended, as set hereafter to read as follows:

Sec. 118-325. Urban core overlay district sidewalks.

- (a) In areas of the urban core overlay district where sidewalks do not already exist, sidewalks shall be constructed concurrent with construction of:

- (1) The first structure on any lot or tract of land, whether or not the tract of land is platted or being subdivided;
 - (2) The first structure of any size on a lot or tract of land after all previously existing structures were demolished and removed on or after January 1, 2017;
 - (3) The addition to an existing building of 5,000 square feet or greater;
 - (4) An additional building(s) of 2,500 square feet or greater;
 - (5) An improvement or renovation of an existing building and the cost of such changes exceed fifty percent of the fair market value of the building improvements prior to the subject improvements or renovation.
- (b) The sidewalk shall be constructed to the full length of the property line of the lot or tract involved along the portion of the lot adjacent to state or federal highways.
 - (c) The sidewalk shall meet standard details and specifications on file in the city engineering office.
 - (d) The sidewalk shall be placed within the adjacent street right-of-way or a publicly dedicated access easement.
 - (e) All required sidewalks must be constructed prior to issuance of a certificate of occupancy, unless a written request for a temporary certificate of occupancy to allow for a later construction of sidewalks is approved in writing by the city manager or their designee.
 - (f) Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks.
 - (g) Sidewalk plans shall be included on a site plan in the building permit submittal for the project described in subsection (a) above.
 - (h) Payment in lieu of sidewalk installation.
 - (1) An applicant may request to pay a fee instead of installing a sidewalk by filing a written request at the time the applicant submits a permit application for a project requiring sidewalk installation. An applicant, who has not filed a request at the time of application, may later amend the application to request to pay a fee instead of installing a sidewalk.
 - (2) For a project requiring sidewalk installation, the city manager may approve payment of a fee instead of installation of a sidewalk, if the city manager determines the property is only used for a residential use and has no more than two dwelling units.
 - (3) For a project requiring sidewalk installation, the city manager may approve a fee in lieu of installation of a sidewalk, if the city planner determines the installation is impractical because:
 - a. Installation of the sidewalk would require the removal of a tree larger than one foot in diameter or other major obstruction within the right-of-way;
 - b. A stormwater drainage ditch or similar public utility prevents installation of the sidewalk, and neither the sidewalk nor the facility can be reasonably relocated to accommodate both the sidewalk and the facility;

- c. Adequate right-of-way does not exist nor can be obtained to wholly contain the sidewalk;
 - d. The topography would require the construction of a retaining wall more than two feet high to accommodate the sidewalk; or
 - e. Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.
- (4) The amount of the fee is the current sidewalk installation cost, as determined in accordance with the fee schedule set forth in the Master Fee Schedule, Addendum A to the Code of Ordinances, on file in the city engineer's office.
- (5) A fee paid under this section must be used to install a sidewalk or curb ramp in the urban core overlay district.

(Ord. No. 1720-9-16, § 2, 9-20-2016; Ord. No. 1738-7-17, § 3, 8-8-2017)

SECTION III

Severability. If any word, article, phrase, paragraph, sentence, clause, or provision of this Ordinance shall be held to be invalid or unconstitutional, such holding shall in no way affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end provisions of this Ordinance are declared to be severable.

SECTION IV

Continuation. All provisions of Chapter 118 of the Code of Ordinances existing prior to the date of passage of this Ordinance remain in full force and effect.

SECTION V

Repeal. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Nacogdoches, and this Ordinance shall not operate to repeal or affect any such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with provisions of this Ordinance, in which such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION VI

Effective Date. This Ordinance shall take effect ten (10) days from its passage and publication as may be required by governing law.

SECTION VII

Proper Notice & Open Meeting. It is hereby officially found and determined the meeting at which this Ordinance was passed was open to the public as required and public notice of time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION VIII

Official Public Records. The City Secretary is hereby authorized and instructed to file a signed and sealed copy of this Ordinance in and among the records of the City of Nacogdoches.

PASSED AND APPROVED this the _____ day of May 2025, by a vote of _____ (ayes) to _____ (nays) of the City Council of the City of Nacogdoches.

ATTEST:

CITY OF NACOGDOCHES

Rhonda Lewis, City Secretary

BY: _____
Randy Johnson, Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Jerry Baker, City Attorney

Juan Pollette, Interim City Planner

PRESENTER: Mike Neu, Executive Director of Development and Infrastructure

ITEM/SUBJECT: Public Hearing: Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118– “Zoning”; including Article I, Section 118-1– “Definitions” – Adding definitions for Beauty Salon and Tattoo Studio and amending the definition for Piercing Studio., Article III, Section 118-273 – “Land Use Schedule” – Updating the classification of Beauty Salon, Body Piercing Studio, and Tattoo Studio to align with the correct definitions. (Executive Director of Development & Infrastructure)

OVERVIEW: Staff may propose changes to local ordinances in response to Council direction, or to comport with current state or federal law, to address various needs within the municipality. On August 22, 2024, members of the Council and Planning and Zoning Commission (P&Z) held a workshop to discuss possible zoning ordinance updates. In November 2024, a subcommittee consisting of Council, P&Z, and Zoning Board of Adjustment (ZBA) members was established to facilitate recommendations for zoning ordinance amendments. Proposals are then presented to their respective governing bodies for action following subcommittee recommendations. Amendments derived from this effort were last adopted by the Council on March 18, 2025.

This item proposes amendments to various sections of the City's zoning ordinance, Chapter 118, including updated definitions for Beauty Salon, Body Piercing Studio, and Tattoo Studio, as well as updates to the Land Use Schedule in accordance with new definitions. Draft minutes of the subcommittee meeting held in March are also attached. Amended sections include:

- Sec. 118-1 "Definitions"
- Sec. 118-273 "Land Use Schedule"

STAFF REVIEW:

Staff recommends approval of proposed amendments to the Code of Ordinances of the City of Nacogdoches, Texas.

CITY CONTACT: Mike Neu, Executive Director of Development & Infrastructure

ATTACHMENTS:

1. Ordinance redlines
2. Subcommittee minutes (March)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NACOGDOCHES, TEXAS, AMENDING CHAPTER 118 – “ZONING”; ARTICLE I-SECTION 118-1-“DEFINITIONS”; ARTICLE III-SECTION 118-273-“LAND USE SCHEDULE”, OF THE CODE OF ORDINANCES OF THE CITY OF NACOGDOCHES, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONTINUATION CLAUSE; PROVIDING A REPEAL CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the City of Nacogdoches is authorized under Chapter 211 of the Texas Local Government Code to adopt zoning regulations for the purpose of promoting the public health, safety, morals, or general welfare, and protecting and preserving places and areas of historical, cultural, or architectural significance; and

WHEREAS, the City Council of the City of Nacogdoches has adopted ordinances for the purpose of promoting health, safety, and the general welfare of the City, with reasonable consideration of the character of each zoning district, its suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, in order to further these objectives, the City Council has determined the need to amend certain portions of these ordinances as set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF NACOGDOCHES:

SECTION I

All above premises are hereby found to be true and correct legislative and factual findings.

SECTION II

CHAPTER 118 – “ZONING”, ARTICLE I. – “IN GENERAL, “SECTION 118-1-“DEFINITIONS” of the Code of Ordinances of the City of Nacogdoches, Texas, is hereby amended, as set hereafter to read as follows:

Sec. 118-1. – Definitions

- (a) *Word interpretations.* Interpretations of certain words used in this chapter shall be as follows:
 - (1) All words used in the present tense shall include the future.
 - (2) All words in the singular number include the plural number, and all words in the plural number include the singular number.

- (3) The term "structure" includes the word "building," and the term "dwelling" includes the terms "residence" and "place of habitation."
- (4) The term "person" includes corporation, copartnership, association, and individual.
- (5) The term "shall" is mandatory and not discretionary.
- (b) *Undefined terms.* Terms not defined in this section shall have the meanings assigned to them in the city building codes. Terms not defined in this section or in the building codes shall have the customary meaning assigned to them.
- (c) *Words and terms defined.* The definitions in this subsection supplement, restrict, and define the meaning and intent of the use regulations as set forth in this chapter. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Accessory apartment means an accessory dwelling for the use and occupancy by any person employed on the premises on a full-time basis for domestic or medical help or family members to the second degree of consanguinity and affinity. Such dwelling shall not have separate utility services or meters. This may also include an accessory dwelling located in a commercial or industrial district for the use of any person employed by the business or property owner to provide management, maintenance or security for the property.

Accessory use means a structure or use that:

- (1) Is clearly incidental to and customarily found in connection with a principal building or use.
- (2) Is subordinate to and serves a principal building or a principal use; is subordinate in area, extent, or purpose to the principal building or principal use served.
- (3) Is located on the same lot as the principal building or use served.

Accessory use (residential) means a subordinate use which is detached from the main building and used for purposes customarily incidental to the residential occupancy of the main building and not involving the conduct of a business or the sale of a service. Accessory buildings include but are not limited to an automobile storage garage, laundry room, garden shelter, hobby room and mechanical room.

Airport or landing field means a landing facility for fixed wing aircraft containing a minimum of 60 acres.

All-weather surface means a hard smooth paved surface of either hot-mixed asphaltic concrete (HMAC) or Portland cement concrete (PCC) and the appropriate base material, meeting the following minimum specifications:

- (1) Hot-mixed asphaltic concrete:
 - a. Surface: 1.5 inches of type D or type C material.
 - b. Base: six inches of compacted iron ore gravel or the equivalent flexible base, or four inches of compacted hot sand asphaltic base.
- (2) Portland cement concrete:

- a. Surface: five inches of class A, 3,000 psi concrete, reinforced with WWF 6 × 6, W 2.9 - 2.9.
- b. Base: four inches of compacted granular material.

Material shall conform to city and state department of transportation specifications. Other possible types of paved surfaces will be considered on a case-by-case basis by the city's planning and engineering departments.

Amusement, commercial (indoor) means an amusement enterprise wholly enclosed in a building, including but not limited to a bowling alley, bingo parlor or amusement arcade, but not including a billiard parlor or pool hall.

Amusement, commercial (outdoor) means any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, including but not limited to a golf driving range, archery range, and miniature golf course.

Animal hospital or clinic means a facility for the treatment or care of domestic animals, which includes a veterinarian's office, and may include overnight stays, but does not include outside pens.

Animal pound. See *Animal hospital or clinic* with outside pens.

Antique shop means an establishment offering for sale articles such as glass, china, furniture or similar furnishing and decorations which have value and significance as result of age, design or sentiment; and when all such items displayed or offered for sale are housed within a building and there is no exterior display except the usual sign or advertising.

Apartment. See *Dwelling, Multi-family*.

Area of lot means the square-foot area of a lot within the bounding property lines and exclusive of dedicated streets or alleys.

Artificial lot means an area within a platted lot, for the purpose of satisfying the requirements of this chapter, that is delineated on the building site plan and the landscape plan and approved by the city planner.

Arts school or studio means a school for instruction and practice of the performing, visual or martial arts.

Banks and financial institutions means activities and institutions for the extension of credit and the custody, loan or exchange of money.

Beauty salon, shop, or spa means a facility primarily engaged in services involving the care of a person's appearance including, but not limited to, hair styling and grooming, application of removable makeup, and nail care. Similar facility types include barber shops, tanning salons, and medical spas which offer esthetic and non-surgical medical treatments. Permanent cosmetics, microblading, micropigmentation and similar care services may be included as an accessory use, so long as such services are limited to parts of the body above the neck and are generally for cosmetic or reconstructive purposes.

Bed and breakfast establishment means a private single-family residence in which lodging for one or more nights and breakfast is provided by the resident owner for compensation.

Billiard parlor or pool hall means a facility for the playing of billiards and pool. Food service may be allowed as an ancillary use.

Block means an area enclosed by streets, or if such word is used as a term of measurement, it shall mean the distance along a side of a street between two intersecting streets, or if the street is of a dead-end type, a block shall be considered to be measured between the nearest street and the end of such dead-end street.

Board means the board of adjustment as provided for in division 3 of article II of this chapter.

Boardinghouse means a building other than a hotel, multi-family dwelling, or fraternity/sorority house where lodging is provided for five or more persons for compensation, where meals may or may not be served and where facilities for food preparation are not provided in the individual rooms. Where meals are served, they shall be served only to the residents of the boardinghouse.

Body piercing studio means a facility primarily engaged in services involving the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration. This also includes studios that perform implants.

Building means any structure designed, built or intended for the shelter or enclosure of persons, animals, chattels or movable property of any kind or for an accessory use. When separated by an absolute fire separation, each portion of such structure so separated shall be deemed a separate building. This definition includes structures wholly or partly enclosed with an exterior wall.

Building line means a line established, in general, parallel to the front property line, over which no part of a building shall project, except as otherwise provided in this chapter.

Building and landscape materials and lumber sales (outside sales) means a facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials. The facility may include outside sales.

Cabinet and woodwork shop (custom) means a shop for the repair or creation of individual items of furniture and wooden home furnishings on a custom basis, not a factory, planing mill or similar woodworking plant.

Carnival or circus (temporary) means a temporary traveling show or exhibition usually housed in tents, and which has no permanent structure or installation.

Carwash means a facility or area for the cleaning or steam cleaning, washing, polishing or waxing of passenger vehicles by machine or hand-operated facilities. A carwash may be a single unit, multiple single washing units, or a tunnel type which can wash several vehicles in tandem.

Cemetery means a land use intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Chemical and allied products includes the manufacturing of industrial inorganic and organic chemicals, plastics materials, and synthetic resins, synthetic rubber, synthetic and other manmade fibers; drugs; soap, detergents, cleaning preparations, perfumes, and other toilet

preparations; paints, varnishes, lacquers, enamels, and allied products; gum and wood products; agricultural chemicals; and other chemical and allied products.

Church or place of worship means a facility or area for people to gather together for public worship, religious training, or other religious activities including a temple, mosque, synagogue or other structure, together with its customary accessory structures and uses, including a parsonage or rectory. This does not include home meetings or other religious activities conducted in a privately occupied residence.

City council means the official governing body of the City of Nacogdoches.

Club, private means a clubroom or suite of rooms or a building available to restricted membership for meetings, dining and entertainment. Such facilities may include a private tennis court, swimming pool or similar recreation facilities, none of which are available to the general public.

College or university means an institution of higher learning beyond the level of a secondary school.

Community center (private) means:

- (1) A building or group of rooms designed and used as an integral part of a residential or apartment project by the tenants of such a project for a place of meeting, recreation or social activity and under the management and unified control of the operators of the project.
- (2) A private nonprofit community center operated as a boys' or girls' club or similar use. A private community center shall not be operated as a place of public meetings, or as a business.

Community center (public) means a building and grounds owned and operated by a governmental body for the social, recreational, health or welfare of the surrounding community.

Convenience store means any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with such and having a gross floor area of less than 7,500 square feet.

Convent or monastery means the living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.

Contractor or maintenance yard means an open storage yard for supplies and operational equipment, including buildings, but not constituting a junkyard, wrecking yard or salvage yard.

Country club (private membership) means an area of 20 acres or more containing a golf course and a clubhouse and available only to a private specific membership. Such a club may contain as adjunct facilities a private club and dining room, swimming pool, tennis courts and similar recreation facilities.

Coverage means the percent of a lot area which is covered by a roof, floor or other structure and is not open to the sky. Roof eaves to the extent of two feet, and ordinary projections from the building not exceeding 12 inches, shall not be counted in computing coverage.

Custom sewing and millinery means custom making of items of apparel and millinery, by a seamstress, but not involving a factory.

Day care means a facility or area used regularly to provide daytime care, training, education, custody, treatment or supervision to more than four children, adults or elderly in other than a family setting for less than 24 hours a day, whether for compensation or not. This definition includes preschools, private kindergartens, nurseries and other similar uses not listed elsewhere in this chapter.

Density means as follows:

- (1) *Residential density* means the relationship of dwelling units or rooms to the area of the lot or tract upon which a residential structure is located or erected, and is expressed in "units per acre."
- (2) *Nonresidential density* means the ratio of the area of the building to the area of the site. See *Floor area ratio (FAR)*.

Dwelling unit means a building or portion of a building which is arranged or occupied as living quarters for one family, and includes facilities for food preparation and sleeping. One dwelling unit occupied by one family has a common entrance, utilities, kitchen and food preparation facilities and sleeping and restroom facilities accessible by all.

Dwelling, Industrialized Housing means a residential structure that is designed for the use and occupancy of one or more families, that is constructed according to the rules of the state department of labor and standards in one or more modules, or constructed according to the rules of the state department of labor and standards in one or more modules, or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation. The term includes the plumbing, heating, air conditioning, and electrical systems.

Dwelling, Manufactured, means a structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.

Dwelling, Mobile Home, means a structure that was constructed before June 15, 1976, or constructed after this date that does not meet the rules of the United States Department of Housing and Urban Development, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems.

Dwelling, Multi-family, means three or more dwelling units on a single lot designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels. The term "dwelling, multi-family" may include condominiums, two or more duplexes, three-family units (triplex) and four-family units (quadraplex), as well as traditional apartments or rental communities.

Dwelling, Single-family attached or Townhome, means a dwelling which is joined to another dwelling at one or more sides by a party (i.e., shared) wall, which is designed for occupancy by one family, and which is located on a separate lot delineated by front, side and rear lot lines.

Dwelling, Single-family detached, means a dwelling designed and constructed as a free-standing structure for occupancy by one family and located on a lot or separate building tract having no physical connection to a building located on any other lot or tract. The term single-family dwelling occupied by one family, has a common entrance, one common kitchen facility and is utilized as one living quarters.

Dwelling, Two-family (Duplex), means two attached dwellings in one structure, each designed to be occupied by one family.

Dwelling, Zero-lot-line or Patio Home, means a single-family dwelling on a separately platted lot which is designed such that one side yard is reduced to zero feet in order to maximize the width and usability of the other side yard, and which permits the construction of a detached single-family dwelling with one side (i.e., wall) of such dwelling placed on the side property line.

Eating place with drive-in or curb service means an establishment offering food for sale to customers in automobiles and wherein the food for sale is to customers in automobiles and wherein the food service is to the automobile.

Eating place without drive-in or curb service means any eating establishment, cafeteria, restaurant or inn where food service is offered to the customers not in automobiles.

Emergency ambulance service means a facility for the operation and dispatch of emergency medical vehicles. Typically this operation is ancillary to a hospital or a fire station, but it may also be a primary use on a property.

Escort agency means a person or business association that furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for fee, tip or other consideration.

Fabricated metal products includes the manufacturing of ordnance and accessories; machinery, equipment and supplies; transportation equipment; and other fabricated metal products.

Fairground means a specific facility that hosts special indoor and outdoor events including exhibits or competitions of agricultural products, livestock, machinery, etc.; a large exhibition or show of products from various countries; an exhibition or sale of fancywork or other items for the benefit of some cause; or a gathering of buyers or sellers of some product or service.

Family means any number of individuals living together as a single housekeeping unit, in which not more than two individuals are unrelated by blood, marriage or adoption.

Farm, ranch, garden or orchard means an area of three acres or more which is used for growing of usual farm products, vegetables, fruits, trees and grain for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep, including a private stable and also including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other

animals and not including any type of agriculture or husbandry specifically prohibited by city ordinance or law.

Farmers' market means the retail sale of farm products by individual vendors either within a building or outside. Items sold may include fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers and honey. The sale of new and used household goods, personal effects, tools, artwork, small household appliances and similar merchandise are not included.

Feed store, retail (livestock, no mill) means an establishment for the sale of grain, prepared feed and forage for pets, livestock and fowl, but not involving the grinding, mixing or commercial compounding of such items.

Flea market means a building or open area in which stalls or sales areas are set aside and rented, or otherwise provided, and which are intended for the sale of articles that are either homemade, homegrown, hand-crafted, old, obsolete, or antique and may include the retail selling of goods by businesses or individuals who are generally engaged in retail trade. This does not include garage sales.

Floor area means the total square-foot area of all floors in the building measured to the outside faces of exterior walls or to the line of an omitted wall, whichever includes the largest area.

Floor area ratio (FAR) means the ratio between the total square feet of floor area in the building to the total square feet of land in the lot or tract; e.g., "2:1" means that the building contains twice the amount of area as there is in the lot.

Foster home. See *Group home, Residential child-care facility.*

Fraternity/sorority house means any building occupied and maintained by a social association of college students, or where organization-sponsored functions are regularly held.

Garage or estate sale: means a sale for the purpose of offering clothing, household furniture or appliances belonging to the residents may be conducted as home occupation provided that no such sale may be held on any lot or premise more often than twice in each calendar year, and not to exceed three days during each sale.

Garden shop and plant sales (display or greenhouse) means an enclosed or open area for the retail sale of plants and gardening products, including fertilizers, soil and gardening implements.

Golf course (public or private) means a golf course owned or controlled publicly or privately. This includes such uses as a clubhouse, food service, retail, and other customary accessory uses.

Golf driving range means a facility for the organized practice of golf techniques. It may include a practice green for putting, a clubhouse and other minor ancillary uses.

Government facility means a facility for public purposes, owned or operated by the city, county, state or federal government. These typically include city hall, courthouse, police and fire stations, public library or museum.

Grain mill products includes the manufacturing of flour and other grain mill products, feeds for animals and fowl, cereal preparations, rice milling, blending and preparing flour, and wet corn milling.

Guesthouse (detached) means a secondary structure on a lot or tract containing dwelling accommodations but excluding kitchen facilities and separate utility services or meters and intended for the temporary occupancy by guests and not rented or used for permanent occupancy.

Group home means a facility which provides residential living arrangements for unrelated persons who may need specialized care, treatment, or stability, and is authorized and governed under state and federal law. Types of group homes include:

Assisted living facility means a licensed facility which complies with and is operated under the authority of the Assisted Living Facility Licensing Act, Texas Health and Safety Code §§247.001 et seq., and as may be amended.

Boarding home facility means a facility which provides services for persons with disabilities or elderly persons and complies with Texas Health and Safety Code §§260.001 et seq., and as may be amended, as well as any permitting requirements implemented by the city.

Community home means a facility which provides services to persons with cognitive or physical disabilities and complies with the Community Homes for Disabled Persons Location Act, Texas Human Resources Code §§123.001 et seq., and as may be amended.

Halfway house/Community residential facility means a transitional facility associated with the Texas Department of Criminal Justice and authorized under Texas Government Code §§508.118-508.119, and as may be amended.

Recovery house (or sober living home) means a shared living facility which complies with Texas Health and Safety Code §§469.001 et seq., and as may be amended. Oxford houses are included in this definition.

Residential child-care facility means a facility licensed or certified by the Department of Family and Protective Services which complies with Texas Human Resources Code §§42.001 et seq., and as may be amended. Foster homes are included in this definition.

Health club or studio means a wholly enclosed facility for fitness training and practice.

Height means the vertical distance from the average grade of the finish ground level at the center of all walls to the highest finished roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, elevator penthouses, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height.

Home occupation means an occupation carried on in the home by a member of the occupant's family, being incidental to the primary occupancy of the home as a dwelling; without the display or advertising of any commodity or service for sale on the premises; without the employment of any persons other than members of the immediate family; without the use of any sign, lighting or display; without the use of other than domestic or household equipment or appliances; and the conduct of which does not generate noise, odor, fumes, vibration, additional vehicle traffic or any other condition visible, obnoxious or detrimental to abutting or adjacent properties.

Hospice means a facility for the terminally ill, where patients are under the supervision of a doctor, but undergo limited curative treatment, and which is licensed by the state.

Hospital (chronic care) means an institution where those persons suffering from generally permanent types of illnesses, injury, deformity, deficiency or age are given care and treatment on a prolonged or permanent basis and which is licensed by the state.

Hospital (general acute care) means an institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life, and which is licensed by the state.

Hotel or motel means a building or group of buildings designed and occupied as a temporary abiding place of individuals. To be classified as a hotel or motel, an establishment shall contain a minimum of 20 individual guestrooms or units and shall furnish the customary hotel services such as linen, maid service, telephone, use and upkeep of furniture, and the accommodations shall not be designed as permanent dwelling units.

Household appliance and equipment repair means a shop for the repair of household and home equipment, such as electrical appliances, lawn mowers, tools, and similar items, where all such items are stored within a building or a storage area surrounded by a solid fence, wall or screen.

Ice or roller skating rink means a facility for the practice of ice or roller skating. Accessory uses may include food service and other indoor amusements, contained entirely within the primary structure.

Industrialized Housing. See *Dwelling, Industrialized Housing.*

Laundry or dry cleaning, self-service, means an establishment providing facilities for washing or dry cleaning garments and similar items and where the customer may personally supervise and handle the cleaning operation.

Legal height means the maximum height of a building imposed by the Federal Aviation Administration for the airport, this chapter, the building code, or any other legal ordinance or code.

Library, art gallery or museum (public) means any institution for the loan or display of books, objects of art or science which is sponsored by a public or responsible quasipublic agency and which institution is open and available to the general public.

Livestock auction pens or sheds means a facility or area for the auction of livestock. Accessory uses may include but are not limited to feed pens, stalls, and outside pens or runs.

Lot means a platted parcel of land intended to be separately owned, developed, and otherwise used as a unit.

Lot, corner, means a lot situated at the intersection of two dedicated streets and having frontage along both streets extending from the intersection.

Lot, double frontage, means a lot having frontage on two or more dedicated streets other than a corner lot.

Lot lines means the property or lease lines bounding a lot or tract.

Lot line, interior, means a lot line delineating the division between two contiguous lots on the interior of a block and not adjacent to a street.

Lot of record means a lot which is part of a subdivision plat which has been recorded in the office of the county clerk or a tract of land described by metes and bounds, the description of which is recorded in the office of the county clerk.

Lot width means the 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.

Lumber and wood products manufacturing includes logging camps and contractors; sawmills and planing mills; and the manufacturing of millwork, veneer, plywood, prefabricated structural wood products, wood furniture; and other lumber and wood products.

Main building means the building on a lot which is occupied by the primary use.

Manufactured Home. See *Dwelling, Manufactured Home*.

Manufactured Home park means a unified development of manufactured home sites, plots, or stands as arranged on a large tract under single ownership, meeting the area and setback requirements of this chapter, and designed to accommodate manufactured homes for permanent duration.

Meat products processing or manufacturing includes meat, poultry, and small game packing and the manufacturing of sausages and other prepared meat products, but not including the slaughtering of animals or poultry.

Microbrewery means a business which:

- (1) Operates under a manufacturer's license, as described in V.T.C.A., Alcoholic Beverage Code, ch. 62, issued by the Texas Alcoholic Beverage Commission ("T.A.B.C.");
- (2) May operate, but is not required to operate under a brewer's permit as described in V.T.C.A., Alcoholic Beverage Code, ch. 12, issued by T.A.B.C.;
- (3) Has a total maximum production per year of beer, malt liquor and ale of not more than 15,000 barrels (or 465,000 standard gallons); and
- (4) Does not produce or generate any generally obnoxious odors.

Mobile Home. See *Dwelling, Mobile Home*.

Mobile Home park means a unified development of mobile home sites, plots or stands as arranged on a large tract under single ownership, meeting the area and setback requirements of this chapter, and designed to accommodate mobile homes for a permanent duration.

Multifamily (apartments). See *Dwelling, Multi-family*.

Nightclub or dancehall means an establishment operated as a place of entertainment, characterized by any of the following as a principal use of the establishment:

- (1) Live, recorded or televised entertainment, including but not limited to performances by magicians, musicians or comedians;
- (2) Dancing; or
- (3) Any combination of subsections (1) and (2) of this definition.

This does not include theaters, auditoriums and stadiums with fixed row seating; private clubs; bars; teen clubs; or any establishment defined elsewhere in this chapter as an adult entertainment establishment.

Office (general and professional) means a facility for the regular transaction of business, wherein services are performed involving predominantly administrative, professional or clerical operations not specifically listed elsewhere in this chapter.

Open space means an area on a lot that is open and unobstructed to the sky except for the ordinary projections of cornices and eaves, and is exclusive of driveways or parking areas.

Open storage (no enclosure) means storage in the open of vehicles, machinery or any equipment or commodity where permitted as a primary use of land and accessory storage in the open of commercial and industrial products where such storage is not enclosed by a fence, wall or building.

Open storage with visual screen means the permitted storage of any equipment or commodity in a open area which is enclosed by a fence or wall, as defined in this chapter, or surrounded by a building so as to create an effective visual screening of the storage from the adjacent property.

Orphanage means an institution for the care of orphans or other abandoned children.

Paper and allied products manufacturing includes the manufacture of pulp, paper, paperboard, converted paper and paperboard products, paperboard containers and boxes, building paper and building board.

Pawnshop means a building or premises, other than a bank, savings and loan or mortgage banking company, used for the business of lending money on the security of pledged goods, or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a certain price within a certain period of time, and licensed by the state to conduct such a business.

Pet shop means a place for the display and sale of small animals and birds as pets, such as dogs, cats, parakeets or canaries, but not involving the boarding or treating of dogs or similar pets.

Petroleum refining and related industries includes the refining of petroleum and the manufacturing of paving and roofing materials; lubricating oils and greases and other petroleum and coal products.

~~*Piercing studio* means any establishment that performs any type of body piercing.~~

Pool house (detached) means a secondary structure on a lot with a swimming pool, excluding separate utility services or meters, and intended for temporary recreation use and not used as a permanent occupancy.

Poultry hatchery means a commercial facility for the hatching and raising of domestic fowl, including a research facility for such activity.

Primary metal products manufacturing includes blast furnaces, steel works and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of nonferrous metals and alloys, rolling, drawing and extruding of nonferrous metals; and nonferrous foundries.

Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks manufacturing includes the manufacturing of engineering, laboratory and scientific and research instruments and associated equipment; instruments for measuring, controlling, and indicating physical characteristics; optical instruments and lenses; surgical, medical, and dental instruments and supplies; ophthalmic goods; photographic equipment and supplies; and watches, clocks, clockwork-operated devices and parts.

Psychiatric hospital or institution means a facility or area for providing health services primarily for inpatient medical care for alcoholic, narcotic, or psychopathic patients, and which may include related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices that are an integral part of the facilities. This includes a substance abuse and rehabilitation facility.

Racetrack means an indoor or outdoor facility for the recreational or competitive racing of horses, canines, or motor vehicles, including the necessary accessory uses such as retail sales, automobile maintenance, veterinarian supplies and shops, exercise areas and stables.

Radio or television transmission station (commercial) means a facility used for the production and transmission of programming by radio or television to the general public. Included are commercial, religious, educational and other stations.

Radio, television, microwave or cellular communication tower (commercial) means structures supporting antennae for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antennae installations for home use of radio or television.

Radio tower (noncommercial) means a radio tower located on a residential property which is for home use, only, and which is not taller than 15 feet above the maximum building height allowed in the district.

Recreation club or area (private) means a building, park or recreation area, the use of which is restricted to private membership such as by a church, neighborhood association, fraternal or social organization, and which may contain the normal active and passive facilities as provided in a park or playground, or public recreation facility.

Recreation facility (public) means a facility or area sponsored by a public entity and devoted to sports, entertainment, games of skill or recreations to the general public. This may include swimming pools, tennis courts, playgrounds, community clubhouses, park facilities and other similar uses.

Retirement home means a residential facility principally designed for persons 55 years of age or older. Dwelling units may include full kitchen facilities, and recreational, social, nursing or other services may be available. This does not include a nursing or convalescent home.

Rubber and miscellaneous plastics manufacturing includes the reclaiming of rubber and the manufacture of tires and innertubes; rubber footwear; plastic products; and other fabricated rubber products.

Satellite dish means the dish and its structural elements that is commonly used in the reception of television signals from orbiting satellites.

School, K—12, public or private, means a school and customary accessory uses under the sponsorship of a public or religious agency having a curriculum generally equivalent to public, elementary or secondary schools, but not including private, trade or commercial schools.

School, vocational means a business operating for profit and offering instruction and training in a service or art, such as a secretarial school, barber college, commercial art school; or offering instruction and training in a trade such as welding, bricklaying, machinery operation and other similar manual trades. This does not include truck or heavy equipment driving schools.

Service station means any facility where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall not include facilities where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body or fender work are conducted.

Single-family. See *Dwelling, Single-family*.

Stable, commercial, means a facility housing horses or mules which are boarded or rented to the public or any stable other than a private stable; but not including a sales barn, auction, or similar trading activity.

Stable, private, means a facility or area for keeping horses, mules or other domestic animals for the private use of the property owner.

Stone, clay, glass and concrete products manufacturing includes the manufacturing of glass; flat glass and glassware; cement; structural clay products; pottery and related products; concrete, gypsum and plaster products; cut stone and stone products; and abrasive, asbestos and other nonmetallic mineral products.

Studio (art, drama, speech, or dance) means a building or rooms in a building used for the instructing, coaching or counseling in drama, speech, dance or similar personal skills or arts.

Tattoo ~~salon-studio~~ means ~~an establishment or facility in which tattooing is performed. a facility engaged in services involving the placement of an indelible mark or figure on the human body by scarring or inserting pigments under the skin using needles, scalpels or other related equipment designed to contact or puncture the skin. The term includes permanent cosmetics, microblading and scarification.~~

Teen club means a nightclub that caters to teenage patrons.

Tennis court (lighted) means an outside tennis court with elevated lighting for nighttime play.

Tennis court (no lights) means an outside tennis court without elevated lighting for nighttime play.

Textile mill products manufacturing includes the manufacturing of woven fabrics, knit goods, rugs, carpets, yarns, and threads, and other textile goods; and the dyeing and finishing of textiles.

Theater, movie or live (enclosed) means a facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.

Tobacco products manufacturing includes the manufacturing of cigarettes, cigars, chewing and smoking tobacco, snuff; tobacco stemming and redrying.

Travel trailer/RV park means any lot upon which two or more travel trailer or other recreational vehicle sites are located, established or maintained for occupancy by recreational

vehicles of the general public as temporary living quarters for recreation or vacation purposes. The area is intended for use on a shortterm basis by campers, vacationers, and travelers.

Truck or heavy equipment driving school means a type of vocational school where education is provided behind the wheel of trucks or heavy equipment.

Use, nonresidential, means any use other than a one- or two-family residence, or a boardinghouse, and their bona fide accessory uses.

Use, residential, means a one- or two-family residence, or a boardinghouse, together with bona fide accessory uses.

Utility facilities (major) includes such uses as electrical substations, wastewater treatment plants, elevated water storage and water treatment plants.

Utility lines and transmission includes local utilities such as electric power, telephone, gas, water, sewer, and air monitoring stations. It also includes inline facilities such as gas regulating stations and water wells or pumping stations; sewage pumping stations; telephone exchange, switching and transmitting equipment; and electrical transmission lines operated by a municipality or a franchised utility company. It does not include major utility facilities.

Veterinary office (no hospital or clinic) means a facility for the diagnosis and treatment of animals, without an overnight stay.

Warehouse/storage (inside) means a building or group of buildings providing enclosed shelter and protection for commodities stored therein. No open or unenclosed storage shall be classified as a warehouse.

Wrecking yard, junkyard, salvage yard or reclamation yard means a yard or building where automobiles, machinery, appliances or other used commodities and equipment are stored, dismantled, and/or offered for sale as whole units or as salvaged parts.

Yard means an open space on the lot on which a building is situated and which is open and unobstructed to the sky.

Yard, front, required, means a yard facing and abutting a street and extending across the front of the lot between the side lot lines and having a minimum horizontal depth measured from the street equal to the depth of the minimum front yard specified for the district in which the lot is located. The required front yard line represents the line in front of which no building or structure may be erected.

Yard, rear, required, means a yard extending across the rear of the lot between side lot lines and having a minimum depth measured from the rear lot line as specified for the district in which the lot is located.

Yard, side, required, means a yard located on a lot and extending from the required front yard to the required rear yard and having a minimum width measured from the side lot line as specified for the district in which the lot is located. Any lot line which is not a rear or front line shall be deemed a side lot line.

Zoning district map means the official, certified map upon which the boundaries of the various zoning districts are shown and which are an integral part of this chapter and, together with the zoning text in this chapter, make up the zoning ordinance for the city.

Zoo, zoological park, animal park, or aviary means an institution which owns and maintains captive wild animals and under the direction of a professional staff, provides its collection with appropriate care and exhibits them in an aesthetic manner to the public on a regularly scheduled basis for the purposes of education, conservation, scientific study and recreation.

CHAPTER 118 – “ZONING”, ARTICLE III. – “DISTRICT REGULATIONS, “SECTION 118-273- “LAND USE SCHEDULE” of the Code of Ordinances of the City of Nacogdoches, Texas, is hereby amended, as set hereafter to read as follows:

Sec. 118-273. Land use schedule.

- (a) *Use of land and buildings.* Buildings, structures and land shall be used only in accordance with the uses permitted in the following land use schedule, subject to all other applicable requirements of this chapter. The following symbols are used in the land use schedule:
- (1) The symbol "P" shall mean that the use is permitted as a principal use in that zoning district by right.
 - (2) The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a specific use permit.
 - (3) The symbol "A" shall mean that this use is specifically permitted as an accessory use to a principal use in the district. This does not exclude other land uses which are generally considered ancillary to the primary use.
 - (4) An asterisk (*) indicates that the use has special standards or requirements listed in this section, which it must meet in order to be allowed.
 - (5) A blank square shall mean that the use is not allowed in that zoning district.
 - (6) Italicized words are defined in article IV of this chapter or under section 118-1 containing definitions.
- (b) *Organization of land use schedule; category grouping.* Uses are grouped into general categories such as "agriculture" and "residential," and then further organized into subcategories. This organization of land uses is for ease of reference only.

LAND USE SCHEDULE											
(*) Signifies Uses with Special Guidelines (<i>Italic</i>) Signifies a Defined Term											
Residential					Permitted Use P=Permitted, A=Accessory Use, S=SUP	Commercial				Industrial	
AG	R-1	R-2	R-3	R-4		B-1	B-2	B-3	MD	I-1	I-2
					AGRICULTURAL USES						
Residential					Permitted Use P=Permitted, A=Accessory Use, S=SUP	Commercial				Industrial	
AG	R-1	R-2	R-3	R-4		B-1	B-2	B-3	MD	I-1	I-2
P	P	P	P	P	Farm, Ranch, Garden or Orchard		S			P	P

P	P	P	P	P	Farm or Ranch for live stock and Animal Specialties		S			P	P
P					Feed Store and Tack for live Stock - No Mill		P			P	P
S					Livestock Auction Pens or Sheds						P
S					Poultry Hatchery						P
S					Stables (Commercial)						P
					RESIDENTIAL USES						
<u>Residential</u>					<u>Permitted Use</u>	<u>Commercial</u>				<u>Industrial</u>	
<u>AG</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>P=Permitted, A=Accessory Use, S=SUP</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>MD</u>	<u>I-1</u>	<u>I-2</u>
					Household Units						
P	P	P	P	P	Home Occupation	P	P	P	P		
				P	–Multi-Family	S	P	P	P		
			P	P	Single-family attached or Townhome						
P	P	P	P	P	Single-family detached						
			P	P	Single-family Zero-lot-line or Patio Home						
			P	P	Two-family (Duplex)						
A	A	A	P	P	Pool House (Detached)*	P	P	P	P		
					Special Unit Types						
P	P	P	P	P	Industrialized Housing*						
					Manufactured Home						
				S	Manufactured Home Park		S				
					Mobile Home (House Trailer, Camp)						
				S	Mobile Home Park		S				
				S	Travel Trailer/ RV Park	S	S			S	
					Lodging/Group Quarters						
S	S	S	S	P	Bed and Breakfast* - 4 or Less Patrons	P	P	P	P		
				P	Bed and Breakfast* - 5-8 Patrons	S	P	P	P		
				P	Assisted Living Facility	S	P	P	P		
				P	Boarding Home Facility	S	P	P	S		
				S	Boardinghouse	S	S				
S	S	S	S	P	Accessory Apartment*	P	P	P	P		
S	S	S	S	P	Convent or Monastery	S	P	P	S		
P	P	P	P	P	Community Home	P	P	P	P		

P	A	A	P	P	Guest House (Detached)	P	P	P	P			
S			S	S	Halfway House/ Community Residential Facility	S	P	P	S			
					Hotel or Motel	S	P	P	P	P		
S				P	Orphanage	S	P	P	S			
S			P	P	Recovery House/ Sober Living Home	P	P	P	P			
P	P	P	P	P	Residential Child-Care Facility	P	P	P	P			
				P	Retirement Home	P	P	P	P			
					AMUSEMENT /RECREATION USES							
<u>Residential</u>					<u>Permitted Use</u>	<u>Commercial</u>				<u>Industrial</u>		
<u>AG</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>P=Permitted, A=Accessory Use, S=SUP</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>MD</u>	<u>I-1</u>	<u>I-2</u>	
					General Recreation							
					Amusement, Commercial - Indoors*		P	P		P		
					Amusement, Commercial - Outdoors		S	S				
					Billiard Parlor or Pool Hall*		P	P		P		
S					Carnival or Circus (Temporary)		S	S		S	S	
S	S	S	S	S	Country Club (Private Membership)	S	P	P		P	S	
S					Fairground*		P			P	P	
P	S	S	S	S	Golf Course (Public or Private)	P	P			P	P	
P	S	S	S	P	Golf Driving Range	P	P			P	P	
				A	Health Club or Studio	P	P	P	P	P	A	
					Ice or Roller Skating Rink*	S	P	P		P	P	
					Night Club or Dance Hall*		P	P		P		
S					Race Track		S			P		
S	S	S	S	A	Recreation Club or Area (Private)*		P	P		P		
S	S	S	S	A	Recreation Facility (Public)	P	P	P	P	P		
					Teen Club*	S	P	P				
				A	Tennis Court (Lighted)	S	P	P		P		
A	A	A	A	P	Tennis Court (No Lights)	P	P	P		P		
					Theater - Movie or Live (Enclosed)	S	P	P		P		
S					Zoo, Zoological Park, Animal Park, or Aviary		S					
					Adult Recreation							

					Adult Arcade*						P
					Adult Book Store or Video Store*						P
					Adult Cabaret*						P
					Adult Motel*						P
					Adult Motion Picture Theater*						P
					Adult Theater*						P
					Escort Agency*						P
					Nude Model Studio*						P
					Sexual Encounter Center*						P
					INTITUTIONAL, UTILITY and GOVERNMENTAL USES						
<u>Residential</u>					<u>Permitted Use</u>	<u>Commercial</u>				<u>Industrial</u>	
<u>AG</u>	<u>R- 1</u>	<u>R- 2</u>	<u>R- 3</u>	<u>R- 4</u>	<u>P=Permitted, A=Accessory Use, S=SUP</u>	<u>B- 1</u>	<u>B- 2</u>	<u>B- 3</u>	<u>MD</u>	<u>I-1</u>	<u>I-2</u>
					Government / Utility						
P	P	P	P	P	Government Facility	P	P	P	P	P	P
P				P	Library, Art Gallery or Museum (Public)	P	P	P	P	P	
					Post Office	S	P	P	P	P	
					Postal Distribution Facility		P			P	P
S					Radio or TV Trans. Station (Commercial)	S	P	P	P	P	P
S	S	S	S	S	Radio Tower (Non-Commercial)*	P	P	P	P	P	P
S	S	S	S	S	Radio, TV, Microwave, or Cellular Transmission Tower (Comm.)*	P	P	P	P	P	P
A	A	A	A	A	Satellite Dish*	P	P	P	P	P	P
P	S	S	S	S	Utility Facilities (Major)	S	P	P	P	P	P
P	P	P	P	P	Utility Lines and Transmission	P	P	P	P	P	P
					Schools / Organizations						
P	S	S	S	S	College or University	S	P	P	P	S	S
P	P	P	P	P	Daycare - 3 or less Attendees	P	P	P	P	P	
S	S	S	P	P	Daycare - 4-6 Attendees	P	P	P	P	P	
S			S	S	Daycare Center - 7 or more Attendees	S	P	P	P	P	
S					School - Vocational	S	P	P	P		
P	P	P	P	P	School, K-12 (Public or Private)	P	P	P	P	S	
P	P	P	P	P	Church or Place of Worship	P	P	P	P	P	
S					Club, Private	P	P	P	P	P	S
	S	S	S	P	Community Center - Private	P	P	P	P	P	
P	S	S	P	P	Community Center - Public	P	P	P	P	P	

					Communications/Electronics Equipment - Installation and Repair	S	P	P		P	
					Conventions, Trade Shows or Exhibits	S	P	P	S	S	
					Exterminator Service	S	P			P	P
					Exterminator Service Storage					P	P
					Household Appliance and Equipment Repair	S	P	P		P	P
					Information Processing		P	P	P	P	
					Laundry/Dry Cleaning - <3,000 s.f. w/ Customer Service		P	P	P	P	
					Laundry/Dry Cleaning - >3,000 s.f.				A	P	P
					Laundry/Dry Cleaning - Drop Off/Pick Up	P	P	P	P	P	
				A	Laundry/Dry Cleaning -Self Service	P	P	P	P	P	
					Locksmith	P	P	P		P	P
					Mailing Service (Private)	P	P	P	P	P	
					Mortuary or Funeral Home		P	P	P	P	P
					Photocopying or Duplicating Services	S	P	P	P	P	P
					Photographic Studio	P	P	P		P	
					Sewing and Millinery (Custom)	P	P	P		P	
					Shoe Repair	P	P	P		P	
					Studio - Art, Drama, Dance, Music - Performing Arts	P	P	P		P	
					Tailor Shop	P	P	P	S	P	
					Tattoo Salon/Piercing Studio	S	S	S	S	P	
					Taxidermist		S	S		P	P
P	P	P	P	P	Temporary Field or Construction Office	P	P	P	P	P	P
					Temporary Retail Use	S	S	S	S	S	
					Travel Agency	P	P	P	P		
					Upholstery Shop or Furniture Repair (non-Auto)		P	P		P	P
					Food and Beverage Services						
					Club (Private)*	S	P	P	S	S	P
					Catering Service	S	P	P	P	P	P
					Eating Place w/ Drive-thru	S	P	S		P	P
					Eating Place w/o Drive-thru	P	P	P	P	P	P
					Food Preparation or Food Service	P	P	P	P	P	P

					Liquor By the Drink*	S	P	P	S	S	P
					Retail						
					Alcohol Sales - Off Premise Consumption	P	P	P		P	P
					Antique Shop	P	P	P		P	
					Art Dealer	P	P	P			
					Art Gallery	P	P	P			
					Bait or Tackle Shop	S	P	P		P	
					Bakery Shop	P	P	P	P	P	
					Bicycle Sales or Repair	P	P	P		P	
					Book or Stationery Shop	P	P	P	P		
					Building Material Sales (Outside Storage)		P			P	P
					Camera or Photographic Supply Shop	P	P	P	P	P	
					Cloth or Fabric Store	S	P	P			
					Clothing Store	P	P	P	P		
					Confectionery Shop	P	P	P	P		
					Consignment Shop	P	P	P		P	
					Convenience Store	P	P	P			
					Department Store		P	P			
					Drapery Shop	S	P	P			
					Drug Store or Pharmacy	P	P	P	P		
					Farmers Market - Outdoor	S	P	P		P	P
					Flea Market - Outdoor	S	P	P		P	P
					Florist Shop	P	P	P	P		
					Furniture Sales - New (Indoor Only)	S	P	P		P	
P					Garden Shop & Plant Sales - Display or Greenhouse	S	P	P		P	P
					Grocery	P	P	P			
					Hardware Store	S	P	P		P	
					Hobby, Handicraft or Art Supplies	P	P	P	P		
					Lawnmower Sales or Repair	S	P	P		P	
					Major Appliance Sales (Indoor)	S	P	P		P	
					Mobile/Manufactured Home Dealer (Sales Only)		S			P	P
					Monument Sales Yard		P	P		P	P

						Optical Shop	P	P	P	P		
						Paint and Wallpaper Store	P	P	P	S	P	
						Pawn Shop*		P			P	
						Pet Shop	S	P	P		P	
						Plumbing Shop (Retail & Wholesale)		P	P		P	P
						Retail or Convenience Store with Gasoline	P	P	P	P	P	P
						Sporting Goods		P	P			
						Swimming Pool Sales & Supply		P	P		P	P
						Used Merchandise - Furniture, Rummage, Second Hand Store (Inside)	S	P	P		P	
						TRANSPORTATION, AUTOMOBILE and MARINE USES & SERVICES						
<u>Residential</u>					<u>Permitted Use</u>		<u>Commercial</u>				<u>Industrial</u>	
<u>AG</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>P=Permitted, A=Accessory Use, S=SUP</u>		<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>MD</u>	<u>I-1</u>	<u>I-2</u>
						Automobile Related						
						Auto Brake, Muffler, Glass, Seat Covers or Tire Sales & Service		P			P	P
						Auto Dealer - Primarily New/Used Autos		P			P	
						Auto Dealer - Primarily Used Autos		P			P	
						Auto Interior Shop		P			P	
						Auto Paint/Body Repair		S			P	P
						Auto Rental		P	P		P	
						Auto Repair - General		P			P	P
						Auto Storage or Auction					P	P
						Auto Supply - Used Parts Store with no On-Site Salvage		P	S		P	P
						Auto Supply Store for New and Rebuilt Parts		P	P		P	
						Auto Wrecker Service		A	A		P	

					Auto/Truck Parts and Accessories		P	P		P	
					Car Wash		P			P	P
					Drag Strip or Commercial Racing						P
					Parking - Accessory to Another Use		A	A	A	A	A
					Parking - Commercial Lot or Garage		P	P	P	P	
					Lube/Oil Change		P			P	P
					Service Station	S	P		P	P	P
					State Vehicle Inspection		P			P	P
					Bus or Truck Related						
					Bus or Truck Parking or Storage		S	S		P	P
					Bus Station and Terminal		S	S		S	
					Truck Stop, Including Gas Sales		P			P	P
					Truck/Heavy Equipment Driving School		S			P	P
					Truck/Recreational Vehicle Sales		S			P	P
					Truck/Trailer Rental		P			P	P
					Trucking Company		S			P	P
					Railroad or Airport Related						
					Airport or Landing Field		S			S	S
					Railroad Freight Depot		S			P	P
					Railroad Passenger Station		P			P	
					Railroad Yard & Shops					P	P
					Vehicle - General						
					Boat Dealer - Sales Only		P			P	
					Boat Repair or Storage		P			P	
					Go Cart Track					S	P
					Motorcycle Sales or Service		P			P	
					Transfer/Storage Terminal		S			P	P
					Vehicle Maintenance - Private		A	A		P	P
					Vehicle Wash - Private		A	A		P	P
					WHOLESALE TRADE and STORAGE USES						
<u>Residential</u>					<u>Permitted Use</u> P=Permitted, A=Accessory Use, S=SUP	<u>Commercial</u>				<u>Industrial</u>	
<u>AG</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>		<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>MD</u>	<u>I-1</u>	<u>I-2</u>
					Wholesale Trade						

					Apparel, Piece Goods, Notions - Wholesale		P	P		P	
					Groceries/Related Products - Wholesale		P	P		P	
					Heavy Machinery Sales					P	P
					Lumber Sales - Wholesale					P	P
					Paper or Paper Products - Wholesale		P	P		P	P
					Petroleum Products Storage & Wholesale					P	P
					Tool or Equipment Rental - Indoor		P	P		P	P
					Tool or Equipment Rental - Outdoor		P	S		P	P
					Storage						
					Contractor or Maintenance Yard		P			P	P
					Hazardous Gases/Chemicals Storage					S	P
					Mini Warehouse	S	S			P	P
					Open Storage (No Enclosure)					P	P
					Open Storage (Screened)		P	S		P	P
					Petroleum Products Storage and Warehouse		S			P	P
					Warehouse/Storage (Inside)		P	P	P	P	P
					Wrecking, Junk, Salvage or Reclamation Yard					S	S
					MANUFACTURING and MINING USES						
<u>Residential</u>					<u>Permitted Use</u> P=Permitted, A=Accessory Use, S=SUP	<u>Commercial</u>				<u>Industrial</u>	
<u>AG</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>		<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>MD</u>	<u>I-1</u>	<u>I-2</u>
					Food-Related Products						
					Animal or Poultry Slaughtering						P
					Bakery Products; Manufacturing					P	P
					Beverage Manufacturing						P
					Bottling or Canning of Soft Drinks & Carbonated Water					P	P
					Bottling Works					P	P
					Canned, Frozen, and Preserved Fruits, Vegetables and Other Foods						P

					Dairy Products - Processing or Manufacturing					P	P
					Fats and Oils Manufacturing or Processing					S	P
					Grain Mill Products; Processing and Manufacturing						P
					Ice Manufacturing					P	P
					Meat Products; Processing or Manufacturing - Not Including Slaughtering					P	P
					Microbrewery		S	S		P	P
					Sugar and Confectionery Products, Manufacturing					P	P
					Sugar Manufacturing						P
					Articles and Equipment						
					Apparel Manufacturing					P	P
					Broom & Brush Manufacturing					P	P
					Cabinet & Woodworking Manufacturing		P			P	P
					Chemical and Allied Products Manuf.						P
S					Concrete or Asphalt Batch Plant - Temp.	S	S			S	P
					Costume Jewelry, Novelties, Buttons & Misc. Notions Mfg.					P	P
					Fabricated Metal Products Manufacturing					S	P
					Fur Dressing & Dying						P
					Jewelry, Silverware & Plateware Mfg.					P	P
					Laboratory - Medical or Dental		P	P	P	P	P
					Laboratory - Scientific Testing		P	P	P	P	P
S					Land Fill (Private or Municipal)						S
					Light Manufacturing/Assembly		S	S		P	P
					Linoleum, Asphalt - Felt Base & Other Hard Surfaced Floor Covering Mfg.						P
					Machine Shop					P	P

					Match Manufacturing						P
					Musical Instruments & Parts Mfg.					P	P
					Paper and Allied Products Manufacturing						P
					Pens, Pencils & Other Office & Artists' Materials Mfg.					P	P
					Printing Publishing and Allied Industries		P	P		P	P
					Professional, Scientific & Controlling Instruments; Photographic & Optical Goods; Watches & Clocks Mfg.					P	P
					Rubber and Misc. Plastics Manufacturing						P
					Salvage and Reclamation (Enclosed)					P	P
					Sign & Advertising Display Manufacturing					P	P
					Textile Mill Product Manufacturing						P
					Tobacco Products Mfg.						P
					Toys, Amusement, Sporting & Athletic Goods Mfg.						P
					Welding Shop					P	P
					Natural Resources						
					Lumber and Wood Products Manufacturing						P
S	S	S	S	S	Oil & Gas Extraction	S	S		S	S	P
S	S	S	S	S	Oil & Gas Field Services	S	S		S	S	P
					Petroleum Refining and Related Industries						P
					Primary Metal Products Manufacturing						P
					Stone, Clay, Glass & Concrete Products Manufacturing						P
S	S	S	S	S	Stone, Sand, Gravel & Mineral Extraction	S	S		S	S	S
					Stone, Sand, Gravel or Earth Sales and Storage					S	P

(Ord. No. 1130, art. III, § 1, 11-3-1998; Ord. No. 1184-12-99, 12-7-1999; Ord. No. 1185-12-99, 12-7-1999; Ord. No. 1204-5-00, 5-16-2000; Ord. No. 1329-9-03, 9-2-2003; Ord. No. 1350-2-04,

2-3-2004; Ord. No. 1431-8-06, 8-1-2006; Ord. No. 1439-10-06, 10-3-2006; Ord. No. 1516-5-09, 5-5-2009; Ord. No. 1560-10-10, 10-19-2010; Ord. No. 1626-5-13, 5-7-2013; Ord. No. 1676-7-14, 7-15-2014; Ord. No. 1721-10-16, § 2, 10-18-2016)

SECTION III

Severability. If any word, article, phrase, paragraph, sentence, clause, or provision of this Ordinance shall be held to be invalid or unconstitutional, such holding shall in no way affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end provisions of this Ordinance are declared to be severable.

SECTION IV

Continuation. All provisions of Chapter 118 of the Code of Ordinances existing prior to the date of passage of this Ordinance remain in full force and effect.

SECTION V

Repeal. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Nacogdoches, and this Ordinance shall not operate to repeal or affect any such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with provisions of this Ordinance, in which such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION VI

Effective Date. This Ordinance shall take effect ten (10) days from its passage and publication as may be required by governing law.

SECTION VII

Proper Notice & Open Meeting. It is hereby officially found and determined the meeting at which this Ordinance was passed was open to the public as required and public notice of time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION VIII

Official Public Records. The City Secretary is hereby authorized and instructed to file a signed and sealed copy of this Ordinance in and among the records of the City of Nacogdoches.

PASSED AND APPROVED this the _____ day of May 2025, by a vote of _____ (ayes) to _____ (nays) of the City Council of the City of Nacogdoches.

ATTEST:

CITY OF NACOGDOCHES

Rhonda Lewis, City Secretary

BY: _____
Randy Johnson, Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Jerry Baker, City Attorney

Juan Pollette, Interim City Planner

ZONING ORDINANCE SUBCOMMITTEE
DRAFT MINUTES
Meeting on March 26, 2025 at 4 p.m.
Nacogdoches City Hall, Conference Rm 203, 202 E. Pilar St.

Members Present:

Brad Maule, Blane Williams, Rhonda Ward, Margaret Forbes, Ruth Carroll

Staff Present:

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

Agenda:

A. Review proposed changes to Definitions, Sec. 118-1, and Land Use Schedule, Sec. 118-273, to include Tattoo Studio, Body Piercing Studio, and Beauty Salon.

Members reviewed the proposed additions and revisions to the Definitions and Land Use Schedule to include Tattoo Studio, Body Piercing Studio, and Beauty Salon. Members recommended the proposed redlines for Planning & Zoning Commission (P&Z) consideration with the following changes:

1. Remove the sentence about “associated retail facilities” in the proposed *Body Piercing Studio* definition.
2. Remove "primarily" from the proposed *Tattoo Studio* definition.
3. Remove the current definition of *Piercing Studio* listed elsewhere in the Definitions section.

Staff agreed to make the above changes and prepare an agenda item for consideration at the next P&Z meeting.

B. Review proposed changes to Amendment Procedure, Secs. 118-131 to -174.

Members reviewed the proposed changes to the Amendment Procedure and provided the following feedback:

- Recommended grammatical revisions to some section headings for improved clarity and consistency.
- Requested that staff revise the language in Sec. 118-136 to improve clarity and readability.
- Requested clearer language in Sec. 118-174 and that all references to other sections within the document be updated to reflect the correct section numbers based on the new language.

Staff agreed to make the above changes and bring a new draft back to the subcommittee for review.

C. Review proposed changes to Off-Street Parking Standards, Secs. 118-461 to -472.

Pollette presented a summary of the revisions to the off-street parking standards previously discussed during a joint workshop on August 22, 2024. Neu initiated a discussion by asking members to share their primary concerns related to off-street parking. The following concerns were raised:

- Parking on unpaved surfaces in front yards could damage neighborhood appearance and erode lawns.

- Over-pavement of driveways and parking could damage neighborhood appearance and create potential drainage issues with too much impervious cover.

There was additional discussion regarding the possibility of restricting on-street parking to only one side of certain narrow public streets to reduce congestion and improve emergency vehicle access. Neu stated he would present proposed off-street parking changes to the City's internal traffic committee and research examples of form-based parking regulations in other cities for review prior to the next meeting.

D. Continue review of conclusions from the Joint Workshop on August 22, 2024.

- 1. District development standards**
- 2. Nonconforming structures and uses**
- 3. Planned Developments**

Members agreed to review the remaining agenda items at a future meeting.

The meeting was adjourned at 6:30 p.m.