



Planning & Zoning Commission April 13, 2026

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date via videoconference beginning at 5:00 p.m. for the purpose of considering the following agenda items.

Some Commission Members may attend via videoconference but a quorum of the Commission and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person at the specified location.

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

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. Open Forum: In 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.
 - A. Consider approval of minutes from the Planning and Zoning Commission meeting held on March 9, 2026.
5. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
 - A. **Public Hearing:** Discuss and consider action on Historic Overlay Case HO2025-02 regarding a Historic Overlay designation on one (1) parcel of land approximately 0.18 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23796; and located at 515 Bailey Avenue, Nacogdoches, Texas.
 - B. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-03 regarding a Specific Use Permit request for a Utility Facility (Major) in a R-2, Single Family district on one (1) parcel of land approximately 2.91 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 25733; and generally located on the south side of SE Stallings Drive approximately 200 feet west of Lovaire Drive, Nacogdoches, Texas.
 - C. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-04 regarding a Specific Use Permit request for a Radio, TV, Microwave, or Cellular Transmission Tower (Commercial), in a R-2, Single Family district on one (1) parcel of land approximately 15.97 acres ± in size, more



particularly described by Nacogdoches Central Appraisal District Parcel 24944; and generally located on the south side of Douglass Road approximately one-quarter mile east of NW Stallings Drive, Nacogdoches, Texas.

- D. **Public Hearing:** Consider and make a recommendation concerning an amendment to Chapter 118 – "Zoning", Article II "Administration", Division 2 "Planning and Zoning Commission", of the Code of Ordinances of the City of Nacogdoches, Texas, regarding the appointment of alternate members to the Planning and Zoning Commission. (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.

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 MONTH DD, YYYY at 3:00 p.m., and remained posted until the meeting convened.

Juan Pollette, City Planner



Planning and Zoning Commission

Date: April 13, 2026

Agenda Item: 4.A.

PRESENTER:

ITEM/SUBJECT: Consider approval of minutes from the Planning and Zoning Commission meeting held on March 9, 2026.

OVERVIEW:

STAFF REVIEW:

CITY CONTACT:

ATTACHMENTS: 1. P&Z Minutes 03.09.2026



**Regular Meeting Minutes
Nacogdoches Planning and Zoning Commission
March 9, 2026 – 5:00 p.m.**

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

Commissioners present: Lily Phou, Matthew Perry, Charles Zemanek

1. CALL TO ORDER.

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

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

No public comments were made.

4. CONSENT AGENDA

Commissioner Zemanek moved to approve the Consent Agenda. Commissioner Perry seconded. The motion passed unanimously (3-0).

5. REGULAR AGENDA:

- A. Public Hearing: Discuss and consider action on Historic Overlay Case HO2025-02 regarding a Historic Overlay designation on one (1) parcel of land approximately 0.18 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23796; and located at 515 Bailey Avenue, Nacogdoches, Texas.

City Planner Juan Pollette presented the item, noting that the structure was constructed around 1950 and historically associated with a nearby medical office. The Historic Landmark Preservation Committee reviewed the request on February 9, 2026, and recommended approval. Notices were sent to surrounding property owners, and no responses were received.

Acting Chair Phou opened the public hearing. No public comments. Acting Chair Phou closed the public hearing. Commissioners asked about the condition of the structure, occupancy status, and maintenance responsibilities associated with historic overlay designation.

Acting Chair Phou moved to table the item until the next regularly scheduled meeting to receive additional information from staff. Commissioner Perry seconded. The motion passed unanimously (3-0).

- B. Public Hearing: Discuss and consider action on Zoning Case ZON2026-01 regarding a zone change from B-2, General Business to R-4, Multi-Family and from R-1, Single Family to R-4, Multi-Family, on one (1) parcel of land approximately 9.88 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26288, being Lots 19-A and 48, City Block 64; and located at 3607 East Main Street, Nacogdoches, Texas.
- C. Public Hearing: Discuss and consider action on Specific Use Permit Case SUP2026-01 regarding a Specific Use Permit request for a Travel Trailer/RV Park in a R-4, Multi-Family district on one (1) parcel of land approximately 9.88 acres ± in size, more particularly

described by Nacogdoches Central Appraisal District Parcel 26288, being Lots 19-A and 48, City Block 64; and located at 3607 East Main Street, Nacogdoches, Texas.

Acting Chair Phou announced that agenda items 5B and 5C were withdrawn at the applicant's request prior to the meeting. No action was taken.

- D. Public Hearing: Discuss and consider action on Specific Use Permit Case SUP2026-02 regarding a Specific Use Permit request for Stone, Sand, Gravel & Mineral Extraction in a R-4, Multi-Family district on one (1) parcel of land approximately 28.2 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 85393; and generally located north of Powers Street between North Sanders Street and Old Tyler Road, Nacogdoches, Texas.

Pollette presented the item, noting that the property was previously approved for the same use in January 2024 with a one-year expiration. The applicant desired renewal of the SUP with no changes to the operation, layout, or conditions. Staff recommended approval with the same conditions as previously approved, including limited hours of operation, vegetative buffering, erosion control, and site maintenance.

Acting Chair Phou opened the public hearing. No public comments were made. Acting Chair Phou closed the public hearing.

Commissioners confirmed with staff that the request was a continuation of previously approved activities with no changes.

Commissioner Zemanek moved to approve the Specific Use Permit with the same conditions as previously approved. Commissioner Perry seconded. The motion passed unanimously (3-0).

- E. Discuss and consider action on Subdivision Case SD2026-01 regarding a variance for Westmoreland No. 2 Preliminary Plat on one (1) parcel of land approximately 2.12 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 247251; and generally located northwest of the intersection of Park Street and N.E. Stallings Drive, Nacogdoches, Texas.

Pollette presented the request, explaining that the preliminary plat combines two existing tracts into one lot. While the plat meets technical subdivision requirements, sanitary sewer service is not currently available, requiring Commission review. The applicant is also requesting a variance related to lot line orientation due to an existing waterline easement. Staff noted that an alternative development approach could eliminate the need for the variance, and the request as presented does not meet ordinance criteria for hardship.

Commissioners discussed the subdivision layout, water and sewer utility extensions, and the nature of the variance request.

Commissioner Zemanek moved to approve the variance and preliminary plat request as presented. Commissioner Perry seconded. The motion passed unanimously (3-0).

- F. Discuss and consider action on Planned Development Case PD-2026-01 regarding a Site Plan for a 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.

Pollette presented the site plan for the Rock Haven nursing facility, noting that the zoning and development plan were recently approved by City Council. The site plan reflects compliance with the approved PD standards, including building placement, access, drainage, and landscaping.

Staff recommended approval with a condition requiring the public utility easement described on an adjacent property to be recorded prior to issuance of building permits. Commissioners noted that the plan is consistent with what was previously reviewed.

Commissioner Zemanek moved to approve the site plan as presented. Commissioner Perry seconded. The motion passed unanimously (3-0).

- G. Discuss and consider approval of Subdivision Case SD2026-03 regarding a Final Plat for Majestic Oaks Subdivision, consisting of approximately 25.35 acres located on the east side of U.S. Highway 259, approximately one mile north of U.S. Highway 59.

Pollette presented the final plat, noting that the preliminary plat was approved in April 2025 with variances, and a six-month extension was granted in October 2025. The subdivision is located within the ETJ, with private streets to be maintained by a homeowners association.

Staff confirmed that utilities have been installed in accordance with approved plans, with final asphalt to be completed later. The plat complies with the subdivision ordinance and prior approvals. Commissioners discussed roadway width, emergency access, and extraterritorial jurisdiction (ETJ) considerations.

Commissioner Zemanek moved to approve the final plat as presented. Commissioner Perry seconded. The motion passed unanimously (3-0).

6. FUTURE AGENDA ITEMS

Acting Chair Phou requested a staff presentation on regulatory limitations related to development in the Nacogdoches ETJ. Executive Director of Development and Infrastructure Mike Neu also mentioned that staff would be proposing an amendment for Zoning Ordinance Subcommittee discussion regarding the addition of alternate members to the Planning and Zoning Commission to ensure a quorum is present at future meetings.

7. ADJOURN.

Acting Chair Phou adjourned the meeting at 5:32 p.m.

Video Archive: A video recording of the Planning and Zoning Commission regular meeting held on March 9, 2026, may be viewed online at <https://www.youtube.com/watch?v=SGQ51xU-3Ik>.

ATTEST:

Shannon Conklin, Chair
Planning and Zoning Commission
City of Nacogdoches

Juan Pollette, City Planner
City of Nacogdoches

PRESENTER: Jessica Sowell, Community Services Director

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Historic Overlay Case HO2025-02 regarding a Historic Overlay designation on one (1) parcel of land approximately 0.18 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23796; and located at 515 Bailey Avenue, Nacogdoches, Texas.

OVERVIEW:

Applicant Isabella Baker has requested the property located at 515 Bailey Ave, be included in the Historic Overlay Zoning. The owner has applied under Criteria 3 and 6. 515 Bailey Ave is between North Mound and Raguet Streets, directly across the street from Blunt Park. This property is next door to 1301 Raguet Street, which was recently placed under Historic Overlay.

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

The property on 515 Bailey Ave has been around since before the Nacogdoches medical district was even created. The blue building was built around the early 1910s and stood when the plot for the Nacogdoches Memorial Hospital was still a body of water. When James G. Taylor had his medical office built around 1950, the building acted as lodgings for his medical staff. When Dr. Richard Baker bought the Taylor building, the property was tied along with it. It was then converted to a rental house.

STAFF REVIEW:

Sec 50-130. Criteria for designation.

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

City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if 515 Bailey Ave meets any of the above-mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

The Nacogdoches Historic Landmark Preservation Committee met on February 2, 2026, and voted unanimously to approve the item. The Planning and Zoning Commission met on March 9, 2026, and voted to table the item until the next scheduled P&Z meeting on April 13, 2026. City

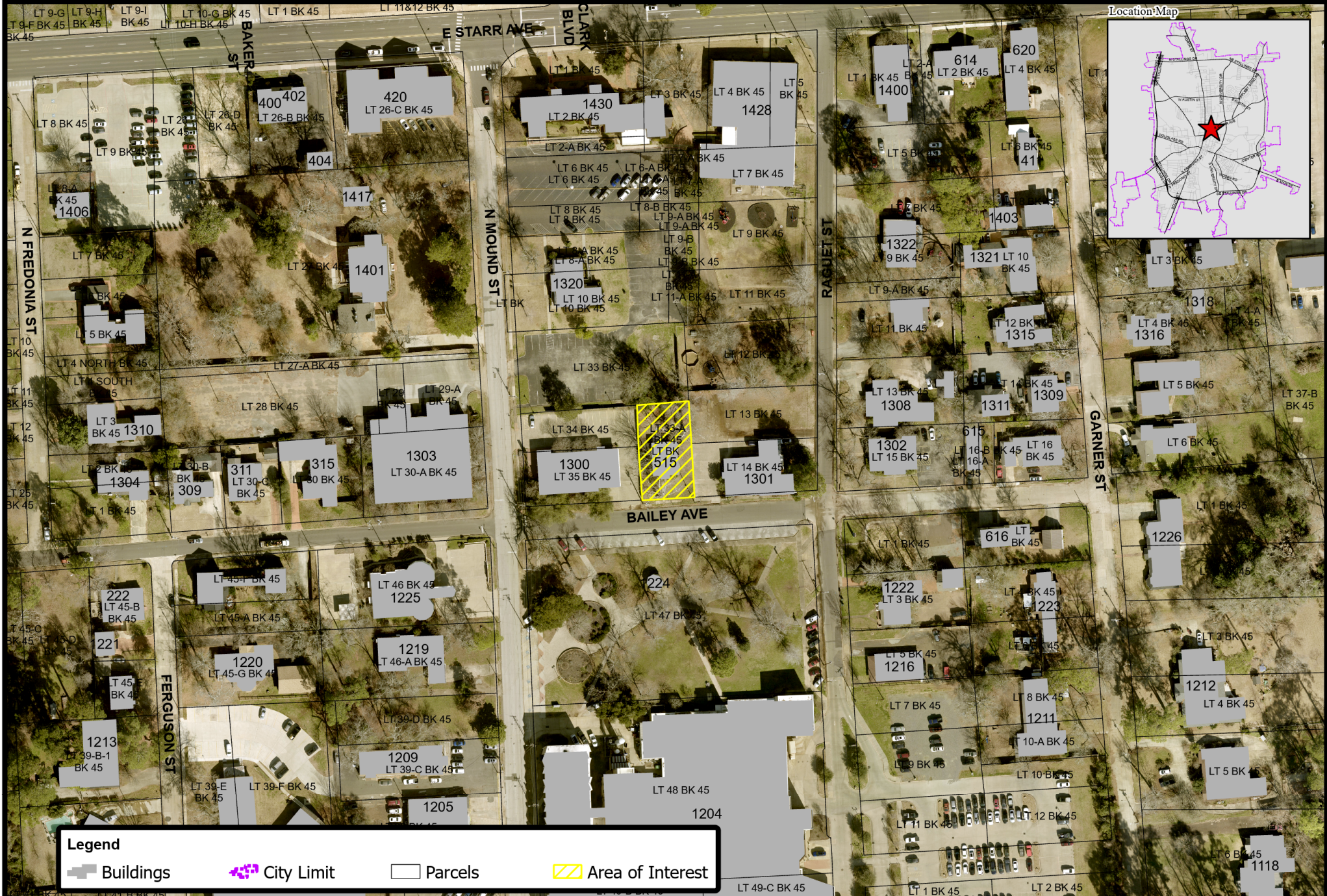
Council will review HLPC and Planning and Zoning Commission recommendations and consider the item for final approval on April 21, 2026.

CITY CONTACT: Jessica Sowell, Director of Community Services

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Narrative
4. Blueprints
5. Site Photos

HO2026-01 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest

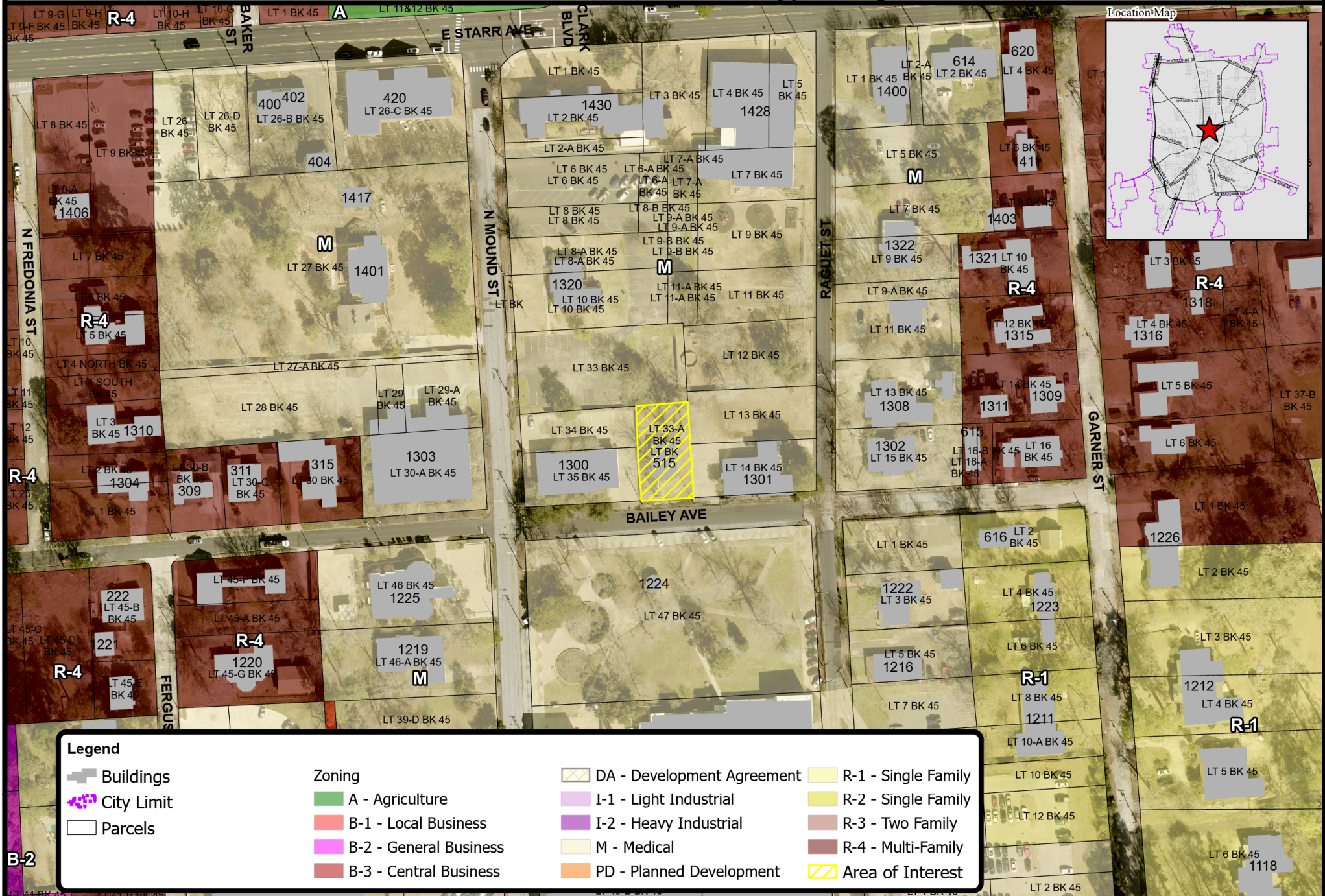


0 60 120 180 240 Feet

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

HO2026-01 Zoning Map



0 60 120 180 240 Feet

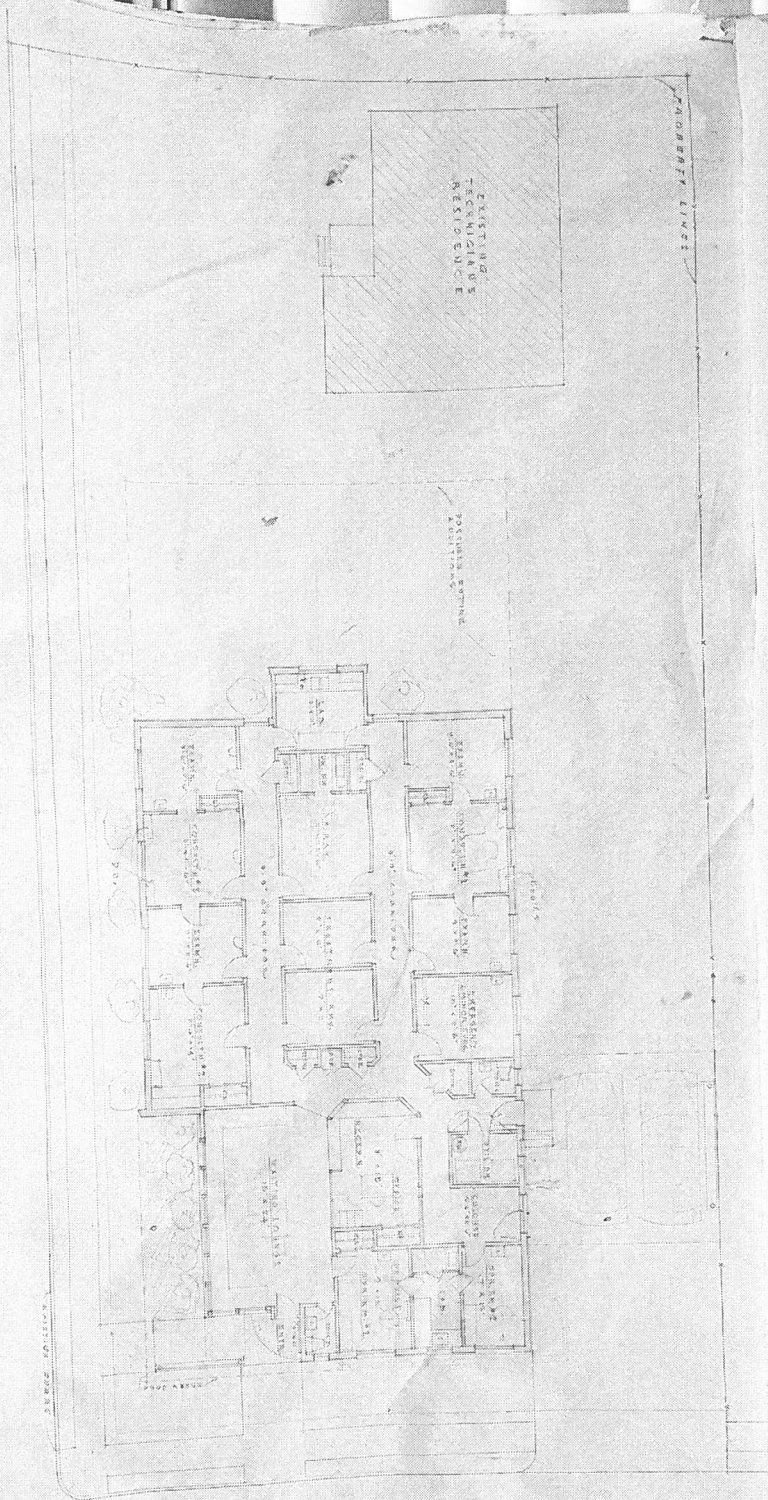
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Nacogdoches
Engineering Department
City of Nacogdoches

The property on 515 Bailey Avenue has been around since before the Nacogdoches medical district was even created. The blue building was built around the early 1910s and stood when the plot for the Nacogdoches Memorial Hospital was still a body of water. When James G. Taylor had his medical office built around 1950, the building acted as lodgings for his medical staff. When Dr. Richard Baker bought the Taylor building, the property was tied along with it. It was then converted to a rental house. Dr Richard Baker's daughter Isabella also lived in this house and always appreciated the meaning and history of the property. Dr Baker has been a staple in the Nacogdoches Medical community for over 40 years and also served as the chief of staff at Nacogdoches Memorial Hospital. Over the years, this blue house has been home to countless different people. It was once even home to Charles Bright's sister and her husband once he came home from WWII. It also housed the Patton brothers who are related to Sarah Patton who's the owner of one of the most influential coffee shops in town, Java Jacks. There have been many who have been fortunate enough to call the beautiful historic house at 515 Bailey Avenue and who would love to have the home and its history preserved.

Original blueprint



FLOOR PLAN
SCALE 1/8" = 1'-0"



PRELIMINARY PLANS
FOR OFFICE
A. CLINE BUILDING
DR. J. G. TAYLOR, M.D. ALLEN
NICHOLSON, TEXAS
RAYMOND L. STIMPING
ARCHITECT

PROPERTY LINES

EXISTING
TECHNICIANS
RESIDENCE

POSSIBLE FUTURE
ADDITIONS

21-8



front of house



front porch



front of house



right side of house



left side of house



back of house

PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Specific Use Permit Case SUP2026-03 regarding a Specific Use Permit request for a Utility Facility (Major) in a R-2, Single Family district on one (1) parcel of land approximately 2.91 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 25733; and generally located on the south side of SE Stallings Drive approximately 200 feet west of Lovaire Drive, Nacogdoches, Texas.

OVERVIEW: The applicant, Oncor Electric Delivery Company LLC, represented by Halff Associates Inc., is requesting approval of a Specific Use Permit (SUP) for the expansion of an existing Oncor electrical substation located within an R-2, Single-Family Residential zoning district. The subject property fronts SE Stallings Drive and is bordered by residential uses to the east and Light Industrial zoning to the west. The proposed expansion is located toward the rear (southern portion) of the property and includes the addition of new electrical equipment and associated infrastructure. As part of the site improvements, the applicant is proposing an eight (8) foot tall masonry screening wall along the portion of the site that borders the residential area to mitigate visual and noise impacts. In addition, there is an existing dense vegetative buffer consisting of mature trees along portions of the eastern property line separating the substation from the adjacent residential properties. This vegetation is proposed to remain in place and provides additional natural screening between the utility facility and nearby homes.

Adjacent Land Use & Zoning

The subject property is currently zoned R-2, Single Family, and is currently developed. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North (Across SE Stallings Dr.)	Rural Development	R-3, Two Family & R-2, Single Family	Residential
South	Rural Development	A, Agricultural	Undeveloped
East	Single Family Residential	R-2, Single Family	Residential
West	Industrial	I-1, Light Industrial	Industrial

The surrounding area consists of a mix of Single-Family residential and industrial land uses.

STAFF REVIEW:

Per Section 118.173 of the Zoning Ordinance, a Specific Use Permit (SUP) may be approved if all the following conditions have been found:

Compatibility. The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

The subject property is located along SE Stallings Drive, a major corridor that serves a mix of land uses. While the corridor is generally characterized by commercial development, the subject site is situated at a transition point between light industrial uses to the west and an established single-family residential neighborhood to the east. Surrounding zoning consists primarily of R-2 and R-3 residential districts and I-1 light industrial districts, with existing land uses generally consistent with the underlying zoning.

Orderly growth and development. The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The subject property is developed with an existing utility facility, and the proposed expansion represents an increase of that use within the same site. Surrounding properties include a mix of developed residential uses, industrial uses, and undeveloped land to the south.

The expansion of the existing facility is not anticipated to impede the normal and orderly development of surrounding vacant property, as the use is already established in the area and supports necessary infrastructure for continued growth and development.

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

The proposed expansion is located within an existing developed site and will utilize existing access and infrastructure systems.

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

The subject property is accessed from SE Stallings Drive and is currently developed with an existing utility facility. The proposed expansion will utilize the existing access configuration, and no significant changes to driveways or circulation are proposed.

Given the nature of the use, onsite traffic is limited and primarily associated with maintenance and service vehicles. The design and arrangement of access and circulation are not anticipated to adversely affect vehicular or pedestrian movement in the area.

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

The proposed expansion of the existing utility facility has the potential to generate noise and other operational impacts associated with substation equipment. Concerns related to noise and proximity to residential properties were expressed during the neighborhood meeting.

To mitigate potential impacts, the applicant is proposing an eight (8) foot tall masonry screening wall along the portion of the site adjacent to residential properties. In addition, an existing dense vegetative buffer consisting of mature trees is located along the eastern property line and is proposed to remain as long as the vegetation does not overhang into the substation, providing additional screening between the facility and nearby homes.

These measures are intended to reduce potential nuisances and provide a buffer between the utility facility and adjacent residential uses.

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

The owner is not proposing any additional lighting.

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

Existing landscaping and screening are present along the eastern property line, where a dense vegetative buffer of mature trees is proposed to remain, providing separation between the substation and adjacent residential properties.

Additional landscaping along the frontage of the property is limited due to the presence of overhead transmission lines and associated utility easements, which restrict the placement of trees and large vegetation in order to maintain required clearances and ensure safe operation of the electrical infrastructure.

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

Future Land Use

The Future Land Use Map designates the subject property as Industrial. The proposed expansion of the existing utility facility is consistent with this designation, as utility infrastructure is compatible with and supports industrial development patterns.

The request is not anticipated to conflict with the goals and objectives of the Comprehensive Plan.

PUBLIC ENGAGEMENT:

- February 9, 2026 – Staff mailed twenty-eight (28) neighborhood meeting notice postcards to property owners within 500 feet.
- February 19, 2026 – Staff coordinated a neighborhood meeting in the city hall council chambers on behalf of the applicant to receive input from surrounding property owners. Six of the neighboring residents attended the meeting and expressed concerns regarding noise from existing and proposed transformers, including the potential for increased noise levels and closer proximity of equipment to nearby homes. Additional concerns included perceived health impacts related to EMF, potential access through adjacent properties, and nighttime maintenance activity impacting residential properties.
- March 18, 2026 – Staff mailed eighteen (18) public meeting notice letters to property owners within 200 feet and twenty (20) notice postcards to property owners within 200-500 feet. No responses were received in favor or opposition of the request.
- March 29, 2026 – Legal ad published in the Daily Sentinel newspaper.

NOTE – This application is subject to additional notification procedures, including signage posted on the subject property, as well as notices on the City website and social media pages.

SUP conditions

Staff recommends the following SUP conditions:

1. An eight (8) foot tall masonry screening wall shall be installed and maintained along the portion of the property adjacent to residential uses, as shown on the site plan.
2. Existing vegetation along the eastern property line shall be preserved where feasible to maintain a natural buffer between the substation and adjacent residential properties.
3. Routine maintenance activities shall be conducted in a manner that minimizes impacts on adjacent residential properties, including noise and light where practicable.
4. Access to the site shall be limited to the approved access points, and no access shall be taken from adjacent residential properties.

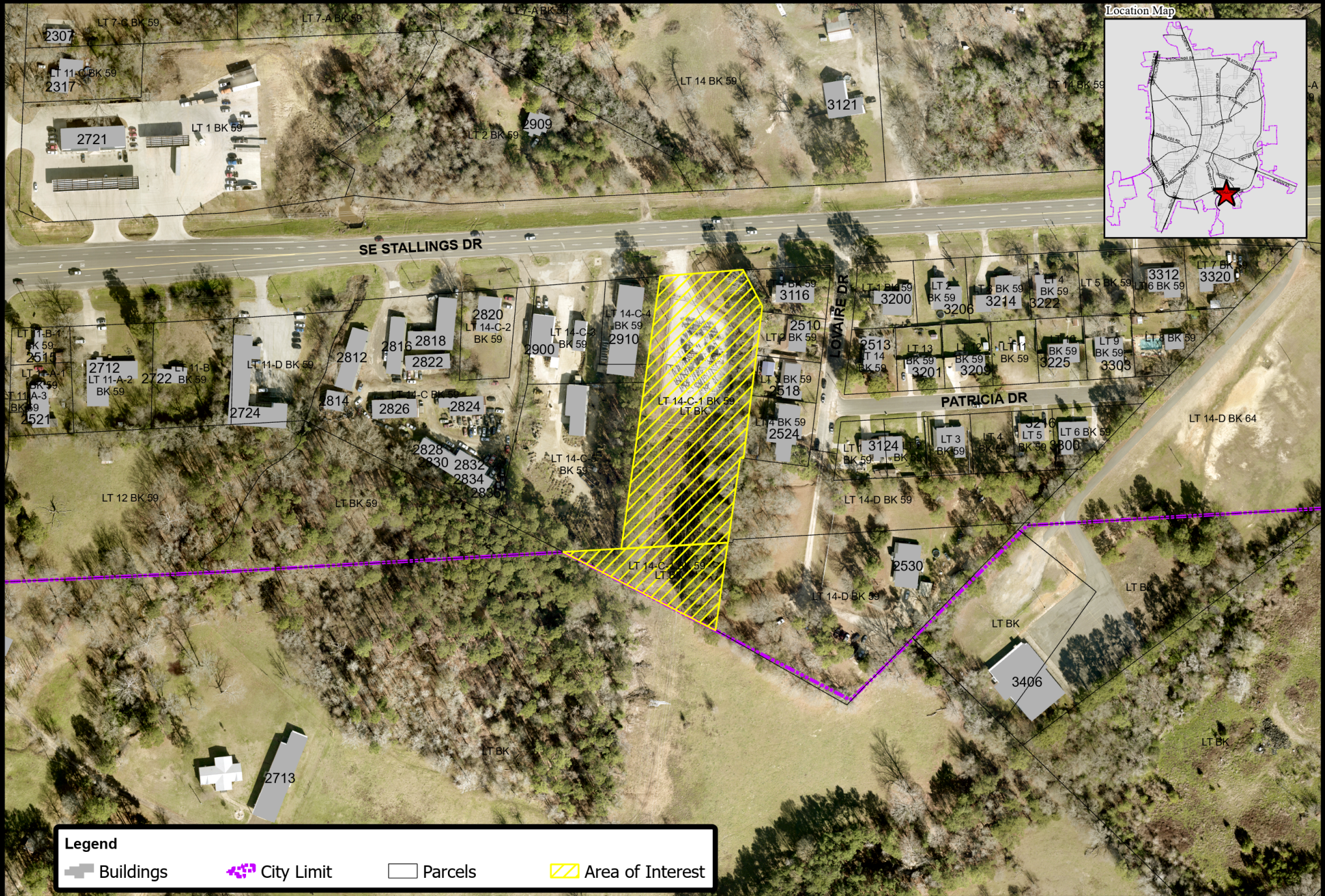
This item is scheduled to be heard by City Council on Tuesday, April 21, 2026.

CITY CONTACT: Juan Pollette, City Planner

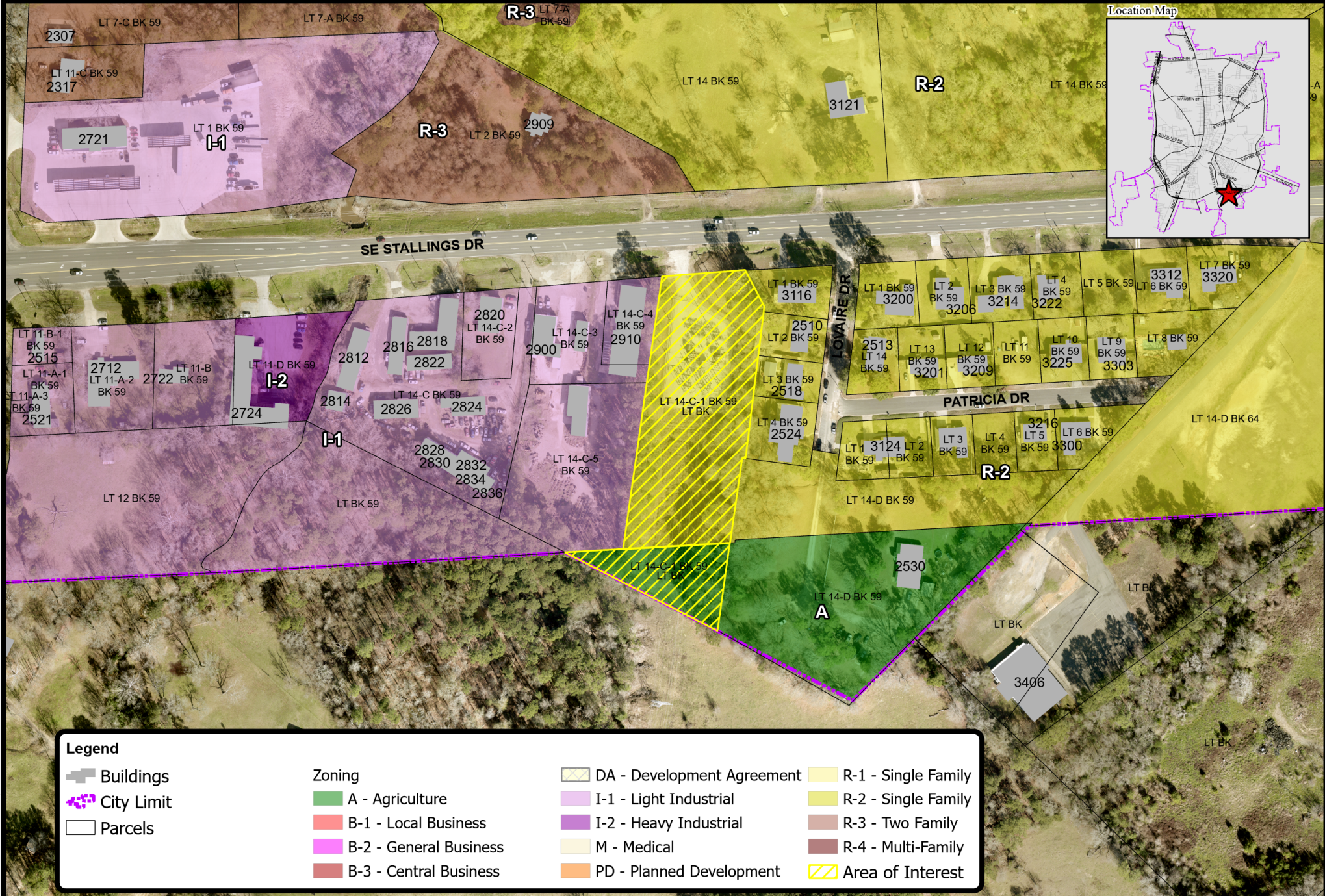
ATTACHMENTS:

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

SUP2026-03 Aerial Map



SUP2026-03 Zoning Map



0 100 200 300 400 Feet

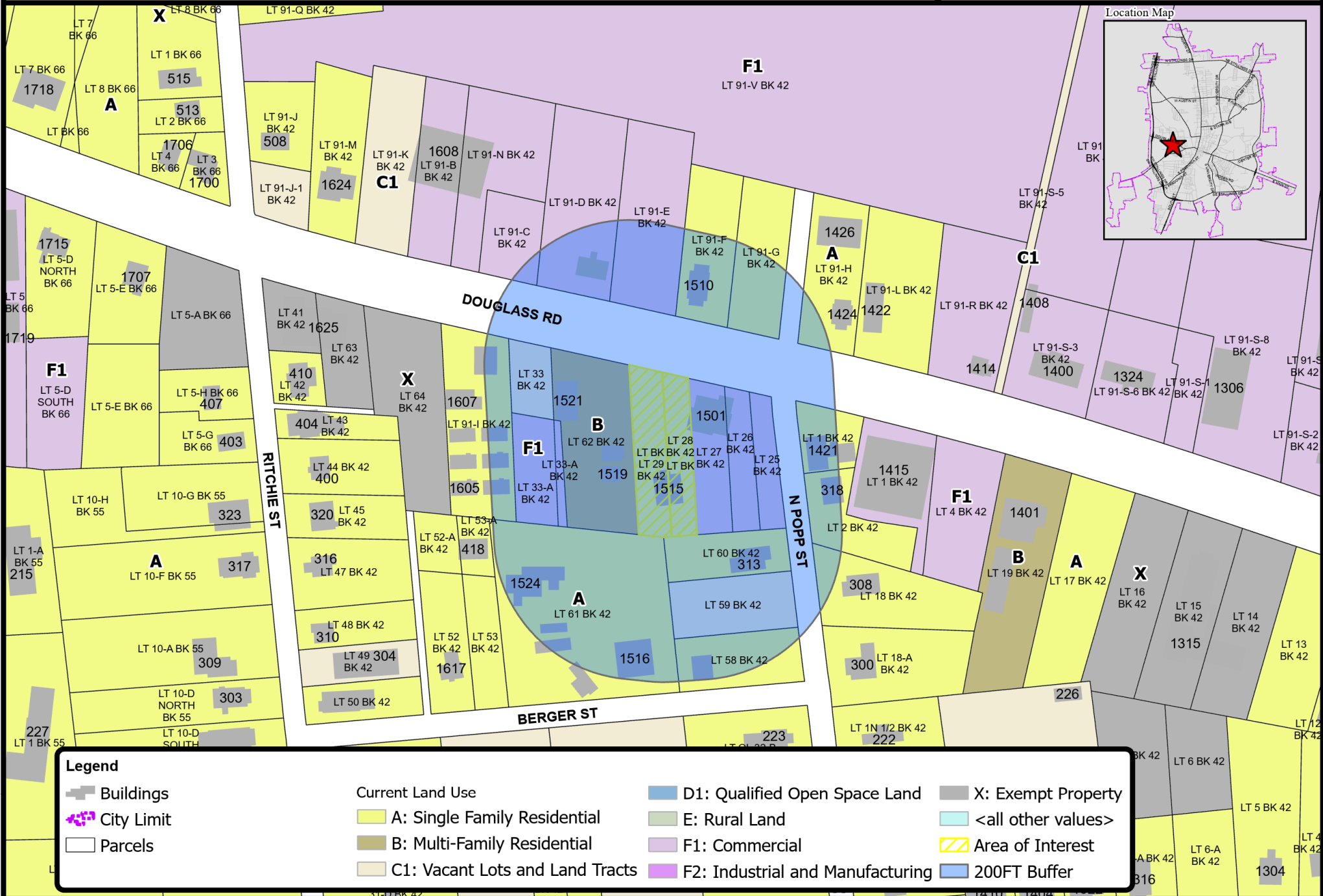
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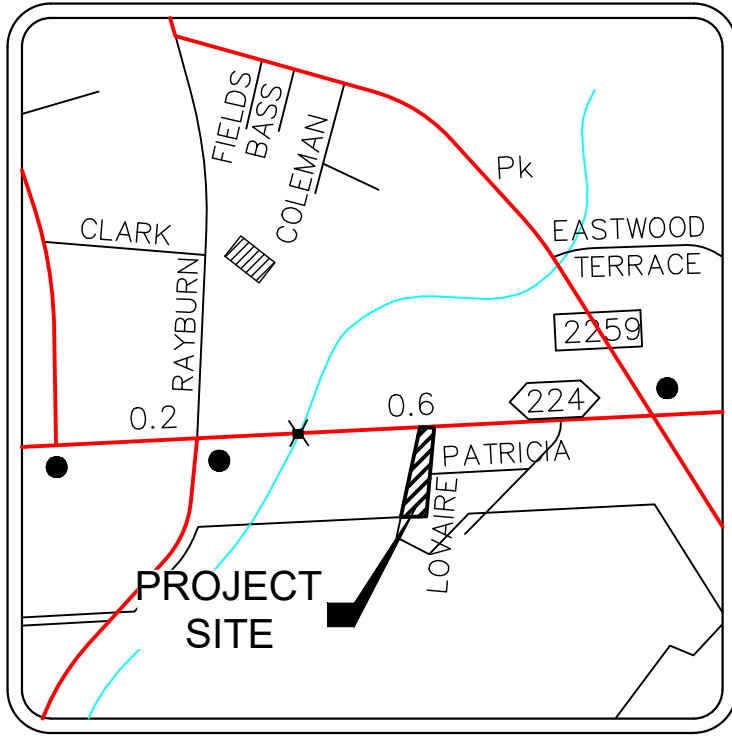
SUP2026-03 Future Land Use Map



ZON2026-01 Notification Map



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LEGEND:	
Ex F/O	EXISTING FIBER OPTIC
Ex Tel	EXISTING TELEPHONE LINE
Ex NGas	EXISTING NATURAL GAS LINE
Ex WW	EXISTING WASTEWATER
Ex OHE	EXISTING OVERHEAD ELECTRIC
Ex UGE	EXISTING UNDERGROUND ELECTRIC
Ex W	EXISTING WATER LINE
---	EXISTING STORM SEWER
455	PROPOSED MAJOR CONTOUR LINE
454	PROPOSED MINOR CONTOUR LINE
455	EXISTING MAJOR CONTOUR LINE
454	EXISTING MINOR CONTOUR LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	ASPHALT LINE
---	POWERPOLE
○	MANHOLE
○	VALVE
●	FIRE HYDRANT
⊗	WATER METER
⊙	LIGHT POLE

- GENERAL NOTES**
1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HR'S PRIOR TO CONSTRUCTION.
 2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS AND ONCOR PROJECT SPECIFICATIONS AND STANDARDS.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

NOTE:

CONCEPTUAL NOTE:
THE INFORMATION CONTAINED HEREIN IS FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO ADDITIONAL INPUT AND REVIEW.

NACOGDOCHES SOUTH SUBSTATION EXHIBIT

FOR
BLOCK 59, LOT 14-C-1
IN THE NEPOMUCENO DE LA CERDA
SURVEY, ABSTRACT NO. 14
CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS

PREPARED: MARCH 2026

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

TRAVIS J. YANKER 141922
NAME P.E. NO.
DATE 4/7/2026
TBPELS ENGINEERING FIRM #F-312

OWNER/APPLICANT
ONCOR ELECTRIC DELIVERY
COMPANY, LLC.
777 MAIN STREET, SUITE 707
FORT WORTH, TX 76102
CONTACT: ASHTON MILLER
817-2152380

ENGINEER/SURVEYOR
HALFF
3803 PARKWOOD, SUITE 800
FRISCO, TX 75034
CONTACT: TRAVIS YANKER
214-937-3937
TYANKER@HALFF.COM

OWNER/DEVELOPER

ONCOR ELECTRIC DELIVERY COMPANY
777 MAIN ST., SUITE 707
FORT WORTH, TX 76102
CONTACT: ASHTON MILLER
TEL: (817) 940-0863
EMAIL: ASHTON.MILLER@ONCOR.COM

ENGINEER

HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX 75034
CONTACT: TRAVIS J. YANKER, P.E.
TEL: (214) 937-3937
EMAIL: TYANKER@HALFF.COM

SURVEYOR

DUNAWAY ASSOCIATES, LLC.
550 BAILEY AVENUE
FORT WORTH, TX 76107
CONTACT: KEVIN JUNG
TEL: (817) 335-1121
EMAIL: KJUNG@DUNAWAY.COM

NACOGDOCHES SOUTH SUBSTATION SPECIAL USE PERMIT EXHIBIT



3803 PARKWOOD BLVD., SUITE 800
FRISCO, TEXAS 75034-8641
TEL: (214) 618-4570

SUP2026-03 Site Photos

Subject property



Adjacent property to the west



Adjacent property to the east



PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Specific Use Permit Case SUP2026-04 regarding a Specific Use Permit request for a Radio, TV, Microwave, or Cellular Transmission Tower (Commercial), in a R-2, Single Family district on one (1) parcel of land approximately 15.97 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 24944; and generally located on the south side of Douglass Road approximately one-quarter mile east of NW Stallings Drive, Nacogdoches, Texas.

OVERVIEW: The applicant, Michael Crain of Celeris Group Consulting Engineers, representing Oncor Electric Delivery Company, LLC., is requesting approval of a Specific Use Permit (SUP) to allow for the construction of a 240-foot Radio, TV, Microwave, or Cellular Transmission Tower (Commercial) on a $\pm$ 15.97-acre tract located on the south side of Douglass Road, approximately one-quarter mile east of NW Stallings Drive. The subject property is currently zoned R-2, Single-Family Residential and is largely undeveloped, consisting of dense vegetation and natural tree cover. The proposed tower is centrally located on the site, providing substantial separation from surrounding properties. Access to the site will be provided from Douglass Road, and the facility will include typical accessory equipment associated with telecommunications infrastructure. The area is characterized by a mix of undeveloped land and low-intensity uses, with existing vegetation contributing to natural screening. Since commercial communication towers are not permitted by right within the R-2 zoning district, a SUP is required to evaluate the appropriateness of the use at this location, including its compatibility with adjacent properties, potential visual impacts, and compliance with applicable development standards.

Airport Airspace Considerations

The subject property is located within the vicinity of the airport airspace protection area. Due to the height of the proposed 240-foot communication tower, the applicant submitted the project for review by the Federal Aviation Administration (FAA). The FAA has reviewed the proposal and determined that the structure does not pose a hazard to air navigation.

Adjacent Land Use & Zoning

The subject property is currently zoned R-2, Single Family, and is currently undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Rural Development & Single Family Residential	B-2, General Business	Residential
South	Rural Development & Single Family Residential	R-1 & R-2 Single Family	Undeveloped

East	Single Family Residential	R-2, Single Family	Residential
West	Rural Development	B-2, General Business	Undeveloped

The surrounding area consists of a mix of residential and undeveloped properties, with B-2 General Business zoning to the north and west and single-family residential zoning (R-1 and R-2) to the east and south.

STAFF REVIEW:

Per Section 118.173 of the Zoning Ordinance, a Specific Use Permit (SUP) may be approved if all of the following conditions have been found:

Compatibility. The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

The proposed 240-foot communication tower is located on a 15.97-acre tract and is positioned near the center of the property, providing separation from surrounding properties. The surrounding area includes a mix of residential and undeveloped land, along with nearby commercial activity. Although the height of the structure will make it visible from some nearby properties, the overall impact is mitigated by the size of the site, central placement of the tower, and existing dense vegetation. Communication towers are low-intensity uses that generate minimal traffic, noise, and on-site activity. Given these factors, the proposed use is not anticipated to be injurious to the use and enjoyment of nearby properties nor to significantly diminish or impair property values within the immediate vicinity.

Orderly growth and development. The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The proposed communication tower is a low-intensity use that does not generate traffic, noise, or other operational impacts that would hinder nearby development. Although the structure could be visible due to its height, the size of the subject property and the central placement of the tower provide adequate separation from adjacent tracts, minimizing potential constraints on surrounding properties.

Surrounding properties will retain the ability to develop in a manner consistent with their intended use. Therefore, the proposed use is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property.

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

The proposed communication tower is a low-intensity use that requires minimal supporting infrastructure. Access to the site will be provided from Douglass Road, and the facility will be served by the necessary utility services required for its operation.

The project is not anticipated to place significant demand on public infrastructure or services. Any required drainage and site improvements will be addressed at the time of development in accordance with applicable City standards.

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

The proposed communication tower is a low-traffic use that does not generate regular vehicular or pedestrian activity. Access to the site will be provided from Douglass Road and is intended

primarily for periodic maintenance vehicles.

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

The proposed communication tower is a low-intensity use that does not typically generate offensive odors, fumes, dust, or vibration. Operations are limited to passive equipment housed on-site, with only occasional maintenance activity.

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

The owner is not proposing any additional lighting.

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

The subject property contains dense existing vegetation, which provides natural screening from surrounding properties. The central placement of the proposed tower, combined with the size of the tract, helps maintain visual compatibility with adjacent uses.

Comprehensive Plan. The proposed use is in accordance with the comprehensive plan.
Future Land Use

The Future Land Use Map designates the subject property as a combination of Rural Development on the western portion and Single-Family Residential on the eastern portion. These designations are intended to accommodate low-density development patterns and preserve the character of the surrounding area.

The proposed communication tower is a low-intensity use that does not generate traffic or demand on public services comparable to traditional residential or commercial development. Due to the size of the tract and the centralized placement of the tower, the use is not anticipated to interfere with the long-term development potential of the property under either designation.

Additionally, the Comprehensive Plan emphasizes the importance of coordinating land use with infrastructure and supporting essential services. The proposed facility contributes to communication infrastructure and supports broader community needs.

Based on these factors, the proposed use is considered to be in general conformance with the goals and intent of the Comprehensive Plan.

PUBLIC ENGAGEMENT:

- March 19, 2026 – Staff mailed forty-one (41) neighborhood meeting notice postcards to property owners within 500 feet.
- March 23, 2026 – Staff coordinated a neighborhood meeting in the city hall council chambers on behalf of the applicant to receive input from surrounding property owners. One (1) neighboring resident attended the meeting, requested information about the project, and did not express opposition.
- March 18, 2026 – Staff mailed fourteen (14) public meeting notice letters to property owners within 200 feet and twenty-seven (27) notice postcards to property owners within 200-500 feet. No responses were received in favor or opposition of the request.
- March 29, 2026 – Legal ad published in the Daily Sentinel newspaper.

NOTE – This application is subject to additional notification procedures, including signage posted on the subject property, as well as notices on the City website and social media pages.

SUP conditions

No additional conditions are recommended for the Specific Use Permit.

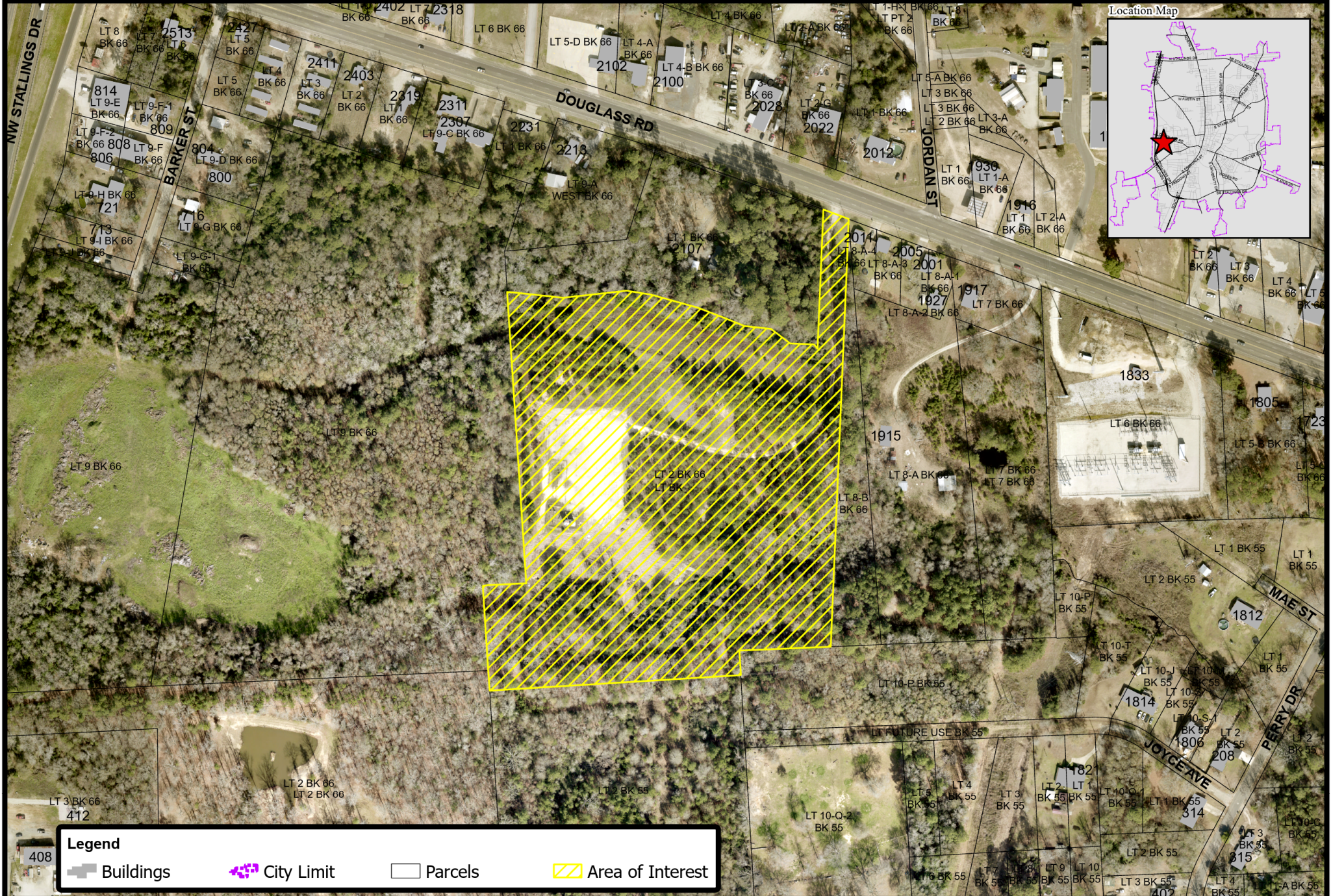
This item is scheduled to be heard by City Council on Tuesday, April 21, 2026.

CITY CONTACT: Juan Pollette, City Planner

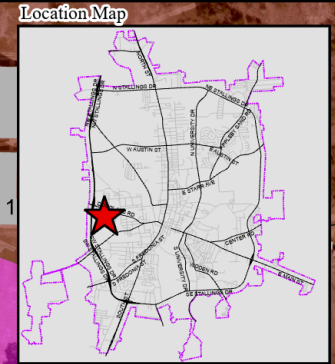
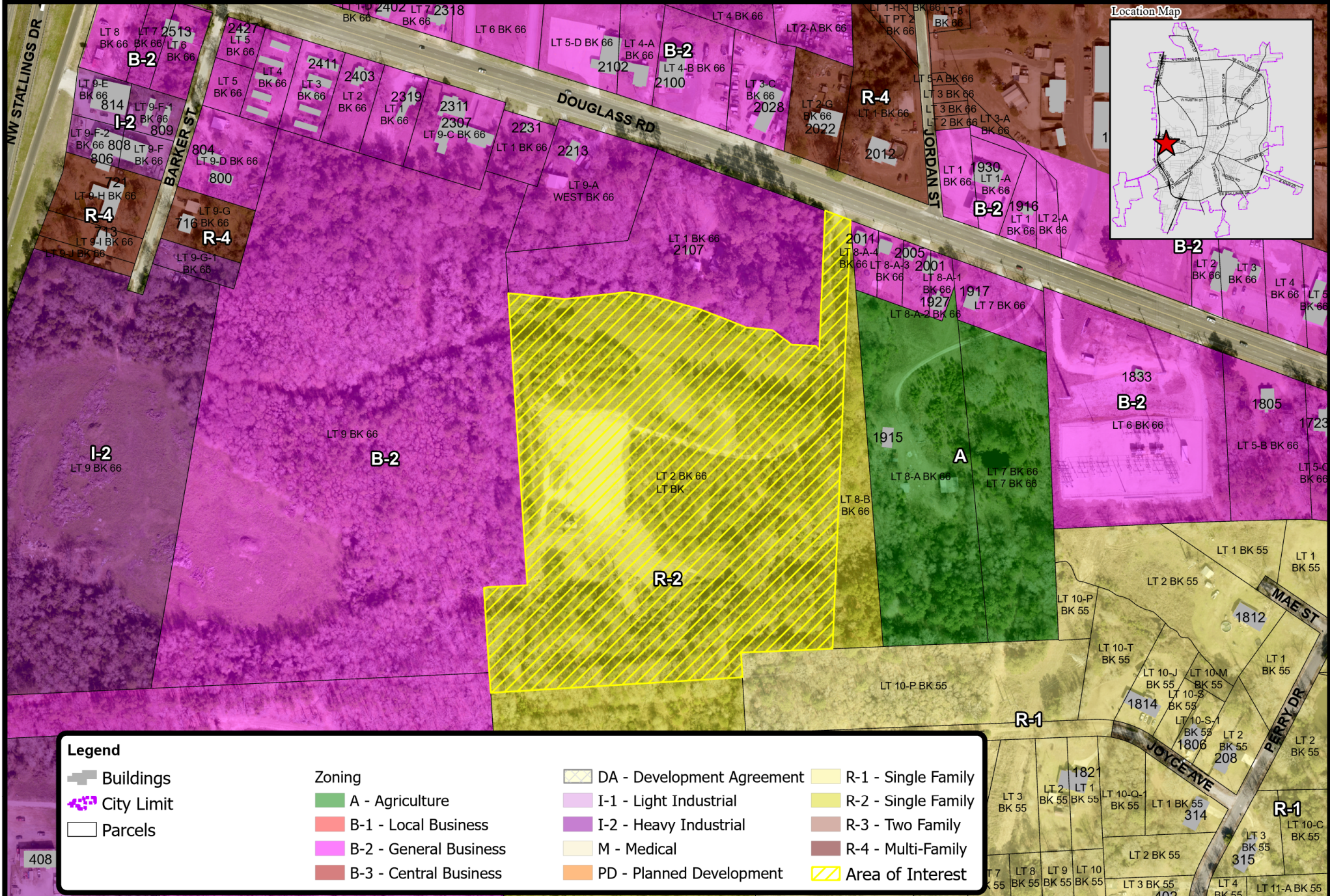
ATTACHMENTS:

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

SUP2026-04 Aerial Map



SUP2026-04 Zoning Map

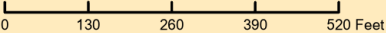
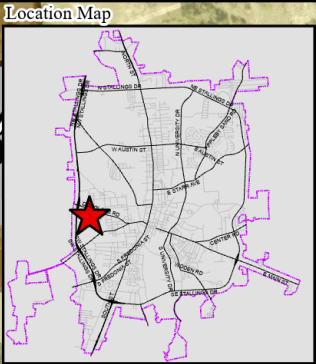
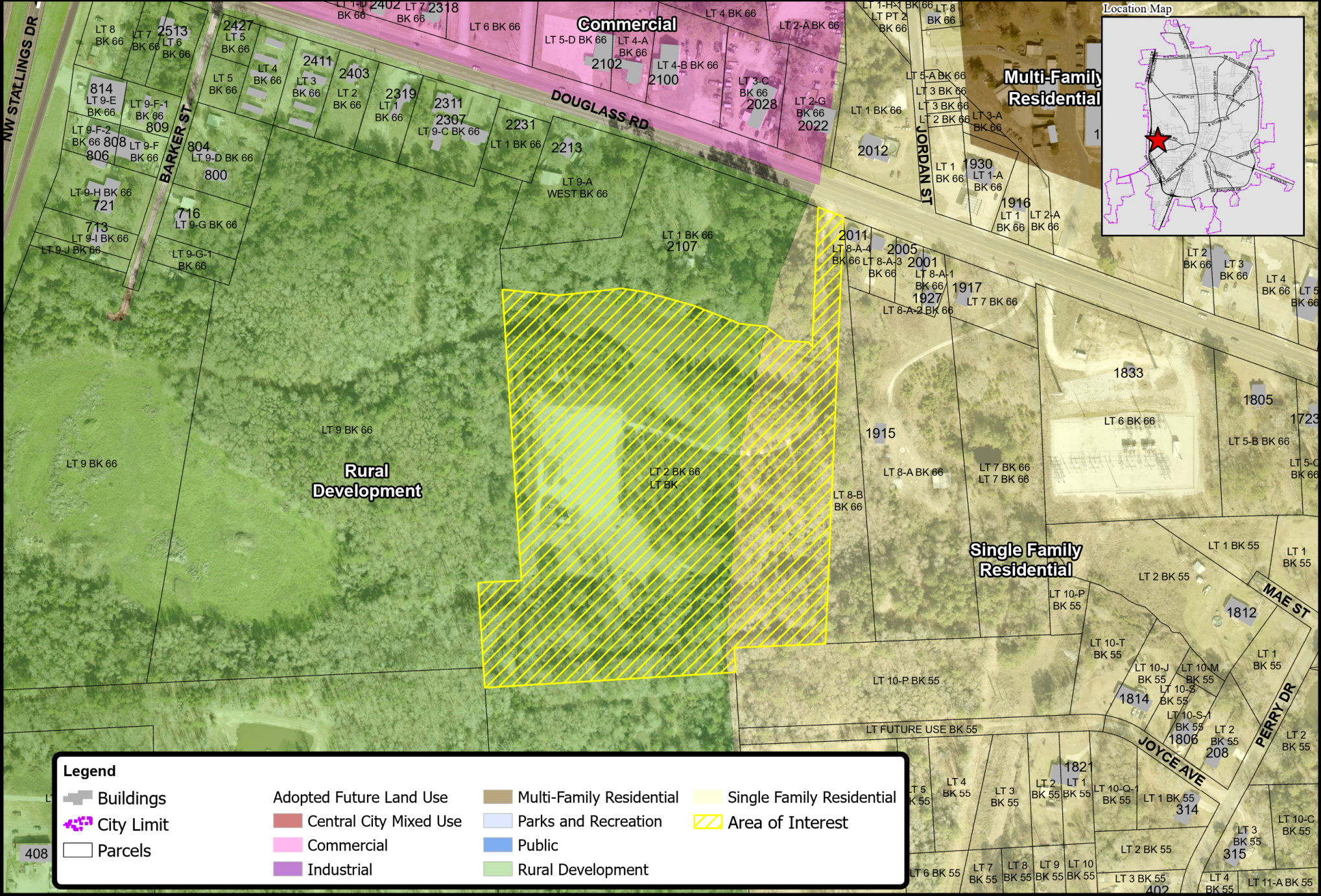


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Date Created: 03/24/26 14:15 | ArcGIS Pro 3.2.2

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.

SUP2026-04 Future Land Use Map

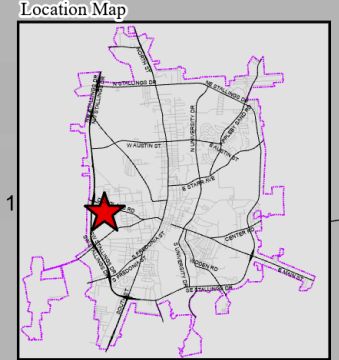
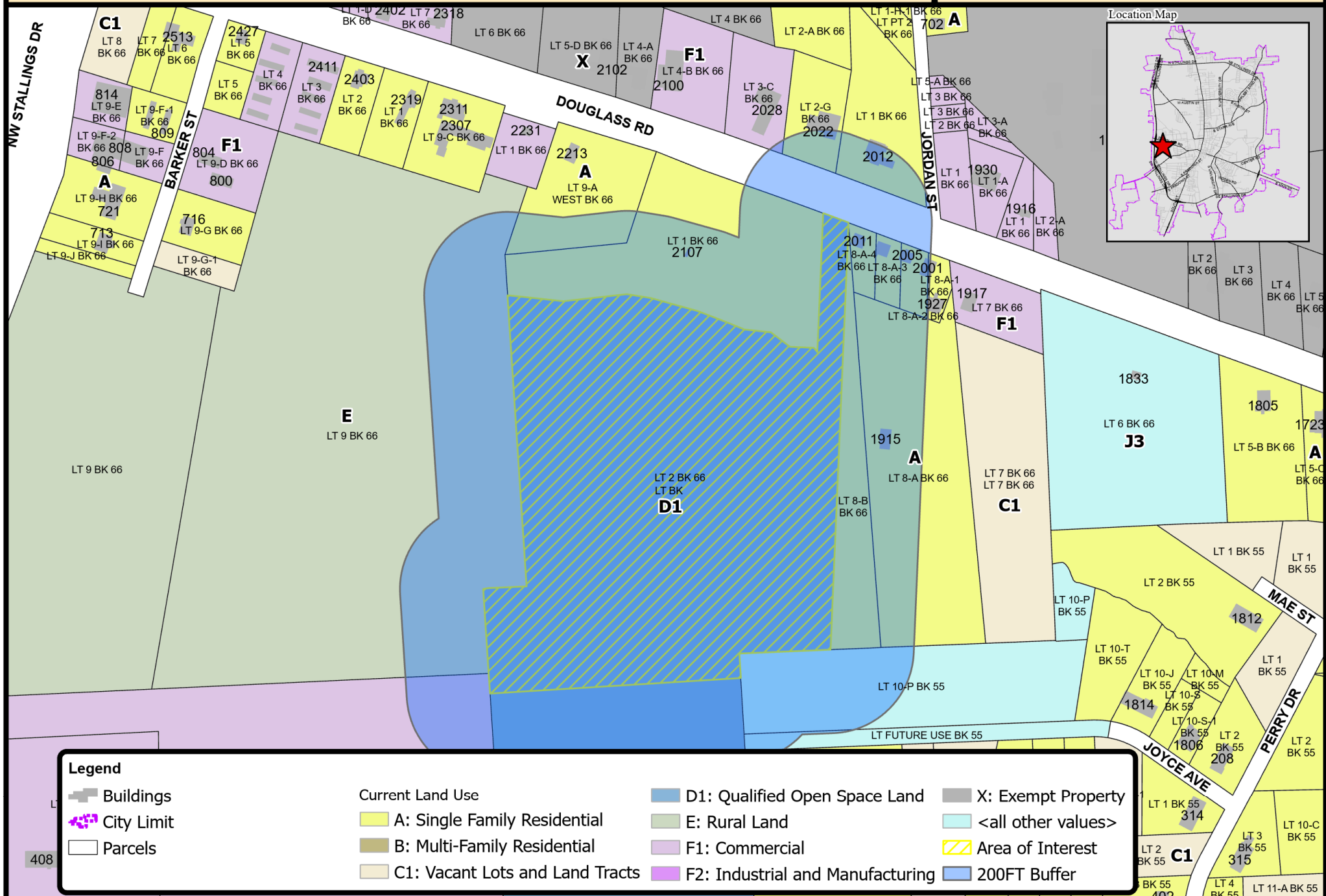


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SUP2026-04 Notification Map



Legend

- Buildings
- City Limit
- Parcels

Current Land Use

- A: Single Family Residential
- B: Multi-Family Residential
- C1: Vacant Lots and Land Tracts
- E: Rural Land
- F1: Commercial
- F2: Industrial and Manufacturing
- X: Exempt Property
- <all other values>
- Area of Interest
- 200FT Buffer

SUP2026-04 Site Photos

Subject property



Adjacent property to the west



Adjacent property to the east



PRESENTER: Mike Neu, Executive Director of Development and Infrastructure

ITEM/SUBJECT: Public Hearing: Consider and make a recommendation concerning an amendment to Chapter 118 – "Zoning", Article II "Administration", Division 2 "Planning and Zoning Commission", of the Code of Ordinances of the City of Nacogdoches, Texas, regarding the appointment of alternate members to the Planning and Zoning Commission. (Executive Director of Development and Infrastructure)

OVERVIEW:

The City of Nacogdoches Code of Ordinances, Chapter 118 (Zoning), provides for the organization of the Planning and Zoning Commission, which consists of five members, each appointed by the City Council for a term of two years. Regular meetings of the Commission are typically held on the second Monday of each month, and the Commission primarily has the power to: (1) Advise the city council and make recommendations concerning adoption of or amendments to the city's comprehensive plan and thoroughfare plan, and implementation thereof; (2) Serve as an advisory body to the city council concerning adoption of, or amendments to, the zoning regulations and zoning map and to make recommendations thereon; and (3) To call a public hearing to determine proper zoning for a tract of land or for an area.

In 2019, the Texas Legislature passed H.B. 3167, significantly amending the statutes governing municipal platting and subdivision requirements. This bill, among other things, broadened the applicability of platting regulations to plans as well as plats, introduced a strict timeframe for plat and plan approval, and provided for automatic approval of applications that were not processed in a timely manner under the newly introduced procedures. Chapter 212 of the Texas Local Government Code mandates a "shot clock" requiring municipal authorities to approve, approve with conditions, or disapprove a plat application within 30 days of filing, or it is deemed automatically approved. Amended by H.B. 3699 in 2023, the law applies to "plats" (not "plans") and mandates that reasons for disapproval must be specific and based on existing regulations.

STAFF REVIEW:

In 2024 and 2025, on average, Commissioners have maintained close to 90% attendance at monthly meetings. However, with recent legislative constraints imposed upon the platting and zoning process (i.e. 30-day "shot clock"), and in consideration of possible future constraints, it may be beneficial for the City to consider the appointment of alternate members to the Planning and Zoning Commission. Changes may ensure that Commission business involving time-sensitive property entitlement and development considerations will not be delayed or deferred due to Commission member absences.

On March 17, 2026, City Council provided staff with direction to prepare an ordinance amendment for Zoning Ordinance Subcommittee review. The Zoning Ordinance Subcommittee reviewed the proposed amendment on March 31, 2026, and recommended the item move to Planning and Zoning Commission for consideration.

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

ATTACHMENTS: 1. Code redline

DIVISION 2. PLANNING AND ZONING COMMISSION¹

Sec. 118-66. Organization, officers, quorum, meetings and records.

There is created a planning and zoning commission for the city consisting of five (5) members and two (2) alternate members, each to be appointed by the city council for a term of two years and removable for cause. Each member shall continue to serve until the member's successor is appointed and qualified. A quorum for the conduct of business shall consist of three (3) members, and the commission shall elect one of its members as chair and one of its members as vice-chair. The commission shall meet regularly and keep a record of its proceedings consistent with the provisions of this article and the requirements of law.

(Ord. No. 1130, art. IX, § 1, 11-3-1998; Ord. No. 1535-11-09, § 3, 11-17-2009)

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

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

(Ord. No. 1130, art. IX, § 2.1, 11-3-1998; Ord. No. 2040-05-25, § II, 5-6-2025)

¹Cross reference(s)—Boards, committees and commissions, § 2-201 et seq.

State law reference(s)—Planning and zoning commission, V.T.C.A., Local Government Code § 211.007.

Sec. 118-68. Conduct of public hearing.

Subject to the presiding officer's inherent authority to conduct meetings of the planning and zoning commission, the public hearing shall generally be conducted as follows:

- (1) Report by the city representative.
- (2) Presentation by the applicant.
- (3) Testimony by parties supporting the application.
- (4) Testimony by parties in opposition to the application.
- (5) Rebuttal by the applicant.
- (6) Closure of the public hearing.

(Ord. No. 1130, art. IX, § 2.2, 11-3-1998)

Sec. 118-69. Powers and duties.

The planning and zoning commission shall have the power and duty to:

- (1) Advise the city council and make recommendations concerning adoption of or amendments to the city's comprehensive plan and thoroughfare plan, and implementation thereof.
- (2) Serve as an advisory body to the city council concerning adoption of, or amendments to, the zoning regulations and zoning map and to make recommendations thereon.
- (3) To call a public hearing to determine proper zoning for a tract of land or for an area.
- (4) Undertake such actions as are necessary to exercise its delegated powers, as indicated by adopted ordinance.

(Ord. No. 1130, art. IX, § 3, 11-3-1998; Ord. No. 1535-11-09, § 3, 11-17-2009)

Secs. 118-70—118-95. Reserved.