



August 11, 2025

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning and Zoning Commission to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, 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 found to be in 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 a 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 July 14, 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 Planned Development Case PD2025-01 regarding a zone change from A, Agriculture to PD, Planned Development district on one (1) parcel of land approximately 9.5 acres \pm in size, more particularly described by Nacogdoches Central Appraisal District Parcel 203177; and generally located south of West Austin Street, approximately 250 feet west of the intersection of West Austin Street and Opal Drive, Nacogdoches, Texas.
 - B. Consider action on Subdivision Case SD2025-02 regarding the Macias Preliminary Plat for two (2) parcels of land approximately 5.68 acres \pm in size, more particularly described by Nacogdoches Central Appraisal District Parcels 11204 and 72589; and generally located east of U.S. Highway 59 North approximately one-half mile south of the intersection of U.S. Highway 59 North and U.S. Highway 259 North.



- 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)
6. Future Agenda Items. A Commissioner 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.

A handwritten signature in black ink, which appears to read "Jasmine Flores".

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 August 5, 2025 at 4:30 p.m., and remained posted until the meeting convened.

Jasmine Flores, Planning Coordinator



**Regular Meeting Minutes
Nacogdoches Planning and Zoning Commission
July 14, 2025 – 5:00 p.m.**

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

Commissioners present: Shannon Conklin, Lily Phou, Charles Zemanek, Matthew Perry

1. CALL TO ORDER.

Chair Conklin called the meeting to order at 5:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

There were no public comments.

4. CONSENT AGENDA

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

5. REGULAR AGENDA:

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

City Planner Juan Pollette stated the property is a mid-century commercial building constructed in 1952 and located one block north of the Nacogdoches Memorial Hospital. The building was designed by noted architect Rayford Stripling, who is primarily known for historic restorations and rarely designed commercial structures. Staff mailed nine notices to property owners within 200 feet and received no responses in favor or in opposition or the request. The Historic Landmark Preservation Committee met on July 7, 2025, and voted unanimously to recommend approval of the request.

Chair Conklin opened the public hearing.

The applicant, Rachel Baker, spoke in favor of preserving the building. Baker emphasized her intent to preserve the structure and retain its original mid-century character.

Commissioner Zemanek moved to approve the historic designation request. Commissioner Perry seconded. The motion passed unanimously (4-0).

- 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 Residential 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 Street and Bremond Street, Nacogdoches, Texas.

Pollette presented this item, stating the subject parcels are undeveloped and located in a transitional area between residential and light industrial uses. The Future Land Use Plan designates the area as Rural Development, and the request seeks to downzone the parcels from industrial to residential. The site is located within a FEMA-designated flood zone, and any development would be required to meet floodplain regulations. Staff mailed 9 notices to property owners within 200 feet and 15 notices to owners within 500 feet. A total of 19 responses were received—1 in support and 18 in opposition. Staff also coordinated a neighborhood meeting at the C.L. Simon Recreation Center, which was attended by 28 residents who voiced concern or opposition.

Chair Conklin opened the public hearing.

Applicant Rayshawn Lathan, 204 County Road 120, stated the proposed development would consist of two 8-unit apartment buildings. He noted the site's proximity to downtown, walkability, and access to local businesses, schools, and parks as justification for increasing housing options within city limits.

The following individuals spoke in opposition:

John Watt, residing at 306 Weaver Street, expressed concern about incompatibility with the neighborhood's historic character, potential flooding, and child safety near the rail line. Mr. Watt noted that frequent flooding and complete lot coverage would exacerbate stormwater issues in the area.

Joshua Weigel, residing at 704 Virginia Avenue, stated the proposal threatens the identity of the historic Virginia Avenue neighborhood and would introduce density incompatible with the surrounding development pattern. He expressed concern about erosion, parking limitations, and decreased property values.

Carol Eaton Walsh, residing at 416 Bremond Street and owner of multiple adjacent properties, voiced opposition based on the age and significance of her historic home, environmental degradation from previous clearing, and increased noise and traffic near a vulnerable residential block.

Anna Kay Johnson, residing at 306 Weaver Street, cited longstanding drainage issues along Bremond Street, safety risks due to the property's location near railroad tracks, and crime concerns related to past thefts and trespassing.

Caprice Register, residing at 521 Weaver Avenue, expressed concern about traffic conditions near the corner of Weaver and Nettie Marshall, as well as potential erosion affecting her historic home. She opposed additional density in a neighborhood already under infrastructure strain.

Christy Lathan, the applicant, residing at 206 County Road 120, spoke in support of the request. Ms. Lathan acknowledged the concerns expressed by neighbors and stated that erosion and development risks would still need to be mitigated under current zoning. She emphasized that the intent of the project is to provide walkable, workforce-oriented housing in proximity to existing parks and services.

The following individuals submitted written opposition but did not speak during the public hearing:

Brendan Walsh, residing at 400 Bremond Street.

Mike Bay, residing at 403 Weaver Street.

Kathy Redman, residing at 516 Birch Street.

Cherry Baker, residing at 612 Virginia Avenue.

Jordan Nevedomsky, residing at 312 Weaver Street.

Ben Oliver, residing at 702 West Cox Street.

Danny Munger, residing at 706 Virginia Avenue.

Mea Carrion, residing at 132 S Sanders St

Miguel Carrion, residing at 132 S Sanders St.

Seren Carrion, residing at 132 S Sanders St.

Ginger Carrion, residing at 132 S Sanders St
Robbie Hanson, residing at 500 Forbes Street.

Chair Conklin closed the public hearing.

Commissioner Phou expressed multiple concerns regarding the proposed development's location in a flood-prone area, referencing historical flooding in nearby areas such as Pearl Street and Virginia Avenue. Safety risks, potential erosion, and infrastructure strain were discussed, particularly regarding drainage.

Commissioner Zemanek raised questions about proximity to the Virginia Historic District. Pollette confirmed the subject property lies approximately one block north of the overlay boundary.

Commissioner Phou also noted increasing flood insurance costs and broader industry concerns with insurability and risk. Traffic circulation on Bremond Street was identified as another issue, particularly given the potential number of units and limited access points.

Following discussion, Commissioner Phou moved to deny the request and Commissioner Zemanek seconded. The motion to deny passed unanimously (4-0).

- 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 Residential 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

Pollette presented, stating the property is currently developed with a single-family residence and is located at the southeast corner of West Main Street and South Sanders Street. Twelve (12) notices were mailed to property owners within 200 feet, and fifteen (15) notices were sent to owners within 500 feet. A neighborhood meeting was held, and no opposition was expressed following clarification of the zoning request.

Chair Conklin opened the public hearing.

Barbara Stump, the applicant and resident of 101 South Sanders Street, spoke in favor of the request and stated her intent to maintain the property as a single-family residence.

Robbie Hanson, residing at 500 Forbes Street, also spoke in favor of the request and confirmed that attendees at the neighborhood meeting supported the zoning clarification.

Chair Conklin closed the public hearing.

Commissioner Perry moved to approve the zone change request. Commissioner Phou seconded. The motion passed unanimously (4-0).

- D. Public Hearing: Discuss and consider action on Specific Use Permit Case SUP2025-04 regarding distillation (craft distillery) in the 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.

Pollette presented, stating the applicant is requesting an amendment to an existing Specific Use Permit to expand the established Mad Hatter Distillery into the adjacent tenant space. The applicant proposed a change to the previously approved hours of operation, requesting to operate from 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays. Hours for the remainder of the week would remain unchanged. The amendment also requests permission for live indoor acoustic performances. Thirty-six (36) notices were mailed to owners within 200 feet, and twelve (12) notices were sent to owners within 500 feet. No responses were received.

Chair Conklin opened the public hearing.

Sherry Hatt, the applicant and representative of the Mad Hatter Distillery, spoke in favor of the request. She stated the expansion would enhance the customer experience while maintaining the business's character.

Chair Conklin recessed the meeting at 5:47 p.m. due to a power outage. Chair Conklin reconvened the meeting at 6:05 p.m.

Chair Conklin closed the public hearing.

Commissioner Perry moved to approve the amendment to the Specific Use Permit as presented. Commissioner Phou seconded. The motion passed unanimously (4-0).

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

Pollette presented, stating the applicant Brent Beal, on behalf of ETX Park Fund #1 LP, requested approval of a Preliminary Plat to subdivide three parcels into four lots on the south side of Park Street. A utility easement is included for a public sewer extension, previously approved by City Council on June 17, 2025. Due to the public utility improvement, the plat is processed as a Preliminary Plat. Staff found the submittal generally compliant but noted outstanding items to be addressed prior to Final Plat approval.

1. Owner address not shown;
2. Adjacent zoning boundary and district not shown or labeled;
3. Topographic contour lines not provided;
4. Location of flow lines/creek not depicted;
5. Proposed utility easement not included;
6. Building setbacks not shown on all lots.

Pollette noted that the plat met the other remaining subdivision ordinance requirements. In addition, a sanitary sewer extension reimbursement application was presented, and the application documents will require updating to reflect all proposed lots.

Commissioner Phou inquired whether the Commission could approve the plat contingent upon the listed modifications. Beal confirmed he was in agreement with staff's conditions.

Commissioner Perry moved to approve the preliminary plat with staff-recommended modifications. Commissioner Phou seconded. The motion passed unanimously (4-0).

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

Commissioner Conklin moved to table the item until the next regular meeting. Commissioner Phou seconded. The motion passed (3-1) with Commissioner Zemanek opposed.

6. FUTURE AGENDA ITEMS

Chair Conklin requested staff to email members regarding the status of interviews for upcoming Board and Commission appointments.

Commissioner Phou requested that staff present a flood zone overview during a future workshop session for educational purposes.

7. ADJOURN.

Chair Conklin adjourned the meeting at 6:20 p.m.

Video Archive: A video recording of the Planning and Zoning Commission regular meeting held on July 14, 2025, may be viewed online at https://youtu.be/6mtdYJQ_bQE.

ATTEST:

Shannon Conklin, Chair
Planning and Zoning Commission
City of Nacogdoches

Jasmine Flores, Planning Coordinator
City of Nacogdoches



PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Planned Development Case PD2025-01 regarding a zone change from A, Agriculture to PD, Planned Development district on one (1) parcel of land approximately 9.5 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 203177; and generally located south of West Austin Street, approximately 250 feet west of the intersection of West Austin Street and Opal Drive, Nacogdoches, Texas.

OVERVIEW: The applicant, Michael Delaney of Two Fifteen Consulting (representing property owner Mummm Investments LLC), is requesting a zone change from A, Agriculture, to PD, Planned Development, to allow for the construction of a Nursing Care and Rehabilitative Center on a 9.5-acre tract along West Austin Street. The subject property is currently undeveloped. The applicant has submitted a Development Plan in accordance with Section 118-392(a)(2) of the Zoning Ordinance, which allows a Development Plan to be submitted in place of a Concept Plan. If approved, the Development Plan will guide the use and layout of the site under the new PD district.

The proposed development includes a single-story skilled nursing care facility situated near the southern end of the site. The layout preserves the existing detention pond and mature vegetation along the West Austin Street frontage, maintaining a natural buffer between the structure and the street. The eastern boundary abuts an existing PD for a 55+ senior living community and senior center, and the proposed facility complements the area's established senior housing and services.

Planned amenities include three daily meals, physical and occupational therapy areas, a beauty salon, organized activities, and multiple indoor and outdoor gathering spaces. The building will also include emergency power generation to support continuous care. The site plan includes approximately 80 paved parking spaces, exceeding minimum requirements, and a 15-foot-wide landscape buffer will be installed along all property lines adjacent to Agricultural zoning, using a combination of preserved vegetation and new plantings. About 50% of the site will remain as open or green space, with selected trees retained as grading allows.

The Planned Development process provides the opportunity to apply site-specific design standards that promote compatibility with nearby land uses while ensuring the site is limited to this specific institutional use.

Adjacent Land Use & Zoning

The subject property is zoned A, Agricultural and is currently undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Current Zoning	Land Use
North	Single Family	A, Agricultural & PD,	Undeveloped &

(Across W. Austin St.)	Residential	Planned Development	Residential
South	Single Family Residential	A, Agricultural	Agricultural
East	Single Family Residential	PD, Planned Development	Residential & Commercial
West	Single Family Residential	A, Agricultural	Agricultural

The subject property is located adjacent to a PD developed for a senior community to the east. Surrounding zoning and land uses include a mix of residential, farm land and undeveloped parcels.

Future Land Use

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan designates the property and the surrounding area as Single Family Residential, which is described as “Conventional one-family detached dwellings (also includes duplexes).” Although this future land use designation does not include institutional care facilities, the proposed use is considered complementary to aging-in-place initiatives and is compatible with the adjacent senior community.

Access & Utilities

The subject property has access to public water via existing 6-inch and 12-inch water mains located along West Austin Street. However, sanitary sewer service is not currently available along this frontage. To address this, the developer intends to dedicate a utility easement and extend a connection to the existing sewer line located along Eric Drive, within the adjacent Austin Hills Subdivision to the east, or along West Austin Street right of way. Approximation of sewer line extensions and related easements will be determined during site development. No development shall begin, and no building permit shall be issued, for any land within a planned development district until a site plan that is consistent with the concept plan and the development plan for the tract has been approved (City Code Sec. 118-389).

Development Standards

The applicant has indicated that the building setbacks and dimensional standards for the proposed Planned Development will meet or exceed those typically required in the R-4 or B-2 zoning districts, both of which allow nursing facilities by right. Under these base zoning districts, minimum development standards include:

- Minimum lot width: 50 feet
- Minimum lot depth: 100 feet
- Minimum lot area: 5,000 square feet
- Setbacks in R-4 include 20' (front), 10' (rear), and 6' (side), while B-2 requires 20' (front), 10' (rear), and 0'/10' (side).

The applicant has proposed that all building line setbacks for the 9.5-acre site will equal or exceed these minimum standards.

STAFF REVIEW:

Per Section 118.392 of the Nacogdoches Code of Ordinances, based upon the concept plan or development plan, the planning and zoning commission in making its recommendations to the city council, and the city council, in determining whether the planned development district should be established, shall consider whether the following criteria have been met:

1. **The development plan is generally consistent with the approved concept plan and the standards and conditions set forth in the adopting ordinance.**

This application includes a Development Plan submitted in place of a Concept Plan in accordance with Section 118-392(a)(2). As such, the Development Plan serves as the basis for establishing the PD zoning district. The proposed development includes a one-story skilled nursing care facility on a 9.5-acre tract, to be constructed in a single phase. The Development Plan outlines specific use limitations, development standards, site layout, and buffering that are consistent with the intent of the PD district and compatible with the surrounding area.

2. **The plan provides for a compatible arrangement of buildings and land uses within the project.**

The proposed use is a single-purpose, one-story nursing care facility with approximately 110 beds. The building will be located centrally within the site and surrounded by paved parking areas and landscaped buffers. A small accessory building for landscape maintenance is also proposed. The site directly abuts the Austin Hills Subdivision, a senior living community and senior center, which, when originally approved, included a proposed assisted living center and nursing home facility that was never constructed. The current proposal helps fulfill that original intent by introducing a similar type of senior care facility in proximity and will enhance services available to that community while preserving the character of adjacent development.

3. **The general plan for traffic circulation and pedestrians provides for adequate and safe circulation inside and external to the development, consistent with the adopted thoroughfare plan.**

Access to the site is provided from West Austin Street, a designated collector roadway. The facility includes approximately 80 paved parking spaces, exceeding the city's minimum requirement of one space per six beds plus one per employee on the largest shift. The site layout allows for safe vehicular and emergency access around the building, and on-site circulation is appropriate for the intended use.

4. **The general plan for accommodation of floodwaters and drainage is adequate.**

The northwest portion of the site includes an existing detention pond with a permanent water surface, which will remain. This detention pond is shared with the adjacent property to the west through a shared drainage easement. The development preserves natural drainage features and open space, and a full drainage and grading plan will be required at the time of site development permitting. Preservation of selected trees will be coordinated with city staff during grading review. Per the FEMA Floodplain Map, there is no floodplain located on the subject property.

5. **The plan does not adversely affect adjoining neighborhoods or properties outside the plan, taking into consideration proposed buffers.**

The proposed facility is situated away from property lines to reduce potential impacts on surrounding properties. A 15-foot-wide landscape buffer is proposed along all property lines adjacent to Agricultural zoning. This buffer will be composed of a combination of existing vegetation and supplemental plantings as needed, with coordination from staff to ensure

adequate visual and noise screening. While a 6-foot privacy fence and 10-foot landscape buffer would typically be required under other zoning districts such as R-4 or B-2, the applicant has requested to retain the existing natural vegetation along with the addition of the landscape buffer in lieu of constructing a fence. Staff finds that the use of mature trees and natural screening may offer a more effective and context-sensitive buffer, provided that the vegetation is preserved and maintained to meet the intended screening function.

6. The amenities proposed in the development plan application, if any, are sufficient to justify increased densities or intensities on the site.

No increase in density or intensity is requested. However, the facility includes on-site amenities such as dining, therapy services, common living spaces, and multiple outdoor areas. The facility's layout provides generous open space, with approximately 50% of the site maintained as green space or open area.

7. The sequence of development and timing of the phases are consistent with the overall phasing of capital facilities intended to serve the site and with the city's overall growth.

The project will be developed in a single phase, with construction anticipated to begin in Fall 2025. All required infrastructure and utility connections will be addressed during permitting in coordination with city departments. The site is within an area of the city where public services are available and intended to accommodate growth.

PUBLIC ENGAGEMENT:

- June 20, 2025 – Staff mailed out twenty (20) neighborhood meeting notice postcards to property owners within 500 feet of the subject property.
- July 2, 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. One (1) of the neighboring residents attended the meeting out of curiosity and was not opposed to the request.
- July 22, 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.
- July 27, 2025 – Legal ad published in the Daily Sentinel newspaper.

This item is scheduled for City Council consideration on August 19, 2025.

CITY CONTACT: Juan Pollette, City Planner

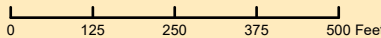
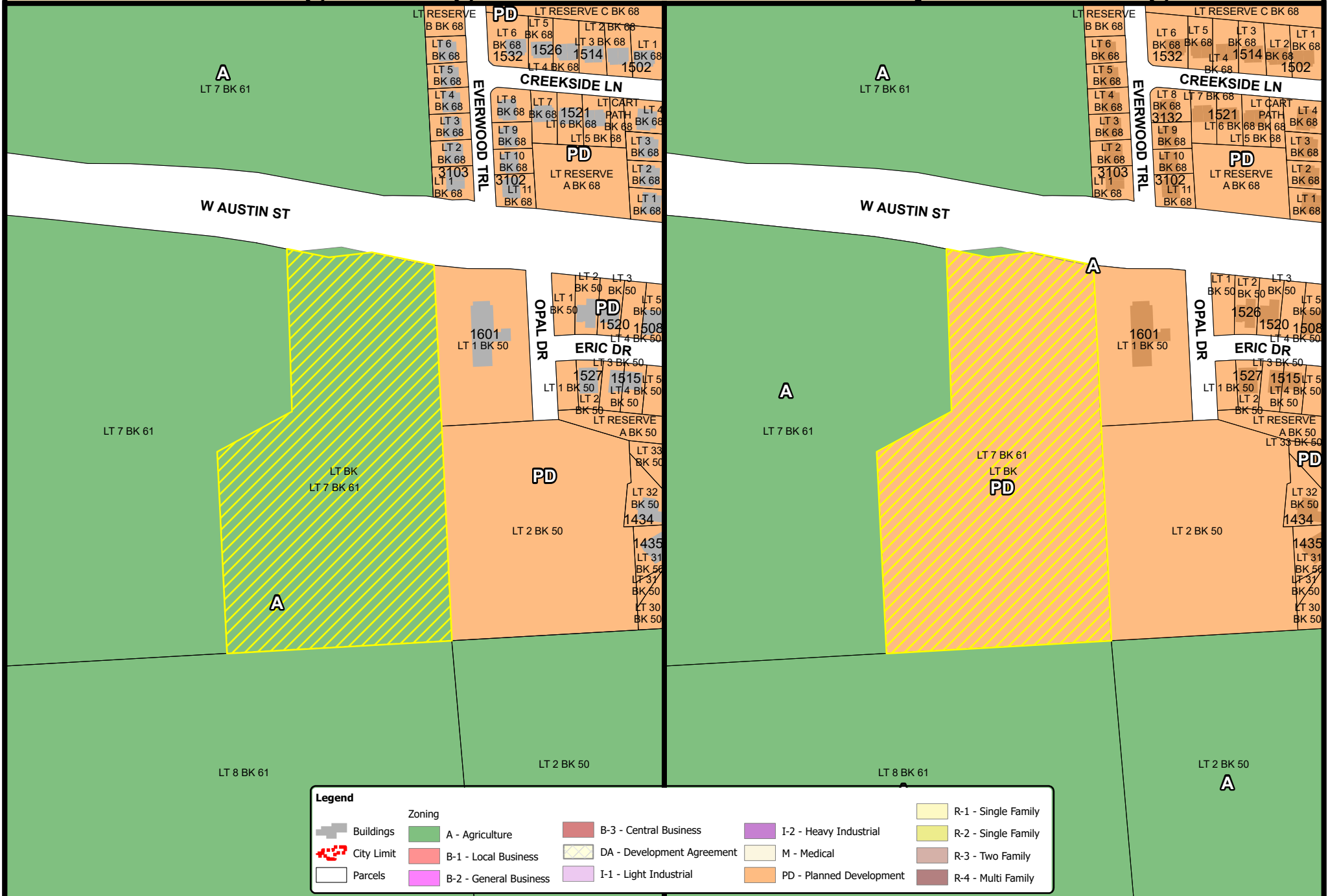
ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map 200ft
5. Letter of Intent
6. Concept & Development Plan Information Sheet
7. PD Site Plan
8. Site Photos

Existing Zoning

PD2025-01

Proposed Zoning



Date Created: 07/22/25 15:21 | ArcGIS Pro 3.2.2

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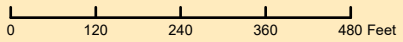


PD2025-01 Future Land Use Map



Legend

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

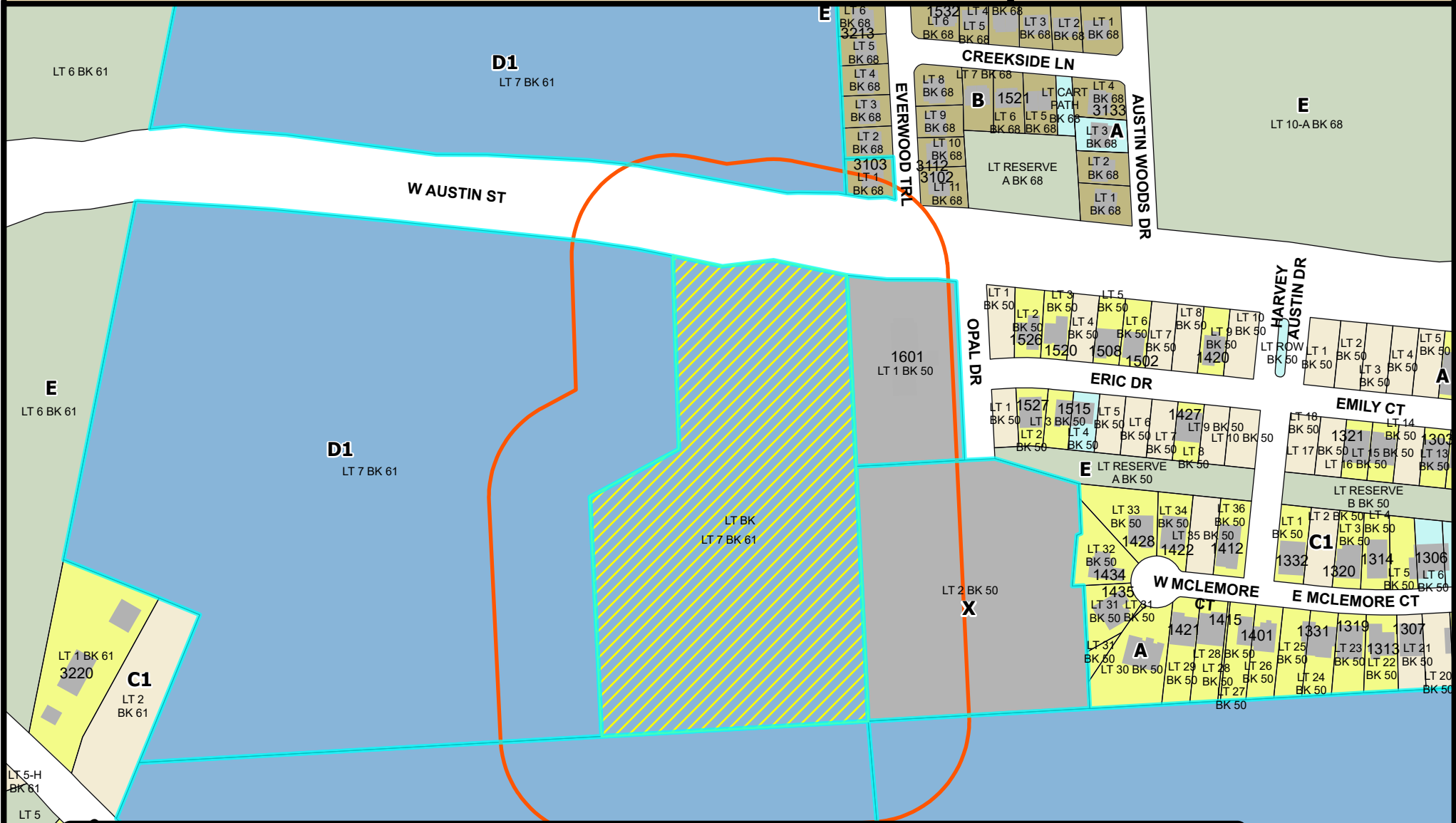


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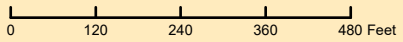
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PD2025-01 Notification Map



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



Date Created: 07/22/25 15:21 | ArcGIS Pro 3.2.2

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June 16, 2025

Juan Pollette
City Planner
City of Nacogdoches
P.O. Box 635030
Nacogdoches, Texas 75963

Re: Nacogdoches Nursing and Rehabilitation Facility Letter of Intent – Planned Development (PD) Zoning Application

To Mr. Pollette:

Please let this document serve as our letter of intent. The goal of this letter is to explain how we meet or exceed the goals listed in Section 118-386 of the City's Zoning Ordinance. As you heard the design team describe during our Pre-Development meeting this project will be a Nursing Care and Rehabilitative Center on West Austin. The goal of this project is to meet the needs of the aging population in Nacogdoches. Listed below are other elements of the development that respond directly to the Zoning Ordinance.

1. The building will be located on the Southern edge of the property which sets the building approximately 400 feet from West Austin Street. The beauty of this layout is that the native vegetation and water feature will stay in place.
2. Additionally, the new building is directly adjacent to the existing Senior Center. These two components will feed off of each other and help to create a senior community.
3. As stated in item one above the building is far off the road. In addition to the setback there will be four outdoor areas and one fenced and gated outdoor area to allow activities and maintain safety for the residences.
4. The community also has the following amenities for the residents.
 - a. Dining - which includes 3 meals a day in the large dining room or room service is also available.
 - b. Beauty Salon.
 - c. Physical Therapy.
 - d. Occupational Therapy which helps people return to their daily life.
 - e. Activities throughout the day which includes:
 - i. Arts & Crafts
 - ii. Bingo
 - iii. Puzzles
 - iv. Movies
 - v. Exercise
 - f. Living spaces throughout the community.



- g. The building also has emergency power to ensure safety and care of the community when loss of power in the area is experienced.
- 5. As mentioned in item one the goal is to maintain as much of the natural landscape and beauty as possible.
- 6. There are no historical buildings or structures on this property.
- 7. The PD process will help ensure that the community will be maintained for the senior residents of the Nacogdoches area.

If you have any questions or comments, please feel free to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William A. Davies', is written over a faint, light blue background.

William A. Davies, AIA

President

**PLANNED DEVELOPMENT APPLICATION
ROCK HAVEN NURSING 1703 W. AUSTIN STREET**

**CONCEPT PLAN & DEVELOPMENT PLAN
INFORMATIONAL STATEMENT**

GENERAL

This proposed Planned Development contains 9.5 acres, more or less, with the entire parcel dedicated to the proposed skilled nursing care project. The entire facility will be constructed in a single phase with construction slated to begin in the Fall of 2025. The project will be a single building, one story high. There will be a small storage building on the site to house landscape equipment, but is only intended as an accessory building for maintenance.

A copy of the recorded deed with a complete metes and bounds description is attached to the application.

COMPREHENSIVE PLAN

The Future Land Use Map found as part of the Comprehensive Plan, describes this area as future Residential. The use of this parcel for a skilled nursing facility is a compatible land use as it will effectively provide senior care housing immediately adjacent to an active Senior Center and an age restricted single family subdivision, also for seniors. While these facilities are allowed by right in an R-4 or B-2, using the Planned Development zoning designation will allow the land use to be highly restricted to this specific use offering some protections to adjacent properties.

LAND OWNER

The 9.5-acre parcel is owned by Mummm Investments, LLC, 6500 Horizon Circle, Waco, Texas. See a copy of the attached recorded deed.

PLAN PREPARATION

A schematic Development Plan was prepared as part of the zone change application on June 13, 2025.

Architect: DFD Architects, 305 W. Wills Street, Suite 101, Leander, Texas 78641

Engineer & Surveyor: Two Fifteen Consulting, 412 North Street, Nacogdoches, Texas 75961

SPECIFIC LAND USES

The entire 9.5 acre site will be comprised of a single land use for the skilled nursing facility.

DEVELOPMENT STANDARDS

Alternative allowable development standards for R-4 or B-2 zones suitable for a skilled nursing care facility, would require a minimum of 50 feet of lot width and up to 100 feet of lot depth for a total minimum lot area of

5,000 square feet. Set backs vary depending on zoning category. Front, rear, and side setbacks for an R-4 zone are 20', 10' and 6', while a B-2 zone requires 20', 10', 0/10'. **All building line setbacks proposed for the 9.5-acre Planned Development will equal or exceed these requirements.**

Building height will be a standard single story with normal roofing slopes.

Parking will be provided in paved lot areas surrounding the building. Current development standards require a minimum of 1 space for each 6 beds + 1 for each employee on largest shift. With approximately 110 beds and an estimated staff of 20 people on shift, the proposed nursing complex would require nearly 40 spaces. TDLR and HHSC parking requirements typically exceed Nacogdoches' requirements. **This facility has planned approximately 80 parking spaces.**

A 15-foot-wide landscape buffer is proposed for visual and noise screening along all property edges that join parcels zoned "A", with the exception of the existing detention pond which has a permanent water surface. The landscape buffer will be comprised of both natural trees and vegetation, and newly planted vegetation as needed. Using existing trees and other existing vegetation in this buffer area will be coordinated with the City Planner.

OPEN SPACE

Approximately 50% of the total site will be left as open or redeveloped green space. Selected trees in some areas will be preserved as grading allows.

General Notes

OWNER:
MUMMM INVESTMENTS
6500 HORIZON CIRCLE
WACO, TX 75712

ARCHITECT:
DFD ARCHITECTS
305 W. WILLIS STREET, SUITE 101
LEANDER, TX 78641

ENGINEER:
TWO FIFTEEN CONSULTING
412 NORTH STREET
NACOGDOCHES, TX 75961

No.	Revision/Issue	Date
1	ISSUED FOR PRELIMINARY REVIEW	06/13/25

TWO FIFTEEN CONSULTING
ENGINEERS + SURVEYORS

412 North St. Nacogdoches, TX 75961 p: 936-568-0505

TBPE F-17461
TBPLS 10194339

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 6/13/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

DEVELOPMENT PLAN
ROCK HAVEN NURSING CENTER
1703 W. AUSTIN STREET
MUMMM INVESTMENTS, LLC
NACOGDOCHES, TEXAS

Scale: SEE PLAN	Issue Date: 06/13/2025
Drawn By: SRP	Checked By: MPD
File: 25028_200.dwg	Drawing No. C-200

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ZONE A
UNDEVELOPED

ZONE PD
RESIDENTIAL

THE WOODS OF SFA
DUPLEX SUBDIVISION

ZONE PD
RESIDENTIAL

AUSTIN HILLS SUBDIVISION
AGE RESTRICTED SINGLE FAMILY HOMES

ZONE PD
COMMERCIAL

FUTURE SENIOR CENTER
ACTIVITIES BUILDING

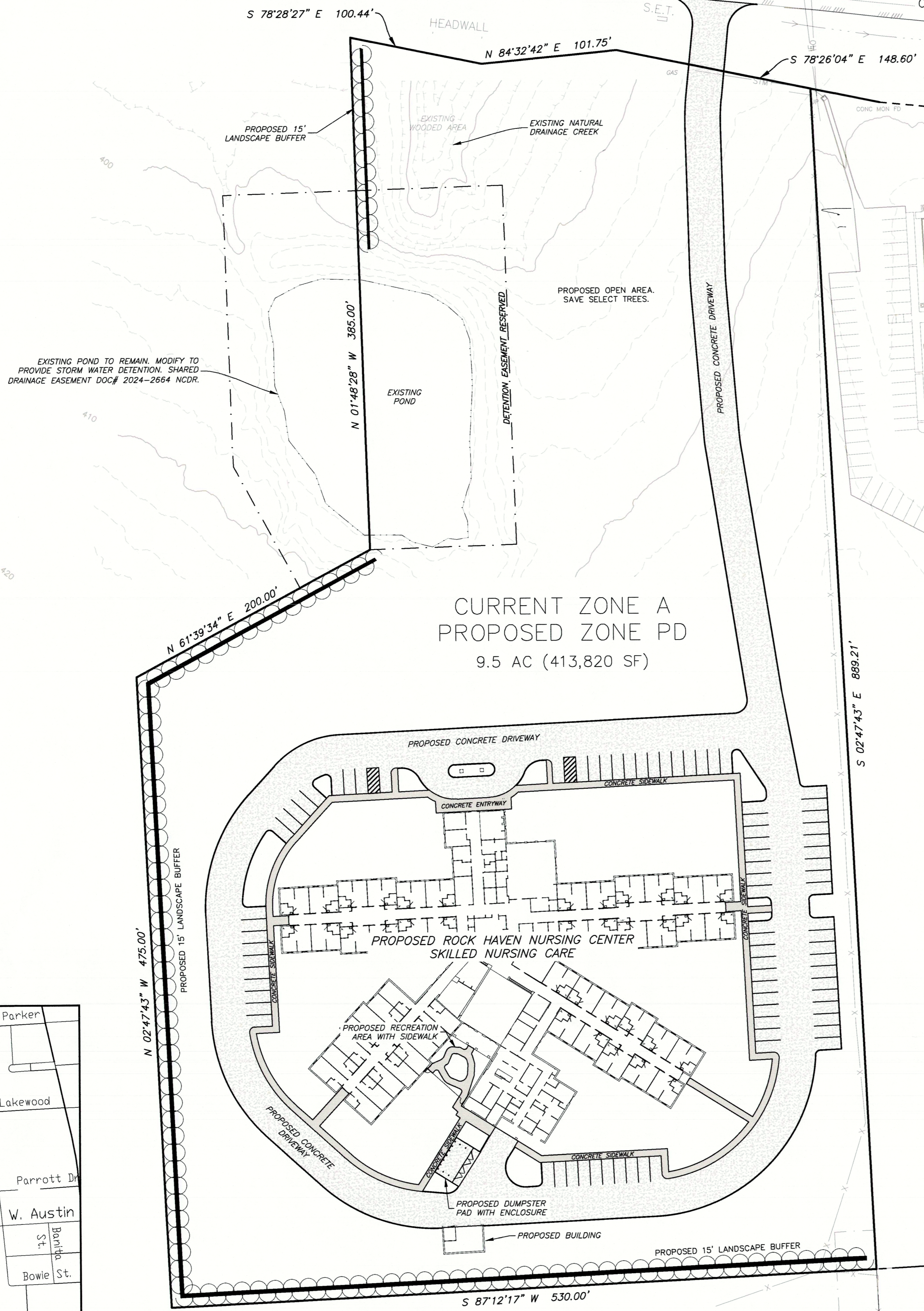
ZONE A
UNDEVELOPED

ZONE A
UNDEVELOPED

APPROX. 2400' TO
OLD TYLER ROAD

WEST AUSTIN STREET - FM 2609
(RIGHT-OF-WAY WIDTH VARIES - 863/318 RPR)

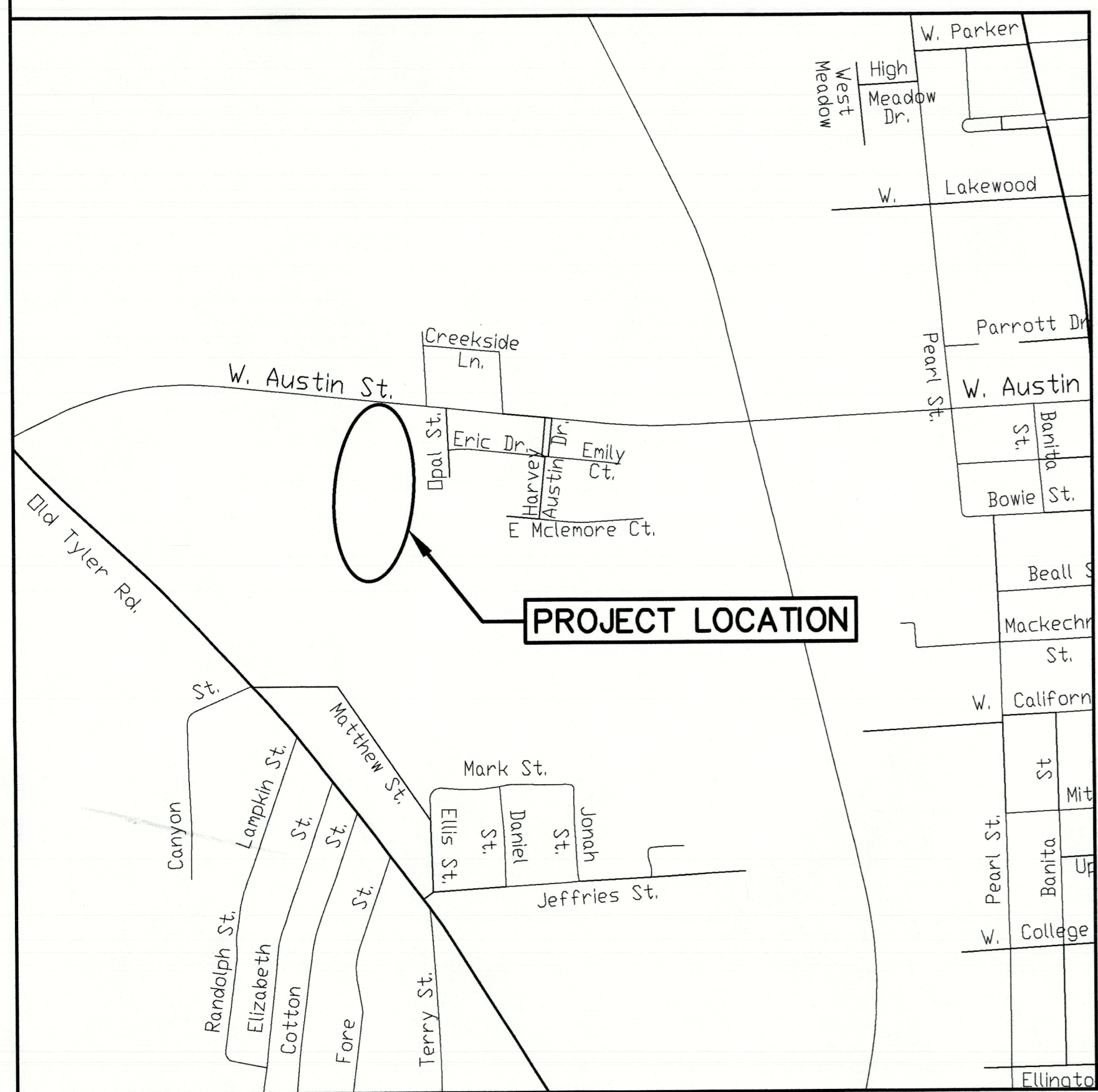
APPROX. 400' TO
OPAL DRIVE



ZONE A
UNDEVELOPED

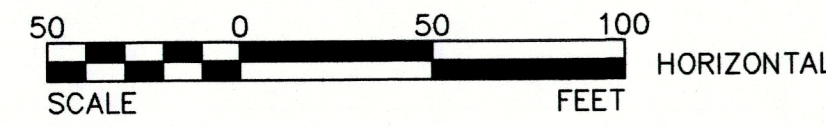
CURRENT ZONE A
PROPOSED ZONE PD
9.5 AC (413,820 SF)

VICINITY MAP



NOTES:

1. THE PROPOSED PLANNED DEVELOPMENT DOES NOT LIE WITHIN THE 100 YEAR FLOOD BOUNDARY.
2. TRAFFIC CIRCULATION IS 2-WAY THROUGH THE PARKING AREAS AND DRIVE.
3. PERMITTED USES FOR ADJACENT LANDS COMPLY WITH APPROVED PLANNED DEVELOPMENT RESTRICTIONS OR CURRENT LAND USE ORDINANCE.
4. PROPOSED PLANNED DEVELOPMENT DENSITY WILL BE A SINGLE STORY BUILDING WITH APPROXIMATELY 110 BEDS ON 9.5 ACRES.
5. COMPREHENSIVE PLAN FUTURE LAND USE MAP SHOWS THIS SITE AS FUTURE RESIDENTIAL. THIS DEVELOPMENT WILL BE SENIOR CARE/HOUSING ADJACENT TO AN EXISTING SENIOR LIVING PLANNED DEVELOPMENT, FULFILLING THE NEED FOR SENIOR CARE RESIDENCES.
6. THE 9.5 ACRES TRACT EXCEEDS ALL CURRENT ZONING STANDARDS FOR LOT DIMENSIONS IN ALL CATEGORIES.
7. ALL CONSTRUCTION WILL BE IN A SINGLE PHASE STARTING FALL 2025 AND EXPECTED TO LAST 18 MONTHS.
8. THE SITE WILL UTILIZE EXISTING POTABLE WATER ALONG AUSTIN STREET AND CONNECT TO EXISTING SANITARY SEWER IN EITHER AUSTIN HILLS OR DIRECTLY ON AUSTIN STREET.
9. LANDSCAPE BUFFERS WILL BE COMPRISED OF NATURAL VEGETATION AND/OR PLANTED LANDSCAPING.



PD2025-01 Site Photos

Subject property



Adjacent Senior Center to the east



Residential property adjacent to Senior Center



Natural mature tree line between Senior Center and Planned Development



Nursing facility front elevation



1 OVERALL FRONT ELEVATION
SCALE: 1/16" = 1'-0"



PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Consider action on Subdivision Case SD2025-02 regarding the Macias Preliminary Plat for two (2) parcels of land approximately 5.68 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 11204 and 72589; and generally located east of U.S. Highway 59 North approximately one-half mile south of the intersection of U.S. Highway 59 North and U.S. Highway 259 North.

OVERVIEW:

The applicant, Michael Parker of Everett Griffith Jr. and Associates (on behalf of property owners Rickie Edwin Barker and Elvira Macias) is requesting approval of a Preliminary Plat for the Macias Subdivision. The subject properties are in the Extra Territorial Jurisdiction (ETJ), and are located on the east side of U.S. Highway 59 North approximately one-half mile south of the intersection of U.S. Highway 59 North and U.S. Highway 259 North. The proposed Preliminary Plat will subdivide two parcels into six residential lots ranging in size from 0.67 acres to 2.77 acres.

STAFF REVIEW:

Staff finds that the proposed preliminary plat complies with the applicable requirements of Chapter 90 of the City of Nacogdoches Subdivision Ordinance. The plat reflects a straightforward subdivision of two existing tracts into six single-family residential lots, all fronting an existing public street and located within the City’s Extra Territorial Jurisdiction (ETJ). The property will be served by City water, and each lot will be required to provide on-site septic in accordance with state and county health regulations. Staff recommends approval of the preliminary plat as submitted.

Subdivision Variance Requests

No variance requests are needed for this Plan.

Review and Approval by Planning and Zoning Commission

The Planning and Zoning Commission is responsible for reviewing and approving the Preliminary Plat. Since the property is located in the City’s Extraterritorial Jurisdiction (ETJ), and no new public infrastructure is proposed, final plat approval may proceed once the preliminary plat has been approved and all required plat documentation has been submitted in accordance with the City’s subdivision ordinance.

CITY CONTACT: Juan Pollette, City Planner

- ATTACHMENTS:**
1. Aerial Map
 2. Preliminary Plat Exhibit

SD2025-02 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest



0 230 460 690 920 Feet

Date Created: 08/04/25 15:51 | 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.



PRESENTER: Mike Neu, Executive Director of Development and Infrastructure

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 tabled by the Commission during meetings held on June 9 and July 14, 2025.

STAFF REVIEW:

Not Applicable

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

ATTACHMENTS: