



**September 8, 2025**

**Planning & Zoning Commission**

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. Administration of Oath of Office – Planning & Zoning Commission Members
4. OPEN FORUM: 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.
5. CONSENT AGENDA: All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats found to be in compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations.
  - A. Approval of minutes for the Planning & Zoning Commission meeting held on August 11, 2025.
  - B. Consider action on Subdivision Case SD2025-02 regarding the Macias Final 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.
6. REGULAR AGENDA: The Commission will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
  - A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
  - B. Discuss and consider action on Subdivision Case SD2025-01 regarding the Park Hill Subdivision Final Plat for three (3) parcels of land approximately 42.5 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.

- C. Discuss and consider action on Subdivision Case SD2025-03 regarding the Final Plat for Lots 2R & 3, Block 1, Nacogdoches Industrial Park West Subdivision for two (2) parcels of land approximately 23.74 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26671 & 216635; and generally located on the southeast corner of US Highway 59 North and Ernest McLain Road, Nacogdoches Texas.
  - D. Discuss and 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)
  - E. Discuss the scheduling and content of future agenda items previously requested by the Commission.
7. FUTURE AGENDA ITEMS: A Commissioner may inquire about a subject for which notice has not been given. Deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. ADJOURN.

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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 September 2, 2025, at 5:00 p.m., and remained posted until the meeting convened.

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Jasmine Flores, Planning Coordinator



**Regular Meeting Minutes  
Nacogdoches Planning and Zoning Commission  
August 11, 2025 – 5:00 p.m.**

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

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**Commissioners present:** Shannon Conklin, Lily Phou, Charles Zemanek

**Staff Present:** Mike Neu, Juan Pollette, Jasmine Flores, Case Opperman, Jerry Baker

**1. CALL TO ORDER.**

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

**2. PLEDGE OF ALLEGIANCE**

**3. OPEN FORUM**

There were no public comments.

**4. CONSENT AGENDA**

Commissioner Phou moved to approve the consent agenda. Commissioner Zemanek seconded. The motion passed unanimously (3-0).

**5. REGULAR AGENDA:**

- 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 ± 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.

City Planner Juan Pollette explained the request by Michael Delaney of Two Fifteen Consulting, representing Mumm Investments LLC, to rezone 9.5 acres from Agriculture (A) to Planned Development (PD) for a skilled nursing and rehabilitative care facility. The Development Plan proposes a single-story nursing care center with approximately 110 beds, on-site therapy areas, dining, and outdoor amenities. About 50% of the site will remain open/green space. Access will be from West Austin Street, with approximately 80 parking spaces provided. A 15-ft landscape buffer with preserved vegetation will screen the property. Utilities will be extended to provide sanitary sewer service. The site adjoins an existing PD senior living community and complements surrounding residential and institutional uses. Staff reported notices mailed, one neighborhood meeting held, and no opposition received.

Chair Conklin opened the public hearing.

Debra Hunt, residing at 1332 E McLemore Ct, spoke in opposition citing concerns with sewer line capacity and connections through Eric Drive and potential impacts to adjacent homeowners. Hunt also raised questions about staffing levels (approx. 110 residents and 80 personnel in shifts) and the adequacy of utility infrastructure. She asked about mention of duplexes in the report.

Pollette clarified that no duplexes are proposed as part of the request and that the reference was only to the Future Land Use designation. Commissioner Zemanek further noted that duplexes would not be permitted under this Planned Development unless specifically included in the development plan.

Chair Conklin closed the public hearing.

Pollette explained that sewer service options are either an extension from Eric Drive with a dedicated easement or from West Austin Street right-of-way, to be determined during site plan review. He noted the 80 spaces referenced are parking, not staff positions. Pollette further confirmed no duplexes are proposed; the reference came from the Future Land Use Plan.

City Engineer Case Opperman confirmed sewer capacity and alignment will be addressed during site development design review and assured that no development will be permitted to overload existing infrastructure; alternate routes or detention methods would be required if capacity is inadequate.

Executive Director of Development and Infrastructure Mike Neu addressed traffic concerns, noting the site connects to West Austin Street near US 59 and the future I-69 corridor. Texas Department of Transportation (TxDOT) is still acquiring right-of-way along this corridor, and traffic impact analyses have not yet been completed. The city may require a traffic impact analysis for this site, if warranted. Staff will coordinate with TxDOT regarding potential impacts. Commissioners acknowledged future traffic growth in the area and emphasized continued coordination with TxDOT and city engineering on roadway planning.

Commissioner Phou moved to approve the Planned Development. Chair Conklin seconded. The motion passed unanimously (3-0).

- B. 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.

Pollette presented this item, stating the applicant, Michael Parker of Everett Griffith Jr. & Associates (for owners Rickie Edwin Barker and Elvira Macias), requests approval of a Preliminary Plat to subdivide two parcels in the City's ETJ into six single-family residential lots (0.67–2.77 acres), all fronting an existing public street. The property will be served by City water; each lot must use on-site septic per state and county health regulations. Staff finds the plat compliant with Chapter 90, no variances are required, and staff recommends approval. Because the tract is in the ETJ and no new public infrastructure is proposed, final plat may proceed after preliminary approval and submission of required documentation.

Commissioner Phou moved to approve the item. Commissioner Zemanek seconded. The motion passed unanimously (3-0).

- 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)

Neu explained the item had been tabled at prior meetings pending City Council's completion of board and commission applicant interviews. Council is scheduled to announce appointments on August 19, after which the Planning & Zoning Commission will have its full membership in place. Neu recommended the subcommittee appointment be delayed until that time so the new group may participate in the decision.

Commissioner Phou moved to table the item until the next regular meeting on September 8. Commissioner Zemanek seconded. The motion passed unanimously (3-0).

## 6. FUTURE AGENDA ITEMS

No items were requested.

## 7. ADJOURN.

Chair Conklin adjourned the meeting at 5:23 p.m.

**Video Archive:** A video recording of the Planning and Zoning Commission regular meeting held on August 11, 2025, may be viewed online at <https://youtu.be/BNT8taO1xGc>.

ATTEST:

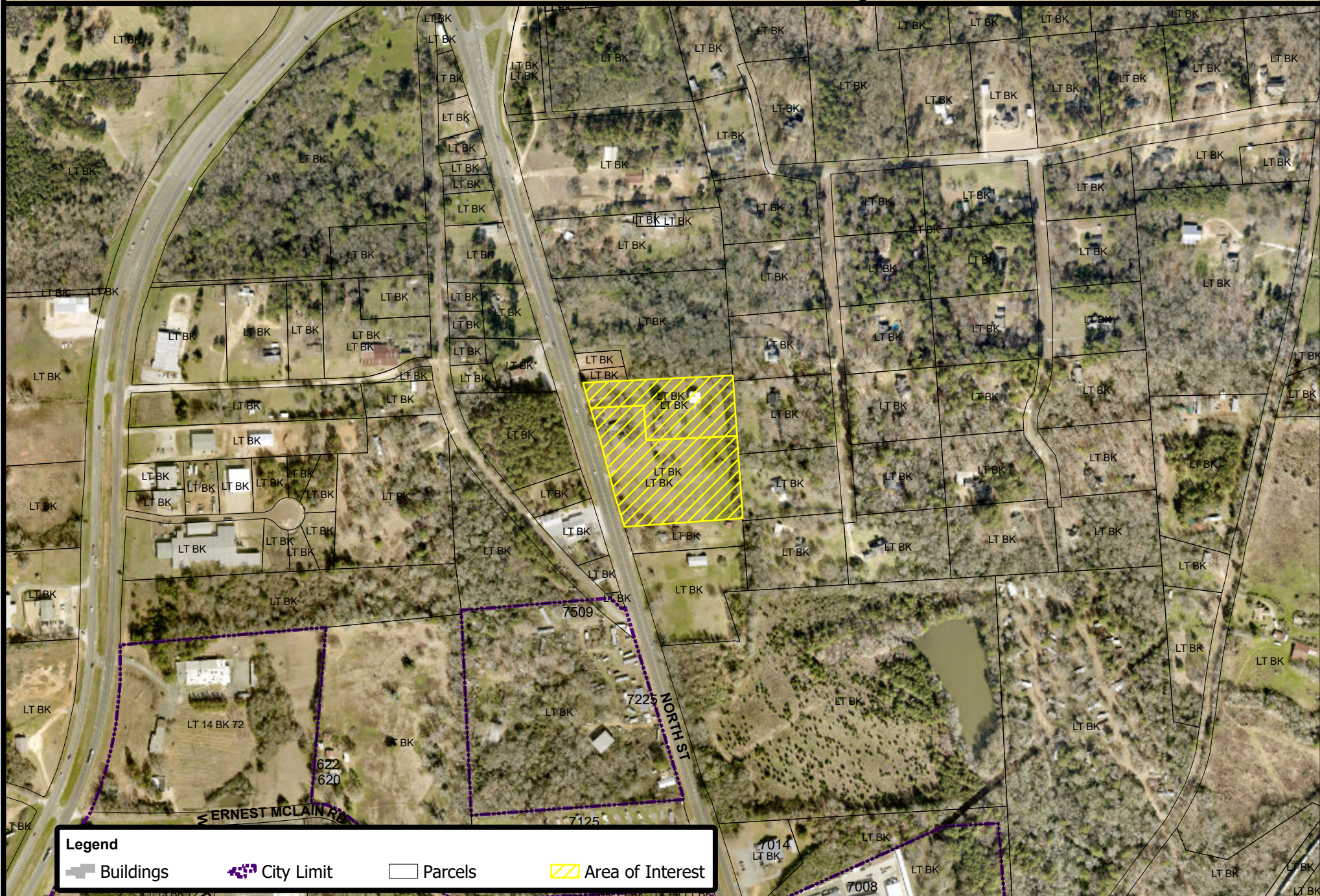
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Shannon Conklin, Chair  
Planning and Zoning Commission  
City of Nacogdoches

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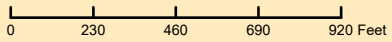
Jasmine Flores, Planning Coordinator  
City of Nacogdoches

# SD2025-02 Aerial Map



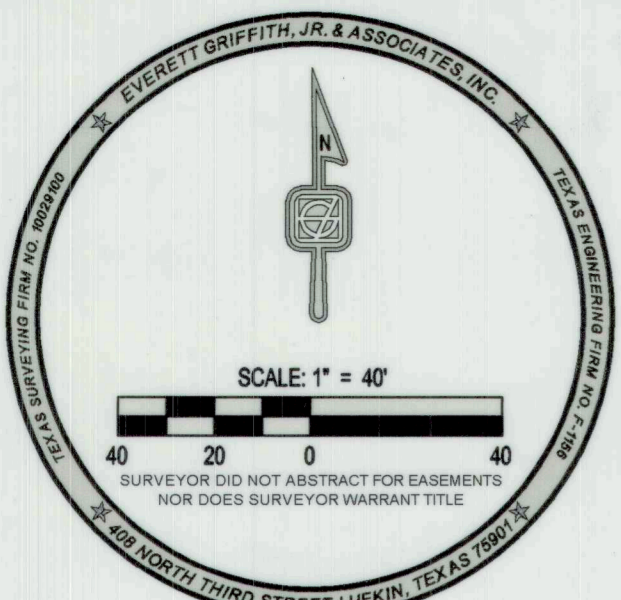
**Legend**

- Buildings
- City Limit
- Parcels
- Area of Interest

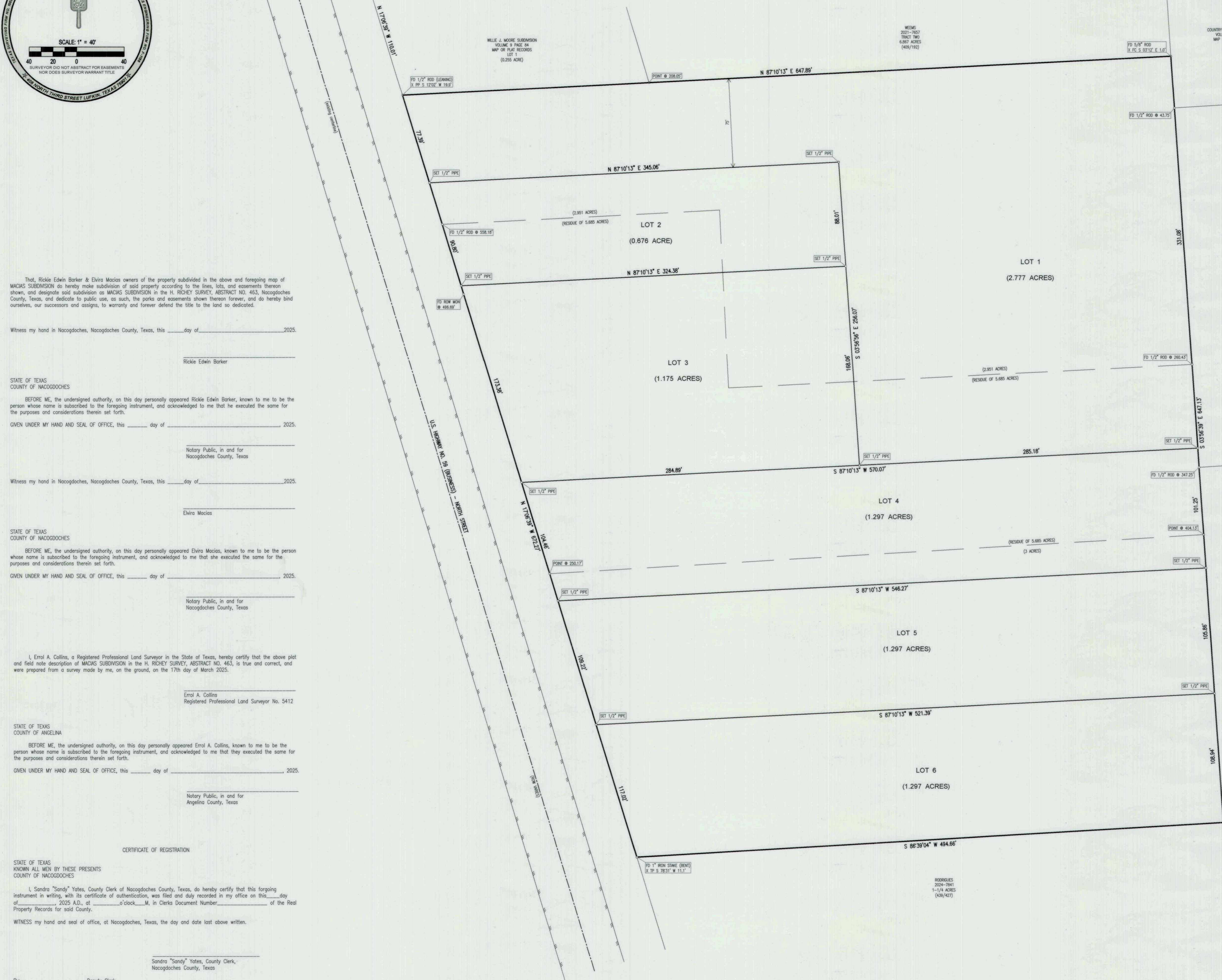


Date Created: 08/04/25 15:51 | ArcGIS Pro 3.2.2

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.



# MACIAS SUBDIVISION



That, Rickie Edwin Barker & Elvira Macias owners of the property subdivided in the above and foregoing map of MACIAS SUBDIVISION do hereby make subdivision of said property according to the lines, lots, and easements thereon shown, and designate said subdivision as MACIAS SUBDIVISION in the H. RICHEY SURVEY, ABSTRACT NO. 463, Nacogdoches County, Texas, and dedicate to public use, as such, the parks and easements shown thereon forever, and do hereby bind ourselves, our successors and assigns, to warranty and forever defend the title to the land so dedicated.

Witness my hand in Nacogdoches, Nacogdoches County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
 \_\_\_\_\_  
 Rickie Edwin Barker

STATE OF TEXAS  
 COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared Rickie Edwin Barker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, in and for  
 Nacogdoches County, Texas

Witness my hand in Nacogdoches, Nacogdoches County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
 \_\_\_\_\_  
 Elvira Macias

STATE OF TEXAS  
 COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared Elvira Macias, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, in and for  
 Nacogdoches County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

BEFORE ME, the undersigned authority, on this day personally appeared Errol A. Collins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

BEFORE ME, the undersigned authority, on this day personally appeared Errol A. Collins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth.

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Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

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Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

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Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

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Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

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Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

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Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

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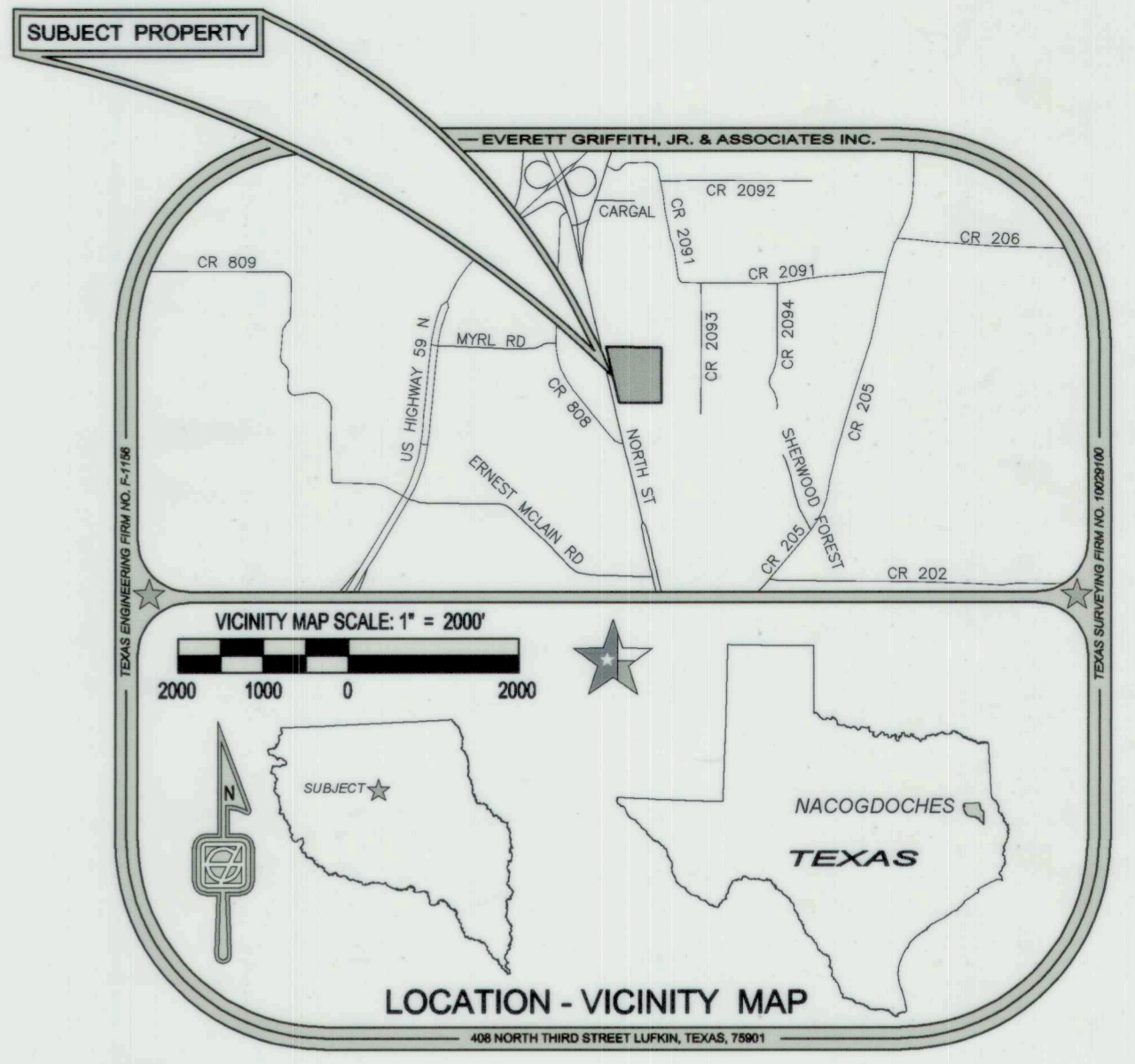
Notary Public, in and for  
 Angelina County, Texas

STATE OF TEXAS  
 COUNTY OF ANGELINA

BEFORE ME, the undersigned authority, on this day personally appeared Errol A. Collins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, in and for  
 Angelina County, Texas



OWNER'S CERTIFICATE

WHEREAS, Rickie Edwin Barker & Elvira Macias are the owners of that tract of land lying and situated in the Extra Territorial Jurisdiction (ETJ) of the City of Nacogdoches, Nacogdoches County, Texas, out of the HIRAM RICHEY SURVEY, ABSTRACT NO. 463 and being 1) all of that certain 2.951 acre tract-TRACT ONE (being a part or portion of a 5.885 acre tract), 2) all of the residue tract of that certain 5.885 acre tract-TRACT TWO-Part A (5.885 acres save & except 2.951 acres) and 3) all of that certain 3 acre tract-TRACT TWO-Part B, all described in EXHIBIT A of a deed conveyed from Julia Ryan Morris Cook to Rickie Edwin Barker, et al dated April 11, 2025 and recorded in Document # 2025-2424 of the Official Public Records of Nacogdoches County, Texas, to which references are hereby made for any and all purposes, and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod found (leaving), on the East Right-Of-Way line of U. S. Business Highway No. 59 (ROW varies - aka North Street), for the Northeast corner of the aforesaid referred to 2.951 acre tract and the Southwest corner of Lot No. 1 (0.255 acres) of WILLE J. MOORE SUBDIVISION, a subdivision within Nacogdoches County, Texas as reflected on a plat recorded in Volume 9 on Page 84 of the Plat Records of the said County, from which a power pole bears S 12° 02' W at 19.9 feet and a 1/2" iron rod found for Northwest corner of the said WILLE J. MOORE SUBDIVISION, bears N 17° 06' 39" W at 110.01 feet;

THENCE, along the North boundary line of the said 2.951 acre tract, along the South boundary line of the said WILLE J. MOORE SUBDIVISION and along the most Easterly South boundary line of that certain 6.867 acre tract-TRACT Two referenced in a deed conveyed from Mary Kate Weems, Independent Executor of the Estate of William Z. Weems, Deceased to Mary Kate Weems dated August 31, 2021 and recorded in Document # 2021-7657 of the said Official Public Records and described as 7-1/4 acre tract (net) in a deed conveyed from H. W. Whitten, et ux to W. Z. Weems, Jr., et ux dated August 2, 1976 and recorded in Volume 409 on Page 192 of the Deed Records of the said County, N 87° 10' 13" E, at 208.05 feet pass on line a point for the Southeast corner of the said WILLE J. MOORE SUBDIVISION and the most Southern Southwest corner of the said 6.867 acre tract, at a total distance of 647.89 feet a 5/8" iron rod found for the Northeast corner of the said 2.951 acre tract, the Southeast corner of the said 6.867 acre tract and an angle corner of Lot No. 2 (3.17 acres) of COUNTRY PLACE 2 SUBDIVISION, a subdivision within Nacogdoches County, Texas as reflected on a plat recorded in Volume 5 on Page 24 of the said Plat Records, from which a fence corner post bears S 03° 12' E at 1.0 feet;

THENCE, along the East boundary line of the said 2.951 acre tract, along the most Southerly East boundary line of the aforesaid referred to residue tract of the said 5.885 acre tract, along the East boundary line of the aforesaid referred to 3 acre tract and along the middle West boundary line of the said COUNTRY PLACE 2 SUBDIVISION (Lot Nos 3 & 4 (3.15 acres & 3.11 acres, respectively) and most Southerly West boundary line of the said Lot No. 2), S 03° 56' 39" E, at 43.75 feet pass on line a 3/4" iron rod found for the Southwest corner of the said Lot No. 2 and the Northwest corner of the said Lot No. 3, at 347.25 feet pass on line a 1/2" iron rod found for the Southwest corner of the said Lot No. 3 and the Northwest corner of the said Lot No. 4, at a total distance of 647.13 feet a 2" iron strap found for the Southeast corner of the said 3 acre tract, the Southwest corner of the said Lot No. 4, the Northwest corner of Lot No. 5 (3.14 acres) of the said COUNTRY PLACE 2 SUBDIVISION and the Northeast corner of that certain 1-1/4 acre tract referenced in a deed conveyed from Thelma Joy Hortless to Pamela Joy Hortless Rodriguez dated November 21, 2024 and recorded in Document # 2024-7841 of the said Official Public Records and described in a deed conveyed from Evelyn W. Fain, et vir to Jesse A. Hortless, et ux dated February 7, 1977 and recorded in Volume 439 on Page 427 of the said Deed Records, from which a fence corner post bears N 25° 30' W at 1.3 feet;

THENCE, along the South boundary line of the said 3 acre tract and along the North boundary line of the said 1-1/4 acre tract, S 86° 39' 04" W at 494.66 feet a 1" iron stake found (bent), on the East ROW line of the said U.S. Business Highway No. 59, for the apparent Southwest corner of the said 3 acre tract and the Northwest corner of the said 1-1/4 acre tract, from which a telephone pole bears S 78° 31' W at 11.1 feet;

THENCE, along the apparent West boundary line of the said 3 acre tract, along the West boundary line of the said residue tract of the said 5.885 acre tract, along most Northern West boundary line of the said 2.951 acre tract and along the East ROW line of the said U.S. Business Highway No. 59, N 17° 06' 39" W, at 496.59 feet pass on line a concrete ROW monument found for reference, at a total distance of 672.27 feet the POINT AND PLACE OF BEGINNING and containing 8.519 acres of land, more or less.

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

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

This is to certify that the Planning Commission of the City of Nacogdoches, Texas, has approved this plat and subdivision of MACIAS SUBDIVISION as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and the City Secretary of the City Planning Commission of the City of Nacogdoches, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary \_\_\_\_\_ Chairman \_\_\_\_\_

This Subdivision lies within the Extra Territorial Jurisdiction of the City of Nacogdoches, Texas and must be signed (approved) by the City of Nacogdoches, Texas per agreement between the City of Nacogdoches, Texas and the County of Nacogdoches.

<p><b>EVERETT GRIFFITH, JR. &amp; ASSOCIATES, INC.</b>          ENGINEERS - SURVEYORS          408 NORTH THIRD STREET          LUFKIN, TEXAS, 75901          TEXAS ENGINEERING FIRM NO. F-1156 936-634-5528 TEXAS SURVEYING FIRM NO. 10029100</p>	<p>FINAL PLAT          MACIAS SUBDIVISION          A SUBDIVISION OF 8.519 ACRES          OWNERS: RICKIE EDWIN BARKER          ELVIRA MACIAS          H. RICHEY SURVEY, ABSTRACT NO. 463          NACOGDOCHES COUNTY, TEXAS</p>	Sheet
	<p>1</p>	of
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**PRESENTER:** Juan Pollette, City Planner

**ITEM/SUBJECT:** Discuss and consider action on Subdivision Case SD2025-01 regarding the Park Hill Subdivision Final Plat for three (3) parcels of land approximately 42.5 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.

**OVERVIEW:**

The applicant Brent Beal, on behalf of ETX Park Fund #1 LP, is requesting approval of the Park Hill Subdivision Final Plat. 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 final 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.

The enclosed plat is being processed as a final plat in accordance with Section 90-121 of the Subdivision Ordinance. On June 17, 2025, City Council also approved a utility reimbursement agreement with the applicant to facilitate the extension and installation of public sewer utilities to serve the site. Although the public sewer main extension is not complete prior to final plat consideration, a public utility easement is identified in the plat, and the final easement documents are anticipated for recordation with the plat in Nacogdoches County public records.

**STAFF REVIEW:**

Staff has reviewed the final plat for compliance with Division 3, Section 90-91 of the City of Nacogdoches Subdivision Ordinance. The items previously identified during the preliminary plat review have been corrected and are now included on the plat. The revised plat now includes:

1. Owner Address – The address of the record owner has been provided.
2. Zoning Boundaries – Zoning district boundaries are now shown as required.
3. Topographic Information – While Section 90-91(11) calls for contour lines, after discussions with Engineering staff and in light of surveyor feedback, the City has adopted a temporary adjustment for smaller plats or those not tied to immediate development. In this case, instead of contour lines, the plat includes the following note:

*“Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Nacogdoches.”*

This ensures topographic and drainage considerations will be addressed at the building permit stage.

4. Existing Easements – Utility and access easements within and adjacent to the subdivision are now depicted.
5. Watercourses and Drainage – After review by the City Engineer, the feature shown on

the City's base map was determined not to extend into the property based on USGS, FEMA, and wetlands inventory maps. It does not meet the definition of a watercourse, and therefore is not required to be shown on the plat.

6. Proposed Utility Easements – Dedications of utility easements to the City are clearly identified on the plat.
7. Building Setbacks – Required setbacks for the R-4 zoning district (20 ft front, 10 ft rear, 6 ft sides) are identified on each lot.

All other plat elements remain 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 Plan.

Review and Approval by Planning and Zoning Commission

The Planning and Zoning Commission is responsible for reviewing and approving the final plat. Approval of the final plat will allow the subdivision to be recorded and the lots to be sold or conveyed in accordance with the City's subdivision ordinance.

**STAFF RECOMMENDATION:**

Based on the above findings, Staff recommends approval of the Park Hill Subdivision Final Plat as submitted.

**CITY CONTACT:** Juan Pollette, City Planner

**ATTACHMENTS:**

1. Aerial Map
2. Park Hill Subdivision



**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
- OHE OVERHEAD ELECTRIC LINE
- WOOD FENCE
- BARBED-WIRE FENCE
- EDGE OF ASPHALT
- PROPERTY LINE
- RIGHT OF WAY LINE

# PARK HILL SUBDIVISION

FIELD NOTES

All that certain 44.03 acres of land, lying and being situate in the City of Nacogdoches, Nacogdoches County, Texas, on the ANTONIO ARIOLA SURVEY, A-5, 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 which a 3/4" iron pipe found for the southwest 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;

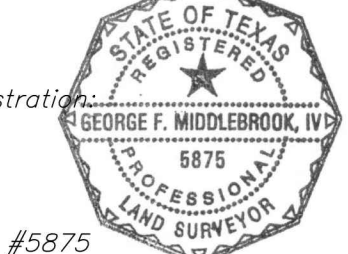
THENCE S 87°04'36" W (called N 89°00'32" W) with the south boundary line of the 43.82 acre tract, at 288.32 feet pass a point 1.3 feet north of a 1/2" iron pipe found for the northwest corner of a 34 acre tract described in Warranty Deed from the Green Family Trust to Keith L. Green, et al, dated December 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 May 15, 2025.

Witness my hand and seal of registration



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, whose address is 225 E. Parker Road, Nacogdoches, Texas 75965, 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 Ariola Survey, A-5, 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.

Brent D. Beal, Managing Partner

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

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

(S 88°02'01" E 650.06')  
N 88°30'51" E 650.05'  
(S 87°43'26" E 815.16')

1/2" PIPE FD  
(N 00°55'55" E)

436/861 DR  
HOWARD EDWARD HALL  
6.38 ACRES  
ZONED AG

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

2024-2645 RPR  
JAMES AND JERRY REVOCABLE TRUST  
LOT 28-G, BLOCK 54  
(SEE 732/685 RPR) - ZONED AG

437/423 DR  
WILLIAM EMORY ROGERS  
1.00 ACRES - ZONED AG

437/421 DR  
JAMES SAMUEL ROGERS  
1.00 ACRES - ZONED AG

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

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

445/614 DR  
COUNTY OF NACOGDOCHES  
31.79 ACRES  
ZONED AG

(N 89°14'31" W 561.12')

CITY LIMIT MARKER

CITY SECRETARY

CHAIRMAN

CITY SECRETARY

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

This is to certify that the Planning Commission of the City of Nacogdoches, Texas, have approved this PARK HILL SUBDIVISION as shown hereon.

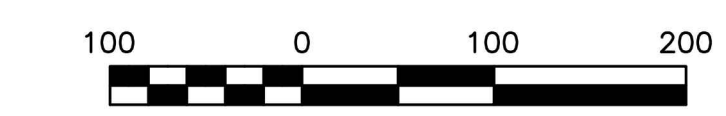
IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and the City Secretary of the City of Nacogdoches, Texas, this \_\_\_ day of \_\_\_\_\_, 2025.

CHAIRMAN

CITY SECRETARY

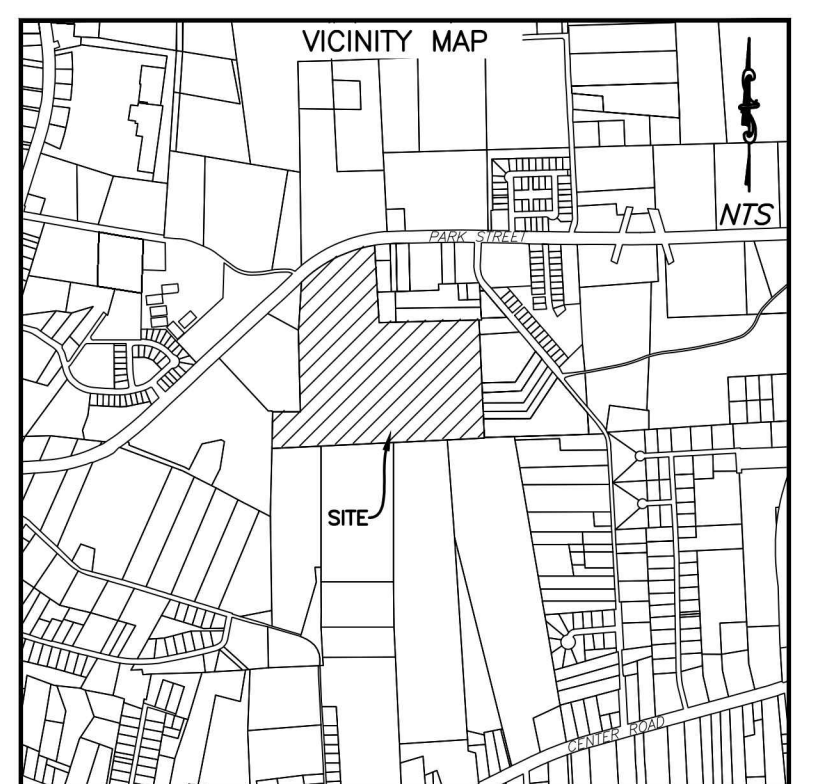
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	161.75'	1095.92'	8°27'24"	N 51°39'48" E 161.61'
C2	250.57'	1095.92'	13°05'59"	N 62°26'30" E 250.02'
C3	250.55'	1095.92'	13°05'56"	N 75°32'28" E 250.00'

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



**General Notes**

- Surveyor did not abstract for easements or ownership.
- Survey prepared without benefit of title commitment.
- 3/8" ROD SET indicates a 1-1/2" stainless steel cap stamped "TWO FIFTEEN 10194339" affixed to a 1/2" rebar (#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.
- Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Nacogdoches.
- REVISED 8/21/2025.
- REVISED 8/29/2025 to show approximate location of pipeline.



**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. <b>V-050</b>

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 CHANGES.

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**PRESENTER:** Juan Pollette, City Planner

**ITEM/SUBJECT:** Discuss and consider action on Subdivision Case SD2025-03 regarding the Final Plat for Lots 2R & 3, Block 1, Nacogdoches Industrial Park West Subdivision for two (2) parcels of land approximately 23.74 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26671 & 216635; and generally located on the southeast corner of US Highway 59 North and Ernest McLain Road, Nacogdoches Texas.

**OVERVIEW:**

The applicant, Jose Gonzales of Kimley-Horn & Associates, on behalf of the owners, [Amazon.com](https://www.amazon.com) Services LLC & EH Holdings LLC, are requesting approval of the Final Plat for Lots 2R & 3, Block 1, Nacogdoches Industrial Park West Subdivision. The subject property is zoned I-2, Heavy Industrial, and is located on the southeast corner of US Highway 59 North and Ernest McLain Road. The proposed subdivision divides the property into two industrial lots with associated right-of-way dedications for the newly constructed Wildcreek Road and improvements to Ernest McLain Road.

**STAFF REVIEW:**

Plat Design & Completed Improvements

The preliminary plat for this property was approved by the Planning and Zoning Commission in October 2024. Since that time, the required public improvements have been constructed and inspected by the City Engineer. Road improvements include:

- Construction of Wildcreek Road, a two-lane collector roadway with a 60-foot right-of-way and a 32-foot-wide street section with curb and gutter.
- Additional right-of-way and widening of Ernest McLain Road, tying into Wildcreek Road and providing improved access from US Highway 59 North.

Drainage, Utility, and Access Issues

The Engineering Department has confirmed that utilities and drainage infrastructure have been installed in accordance with City standards. A stormwater detention facility has been constructed to serve this subdivision.

Subdivision Variance Requests

No variances have been requested with this final plat.

Review and Approval by Planning and Zoning Commission

The Planning and Zoning Commission is responsible for reviewing and approving final plats for recordation in the Nacogdoches County public records.

**STAFF RECOMMENDATION:**

Based on the above findings, staff recommends approval of the Final Plat for Lots 2R & 3, Block

1, Nacogdoches Industrial Park West Subdivision.

**CITY CONTACT:** Juan Pollette, City Planner

**ATTACHMENTS:** 1. Aerial Map  
2. Final Plat

# SD2025-03 Aerial Map



**Legend**

- Area of Interest
- Parcels
- Buildings

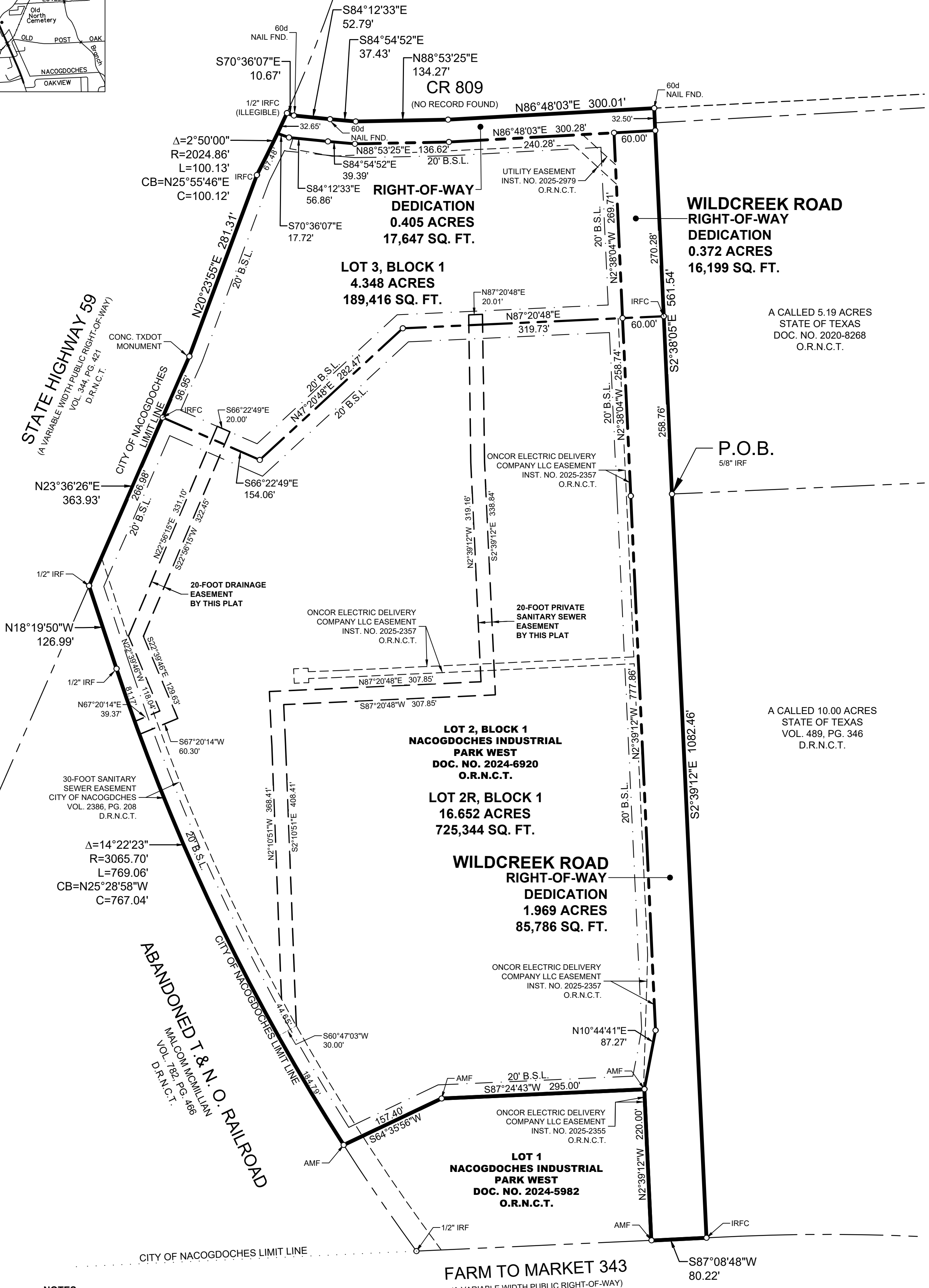
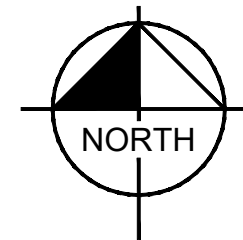
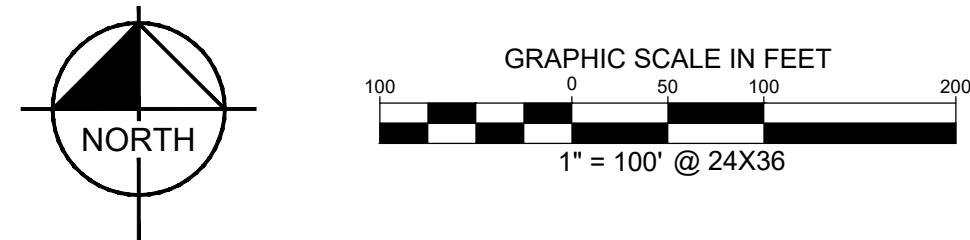
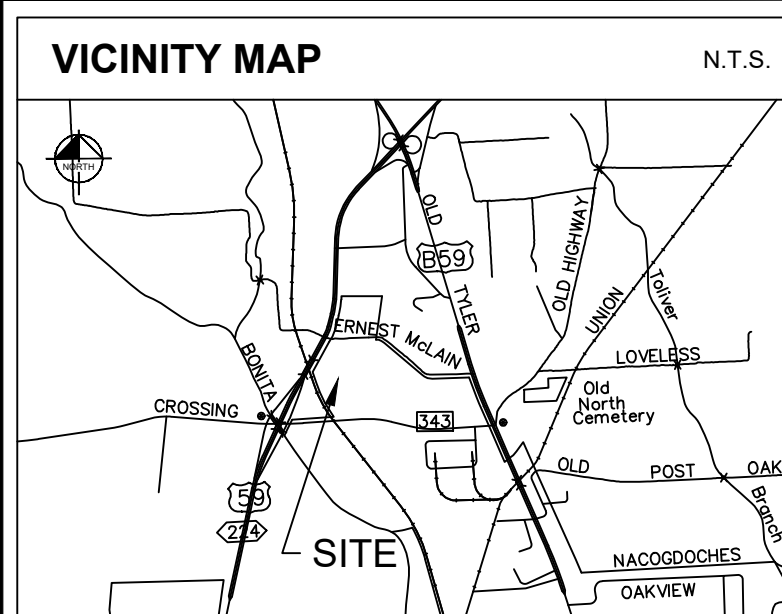


0 130 260 390 520 Feet

Date Created: 09/02/25 | Software: ArcGIS Pro

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.





**ABBREVIATIONS LEGEND**

IRFC = 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND  
 IRSC = 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET (UNLESS NOTED OTHERWISE)  
 SQ. FT. = SQUARE FEET  
 VOL., PG. = VOLUME, PAGE  
 R.O.W. = RIGHT-OF-WAY  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 XF = "X" CUT FOUND  
 IRF = IRON ROD FOUND  
 B.S.L. = BUILDING SETBACK LINE  
 O.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS  
 D.R.N.C.T. = PLAT RECORDS OF NACOGDOCHES COUNTY, TEXAS

- NOTES:**
- Bearings based on the State Plane Coordinate System, Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  - Monuments will be 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
  - Landscape areas within easements shall be privately maintained by the landowner.
  - The private sanitary sewer easement and the facilities within said easement are for the benefit of Lots 2R and 3. The property owner shall be responsible for the maintenance of the easement area, as well as the maintenance of any facilities installed within said private easement identified on this plat.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF NACOGDOCHES §

WHEREAS, Amazon.com Services LLC and EH Holdings, LLC, are the owners of the tracts of land situated in the Hiram Richey Survey, Abstract No. 463, Nacogdoches County, Texas; and being all of Lot 2, Block 1 of Nacogdoches Industrial Park West an addition to the City of Nacogdoches according to the plat thereof recorded in Document No. 2024-6920, Official Records, Nacogdoches County, Texas (O.R.N.C.T.) and being all of that certain tract of land described in the Special Warranty Deed to Amazon.com Services LLC, recorded in Document No. 2024-8520, O.R.N.C.T., and being a portion of a called 67.04 acre tract of land described in the Special Warranty Deed to EH Holdings, LLC, recorded in Instrument No. 2015-8286, O.R.N.C.T., and being all and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found at the southwest corner of a called 5.19 acre tract of land described in the Special Warranty Deed to the State of Texas, record in Instrument No. 2020-8268 Official Records, Nacogdoches County, Texas and being the northwest corner of that 10.00 acre tract of land described in deed to The State of Texas recorded in Volume 489, Page 346, Deed Records, Nacogdoches County, Texas (D.R.N.C.T.) and being in the west line of Said Lot 2, Block 1 from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said Lot 2, Block 1 bears North 02°38'05" West, a distance of 258.76 feet;

**THENCE** South 02°39'12" East, with the common line of said 10.00 acre tract and said Lot 2, Block 1, a distance of 1,082.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north right-of-way line of Farm to Market Road 343 (a variable width right-of-way) and being the southeast corner of said Lot 2, Block 1, same being at the southwest corner of said 10.00 acre tract;

**THENCE** South 87°08'48" West, with said north right-of-way line, a distance of 80.22 feet to a 2-inch aluminum disk stamped "TWO FIFTEEN CONSULTING - 5875" found for the southeast corner of Lot 1 of Nacogdoches Industrial Park West an addition to the City of Nacogdoches according to the plat thereof recorded in Document No. 2024-5982, O.R.N.C.T. and being the most southerly southwest corner of said Lot 2, Block 1;

**THENCE** with the common line of said Lot 2, Block 1 and said Lot 1, the following courses:  
 North 02°39'12" West, a distance of 220.00 feet to a 2-inch aluminum disk stamped "TWO FIFTEEN CONSULTING - 5875" found for corner;  
 South 87°24'43" West, a distance of 295.00 feet to a 2-inch aluminum disk stamped "TWO FIFTEEN CONSULTING - 5875" found for corner;  
 South 64°35'56" West, a distance of 157.40 feet to a 2-inch aluminum disk stamped "TWO FIFTEEN CONSULTING - 5875" found for the southwest corner of said Lot 2, Block 1, and being at the beginning of a non-tangent curve to the right with a radius of 3,065.70 feet, a central angle of 14°22'23", and a chord bearing and distance of North 25°28'58" West, 767.04 feet;

**THENCE** with the west line of said Lot 2, Block 1 and a called 6.69 acre tract of land described in the Quilt Claim Deed to Malcolm McMillian, recorded in Volume 782, Page 466, D.R.N.C.T., the following courses:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 769.06 feet to a 1/2-inch iron rod found for corner;  
 North 18°19'50" West, a distance of 126.99 feet to a 1/2-inch iron rod found for westerly most corner of said Lot 2, Block 1 and being in the southeast right-of-way line of State Highway 59 (a variable width right-of-way);

**THENCE** with said southeast right-of-way line, the following courses:  
 North 23°36'26" East, passing at a distance of 266.98 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of said Lot 2, continuing with said right-of-way line for a total distance of 363.93 feet to a concrete TXDOT monument found for corner;

North 20°23'55" East, a distance of 281.31 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 2,024.86 feet, a central angle of 02°50'00", and a chord bearing and distance of North 25°55'46" East, 100.12 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 100.13 feet to a 1/2-inch iron rod with plastic cap (illegible) found at the northwest corner of said 67.04 acre tract and being in County Road 809 (a variable width right-of-way - no record found);

**THENCE** with the north line of said 67.04 acre tract, the following courses:  
 South 70°36'07" East, a distance of 10.67 feet to a 60d nail found for corner;  
 South 84°12'33" East, a distance of 52.79 feet to a 1/2 inch iron rod found for corner;

South 84°54'52" East, a distance of 37.43 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;  
 North 88°53'25" East, a distance of 134.27 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 86°48'03" East, a distance of 300.01 feet to a 60d nail found for the northeast corner of said 67.04 acre tract;

**THENCE** South 02°38'05" East, with the common line of said 5.19 acre tract and said 67.04 acre tract, passing at a distance of 270.28 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said Lot 2, Block 1, continuing with the common line of said 5.19 acre tract and said Lot 2, Block 1 for a total distance of 561.54 feet to the **POINT OF BEGINNING**; and containing a computed area of 1,034,392 square feet or 23,746 acres of land.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, do hereby certify that I prepared this plat and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Nacogdoches, Texas.

\_\_\_\_\_  
 Daniel R. Arthur  
 Registered Professional Land Surveyor No. 5933  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road  
 Two Galleria Office Tower, Suite 700  
 Dallas, Texas 75240  
 Phone 972-770-1300

9/02/25

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BY: EH Holdings, LLC  
 \_\_\_\_\_  
 Manuel Earl Herrera, Member

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Earl Herrera, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
 NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

STATE OF TENNESSEE §  
 COUNTY OF DAVIDSON §

Amazon.com Services LLC, owner of the property subdivided in the above and foregoing map of the Nacogdoche Industrial Park West, acting by and through its member Fredrick Lutz, do hereby make subdivision of said property, according to the lines, streets, lots, parks, and easements there shown, and designate said subdivision as, **LOTS 2R & 3, BLOCK 1 - NACOGDOCHES INDUSTRIAL PARK WEST**, in the Hiram Richey Survey, A-463, Nacogdoches County, Texas, an 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 fond so dedicated.

BY: Amazon.com Services LLC

\_\_\_\_\_  
 Fredrick Lutz, Sr. Manager

STATE OF TENNESSEE §  
 COUNTY OF DAVIDSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Tennessee on this day personally appeared Fredrick Lutz, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
 NOTARY PUBLIC in and for the STATE OF TENNESSEE

Printed Name

FINAL PLAT  
**LOTS 2R, & 3, BLOCK 1**  
**NACOGDOCHES INDUSTRIAL**  
**PARK WEST**  
 23.746 ACRES  
 BEING A REPLAT OF LOT 2, BLOCK 1  
 NACOGDOCHES INDUSTRIAL PARK WEST  
 RECORDED IN DOCUMENT NO. 2024-6920 AND  
 THE ADDITION OF 5.125 ACRES  
 HIRAM RICHEY SURVEY,  
 ABSTRACT NO. 463  
 CITY OF NACOGDOCHES,  
 NACOGDOCHES COUNTY, TEXAS

**Kimley»Horn**  
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620  
 Scale 1" = 100' Drawn by DWP/GDW Checked by DA Date Sep. 2025 Project No. 064499106 Sheet No. 1 OF 1

DWG NAME: F:\CDL\SURVEY\064499106\FAC\AMZ\2025\DWG\064499106 - NAC\AMZ - PREPLAT LOT 2\DWG - PLOTTED BY: WILEY, GREG 9/2/2025 1:44 PM LAST SAVED: 9/2/2025 1:44 PM



**PRESENTER:**

**ITEM/SUBJECT:** Discuss and 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, July 14, and August 11, 2025.

**STAFF REVIEW:**

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

**ATTACHMENTS:**

**PRESENTER:**

**ITEM/SUBJECT:** Discuss the scheduling and content of future agenda items previously requested by the Commission.

**OVERVIEW:** All Planning and Zoning Commission meeting agendas provide an opportunity for Commissioners to formally request future agenda items. Previously requested items in 2025 include:

- January 2025 - Discussion on the responsibilities of developers regarding road maintenance and ensuring the responsibility does not fall on taxpayers.
- June 2025 - Commissioner Zemanek requested a workshop to orient new Planning and Zoning Commission members following upcoming appointments by City Council.
- July 2025 - Commissioner Phou requested that staff present a flood zone overview during a future workshop session for educational purposes.

This item seeks to identify meeting dates for staff presentations, as well as the scope of content for each of the above requested topics.

**STAFF REVIEW:**

**CITY CONTACT:**

**ATTACHMENTS:**