



February 14, 2022

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date via videoconference beginning at 4:00 p.m. for the purpose of considering the following agenda items.

The City of Nacogdoches Planning & Zoning meeting will be deemed as being conducted via teleconference or videoconference. However, some board members may attend virtually, while others may be present in the above stated physical location. Regardless, the meeting will be streamed live at www.nactx.us. There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments by telephone on a listed agenda item must contact the Planning and Zoning office by email at lewisr@nactx.us or by calling 936-559-2574 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments via telephone must be received by 12:00 p.m. on February 14, 2022. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

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

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. **WORK SESSION:**
 - A. Presentation, discussion, and possible action regarding educational series related to Comprehensive Planning & Community Visioning.
 - B. Policy discussion regarding application deadline, board meetings, and neighborhood meetings.
4. Open Forum: In addition to public comment on agenda items, the Commission offers an open forum whereby citizens may comment on governance issues over which the City of Nacogdoches has domain. In accordance with the Texas Open Meetings Act, members of the Commission shall not discuss, deliberate, or make any decisions on topics not posted as an agenda item. Speakers should address all remarks to the Commission and limit your remarks to no more than 3 minutes.
5. **CONSENT AGENDA:**

All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
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the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

- A. Approval of Minutes: Consider approval of minutes from the January 10th Planning & Zoning Commission meeting.
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. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. **Public Hearing:** Consider a request for approval of a Zone Change from R-3, Two Family to B-2, General Business for a portion of Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings Drive. This request has been submitted by Genuine LTD, LTD. Case File ZON2022-01.
 - C. **Public Hearing:** Consider a request for approval of a Specific Use Permit for Recreational Vehicle Sales for Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings Drive. This request has been submitted by Genuine LTD, LTD. Case File SUP2022-01.
 - D. **Public Hearing:** Consider a request for approval of a Site Plan for a PD, Planned Development District for Lot 12-A, City Block 40, generally located at 817 N. Mound Street. This request has been submitted by Hettie Legg & Associates, LLC. Case File PD2022-01.
7. City Council decisions on Planning & Zoning cases: No cases heard in December.
- A. On January 18, 2022, City Council took the following action on the items listed below.
 - Denied with prejudice: Zone Change from R-2, Single Family to R-4, Multi-Family for Lot 36-A, City Block 48, located on the north side of Harris Street, approximately 200 feet west of Burk Street.
 - Denied with prejudice: Zone Change from R-2, Single Family to R-3, Two-Family for Lots 2, 3, 3-A, and 4, Block 2, of the Driver-Simpson Addition, located at 735 Harris Street, and 811, 817 Ford Street.
 - Approved: Zone Change from B-2, General Business to R-2, Single Family for Lots 17, 18 of the Brook Hollow Addition Section 1, located on the west side of Brookhollow Drive, approximately 140 feet north of Ridgewood Drive.



8. Discussion and possible action on future agenda items: A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. ADJOURN.

Rhonda Lewis, Office Assistant II

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on February 9, 2022, at 3 p.m. and remained posted until the meeting convened.

Rhonda Lewis, Office Assistant II



Planning and Zoning Commission

Date: February 14, 2022

Agenda Item: 3.A.

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Presentation, discussion, and possible action regarding educational series related to Comprehensive Planning & Community Visioning.

OVERVIEW:

During the September, 2021 Planning & Zoning (P&Z) Commission meeting, staff presented a list of planning topics for consideration to be included in future work sessions. The objective of these work sessions is to create awareness and increase the community's knowledge of important planning principles and processes and help develop a common language to talk about challenges and opportunities.

Benefits of Education Program

- Gets the average person involved
- Brings lots of people together to hear the same ideas at the same time
- Helps citizens see the 'why' behind proposed improvement initiatives
- Benefits government leaders
- Collect best practices and learn from others
- Sparks creative solutions
- Provides common language to discuss issues and opportunities
- Builds critical mass (which helps you execute)
- Educated citizens hold government officials accountable

This work session is the first installment of the educational series and will cover the topic of Comprehensive Planning & Community Visioning.

STAFF REVIEW:

N/A

STAFF REDOMMENDATION:

N/A

CITY CONTACT: Alaina Helton, AICP, Director of Planning & Neighborhood Services
heltona@nactx.us
(936) 559-2572

ATTACHMENTS:



Planning and Zoning Commission

Date: February 14, 2022

Agenda Item: 3.B.

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Policy discussion regarding application deadline, board meetings, and neighborhood meetings.

OVERVIEW:

The item will include a discussion regarding departmental policies for certain zoning applications including:

- Neighborhood meetings;
- Pre-development meetings;
- Extended timelines from certain zoning applications; and,
- Additional P&Z Commission meetings

STAFF REVIEW:

N/A

STAFF REDOMMENDATION:

N/A

CITY CONTACT: Alaina Helton, AICP, City Planner
heltona@nactx.us
(936) 559-2572

ATTACHMENTS:

**MINUTES TO THE
PLANNING & ZONING COMMISSION
January 10, 2022 – 5:00 p.m.
Regular Hybrid Meeting**

Members Present: Ken Deppisch (Chair), Don Mills, Ruth Carroll, Shannon Conklin, and Lily Phou

Members Absent: None

Staff Present: City Planner, Alaina Helton; Office Assistant, Rhonda Lewis; and Planning Technician, Juan Pollette

Others Present: Margaret Forbes; Kathy Redman; and other members of the community

1. **Call to Order:** Chairman Deppisch called the meeting to order at 5:05 p.m.
2. **Pledge of Allegiance.**
3. **Open Forum:** Chairman Deppisch welcomed comments to the open forum.
 - a. Matt Moore expressed his concerns regarding the approval of sign variance, Case Number SVO2021-04.

4. **Work Session:**
 - a. Presentation, discussion, and possible action regarding an educational series related to principles and best practices of municipal planning.

City Planner (CP) Helton asked the Commission to postpone this item until the February meeting. The postponement was based on the public input and agenda items for this current meeting.

The Commissioner's agreed to table the Work Session item until February.

5. **Consent Agenda:** All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If a Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

- a. **Approval of minutes:** December 13, 2021, Regular Meeting.

Chairman Deppisch made a motion to approve the minutes as written. Commissioner Conklin seconded the motion and the minutes were approved unanimously (5-0).

- b. **Final Plat:** Consider approval of a Final Plat of Lots 1-3, Block 1, of the Lake Forest Subdivision Section 2, located on the southwest corner of Lake Forest Drive and Englewood Drive. This request has been submitted by Glenn Hoffpauir of Glenn Hoffpauir Surveying, PLLC.

CP Helton stated that the proposed plat meets all the subdivision regulations for zoning and utilities, and Staff recommended approval.

Commissioner Phou made a motion for approval and was seconded by Commissioner Mills. The Consent Agenda was approved unanimously (5-0).

6. Regular Agenda:

- a. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

There were no items removed from the consent agenda.

Chairman Deppisch recused himself left the Council Chambers for items 6.b and 6.c. Commissioner Mills resumed the Chair position for these items.

- b. **Public Hearing:** Consider a Zone Change from R-2, Single Family to R-4, Multi-Family for Lot 36-A, City Block 48, located on the north side of Harris Street, approximately 200 feet west of Burk Street. This request has been submitted by Guadalupe Salinas of Universal Construction & Remodeling LLC. Case File ZON2021-08

CP Helton informed the Commission that the applicant withdrew his application for items 6.b and 6.c, however, P&Z is still required to hold the hearings for January 10 and the City Council Meeting for January 18.

CP Helton explained Sec. 118-141(b) of the Zoning Ordinance states outlining provisions for written protest and the 20% rule for zone changes.

CP Helton stated that 12 notices were sent to property owners within that 200-foot buffer. Staff received seven (e) responses from the surrounding property owners opposing the zone change, and some additional responses that were general questions. CP Helton stated that Staff recommended denial, however, suggested that a less intense zoning category of R-3 would be more appropriate, and also asked the Commission to accept the withdrawal from the applicant.

Commissioner Conklin asked if a property owner possesses multiple properties in the 200-foot buffer area, is opposition for each area required.

CP Helton says it is the sum of the land area taken into account and not the number of landowners.

Commissioner Mills opened the floor for public comment. Several residents provided comments of opposition to the proposed zone change.

Margaret Forbes addressed the Commission and requested that the request be denied with prejudice.

There was discussion between the Commission and Staff about the impacts of denying the request with prejudice.

Commissioner Carroll made a motion to deny the request with prejudice. Commissioner Phou seconded the motion and the motion was approved unanimously (4-0).

- c. **Public Hearing:** Consider a Zone Change from R-2, Single Family to R-3, Two-Family for Lots 2, 3, 3-A, and 4, Block 2, of the Driver-Simpson Addition, located at 735 Harris Street, and 811, 817 Ford Street . This request has been submitted by Guadalupe Salinas of Universal Construction & Remodeling LLC. Case File ZON2021-09

Commissioner Phou made a motion to deny the request with prejudice. Commissioner Conklin seconded the motion. The motion to deny with prejudice of item 'c' on the agenda was approved unanimously 4-0.

CP Helton presented the item to the Commission stating that the applicant submitted a withdrawal for this application as well. She informed the Commission that Staff mailed 24 notices to the property owners within 200 feet of the property. This generated four (4) responses opposing the zone change.

CP Helton stated that Staff recommends denial of the request and opened for questions from the Commission.

Commissioner Mills opened the floor for public comment. There was one public comment from a resident.

Commissioner Phou made a motion to deny the request with prejudice. Commissioner Conklin seconded the motion. The motion was approved unanimously (4-0).

Chairman Deppisch returned to the Council Chambers room resumed as acting Chair.

- d. **Public Hearing:** Consider a Zone Change from B-2, General Business to R-2, Single Family for Lots 17, 18 of the Brookhollow Addition Section 1, located on the west side of Brookhollow Drive, approximately 140 feet north of Ridgewood Drive. This request has been submitted by Antonio Huerta. Case File ZON2021-10.

CP Helton presented this item to the Commission and recommended approval.

Commissioner Phou made a motion to approve the request, Commissioner Mills seconded the motion. The request was approved unanimously (5-0).

7. City Council decisions on Planning & Zoning cases:

There were no cases in the month of December heard by the City Council.

8. Discussion and possible action on future agenda items: A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

CP Helton informed the Commission that on February 14, Staff will bring forth a work session to address the concerns of the public in regard to the Harris Street zoning items. The discussion will include policies requiring neighborhood meeting, pre-development meetings, longer timelines from certain zoning applications, and having two regular P&Z Commission meetings.

9. Adjourned:

Meeting was adjourned at 6:32 p.m.

Chairman, Ken Deppisch

Attest: Rhonda Lewis, Office Assistant II

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request for approval of a Zone Change from R-3, Two Family to B-2, General Business for a portion of Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings Drive. This request has been submitted by Genuine LTD, LTD. Case File ZON2022-01.

OVERVIEW:

The request is for a zone change from R-3, Two Family to B-2, General Business for approximately 2.4 acres, being a portion of Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings Drive. The B-2 district is intended to accommodate business activities that are oriented toward the automobile, or whose operations may require limited truck access. Generally this district is located along major traffic arteries where strip business development exists.

The front half of the property is zoned B-2, General Business and the eastern portion is zoned R-3, Two Family. The property is developed as a Recreational Vehicle (RV) Sales facility and has been in operation since December, 2003. RV Sales is a permitted use in the B-2 district, with approval of a Specific Use Permit (SUP). The RV Sales facility was developed prior to City's adoption of certain development standards, including the requirement for an SUP for these types of uses. The applicant is proposing to construct a new wash bay, which has triggered the need to update the zoning, and bring the property into compliance with City development codes through the SUP process. This request has been submitted in conjunction with an application for an SUP (Case File SUP2022-01).

Adjacent Land Use & Zoning

The property is zoned R-3, Two Family and is developed as a RV Sales facility. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Single Family Residential	R-3, Two Family	Single Family & Undeveloped
South	Single Family Residential	R-3, Two Family	Undeveloped
East	Single Family Residential	R-3, Two Family	Manufactured Home & Undeveloped
West	Commercial	B-2, General Business	Commercial

The front half of the property (approximately 2.6 acres) is zoned B-2, General Business and the remaining portion is zoned R-3, Two Family. The property is already developed as an RV Sales facility and majority of the property itself is zone B-2. The surrounding properties fronting NW Stallings Drive are primarily zoned and developed with commercial uses. The properties to the north fronting W. Austin Street are part of the Morrison Subdivision and are zoned R-3, Two Family and include a mix of single family homes and vacant lots. The 4-acre tract to the east is developed with a single manufactured home, and there is an 83-acre tract to the south that is undeveloped and also zoned R-3, Two Family.

STAFF REVIEW:

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

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

The proposed B-2, General Business zoning district is consistent with the current zoning of the majority of the property and the overall developed use as an RV Sales facility. The B-2 zoning is also consistent with the existing zoning and development of the surrounding properties fronting the NW Stallings commercial corridor. The property does abut R-3, Two Family to the north, east and south.

The boundaries of the zone change only encompass the existing RV Sales facility, and would not have the effect of the expanding the footprint of the existing commercial development. Additionally, this application is accompanied by an SUP application, which includes the addition of a new screening fence along the north side of the property, and a 30 to 130-foot tree preservation buffer along the east and southern boundaries of the property.

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 large 40.20 acre undeveloped tract located to the south of the proposed zone change has direct access to Gasaway Drive on the southwest corner of the tract, as well as water and sewer utilities along Gasaway Drive. The lot to the east has a manufactured home on the property and has direct access to West Austin Street and public utilities. There residential subdivision to the north also has direct access to West Austin Street and public utilities. The approval of this zone change would not impede the normal development of the surrounding properties.

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

The subject property takes direct access from NW Stallings Drive, an expressway which functions as primary access for the property. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the uses permitted under the B-2, General Business zoning district.

The property has access to public utilities, with a 12-inch water main located along NW Stallings Drive and an 8-inch sewer main located along the southeast corner of the property. Per the FEMA Floodplain Map, there is no floodplain located on the subject properties.

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 existing development meets all current driveway and parking requirement.

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

The only addition proposed is to replace an existing metal shed with a new wash bay, located interior to the property. The accompanying SUP also includes the construction a new 6-foot wooden screening fence and landscape buffer along the northern property line, and a natural preservation area to control the noise levels and screen views from the adjacent residential properties.

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

If the zone change request is approved, any new outdoor lighting would be subject to the City's current standards, which requires light fixtures to utilize a down lighting design, and prohibits fixtures that directly project light in all directions.

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

Per the accompanying SUP, the applicant will be adding street trees between the front property line and the existing white fence to satisfy the commercial street landscaping requirements, as well as 6-foot wooden privacy fence along 665 feet of the northern property line with a 10-foot landscape buffer. The applicant will also be preserving the existing trees along a portion of the north, south and eastern property lines to serve as a natural landscape buffer.

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

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Single Family Residential*. The *Single Family Residential* FLUP category is described as, "Conventional one-family detached dwellings (also includes duplexes)."

Thoroughfare Plan

NW Stallings Drive is an Expressway. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use.

Land Use Policies, Goals & Objectives

This rezoning is a response to current needs for commercial growth and therefore fits into the goals of the Comprehensive Plan; specifically, the goal to encourage *Avoiding Undesirable Development Outcomes – High-quality development that respects community character and the natural environment and does not overburden public services and infrastructure*. Some of the targeted objectives include:

- Ensure compatible development when differing land use types or intensities are located in close proximity.
- Assure the quality of development in both residential and non-residential areas. Promote growth where adequate infrastructure exists.
- Coordinate future development with the physical environment to preserve and protect natural features.

Staff finds that while the FLUP designation of the property is not consistent with the current and

proposed zoning, however the request and accompanying SUP is otherwise in compliance with the Comprehensive Plan.

NOTICES:

Staff mailed 14 notices to property owners within the 200 foot notification area. Since the time of this report, Staff has received two (2) general inquiries and one (1) written opposition letter. The property owner in opposition is concerned about potential increases in property taxes as a result of the zone change.

This zoning application was also subject to the additional noticing practices that were approved by City Council in January, 2021. These included: a zoning notice sign located on the subject property; notices published on the City's Planning & Zoning webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

STAFF REDOMMENDATION:

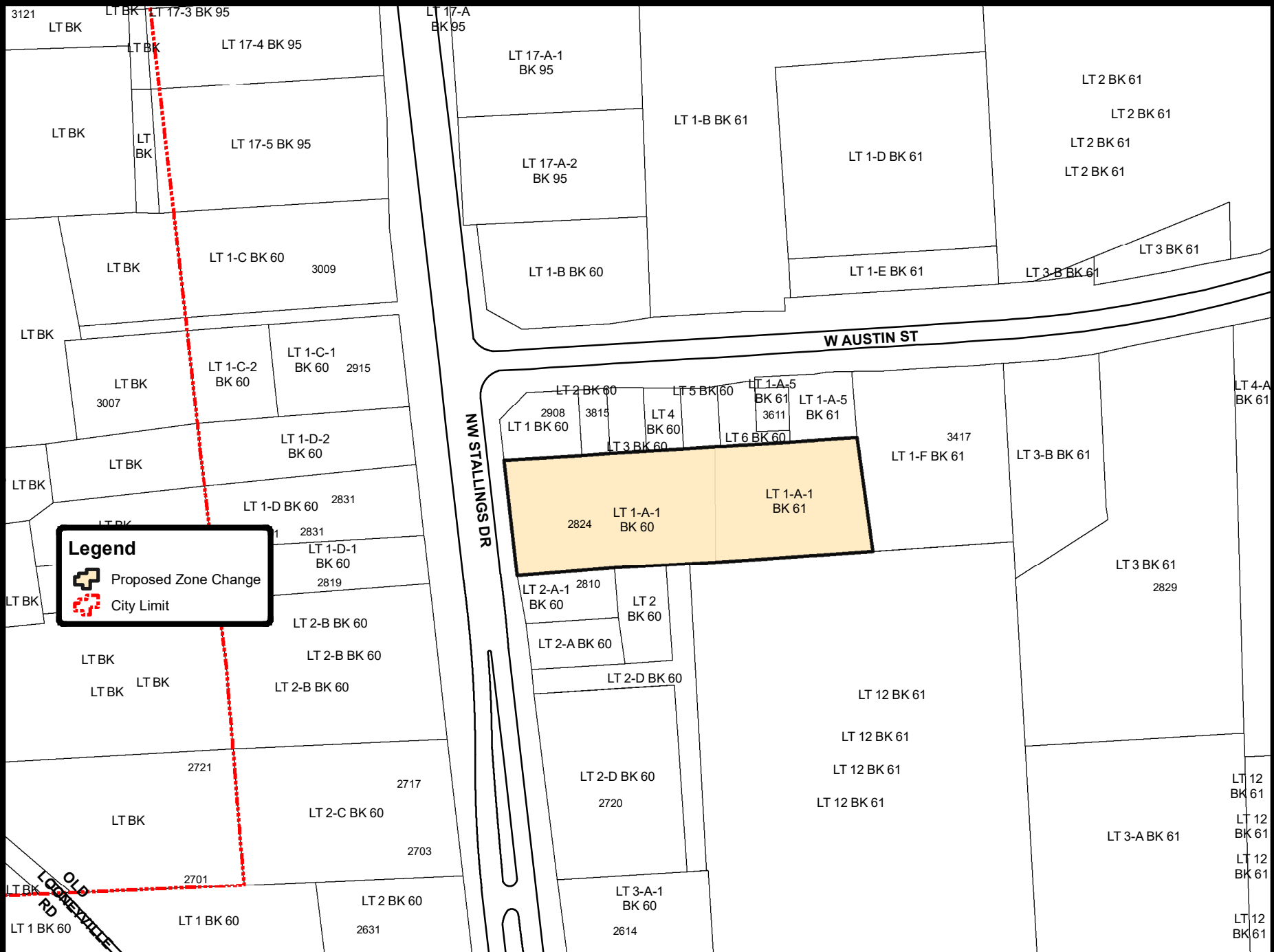
Based on the above findings, Staff recommends approval of a change of zoning for the subject property from R-3, Two Family to B-2, General Business. This item is scheduled to be heard by City Council on Tuesday, February 22nd.

CITY CONTACT: Alaina Helton, AICP, Director of Planning & Neighborhood Services
heltona@nactx.us
(936) 559-2572

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Zoning Map
4. Future Land Use
5. Notification Map
6. Response Letter
7. Site Photos

ZON 2022-01



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.



0 75 150 300 Feet

Date Created: January 26, 2022 Software: ArcGIS 10.8.1

ZON 2022-01



Legend



Proposed Zone Change



City Limit

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



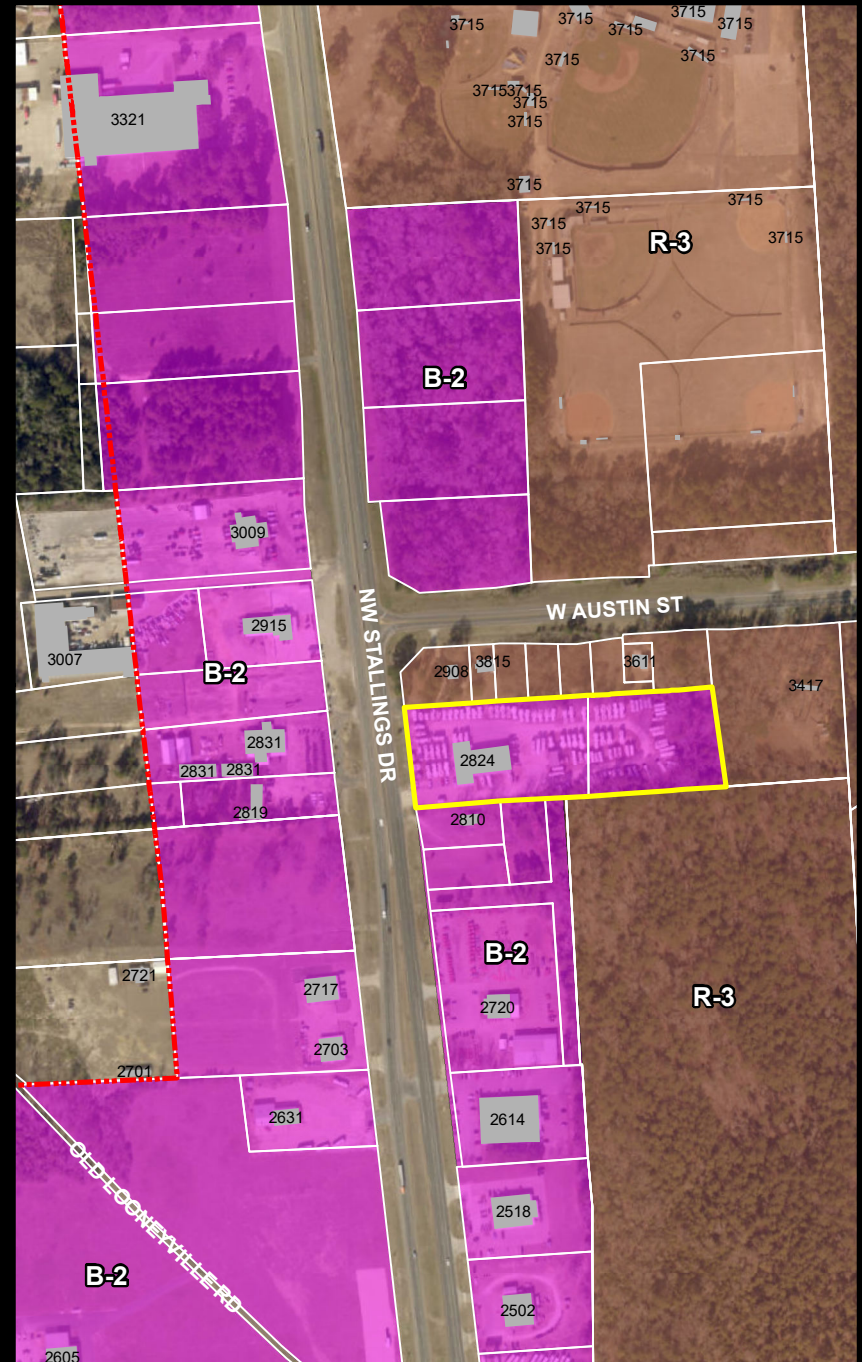
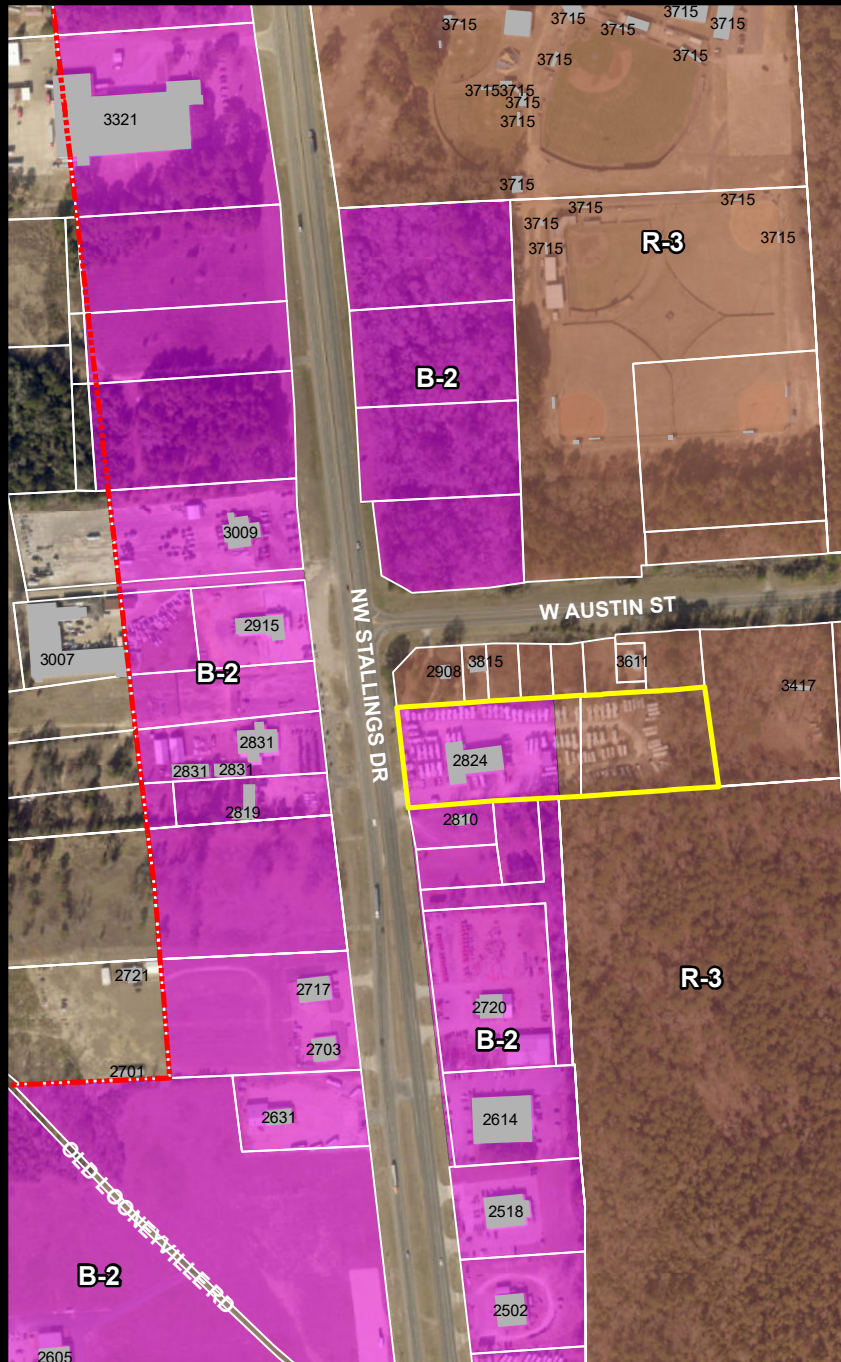
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Date Created: January 26, 2022 Software: ArcGIS 10.8.1

Existing Zoning

ZON 2022-01

Proposed Zoning



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.

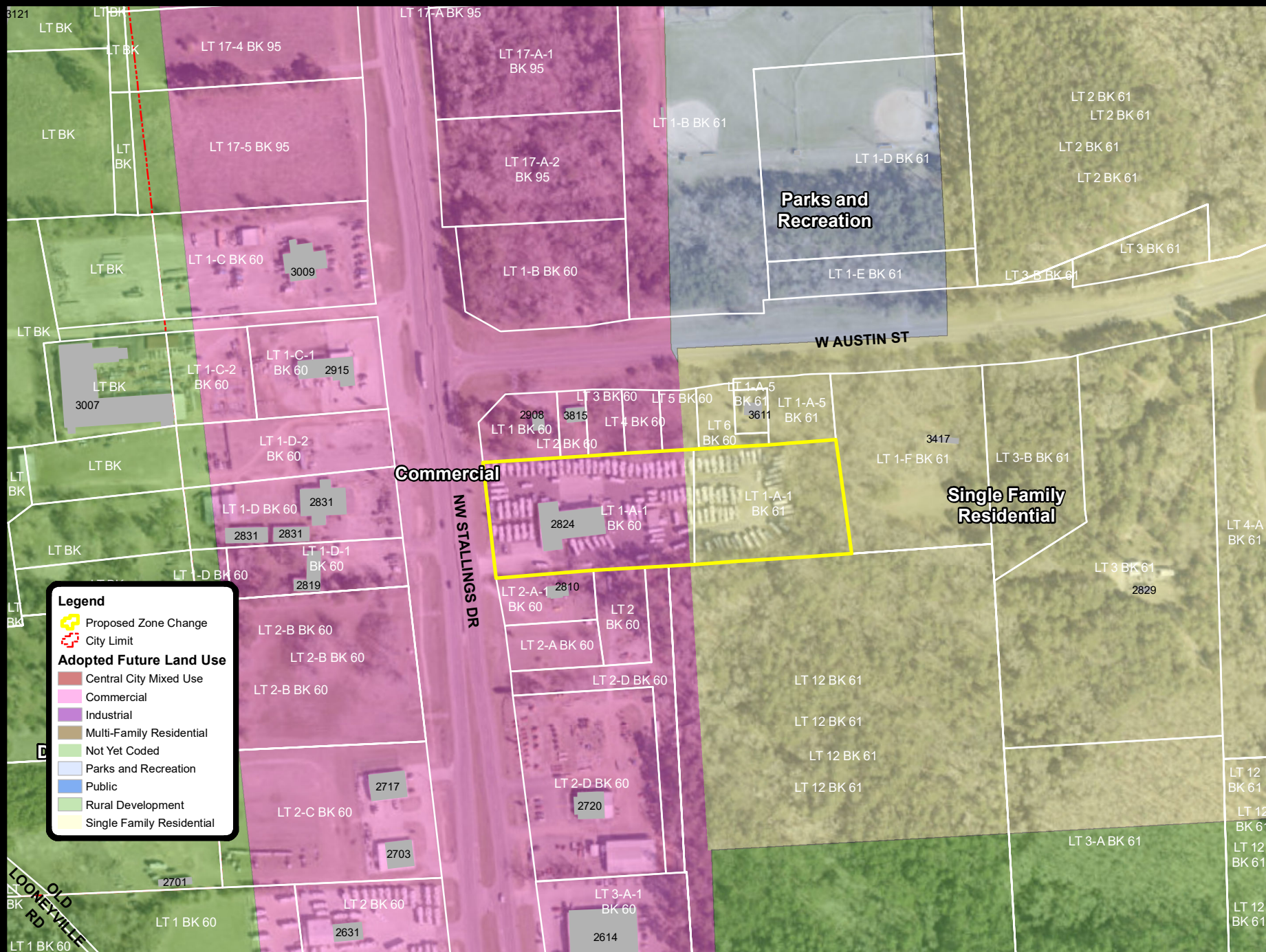


Date Created: January 26, 2022 Software: ArcGIS 10.8.1

0 125 250 500 Feet



ZON 2022-01



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.



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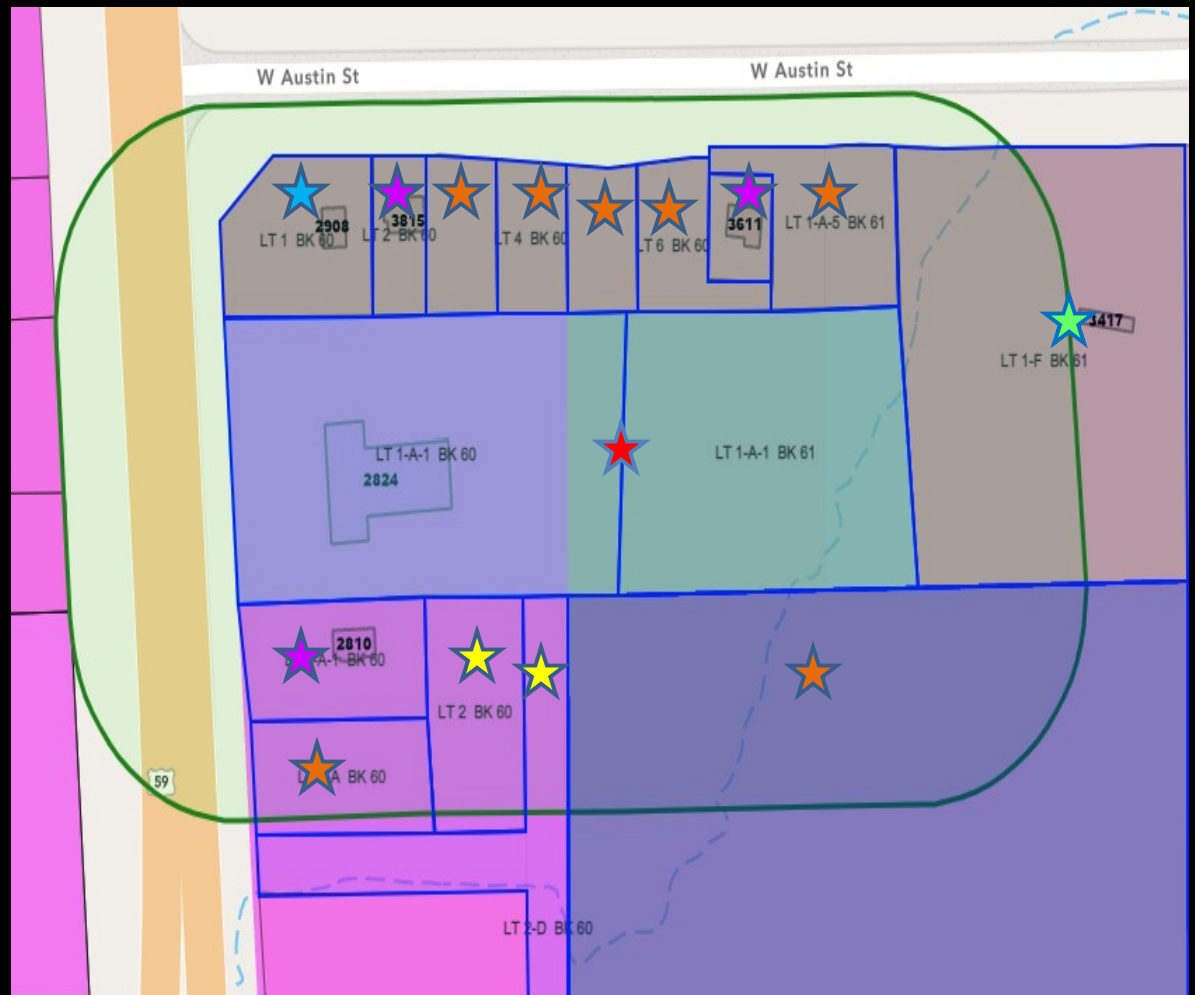
Date Created: January 26, 2022 Software: ArcGIS 10.8.1

200 Foot Notification Map

Legend

-  200 Foot Buffer
-  Proposed Zone Change
-  Commercial
-  Single Family- Rental
-  Single Family- Owner Occupied
-  Manufacture Home
-  Vacant

ZON2022-01: 2824 NW Stallings Dr.



Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature: Elizabeth Brookins

Printed Name: ELIZABETH BROOKINS

Street Address: 3317 Seavers Ave

City, State and Zip Code: DALLAS TX 75216

Phone Number: 214-725-6976

Email Address: teannie@bapf.com

Physical Address of Property within 200 Feet: E

City of Nacogdoches

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ZON2022-01 Site Photos



Street view



ZON2022-01 Site Photos

Front entrance



ZON2022-01 Site Photos



Maintenance bay behind
sales area



ZON2022-01 Site Photos



North side of property line



ZON2022-01 Site Photos



North side of the property line



ZON2022-01 Site Photos



Adjacent residential houses to the north



ZON2022-01 Site Photos



Northeast property
line



ZON2022-01 Site Photos

East property line



ZON2022-01 Site Photos



Southern property
line



ZON2022-01 Site Photos



Adjacent residential house to
the south

Commercial property to the
west (across NW Stallings Dr.)



PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request for approval of a Specific Use Permit for Recreational Vehicle Sales for Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings Drive. This request has been submitted by Genuine BTD, LTD. Case File SUP2022-01.

OVERVIEW:

The request is for a Specific Use Permit for Recreational Vehicle (RV) Sales facility. The property is zoned B-2, General Business and R-3, Two Family and is currently developed as an RV Sales facility. Per the Zoning Ordinance, Recreational Vehicle Sales is a permitted use in the B-2, General Business district with the approval of a Specific Use Permit (SUP). The applicant, Genuine RV, has been in operation since December, 2003, prior to the adoption of the ordinance amendment No. 1676-7-14, requiring a Specific Use Permit for the operation of Truck/Recreational Vehicle Sales in a B-2, General Business district, therefore rendering the business legal non-conforming.

The applicant is proposing to replace an existing metal shed with a 4,050 square foot metal building with three (3) service bays that will be used for pre-delivery inspections. The south side of the building will have an overhang covering an existing wash bay. Section 118-202 (1)(b) states that “*a nonconforming building or structure shall not be added to or enlarged in any manner unless such additions and enlargements are made to conform to all of the requirements of the district in which such building structure is located*”, therefore, requiring the approval of a Specific Use Permit.

This request has been submitted in conjunction with a zone change request (Case File ZON2022-01), from R-3, Two Family to B-2, General Business for a portion of the property. If the zone change request is denied, then the SUP must also be denied.

Adjacent Land Use & Zoning

The subject property is zoned B-2, General Business and R-3, Two Family and is currently developed as a Recreational Vehicle Sales/Maintenance facility. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Single Family Residential	R-3, Two Family	Single Family & Undeveloped
South	Single Family Residential/ Commercial	R-3, Two Family/B-2, General Business	Undeveloped

East	Single Family Residential	R-3, Two Family	Manufactured Home & Undeveloped
West (across from NW Stallings Dr)	Commercial	B-2, General Business	Commercial

The front half of the property (approximately 2.6 acres) is zoned B-2, General Business and the remaining portion is zoned R-3, Two Family. The property is already developed as an RV Sales facility and majority of the property itself is zone B-2. The surrounding properties fronting NW Stallings Drive are primarily zoned and developed with commercial uses. The properties to the north fronting W. Austin Street are part of the Morrison Subdivision and are zoned R-3, Two Family and include a mix of single family homes and vacant lots. The 4-acre tract to the east is developed with a single manufactured home, and there is an 83-acre tract to the south that is undeveloped and also zoned R-3, Two Family.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for a Specific Use Permit:

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

The proposed RV Sales facility is consistent with the current use of the property and the surrounding zoning and commercial development fronting the NW Stallings Drive commercial corridor. The subject property also abuts R-3, Two Family to the north, east, and south. The SUP includes the addition of a new 6-foot screening fence and landscape buffer along the north side of the property, and a 30 to 130-foot tree preservation buffer along the east and southern boundaries of the property to satisfy the commercial screening requirements.

The only addition/expansion of the commercial use of the property includes the replacement of an existing metal shed with a new wash bay, located interior to the property. This addition will not expand the overall footprint or intensity of the existing RV Sales facility, and thus should not be injurious to the use and enjoyment of other property in 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 large 40.20 acre undeveloped tract located to the south of the proposed zone change has direct access to Gasaway Drive on the southwest corner of the tract, as well as water and sewer utilities along Gasaway Drive. The lot to the east has a manufactured home on the property and has direct access to West Austin Street and public utilities. There residential subdivision to the north also has direct access to West Austin Street and public utilities. The approval of this zone change would not impede the normal development of the surrounding properties.

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

The subject property takes direct access from NW Stallings Drive, an expressway which functions as primary access for the property. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the uses permitted under the B-2, General Business zoning district.

The property has access to public utilities, with a 12-inch water main located along NW Stallings Drive and an 8-inch sewer main located along the southeast corner of the property. Per the FEMA Floodplain Map, there is no floodplain located on the subject properties.

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 existing development meets all current driveway and parking requirement.

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

The only addition proposed is to replace an existing metal shed with a new wash bay, located interior to the property. The SUP includes the construction a new 6-foot wooden screening fence and landscape buffer along the northern property line, and a natural preservation area to control the noise levels and screen views from the adjacent residential properties.

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

If the SUP is approved, any new outdoor lighting would be subject to the City's current standards, which requires light fixtures to utilize a down lighting design, and prohibits fixtures that directly project light in all directions.

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

The applicant is proposing to add street trees between the front property line and the existing white fence to satisfy the commercial street landscaping requirements, as well as 6-foot wooden privacy fence along 665 feet of the northern property line with a 10-foot landscape buffer. The applicant will also be preserving the existing trees along a portion of the north, south and eastern property lines to serve as a natural landscape buffer.

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

Future Land Use

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Commercial* on the west side of the property and *Single Family Residential* on the east side. The *Commercial* FLUP category is described as, "Shopping and service facilities for the sale of goods and services, including small shops and larger retail stores and centers..." The *Single Family Residential* FLUP category is described as, "Conventional one-family detached dwellings (also includes duplexes)."

Thoroughfare Plan

NW Stallings Drive is an Expressway. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use.

Land Use Policies, Goals & Objectives

This rezoning is a response to current needs for commercial growth and therefore fits into the goals of the Comprehensive Plan; specifically, the goal to encourage *Avoiding Undesirable Development Outcomes – High-quality development that respects community character and the natural environment and does not overburden public services and infrastructure*. Some of the targeted objectives include:

- Ensure compatible development when differing land use types or intensities are located in

close proximity.

- Assure the quality of development in both residential and non-residential areas. Promote growth where adequate infrastructure exists.
- Coordinate future development with the physical environment to preserve and protect natural features.

Staff finds that while the FLUP designation of the property is not consistent with the current and proposed zoning, the request and accompanying SUP is otherwise in compliance with the Comprehensive Plan.

NOTICES:

Staff mailed 14 notices to property owners within the 200 foot notification area. Since the time of this report, Staff has received two (2) general inquiries and one (1) written opposition letter. The property owner in opposition is concerned about potential increases in property taxes as a result of the zone change.

This zoning application was also subject to the additional noticing practices that were approved by City Council in January, 2021. These included: a zoning notice sign located on the subject property; notices published on the City's Planning & Zoning webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

STAFF REDOMMENDATION:

Based on the above findings, Staff recommends approval of the Specific Use Permit for the subject property. This item is scheduled to be heard by City Council on Tuesday, February 22nd.

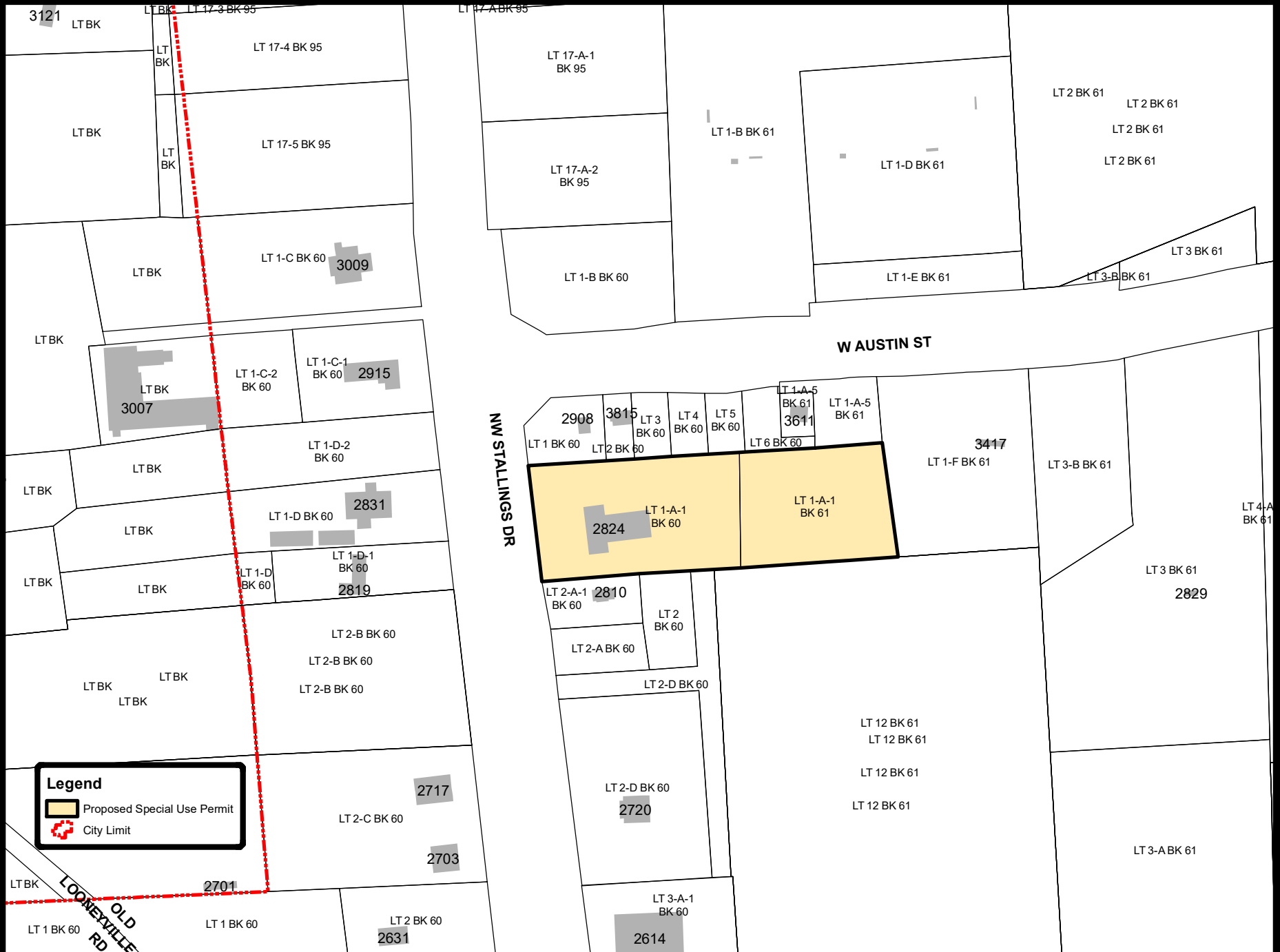
This request has been submitted in conjunction with a zone change request (Case File ZON2022-01), from R-3, Two Family to B-2, General Business for a portion of the property. If the zone change request is denied, then the SUP must also be denied.

CITY CONTACT: Alaina Helton, AICP, Director of Planning and Neighborhood Services
heltona@nactx.us
(936) 559-2572

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Response Letter
7. Site Plan
8. Site Photos

SUP 2022-01



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.

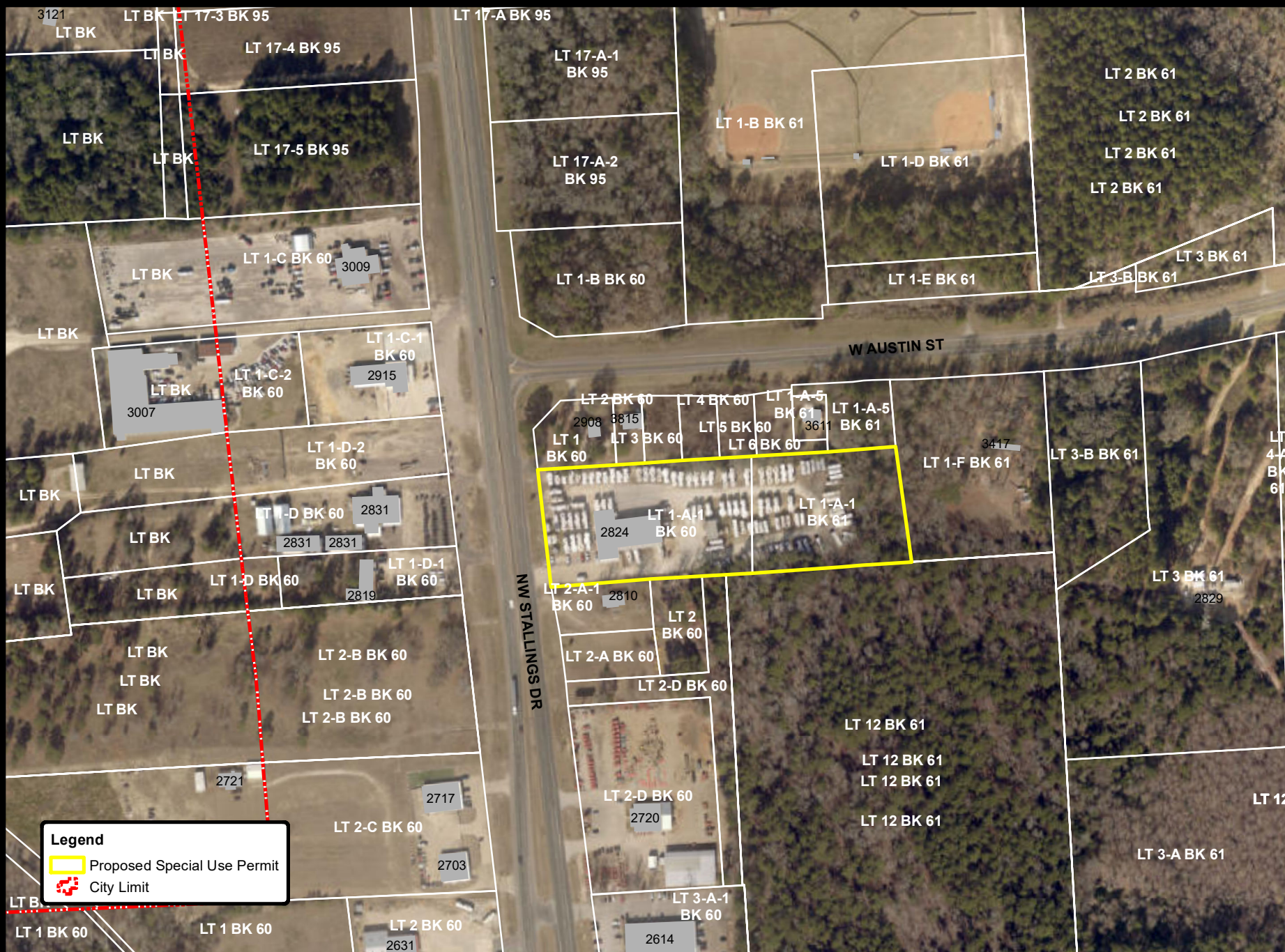


0 75 150 300 Feet

Date Created: January 26, 2022 Software: ArcGIS 10.8.1



SUP 2022-01

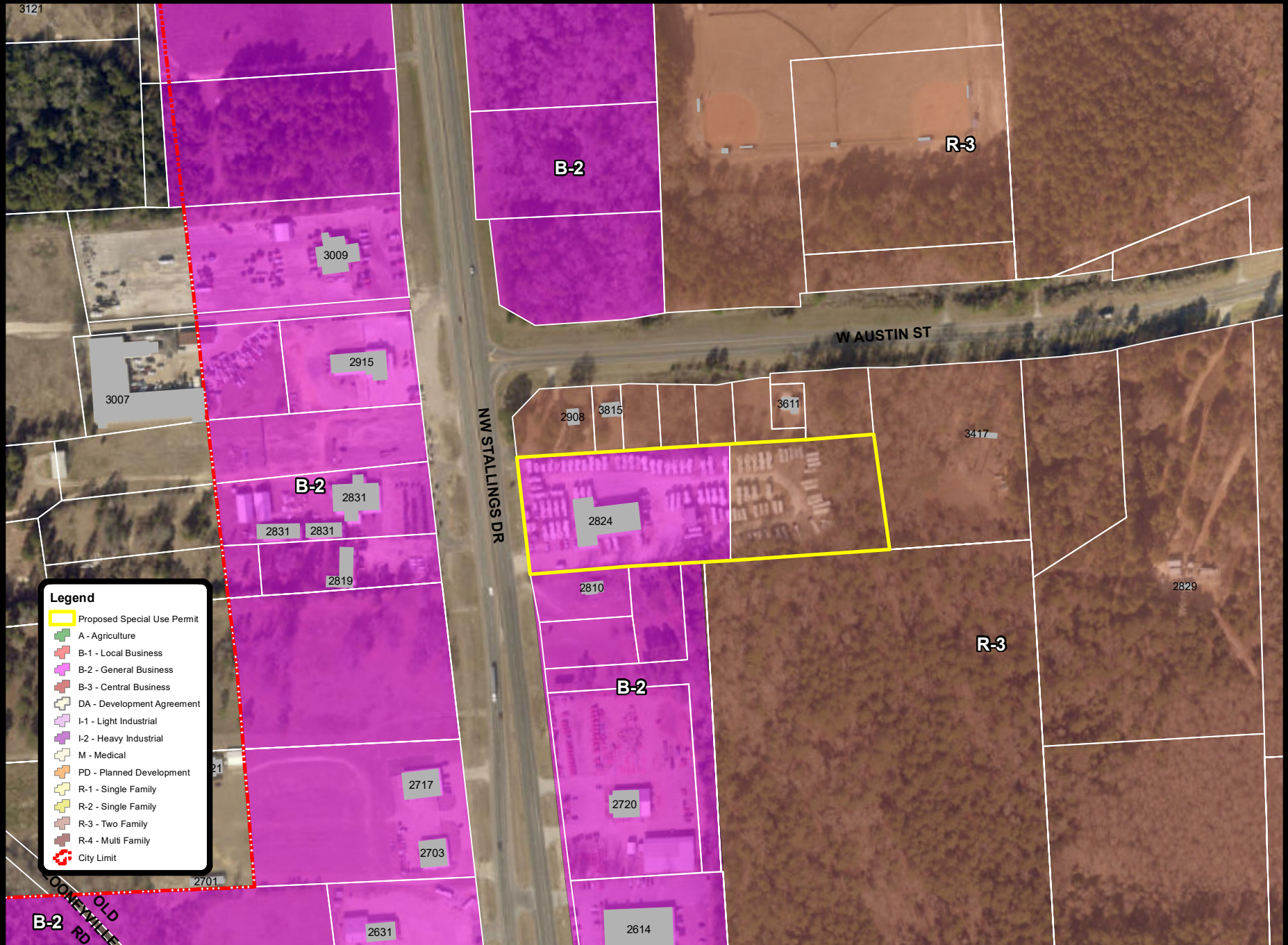


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0 75 150 300 Feet

Date Created: January 26, 2022 Software: ArcGIS 10.8.1



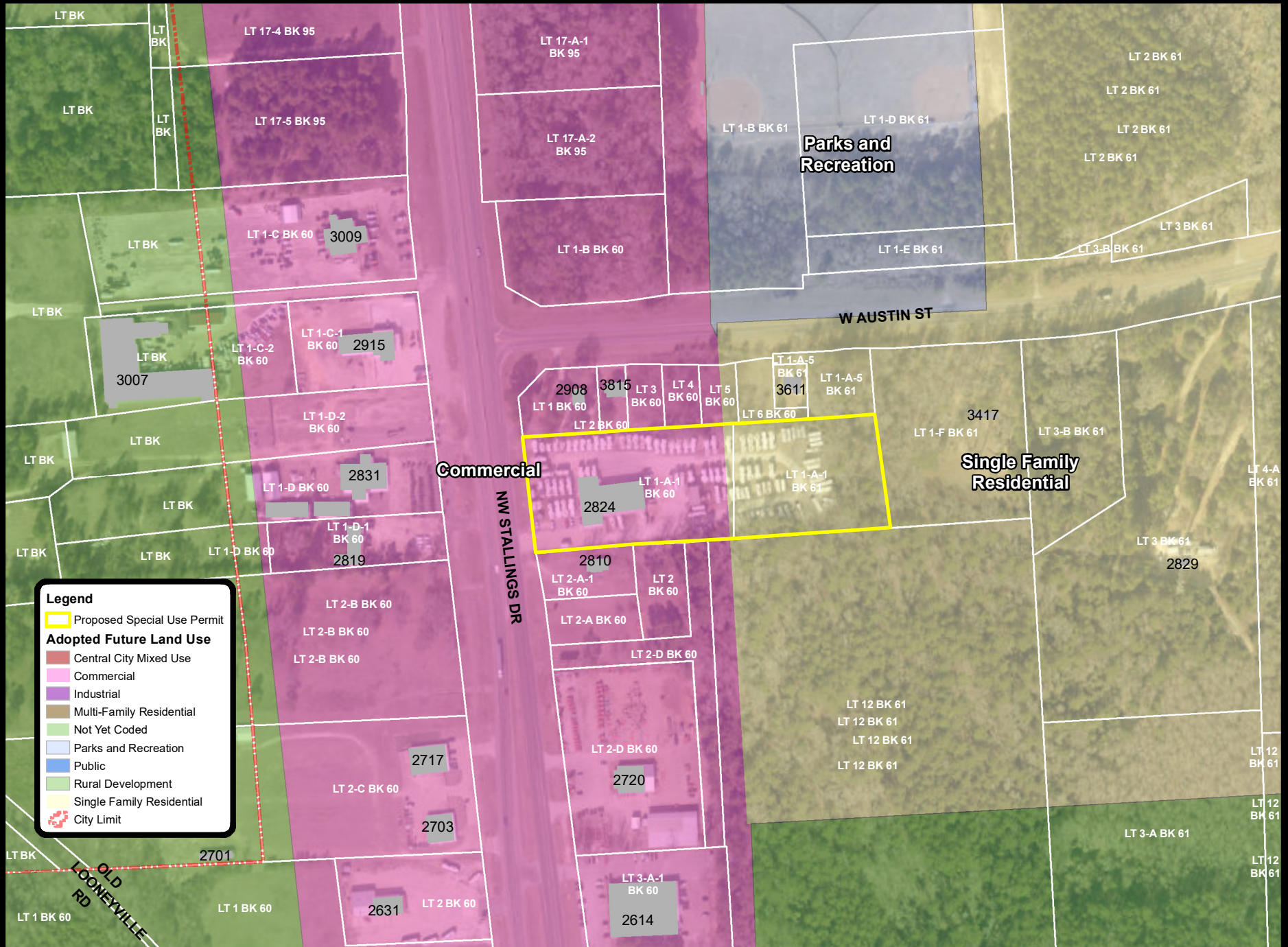
Legend

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

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0 75 150 300 Feet



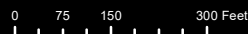
Legend

 Proposed Special Use Permit

Adopted Future Land Use

- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Not Yet Coded
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential
- City Limit

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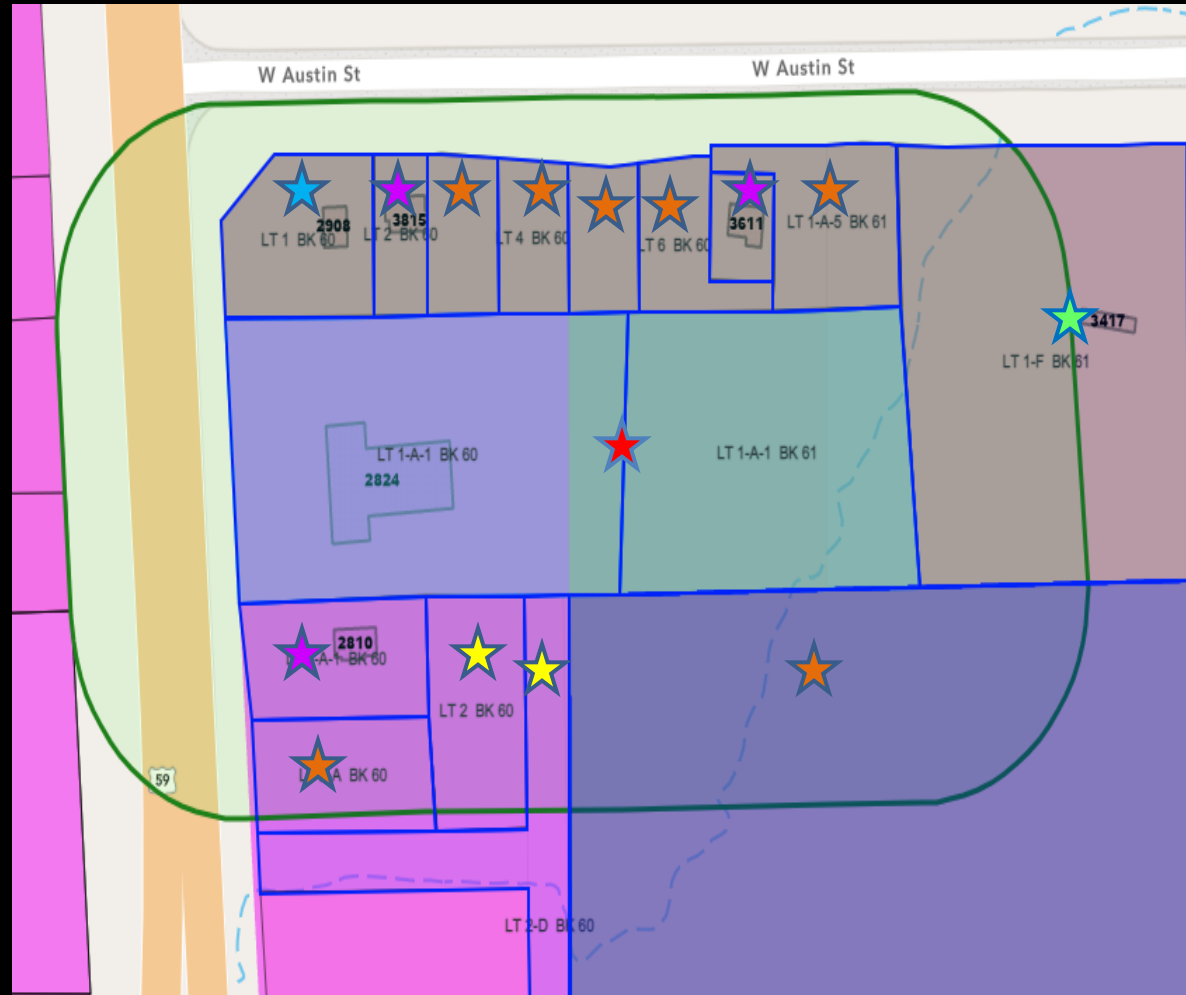


200 Foot Notification Map

Legend

-  200 Foot Buffer
-  Proposed SUP
-  Commercial
-  Single Family- Rental
-  Single Family- Owner Occupied
-  Manufacture Home
-  Vacant

SUP2022-01: 2824 NW Stallings Dr.



Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature: Elizabeth Brookline

Printed Name: ELIZABETH BROOKLINE

Street Address: 3317 Seevers Ave

City, State and Zip Code: DALLAS TX 75216

Phone Number: 214-725-6976

Email Address: teanniebaby@msn.com

Physical Address of Property within 200 Feet:

don't know the Address

City of Nacogdoches

202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963

936-559-2574 Fax 936-559-2910 www.nactx.us

Home of Stephen F. Austin State University www.sfasu.edu

NOTES

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- RECORDS OF RECORDS BASED UPON GPS DATA CONVERTED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83).
- UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- EACH DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE ADVISED THE SURVEYOR NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULT OF TITLE CURATIVE ACTION, NOR ANY OTHER DOCUMENTS OF RECORD WOULD AFFECT THESE PARCELS.
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LEGEND

SURVEYED LINE
 BOUNDARY LINE
 FENCE
 ROADWAY
 SETBACKS
 ABSTRACT



DESIGN FOR: PANEL TRUSS SHOP
 1609 INDUSTRIAL DR. HENDERSON, TX.
 75652

P.O. BOX 570
 FLINT, TX 75762

ISAAC
 DESIGN & CONSTRUCTION
 WWW.ISAACLLC.COM

Prepared Date: 5/25/21
 Consultant Date: 05/25/20
 Revised Date: 5/25/2022
 Drawn By: KEITH ISAAC
 SHEET: A-1



SITE PLAN
SCALE = N.T.S.

SUP2022-01 Site Photos



Street view



SUP2022-01 Site Photos

Front entrance



SUP2022-01 Site Photos



Maintenance bay behind
sales area



SUP2022-01 Site Photos



North side of property
line



SUP2022-01 Site Photos



North side of the
property line



SUP2022-01 Site Photos



Adjacent residential houses to the north



SUP2022-01 Site Photos



Northeast property
line



SUP2022-01 Site Photos

East property line



SUP2022-01 Site Photos

Southern
property line



SUP2022-01 Site Photos



Adjacent residential house
to the south

Commercial property to
the west (across NW
Stallings Dr.)



PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request for approval of a Site Plan for a PD, Planned Development District for Lot 12-A, City Block 40, generally located at 817 N. Mound Street. This request has been submitted by Hettie Legg & Associates, LLC. Case File PD2022-01.

OVERVIEW:

The request is for approval of a Site Plan for a Planned Development (PD) District for approximately 0.4 acre of land located 817 N. Mound Street. The PD Site Plan is the final step of the planned development process. The purposes of a planned development site plan are to ensure that the development of individual building lots, parcels or tracts within a project are consistent with the approved development plans and to ensure that the standards applicable within the district are met for each individual building site.

In September, 2021, the City Council approved a Planned Development district and associated Development Plan to renovate the existing buildings on the property for new medical offices. This project will be an expansion of the applicant's existing medical facility located to the north where they provide speech, occupational and physical therapy services. The PD was approved with the following conditions:

Use of the land in the Planned Development described by this ordinance shall be limited to Multifamily Apartments, Storage, Medical Office and associated Speech, Occupational and Physical therapy services.

- b. The construction of new buildings or expansions of existing buildings will not be permitted, and all development and redevelopment of the property will be restricted to the occupancy of the two (2) existing buildings as depicted in the Development Plan.
- c. District development standards, landscaping, and parking standards shall be consistent with the MD, Medical District except as outlined in the Development Plan, including the following:
 - 1. The property owner shall repair, replace, and maintain the existing fence located along the south side of 813 N. Mound as needed, and extend the fence to N. Mound Street. The fence extension will be constructed along the north side of the existing trees, as shown in the Development Plan.
 - 2. Repairs and replacements of the existing fence located along the south side of 813 N. Mound Street will comply with Zoning Ordinance *Section 118-429. - Commercial sites with residential adjacency* as it relates to minimum height for screening walls.

After approval of the PD Development Plan, a land survey was completed outlining the property boundaries and location of existing improvements, including the existing wood fence referenced

in the PD conditions. Per the attached survey and PD Site Plan, the fence is not located on the shared boundary line, but rather is located 1-2 feet south, within the boundaries of the adjacent property to the south. The applicant has built a new wood fence along the south side of the property, which will replace the existing fence. The adjacent property owner has agreed to allow the applicant to remove the existing wood fence on their property located at 803 N. Mound Street, and to close a gap in the fence at the southwest corner of the property. The existing multifamily building will include office space and a small gym area. The second building will continue to be used as storage, apartments, or professional offices.

Adjacent Land Use & Zoning

The subject property is zoned PD, Planned Development and is currently vacant. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Central City Mixed Use	M, Medical	Medical Office & Single Family
South	Central City Mixed Use	R-4, Multi-Family	Single Family
East (Across N. Mound St.)	Central City Mixed Use	R-4, Multi-Family	Duplex & Multi-Family
West	Central City Mixed Use	R-4, Multi-Family	Single Family

The area includes a mix of zoning, including R-4 Multi Family to the east, west and south, and M, Medical directly to the north. Surrounding land uses include medical offices, duplex, multi-family, and single family. The PD, Planned Development is compatible with the zoning in the area and should not adversely impact the adjacent land uses.

STAFF REVIEW:

Per Section 118.392 of the Nacogdoches Code of Ordinances, based upon the concept plan or development plan, the following conditions shall be considered when reviewing a site plan:

a. The plan complies with the development plan approved for that portion of the planned development district.

The site plan complies with the development plan approved by City Council.

b. The plan complies with all standards and conditions set forth in the ordinance approving the development plan.

The site plan does comply with all standards and conditions of the approved development plan.

c. Unless modified by the ordinance approving the development plan, the plan complies with the following additional standards generally applicable to development within the city, as set forth in this chapter:

1. Performance standards as set forth in article VII of this chapter pertaining to performance standards; and

2. Setback, landscaping and off-street parking and loading standards;

The site plan does comply with all performance standards, setbacks, landscaping and parking standards.

d. The plan provides for appropriate ingress and egress points for access, parking and loading,

including existing and proposed ingress/egress/access easements, queuing and internal circulation;

The property takes direct access from North Mound Street, and will utilize the existing driveway on N. Mound Street. No new driveways are proposed.

e. The plan provides for fire safety and adequate measures for fire control and dealing with fire or explosive hazard; and

The Site plan includes a fire lane with adequate measures for fire control.

f. The plan provides for adequate utilities, roads, drainage, and other infrastructure, as required by the city's subdivision regulations.

The applicant proposes to resurface the existing parking lot, and all water runoff will be designed to drain to the public street. No additional impervious surface is proposed.

NOTICES:

Staff mailed 22 notices to property owners within the 200 foot notification area. Since the time of this report, Staff has received one (1) written notice in favor of the request from a property owner within the 200 foot notification area.

This zoning application was also subject to the additional noticing practices approved by City Council in January, 2021. These include a zoning sign located on the subject property, notices posted on the City webpage and social media platforms, and courtesy notices mailed to property owners within 500 feet of the subject property.

STAFF REDOMMENDATION:

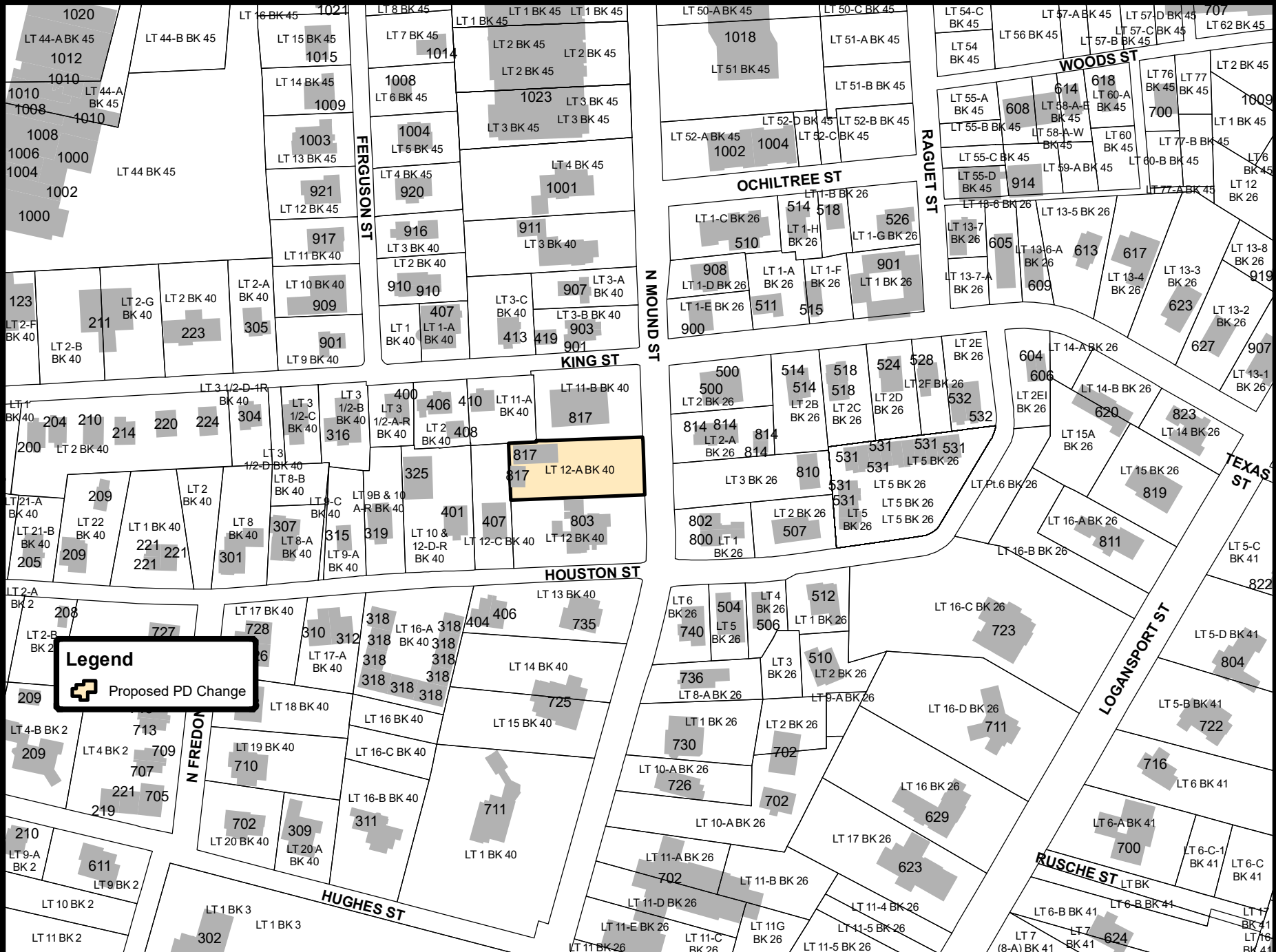
Based on the above findings, Staff recommends approval of a Site Plan for the Planned Development district.

CITY CONTACT: Alaina Helton, AICP, Director of Planning and Neighborhood Services
heltona@nactx.us
(936) 559-2572

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Response Letter
7. PD Site Plan
8. Site Photos

PD 2022-01



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0 50 100 200 Feet

Date Created: January 20, 2022 Software: ArcGIS 10.8.1

PD 2022-01



Legend

Proposed PD

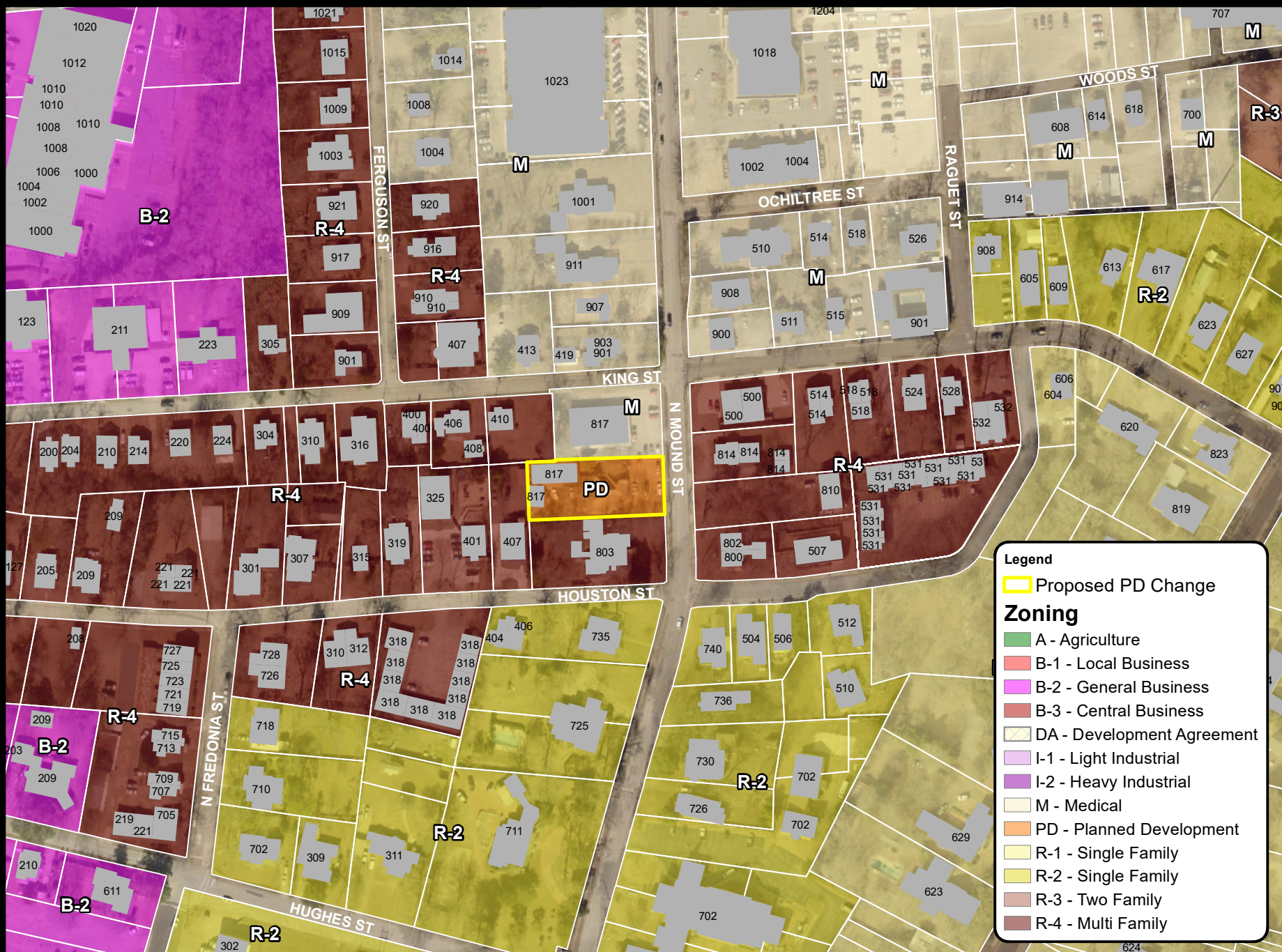
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Date Created: January 20, 2022 Software: ArcGIS 10.8.1

PD 2022-01

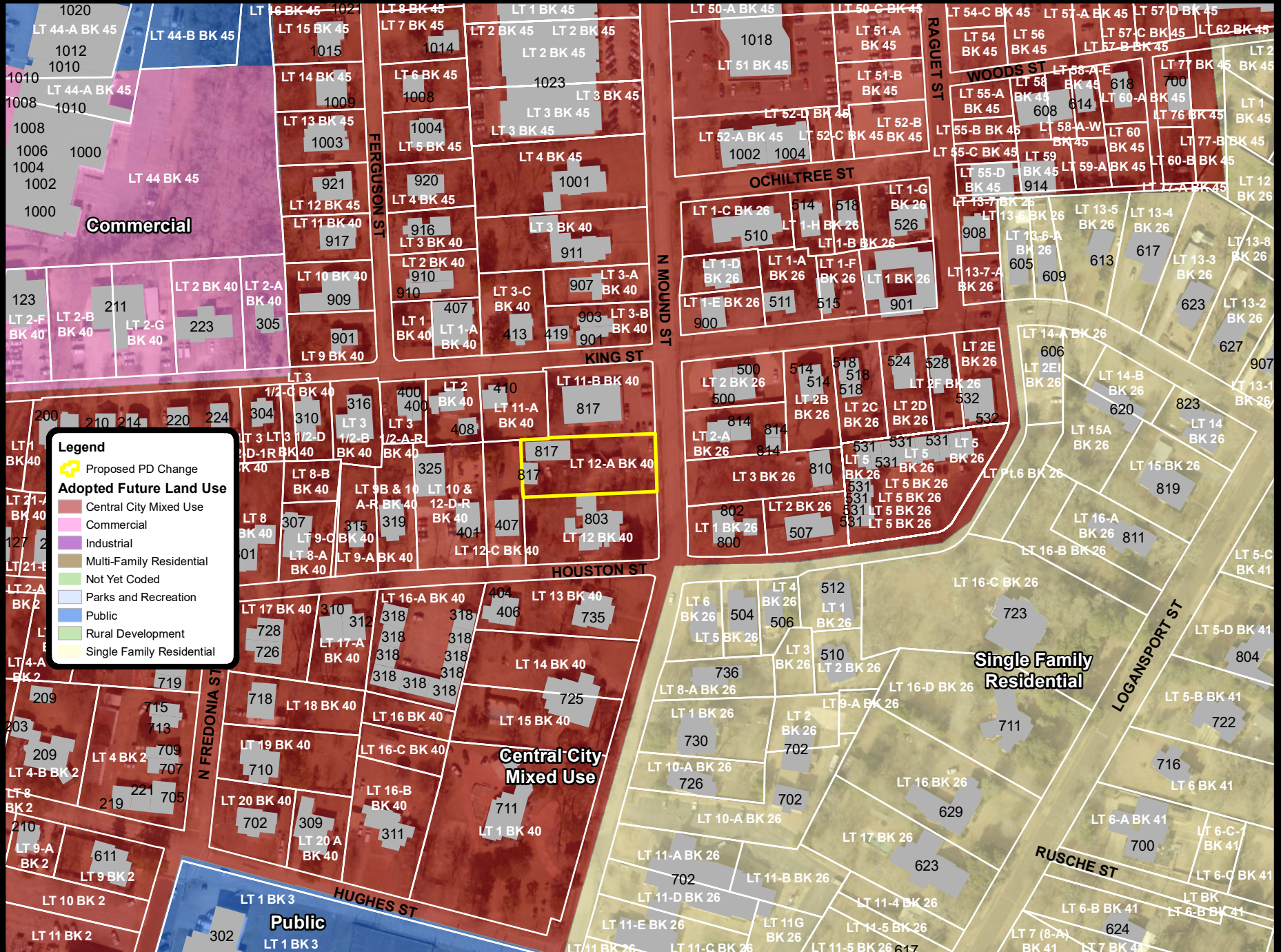


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0 50 100 200 Feet

Date Created: January 20, 2022 Software: ArcGIS 10.8.1

PD 2022-01



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0 50 100 200 Feet

Date Created: January 20, 2022 Software: ArcGIS 10.8.1

200 Foot Notification Map

Legend

PD2022-01: 817 N. Mound St.



200 Foot Buffer



Planned Development



Commercial



Private School



Multi-Family



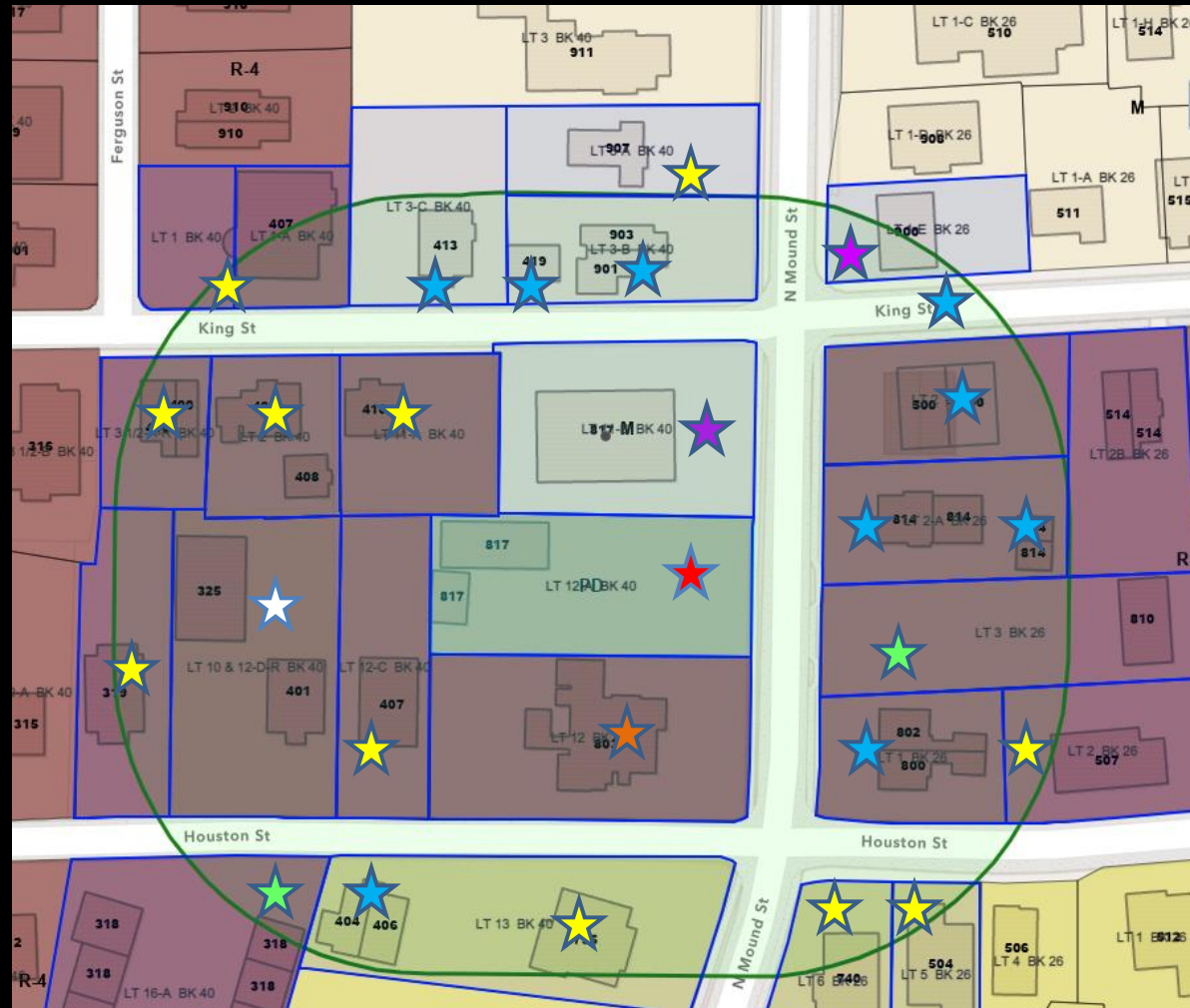
Duplex



Single Family- Owner Occupied



Single Family- Renter Occupied





Response Form

Project Number: PD2022-01
817 N. Mound Street

You may make your views known by completing this form and returning it to the Planning & Zoning department. You may also make your views known in person by attending the public hearings. **Please complete and return form to:**

City of Nacogdoches Planning & Zoning Department
Attn: Rhonda Lewis
PO Drawer 635030
Nacogdoches, TX 75963

You may also email a copy to Rhonda Lewis, lewisr@nactx.us

Project Number: PD2022-01

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Signature: Robin Miller

Printed Name: Robin Miller

Street Address: 817 N Mound St.

City, State and Zip Code: Nacogdoches TX 75961

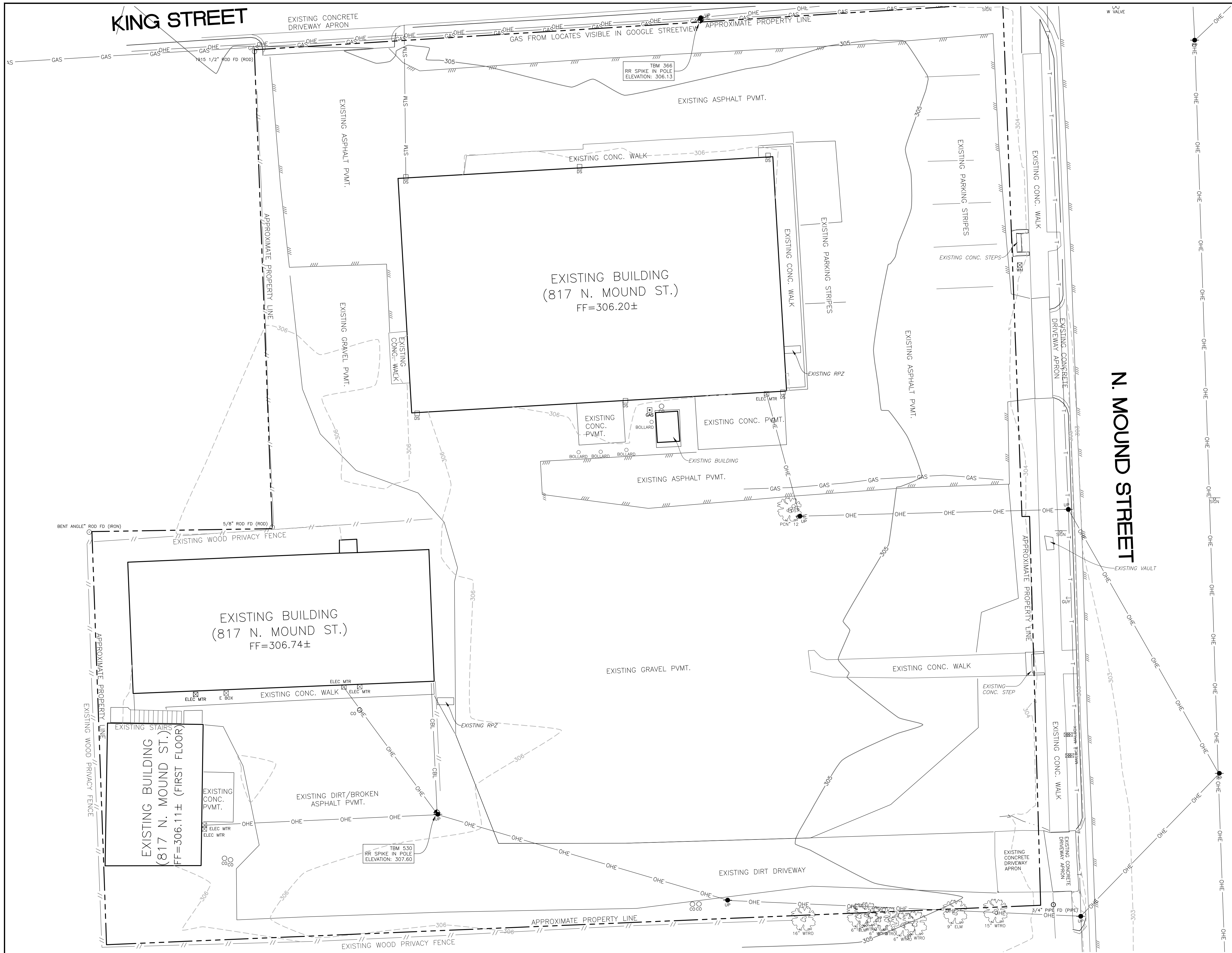
Phone Number: 936 556 2157

Email Address: rmiller@hettielegg.com

Physical Address of Property within 200 Feet: 813 N. Mound St

City of Nacogdoches

202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963
936-559-2574 Fax 936-559-2910 www.nactx.us
Home of Stephen F. Austin State University www.sfasu.edu



General Notes

1. EXISTING UTILITY LOCATIONS AND/OR MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR IS HEREBY NOTIFIED THAT ALL EXISTING UTILITIES, WHETHER BURIED OR OVERHEAD, MAY OR MAY NOT BE SHOWN AND THAT THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL UTILITIES DAMAGED BY THE CONTRACTOR'S OPERATIONS AND THE COST(S) FOR WHICH SHALL BE BORNE BY THE CONTRACTOR.
2. THE CONTRACTOR IS HEREBY NOTIFIED THAT DANGEROUS UTILITIES MAY EXIST IN THE PROJECT AREA. THESE MAY INCLUDE BUT ARE NOT LIMITED TO: OVERHEAD OR UNDERGROUND ELECTRIC LINES, TELEPHONE LINES, FIBER-OPTIC LINES, AND GAS LINES.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPT. FOR INSPECTION PRIOR TO COVERING UNDERGROUND IMPROVEMENTS, BEFORE POURING BUILDING SLABS, OR MAKING ANY UTILITY TAPS OR CURB CUTS.
4. THIS IS NOT A BOUNDARY SURVEY. EXISTING SITE INFORMATION COLLECTED BY AN ON THE GROUND TOPOGRAPHIC SURVEY IN AUGUST AND SEPTEMBER OF 2021.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION CONTROL (SILT FENCING) ON ALL DOWNHILL SLOPE AREAS OF THIS SITE.

1	ISSUED FOR PERMIT	01/27/22
No.	Revision/Issue	Date

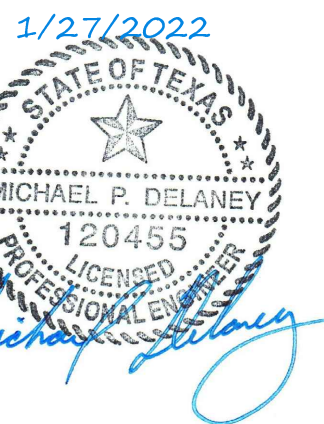
TWO FIFTEEN CONSULTING

ENGINEERS + SURVEYORS

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

TBPE F-17461
TBPLS 10194339

Engineer Seal:

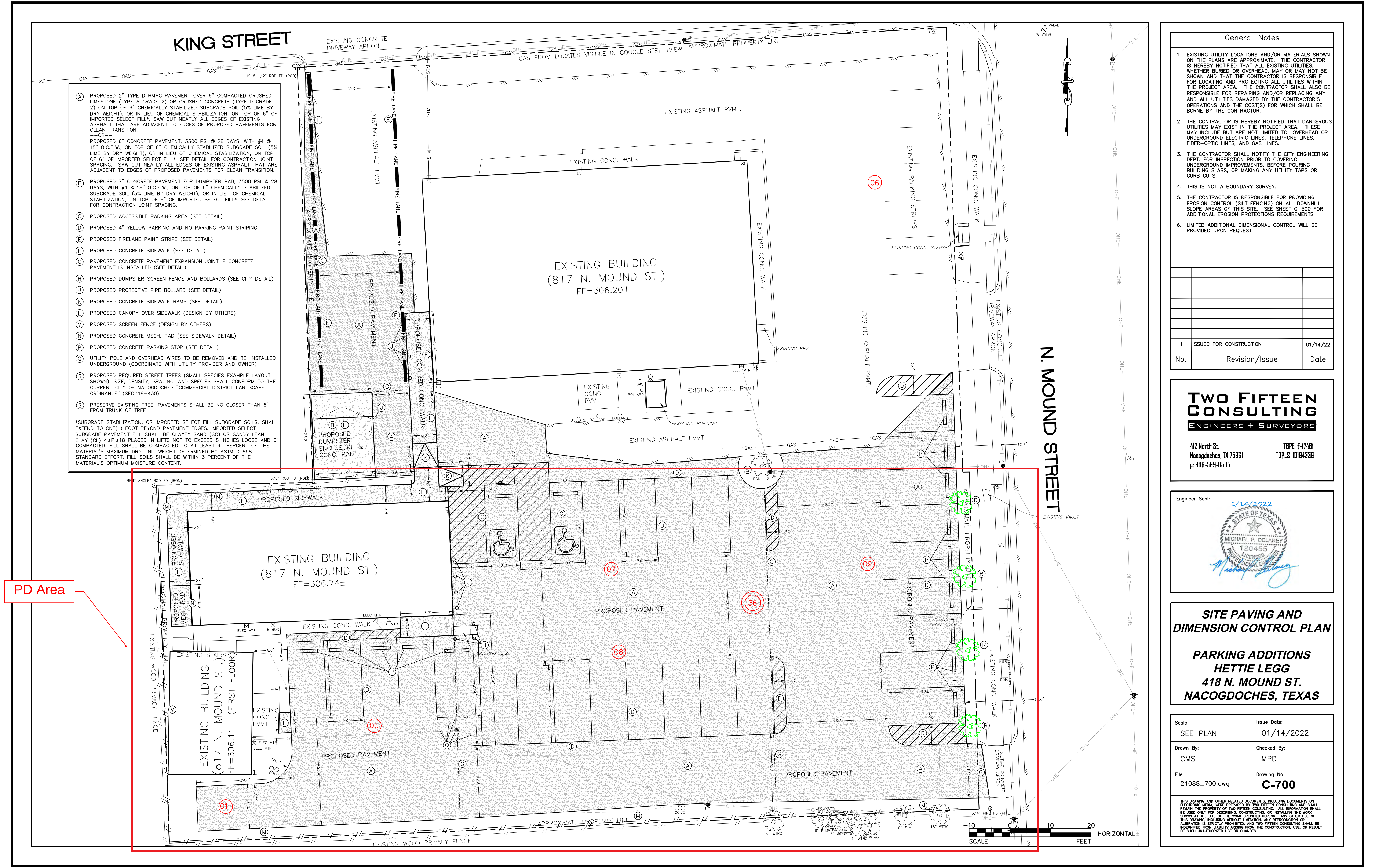


EXISTING SITE PLAN

PARKING ADDITIONS
HETTIE LEGG
418 N. MOUND ST.
NACOGDOCHES, TEXAS

Scale:	Issue Date:
SEE PLAN	01/27/2022
Drawn By:	Checked By:
CMS/MPD	MPD
File:	Drawing No.
21088_100.dwg	C-100

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General Notes

1. EXISTING UTILITY LOCATIONS AND/OR MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR IS HEREBY NOTIFIED THAT ALL EXISTING UTILITIES, WHETHER BURIED OR OVERHEAD, MAY OR MAY NOT BE SHOWN AND THAT THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL UTILITIES DAMAGED BY THE CONTRACTOR'S OPERATIONS AND THE COST(S) FOR WHICH SHALL BE BORNE BY THE CONTRACTOR.
2. THE CONTRACTOR IS HEREBY NOTIFIED THAT DANGEROUS UTILITIES MAY EXIST IN THE PROJECT AREA. THESE MAY INCLUDE BUT ARE NOT LIMITED TO: OVERHEAD OR UNDERGROUND ELECTRIC LINES, TELEPHONE LINES, FIBER-OPTIC LINES, AND GAS LINES.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPT. FOR INSPECTION PRIOR TO COVERING UNDERGROUND IMPROVEMENTS, BEFORE POURING BUILDING SLABS, OR MAKING ANY UTILITY TAPS OR CURB CUTS.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION CONTROL (SILT FENCING) ON ALL DOWNHILL SLOPE AREAS OF THIS SITE. SEE SHEET C-500 FOR ADDITIONAL EROSION PROTECTION REQUIREMENTS.
6. LIMITED ADDITIONAL DIMENSIONAL CONTROL WILL BE PROVIDED UPON REQUEST.

1	ISSUED FOR CONSTRUCTION	01/14/22
No.	Revision/Issue	Date

TWO FIFTEEN CONSULTING
ENGINEERS + SURVEYORS

412 North St.
Nacogdoches, TX 75961
p: 838-568-0505

TOPE F-17461
TBPLS 10194339

Engineer Seal:

1/14/2022

STATE OF TEXAS

MICHAEL P. DELANEY

120455

Professional Engineer

Michael P. Delaney

**SITE PAVING AND
DIMENSION CONTROL PLAN**

**PARKING ADDITIONS
HETTIE LEGG
418 N. MOUND ST.
NACOGDOCHES, TEXAS**

Scale:	Issue Date:
SEE PLAN	01/14/2022
Drawn By:	Checked By:
CMS	MPD
File:	Drawing No.
21088_700.dwg	C-700
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PD2022-01 Site Photos



Street view



PD2022-01 Site Photos

Existing buildings



PD2022-01 Site Photos



Existing fence and
trees along south
property line



PD2022-01 Site Photos



Replacement fence
along south property
line



PD2022-01 Site Photos

Vehicle visibility



PD2022-01 Site Photos

Fence gap to be filled
Southwest corner of property

