



City Council Meeting April 21, 2026

Notice is hereby given of a Regular Meeting of Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council 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 in Council Chambers.

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

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM. Open Forum is an opportunity for citizens to address the City Council about items listed on the agenda, as well as on matters that are not specifically listed on the agenda. Alternatively, a citizen may address the City Council about an agenda item when the item comes up for consideration during the meeting. In order to address the City Council, please complete the Public Comment Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the City Council will not discuss, deliberate, or make any decisions on items not listed on the agenda. Comments are limited to 3 minutes per person.
4. ITEMS TO BE REMOVED FROM CONSENT AGENDA.
5. CONSENT AGENDA: Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.
 - A. Consider approval of minutes for the Regular Council meeting held on April 7, 2026. (City Secretary)
 - B. Consider approval of a contract by and between the City of Nacogdoches and ENVIROdredge for the 2026 Surface Water Treatment Plant Lagoon Sludge Removal Project (CIP Project WA-26-501) utilizing The Interlocal Purchasing System cooperative purchasing contract (241001 JOC) in the amount of \$194,350.00. (Asst. Director of PW/Asst. City Engineer)
 - C. Consider approval of the purchase of a trailer-mounted pump from Hahn Equipment Co., Inc. for the Wastewater Treatment Plant 8-inch Pump Replacement (CIP Project WW-25-508) in the amount of \$43,272.00. (Director of Public Works/City Engineer)

6. **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. (Director of Community Services)
 - 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. (City Planner)
 - 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. (City Planner)
 - D. **Public Hearing:** Consider approval of an Ordinance of the City of Nacogdoches, Texas, amending Chapter 118 "Zoning"; Article II "Administration", Division 2 "Planning and Zoning Commission", Section 118-66 "Organization", of the Code of Ordinances of the City of Nacogdoches, Texas; providing a severability clause; providing a continuation clause; providing a repeal clause; and providing an effective date. (Executive Director of Development and Infrastructure)
 - E. Consider selection of the submission by Hydrex Environmental Consulting LLC in response to solicitation RFQ 26-10-118 for Environmental Services for Lanana and Banita Sewer Replacement Projects. (Director of Public Works/City Engineer)
 - F. Hold a discussion regarding the FY 2026-27 budget, including the calendar establishing deadlines for meetings, workshops, and hearings to approve the upcoming budget; FY 2026-27 budget priorities; and assessment of FY 2025-26 budget. (City Manager)
 - G. Hold a discussion regarding legislative priorities for the upcoming 90th Legislative Session. (City Manager)
7. **EXECUTIVE SESSION:** Executive Sessions are for City Council to receive information and deliberate on matters specified in Subchapter D of the Texas Open Meetings Act. Council may reconvene in open session to vote on the matter.
 - A. Consultation with City Attorney - Pursuant to Texas Government Code Section

551.071, deliberation regarding attorney's advice concerning pending or contemplated litigation or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter.

8. Open for action if any, on Executive Session item (s).
9. ADJOURN.



Karen Hadnot
City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Council 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 Local Government Code Sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [deliberations regarding economic development negotiations]. The City of Nacogdoches is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on April 15, 2026 by 5:00pm pursuant to Chapter 551 of the Texas Government Code.

Karen Hadnot, City Secretary



City Council Meeting

Date: April 21, 2026

Agenda Item: 5.A.

PRESENTER:

ITEM/SUBJECT: Consider approval of minutes for the Regular Council meeting held on April 7, 2026. (City Secretary)

SUMMARY/BACKGROUND: This item includes draft minutes for the City Council Regular Council meeting held on April 7, 2026.

FINANCIAL:

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

CITY CONTACT:

ATTACHMENTS: 1. Draft Minutes 04.07.2026



Regular Session
Nacogdoches City Council
April 7, 2026 – 5:30 p.m.
Council Chambers
202 E. Pilar, Nacogdoches, TX

City Council present: Mayor Randy Johnson; Council Members, Kathleen Belanger; Blane Williams; Brad Maule; and Chad Huckaby

1. Called to order at 5:30 p.m.

2. Pledge of Allegiance.

3. Awards and Recognitions

Mayor Johnson came forward to present the Proclamation for April, Parkinson's Awareness Month.

4. Open Forum:

Mayor Johnson opened the floor for public comments. Council Member Huckaby expressed gratitude to the Council and the Community for their support during his time of bereavement for his father. Council Member also provided remarks regarding the previous statements.

5. ITEMS TO BE REMOVED FROM THE CONSENT AGENDA:

Council Member Belanger removed Consent Agenda Item 6C for further discussion.

Case Opperman, the Public Works Director and City Engineer, presented a report on this item. Mr. Opperman explained that 215 Consulting was selected to conduct surveying for the Bonita and Lanana Creek sewer replacement project. The choice of 215 Consulting was based on their significant local experience and their achievement of the highest score—400 points—during an independent cross-departmental evaluation.

He emphasized that the sewer project is essential because the existing concrete pipes, some of which are decades old, are deteriorating due to sewer gas exposure. Additionally, these pipes are at risk of collapsing as the creek's path shifts.

Council Member Belanger then made a motion to approve Consent Agenda Item 6C. Mayor Johnson seconded the motion, and it passed unanimously.

6. CONSENT AGENDA:

Council Member Huckaby made a motion to approve Consent Agenda Items. Council Member Williams seconded the motion, which was unanimously approved.

7. REGULAR AGENDA:

Mayor Johnson called the next item on the Regular Agenda.

7A. Consider approval of a Memorandum of Understanding between the City of Nacogdoches and the Texas Department of Transportation for the Transportation Alternatives Set-Aside Program project related to enhancing bicycle and pedestrian mobility along North Street; and authorize the City Manager to execute any and all necessary documents.

Michael Neu, the Executive Director of Development and Infrastructure, presented an overview to the Council. He explained that the item discussed tonight is typically not brought before the Council. While a city manager can often execute a memorandum of understanding (MOU), the Council also grants the city manager the authority to execute such documents. Mr. Neu provided some background information about the project.

The Council engaged in a discussion and evaluation of the MOU with TxDOT regarding improvements to bicycle and pedestrian traffic on North Street. Mr. Neu pointed out that this project does not require any local matching funds, as it utilizes federal transportation development credits.

He also mentioned that the project is currently in the planning phase, focusing on data-driven traffic solutions.

Richard Beverlin, the City Manager, highlighted that traffic and pedestrian safety risks would significantly increase without improvements, especially considering the potential doubling of the SFA student population.

The Council had an extensive discussion about this item. Mayor Johnson emphasized that no construction is currently taking place; rather, the City is waiting for approval of the MOU between the City of Nacogdoches and TxDOT to gain the authority to initiate the process.

Council Member Belanger raised a question: "Do we want to increase bicycle activity on North Street, or should we consider placing it elsewhere? Would this plan commit us to putting bicycles on North Street?"

Michael Neu reiterated that we are in the early stages of the project and aim to address any preconceived notions about our intentions.

Council Member Huckaby made a motion to approve agenda item 6A, the MOU as presented. Council Member Williams seconded the motion, which passed with a vote of 4 to 1, with Council Member Maule voting against it.

7B. Receive a presentation on Capital Improvement Program funding.

Todd Simoneaux, the Interim Finance Director, presented an overview of the Capital Improvement Program (CIP) and its funding sources. He clarified that the discussion would not delve into specific projects or their statuses, as a separate workshop on capital improvement programs is scheduled for May.

Mr. Simoneaux highlighted a staggered bond issuance strategy designed to minimize tax impacts and to shift funding for drainage projects towards federal and state grants, considering the constraints of the General Fund.

The CIP is a five-year infrastructure plan funded through various sources, including the General Fund and Bond Funds, and is updated annually based on actual conditions and Council priorities. It prioritizes real properties such as land, streets, buildings, landfills, parks, drainage systems, as well as water and sewer systems. In contrast, the program does not cover personal property capital items like police vehicles, fire engines, operational vehicles, dump trucks, bulldozers, and other machinery and equipment; these items are funded through other areas of the budget.

Mr. Simoneaux provided detailed slides illustrating the different funds the city employs to support the capital improvement program and reviewed them thoroughly during his presentation.

8. **EXECUTIVE SESSION**

The Mayor and Council adjourned into Executive Session at 6:44pm

9. Open for action, if any, on Executive Session Items (s).

No action taken.

10. **ADJOURNED:** 8:05p.m.

A full recording of the Regular City Council Meeting for April 7, 2026, may be viewed here:
[Regular City Council Meeting – 20260407](#)

ATTEST:

Randy Johnson, Mayor
City Council
City of Nacogdoches

Karen Hadnot, City Secretary



PRESENTER: Jason Vickery, Assistant City Engineer

ITEM/SUBJECT: Consider approval of a contract by and between the City of Nacogdoches and ENVIROdredge for the 2026 Surface Water Treatment Plant Lagoon Sludge Removal Project (CIP Project WA-26-501) utilizing The Interlocal Purchasing System cooperative purchasing contract (241001 JOC) in the amount of \$194,350.00. (Asst. Director of PW/Asst. City Engineer)

SUMMARY/BACKGROUND: The Surface Water Treatment Plant (SWTP) has two earthen lagoons, which allow sediment to settle out of water. Sediment builds up over time and needs to be removed to allow for continual use of the lagoons. Budgeted in Fiscal Year 2026 under Capital Improvements Program (CIP) Project WA-26-501, sediment removed from SWTP lagoons will be land-applied at the A.L. Mangham Jr. Regional Airport, consistent with the City's Texas Commission on Environmental Quality (TCEQ) Permit No. 730329.

ENVIROdredge is located in New Summerfield, Texas and holds an Interlocal Purchasing System (TIPS) cooperative purchasing contract (ENVIROdredge 241001 JOC), which is exempt from the competitive bidding process under Texas Local Government Code Section 252.022(a)(12)(D). ENVIROdredge recently successfully completed the removal of sludge and sediment at the wastewater treatment plant's equalization basin. It is recommended that the contract for this project be awarded to ENVIROdredge in the amount of \$194,350.00. This item is budgeted in the FY 2026 CIP.

FINANCIAL:

Item is budgeted:

Account No.: 30.36.680.97

Account Name: *Water Production - CIP*

Amount: \$194,350.00

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

Infrastructure

CITY CONTACT: Jason Vickery
Asst. Dir. of PW/Asst. City Engineer
vickeryj@nactx.us
(936) 559-2518

ATTACHMENTS: 1. Contract

**CITY OF NACOGDOCHES
GENERAL SERVICE CONTRACT**

This General Service Contract is by and between the City of Nacogdoches, a Texas Home-Rule Municipal Corporation (the “City”), and ENVIROdredge (the “Contractor”), for the following work: 2026 SWTP Lagoon Sludge Removal Project as described in the Scope of Services attached as Exhibit “A”.

**ARTICLE I
PAYMENT AND TERM**

1.1 Consideration. In consideration for the services performed in the Scope of Services and Contractor’s completion of work in conformity with this Contract, the City shall pay the Contractor an amount not to exceed **One Hundred Ninety-Four Thousand Three Hundred Fifty and Zero Dollars (\$194,350.00)**. In no event shall payment under this contract exceed appropriations made by City Council.

1.2 Payment Application. Within **seven (7)** calendar days of completion of the services the Contractor will submit its payment application to the City.

1.3 City’s Payment and Approval. The City will pay the Contractor as shown in **Exhibit “B”** Payment Schedule, for the services performed no later than **thirty (30)** calendar days from the date of the City's receipt of the payment application and the City’s approval of the services.

1.4 Time is of the Essence. The Contractor must complete all sludge removal services described in the Scope of Services by **August 31, 2026**.

1.5 Executed Contract. The “Notice to Proceed” will not be given nor shall any work commence until this Contract is fully executed and all exhibits and other attachments are completely executed and attached to the Contract.

**ARTICLE II
CHANGE ORDERS**

2.1 Changes will not be made, nor will invoices for changes, alterations, modifications, deviations, or extra work or services be recognized or paid, except upon the prior written order from authorized personnel of the City. The Contractor will not execute change orders on behalf of the City or otherwise alter the financial scope of the services except in the event of a duly authorized change order approved by the City as provided in this Contract.

(a) City Manager Approval. When the original Contract amount plus all change orders is \$50,000 or less, the City Manager or his designee may approve the written change order provided the change order does not increase the total amount set forth in the Contract to more than \$50,000. For such contracts, when a change order results in a total contract

amount that exceeds \$50,000, the City Council of the City must approve such change order prior to commencement of the services or work; and

(b) City Council Approval. When the original contract amount plus all change orders is equal to or greater than \$50,000, the City Manager or his designee may approve the written change order provided the change order does not exceed \$50,000 and provided the sum of all change orders does not exceed 25% of the original contract amount. For such contracts, when a change order exceeds \$50,000 or when the sum of all change orders exceeds 25% of the original contract amount, the City Council of the City must approve such change order prior to commencement of the services or work.

(c) Increase in Scope. Any request by the Contractor for an increase in the Scope of Services and an increase in the amount listed in Article II of this Contract shall be made and approved by the City prior to the Contractor providing such services or the right to payment for such additional services shall be waived.

(d) Dispute. If there is a dispute between the Contractor and the City respecting any service provided or to be provided hereunder by the Contractor, including a dispute as to whether such service is additional to the Scope of Services included in this Contract, the Contractor agrees to continue providing on a timely basis all services to be provided by the Contractor hereunder, including any service as to which there is a dispute.

ARTICLE III INDEPENDENT CONTRACTOR AND SUBCONTRACTORS

3.1 Independent Contractor. It is understood and agreed by the parties that the Contractor is an independent contractor retained for the services described in the Scope of Services. The City will not control the manner or the means of the Contractor's performance but shall be entitled to a work product as in the Scope of Services. The City will not be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies. This Contract does not create a joint venture.

3.2 Subcontractor. The term "subcontractor" shall mean and include only those hired by and having a direct contact with the Contractor for performance of work on the Project. The City shall have no responsibility to any subcontractor employed by a Contractor for performance of work on the Project, and all subcontractors shall look exclusively to the Contractor for any payments due. The Contractor shall be fully responsible to the City for the acts and omissions of its subcontractors. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the City.

ARTICLE IV INSURANCE

4.1 The Contractor shall procure and maintain, at its sole cost and expense for the duration of this Contract, insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services performed by the Contractor, its officers, agents, volunteers, and employees.

4.2 The Contractor's insurance shall list the City of Nacogdoches, its officers, agents, volunteers, and employees as additional insureds. The Required Limits of Insurance are attached in **Exhibit "C"**. Certificates of insurance evidencing the required insurance policies are attached in **Exhibit "D"**.

ARTICLE V INDEMNIFICATION AND RELEASE

5.1 Indemnification. The Contractor shall indemnify, hold harmless, and defend the City, its officers, agents, volunteers, employees, representatives, contractors, assignees and/or designees from and against any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorneys' fees, for injury to or death of any person or for damage to any property arising out of or in connection with the work done by the Contractor under this Contract. Such indemnity shall apply regardless of whether the claims, losses, damages, causes of action, suits, or liability arise in whole or in part from the negligence of the City, any other party indemnified hereunder, the Contractor, or any third party.

5.2 Release. The Contractor assumes full responsibility for the work to be performed hereunder and hereby releases, relinquishes, and discharges the City, its officers, agents, volunteers, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person and any loss of or damage to any property that is caused by, alleged to be caused by, arising out of, or in connection with the Contractor's work to be performed hereunder. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance and regardless of whether such injury, death, loss, or damage was caused in whole or in part by the negligence of the City, any other party released hereunder, the Contractor, or any third party.

5.3 Notice of Claims. If a claim, demand, suit, or other action is asserted against the Contractor which arises under or concerns the Agreement, or which could have a material adverse effect on the Contractor's ability to perform thereunder, the Contractor shall give written notice to the City within ten (10) calendar days after receipt of notice by the Contractor. Such notice to the City shall state the date of notification of any such claim, demand, suit, or other action; the names and address of the claimant(s); the basis thereof; and the name of each person against whom such claim is asserted.

**ARTICLE VI
GENERAL TERMS**

6.1 Performance. Contractor, its employees, associates, or subcontractors shall perform all the services described in the Scope of Services in a professional manner and be fully qualified and competent to perform those services. Contractor shall undertake the work and complete it in a timely manner.

6.2 Termination. The City may terminate the Project and this Contract, at any time, for convenience. In the event of such termination the City will notify the Contractor in writing and the Contractor shall cease work immediately. Contractor shall be compensated for the services performed. Should the City terminate this Contract for convenience, the City shall pay Contractor for the services performed and expenses incurred before the date of termination.

6.3 Venue, Claims and Audit. (a) This Contract has been made under and shall be governed by the laws of the State of Texas.

(b) The parties agree that performance and all matters related thereto shall be in Nacogdoches County, Texas.

(c) Venue of any dispute will be in Nacogdoches County, Texas.

(d) The City, or if State funds are used to pay any part of this contract, the State Auditor, may conduct an audit or investigation of any entity receiving funds directly under this contract or indirectly through a subcontract under the contract. Acceptance of funds under the contract or through a subcontract under the contract acts as acceptance of the authority of the City or the State Auditor to conduct an audit or investigation. Contractor agrees to cooperate and must provide the City or State Auditor with access to any information the City or State Auditor considers relevant to the investigation or audit.

6.4 Amendment. This Contract may only be amended by a written instrument approved and executed by the parties.

6.5 Taxes. The City is exempt from payment of state and local sales and use taxes on labor and materials incorporated into the project. If necessary, it is the Contractor's responsibility to obtain a sales tax permit, resale certificate, and exemption certificate that shall enable the Contractor to buy any materials to be incorporated into the project and then resell the aforementioned materials to the City without paying the tax on the materials at the time of purchase.

6.6 Compliance with Laws. The Contractor will comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the following:

(a) Contractor shall be responsible for obtaining all necessary permits, certificates and/or licenses to fulfill contractual obligations to the City.

(b) The Immigration Reform and Control Act (IRCA). The Contractor may not knowingly obtain the labor or services of an undocumented worker. The Contractor, not the City, must verify eligibility for employment as required by IRCA;

(c) In accordance with Section 2155.4441 of the Texas Government Code, Contractor agrees that during the performance of this contract it shall purchase products and materials produced in Texas when they are available at a price and time comparable to products and materials produced outside this state;

6.7 Contractor Affirmations: If this contract is funded in whole or in part by money from the State of Texas, State law requires the following certifications, representations and/or warranties. By signature hereon affixed, the Contractor hereby certifies that:

6.7.1 Contractor has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Contract.

6.7.2 Contractor represents and warrants that it has no actual or potential conflicts of interest in the goods and or services described in the scope of work to this contract.

6.7.1 **Antitrust.** Pursuant to 15 U.S.C. §1, *et seq.* and Tex. Bus. & Comm. Code §15.01, *et seq.* neither the contractor nor the firm, corporation, partnership, or institution represented by the contractor, or anyone acting for such a firm, corporation or institution has violated the antitrust laws of this state, federal antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business.

6.7.2 **Child Support.** Pursuant to §231.006(d), Texas Family Code, regarding child support, the Contractor certifies that the individual or business entity named in this Contract is not ineligible to receive the specified payment and acknowledges that the contract may be terminated and payment may be withheld if this certification is inaccurate.

Furthermore, any Contractor subject to §231.006, Gov't Code, must include names and Social Security numbers of each person with at least 25% ownership of the business entity submitting the bid. This information must be provided prior to award. Enter the Name & Social Security Numbers for each person below:

Name:	Social Security Number:
Name:	Social Security Number:
Name:	Social Security Number:

6.7.3 Debarment. Contractor certifies that Contractor and its principals are eligible to participate in this transaction and have not been subjected to suspension, debarment, or similar ineligibility determined by any federal, state or local governmental entity and that Contractor is in compliance with the State of Texas statutes and rules relating to procurement. Entities ineligible for state procurement are listed on the State of Texas Debarred Vendor List maintained by the Texas Comptroller of Public Accounts and the System for Award Management (SAM) maintained by the General Services Administration. Entities ineligible for federal procurement are listed at <http://www.sam.gov/content/exclusions> .

6.7.4 Convictions. Under Sections 2155.006, 2155.0061 and 2261.053 of the Texas Government Code, Respondent certifies that it is not ineligible to receive the specified contract and may be terminated and payment withheld if this certification is inaccurate. These sections prohibit contracts that include proposed financial participation by an individual or business entity who has been convicted in the past five years of (a) violating a federal law or assessed a penalty in connection with a contract involving relief for Hurricane Rita, Hurricane Katrina, or any other disaster, as defined by §418.004, Gov't Code, occurring after September 24, 2005; and (b) of any offense related to the direct support or promotion of human trafficking.

6.7.5 COVID Vaccinations. Respondent certifies that it does not require its customers to provide any documentation certifying the Customer's COVID-19 vaccination or post-transmission recovery on entry to, or to receive service from the Respondent's business.

6.7.6 Boycott. (a) To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Contractor verifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of this Contract.

(b) To the extent this Contract has a value of \$100,000 or more and Respondent is an organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit that employs 10 or more full time employees, Respondent certifies that it: (i) does not and will not boycott energy companies during the term of the contract (*See Texas Government Code 2274.002, et seq.*); and (ii) does not and will not

discriminate against a firearm entity or firearm trade association (*See Texas Government Code 2274.002, et seq.*).

6.8 Waiver of Terms. No waiver or deferral by either party of any term or condition of this Contract shall be deemed or construed to be a waiver or deferral of any other term or condition or subsequent waiver or deferral of the same term or condition.

6.9 Assignment. This Contract and the rights and obligations contained herein may not be assigned by the Contractor without the prior written approval of City.

6.10 Invalid Provisions. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it may become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

6.11 Entire Agreement. This Contract represents the entire and integrated agreement between the City and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral. This Contract may only be amended by written instrument approved and executed by the parties.

6.12 Agree to Terms. The parties state that they have read the terms and conditions of this Contract and agree to the terms and conditions contained in this Contract.

6.13 Effective Date. This Contract will be effective when it is signed by the last party making it fully executed.

6.14 Notice. Any official notice under this Contract will be sent to the following addresses:

City of Nacogdoches
Attn: City Manager
PO Box 635030
202 East Pilar Street
Nacogdoches, TX 75961

ENVIROdredge
Attn: Tammy Perry
PO Box 35
New Summerfield, TX 75780
tammy@envirodredge.com

6.15 Severability. In the event any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and in lieu of each provision that is invalid, illegal or unenforceable, there shall be added a new provision to this Contract as similar in terms to such invalid, illegal, or unenforceable provision as may be possible and yet be valid, legal and enforceable, by means of good faith negotiation by the Parties to this Contract or by reform by a court of competent jurisdiction.

6.16 Duplicate Originals. The parties may execute this Contract in duplicate originals, each of equal dignity.

6.17 Exhibits. All exhibits to this Contract are incorporated and made part of this Agreement for all purposes.

List of Exhibits

- A. Scope of Services
- B. Payment Schedule
- C. Insurance Requirements
- D. Certificates of Insurance

ENVIROdredge

CITY OF NACOGDOCHES

By: _____

By: _____

City Manager

Printed Name: _____

Date: _____

Title: _____

APPROVED AS TO FORM:

Date: _____

City Attorney

Date: _____

EXHIBIT A
SCOPE OF SERVICES

The terms and conditions of this Contract shall take precedence and control over any term or provision of the Scope of Services that in any way conflicts with, differs from, or attempts to alter the terms of this Contract.



ESTIMATE

ENVIRODREDGE
 PO Box 35
 New Summerfield, Texas 75780
 United States

Mobile: 903-541-6766
 www.envirodredge.com

BILL TO
CITY OF NACOGDOCHES
 Ronnie Lyles

936-564-5046
 lylesrw@nactx.us

Estimate Number: Surface water plant
Customer Ref: TIPS CONTRACT:
 Envirodredge 241001
 JOC
Estimate Date: March 2, 2026
Valid Until: June 2, 2026
Grand Total (USD): \$194,350.00

Product/Service	Quantity	Price	Amount
Sediment Removal A portable sediment removal system will be used to pump silt and sediment materials through a temporary/portable pipeline into a mobile tanker truck. Approximately 1,000,000 gallons	1	\$89,000.00	\$89,000.00
Material Hauling Material will be hauled to an approved location and applied wet. A skid steer/tractor will be on site to till/move material into the ground. -Estimated number of loads: 185-200	1	\$85,000.00	\$85,000.00
Materials: Containment & Erosion Silt fence/haybales for the dump site location.	1	\$5,750.00	\$5,750.00
Dredge Launch / Removal Crane for launching dredge	2	\$4,800.00	\$9,600.00
Mobilization Mobilize equipment and crew	2	\$2,500.00	\$5,000.00

Grand Total (USD): \$194,350.00

Notes / Terms

This estimate is for the work scope and materials as defined above. Any other site activity, additions or inclusions will be at an additional cost to the customer. Thank you. We appreciate your business.



ESTIMATE

ENVIRODREDGE
PO Box 35
New Summerfield, Texas 75780
United States

Mobile: 903-541-6766
www.envirodredge.com

SALES TAX NOT INCLUDED

EXCLUSIONS:

- * Restoration of dewatering area
- * "Unknown" underwater structures
- * Permitting

**A pre-dredge site survey by an authorized Envirodredge representative will be required prior to mobilization to verify sediment depths, volume, dewatering areas and other project logistics.

Thank you for your business.

**EXHIBIT B
PAYMENT SCHEDULE**

The Contractor must submit *monthly* invoices to the City, accompanied by an explanation of charges, fees, services, and expenses. The City will pay such invoices in compliance with the Texas Prompt Payment Act.

EXHIBIT C
INSURANCE REQUIREMENTS

Throughout the term of this Agreement the Contractor must comply with the following:

I. Standard Insurance Policies Required:

- A. Commercial General Liability
- B. Business Automobile Liability
- C. Workers' Compensation

II. General Requirements Applicable to All Policies:

- A. Only Insurance Carriers licensed and admitted to do business in the State of Texas will be accepted.
- B. Deductibles shall be listed on the Certificate of Insurance and are acceptable only on a per occurrence basis for property damage only.
- C. "Claims Made" policies are not accepted.
- D. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City of Nacogdoches.
- E. Upon request, certified copies of all insurance policies shall be furnished to the City of Nacogdoches.
- F. The City of Nacogdoches, its officials, employees and volunteers, are to be named as "Additional Insured" to the Commercial General, Umbrella and Business Automobile Liability policies. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, employees or volunteers.
- G. Waiver of subrogation in a form at least as broad as ISO form 2404 shall be provided in favor of the City on all policies obtained by the Contractor in compliance with the terms of this Agreement.

III. Commercial General Liability

- A. General Liability insurance shall be written by a carrier rated "A:VIII" or better under the current A. M. Best Key Rating Guide.
- B. Policies shall contain an endorsement naming the City as Additional Insured and

further providing “primary and non-contributory” language with regard to self-insurance or any insurance the City may have or obtain

- C. Limits of liability must be equal to or greater than \$1,000,000 per occurrence for bodily injury and property damage, with an annual aggregate limit of \$2,000,000. Limits shall be endorsed to be per project.
- D. No coverage shall be excluded from the standard policy without notification of individual exclusions being submitted for the City’s review and acceptance
- E. The coverage shall include, but not be limited to the following: premises/operations with separate aggregate; independent contracts; products/completed operations; contractual liability (insuring the indemnity provided herein) Host Liquor Liability, and Personal & Advertising Liability.

IV. Business Automobile Liability

- A. Business Automobile Liability insurance shall be written by a carrier rated “A:VIII” or better rating under the current A. M. Best Key Rating Guide.
- B. Policies shall contain an endorsement naming the City as Additional Insured and further providing “primary and non-contributory” language with regard to self-insurance or any insurance the City may have or obtain
- C. Combined Single Limit of Liability not less than \$1,000,000 per occurrence for bodily injury and property damage.
- D. The Business Auto Policy must show Symbol 1 in the Covered Autos Portion of the liability section in Item 2 of the declarations page
- E. The coverage shall include any autos, owned autos, leased or rented autos, non-owned autos, and hired autos.

V. Workers’ Compensation Insurance

- A. Workers compensation insurance shall include the following terms:
 - 1. Employer’s Liability minimum limits of liability not less than \$500,000 for each accident/each disease/each employee are required
 - 2. “Texas Waiver of Our Right to Recover From Others Endorsement, WC 42 03 04” shall be included in this policy
 - 3. TEXAS must appear in Item 3A of the Workers’ Compensation coverage or Item 3C must contain the following: “All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY”

EXHIBIT D
CERTIFICATES OF INSURANCE



PRESENTER: Case Opperman, Director of Public Works

ITEM/SUBJECT: Consider approval of the purchase of a trailer-mounted pump from Hahn Equipment Co., Inc. for the Wastewater Treatment Plant 8-inch Pump Replacement (CIP Project WW-25-508) in the amount of \$43,272.00. (Director of Public Works/City Engineer)

SUMMARY/BACKGROUND: The trailer-mounted pump utilized by the Water Utilities Division is in disrepair and has already been repaired several times over the course of its life. It currently doesn't function and is in need of replacement. This pump is used to draw down the clarifiers at the Wastewater Treatment Plant (WWTP) when they need to be cleaned, as well as other wastewater uses within the plant and in the wastewater collection system in town.

In accordance with the Purchasing Policy, staff has procured three (3) quotes for this pump with the lowest from Hahn Equipment Co., Inc. in the amount of \$43,272.00. This item is budgeted in the FY 2026 CIP (Project WW-25-508).

FINANCIAL:

Item is budgeted:

Account No.: 30.39 680.97

Account Name: *Wastewater Treatment - CIP*

Amount: \$43,272.00

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

Infrastructure

CITY CONTACT: Case Opperman – Director of Public Works/City Engineer
oppermanc@nactx.us
(936) 559-2515

ATTACHMENTS: 1. Quote

HAHN EQUIPMENT Co., Inc.

5636 KANSAS • HOUSTON, TX 77007 • PHONE # 713-868-3255 • FAX # 713-868-9725

ATTN: Ronnie Lyles

QUOTE#: 23388

COMPANY: City of Nacogdoches

DATE: April 1, 2026

FROM: Max Hasson

RE: 6" Diesel Back Up

HAHN EQUIPMENT CO., INC. is pleased to submit to the City of Nacogdoches, the following proposal for pump equipment:

Item No. 1:

-Qty One – GODWIN Model SD150M, open. portable diesel driven back up pumping system including 6-inch suction/discharge, Yanmar engine, Primeguard controller, and mounted on “road going” trailer.

Total Price for Item No. 1: **\$43,272.00**

NOTE: Pricing and delivery based upon existing inventory at time of quote.

F.O.B.: Nacogdoches, Texas. Prices quoted good for thirty (30) days and are exclusive of any applicable taxes or duties.

SHIPMENT: Estimated delivery 4-6 weeks after receipt of written purchase order and approval drawings unless other delivery requirements are agreed upon in writing.

TERMS OF PAYMENT: Net 30 from the date of the invoice.

CONTRACT CONDITIONS: Conditions outlined on the Company's standard general condition form, which is enclosed with this proposal, shall apply to and constitute a part of this proposal.

Sincerely,

Max Hasson

Max Hasson
Outside sales/service
Hahn Equipment
Mobile: 713-467-2782
Email: mhasson@hahnequipment.com

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. (Director of Community Services)

SUMMARY/BACKGROUND: 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. The Planning and Zoning Commission met on April 13, 2026, and voted unanimously to approve the

item (3-0).

FINANCIAL:

No financial impact is associated with this item.

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

Not Applicable

CITY CONTACT: Jessica Sowell, Director of Community Services

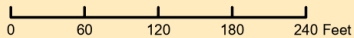
- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Narrative
 4. Blueprints
 5. Site Photos

HO2026-01 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest

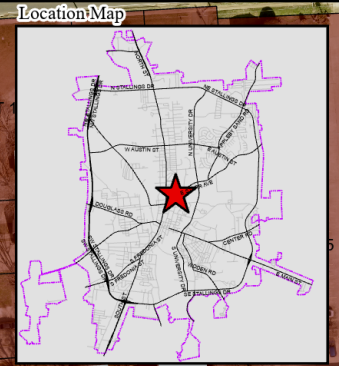
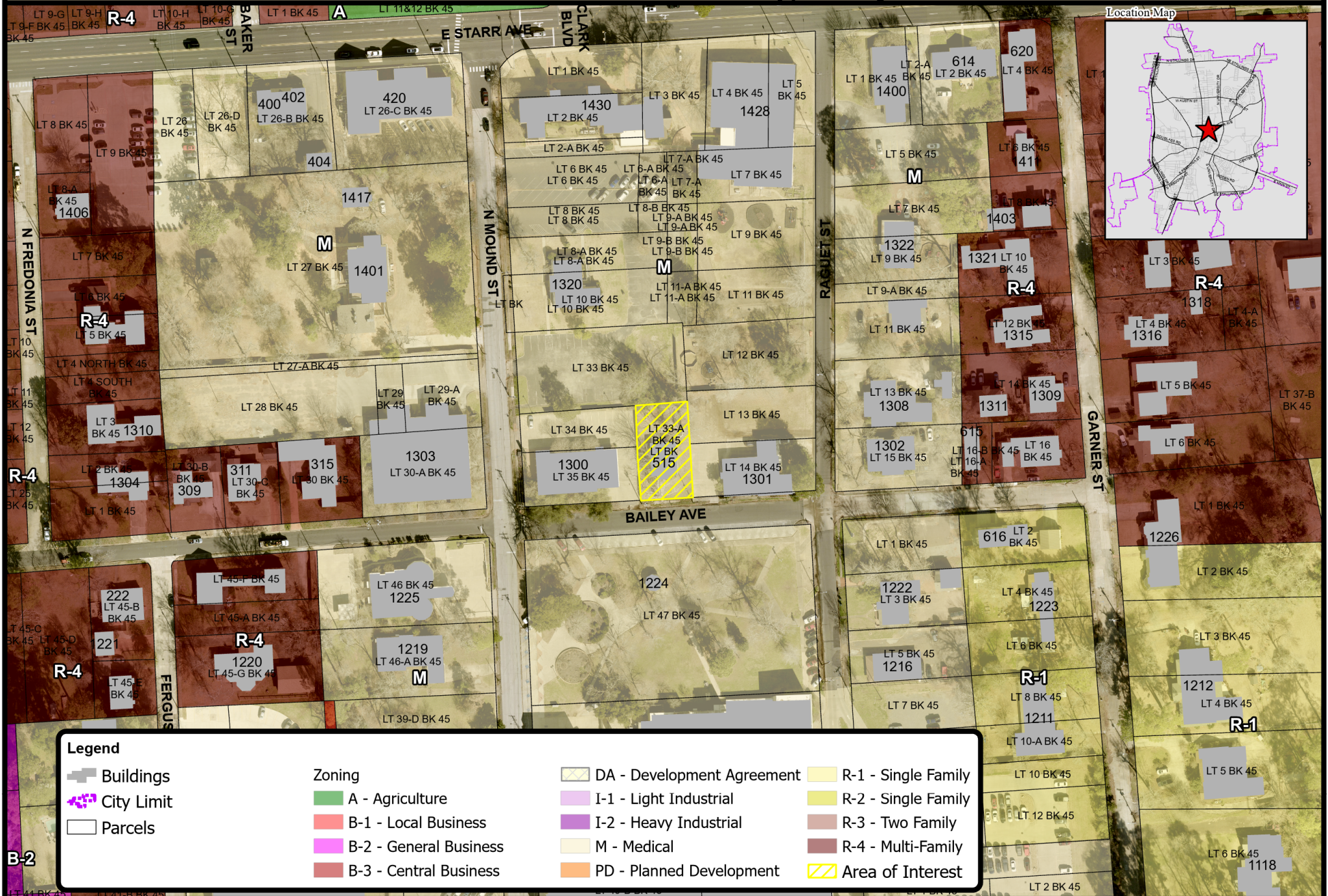


Date Created: 01/20/26 15:48 | ArcGIS Pro 3.2.2

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.

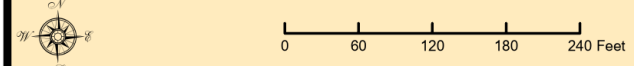


HO2026-01 Zoning Map



Legend

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



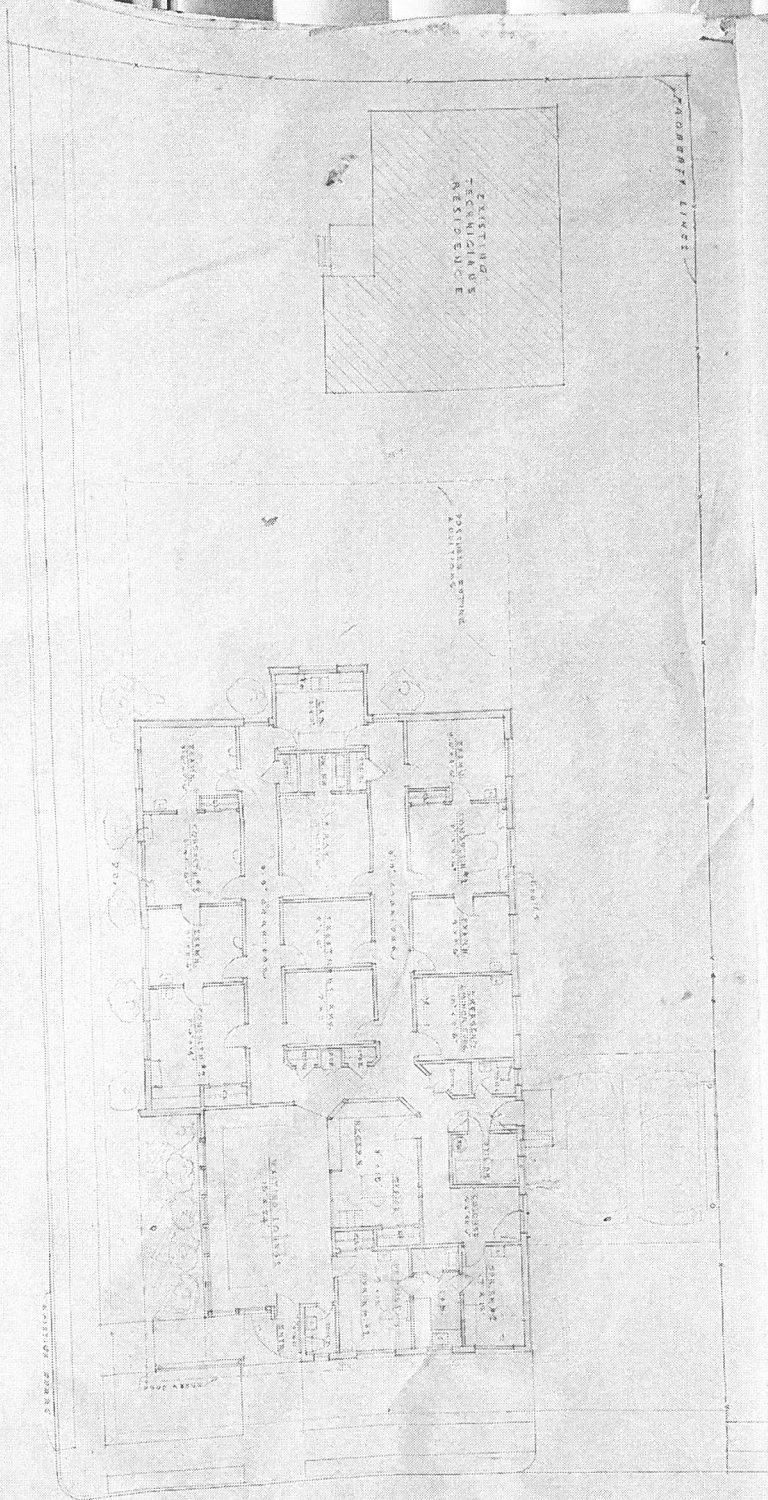
Date Created: 01/20/26 15:48 | ArcGIS Pro 3.2.2

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.



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

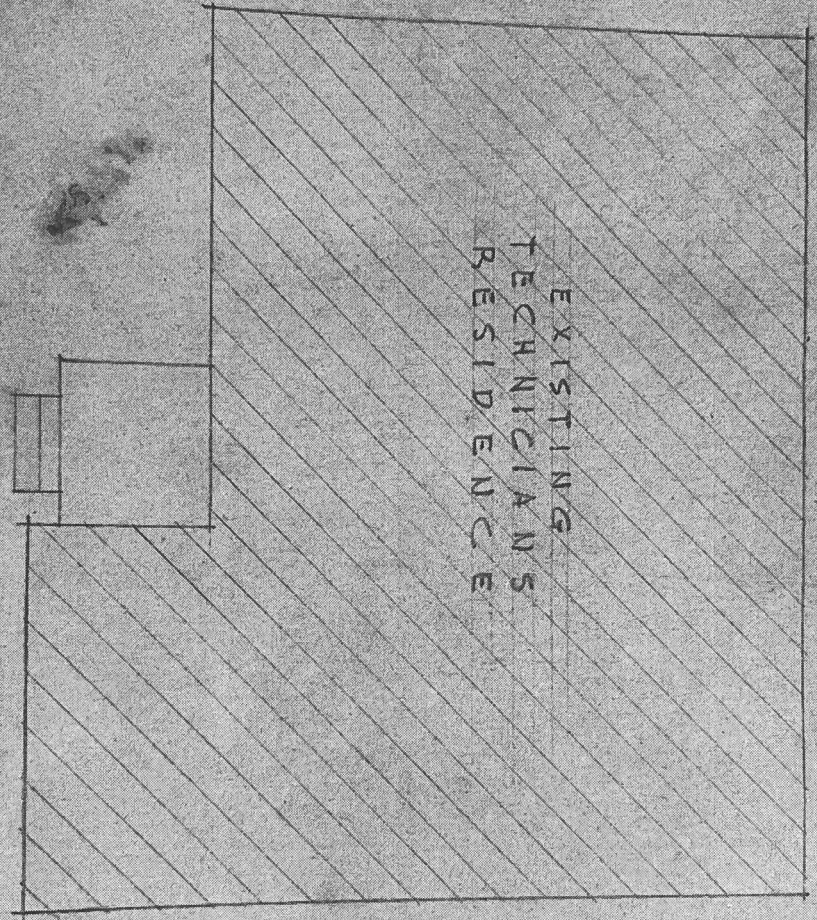


FLOOR PLAN
SCALE 1/8" = 1'-0"



PRELIMINARY PLANS
FOR OFFICE
A. GINN BUILDING
BY
DR. J. G. TAYLOR, N. B. ALLEN
ARCHITECTS
RAJOND LISTING 2447
NEW BRITAIN

PROPERTY LINES



EXISTING
TECHNICIANS
RESIDENCE

8-12

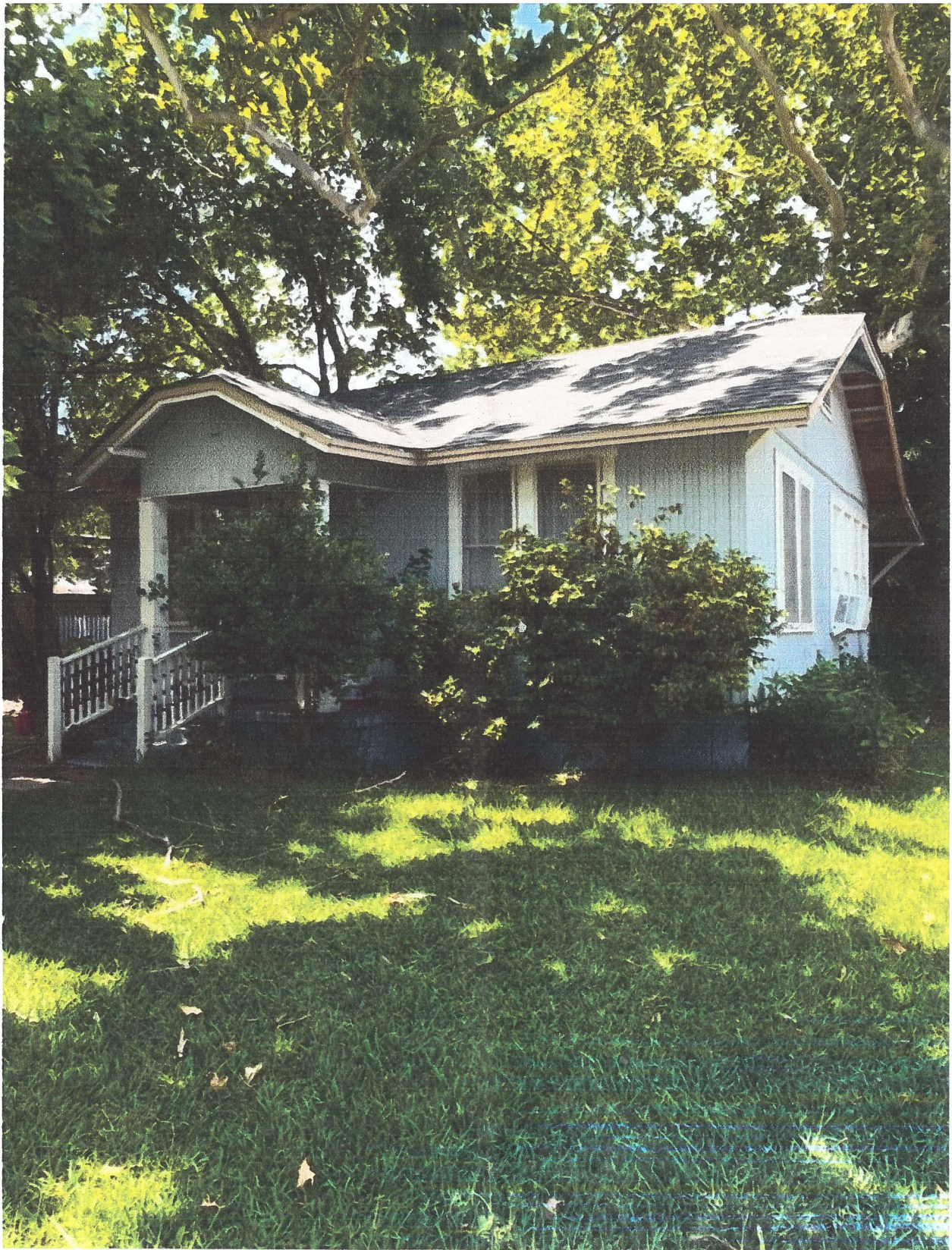
POSSIBLE FUTURE
ADDITIONS



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 ± 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. (City Planner)

SUMMARY/BACKGROUND: 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. All existing vegetation and trees around the substation that does not overhang into the substation or encroach within 15-feet of the perimeter station security fence shall be preserved 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.

The Planning and Zoning Commission approved this item by unanimous vote (3-0) on April 13,

2026, with Commissioners Phou and Perry absent.

FINANCIAL:

No financial impact associated with this item

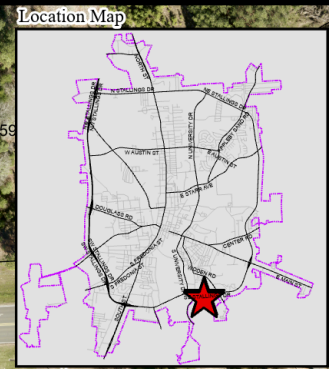
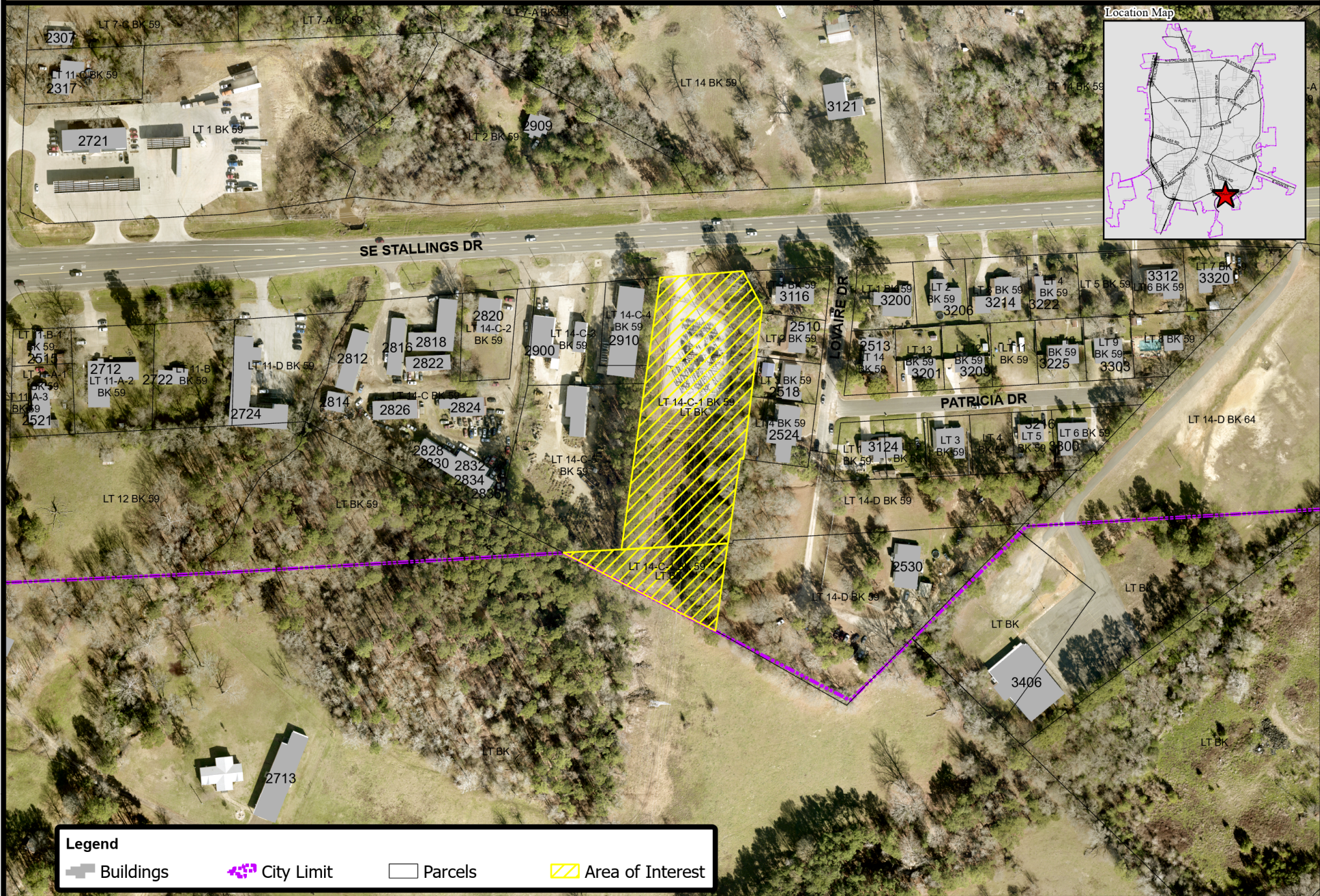
COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Not Applicable

CITY CONTACT: Juan Pollette, City Planner

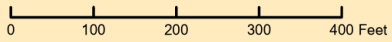
- ATTACHMENTS:**
- 1. Aerial Map
 - 2. Zoning Map
 - 3. Future Land Use Map
 - 4. Notification Map 200ft
 - 5. Site Plan
 - 6. Site Photos

SUP2026-03 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest

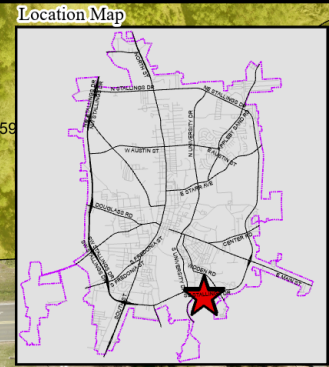
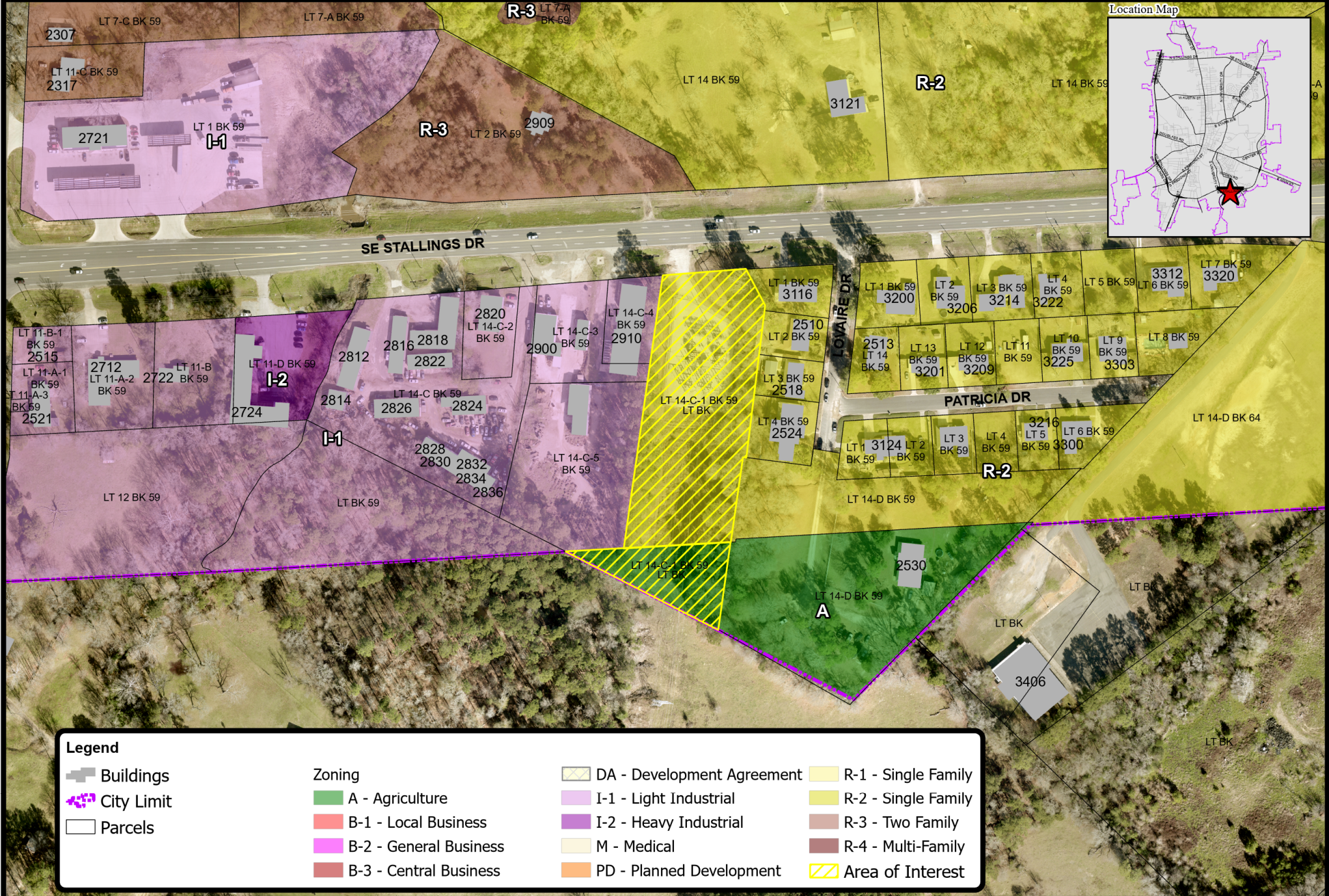


Date Created: 03/24/26 13:53 | ArcGIS Pro 3.2.2

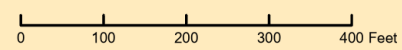
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SUP2026-03 Zoning Map



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



Date Created: 03/24/26 13:54 | 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.

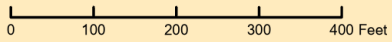


SUP2026-03 Future Land Use Map



Legend

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

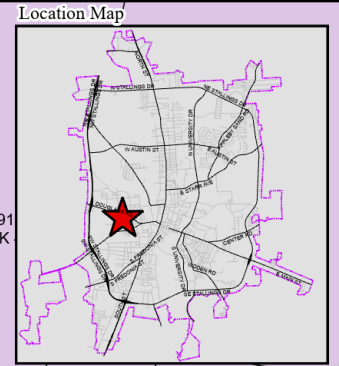
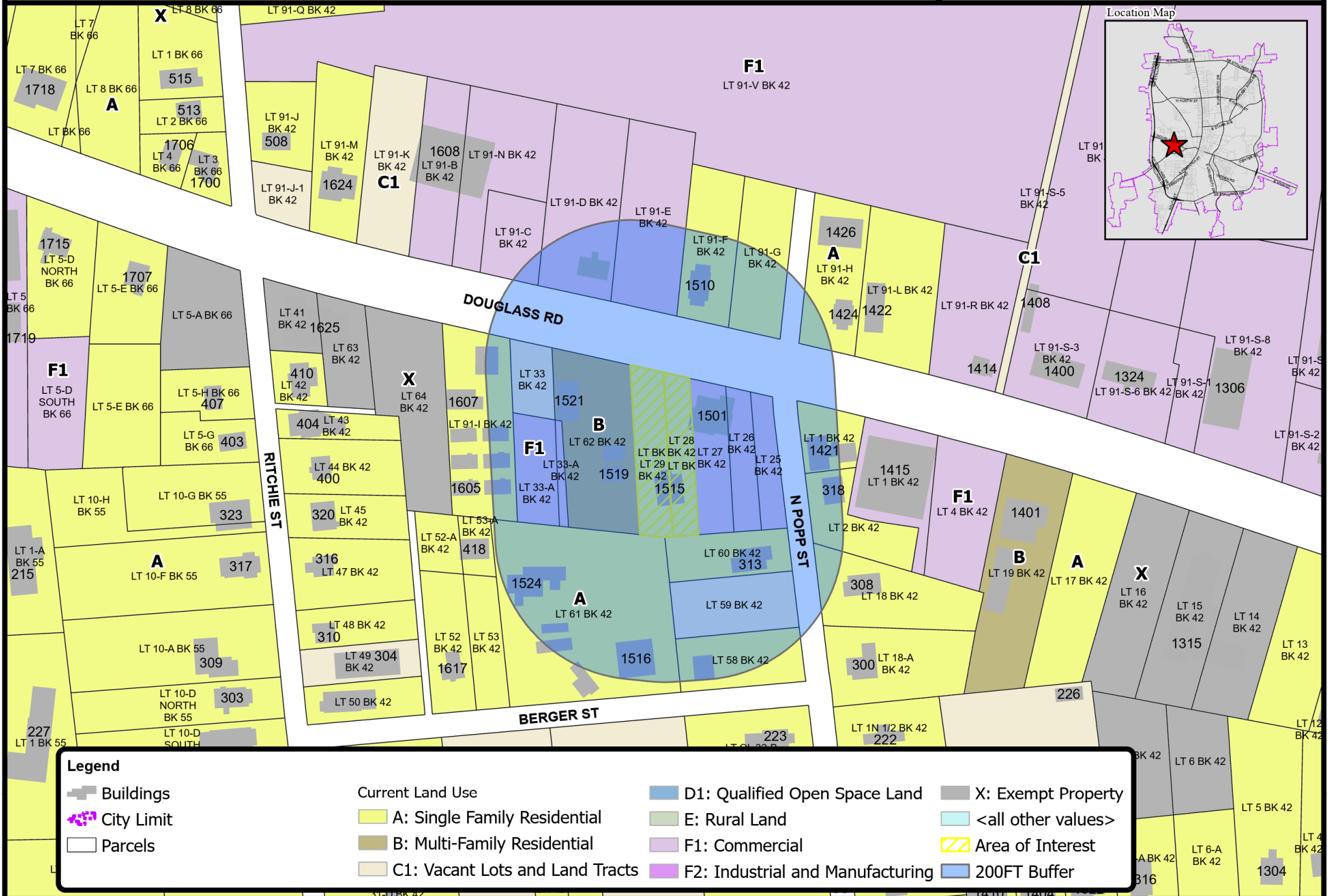


Date Created: 03/24/26 13:54 | ArcGIS Pro 3.2.2

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.



ZON2026-01 Notification Map

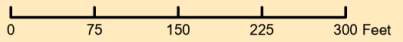


Legend

- 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

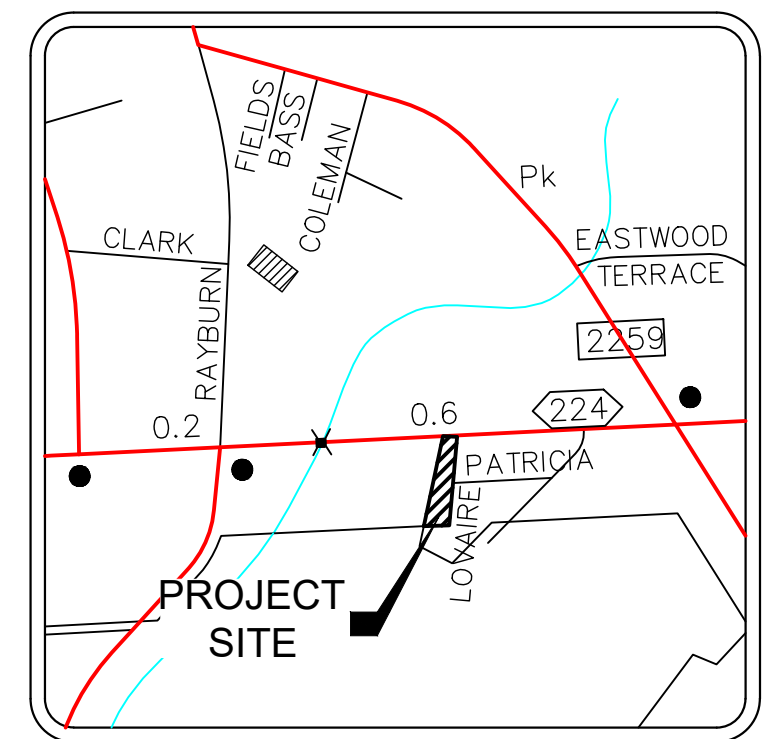


Date Created: 03/23/26 14:26 | ArcGIS Pro 3.2.2

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.



CAUTION!!!
 EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA. (1-800-DIG-TESS)



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

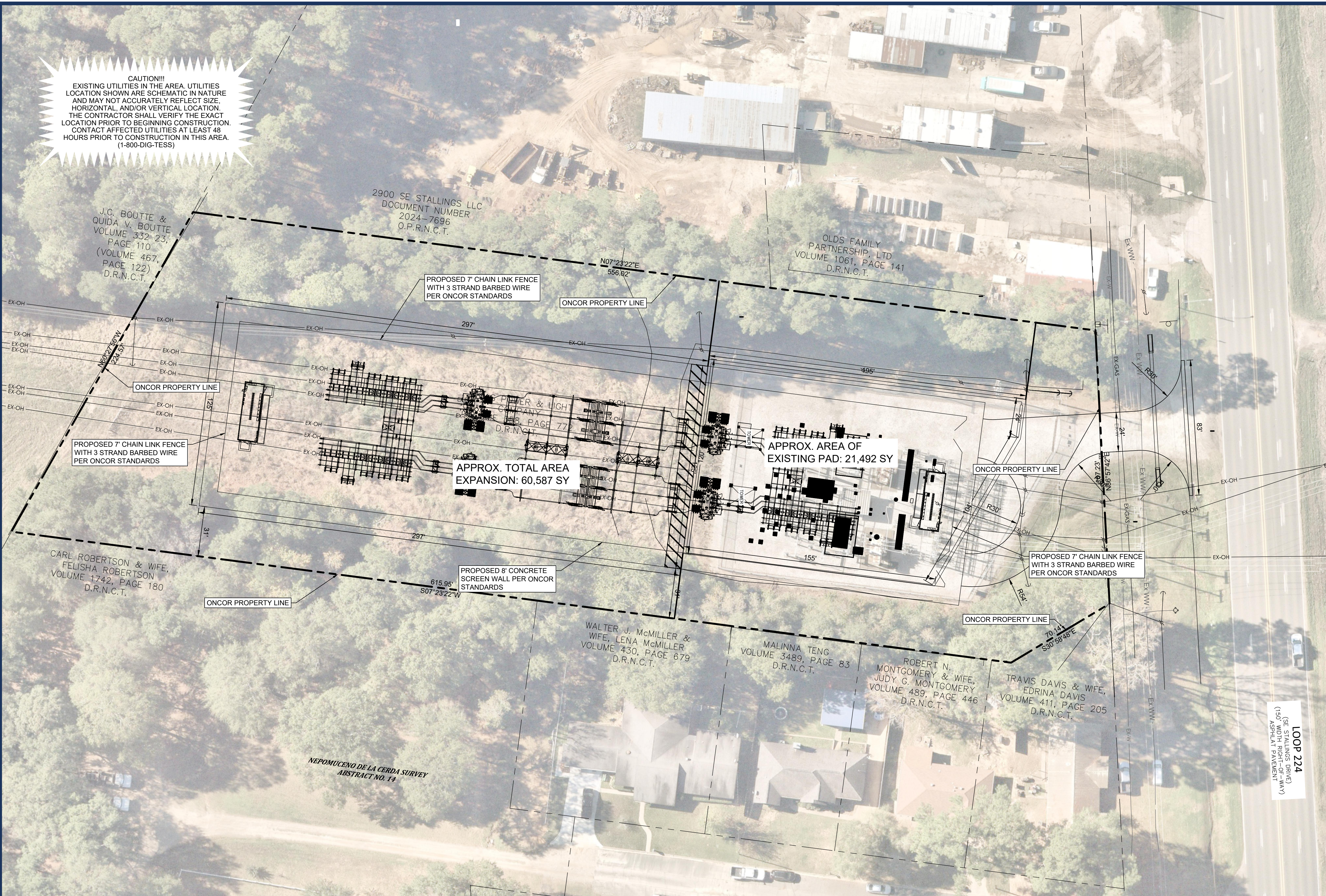
OWNER/APPLICANT ONCOR ELECTRIC DELIVERY COMPANY, L.L.C. 777 MAIN STREET, SUITE 707 FORT WORTH, TX 76102 CONTACT: ASHTON MILLER 817-2152380	ENGINEER/SURVEYOR HALFF 3803 PARKWOOD, SUITE 800 FRISCO, TX 75034 CONTACT: TRAVIS YANKER 214-937-3937 TYANKER@HALFF.COM
--	--

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
 TPELS ENGINEERING FIRM #F-312



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 JUNGHE
 TEL: (817) 335-1121
 EMAIL: KJUNGHE@DUNAWAY.COM

LOOP 224
 (SEE STALLINGS L.L.C. MAP)
 (150' ASPHALT PAVEMENT)

FILE NAME: A:\63000s\63915\0041\DCADD\Streets\Exhibits\SUP Exhibit.dwg DATE: April 7, 2026, TIME: 10:27 AM, USER: ah3094

NACOGDOCHES SOUTH SUBSTATION SPECIAL USE PERMIT EXHIBIT



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 ± 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. (City Planner)

SUMMARY/BACKGROUND: 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 ±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.

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.

The Planning and Zoning Commission approved this item by unanimous vote (3-0) on April 13, 2026, with Commissioners Phou and Perry absent.

FINANCIAL:

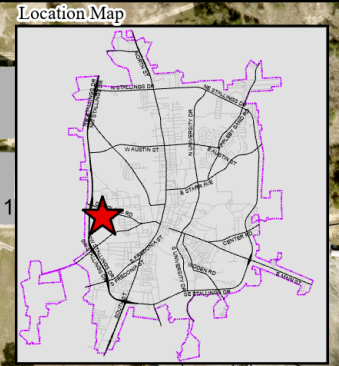
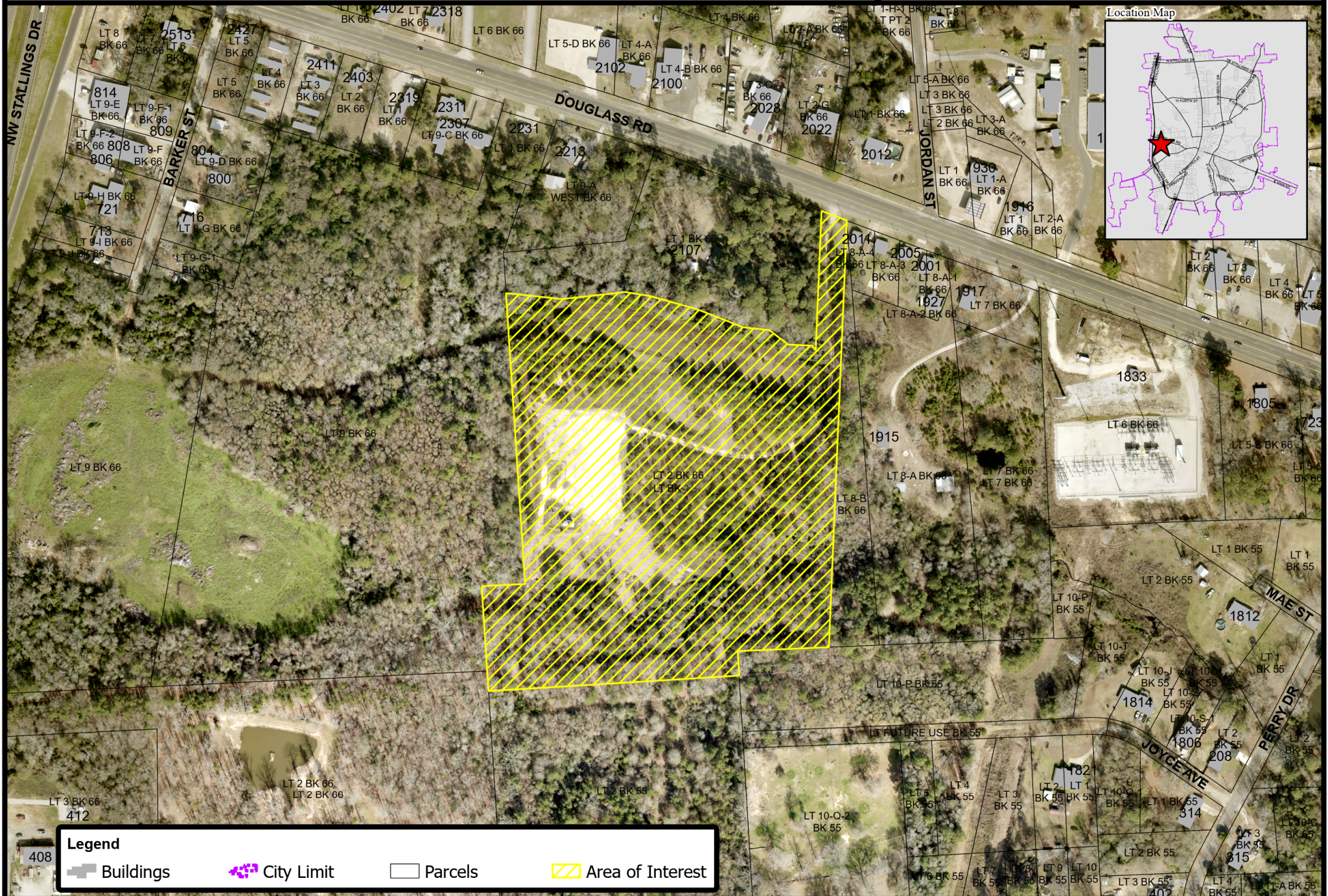
No financial impact associated with this item

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

CITY CONTACT: Juan Pollette, City Planner

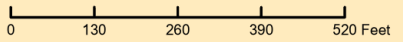
- ATTACHMENTS:**
- 1. Aerial Map
 - 2. Zoning Map
 - 3. Future Land Use Map
 - 4. Notification Map 200ft
 - 5. Site Plan
 - 6. Site Photos

SUP2026-04 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest

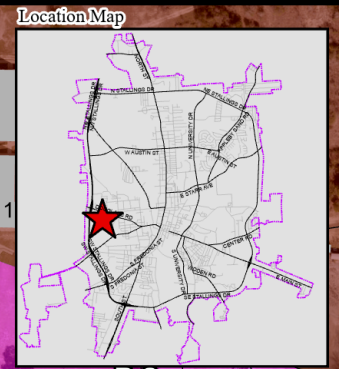
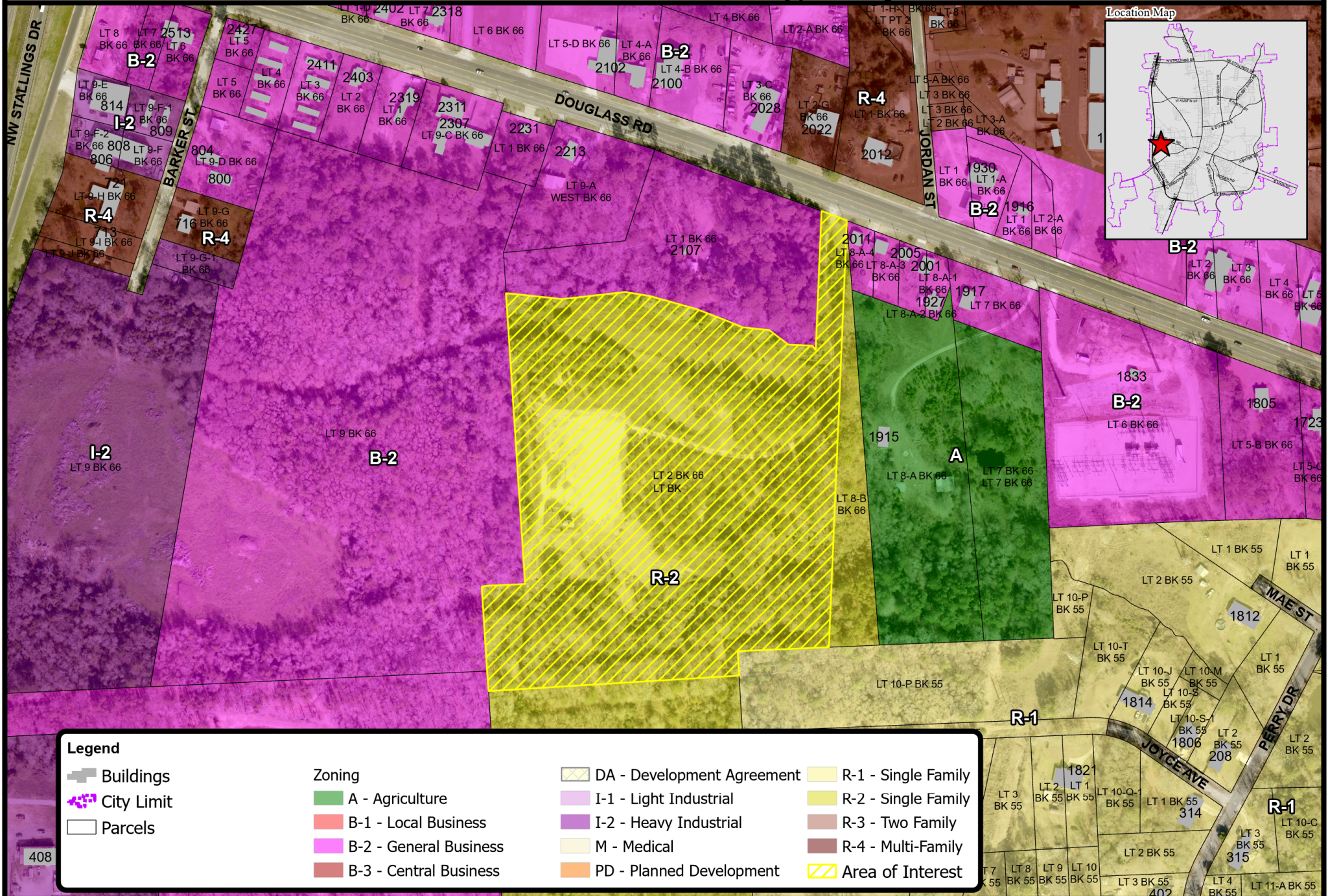


Date Created: 03/24/26 14:15 | ArcGIS Pro 3.2.2

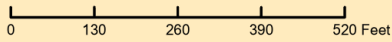
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SUP2026-04 Zoning Map



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

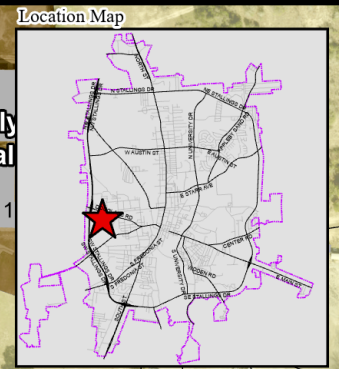
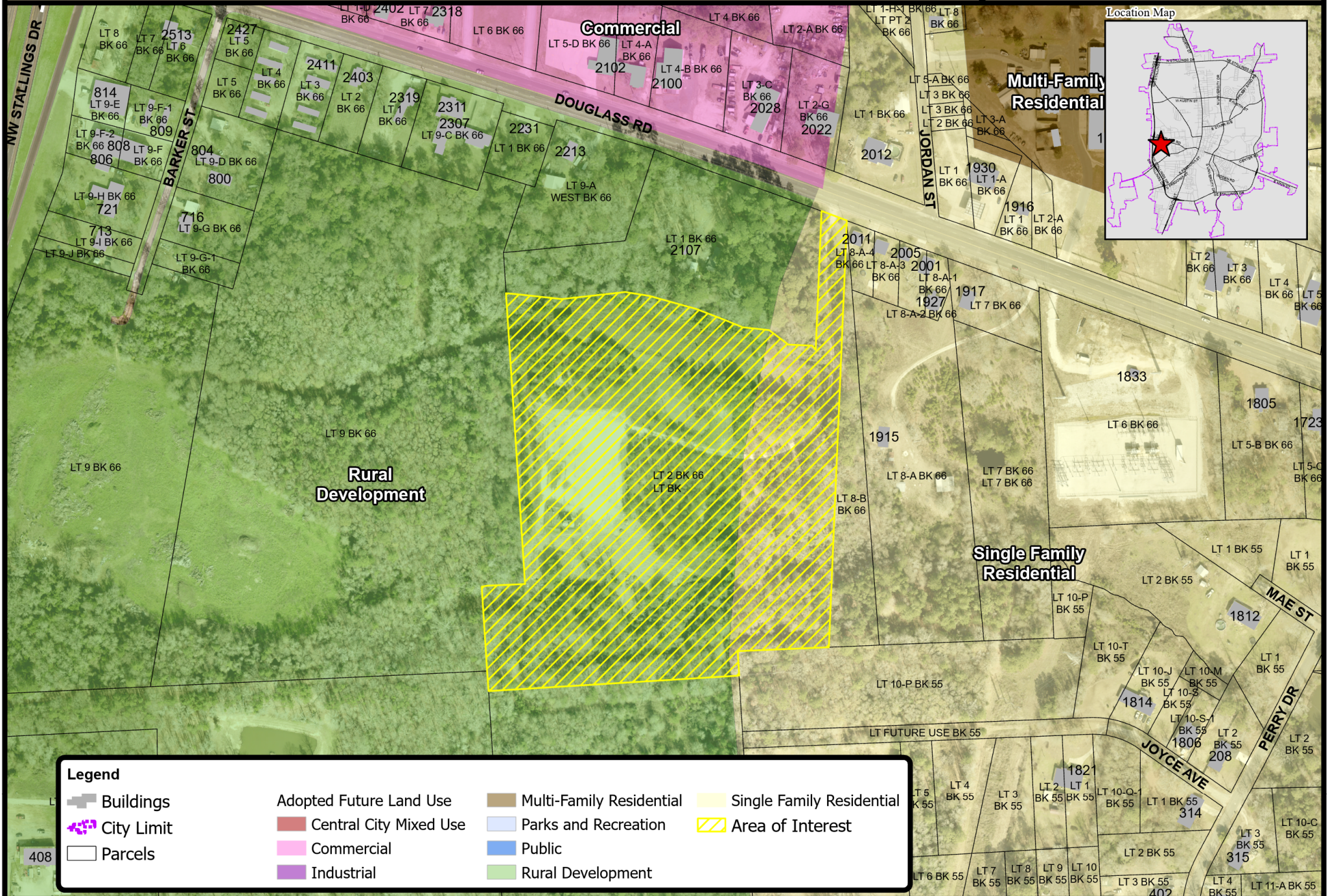


Date Created: 03/24/26 14:15 | ArcGIS Pro 3.2.2

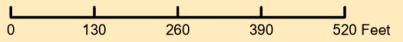
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SUP2026-04 Future Land Use Map



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

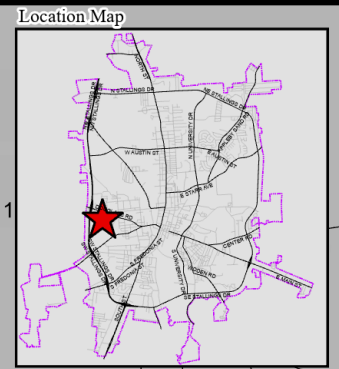
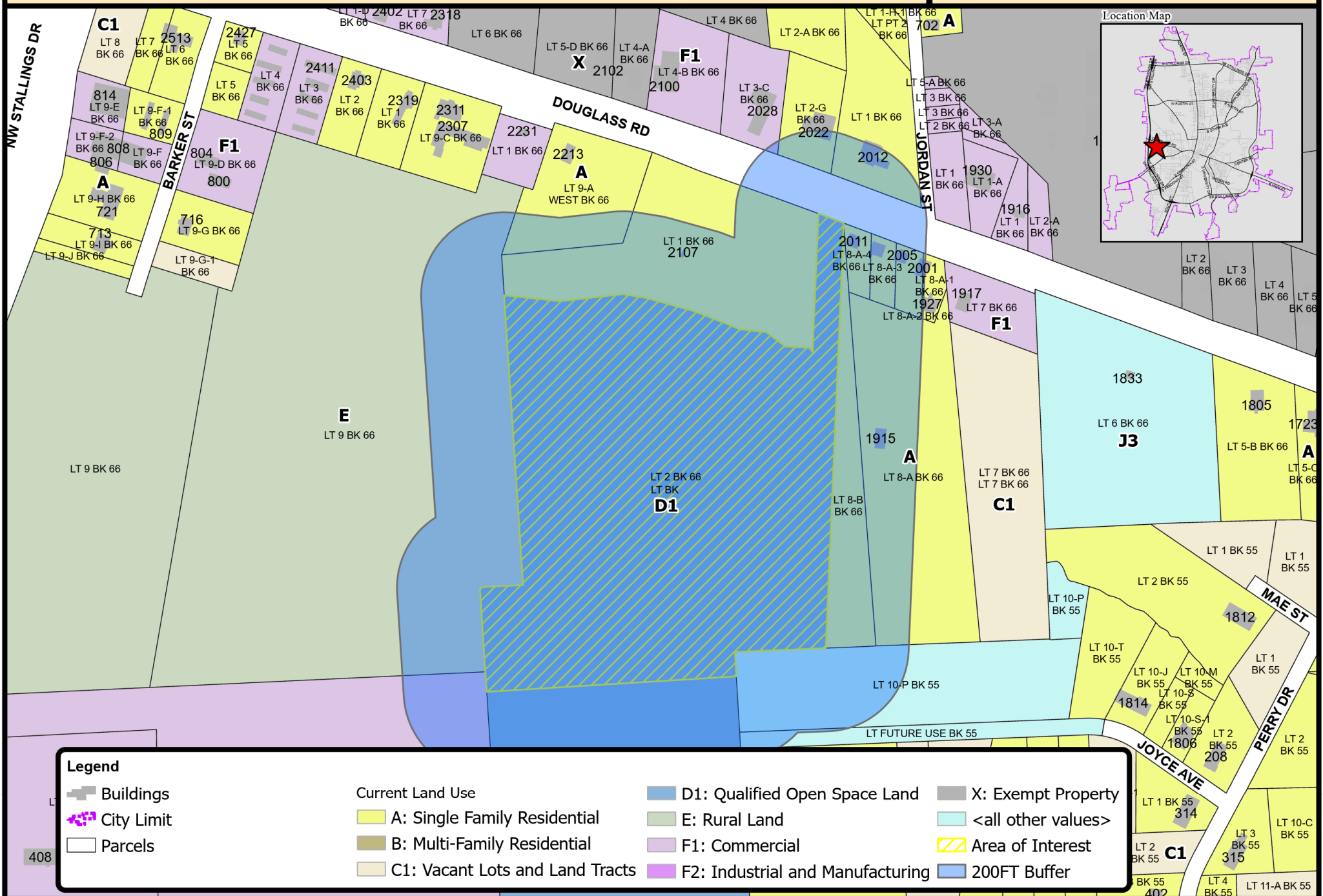


Date Created: 03/24/26 14:15 | ArcGIS Pro 3.2.2

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.

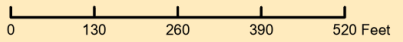


SUP2026-04 Notification Map



Legend

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



Date Created: 03/24/26 14:42 | 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.



PROJECT INFORMATION

APPLICANT NAME: ONCOR ELECTRIC DELIVERY COMPANY LLC
 ADDRESS: 1616 WOODALL RODGERS FWY
 CITY, STATE, ZIP: DALLAS, TX 75202
 CONTACT: PHONE:

TOWER OWNER NAME: ONCOR ELECTRIC DELIVERY COMPANY LLC
 ADDRESS: 1616 WOODALL RODGERS FWY
 CITY, STATE, ZIP: DALLAS, TX 75202
 CONTACT: PHONE:

PROPERTY OWNER NAME: ONCOR ELECTRIC DELIVERY COMPANY LLC
 ADDRESS: 1616 WOODALL RODGERS FWY
 CITY, STATE, ZIP: DALLAS, TX 75202
 CONTACT: PHONE:

LATITUDE: 31° 36' 31.40" / 31.60871° (NAD83)

LONGITUDE: -94° 40' 48.60" -94.68017° (NAD83)

GROUND ELEVATION: UNKNOWN AMSL (NAVD88)

JURISDICTION:

TELEPHONE CO.: N/A

POWER CO.: N/A



1616 WOODALL RODGERS FWY
 DALLAS, TX 75202

**SITE NAME
 ONCOR NACOGDOCHES**

**SITE ADDRESS
 2021 DOUGLASS ROAD
 NACOGDOCHES, TX 75961
 (NACOGDOCHES COUNTY)**

APPROVALS

CONSTRUCTION MANAGER: ENGINEER:

CONSTRUCTION MANAGER: CONTRACTOR:

PROPERTY OWNER: CONTRACTOR:

SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION
T01	TITLE PAGE	0
N01	GENERAL NOTES	0
SV-1	SURVEY	0
C01	OVERALL SITE PLAN	0
C02	DETAIL SITE PLAN	0
C03	TOWER ELEVATION / ANTENNA SCHEDULE	0
C04	DETAILS	0
C05	DETAILS	0
C06	DETAILS	0
C07	DETAILS	0
S01	FOUNDATION PLANS & DETAILS	0
E01.0	ELECTRICAL SITE PLAN	0
E01.1	ELECTRICAL DETAIL SITE PLAN	0
E02	ELECTRICAL RISER DIAGRAM	0
E03	ELECTRICAL GROUNDING PLAN	0
E04	ELECTRICAL DETAILS	0
E05	ELECTRICAL DETAILS	0
E06	ELECTRICAL SPECIFICATIONS	0



Celeris Group Consulting Engineers
 605 E. Border Street
 Arlington, TX 76010
 Phone: 817-446-1700
 Fax: 817-460-0677
 www.celerisgroup.com

Engineer:
 Celeris Group Consulting Engineers
 605 E. Border Street
 Arlington, TX 76010
 Phone: 817-446-1700
 Fax: 817-460-0677
 Registration No: F-13992

Electrical Engineer:
 Torres Engineering Services, Inc.
 8237 Delafield Dr.
 Ft. Worth, TX 76131
 Phone: 682-556-0848
 Registration No: F-10147

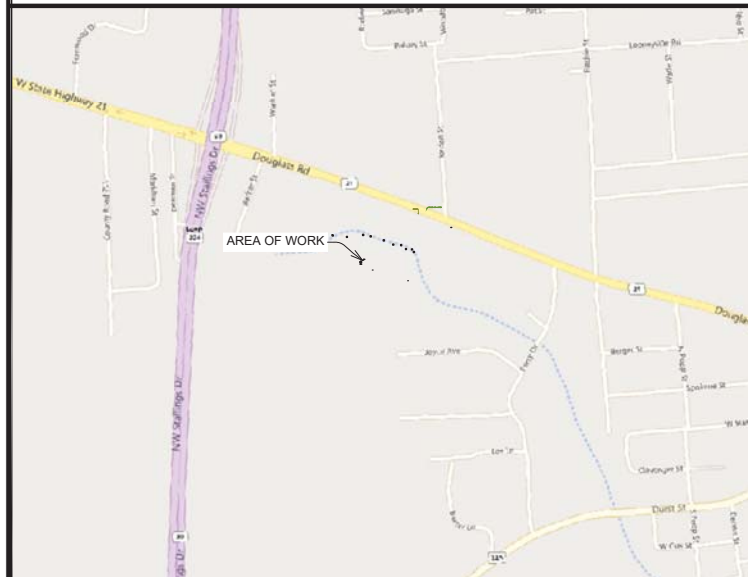


No.	Description	Date
A	ISSUED FOR REVIEW	12/15/2025
B	ISSUED FOR REVIEW	01/08/2026
C	ISSUED FOR REVIEW	01/09/2026
D	ISSUED FOR REVIEW	02/03/2026
0	ISSUED FOR CONSTRUCTION	02/03/2026

DRIVING DIRECTIONS



VICINITY MAP



SITE PHOTO



DESIGN TEAM

DESIGN ENGINEER NAME: CELERIS GROUP CONSULTING ENGINEERS
 ADDRESS: 605 E. BORDER STREET
 CITY, STATE, ZIP: ARLINGTON, TX 76010
 CONTACT: MARK STAPLETON
 PHONE: 817-446-1700

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

- 2021 INTERNATIONAL BUILDING CODE
- 2020 NATIONAL ELECTRIC CODE
- ADOPTED CITY/COUNTY ORDINANCES
- TIA/EIA-222



IF YOU DIG IN ANY STATE DIAL 811 FOR THE LOCAL "ONE CALL CENTER" IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



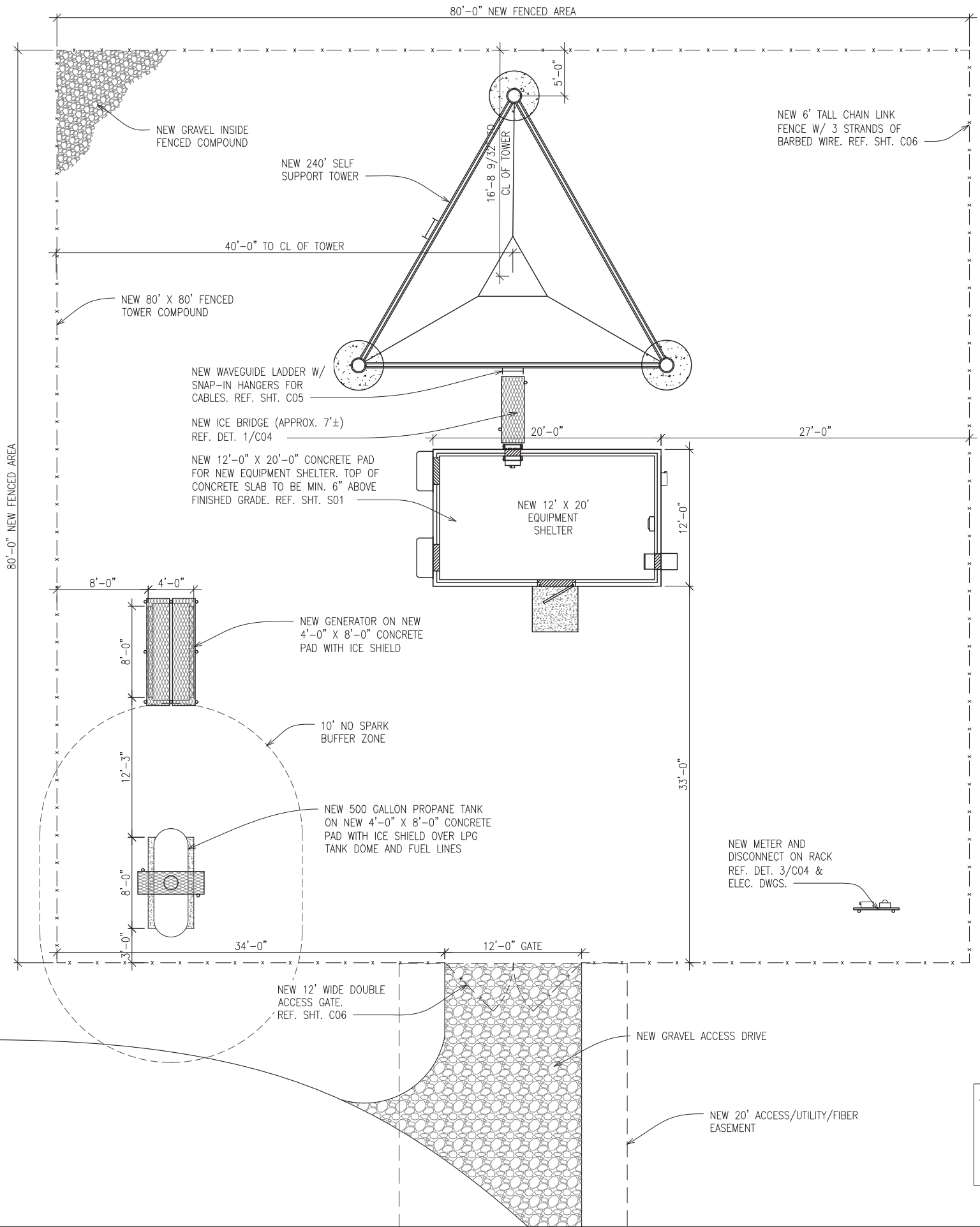
**SITE NAME
 ONCOR
 NACOGDOCHES**

TITLE PAGE

Project number	25-17XXX
Date	02/03/2026
Drawn by	KDR
Checked by	ZG

T01

Scale



1 **DETAIL SITE PLAN**
 SCALE: (34" X 22") 3/16"=1'-0"
 SCALE: (17" X 11") 3/32"=1'-0"
 GRAPHIC SCALE

NOTES:
 1. NEW KNOX BOX TO BE LOCATED ON ENTRANCE GATE AND COMPOUND FENCE GATE AS REQUIRED BY AHJ.
 2. THE ADDRESS OF THE SITE SHALL BE POSTED AT THE ENTRANCE TO THE SITE AT WEST SECOND STREET AND AT THE COMPOUND.
 3. A SIGN SHALL BE POSTED AT THE COMPOUND OF THE COMPANY'S NAME, AND EMERGENCY CONTACT NUMBER.



Celeris Group Consulting Engineers
 605 E. Border Street
 Arlington, TX 76010
 Phone: 817-446-1700
 Fax: 817-460-0677
 www.celerisgroup.com

Engineer:
 Celeris Group Consulting Engineers
 605 E. Border Street
 Arlington, TX 76010
 Phone: 817-446-1700
 Fax: 817-460-0677
 Registration No: F-13992

Electrical Engineer:
 Torres Engineering Services, Inc.
 8237 Delafield Dr.
 Ft. Worth, TX 76131
 Phone: 682-556-0848
 Registration No: F-10147



No.	Description	Date
A	ISSUED FOR REVIEW	12/15/2025
B	ISSUED FOR REVIEW	01/08/2026
C	ISSUED FOR REVIEW	01/09/2026
D	ISSUED FOR REVIEW	02/03/2026
0	ISSUED FOR CONSTRUCTION	02/03/2026

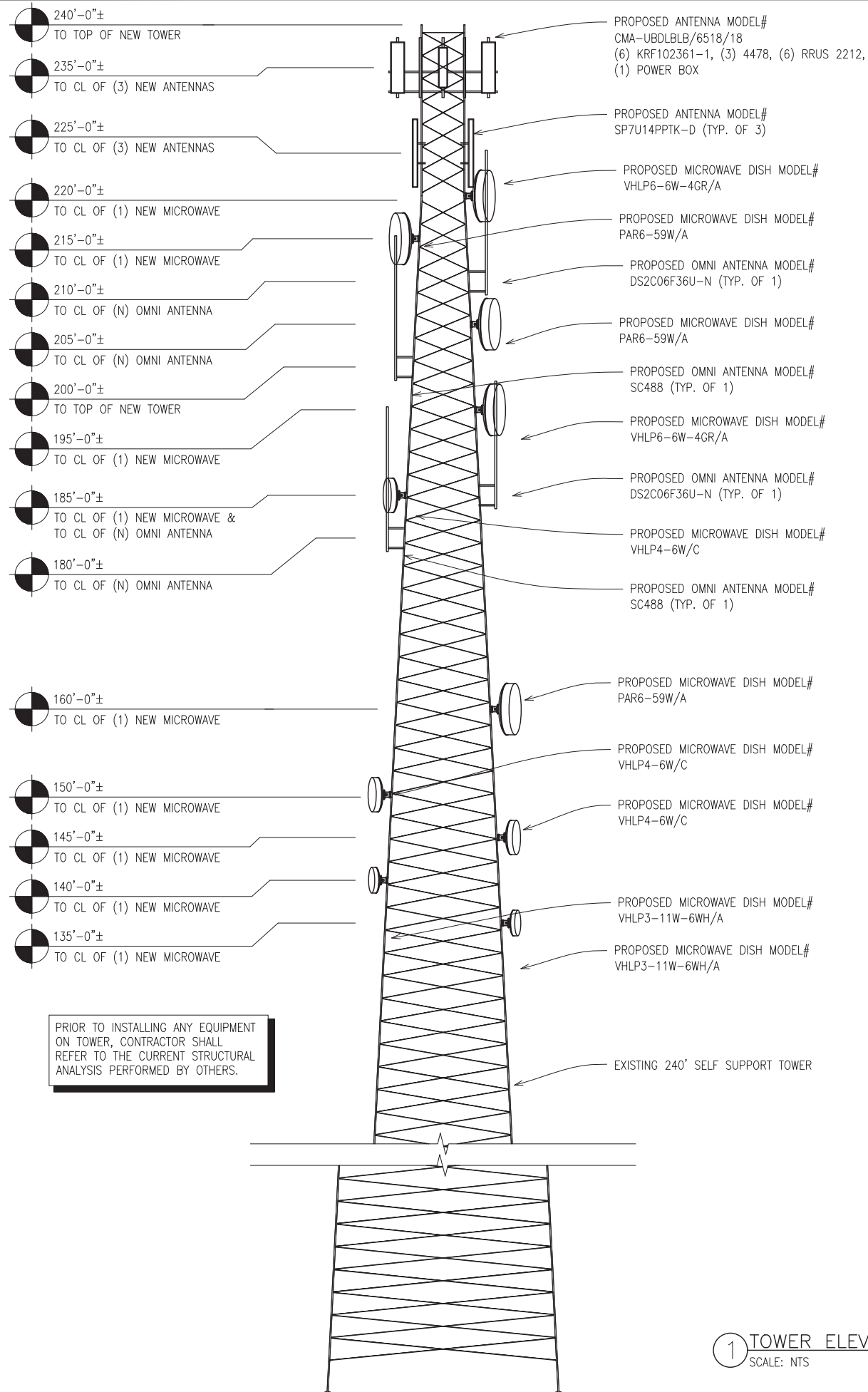


SITE NAME
ONCOR
NACOGDOCHES

DETAIL SITE PLAN

Project number: 25-17XXX
 Date: 02/03/2026
 Drawn by: KDR
 Checked by: ZG

C02



1 TOWER ELEVATION
SCALE: NTS

	ANTENNA MODEL NUMBER (QTY)	RADOME		ELEVATION C.O.R.	TX. LINE SIZE & TYPE	FREQUENCY	AZIMUTH TO NORTH	ANTENNA MOUNT (DESIGN)	MOUNT PROVIDED	
		YES	NO						YES	NO
1	(3) CMA-UBDLBLB/6518/18		X	235'	(1) 1 1/4"	N/A	Unknown	Three (3) 3' Sidearms		X
2	(6) KRF102361-1	X		235'	(1) FB-L98B-235-xxx	N/A	Unknown	Same as above		X
3	(3) 4478	X		235'	N/A	N/A	Unknown	Same as above		X
4	(6) RRUS 2212	X		235'	N/A	N/A	Unknown	Same as above		X
5	(1) Power Box	X		235'	(1) PWRT-606-S	N/A	Unknown	Same as above		X
6	(3) SP7U14PPTK-D	X		225'	(3) 7/8"	N/A	Unknown	Three (3) 3' Sidearms		X
7	(1) VHLP6-6W-4GR/A	X		220'	(1) EW63	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
8	(1) PAR6-59W/A	X		215'	(1) EW63	11 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
9	(1) DS2C06F36U-N	X		210'	(1) 1/2"	N/A	Unknown	One (1) 3' Sidearm		X
10	(1) PAR6-59W/A	X		205'	(1) EW63	11 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
11	(1) SC488	X		200'	(1) 7/8"	N/A	Unknown	One (1) 3' Sidearm		X
12	(1) VHLP6-6W-4GR/A	X		195'	(1) EW63	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
13	(1) VHLP4-6W/C	X		185'	(1) EW63	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
14	(1) DS2C06F36U-N	X		185'	(1) 1/2"	N/A	Unknown	One (1) 3' Sidearm		X
15	(1) SC488	X		180' @ Base	(1) 7/8"	N/A	Unknown	One (1) Flush Mount 2-3/8" O.D. Pipe		X
16	(1) PAR6-59W/A	X		160'	(1) EW63	11 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
17	(1) VHLP4-6W/C	X		150'	(2) 1/2"	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
18	(1) VHLP4-6W/C	X		145'	(2) 1/2"	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
19	(1) VHLP3-11W-6WH/A	X		140'	(1) 1/2"	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
20	(1) VHLP3-11W-6WH/A	X		135'	(1) 1/2"	6 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X

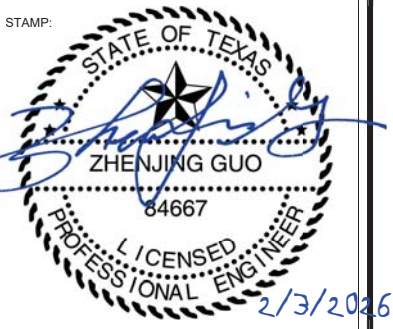
2 ANTENNA SCHEDULE
SCALE: NTS



Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

Electrical Engineer:
Torres Engineering Services, Inc.
8237 Delafield Dr.
Fl. Worth, TX 76131
Phone: 682-556-0848
Registration No: F-10147



No.	Description	Date
A	ISSUED FOR REVIEW	12/15/2025
B	ISSUED FOR REVIEW	01/08/2026
C	ISSUED FOR REVIEW	01/09/2026
D	ISSUED FOR REVIEW	02/03/2026
0	ISSUED FOR CONSTRUCTION	02/03/2026



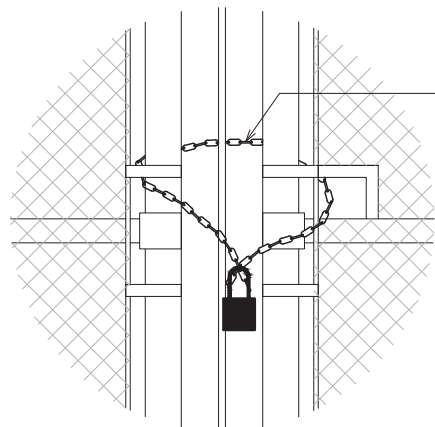
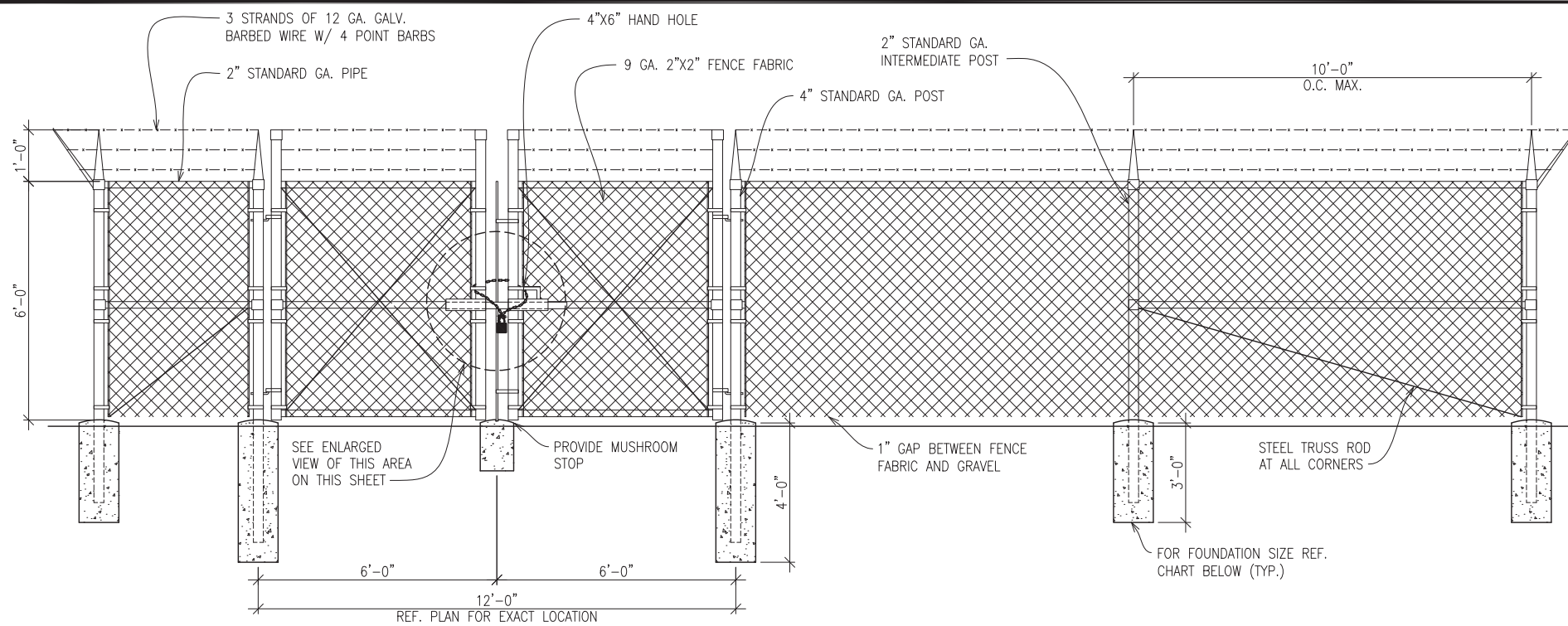
SITE NAME
**ONCOR
NACOGDOCHES**

TOWER ELEVATION /
ANTENNA SCHEDULE

Project number 25-17XXX
Date 02/03/2026
Drawn by KDR
Checked by ZG

C03

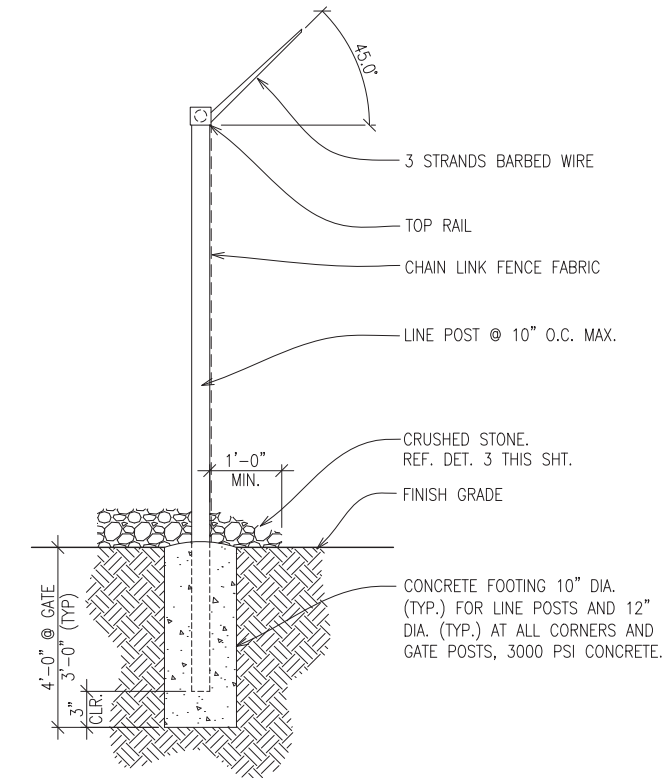
Scale



CONTRACTOR TO SUPPLY AND INSTALL A 5/16" HDG CHAIN (LENGTH AS REQUIRED) WITH A MASTER M975 COMBINATION LOCK WITH A 1" SHANK. SET COMBINATION AS DIRECTED BY CONSTRUCTION MANAGER

CHAIN LINK FENCE TABLE

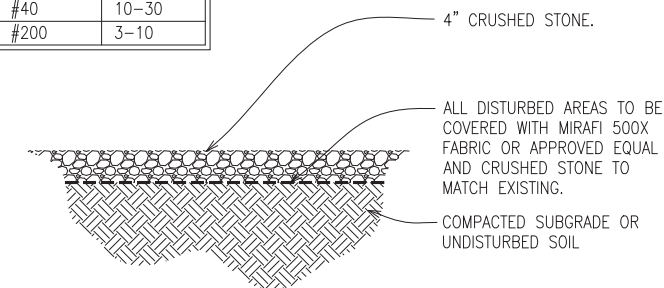
COMPONENT	DIMENSIONS	HARDWARE AND FEATURES
FABRIC	6' HIGH, 9 GA., 2" ZINC COATED MESH	SELVEDGE TOP AND BOTTOM
WIRE	BARBED WIRE WITH 4 BARBS	3 RUNS
EXTENSION ARMS	STAMPED STEEL WITH MALLEABLE IRON BASE	45 DEGREE, ANGLED OUTWARD
ALL POSTS SHALL BE SCHEDULE 40 HOT DIPPED GALVANIZED PIPE		
END AND CORNER POSTS	3" STD. GA. PIPE (SCH 40)	36" (DEPTH) X 12" (DIAMETER) CONCRETE FOOTING
LINE POSTS	2" STD. GA. PIPE (SCH 40)	36" (DEPTH) X 10" (DIAMETER) CONCRETE FOOTING
DRIVEWAY GATE POSTS	4" STD. GA. PIPE (SCH 40)	48" (DEPTH) X 12" (DIAMETER) CONCRETE FOOTING
WALKWAY GATE POSTS	3" STD. GA. PIPE (SCH 40)	36" (DEPTH) X 12" (DIAMETER) CONCRETE FOOTING
TOP RAILS	1 1/2" STD. GA. PIPE (SCH 40)	ATTACHED WITH PROPER FITTING
MID RAILS	1 1/2" STD. GA. PIPE (SCH 40)	ATTACHED WITH PROPER FITTING
BRACE RODS	3/8" STEEL TRUSS	ATTACHED WITH PROPER FITTING
BOTTOM TENSION WIRE	7 GA. 1900 LB. TENSILE STRENGTH	ALL SIDES
TENSION BARS	3/16" X 3/4" FULL HEIGHT OF FABRIC	SPACE TENSION BANDS 15"± O.C.
TENSION WIRE	9 GA. ALUMINUM	12" O.C. FOR LINE POSTS AND GATES 24" O.C. FOR RAILS AND TENSION WIRE
GATE FRAME	2" STD. GA. PIPE (SCH 40)	WELDED ASSEMBLY, COLD GA. AND SILVER PAINT WELDED AREAS
POST CAPS	PER POST DIAMETER	ALL POSTS
POST, RAIL AND GATE FITTINGS	AS REQUIRED	STAMPED STEEL OR MALLEABLE CASTING
GATE HINGES	AS REQUIRED	OFFSET TYPE W/ 180° SWING
DOUBLE GATE LATCH	AS REQUIRED	DUCKBILL LATCH ON ACTIVE LEAF, DROP BOLTS ON BOTH LEAFS
GATE STOPS (CLOSED POSITION)	AS REQUIRED	MUSHROOM STOP SET IN CONCRETE
GATE STOPS (OPEN POSITION)	AS REQUIRED	AS REQUIRED



② FENCE POST DETAIL
SCALE: NTS

SIEVE SIZE	% PASSING
1 1/2"	100
1"	60-100
3/4"	50-90
3/8"	-
#4	25-55
#10	-
#40	10-30
#200	3-10

NOTE: MINIMUM STONE THICKNESS SHALL BE 4" OF CLASS 7 OR OTHER APPROVED MATERIAL. (SEE GRADATION SCHEDULE THIS SHEET)



③ GEOTEXTILE FABRIC DETAIL
SCALE: NTS



Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

Electrical Engineer:
Torres Engineering Services, Inc.
8237 Delafield Dr.
Fl. Worth, TX 76131
Phone: 682-556-0848
Registration No: F-10147

STAMP:



No.	Description	Date
A	ISSUED FOR REVIEW	12/15/2025
B	ISSUED FOR REVIEW	01/08/2026
C	ISSUED FOR REVIEW	01/09/2026
D	ISSUED FOR REVIEW	02/03/2026
0	ISSUED FOR CONSTRUCTION	02/03/2026



SITE NAME
**ONCOR
NACOGDOCHES**

DETAILS

Project number 25-17XXX
Date 02/03/2026
Drawn by KDR
Checked by ZG

C06

Scale

① CHAIN LINK FENCE DETAILS
SCALE: NTS

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 approval of an Ordinance of the City of Nacogdoches, Texas, amending Chapter 118 "Zoning"; Article II "Administration", Division 2 "Planning and Zoning Commission", Section 118-66 "Organization", of the Code of Ordinances of the City of Nacogdoches, Texas; providing a severability clause; providing a continuation clause; providing a repeal clause; and providing an effective date. (Executive Director of Development and Infrastructure)

SUMMARY/BACKGROUND: 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, 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.

Due to Texas legislative constraints imposed upon the platting and zoning process (i.e. 30-day "shot clock"), and in consideration of possible future constraints, 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. The Zoning Ordinance Subcommittee reviewed this item on March 31, 2026, and the Planning and Zoning Commission approved this item by unanimous vote (4-0) on April 13, 2026.

FINANCIAL:

No financial impact associated with this item.

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

Not Applicable

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

ATTACHMENTS: 1. Redlines
2. Ordinance

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)

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.

ORDINANCE NO. 2079-04-26

AN ORDINANCE OF THE CITY OF NACOGDOCHES, TEXAS, AMENDING CHAPTER 118 “ZONING”; ARTICLE II “ADMINISTRATION”, DIVISION 2 “PLANNING AND ZONING COMMISSION”, SECTION 118-66 “ORGANIZATION”, OF THE CODE OF ORDINANCES OF THE CITY OF NACOGDOCHES, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONTINUATION CLAUSE; PROVIDING A REPEAL CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

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

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

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

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

SECTION I

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

SECTION II

CHAPTER 118 – “ZONING”, ARTICLE II. – “ADMINISTRATION”, DIVISION 2 “PLANNING AND ZONING COMMISSION”, SECTION 118-66. – “ORGANIZATION” of the Code of Ordinances of the City of Nacogdoches, Texas, is hereby amended, as set hereafter to read as follows:

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.

SECTION III

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

SECTION IV

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

SECTION V

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

SECTION VI

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

SECTION VII

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

SECTION VIII

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

PASSED AND APPROVED, this the _____ day of April, 2026, by a vote of _____ (ayes) to _____ (nays) of the City Council of the City of Nacogdoches.

CITY OF NACOGDOCHES

Randy Johnson, Mayor

ATTEST:

APPROVED AS TO FORM:

Karen Hadnot, City Secretary

Jerry Baker, City Attorney

APPROVED AS TO CONTENT:

Michael Neu, Executive Director of Development and Infrastructure

PRESENTER: Case Opperman, Director of Public Works

ITEM/SUBJECT: Consider selection of the submission by Hydrex Environmental Consulting LLC in response to solicitation RFQ 26-10-118 for Environmental Services for Lanana and Banita Sewer Replacement Projects. (Director of Public Works/City Engineer)

SUMMARY/BACKGROUND: The City recently sent out a Request for Qualifications (RFQ 26-10-118) for environmental services for the Lanana and Banita Sewer Replacement projects. This will likely be a year or greater effort in environmental reviews, documentation, clearances and/or permitting required including archaeological, cultural and endangered species studies and surveys along the corridors of Lanana and Banita Creeks generally from the Wastewater Treatment Plant on Rayburn Drive northward to NE Stallings Drive (Loop 224). Eight (8) submissions were received for these services. City staff evaluated the submissions based on criteria such as firm experience in similar projects, competence and qualification of project team leaders, workload capacity and proposed project approach. An accumulation of independent scoring by staff found Hydrex Environmental Consulting, LLC to be the firm most qualified to perform these services.

Staff recommends selection of Hydrex Environmental Consulting for this environmental services contract. Once selected, a contract would be negotiated and brought to City Council for approval.

FINANCIAL:

No financial impact associated with this item

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

Infrastructure

CITY CONTACT: Case Opperman – Director of Public Works/City Engineer
oppermanc@nactx.us
(936) 559-2515

ATTACHMENTS: 1. Scoring
2. PowerPoint

City of Nacogdoches Lanana and Banita Sewer Environmental RFQ Evaluation

		ESE Partners	Halif Associates	Hydrex Environmental	IES	LJA	Terracon Consultants	VRX	Wild Associates
125	Firm or Team Introduction Summary of administration, organization and staffing of firm Organizational Chart Prior Experience working in Nacogdoches and for the City Team members within 100 miles of Nacogdoches	108	94	122	88	96	91	85	83
100	Competence and Qualifications of Project Team Leaders Team leaders' experience as project manager on similar projects Project management experience, technical competency, qualifications and compliance with legal requirements	96	83	94	81	90	87	84	74
125	Experience of Prime Firm and Sub-Consultants on Similar Projects List five projects of similar nature within past 10 years Description of projects, team leader, description of Firm's role, cost of projects, year of the work and agency contact information	119	95	114	96	110	95	89	84
50	Workload Capacity and History of Performing Work Within Schedule Capabilities and resources available	43	33	43	34	39	30	31	27
100	Proposed Approach for the Project Work Plan for accomplishing the Scope of Work on proposed 12-month schedule	96	86	92	96	87	83	86	82
500	TOTAL POINTS	462	391	465	395	422	386	375	350

Lanana and Banita Creek Sewer Environmental Services

Case Opperman, PE
Director of Public Works & City Engineer

...

April 21, 2026

Lanana and Banita Creek Sewer Replacement Projects

Sewer Line Replacement

Banita Creek (*CIP Project WW-25-202*)

Lanana Creek (*CIP Project WW-25-203*)

Total Estimated Project Cost

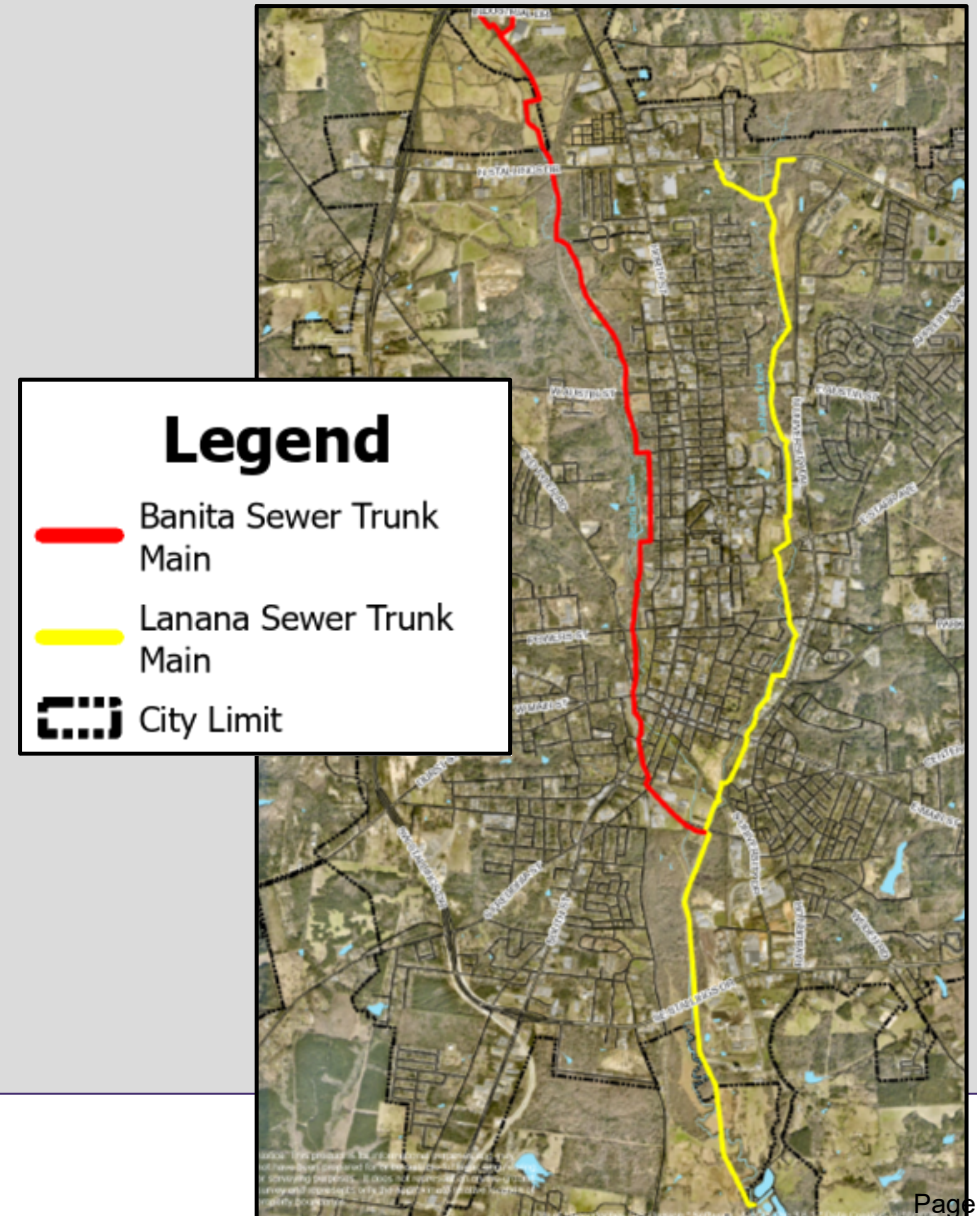
\$34 million

Current Need

Environmental Services

Environmental Timeline

12+ months





City Council Meeting

Date: April 21, 2026

Agenda Item: 6.F.

PRESENTER: Rick Beverlin, City Manager

ITEM/SUBJECT: Hold a discussion regarding the FY 2026-27 budget, including the calendar establishing deadlines for meetings, workshops, and hearings to approve the upcoming budget; FY 2026-27 budget priorities; and assessment of FY 2025-26 budget. (City Manager)

SUMMARY/BACKGROUND: This item was requested by Councilwoman Belanger.

FINANCIAL:

No financial impact associated with this item

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

Not Applicable

CITY CONTACT: Richard Beverlin, III, City Manager
936-559-2506
beverlinr@nactx.us

ATTACHMENTS:



City Council Meeting

Date: April 21, 2026

Agenda Item: 6.G.

PRESENTER: Rick Beverlin, City Manager

ITEM/SUBJECT: Hold a discussion regarding legislative priorities for the upcoming 90th Legislative Session. (City Manager)

SUMMARY/BACKGROUND: This item was requested by Councilwoman Belanger.

FINANCIAL:

No financial impact associated with this item

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

Not Applicable

CITY CONTACT: Richard Beverlin, III, City Manager
936-559-2506
beverlinr@nactx.us

ATTACHMENTS: