



July 14, 2025

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning and Zoning Commission to be held on the above date via videoconference 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 for the Planning and Zoning Commission meeting held on June 9, 2025.
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. **Public Hearing:** Discuss and consider action on Historic Overlay Case HO2025-01 regarding a request to apply Historic Overlay designation on one parcel of land approximately 0.24 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 27682; and is located at 1301 Raguet Street, Nacogdoches, Texas.
 - B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-09 regarding a zone change from I-1, Light Industrial to R-4, Multi-Family district for two (2) parcels of land approximately 0.64 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 215496 and 23218; and generally located west of Bremond Street, approximately 500 feet north of the intersection of West Cox Steet and Bremond Steet, Nacogdoches, Texas.



- C. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-10 regarding a zone change from B-2 General Business, to R-1, Single family district for one (1) parcel of land approximately 2.49 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23683; and located at 101 South Sanders Street, Nacogdoches, Texas.

 - D. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2025-04 regarding Distillation of Liquors, Spirits, etc. -Craft in a B-3, Central Business District for property more particularly described by Nacogdoches Central Appraisal District Parcel 22764; and located at 403 and 405 East Hospital Street, Nacogdoches, Texas.

 - E. Consider action on Subdivision Case SD2025-01 regarding the Park Hill Preliminary Plat for three (3) parcels of land approximately 44.03 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26834, 24677 and 24696; and generally located south of the intersection of Park Street and Martinsville Street, Nacogdoches, Texas.

 - F. Consider action to appoint one (1) Planning and Zoning Commission member to serve on the City of Nacogdoches Zoning Ordinance Subcommittee. (Executive Director of Development and Infrastructure)
6. FUTURE AGENDA ITEMS: A Planning and Zoning Commission 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.
7. ADJOURN.

Jasmine Flores, 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 July 9, 2025, at 5:00 p.m., and remained posted until the meeting convened.

Jasmine Flores, Planning Coordinator



City Council Meeting

Date: July 14, 2025

Agenda Item: 4.A.

PRESENTER:

ITEM/SUBJECT: Approval of minutes for the Planning and Zoning Commission meeting held on June 9, 2025.

SUMMARY/BACKGROUND:

FINANCIAL:

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

CITY CONTACT: Jasmine Flores, Planning Coordinator

ATTACHMENTS: 1. P&Z Minutes 06.09.2025



**Regular Meeting Minutes
Nacogdoches Planning and Zoning Commission
June 9, 2025 – 5:00 p.m.**

City Council Chambers, 202 E. Pilar Street, Nacogdoches, TX

Commissioners present: Ruth Carroll, Charles Zemanek, Matt Perry

1. CALL TO ORDER.

Acting Chair Carroll called the meeting to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE.

3. CONSENT AGENDA:

Commissioner Zemanek moved to approve the consent agenda. Commissioner Perry seconded. The motion passed unanimously.

4. REGULAR AGENDA:

- A. Public Hearing: Discuss and consider action on Zoning Case ZON2025-07 regarding a zone change from B-2, General Business to R-2, Single Family Residential district for one (1) parcel of land approximately 0.34 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23897; and generally located east of Old Tyler Road approximately 0.50 miles north of the intersection of Powers Street and Old Tyler Road.

City Planner Juan Pollette presented stating the property is currently undeveloped and the applicant proposes to construct a single-family home. A Special Use Permit for dirt extraction on a nearby tract was approved the previous year and operations have concluded. The Future Land Use Plan (FLUP) designates this area as single-family residential. Staff determined that the request is consistent with the FLUP and surrounding development patterns. Staff mailed 13 public meeting notices to property owners within 200 feet and 4 additional notices to owners within 500 feet. One response was received, expressing concern over a utility line (sewer) running along the southern property line. A follow-up meeting was held between city staff and both property owners, who were amicable to potential solutions, including relocation or shared use with an easement.

Acting Chair Carroll opened the public hearing. There were no public comments, and the public hearing was closed.

Commissioner Zemanek asked whether both property owners were amicable to the proposed utility solutions. Pollette confirmed they were.

Commissioner Zemanek moved to approve the zone change request. Commissioner Perry seconded. The motion passed unanimously.

- B. Public Hearing: Discuss and consider action on Zoning Case ZON2025-08 regarding a zone change from I-1, Light Industrial, to R-4, Multi-family district for two (2) parcels of land approximately 1.16 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 23169 and 23166; and a zone change from B-2, General Business to R-4, Multi-family for one parcel of land approximately 0.25 acres ± in size, more particularly described by Nacogdoches

Central Appraisal District Parcel 23167; and generally located on the west side of South Pecan Street, approximately 500 feet west of the intersection of South Pecan Street and South Fredonia Street.

Pollette presented stating three parcels are undeveloped and located in a primarily residential area. The request seeks to rezone all parcels to R-4, Multi-family. The surrounding area includes mixed zoning, and the parcels lie within a FEMA flood zone. Any new construction must be built at least 2 feet above the base flood elevation. Although the Future Land Use Plan designates the area as Rural, staff found that the proposed zoning supports gradual residential transition and generally complies with FLUP criteria. Staff mailed 16 notices to property owners within 200 feet and 20 notices to those within 500 feet. No responses were received. As this is a downzoning, a neighborhood meeting was not required.

Acting Chair Carroll opened the public hearing.

Applicant Rolando Roy Rodriguez spoke in favor, explaining that he plans to build either duplexes or single-family homes and wants to enhance the area. He noted the elevation of the property is higher than nearby flood-prone areas.

The public hearing was closed.

Commissioner Zemanek asked how many units Rodriguez intended to construct. Rodriguez estimated four or five units, either as single-family dwellings or duplexes.

Commissioner Zemanek moved to approve the zone change request. Commissioner Perry seconded. The motion passed unanimously.

- C. Consider action to appoint one (1) Planning and Zoning Commission member to serve on the City of Nacogdoches Zoning Ordinance Subcommittee.

Executive Director of Development and Infrastructure Mike Neu presented and proposed a postponement of the item to the next meeting due to two members being absent and three of the five commissioner terms expiring in July. Neu also gave a brief overview of the subcommittee's purpose and responsibilities.

Commissioner Perry moved to postpone the item until the July meeting. Commissioner Zemanek seconded. The motion passed unanimously.

5. Zoning Ordinance Subcommittee Report.

Neu provided an update on recent subcommittee topics, including discussions on battery storage systems, outside counsel publication requirements, fences, and off-street parking requirements. These were reviewed during the May 27, 2025 subcommittee meeting. Additional topics from the August 2024 workshop are still under review.

6. AWARDS AND RECOGNITIONS.

- A. Recognition of Ruth Carroll for her dedication and service as Commissioner on the Planning and Zoning Commission.

Pollette and Neu presented a plaque and framed Nacogdoches County map to Acting Chair Carroll in appreciation for her many years of volunteer service to the City, as well as her roles on the Planning and Zoning Commission and the Historic Landmark Preservation Committee.

7. Future Agenda Items.

Commissioner Zemanek requested a workshop to orient new Planning and Zoning Commission members following upcoming appointments by City Council.

8. ADJOURN.

Acting Chair Carroll adjourned the meeting at 5:27 p.m.

Video Archive: A video recording of the Planning and Zoning Commission regular meeting held on June 9, 2025, may be viewed online at <https://www.youtube.com/watch?v=w715pEqskpM>.

ATTEST:

Shannon Conklin, Chair
Planning and Zoning Commission
City of Nacogdoches

Jasmine Flores, Planning Coordinator
City of Nacogdoches

PRESENTER: Jessica Sowell, Community Services Director

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Historic Overlay Case HO2025-01 regarding a request to apply Historic Overlay designation on one parcel of land approximately 0.24 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 27682; and is located at 1301 Raguet Street, Nacogdoches, Texas.

OVERVIEW:

Applicant Isabella Baker has requested the property located at 1301 Raguet Street, be included in the Historic Overlay Zoning. The owner has applied under Criteria 1, 4 and 5. 1301 Raguet Street is located at the corner of Bailey Avenue and Raguet Street directly to the North of Nacogdoches Memorial Hospital and Blount Park.

The applicant provided ample research and photographs of the structure. An expert of the research is below:

The Taylor Medical Office Building, located at 1301 Raguet Street in Nacogdoches, Texas, is a significant example of mid-twentieth-century modern architecture. Built in 1952 and designed by noted Texas architect Raiford L. Stripling, the one-story, flat-roofed structure was originally constructed to house Dr. Taylor's dental practice. The building's domestic scale and careful integration into the surrounding residential neighborhood reflect a broader postwar trend of workplace suburbanization. Its use of red Roman brick, black glazed brick, horizontal window bands, redwood siding, and unique steel column features mark it as a distinct product of the 1950s architectural style. Positioned near Memorial Hospital and Blount Park, the structure was part of the area's shift from residential to institutional use. Not only does the Taylor Medical Building maintain a high level of historical integrity, but it also represents the earliest known surviving example of commercial mid-century modern design in Nacogdoches, predating similar buildings on the Stephen F. Austin State University campus. As a rare and early commercial project by Stripling—better known for his residential and historic preservation work—the building holds architectural and historical value both locally and regionally.

STAFF REVIEW:

Sec 50-130. Criteria for designation.

- (1) Possesses significance in history, architecture, archaeology, or culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with the lives of persons significant in the city's past.
- (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
- (5) Represents the work of a master designer, builder, or craftsman.
- (6) Represents an established and familiar visual feature of the city. (Ord. No. 1130, art. XI, § 6, 11-3-1998)

City Ordinance requires that at least one of the six criteria be met in order to achieve designation

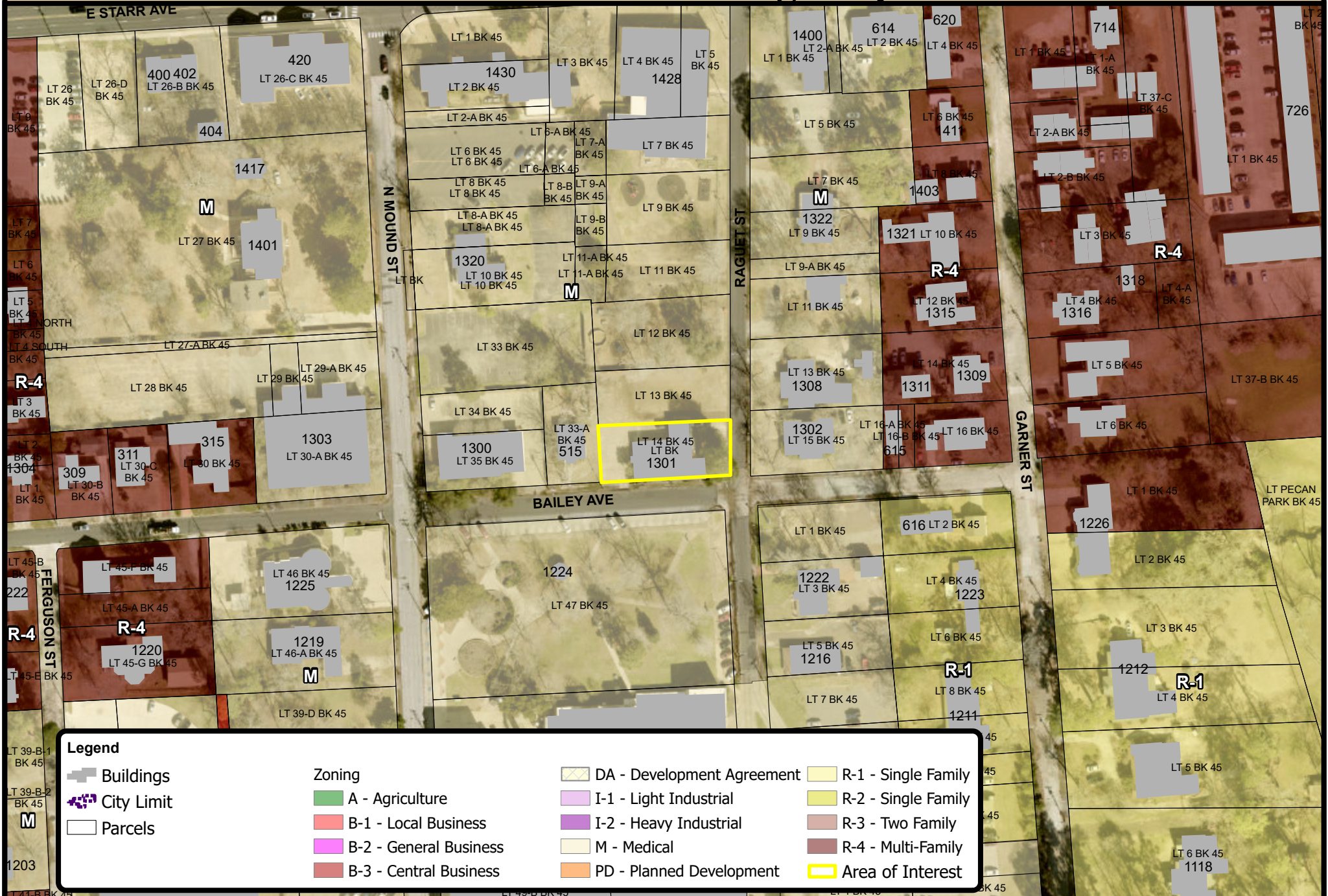
in a historic overlay district. In deciding this case, HLPC must consider if 1301 Raguet Street meets any of the above-mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

The Nacogdoches Historic Landmark Preservation Committee met on July 7, 2025, and voted unanimously to approve the item. The Planning and Zoning Commission will meet on July 14, 2025, for their recommendation. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on August 5, 2025.

CITY CONTACT: Jessica Sowell, Director of Community Services

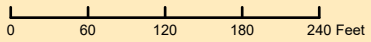
- ATTACHMENTS:**
- 1. Aerial Map
 - 2. Zoning Map
 - 3. Future Land Use Map
 - 4. Notification Map
 - 5. Redacted-Application and Supporting Documents

HO2025-01 Zoning Map



Legend

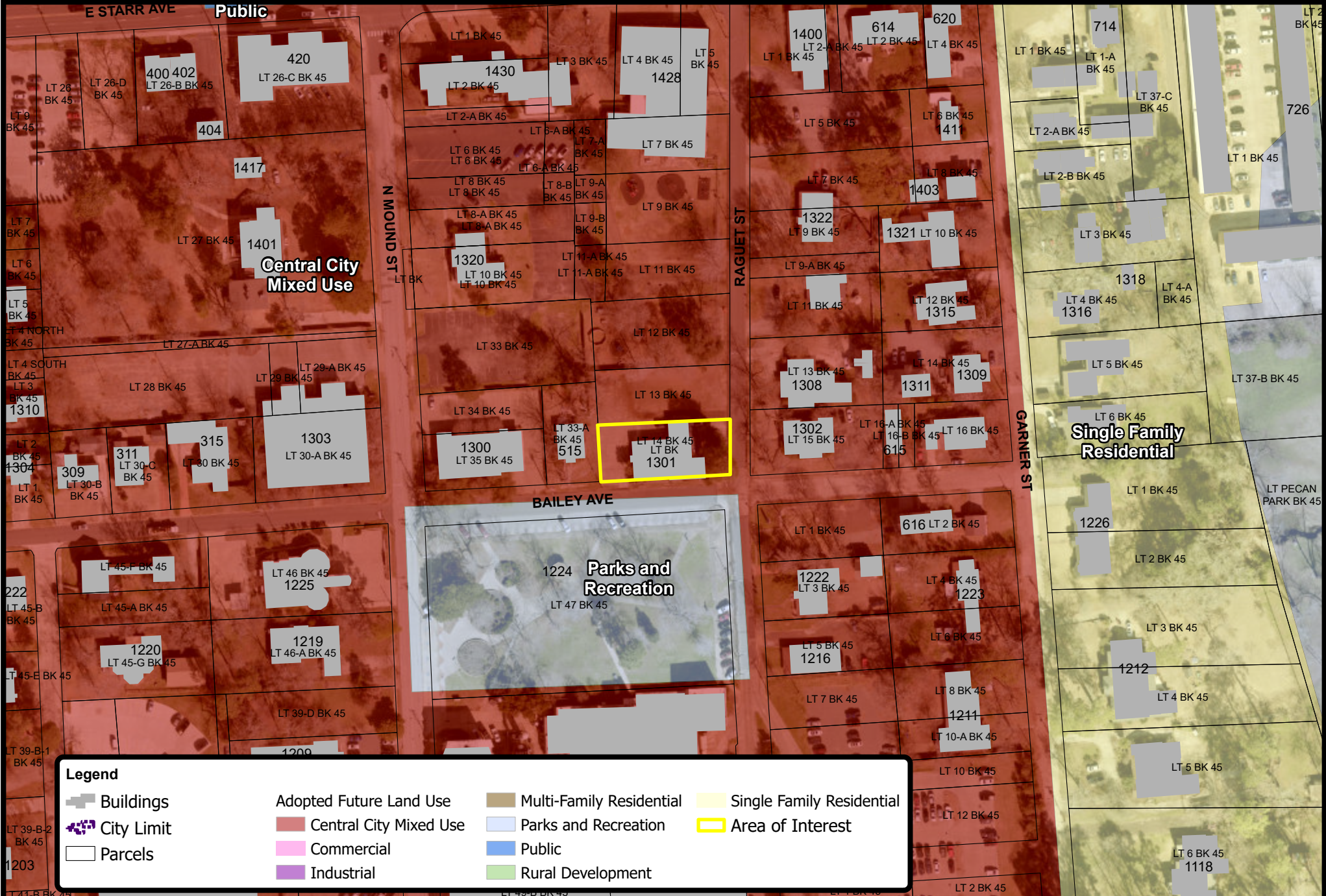
Buildings	Zoning	DA - Development Agreement	R-1 - Single Family
City Limit	A - Agriculture	I-1 - Light Industrial	R-2 - Single Family
Parcels	B-1 - Local Business	I-2 - Heavy Industrial	R-3 - Two Family
	B-2 - General Business	M - Medical	R-4 - Multi-Family
	B-3 - Central Business	PD - Planned Development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



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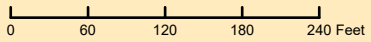
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

HO2025-01 Future Land Use Map



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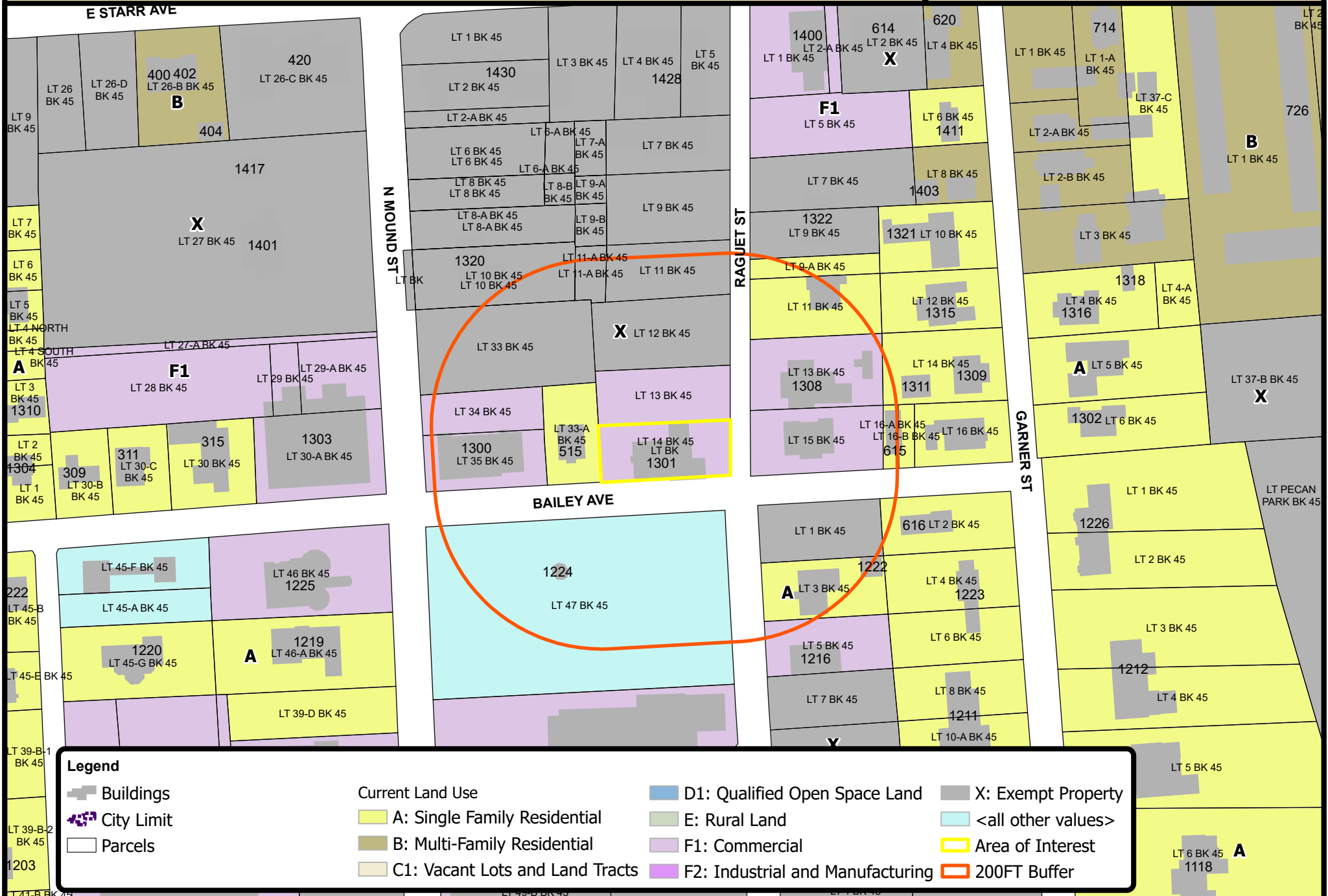
Buildings	Adopted Future Land Use	Multi-Family Residential	Single Family Residential
City Limit	Commercial	Parks and Recreation	Area of Interest
Parcels	Industrial	Public	
	Rural Development		



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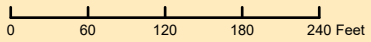
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HO2025-01 Notification Map



Legend

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



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Application for Historic Overlay Zoning (HO)
City of Nacogdoches Historic Landmark Preservation Committee

Applicant:

Name Isabella Baker
Company N/A
Address [REDACTED]
City, State, Zip Nacogdoches, TX 75961
Daytime Phone [REDACTED]
E-mail Address [REDACTED]

Property Owner (If Different From Applicant):

Name Richard Baker
Company N/A
Address [REDACTED]
City, State, Zip Nacogdoches, TX 75964
Daytime Phone [REDACTED]
E-mail Address [REDACTED]

Status of Applicant (Check One): Owner Applicant (must have owner signature)
Address of Property: 1301 Rague St Nacogdoches, TX 75961 Lot: 14 Block: 1
Date of Construction of main structure(s) on property: 1952

Historic Overlay Application Process

1. Historic Overlay Application should be submitted to the Historic Preservation Officer at the C.L. Simon Recreation Center.
2. The application is considered first by the Historic Landmark Preservation Committee at a monthly meeting. This meeting will include a Public Hearing on the application and notice of the requested zone change are sent to all properties within 200 ft. of the property.
3. The ruling of the Historic Landmark Preservation Committee is then taken to the Planning and Zoning Commission for consideration.
4. The ruling of both the Historic Landmark Preservation Committee and Planning and Zoning are taken to the Nacogdoches City Council for final approval.

Signing below certifies that all information submitted is correct to the best of the applicant's knowledge and certifies that the applicant has been given the Historic Overlay Application Process.

Signature of Applicant: Isabella Baker Date: 04/22/2025
Signature of Property Owner: R Baker Date: 4/22/25

Application Deadline

Application material must be completed and submitted by 5:00pm the third Monday of each month before the Nacogdoches Historic Landmark Preservation Committee can consider the approval of any change affecting the exterior of any building. This form, along with any supporting documentation, must be filed with the Historic Preservation Officer at the C.L. Simon Recreation Center located at 1112 North St., Nacogdoches, TX (Mailing Address: P.O. Box 635030, Nacogdoches, Texas 75963).

Submittal Criteria Checklist

City of Nacogdoches Application for Historic Overlay Zoning

Incomplete applications cannot be reviewed and will be returned to you for more information.

The documentation listed below must be submitted with the application for a Historic Overlay Zone request. All materials used must meet the Design Guidelines set by the City of Nacogdoches.

Criteria for Designation

Please select one or more of the following criteria that applies to your application:

- 1. Possesses significance in history, architecture, archaeology or culture.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history.
- 3. Is associated with the lives of persons significant in the city's past.
- 4. Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
- 5. Represents the work of a master designer, builder, or craftsman.
- 6. Represents an established and familiar visual feature of the city.

Historical Narrative

For a Historic Overlay Application to be considered a historical narrative must be submitted by the applicant. You can use the space below or attach additional pages.

Additional pages have been attached.

Documentation Required:

- Color photographs of the structure from all sides (.jpg or .png file preferred). These photos can be sent via email or may be printed and turned in with the application.
- Supporting documentation including but not limited to newspaper articles, burial records, architectural records, historic sites surveys, etc.
- Narrative, written by the applicant, about the history of the structure and which criteria for designation the applicant is applying under.

To be completed by Historic Sites Staff

Dr. Taylor Medical Office Building

Nacogdoches TX

The Taylor Medical Office Building at 1301 Raguet Street and Bailey Avenue in Nacogdoches, Nacogdoches County, Texas, is a one-story, flat-roofed, brick-veneer medical professional building constructed in 1952 and designed by San Augustine, Texas, architect Raiford L. Stripling. The clinic is located across Bailey Avenue from Blount Park, half-a-block north of the complex of Memorial Hospital. Domestic in scale, the clinic was designed to be compatible with the one-story houses set in lawn-landscaped yards along Raguet Street. These predate the construction of doctors' offices and other medical facilities adjacent to Memorial Hospital. The Taylor Medical Office Building qualifies for designation as a City of Nacogdoches historic property because it possesses significance in the history of architecture in Nacogdoches, is associated with the trend toward workplace suburbanization associated with the mid-twentieth-century period, embodies the distinctive characteristics of the type of the professional medical office building associated with the mid-twentieth-century period, and is the work of a regionally recognized architect, Raiford L. Stripling. The building has been well maintained and retains its historical integrity to a substantial degree.

The Taylor Medical Office Building was built on Lot 14, Block 1, of the Blount Estate Addition at the northwest corner of Raguet Street and Bailey Avenue, approximately one mile northeast of Nacogdoches's historic plaza and three blocks south of the campus of what is now Stephen F. Austin State University. This sector of the city was not mapped in the Sanborn Map of 1922. It lay at the northeast edge of Nacogdoches in the 1929 edition of the Sanborn map, and was still predominantly residential in the 1946 revision of the 1929 edition of the Sanborn Map. Blount Park and City Memorial Hospital were present by 1929, forecasting the historical impact that modernization and expansion of the hospital complex would have on the neighborhood. The building was constructed by Dr. Taylor of Nacogdoches to house his dental practice.

The Taylor Medical Building is a rectangle in plan, with its longer dimension parallel to Bailey Avenue. Two rectangular projections protrude from the plan: the entrance pavilion at Bailey and Raguet, which has a higher roofline than the rest of the building, and a porte-cochère on the north side of the building, accessible from a paved driveway that wraps around the clinic's north and west elevations.

The lower zone of the building is faced with red Roman brick. This brick spandrel is capped by a sill of black glazed brick laid in rowlock course. A projecting frame of black glazed brick, three widths thick and laid in stack bond, contains the primary public entrance to the building. The wall above the brick spandrel contains a horizontal band of vertically proportioned windows separated by redwood piers. The windows facing Bailey on the south alternate between fixed panes of plate glass and operable jalousies. The windows on the east, facing Raguet and framing the brick front door portal, are fixed panes of plate glass. The front door is wood and contains a plate glass insert. The exterior walls of the entry pavilion are recessed in plan to accommodate raised access walks along the Bailey side of the building and the Raguet front. These walks are shaded by the projecting roof plate above. The underside of the overhanging roof plate is redwood stripping. On the Raguet front of the building, the roof overhang is supported by a pair of thin circular steel columns. A screen wall faced with vertical redwood boards projects forward, perpendicular to the clinic's front wall, to mark the north edge of the high-roofed entrance pavilion. A framed aperture cut into the screen wall provides a view of vegetation planted between the east front of the clinic and the public sidewalk along Raguet. Although the east

front wall of the building is closer to Raguet Street than the fronts of neighboring houses, the building's front planting area contains a tall loblolly pine tree and a mature Southern magnolia tree that both screen and shade the building.

Visible from Raguet Street is a flat-roofed canopy that shades a carport. The canopy projects forward from the north side of the lower-roofed portion of the building. The carport is wide enough to accommodate two cars side-by-side. It is supported by a pair of four-inch welded steel pipe columns diagonally aligned to form a downward pointing triangle.

The lower-roofed portion of the building is belted by a high spandrel faced with Roman brick on its north and south sides and its west, rear, elevation. Above the black brick rowlock sill line of the spandrel, rectangular steel tri-fold windows are aligned in horizontal bands in fields of vertical redwood siding. The flat roof plates, faced with a redwood fascia, overhang the clinic on all four sides.

The Taylor Medical Building possesses significance in the history of architecture in Nacogdoches as a domestically scaled professional building constructed in a suburban residential neighborhood rather than in, or near, Nacogdoches's historic downtown plaza; as a work of mid-twentieth-century modern architecture; and as the design of a regionally significant architect, Raiford L. Stripling of San Augustine.

The Taylor Medical Building embodies the distinct characteristics of a building type (the domestically scaled one-story professional building located in a suburban rather than downtown setting) that is associated with a specific time period (the midpoint of the twentieth century). The Taylor Medical Office Building, by virtue of its one-story height, its construction on a residential lot in the Blount Estate Addition, and its 195_ time period, represents trends associated with broad patterns of Nacogdoches's history in the postwar 1940s and 1950s. The replacement in 1957-58 of Nacogdoches County's classical 1912 courthouse with a sprawling, one-story "ranch house" type courthouse, set back from the intersection of W. Main Street and North Street behind an expansive green lawn, is the foremost local example of this broad architectural trend. As architect Leonard Lane observes in his commentary on Texas county courthouse architecture: "This style is related to the low-slung ranch house designs that were popular in mid-century America... The original building [the 1958 courthouse], with its broad front porch facing a lawn, is residential, the 'home' of county government, if you will. Very informal and un-institutional, the courthouse was intended to fit in to the modern look of suburban America in the 1950s." The book *Doctors' Offices and Clinics: Medical and Dental*, a nation-wide survey of medical professional buildings published initially in 1955 and reissued in a revised edition in 1960 by the Reinhold Publishing Company, illustrated six examples of modern medical professional buildings in Texas, all one-story, domestically scaled buildings located outside downtown business districts.

The Taylor Medical Building stands out as a work of postwar, mid-twentieth-century modern architecture. Character defining features associated with dominant trends in American architecture of this period are its low profile, flat roofs, horizontally aligned window bands, and finish materials. The mixture of red Roman brick in the building's base course, the black rowlock sill courses and the stack bond of the entrance portal, redwood siding in the window zone, and a redwood fascia edging the flat

roofs materialize the clinic's construction in the 1950 period. The alignment of windows in horizontal rows in both the high-roofed entrance pavilion and the lower-roofed portion of the building is also associated with suburban office buildings of the mid-century period. The use of steel pipe columns, especially the inverted triangular configuration of the columns supporting the carport, is a further character defining architectural feature of the period, as is the architectural acknowledgement of the automobile in the provision of an open carport. The Taylor Medical Building joins the Hotel Fredonia at 200 N. Fredonia Street (1955, J. N. MacCammon and Carlos B. Schoeppl, architects), the Nacogdoches County Courthouse at 101 W. Main Street (1958, J. N. MacCammon, architect), the Nacogdoches Savings & Loan Association Building at 118 E Hospital Street (1962, J. N. MacCammon, architect), and the Alice Ann Hutson and Morris Muckleroy House at 4308 Raguet Street (1961) as a distinctive Nacogdoches example of this broad, mid-twentieth-century architectural trend. (Courtesy of Stephen Fox AIA)

The Taylor Medical Building is significant as a work of Raiford L. Stripling (1910-1990), a twentieth-century Texas architect based in San Augustine, Texas, thirty-five miles east of Nacogdoches. Stripling is especially remembered for his restoration and reconstruction of historic Texan buildings, documented in D. Michael McCullar's book, *Restoring Texas: Raiford Stripling's Life and Architecture* (1985). In addition, Stripling also had a long practice designing new buildings, including many in Nacogdoches. Most of Stripling's residential designs were based on historic prototypes. The Mrs. Worth White House at 311 Hughes Street, the Edward Blount Tucker House at 2900 Raguet Street, the Eli Pool House at 898 Norma Street, and the Bill Weems House at 2338 Carol Street represent the traditional trend in Stripling's work. The Taylor Medical Building stands out among his Nacogdoches buildings as a work of mid-twentieth-century modern architecture. The Raiford L. Stripling Collection at the Cushing Memorial Library at Texas A&M University contains architectural drawings for other projects that display similarities to the Taylor Medical Building. Stripling's design for Dr. N. W. Bird's dental office in Jasper TX of 1949 employs Roman brick facing and includes a one-car carport supported on a pair of welded four-inch pipe columns positioned in a V formation. An addition to the Brookeland School in Brookeland TX that Stripling designed in 1953 incorporated diagonally aligned columns, as did an undated design for an apartment building in Center TX for Dr. James P. Bridges. The size, scale, architectural composition, and materials of the Taylor Medical Building identify it as a work of mid-twentieth-century American modern architecture.

As my research has been setting a precedence for early Mid-Century buildings in Nacogdoches, 1301 Raguet is the earliest example in terms of "commercial". I have found several examples of residential work that is probably from the mid to late 1950s. The commercial Mid-century buildings can be found on the campus of Stephen F Austin State University. They were all designed by the Lufkin, Texas firm of Marcellos, & Scott starting in 1965. Not only do I personally find 1301 Raguet to be a perfect aesthetic example of design details found in the 1950's, but it appears to be the earliest building standing of that decade.

References used in this submittal are:

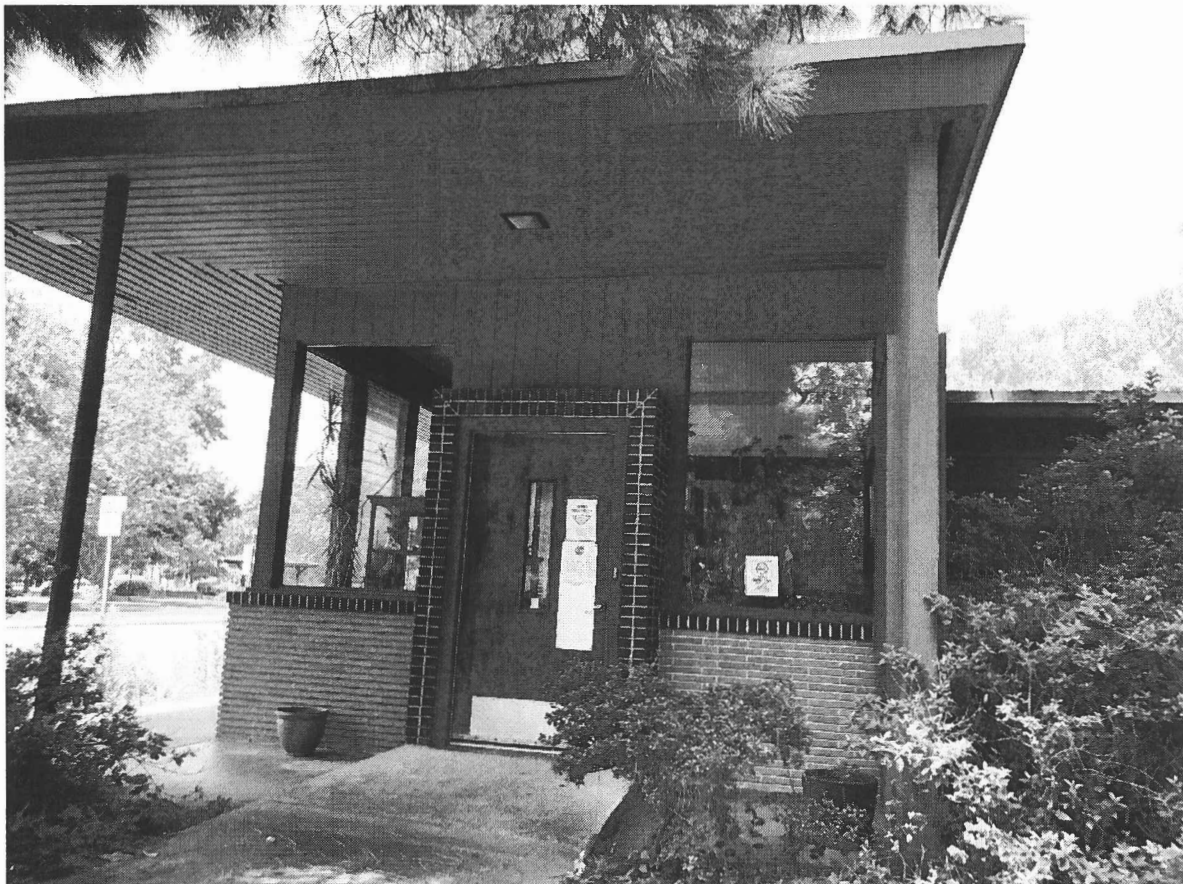
A Dollar a Mile, Fifty Cents a Gate, Taylor, James G. M.D., 2000, Nortex Press, ISBN 978-1-57168-502-5

Restoring Texas: Raiford Stripling's Life and Architecture, McCullar, Michael. 1985, Texas A & M University Press, ISBN 0-89096-254-5

Drawings and renderings courtesy of Dr. Richard Baker M.D. 2021

Architectural description of 1301 Raguet Street, Fox, Stephen, AIA, Rice University 2021

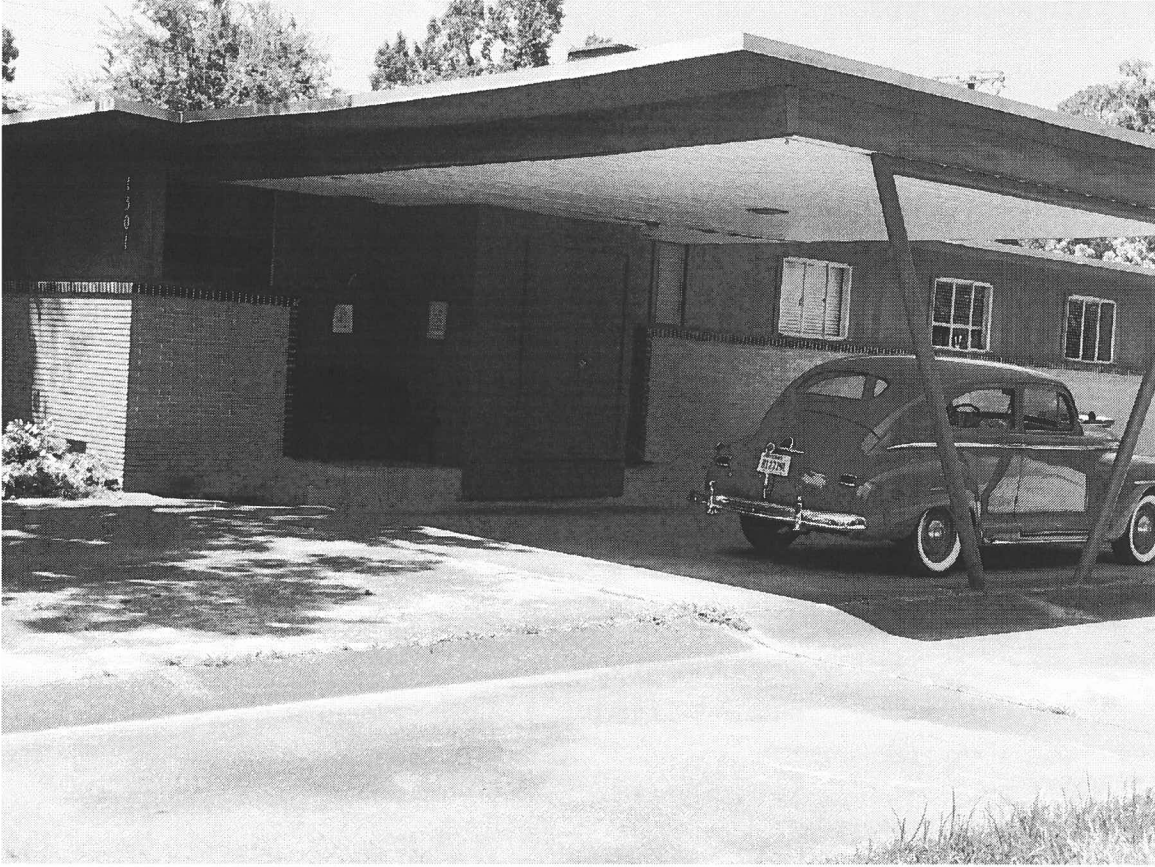
1204 North Mound Street TimeLine Lot 47-48, Block 45, Samuel Tadlock and Dr. Perky Beisel, Stephen F. Austin State University 2013



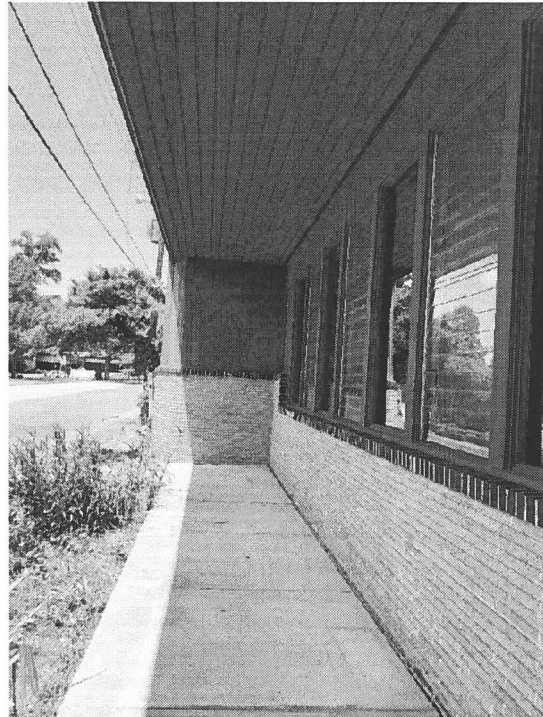
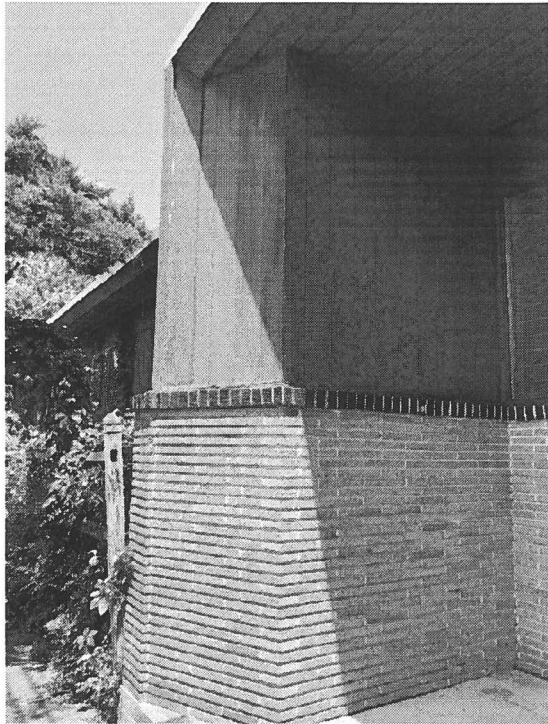
The Taylor Medical Building front entrance, facing East on Raguet Street.



Looking South toward the front entrance from Raguet Street.

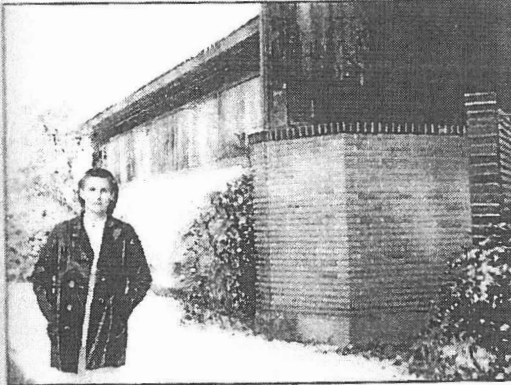


Looking south west on Raguet Street, at the northern side of the building toward the carport.



Chamfered detail on south facing side of the building from Bailey Street.

Reference an image included as a separate document, attached below, taken from "A Dollar a Mile, Fifty Cents a Gate" by Dr. James G. Taylor M.D. pg. 61.



Lucy Koonce Lazarine at Bailey St. entrance to clinic, c. early fifties.

ball fan. College
s among us. For
a game between
afternoons. This
crisply attired in
ients in the wait-
rily to get on the
waiting room to
ie told his nurse.
we."
mistress. "Some of
with all of the
urse to come up
but couldn't see
rse his intention.
g at the patients.
lically and he said
ve fooled the sen-
left out was biting

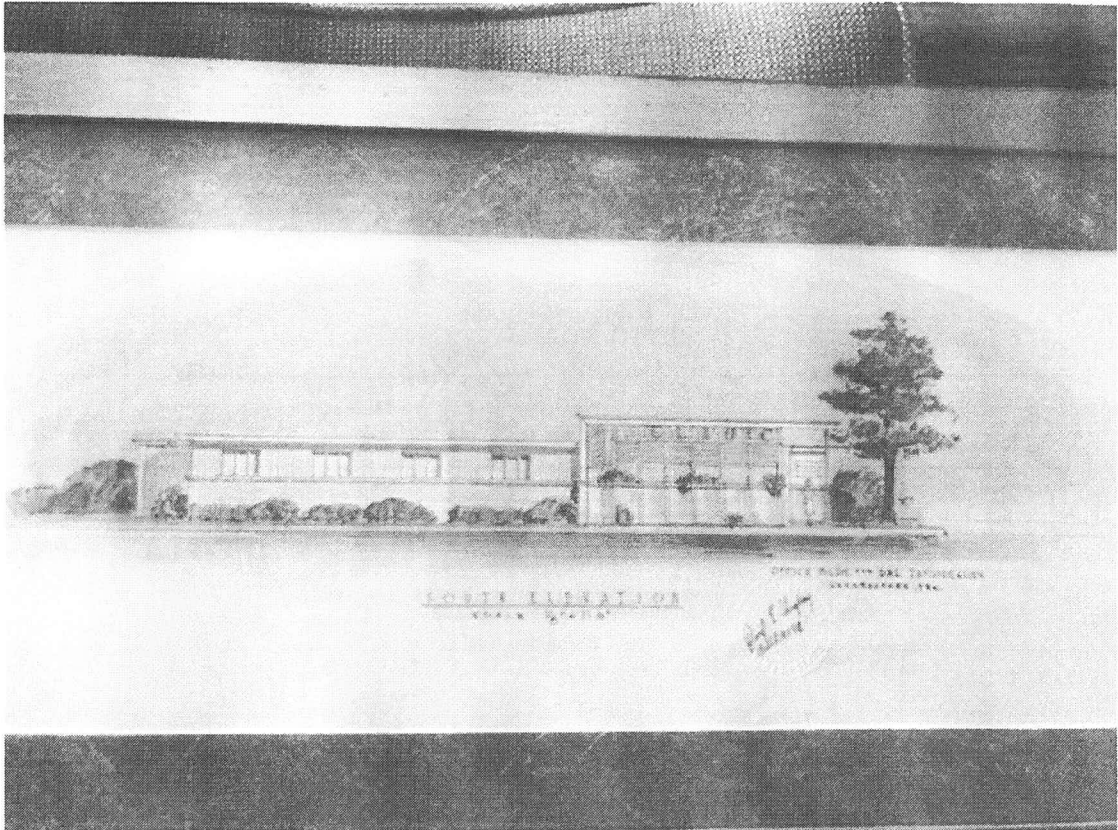
his tongue, though he managed to slobber a little, soiling the white lab coat.

After a minute or two he got up, brushed himself off, and looked around the waiting room as if nothing had happened. Nearly all of the patients got up to leave, a few brave ones stopping long enough to make an appointment for the following week. The nurse cleared the room by saying, "I'm sorry but when the doctor's tired and overworked he has these seizures."

Before Dr. Walter B. Allen and I built a clinic across from Memorial Hospital in 1952, I didn't see patients in an office setting consistently enough to worry about emptying a waiting room. The space I shared with Sarah above Swift Brothers and Smith Pharmacy was typical of most doctors' offices: A small suite of rooms with no air conditioning, it had a few straight-back chairs in the front room for whites and a bench outside designated as the "colored" waiting room. Though I was accustomed to seeing segregation to some extent all my life, it was

pg. 61 "A Dollar a Mile, Fifty Cents a Gate", JAMES G. TAYLOR M.D. 2000

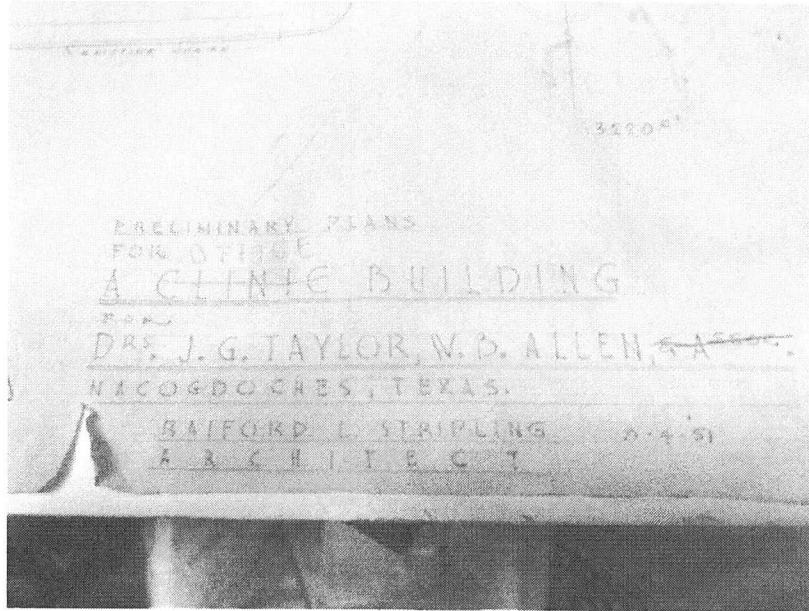
Photo images of renderings hung on the wall of the waiting room of Dr. Richard Baker's office.



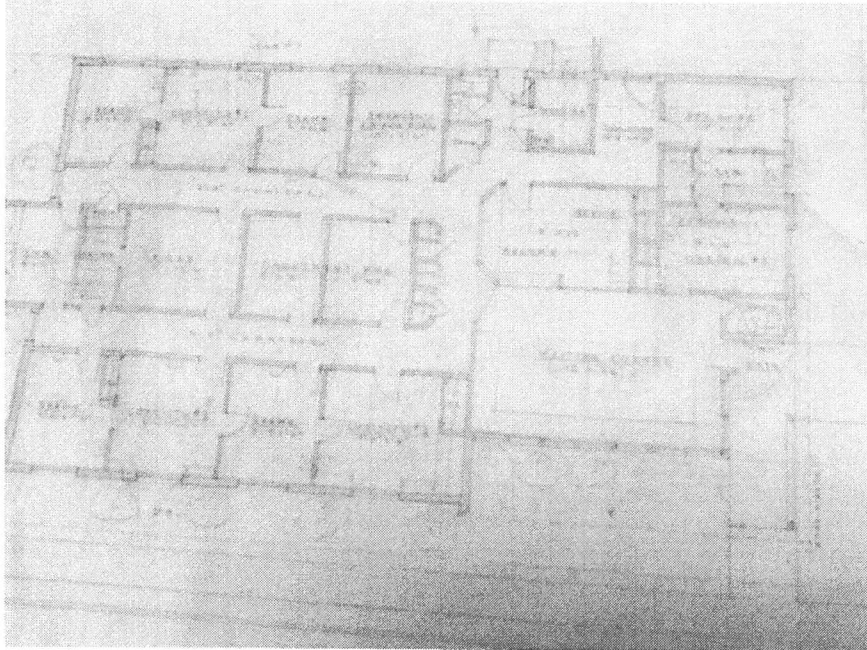
1301 Raguet south Elevation of original rendering



Railford Stripling seal on rendering



Original Construction drawings Title Block with date



Original Construction Drawings: Interior Floor Plan

white oak he needed from Tennessee. Assuming that the siding and shingles remained more or less constant during the various remodelings, Raiford referred to the photograph to determine the appropriate number of boards for the side of the building and shingles for the roof. To give the siding a rough finish, boards were cut 2 inches thick and 6½ inches wide, then hand planed. Raiford made the siding thick enough to insulate the interior yet appear to be the standard half inch in thickness by cutting a U-shaped groove on the top and bottom of each board so that, when viewing the wall from the inside as well as out, the edges of the boards seem to overlap.

Raiford was concerned about insulation because of the comfort factor. Although made to look every bit as unfinished as the original, complete with unceiled roof and walls, Independence Hall is a good bit more cozy for the benefit of today's tourists than it was for the delegates to the convention in 1836. One of Raiford's biggest challenges was to figure out a way to conceal the air-conditioning system, which he did by running the ductwork from beneath the floor

and hiding it under the display cases, along with the electric lighting. (Parks and Wildlife has since removed the display cases to make the hall more authentic, although grills for the ducts are now visible in the hardwood floor and artificial lighting is provided by electric lights along the walls that look like candles.)

Another concern, Raiford says, was how to make the building easy for Parks and Wildlife to maintain. He achieved that, in part, by sandwiching a metal roof between two layers of shingles and roof insulation, so that the roof looks like the same roof inside and out and won't require a lot of care to keep from leaking. He also put shutters on the windows and coated the siding with the same preservative he later used on the Carrett House in San Augustine (see p. 118).

Although somewhat overshadowed by the nearby Star of the Republic Museum, Independence Hall is operated by the Parks and Wildlife Department as the rightful centerpiece of the Washington-on-the-Brazos State Historical Park and is open to the public from 10:00 A.M. to 5:00 P.M., seven days a week.

Design of Sabine County Hospital, Hemphill

The residents of Sabine County—which borders San Augustine County to the east—had never really had a full-fledged hospital. In the 1920s, a six-bed clinic was built above a drugstore in Hemphill, the county seat, but after its proprietor died in 1936, the clinic was closed. Then in the late forties, local drugstore owner and real estate man Leon Adickes commissioned Raiford to design a new six-bed clinic, which was built in 1950 and expanded to a ten-bed facility in the late fifties, after Adickes sold it to Dr. Grover Winslow. But Dr. Winslow was

not a surgeon, and for county residents to obtain comprehensive health care they had to travel to Nacogdoches, Houston, Beaumont, Lufkin, or Jasper. Finally, in the mid-seventies, Adickes spearheaded a drive to build a state-of-the-art hospital in Hemphill, commissioning Raiford to design a thirty-six-bed facility on the west side of town that has since become a model for rural county hospitals nationwide.

The project began in 1975 with the creation of the county's first hospital district and the election of a five-member board of



Entrance to Sabine County Hospital, Hemphill. (Photograph by Laura Cicarella)

1975

directors. After passage of a bond issue in 1977 and receipt of a loan from the Farm and Home Administration (FmHA), the board called for a design that would put patient-care areas—operating and delivery rooms, labs, and nursing station—at the core of a 22,500-square-foot, one-story main building, surrounded by a corridor and patient rooms. Other patient-care as well as service areas— isolation room, intensive care unit, kitchen, cafeteria, and offices—were to be arranged around the building's perimeter, and an adjoining wing of patient rooms was to be designed to accommodate future expansion on the wooded, nine-acre site. The board also wanted a maintenance-free ex-

terior, one that would require little or no painting.

The hospital could have been built of concrete block and sufficiently served those purposes, but Raiford and Raggy talked the board into spending a little more money to clad it in a brownish gray brick veneer; spruce it up with white pilasters, lintels, corbeled brick, and other Greek Revival details, and top it all with a standing-seam metal roof, which is in the form of a sloping mansard except at the main entrance, where a hipped portion covers a columnar porch. Now, as Raiford says, "It has all the dignity that a building needs." (Raiford also remembers that one board member wanted to

HISTORY OF MEMORIAL HOSPITAL

The first hospital in Nacogdoches was built in 1928 from funds received when the City of Nacogdoches sold its electrical power plant, and the land was made available by a gift from Mrs. Itasca Blount. The hospital was known as City Memorial Hospital. It had a bed capacity of 28. Names on the original plaque of the 1928 City Memorial Hospital structure were:

Mayor — W. I. Baker
Secretary — R. C. Monk
Aldermen — Roy Gray
 Joe Goldsberry
 Hal Tucker
 Hilliard Stone

Additions were made to the hospital in 1938, 1951, and 1954. The last addition was in 1964 with a bed capacity of 143. The Tucker Wing which opens Sunday, February 1, 1976 will have a bed capacity of 52, making a total of 195 beds.

By an act of the Texas Legislature on June 12, 1967, House Bill #1248, the Nacogdoches County Hospital District was established. On April 9, 1968 an election was ordered by the County Judge of Nacogdoches County calling for the election to establish by the voters of the district the Nacogdoches County Hospital District, to assume the full responsibility of the operations of the City Memorial Hospital, assuming all liability and all assets from the City of Nacogdoches. The vote was affirmative and the district was approved by a substantial majority. On May 6, 1968 ownership was changed to Nacogdoches County Hospital District and the name of the hospital was changed from City Memorial to Memorial Hospital. At this time the first Board of Directors of the Nacogdoches County Hospital District were elected. These directors were:

Dr. Stewart S. Barron Dr. Eugene S. Rogers
Mr. Jerry K. Johnson Mr. Frank Sisco
Dr. James E. Redfield Dr. James G. Taylor
 Mr. Eugene Weatherly



Front entrance, facing East on Raguel St.



North side of building facing the CE (Christ Episcopal) School



Northern side of building / carport



Back of building



South facing side of building from Bailey St



South facing side , different view



South side, another view

PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Zoning Case ZON2025-09 regarding a zone change from I-1, Light Industrial to R-4, Multi-Family district for two (2) parcels of land approximately 0.64 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 215496 and 23218; and generally located west of Bremond Street, approximately 500 feet north of the intersection of West Cox Steet and Bremond Steet, Nacogdoches, Texas.

OVERVIEW: The applicant, Rayshawn Lathan, is requesting a zoning change for two parcels located on Bremond Street just north of Cox Street. The subject parcels are currently zoned I-1, Light Industrial. The applicant is requesting that both parcels be rezoned to R-4, Multi-Family to allow for the construction of multi-family structures.

The subject properties front a local street that separate a predominantly residential use area to the west and a light industrial use to the east. The properties are adjacent to several homes in the Outside Historical District and near the Virginia Avenue Historical District to the south. To the east is the Southern Pacific Company train transfer station. Additionally, the subject parcels lie within a designated FEMA flood zone. All new structures in this area are required to be constructed at least two feet above the Base Flood Elevation (BFE), in accordance with local floodplain development regulations.

Adjacent Land Use & Zoning

The subject properties are zoned I-1, Light Industrial and are vacant. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Current Zoning	Land Use
North	Rural Development	I-1, Light Industrial	Vacant
South	Rural Development	I-1, Light Industrial	Undeveloped
East (Across Bremond St.)	Rural Development	I-1, Light Industrial	Industrial
West	Single Family Residential	R-1, Single Family	Residential

The subject properties are located in a transitional area between industrial/commercial and residential zoning districts and corresponding land uses.

STAFF REVIEW:

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

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

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

The proposed R-4 zoning introduces a residential land use that is less intense than the existing industrial zoning. The subject properties are located in a transitional area between industrial and residential zoning districts and land uses. Adjacent properties to the west are zoned R-1, Single-Family Residential, with some located within the City's Outside Historic Overlay district, while the properties to the east and north remain zoned I-1, Light Industrial. From a land use standpoint, multi-family residential can serve as a buffer between industrial and single-family uses. However, when dealing with a historically sensitive single-family area, multi-family might not reflect the neighborhood's character.

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 proposed rezoning to R-4, Multi-Family, represents a shift from the current I-1, Light Industrial zoning and introduces a more residential-oriented land use in an area where single-family and industrial districts meet. While multi-family zoning can, in some cases, serve as a transitional use between more intense and less intense land uses, its compatibility with surrounding development depends heavily on the size of the project, design, and neighborhood context. Given the site's proximity to both historically sensitive residential areas and active industrial zoning, consideration should be given to whether the proposed zoning supports long-term, orderly development that aligns with the surrounding land use pattern and community expectations.

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

The subject properties take direct access from Bremond Street which is a local two laned concrete road with a ROW of approximately 60 feet. The properties have access to public utilities with 6-inch water and sewer mains located along Bremond Street.

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

Any future development on the subject properties will be required to meet City standards for driveways and parking, ensuring safe and convenient access. No adverse impacts to the general public or adjacent properties are anticipated as a result of the proposed zoning change.

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

Any future development will be required to comply with all applicable City codes related to nuisance prevention and property maintenance, ensuring compatibility with surrounding uses.

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

Any future lighting on the subject properties will be required to comply with City regulations to ensure it is appropriately shielded and directed. Lighting will be designed to prevent glare or spillover onto adjacent properties, maintaining compatibility with the surrounding residential and commercial uses.

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

Any possible future multifamily development on the property will be required to comply with the City's commercial district landscaping and screening regulations. In this case it would require a

six-foot-tall wooden fence with a 10-foot-wide landscape buffer between the subject properties and the adjacent residential zoned properties to the west. There would also be required street landscaping in front of the property along Bremond Street.

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 properties as *Rural Development*. This FLUP category is described as “Sparsely-populated areas with limited development that are still distinct from more urbanized areas. It also includes areas that are gradually transitioning into urban uses and development.” Given the scale of the proposed rezoning and the proximity to existing single-family neighborhoods and industrial zoning, the request may be viewed as consistent with the transitional aspect of the Rural Development category. However, the appropriateness of multi-family residential at this location will largely depend on whether it is determined to represent a logical step in the area’s growth, or whether it introduces a level of intensity beyond what is envisioned.

PUBLIC ENGAGEMENT:

- May 27, 2025 – Staff mailed twenty-four (24) neighborhood meeting notice postcards to property owners within 500 feet of subject property.
- June 10, 2025 – Staff coordinated a neighborhood meeting at the C.L. Simon Recreation Center on behalf of the applicant to receive input from surrounding property owners. Twenty-eight (28) neighboring residents attended the meeting with concerns of compatibility with the historic character of the neighborhood, flooding and erosion, increased traffic, limited parking and general safety concerns. The majority of the attendees were generally opposed to the rezone.
- June 24, 2025 – Staff mailed nine (9) public meeting notice letters to property owners within 200 feet and fifteen (15) notice postcard 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.
- June 29, 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 for City Council consideration on August 5, 2025.

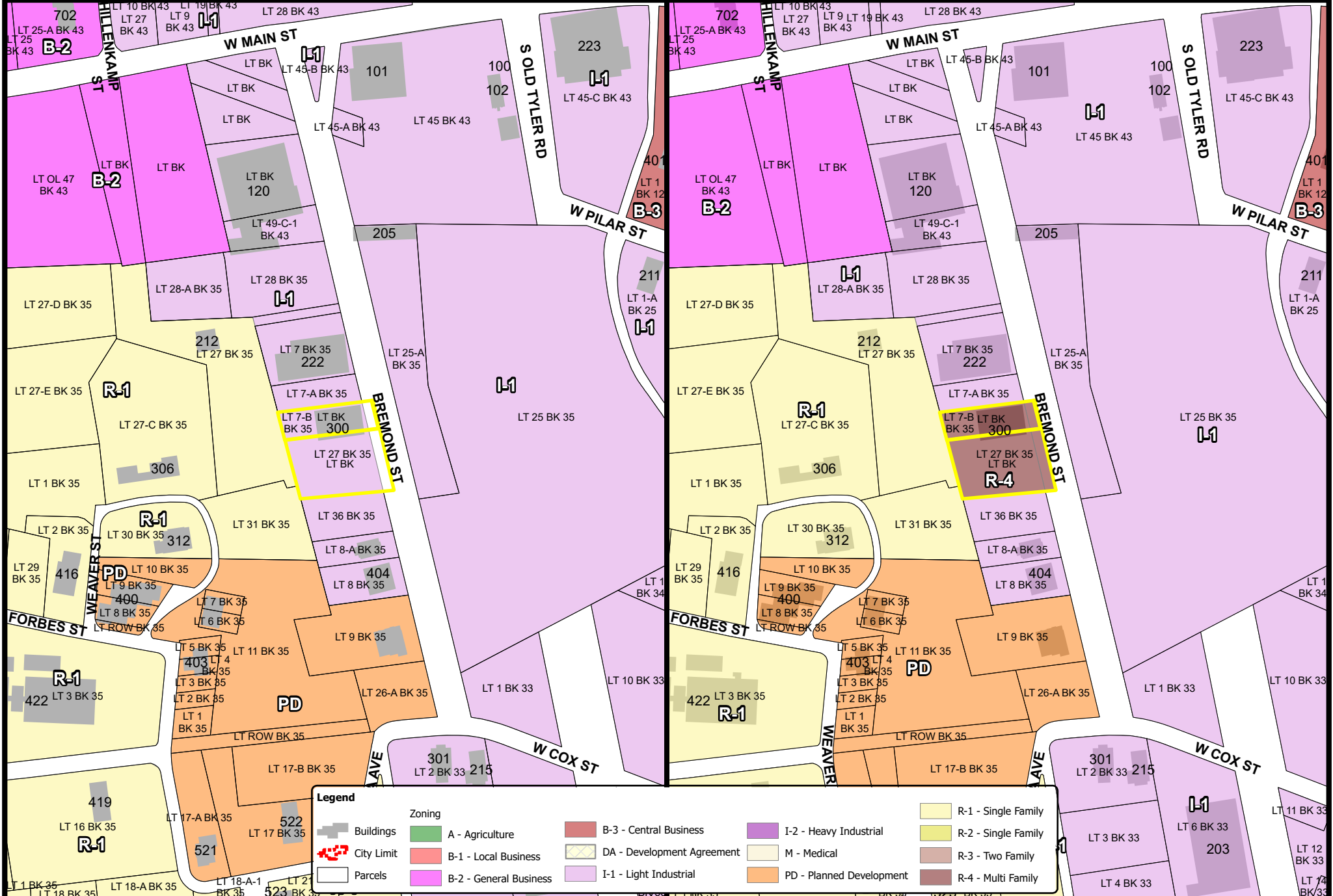
CITY CONTACT: Juan Pollette, City Planner

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Flood Zone Map
 4. Future Land Use Map
 5. Notification Map 200ft
 6. Site Photos

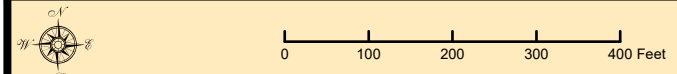
Existing Zoning

ZON2025-09

Proposed Zoning



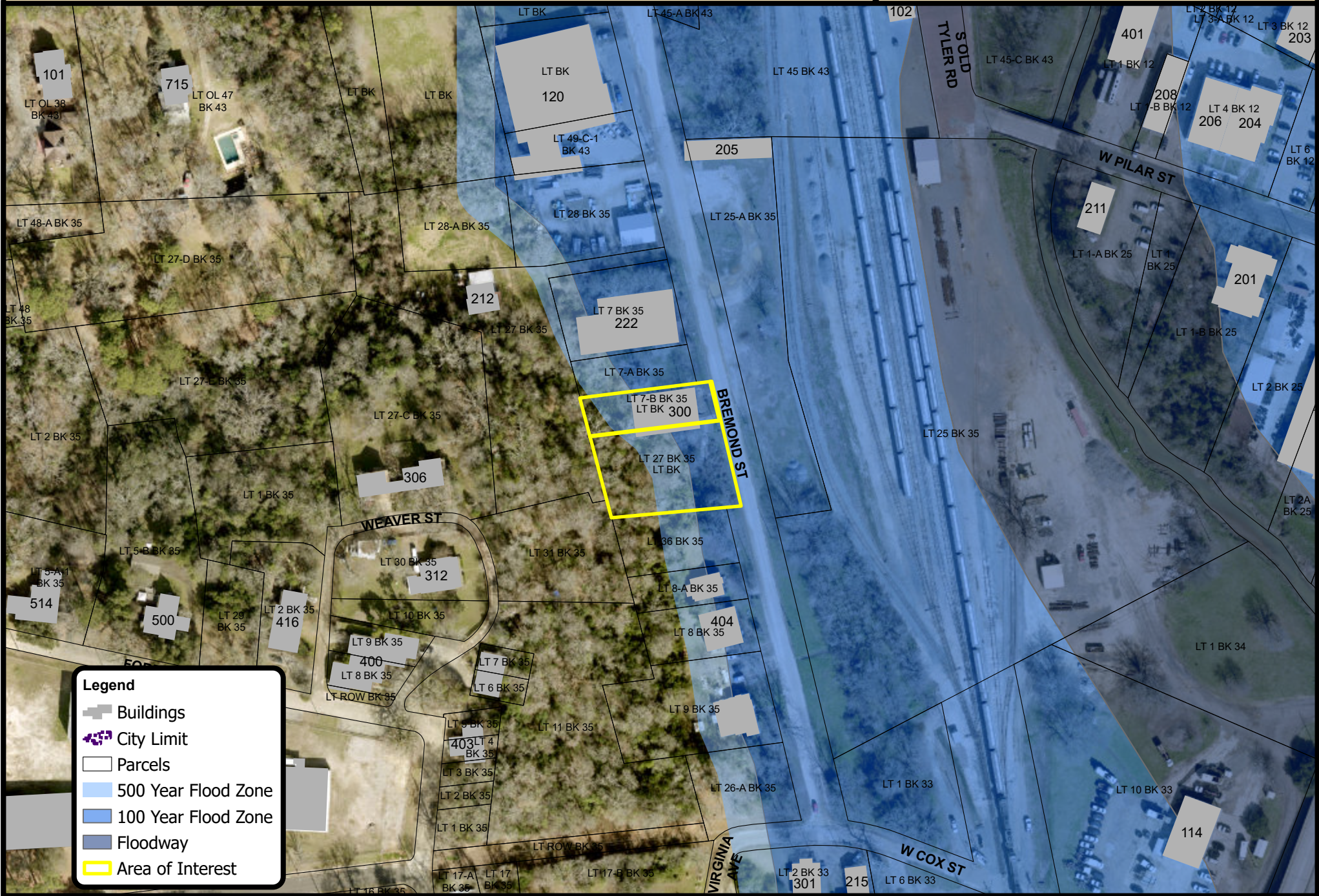
Legend		Zoning	
	Buildings		A - Agriculture
	City Limit		B-1 - Local Business
	Parcels		B-2 - General Business
			B-3 - Central Business
			DA - Development Agreement
			I-1 - Light Industrial
			I-2 - Heavy Industrial
			M - Medical
			PD - Planned Development
			R-1 - Single Family
			R-2 - Single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



Date Created: 05/13/25 10:37 | 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.

ZON2025-09 Flood Map



Legend

- Buildings
- City Limit
- Parcels
- 500 Year Flood Zone
- 100 Year Flood Zone
- Floodway
- Area of Interest

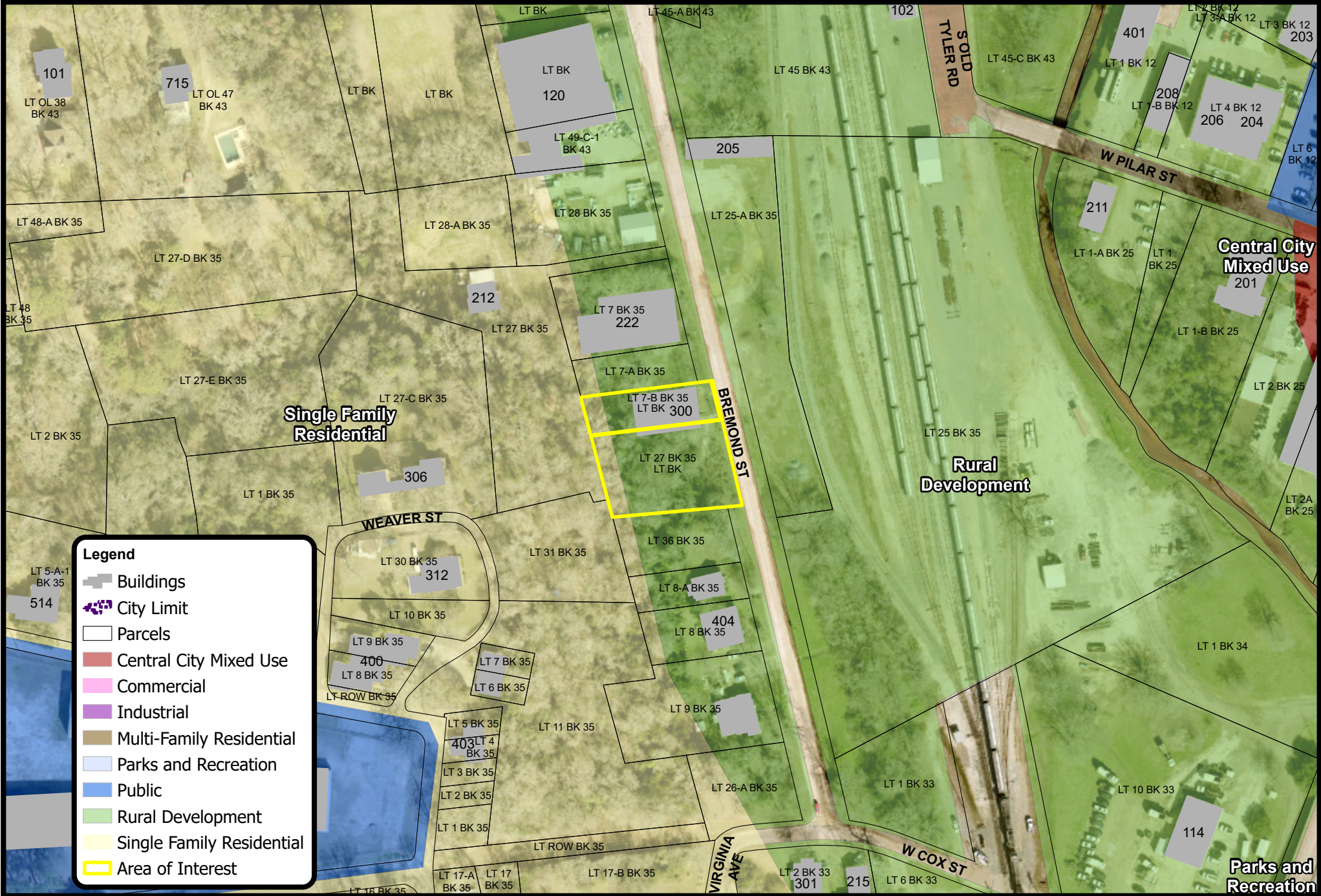


0 70 140 210 280 Feet

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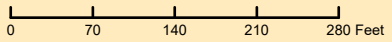
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ZON2025-09 Future Land Use Map



Legend

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

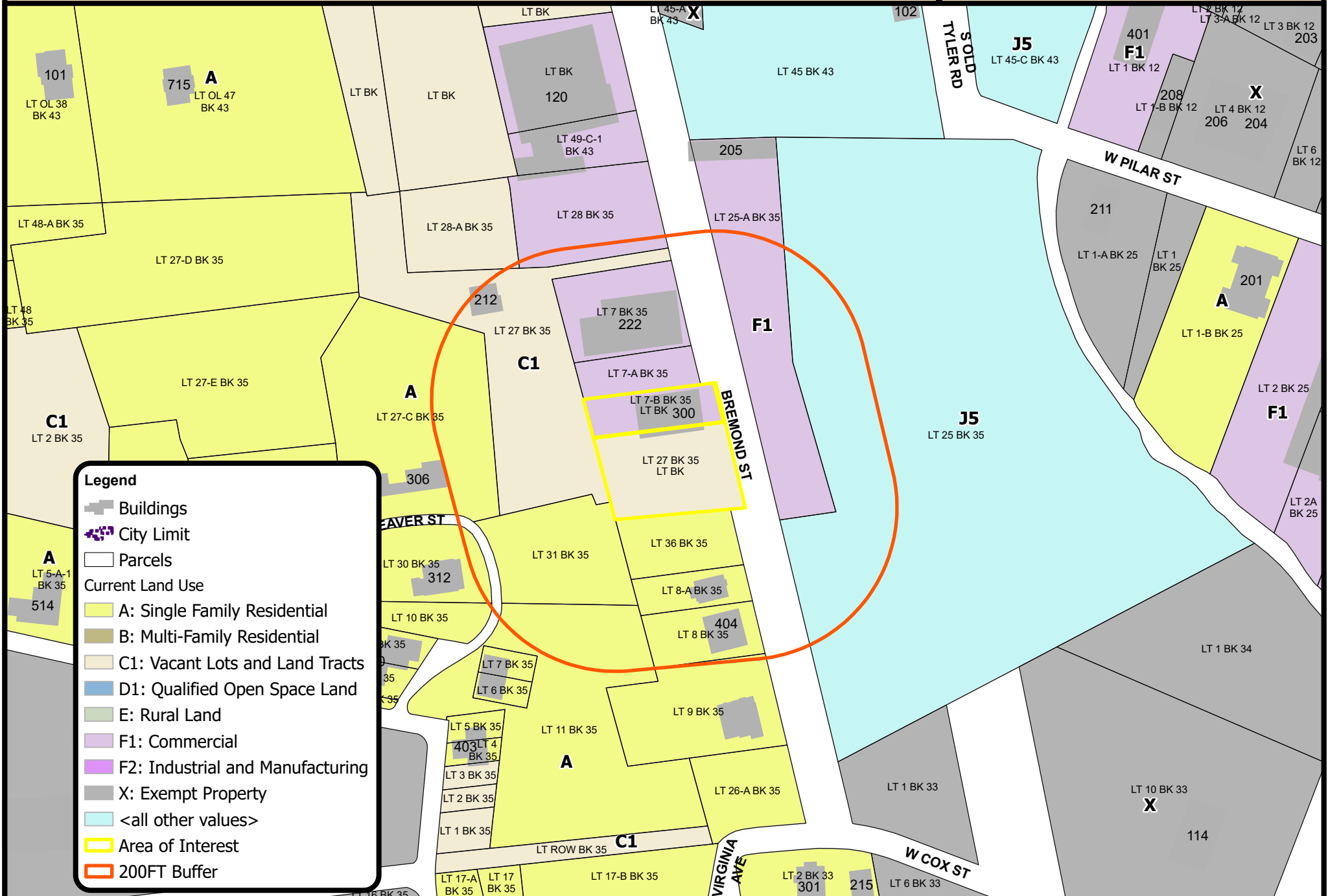


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ZON2025-09 Notification Map



Legend

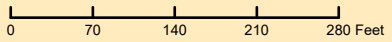
- Buildings
- City Limit
- Parcels

Current Land Use

- A: Single Family Residential
- B: Multi-Family Residential
- C1: Vacant Lots and Land Tracts
- D1: Qualified Open Space Land
- E: Rural Land
- F1: Commercial
- F2: Industrial and Manufacturing
- X: Exempt Property
- <all other values>

Area of Interest

200FT Buffer



Date Created: 05/13/25 10:36 | ArcGIS Pro 3.2.2

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ZON2025-09 Site Photos

Subject property



Directly across subject property



Adjacent commercial properties to the north



Adjacent residential property to the south





PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Zoning Case ZON2025-10 regarding a zone change from B-2 General Business, to R-1, Single family district for one (1) parcel of land approximately 2.49 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23683; and located at 101 South Sanders Street, Nacogdoches, Texas.

OVERVIEW: The applicant, Barbara Stump, is requesting a zone change from B-2, General Business, to R-1, Single Family Residential, for the purpose of platting her property into one lot with the same zoning designation as the southern portion of the property. The property is currently developed with a single-family home and fronts South Sanders Street. The property is also located in the Outside Historical District. The R-1 zoning district is intended as an area for low density single-family use. Lots in this area must be 8,250 square feet and larger.

Adjacent Land Use & Zoning

The subject property is zoned B-2, General Business and is developed with a single-family home. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Current Zoning	Land Use
North (Across W. Main St.)	Single Family Residential	B-2, General Business	Single Family Residential
South	Single Family Residential	R-1, Single Family	Single Family Residential
East	Single Family Residential	B-2, General Business & R-1, Single Family	Single Family Residential
West (across S. Sanders St.)	Single Family Residential	B-2, General Business & R-1, Single Family	Single-Family Residential

The subject property is surrounded by commercial and residential zoning districts but primarily developed with residential land uses. The northern property line fronts West Main Street which is an arterial street that runs east and west through the center of the city. The majority of the properties in this area fronting West Main Street are zoned B-2, General Business but developed with single-family homes. To the south of the property the area is zoned R-1, Single Family and developed with single-family homes.

STAFF REVIEW:

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

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

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

The subject property and the surrounding area is developed with single-family homes. Many nearby properties, particularly those fronting West Main Street, are developed with single-family homes despite being zoned for commercial use. This request aligns with the existing residential development pattern in the area and is not expected to negatively impact surrounding property values.

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 proposed rezoning to R-1, Single Family Residential, is not expected to impede the normal and orderly development of surrounding vacant properties. Given that many nearby properties are mostly developed with single-family homes, the requested zoning would be consistent with the existing development pattern in the immediate area.

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

Adequate supporting facilities are available to serve the existing use. The subject property has direct access to South Sanders Street, a local street with a 32-foot right-of-way that is capable of accommodating residential traffic. Public utilities are available at the site, with a 6-inch water and sewer main located along South Sanders Street.

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

The subject property is developed with an existing single-family home, which includes a private driveway that provides direct access to the adjacent roadway. No changes are proposed to the existing driveway or parking arrangement.

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

The property is currently developed with a single-family residence, and no changes to the use or intensity of the site are proposed as part of the rezoning request. Single-family residential uses are generally low-impact and not associated with the generation of offensive odors, fumes, dust, noise, or vibration.

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

The subject property is developed with an existing single-family residence, and no new outdoor lighting is proposed as part of this rezoning request. Lighting associated with single-family residential use is typically limited in scale and impact and is not expected to adversely affect neighboring properties. Should any new lighting be installed in the future, it will be subject to standard residential requirements, including the use of downward-facing or shielded fixtures to minimize glare and light spillover onto adjacent properties.

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

The City of Nacogdoches does not currently require specific landscaping or screening standards for single-family residential development.

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

Future Land Use

Per the 2003 Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Single Family Residential*. The *Single Family Residential* FLUP category is described as, “Conventional one-family detached dwellings (also includes duplexes).” R-1 meets this Comprehensive Plan designation.

Staff believes the FLUP designation of the property is consistent with the proposed zoning, and the request is in compliance with the Comprehensive Plan.

PUBLIC ENGAGEMENT:

- May 19, 2025 – Staff mailed out twenty-seven (27) neighborhood meeting notice postcards to property owners within 500 feet of the subject property.
- May 23, 2025 – Staff re-mailed out twenty-seven (27) neighborhood meeting notices due to incorrect meeting date.
- June 11, 2025 - Staff coordinated a neighborhood meeting at the C.L. Simon Recreation Center on behalf of the applicant to receive input from surrounding property owners. Twenty-two (22) neighboring residents attended the meeting. This was due to the neighborhood meeting notice stating the owner was requesting the property be rezoned to B-2, General Business. The applicant changed her request to R-1, Single Family after the notices were sent out. Once this was clarified in the meeting the attendees were in favor of the request.
- June 24, 2025 - Staff mailed four (4) public meeting notice letters to property owners within 200 feet and twenty-three (23) notice postcards 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.
- June 29, 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 for City Council consideration on August 5, 2025.

CITY CONTACT: Juan Pollette, City Planner

ATTACHMENTS:

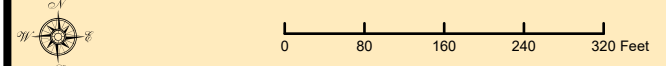
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map 200ft
5. Site Photos

ZON2025-10 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest



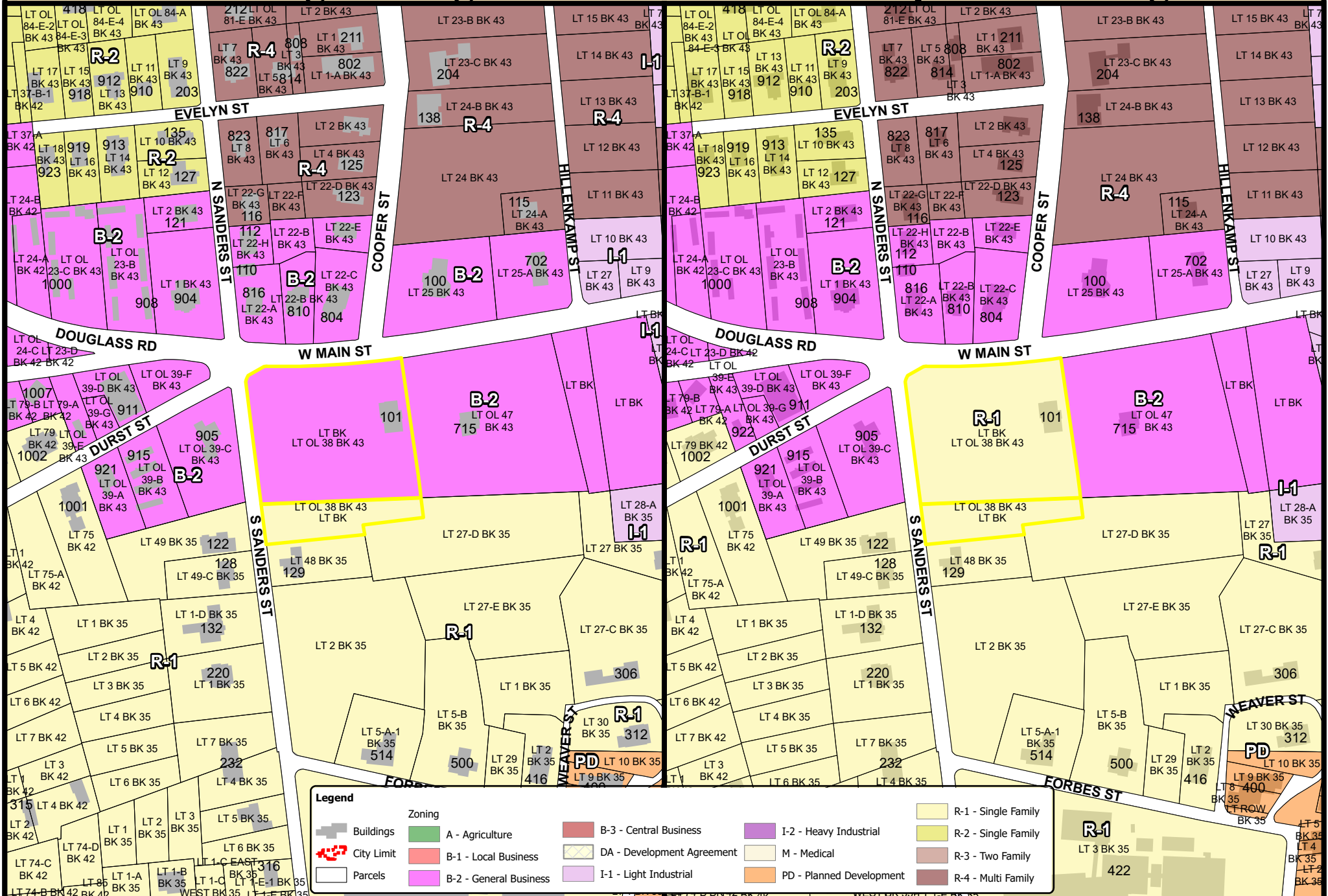
Date Created: 06/27/25 13:24 | ArcGIS Pro 3.2.2

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Existing Zoning

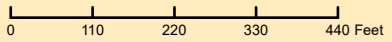
ZON2025-10

Proposed Zoning



Legend

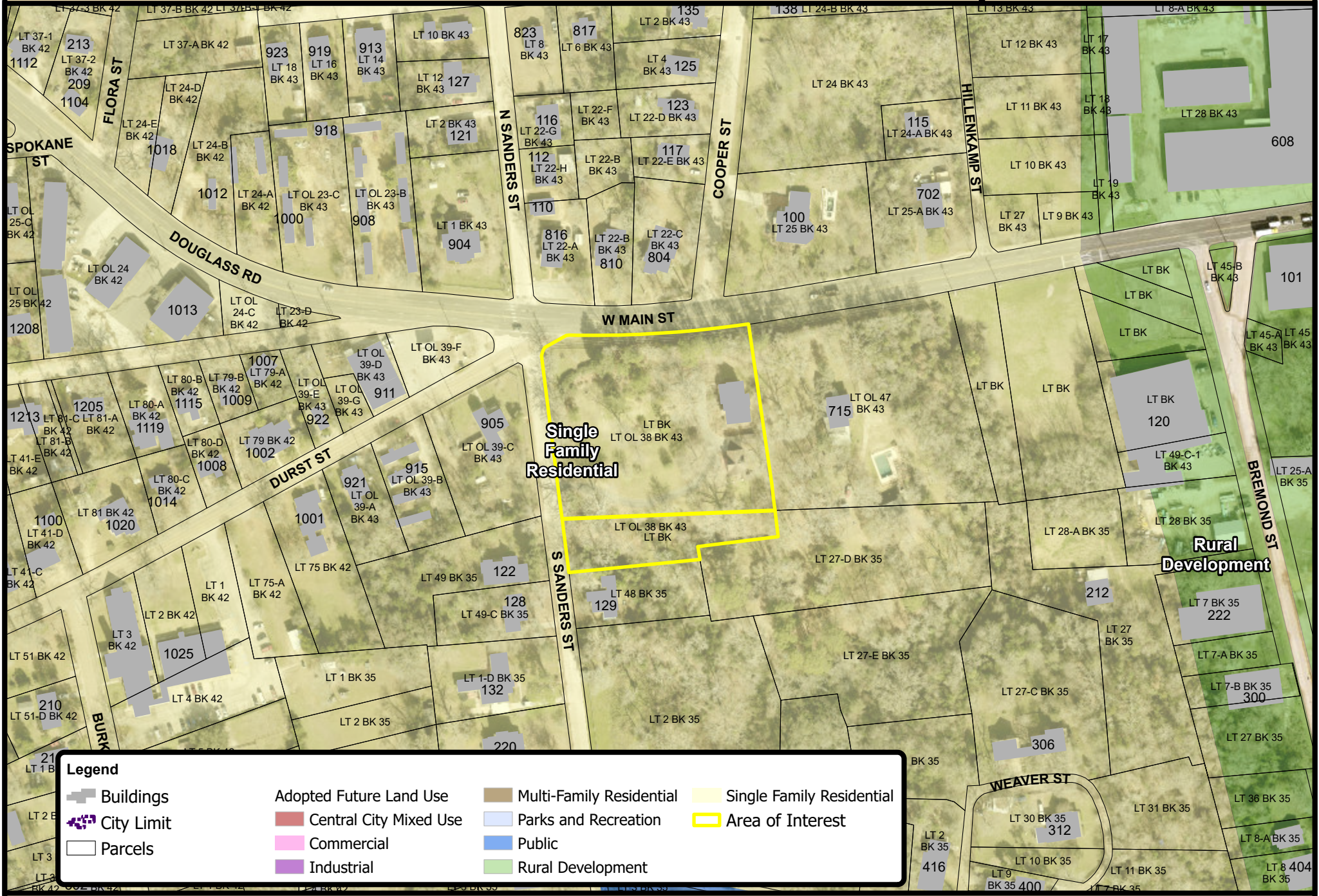
Buildings	A - Agriculture	B-3 - Central Business	I-2 - Heavy Industrial
City Limit	B-1 - Local Business	DA - Development Agreement	M - Medical
Parcels	B-2 - General Business	I-1 - Light Industrial	PD - Planned Development
		R-1 - Single Family	R-2 - Single Family
			R-3 - Two Family
			R-4 - Multi Family



Date Created: 06/27/25 13:24 | ArcGIS Pro 3.2.2

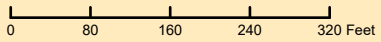
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

ZON2025-10 Future Land Use Map



Legend

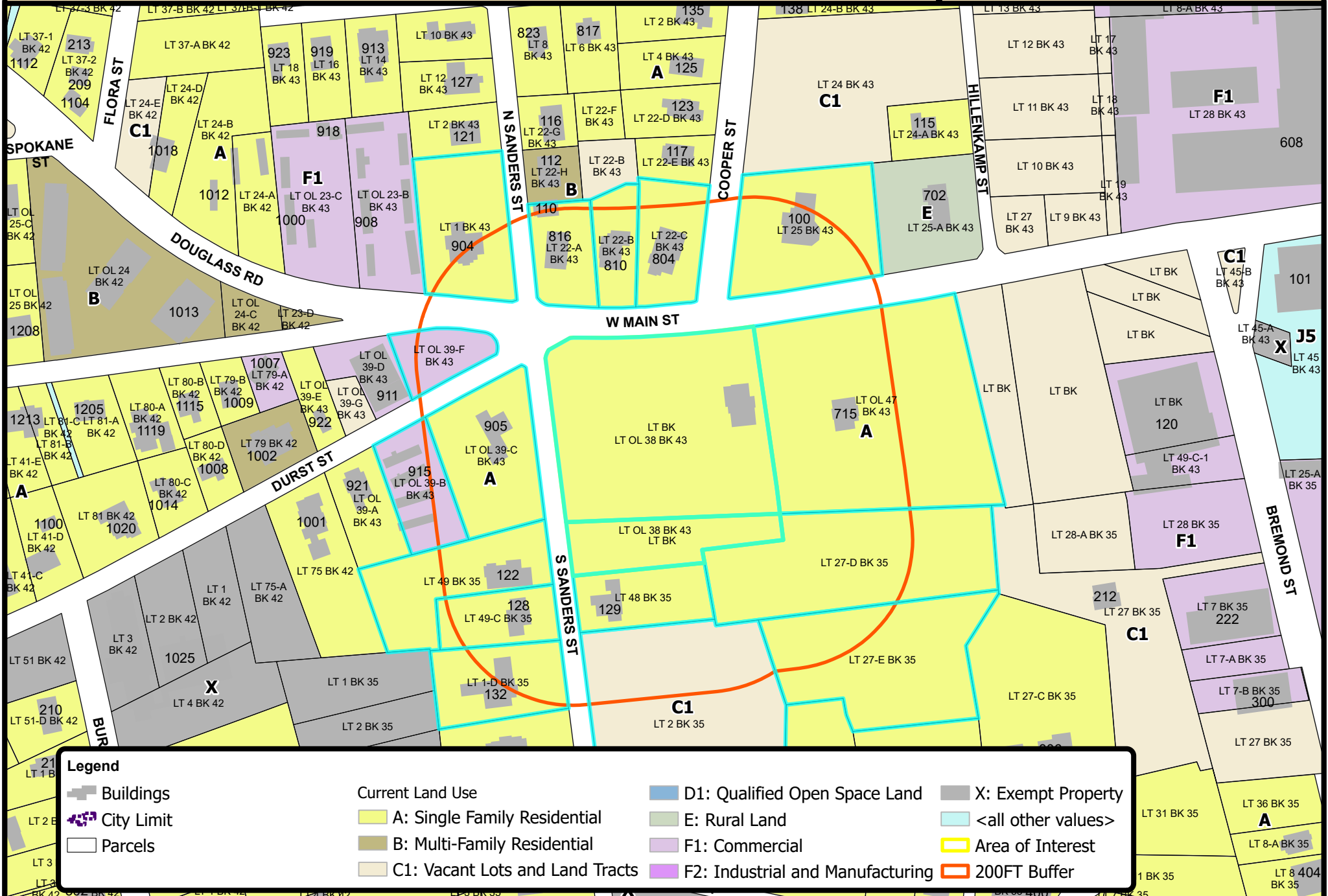
Buildings	Adopted Future Land Use	Multi-Family Residential	Single Family Residential
City Limit	Commercial	Parks and Recreation	Area of Interest
Parcels	Industrial	Public	
	Rural Development		



Date Created: 06/27/25 13:24 | ArcGIS Pro 3.2.2

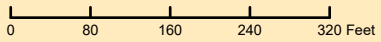
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ZON2025-10 Notification Map



Legend

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



Date Created: 06/27/25 13:24 | ArcGIS Pro 3.2.2

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ZON2025-10 Site Photos

Subject property



Residential properties to the north



Residential property to the south





PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Specific Use Permit Case SUP2025-04 regarding Distillation of Liquors, Spirits, etc. -Craft in a B-3, Central Business District for property more particularly described by Nacogdoches Central Appraisal District Parcel 22764; and located at 403 and 405 East Hospital Street, Nacogdoches, Texas.

OVERVIEW:

The request is for an amendment to an existing Specific Use Permit (SUP) that was approved in May of last year for the Distillation of Liquors, Spirits, etc. -Craft in a B-3, Central Business District, located at 403 East Hospital Street. Per Sec. 118-174(h) of the Zoning Ordinance, any significant change to a use permitted by a SUP—including expansion, modification, or structural alteration—requires an amendment. The amendment process follows the same procedure as a new SUP application. The SUP process allows staff, the Commission, and the City Council the opportunity to review and impose reasonable conditions, if necessary, on the development.

The applicant, Sheri Hatt, is requesting to expand the existing 1,200-square-foot Distillery with a tasting room to the adjacent tenant space to the east located at 405 East Hospital Street. The applicant plans to open an entryway through the wall that separates the two tenant spaces. The new tenant space is approximately 1,428-square feet and will be used for additional customer seating and employee work area. The applicant is proposing to have an indoor music stage for live low-volume acoustical performances.

The applicant is also proposing to change the hours of operation. The currently approved hours of operation are Monday through Friday from 2:00 p.m. to 9:00 p.m., Saturday from 11:00 a.m. to 9:00 p.m., and Sunday from 12:00 p.m. to 6:00 p.m. The applicant proposes to modify the hours as follows: Friday and Saturday from 11:00 a.m. to 10:00 p.m. The remaining days of the week will stay the same.

Adjacent Land Use & Zoning

The subject property is zoned B-3, Central Business. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning District	Current Land Use
North	Central City Mixed-Use	B-3, Central Business	Commercial
South	Central City Mixed-Use	B-3, Central Business	Commercial
East	Central City Mixed-Use	B-3, Central Business	Commercial
West	Central City	B-3, Central Business	Commercial

	Mixed-Use		
--	-----------	--	--

The property is surrounded by Central Business zoning and a mix of commercial uses such as retail, offices, hotels, and eating establishments.

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 distillery use was previously approved under a SUP and has operated in this location without known incident or documented impact to neighboring properties. The proposed amendment would allow the business to expand into an adjacent tenant space within the same building. The expansion is expected to be consistent in scale and character with the existing use and with surrounding downtown businesses. No exterior alterations or significant intensifications of use have been proposed.

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 proposed SUP will be located in an existing 1,200-square-foot tenant space and the surrounding properties are fully developed. No new construction is being proposed. The approval of the SUP would not impede the normal development of the surrounding properties.

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

The subject property takes direct access from East Hospital Street, a two-lane collector street that functions as the primary access for the property. The roadway has a 35 foot right of way width and is adequate to accommodate the proposed expansion.

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

The subject property is located within the B-3, Central Business zoning district, which is intended to support a compact, pedestrian-oriented downtown environment. Per the zoning ordinance, off-street parking is required at a ratio of one space per 2,000 square feet of floor area; however, if the total required parking is less than ten spaces, no off-street parking is required. The proposed expansion of the distillery into the adjacent tenant space will not exceed the threshold requiring off-street parking. As such, no new driveways or parking facilities are proposed or required.

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

The proposed use should not create any nuisances to adjacent properties. All activities will be limited to the interior of the building and all live music will be low-volume acoustical. Hours of operation will be 2:00 p.m. to 9:00 p.m., Monday through Thursday, 11:00 a.m. to 10:00 p.m. Friday, 11:00 a.m. to 10:00 p.m. on Saturday and 12:00 p.m. to 6:00 p.m. on Sunday.

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

There is no new lighting proposed with this SUP. Outdoor lighting must meet the City’s lighting ordinance restrictions, i.e. only down lighting with no spillover onto neighboring properties.

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

This proposed use is located within an existing commercial property and no expansions are being proposed requiring the installation of commercial district landscaping.

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

Future Land Use

The 2003 Comprehensive Plan designates this area as *Central City Mixed Use* in the Future Land Use Plan (FLUP). This Land Use category is defined as “Central core of the City, in and around the traditional downtown, where a mix of retail, office, residential and public uses is permitted and encouraged subject to development and compatibility standards.”

The proposed expansion of the existing distillery into the adjacent tenant space is consistent with the intent of the Central City Mixed Use designation. The use supports the continued activation of the downtown area and aligns with the Plan’s emphasis on encouraging diverse but compatible uses within the city’s central core. Staff believes the request is considered to be in accordance with the goals and policies of the Comprehensive Plan.

PUBLIC ENGAGEMENT:

- May 27, 2025 – Staff mailed out forty-eight (48) neighborhood meeting notice postcards to property owners within 500 feet of the subject property.
- June 16, 2025 – Staff coordinated a neighborhood meeting at the City Council Chambers on behalf of the applicant to receive input from surrounding property owners. None of the neighboring residents attended the meeting.
- June 24, 2025 – Staff mailed thirty-six (36) public meeting notice letters to property owners within 200 feet and twelve (12) notice postcards 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.
- June 29, 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 heard by the City Council on Tuesday, August 5, 2025.

CITY CONTACT: Juan Pollette, City Planner

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Future Land Use Map
 4. Notification Map 200ft
 5. MHD Expansion Plan
 6. Site Photos

SUP2025-04 Aerial Map



Legend

- Area of Interest
- Parcels
- Buildings



0 30 60 90 120 Feet

Date Created: 05/22/25 | Software: ArcGIS Pro

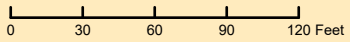
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SUP2025-04 Zoning Map



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

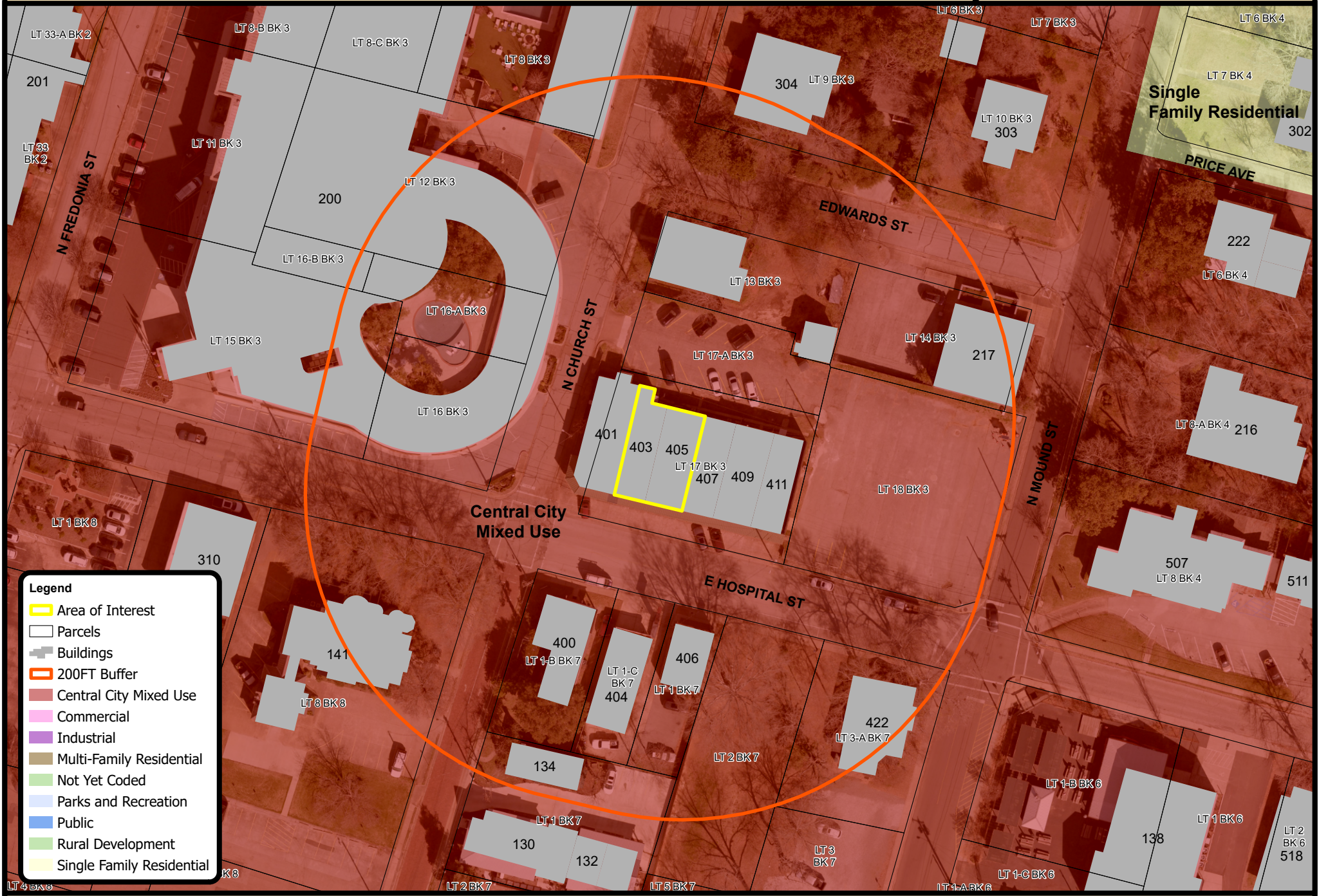


Date Created: 05/23/25 | Software: ArcGIS Pro

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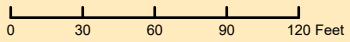


SUP2025-04 Future Land Use Map



Legend

- Area of Interest
- Parcels
- Buildings
- 200FT Buffer
- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Not Yet Coded
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential

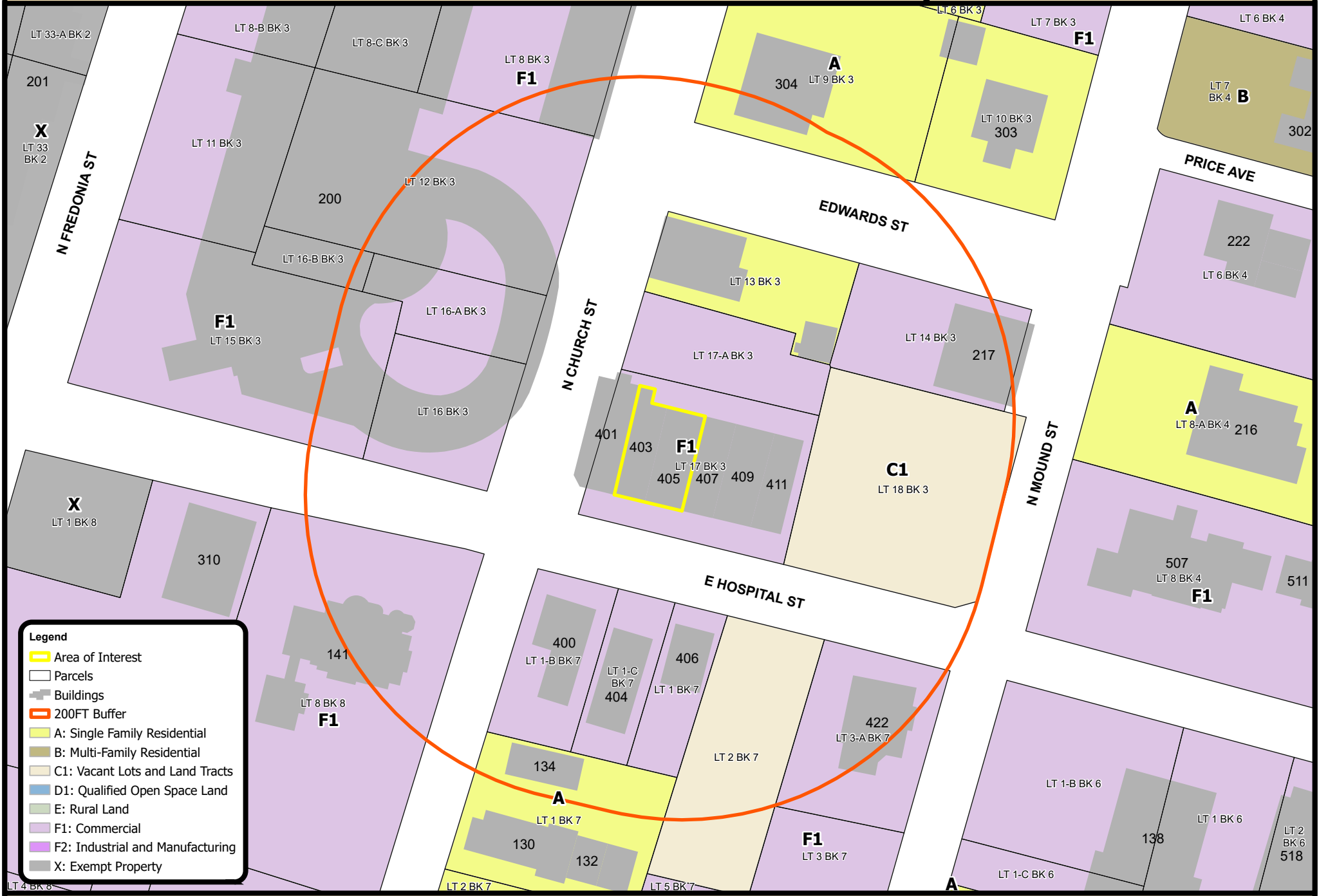


Date Created: 05/22/25 | Software: ArcGIS Pro

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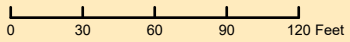


SUP2025-04 Notification Map



Legend

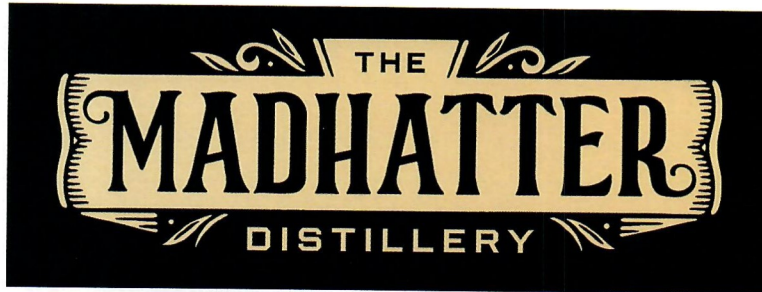
- Area of Interest
- Parcels
- Buildings
- 200FT Buffer
- A: Single Family Residential
- B: Multi-Family Residential
- C1: Vacant Lots and Land Tracts
- D1: Qualified Open Space Land
- E: Rural Land
- F1: Commercial
- F2: Industrial and Manufacturing
- X: Exempt Property



Date Created: 05/23/25 | Software: ArcGIS Pro

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Madhatter Distillery – Phase 2 Expansion Plan

Effective Date: August 5, 2025

Expansion Location: Suite 405

To support the continued growth of Madhatter Distillery and enhance the visitor experience, we are initiating Phase 2 of our development. This phase focuses on tasteful expansion, improved guest capacity, and added cultural programming—all within the spirit of our speakeasy-inspired tasting room.

Expansion Details:

- **Architectural Enhancements**

Two openings will be cut into existing non-load-bearing walls, which will be transformed into elegantly modified archways. These will preserve the character of the space while improving flow and aesthetics.

Space Dimensions:

Prep Area 24'X 21.5'

Seating Area 24' X 38'

Total Dimensions: 24' X 59.5'

- **Addition of Tasting Room Hours**

We will tentatively be adding the following Tasting Room hours after expansion project:

Friday 11:00am to 10:00pm

Saturday 11:00am to 10:00pm

Existing Hours:

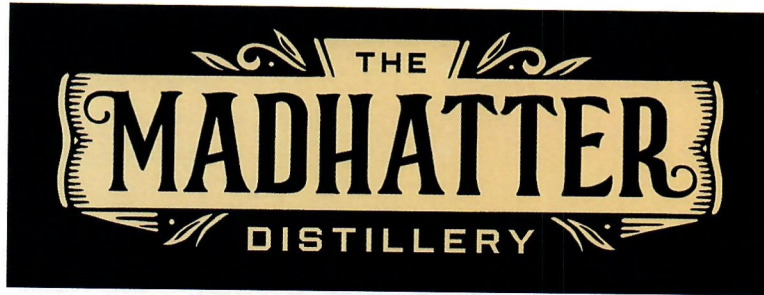
Monday through Friday 2:00pm to 9:00pm

Saturday 11:00am to 9:00pm

Sunday 12:00pm to 6:00pm

- **Seating Expansion**

We plan to gradually increase seating capacity to accommodate over 10 tables. This incremental growth will allow us to monitor guest experience and maintain a comfortable, safe environment.



- **Functional Separation**

A partition wall will be extended across the room currently housing the office to clearly separate the public tasting area from the storage and prep space. This maintains operational efficiency and cleanliness.

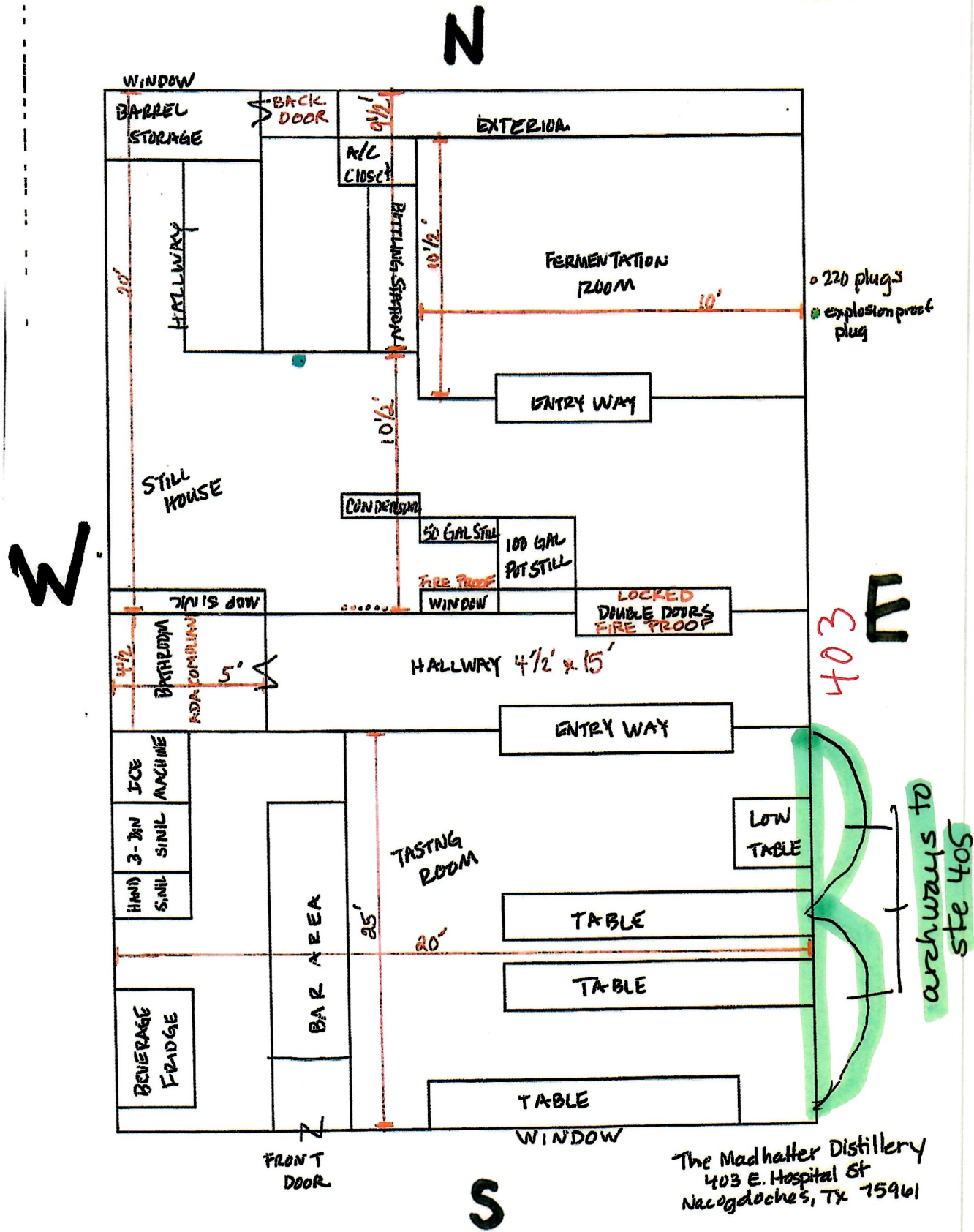
- **Live Music Stage Area Indoors**

A dedicated corner will be reserved for live acoustic performances. This will feature string instruments and other soft, ambient styles that suit our speakeasy theme. The music will be low-volume and curated for a relaxed atmosphere—no amplified or disruptive performances.

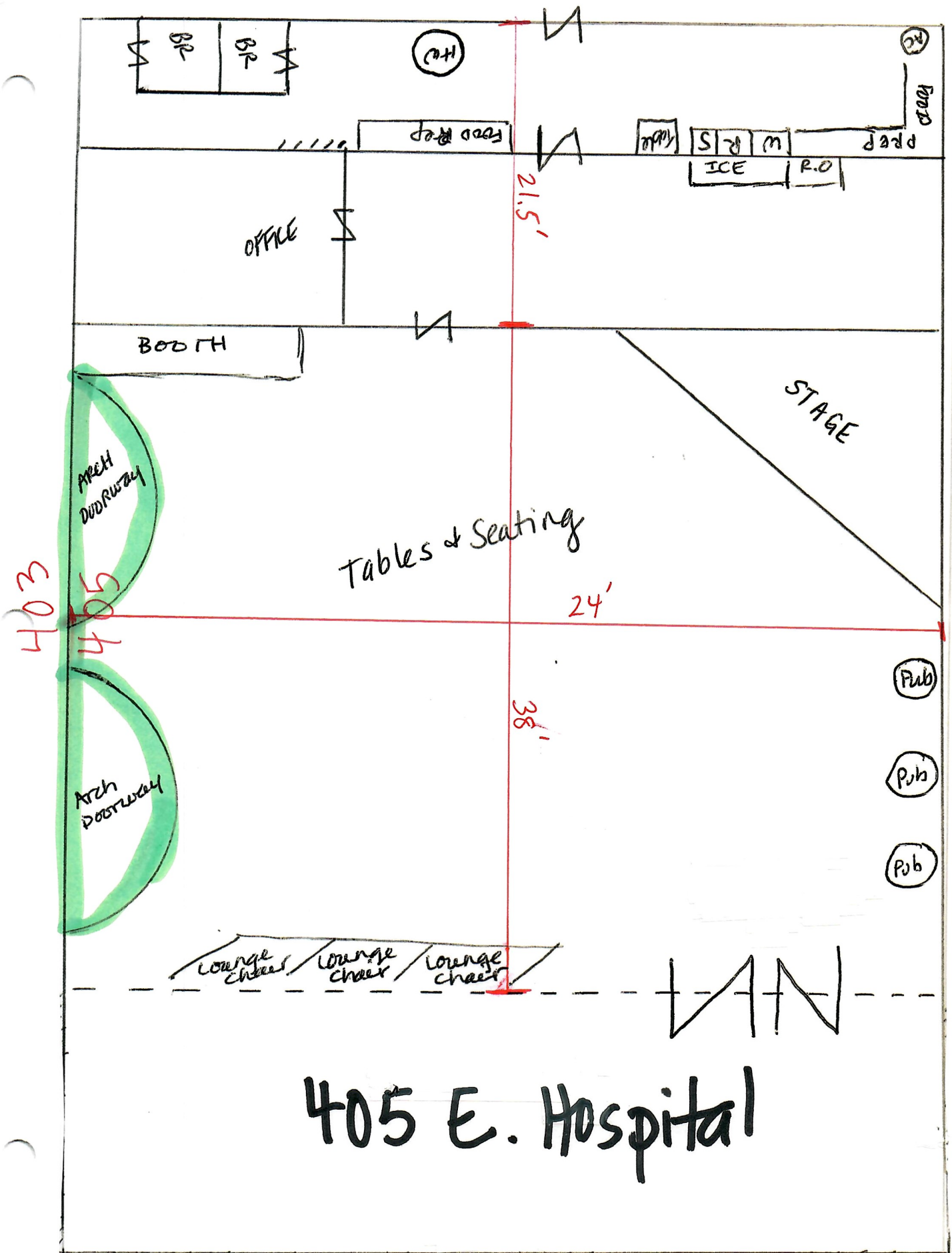
- **Economic and Community Impact:**

This expansion allows us to serve more patrons, introduce additional handcrafted beverages, and—most importantly—increase local tax contributions. The Madhatter Distillery is proud to be part of the community and looks forward to growing responsibly and creatively.

More drinks, more charm, more tax revenue!



403 E. Hospital



ZON2025-10 Site Photos

Subject property



PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Consider action on Subdivision Case SD2025-01 regarding the Park Hill Preliminary Plat for three (3) parcels of land approximately 44.03 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26834, 24677 and 24696; and generally located south of the intersection of Park Street and Martinsville Street, Nacogdoches, Texas.

OVERVIEW:

The applicant, Brent Beal on behalf of ETX Park Fund #1 LP, is requesting approval of a Preliminary Plat for the proposed Park Hill subdivision. The subject properties are zoned R-4, Multi-Family, and are located on the south side of Park Street, directly across the intersection of Martinsville Street and Park Street. The proposed Preliminary Plat will subdivide three parcels into four lots and includes a utility easement dedication for the extension of a sewer line along Park Street for the proposed new lots fronting Park Street. On June 17, 2025, City Council approved a utility extension agreement with the applicant to facilitate the installation of a public sewer main line to serve the site.

The application is being processed as a Preliminary Plat rather than an Administrative Plat due to the required sewer utility extension, which is considered a public improvement.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat for compliance with Division 3, Sec. 90-91, of the Subdivision Ordinance. While the plat documents enclosed meet most minimum requirements, other items must be addressed prior to Final Plat approval. Missing or incomplete requirements include:

1. Owner Address: The address of the record owner must be provided.
2. Zoning Boundaries: The plat does not show zoning district boundaries as required. The eastern and southern boundaries need to reflect the different adjacent zoning.
3. Topographic Information: Contour lines showing existing terrain are missing.
4. Existing Easements: Existing utility or access easements within or adjacent to the subdivision are not shown.
5. Watercourses and Drainage: The location and flow lines of any existing watercourses or drainage structures are not identified.
6. Proposed Utility Easements: The proposed utility easements to be dedicated to the City are not shown on the plat.
7. Building Setbacks: The required setbacks for the R-4 zoning district are not identified on the lots. These should reflect a minimum of 20-ft front, 10-ft rear, and 6-ft side setbacks on each lot.

All other plat elements appear consistent with ordinance requirements, including metes and

bounds descriptions, subdivision name, lot labeling, vicinity map, control points, and adjacent property information.

Subdivision Variance Requests:

No variance requests are needed for this Plat.

Review and Approval by Planning and Zoning Commission:

The Planning and Zoning Commission is responsible for reviewing and approving the Preliminary Plat. Final plat approval may proceed once all required utility improvements have been completed and successfully inspected by the City.

Staff Recommendation:

Based on the above findings, Staff recommends conditional approval of the Preliminary Plat with modifications, specifically:

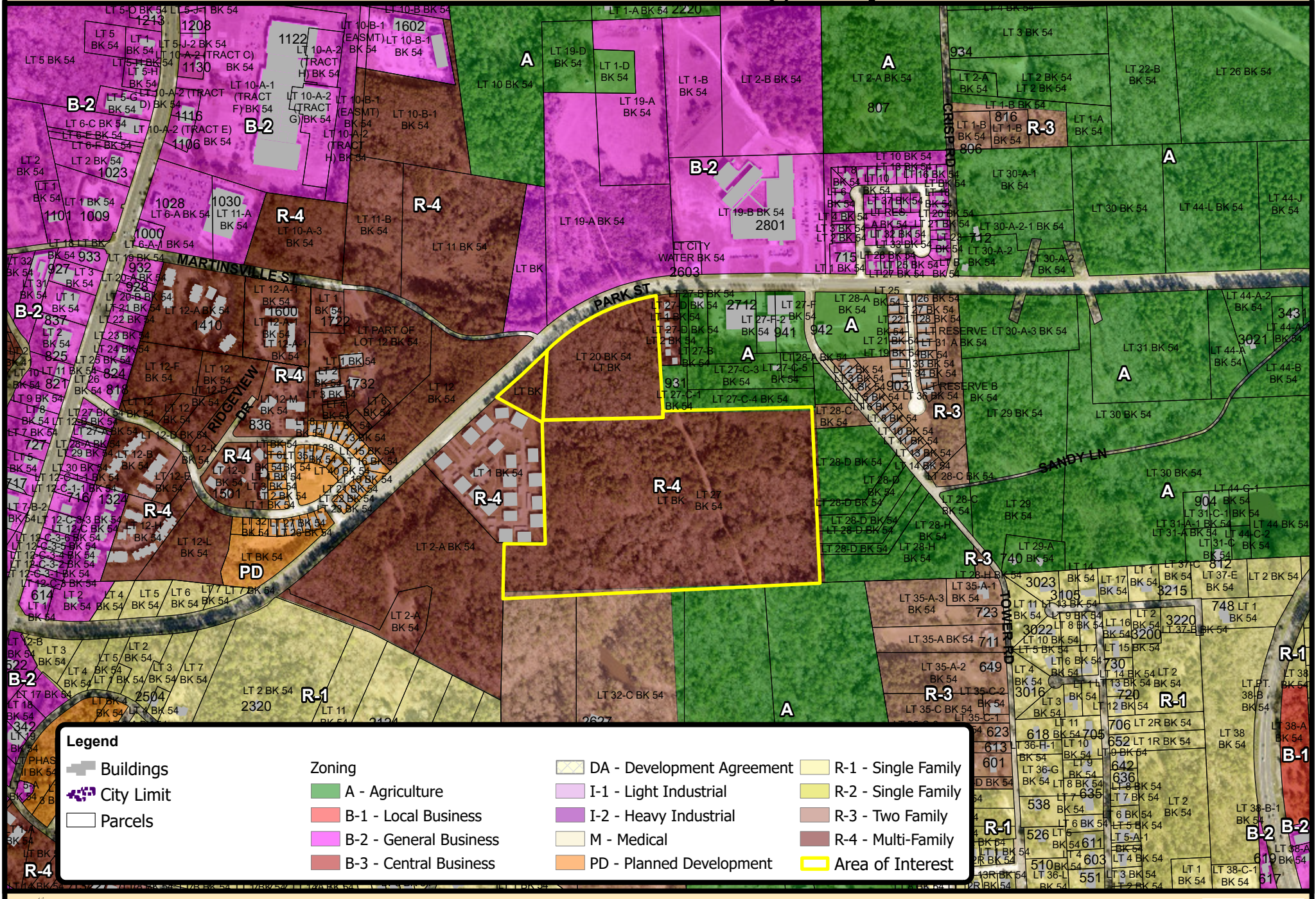
- Addition of the above-mentioned missing or incomplete plat elements in order to successfully comply with Sec. 90-91 of the Subdivision Ordinance.

Please note: The Planning and Zoning Commission shall review the Final Plat as to its conformity with the standards and specifications set forth in Sec. 90-121 of the Subdivision Ordinance, which includes all the features required for Preliminary Plats in Sec. 90-91.

CITY CONTACT: Juan Pollette, City Planner

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Park Hill Preliminary Plat
 4. Utility Extension Contract

SD 2025-01 Zoning Map



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



0 290 580 870 1,160 Feet

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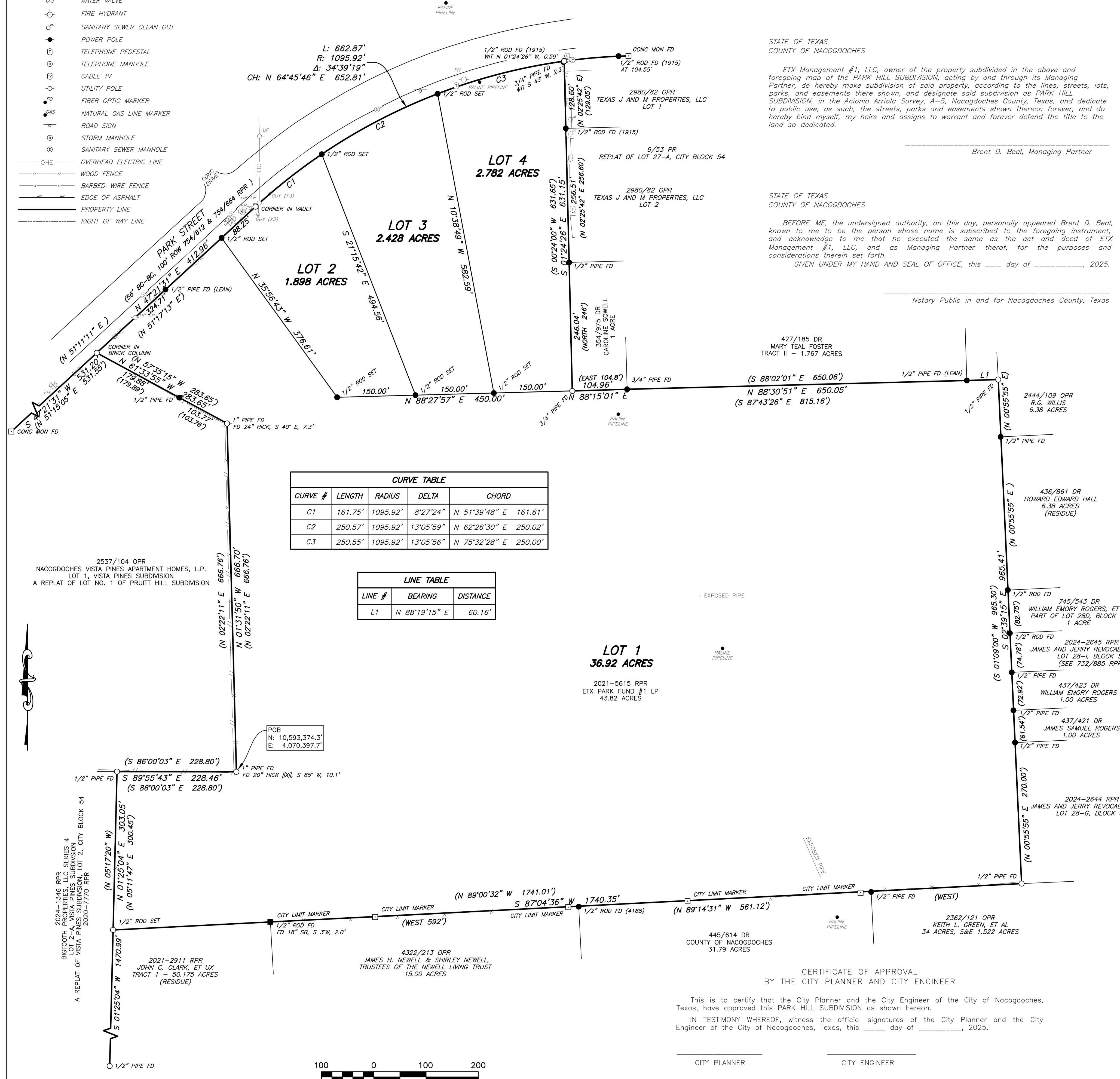
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PARK HILL SUBDIVISION

FIELD NOTES

- LEGEND**
- ⊗ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊙ SANITARY SEWER CLEAN OUT
 - POWER POLE
 - ⊖ TELEPHONE PEDESTAL
 - ⊙ TELEPHONE MANHOLE
 - ⊖ CABLE TV
 - ⊙ UTILITY POLE
 - ⊙ FIBER OPTIC MARKER
 - ⊙ NATURAL GAS LINE MARKER
 - ⊙ ROAD SIGN
 - ⊙ STORM MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - O—E OVERHEAD ELECTRIC LINE
 - W— WOOD FENCE
 - B— BARBED-WIRE FENCE
 - E— EDGE OF ASPHALT
 - P— PROPERTY LINE
 - R— RIGHT OF WAY LINE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	161.75'	1095.92'	8°27'24"	N 51°39'48" E 161.61'
C2	250.57'	1095.92'	13°05'59"	N 62°26'30" E 250.02'
C3	250.55'	1095.92'	13°05'56"	N 75°32'28" E 250.00'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 88°19'15" E	60.16'

All that certain 44.03 acres of land, lying and being situate in the City of Nacogdoches, Nacogdoches County, Texas, on the ANTONIO ARRIOLA SURVEY, A-S, and being a called 43.82 acre tract described in Warranty Deed from John Clark to ETX Park Fund #1, LP, dated June 29, 2021, recorded as Clerk's Document Number 2021-5615 of the Real Property Records of Nacogdoches County, Texas (RPR), and being more particularly described as follows, to wit:

BEGINNING at a 1" iron pipe found for a reentrant corner of the 43.82 acre tract and the southeast corner of Lot 1, Vista Pines Subdivision as shown on plat dated October 18, 2006, recorded in Volume 9, Page 61 of the Plat Records of Nacogdoches County, Texas (PR), from which a 20" hickory, found marked [X], bears S 65° W, 10.1 feet;

THENCE N 01°31'50" W, 666.70 feet (called N 02°22'11" E, 666.76 feet) with the east boundary line of Lot 1 to a 1" iron pipe found for an angle corner in the west boundary line of the 43.82 acre tract and an east boundary line of Vista Pines, from which a 24" hickory, found marked [X], bears S 40° E, 7.3 feet;

THENCE N 61°33'55" W (called N 57°35'15" W) with the northernmost southwest boundary line of the 43.82 acre tract and a northeast boundary line of Vista Pines, at 103.77 feet pass a 1/2" iron pipe found on line, and continuing for a total distance of 283.65 feet (called 283.65 feet) to a point for corner in a brick column, said corner being in the southeast right-of-way of Park Street as described in Right-of-Way Easement from Edward Witte to the City of Nacogdoches, dated March 19, 1990, recorded in Volume 754, Page 664 RPR, from which a concrete right-of-way marker found for corner bears S 47°21'31" W, 531.20 feet;

THENCE N 47°21'31" E, 412.96 feet (called N 51°17'13" E, 411.73 feet) to a point for corner in a fiber optic vault at the location of a concrete right-of-way monument found for corner on July 2, 2024, now obliterated;

THENCE 662.87 feet (called 641.76 feet) continuing with a northwest boundary line of the 43.82 acre tract, the southeast right-of-way of Park Street, and a curve to the right having a radius of 1095.92 feet, a central angle of 34°39'19", and a chord of N 64°45'46" E, 652.81 feet to a point for corner in the south right-of-way of Park Street, the northernmost northeast corner of the 43.82 acre tract, and the northeast boundary line of Lot 1 of the Replat of Lot 27-A, City Block 54, as described in subdivision plat dated June 23, 2006, recorded in Volume 9, Page 53 PR, from which a 1/2" iron rod, with a red plastic cap marked "SAMSON 1915", found for the northwest corner of Lot 1 of said replat bears N 01°24'26" W, 0.59 feet, a 3/4" iron pipe found for witness bears S 43° W, 2.2 feet and a concrete right-of-way monument bears N 85°18'59" E, 123.34 feet;

THENCE S 01°24'26" E, 631.15 feet (called S 00°24'00" W, 631.65 feet) with the northernmost east boundary line of the 43.82 acre tract, partway with the west boundary line of the Replat of Lot 27-A, City Block 54, and continuing with the west boundary line of a 1 acre tract described in Warranty Deed from Carrie Teal to Caroline Sowell, dated April 14, 1969, recorded in Volume 354, Page 975 of the Deed Records of Nacogdoches County, Texas (DR), to a 3/4" iron pipe found for the southeast corner of the 1 acre tract;

THENCE N 88°15'01" E, 104.96 feet (called S 87°43'26" E in 2021-5615 RPR and East, 104.8 feet in 354/975 DR) with the south boundary line of the 1 acre tract to a 3/4" iron pipe found for the southeast corner of the 1 acre tract and the southwest corner of a 1.76 acre tract described in Section II of a Partition Deed between Jessie Lee Teal Clark and Mary Teal Foster, dated March 6, 1978, recorded in Volume 427, Page 185 DR;

THENCE N 88°30'51" E, 650.05 feet (called S 87°43'26" E in 2021-5615 RPR and S 88°02'01" E, 650.06 feet with the south boundary line of the 1.767 acre tract to a leaning 1/2" iron pipe found for the southeast corner of the 1.767 acre tract;

THENCE N 88°19'15" E, 60.16 feet to a 1/2" iron rod found for the northeast corner of the 43.82 acre tract;

THENCE S 02°39'15" E, 965.41 feet (called S 01°09'00" W, 965.30 feet) with the east boundary line of the 43.82 acre tract to a 1/2" iron pipe found for the southeast corner of the 43.82 acre tract;

THENCE S 87°04'36" W (called N 89°00'32" W) with the south boundary line of the 43.82 acre tract, at 288.32 feet pass a point 1.3 feet north of a 1/2" iron pipe found for the northwest corner of a 34 acre tract described in Warranty Deed from the Green Family Trust to Keith L. Green, et al, dated December 21, 2005, recorded in Volume 2362, Page 121 of the Official Public Records of Nacogdoches County, Texas (OPR), and the northeast corner of a 31.79 acre tract described in Warranty Deed from H.L. Edwards, et ux, to Nacogdoches County, Texas, dated August 21, 1979, recorded in Volume 445, Page 614 DR, at 848.38 feet pass a point 0.9 feet north of a 1/2" iron rod, with a yellow plastic cap marked "OPPERMAN 4168", found for the northwest corner of the 31.79 acre tract and the northeast corner of a 15.00 acre tract described in Special Warranty Deed from James H. Newell, et al, to the Newell Living Trust, dated September 24, 2015, recorded in Volume 4322, Page 213 OPR, at 1439.02 feet pass a 1/2" iron rod found, at the south base of a concrete city limits marker, for the northwest corner of the 15.00 acre tract and the northeast corner of the residue of a 50.175 acre tract described in Special Warranty Deed from Nancy Lemberger to John C. Clark, et ux, dated April 8, 2021, recorded as Clerk's Document Number 2021-2911 RPR; thence continuing with the south boundary line of the 43.82 acre tract and across the 50.175 acre tract to a 1/2" iron rod set for the southwest corner of the 43.82 acre tract in the southernmost west boundary line of the 50.175 acre tract, from which a 1/2" iron pipe found for the southwest corner of the 50.175 acre tract bears S 01°25'04" W, 1470.99 feet;

THENCE N 01°25'04" E, 303.05 feet (called N 05°11'47" E, 300.45 feet) to a 1/2" iron pipe found for the easternmost northeast corner of Lot 2, Vista Pines;

THENCE S 89°55'43" E, 228.46 feet (called S 86°00'03" E, 228.80 feet) with a north boundary line of the 43.82 acre tract and the south boundary line of Lot 1, Vista Pines to the place of BEGINNING, containing within these calls 44.03 acres.

I, George F. Middlebrook, IV, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that above field note description and plat were prepared from a survey made on the ground, under my supervision, completed _____, 2025.

Witness my hand and seal of registration

 GEORGE F. MIDDLEBROOK, IV
 REGISTERED PROFESSIONAL LAND SURVEYOR
 5875

STATE OF TEXAS §
 COUNTY OF NACOGDOCHES §

I, Sandra Yates, County Clerk of Nacogdoches County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed and duly recorded in my office on this _____ day of _____, 2025 A.D., at _____ o'clock, _____ M. in Volume _____, Page _____ of the Plat Records for said County.

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

Sandra Yates, County Clerk
 Nacogdoches County, Texas

By _____ Deputy

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

ETX Management #1, LLC, owner of the property subdivided in the above and foregoing map of the PARK HILL SUBDIVISION, acting by and through its Managing Partner, do hereby make subdivision of said property, according to the lines, streets, lots, parks, and easements there shown, and designate said subdivision as PARK HILL SUBDIVISION, in the Antonio Arriola Survey, A-S, Nacogdoches County, Texas, and dedicate to public use, as such, the streets, parks and easements shown thereon forever, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day, personally appeared Brent D. Beal, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same as the act and deed of ETX Management #1, LLC, and as Managing Partner thereof, 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

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

427/185 DR
 MARY TEAL FOSTER
 TRACT II - 1.767 ACRES

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

436/861 DR
 HOWARD EDWARD HALL
 (RESIDUE)

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

745/543 DR
 WILLIAM EMORY ROGERS, ET AL
 PART OF LOT 280, BLOCK 54
 1 ACRE

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

2024-2645 RPR
 JAMES AND JERRY REVOCABLE TRUST
 LOT 28-G, BLOCK 54
 (SEE 732/885 RPR)

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

437/423 DR
 WILLIAM EMORY ROGERS
 1.00 ACRES

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

437/421 DR
 JAMES SAMUEL ROGERS
 1.00 ACRES

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

2024-2644 RPR
 JAMES AND JERRY REVOCABLE TRUST
 LOT 28-G, BLOCK 54

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

2362/121 OPR
 KEITH L. GREEN, ET AL
 34 ACRES, S&E 1.522 ACRES

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

445/614 DR
 COUNTY OF NACOGDOCHES
 31.79 ACRES

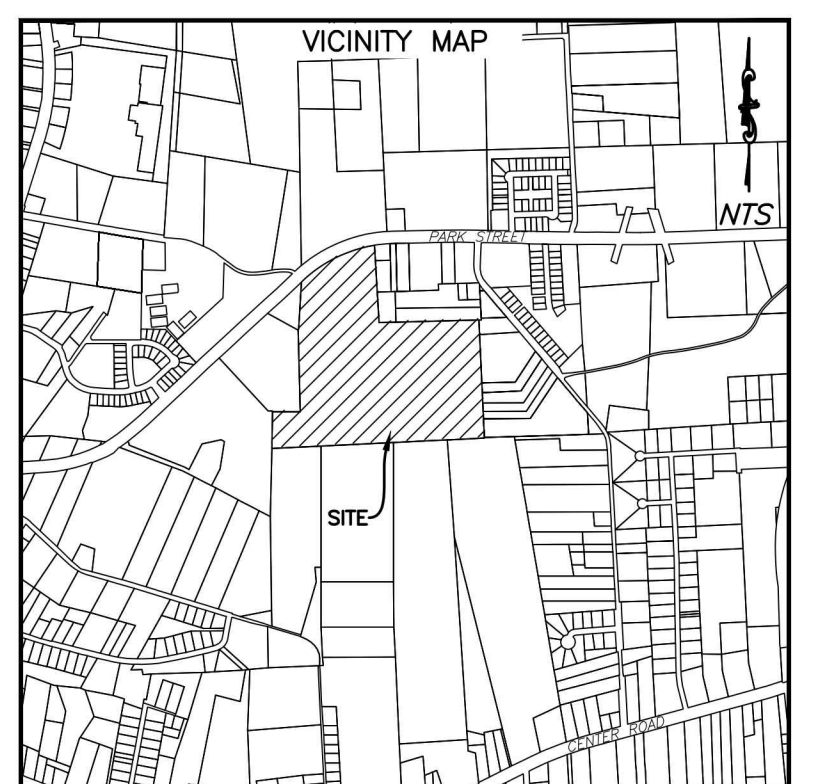
STATE OF TEXAS
 COUNTY OF NACOGDOCHES

2021-5615 RPR
 ETX PARK FUND #1 LP
 43.82 ACRES

STATE OF TEXAS
 COUNTY OF NACOGDOCHES

General Notes

1. Surveyor did not abstract for easements or ownership.
2. Survey prepared without benefit of title commitment.
3. 7/8" ROD SET indicates a 1-1/2" stainless steel cap stamped "TWO FIFTEEN 10194339" affixed to a 1/2" rebar (#4).
4. Bearings, distances and coordinates are based upon the Texas Coordinate System of 1983 (2011), Central Zone, U.S. Survey Feet, having a convergence angle of 2°56'17" and a combined scale factor of 0.99992171.



TWO FIFTEEN CONSULTING
 ENGINEERS + SURVEYORS

412 North St.
 Nacogdoches, TX 75961
 p: 936-569-0505

TPBE F-17461
 TBPLS 10194339

Surveyed for:

ETX MANAGEMENT #1, LLC
PARK HILL SUBDIVISION
CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS

Scale: 1" = 100'	Date: 5/15/2025
Drawn By: NMD & GFM	Checked By: GFM
File: 24034_050.dwg	Drawing No. V-050

THIS DRAWING AND OTHER RELATED DOCUMENTS, INCLUDING DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY TWO FIFTEEN CONSULTING AND SHALL REMAIN THE PROPERTY OF TWO FIFTEEN CONSULTING. ALL INFORMATION SHALL BE USED ONLY FOR THE PURPOSES OF LOCATING REAL PROPERTY EASEMENTS, SUBORDINATING REAL PROPERTY AND LOCATING IMPROVEMENTS IN RELATION TO REAL PROPERTY EASEMENTS, AND THIS INFORMATION SHOULD ONLY BE RELIED UPON AT THE SCALE PREPARED HEREIN. ANY OTHER USE OF THIS DRAWING, INCLUDING WITHOUT LIMITATION, ANY REPRODUCTION OR ALTERATION IS STRICTLY PROHIBITED, AND TWO FIFTEEN CONSULTING SHALL BE NEARLY STRICTLY PROHIBITED FROM THE CONSTRUCTION, USE, OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGE.



CONTRACT FOR UTILITY INSTALLATION

STATE OF TEXAS

COUNTY OF NACOGDOCHES

This contract and agreement is made and entered into this **17th** day of **JUNE**, 2025, by and between the City of Nacogdoches and the party designated herein as "DEVELOPER".

Effective Date: **6/17/2025**

Parties: "City" is the City of Nacogdoches, Texas, a municipal corporation
P. O. Box 635030, Nacogdoches, Texas 75963-5030

"Developer": **ETX Park Fund #1 LP**

Address: 225 E. Parker Rd.
Nacogdoches, TX 75965

- Project:**
- Potable water line
 - Gravity Sanitary Sewer System
 - Sanitary Sewer System with lift station and Force Main
 - Storm Sewer System

- Facilities**
1. Project Location within the City of Nacogdoches:
1700 block of Park Street, Nacogdoches, TX
 2. Engineer's drawing of utility extension and project area not available at time of this contract and agreement
 3. Schematic Exhibit of utility extension project area attached and incorporated as Exhibit "B" and revisions thereto
 4. Cost estimate sealed by a Professional Engineer licensed by Texas attached and incorporated as Exhibit "C" and revisions thereto

5. Tentative schedule for bidding and construction period:
 Design.....July 2025
 Bidding.....August 2025
 Construction.....September 2025

6. New sanitary sewer system facilities will be in existing street right-of-way and new easements acquired by DEVELOPER on behalf CITY for construction, maintenance, repair, replacement, removal, access, laying parallel lines, use, and the like.

STANDARDS: DRAWINGS, COST ESTIMATES, BIDDING AND CONSTRUCTION MUST MEET ALL STATE AND CITY BIDDING AND CONSTRUCTION STANDARDS TO QUALIFY FOR REIMBURSEMENT, ACCEPTANCE FOR OWNERSHIP AND MAINTENANCE AND SERVICE.

Now, therefore, in the consideration of the mutual covenants and agreements herein contained, CITY agrees to accept the constructed facilities and process domestic wastewater from DEVELOPER'S service area and DEVELOPER agrees to pay for processing upon the terms and conditions and for the considerations hereinafter set forth, to-wit:

1. TERMS AND CONDITIONS

1.1 DEVELOPER shall provide "as built" drawings to the CITY upon completion of the project to show the exact location of facilities. DEVELOPER warrants that there are no liens, mortgages, undivided interests or other encumbrances on the Facilities to the easement and that it has the right to convey the Facilities and the easement free and clear does hereby do so.

1.2 DEVELOPER warrants that the facilities were built consistent with CITY specifications and based upon DEVELOPER'S information and belief, are in good repair and free of defects or leaks. DEVELOPER shall be responsible for construction of the Facilities in compliance with current TCEQ requirements up to the "Effective Date of Contract".

2. CONNECTIONS TO THE UTILITIES

2.1 The DEVELOPER understands and agrees that any connections made to the facilities will be considered as individual customers and will receive individual billings for utility services in accordance with the prevailing rate schedule.

3. REIMBURSEMENT FOR FACILITIES

3.1 The DEVELOPER shall initially pay for all cost associated with the acquisition, design and construction of the facilities including, but not limited to, easements, surveying, engineering, materials and labor. The CITY will not be responsible for any costs, labor or materials during the time period prior to the "Effective Date" of the contract other than reasonable surveying and engineering costs necessary to prepare this Contract and if Developer properly completes this Contract and subject to the City extension policy reference below.

It is understood that the facilities offer benefit for both the DEVELOPER and the CITY by serving the DEVELOPER'S development as well as other parcels within the service area. Accordingly, the CITY shall reimburse the DEVELOPER the cost for the facilities shown in the cost estimate and any revision thereof to which the City has agreed in writing and pursuant to the terms of City of Nacogdoches Code of Ordinances, Article VIII, Extension of Water and Sanitary Sewer Systems, as such may be amended.

3.2 The DEVELOPER understands the request for reimbursement from the City will require the submission and verification of all appropriate associated costs for easements, engineering, surveying, labor and materials. Reimbursement will also require a Certificate of Construction Completion sealed by a registered Texas Professional Engineer and written acceptance.

3.3 The DEVELOPER understands and agrees that payment by the City of the agreed reimbursement will be as soon as practical but not to exceed 6 months after final acceptance by the City provided such funds are appropriated by the CITY.

4. EFFECTIVE DATE OF CONTRACT

4.1 The effective date of this contract for all purposes shall be the date of acceptance of the project, followed by a one-year warranty for all work and Facilities.

5. TERMINATION

5.1 This contract may be terminated in whole or in part by mutual consent of DEVELOPER and CITY at any time prior to acceptance of the project by the CITY. Notwithstanding anything contained herein to the contrary, any material breach by either party hereto to perform any of the duties or the obligations assumed by such party hereunder or to faithfully keep and perform any of the terms, conditions and provisions hereof shall be cause for termination of this agreement by either party in the manner set forth in this paragraph. The following breaches, defaults or failures to perform a duty or obligation shall be considered to be a material breach:

- a. Failure by DEVELOPER to complete the construction of the facilities in such a condition that satisfies all written City Policies or Ordinances, and Chapter 217 of the Texas Commission on Environmental Quality rules.
- b. Breach by either party of any term of this contract.

5.2 The Parties agree to give each other reasonable notice, agreed to be (30) thirty days written notice of proposed breaches, defaults or failures to perform prior to declaration of default. Without respect to whether or not a breach hereof is a material breach or a non-material breach and without respect to any cure of such breach, a second breach of the same nature, within (1) one year, violating any term or condition herein shall entitle the non-breaching party, after two (2) months written notice provided and without liability whatsoever on the part of the terminating party, to declare this agreement terminated. In event of termination of this agreement, all rights, powers and privileges of either party hereunder cease and neither party shall make a claim of any kind whatsoever against the other, its agents or representatives, by reason of such termination or act incident thereto.

5.3 Any failure by either party to so terminate this agreement or the acceptance of any benefits under this agreement for any period of time after such material breach, default or failure by the other party shall not be determined to be a waiver of any rights to terminate this agreement for any subsequent material breach, default or failure.

5.4 This Contract shall remain in effect for a term of (5) years from the date of acceptance unless terminated as outlined above. This Contract shall automatically renew upon each successive five (5) year anniversary unless the party wishing to terminate provides written notice to the other at least ninety (90) days prior to the next renewal date.

6. OWNERSHIP AND LIABILITY

6.1 No provision of this agreement shall be construed to create any type of joint or equity ownership of any property (other than that property herein transferred to CITY which shall be solely the property of the CITY) herein, any partnership or joint venture, nor shall same create any other rights or liabilities and DEVELOPER payments (whether past, present, or future) shall not be construed as granting DEVELOPER partial ownership of, pre-paid capacity in or equity in the CITY system.

6.2 Contracts made and entered into by either DEVELOPER or CITY for the construction, reconstruction or repair of any receiving facility shall include the requirement that the independent contractor (s) must provide adequate insurance protecting both the DEVELOPER and CITY as co-insureds. Such contract must also provide that the independent contractor (s) covenant to **INDEMNIFY**, to the extent allowed by law **HOLD HARMLESS**, and **DEFEND** both the DEVELOPER and CITY against any and all suits or claims for damages of any nature arising out of the performance of such contracts.

7. FORCE MAJEURE

7.1 If by any reason of force majeure either party hereto shall be rendered unable, wholly or in part to carry out its obligations under this agreement, other than the obligation of the DEVELOPER to make payments required under the terms hereof, then if such parties shall give notice and full particulars of such force majeure in writing to the other party within a reasonable time after the occurrence of the event or cause relied on, the obligation of the party giving such notice, so far as it affected by such force majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

7.2 The term "force majeure", as employed herein shall mean acts of God, strikes, terrorism, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the government of the United States or the State of Texas, or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and public, civil disturbances, explosions, breakage or accidents to machinery, pipelines, or canals, partial or entire failure of a City utility system.

8. NOTICES

8.1 Any notices, communication, request, reply or advice herein provided or permitted to be given, made or accepted by either party to the other party must be in writing to the address of the Parties set out on Page 1.

The parties hereto shall indicate in writing any change that may occur in such respective addresses from time to time.

9. INSPECTION AND AUDIT

9.1 Complete records and accounts required to be maintained by each party hereto shall be kept for the period required by the State of Texas for retention of such records. Each party shall at all times, upon notice, have the right at reasonable times to examine and inspect said records and accounts during normal business hours; and further, if required by any law, rule or regulation, make said records and accounts available to federal and / or state auditors.

10. MISCELLANEOUS

10.1 This agreement is subject to all applicable federal and state laws and any applicable permits, amendments, orders or regulations of any state or federal governmental authority having or asserting jurisdiction, but nothing contained herein shall be constructed as a waiver of any right to question or contest any such law, order, rule or regulation in any forum having jurisdiction.

10.2 The parties both agree to make in writing and abide by any changes in this agreement made necessary by any new amended or revised state or federal regulation.

10.3 Provisions of this contract may be modified or altered by mutual agreement reduced to writing and both parties signing after being properly authorized by the governing bodies of both parties.

11. WAIVER, REMEDY AND SEVERABILITY

11.1 No waiver by either party hereto of any term or condition of this agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

11.2 In addition to any other remedy as may be provided by law, this agreement shall be specifically enforceable by the parties hereto. This agreement shall be governed by and construed in accordance with the laws

of the State of Texas and any applicable laws of the United States of America. Venue for any action shall be in Nacogdoches County, Texas.

11.3 It is agreed that, in the event any term or provision herein contained is held to be invalid by any court or competent jurisdiction the invalidity of such term or provision contained herein, this agreement shall then continue as if such invalid term or provision had not been contained herein.

11.4 It is agreed that the signing of this contract supersedes all prior contracts and understandings with the CITY relating to the wastewater system other than past due payments of predecessors in title. There are no representations, warranties, understandings, or agreements, whether written or oral, expressed or implied, other than those specifically set forth in this agreement.

IN TESTIMONY WHEREOF, after proper action by the respective governing bodies of the parties hereto, we have caused these presents to be executed in quadruplicate copies, each of which is considered to be an original and the seals of the respective parties to be affixed on the date above written.

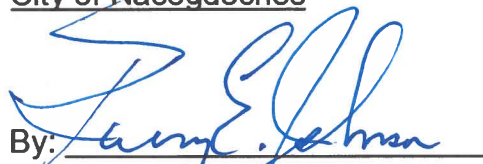
Signed the 18 day of June, 2025

ATTEST:



City Secretary

City of Nacogdoches


By: _____
Mayor

(Seal)



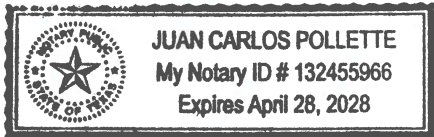
ETX Park Fund #1 LP
Developer

By: Brent D. Beal
Brent D. Beal, Managing Partner

THE STATE OF TEXAS

COUNTY OF NACOGDOCHES

This instrument was acknowledged before me on the 18th day of
JUNE, 20 25, by BRENT BEAL



[Signature]
NOTARY PUBLIC, STATE OF TEXAS



DBA ETX Custom Builders

225 E Parker Rd
Nacogdoches, TX 75965
Registration No: G-2716

Brent D Beal

936-250-1475

brent@etxmgmt.com

June 9, 2025

I'm writing this letter of intent as the managing partner of ETX Park Fund #1 LP, the limited partnership that owns 43 acres on Park St (see other associated documents, Parcel IDs: 26834, 24677, 24696) and an owner of ETX Management #1 LLC, a project management firm contacted by the limited partnership to manage its interests.

We are petitioning for reimbursement of 500 ft of sewer extension up from the SW corner of Property ID 70309 (Situs Address: 1602 Park St, Nacogdoches, TX; Lot 1 Vista Pines S/D LIHTC) to the middle of the frontage of Parcel ID 26834 (LT 12-I BK 54 S/D LT 12). The total linear footage for this extension is approximately 750 linear ft (see the associated documentation).

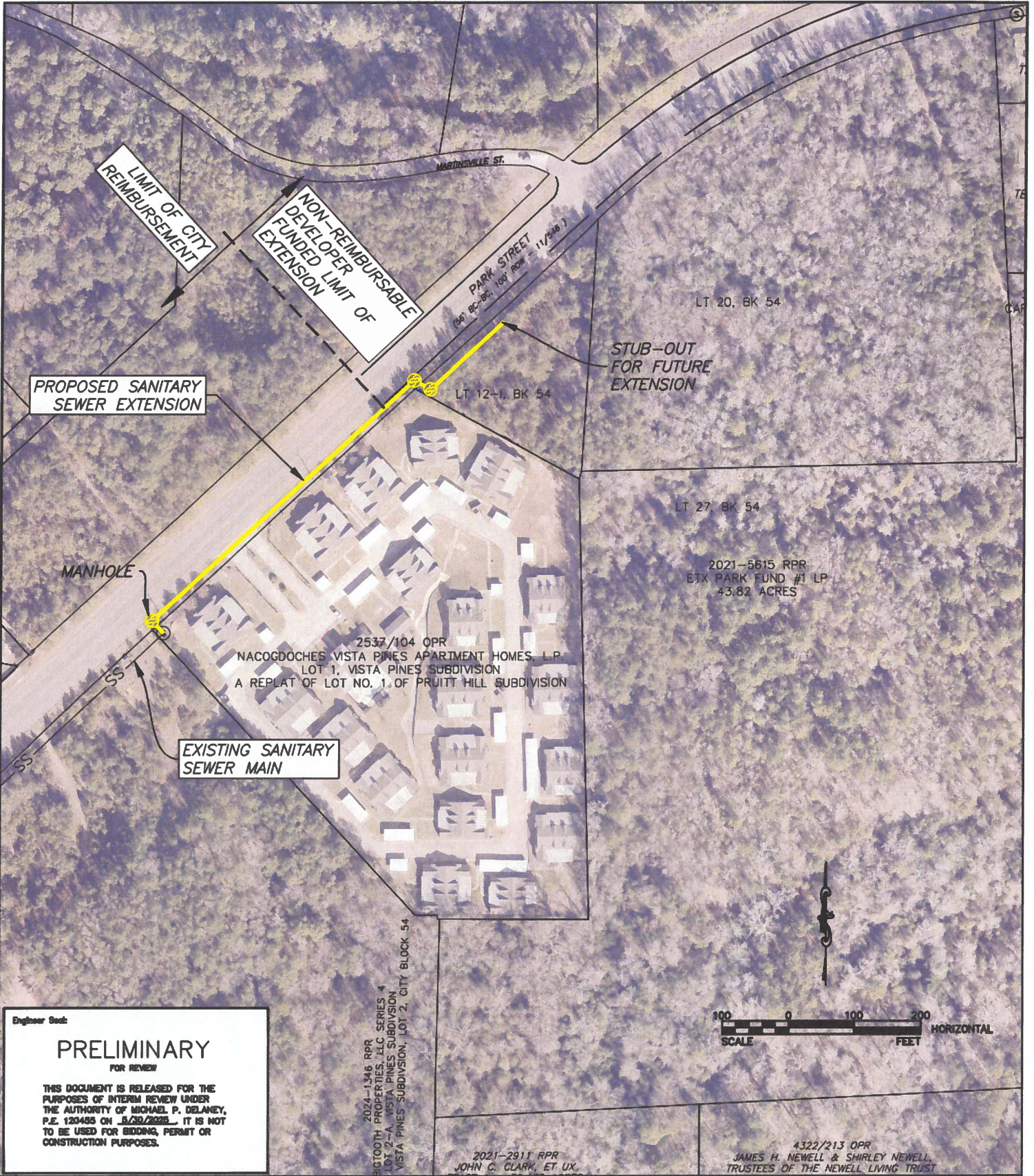
We respectfully submit that extending city sewer service up Park Street will yield significant long-term benefits for the City of Nacogdoches through increased property tax revenues and facilitation of future development:

- 1) ETX Park Fund #1 LP plans to develop four tri-plexes on Parcel ID 26834, each with approximately 5100 sq/ft (1,700 square feet per unit). The tri-plexes will be structured as townhomes governed by a Homeowners Association (HOA), with each unit sold individually as a fee-simple property. Based on an estimated valuation of \$200 per square foot, the completed project will add approximately \$80,000 per year in new property tax revenue to the city's tax rolls.
- 2) ETX Park Fund #1 LP is in the process of selling three additional lots to other developers north of Parcel ID 26834 (see the attached proposed plat). Extending the sewer up Park St by 750 feet will facilitate additional future development on these lots.

If we need to provide any additional information, please let me know.

Brent D. Beal

Brent D Beal
Chief Executive Officer
ETX Management #1 LLC
936-250-1475 | brent@etxmgmt.com



Engineer Seal:

PRELIMINARY
FOR REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL P. DELANEY, P.E. 120455 ON 8/30/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

2024-1346 RPR
BIGTOOTH PROPERTIES, LLC SERIES 4
LOT 2-A, VISTA PINES SUBDIVISION
VISTA PINES SUBDIVISION, LOT 2, CITY BLOCK 54

2021-2911 RPR
JOHN C. CLARK, ET UX.

4322/213 OPR
JAMES H. NEWELL & SHIRLEY NEWELL,
TRUSTEES OF THE NEWELL LIVING TRUST

1	ISSUED FOR UTILITY EXTENSION AGREEMENT	05/29/25
No.	Revision/issue	Date

TWO FIFTEEN CONSULTING
ENGINEERS + SURVEYORS

412 North St.
Mesquite, TX 75061
p: 972-589-0505

TYPE F-0481
TPLS 01046330

EXHIBIT B
SCHEMATIC LAYOUT
PARK ST. SEWER
EXTENSION
ETX PARK FUND #1, LP
NACOGDOCHES, TEXAS

Scale:	SEE PLAN	Issue Date:	05/29/2025
Drawn By:	MPD	Checked By:	MPD
File:	25025_300.dwg	Drawing No.:	EX B
<small>THIS DRAWING AND OTHER RELATED DOCUMENTS INCLUDING DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY TWO FIFTEEN CONSULTING AND SHALL REMAIN THE PROPERTY OF TWO FIFTEEN CONSULTING. ALL INFORMATION SHALL BE USED ONLY FOR DESCRIBING, CONSTRUCTING, OR INSTALLING THE WORK SHOWN AT THE SITE OF THE WORK SPECIFIED HEREON. ANY OTHER USE OF THIS DRAWING, INCLUDING WITHOUT LIMITATION, ANY REPRODUCTION OR ALTERATION IS STRICTLY PROHIBITED, AND TWO FIFTEEN CONSULTING SHALL BE INDEMNIFIED FROM LIABILITY ARISING FROM THE CONSTRUCTION, USE, OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGE.</small>			

**EXHIBIT C
UTILITY EXTENSION FOR ETX PARK FUND #1, LP
Preliminary Cost Estimate**

ITEM	QUANTITY	UNIT	DESCRIPTION	COST	TOTAL
SANITARY SEWER					
1.	500	LF	6" ASTM D 3034 SDR 26 sanitary sewer, including tracer wire, trench excavation and backfill, all materials & labor; complete, in place	\$ 55.00	\$ 27,500.00
2.	240	LF	6" ASTM D 3034 SDR 26 sanitary sewer, including tracer wire, trench excavation and backfill, all materials & labor; complete, in place (No Reimbursement)	\$ 55.00	\$ 13,200.00
3.	110	LF	6" Uncased Driveway bore, including bore pit excavations and backfill, locking pipe mechanisms, all materials & equipment; complete in place	\$ 150.00	\$ 16,500.00
4.	1	EA	Manhole including fittings, adapters, etc., all materials & labor; complete, in place	\$ 6,250.00	\$ 6,250.00
5.	2	EA	Manhole including fittings, adapters, etc., all materials & labor; complete, in place (No Reimbursement)	\$ 6,250.00	\$ 12,500.00
6.	1	EA	Connect to existing manhole including all fittings, adapters, flushing, etc., all materials & labor; complete, in place	\$ 2,500.00	\$ 2,500.00
7.	1	EA	6" Sanitary Sewer Cleanout, including stub-out and marker at grade for future connection, all materials and labor; complete, in place (No Reimbursement)	\$ 2,000.00	\$ 2,000.00
8.	1	EA	6" Sanitary Sewer Service, including clean-out, stub-out, and marker at grade for future connection, all materials and labor; complete, in place (No Reimbursement)	\$ 2,000.00	\$ 2,000.00
9.	0.67	LS	Trench Safety Plan for cuts or pits in excess of 5 feet in depth	\$ 5,000.00	\$ 3,350.00
10.	0.33	LS	Trench Safety Plan for cuts or pits in excess of 5 feet in depth (No Reimbursement)	\$ 5,000.00	\$ 1,650.00
11.	0.67	LS	ROW Preparation, tree and stump removal, brush clearing, and site restoration, seed and fertilize, etc., including all materials & labors; complete, in place	\$ 10,000.00	\$ 6,700.00
12.	0.33	LS	ROW Preparation, tree and stump removal, brush clearing, and site restoration, seed and fertilize, etc., including all materials & labors; complete, in place (No Reimbursement)	\$ 10,000.00	\$ 3,300.00

Contingency	\$ 9,420.00
Contingency (No Reimbursement)	\$ 5,197.50
Engineering and Topographic Surveying	\$ 10,050.00
Engineering and Topographic Surveying (No Reimbursement)	\$ 4,950.00
Bid Documents Preparation and Bid & Construction Administration	\$ 5,025.00
Bid Documents Preparation and Bid & Construction Administration (No Reimbursement)	\$ 2,475.00
TOTAL	\$ 134,567.50

Portion Reimbursable by CITY	\$ 87,295.00
Portion <u>Not</u> Reimbursable by CITY	\$ 47,272.50



TWO FIFTEEN CONSULTING
TBPE F-17461
412 NORTH ST.
NACOGDOCHES, TEXAS
936-569-0505



PRESENTER:

ITEM/SUBJECT: Consider action to appoint one (1) Planning and Zoning Commission member to serve on the City of Nacogdoches Zoning Ordinance Subcommittee. (Executive Director of Development and Infrastructure)

OVERVIEW:

The City of Nacogdoches Zoning Ordinance is a vital regulatory framework that guides land use, zoning, and development within the city. From time to time, amendments to the ordinance are necessary to reflect updates in city planning practices, respond to community input, and comply with evolving state and federal regulations. At the Planning and Zoning Commission meeting held on October 14, 2025, members Charles Zemanek and Ruth Carroll were appointed to the City's newly formed Zoning Ordinance Subcommittee. The group consists of two representatives each from the Zoning Board of Adjustment, Planning and Zoning Commission, and City Council. Since its formation, the group has worked to propose Zoning Ordinance amendments for consideration by the applicable appointed and/or governing entities.

After Commissioner Carroll vacated her Planning and Zoning Commission seat in June 2025, this item seeks the appointment of a new Commission member to serve in her place on the Zoning Ordinance Subcommittee. Consideration of this item was previously postponed by the Commission during a meeting held on June 9, 2025.

STAFF REVIEW:

CITY CONTACT:

ATTACHMENTS: