



April 11, 2022

Notice is hereby given of a Regular Meeting of the Planning and Zoning Commission to be held on April 11, 2022 at 4:00 p.m., via videoconference, with the opportunity to appear in person in the **Council Chambers, Room 119 of City Hall, 202 East Pilar Street, Nacogdoches, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action.

The City of Nacogdoches Planning & Zoning meeting will be deemed as being conducted via 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/1200/Channel-21. 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 Monday, April 11, 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 Downtown Revitalization.
 - B. Policy discussion regarding zone change applications, deadlines and 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

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
936-559-2574 · Fax 936-559-2912 · www.nactx.us
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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 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 March 14, 2022, 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 historic overlay for Lots 49 and 51, City Block 51, located at 403 South Shawnee Street. This request has been submitted by the National Association of E.J. Campbell High School, Ex-Students and Friends. Case File HO2022-001.
 - C. **Public Hearing:** Consider approval of a Zone Change from PD, Planned Development District to R-1, Single Family for approximately 32 acres, being Lots 1, 2, 3, 4R, 5 and 6R-1, City Block 54, of the Timber Springs Subdivision. This request has been submitted by Lone Star Breeder Farms, Inc. Case File ZON2022-02.
7. City Council decisions on Planning & Zoning cases: No cases presented to 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.
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 that the above notice was posted on the public notice board at City Hall, 202 East Pilar Street, on Wednesday, April 6, 2022 at 5:00 p.m. and remained posted until the meeting convened. I further certify that the News Media were properly notified of this meeting as stated above.

Rhonda Lewis, Office Assistant II

**MINUTES TO THE
PLANNING & ZONING COMMISSION
March 14, 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; Planning Technician, Juan Pollette; Rhonda Lewis, Office Assistant, and McKenzie Rogers, Intern

Others Present:

1. Call to Order: Chairman Deppisch called the meeting to order at 5:03 p.m.

2. Pledge of Allegiance.

3. Work Session:

- A. Presentation, discussion, and possible action regarding educational series related to Community Engagement & Meeting Facilitation.

City Planner (CP) Helton presented on the importance of providing different methods of Community Engagement to the public. CP Helton stated the importance of being able to explain the impact of planning processes, the value in reaching historically underserved communities, and provided an overview of various methods to encourage public input.

Commissioner Phou asked if the City will utilize the text message alerts on their website as a tool for the public to receive alerts and notifications.

CP Helton stated yes, that the City is currently using a similar tool and receiving growing traffic to the site.

- B. Presentation and policy discussion regarding zoning application deadlines, commission meetings, and neighborhood meetings.

CP Helton presented the Planning and Zoning (P&Z) policy changes made in the past year. Community feedback revealed the need for staff to be more proactive in engaging neighborhoods in the zoning process. CP Helton stated these changes included: expansion of the 200 ft. notifications to 500 ft. “courtesy” notices; physical signs placed at the subject property; and, notices on the city website and social media. CP Helton stated the proposed changes would include specific types of zone change applications, such as, Specific Use Permits (SUP); Planned Development Districts (PD); and Zoning applications that increase the density of an area by two to three categories.

CP Helton explained the recommended Pre-development Meetings and described the process where an applicant is invited to meet with P&Z Staff and other departments to discuss projects. An additional change would incorporate neighborhood meetings to notify the public from the time an application is submitted to the time that P&Z is advertising for an SUP, PD, or an increase in density.

Commissioner Carroll asked how the neighborhood would be notified.

CP Helton stated it would be a similar process to the 500-foot notification that staff sends out to invite the neighborhood to the scheduled meeting.

CP Helton stated an additional P&Z meeting per month will accommodate the extended deadlines and Staff would cancel any meetings that did not have an application on the agenda.

CP Helton concluded her presentation and asked for questions from the Commission.

Commissioner Phou asked how much push back is received from neighbors for the residential zone changes that CP Helton outlined.

CP Helton stated that the most input/feedback is for changes to multi-family or commercial.

Chairman Deppisch asked who would run the neighborhood meetings.

CP Helton stated that the applicant would facilitate the meeting and that City Staff would be present as a resource to answer any questions, therefore, the meeting would be applicant-driven.

Commissioner Mills asked if there is no agreement reached from the neighborhood meetings, would Staff present this to the Commission.

CP Helton stated that the findings of the neighborhood meetings would be incorporated into the staff report to the Commission.

CP Helton stated that Staff would move forward with implementation as early as April 1, 2022, with the updated application process, and bring the changes to City Council based on feedback from the P&Z Commission.

4. Open Forum: There were no comments for the open forum.

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:** Consider approval of minutes from the February 14, 2022, Planning & Zoning Commission meeting.

Commissioner Carroll made a motion to approve the minutes as written. Commissioner Mills seconded the motion and the minutes were 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 none.

7. City Council decisions on Planning & Zoning cases:

- A. February 22, 2022 City Council took the following action on the items listed below:

- Approved: Zone Change from R-3, Two Family to B-2, General Business for approximately 1.4 acres, being a portion of Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings Drive.
- Approved: Specific Use Permit to allow a building addition for an existing Recreational Vehicle Sales facility on approximately 5 acres, being Lot 1-A-1, City Block 60 and 61, generally located at 2824 NW Stallings 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.

There were none.

9. Adjourned:

Meeting was adjourned at 6:10 p.m.

Chairman, Ken Deppisch

Attest: Rhonda Lewis, Office Assistant II

PRESENTER: Brian Bray, Community Services Director

ITEM/SUBJECT: Public Hearing: Consider a request for approval of historic overlay for Lots 49 and 51, City Block 51, located at 403 South Shawnee Street. This request has been submitted by the National Association of E.J. Campbell High School, Ex-Students and Friends. Case File HO2022-001.

OVERVIEW:

Applicant Cleo Jenkins, representative of the E. J. Campbell Alumni Association, has requested the property located at 403 S. Shawnee St., known as the E. J. Campbell High School, be included in the Historic Overlay Zoning. This property is eligible under Criteria 1, 2 and 3.

The school's location on Shawnee St. places it firmly within what was, until the 1960s, the de facto segregated middle-class residential and business district of Nacogdoches. Prior to the construction of University Drive in the 1980s, the Shawnee Street area on the western slope of Orton Hill, extending along and south from Main Street, was geographically and socially distinct from the downtown business district and the older African American Zion Hill Neighborhood.

Research provided by Cleo Jenkins, applicant:

E. J. Campbell School received a Historic Marker through the Texas Historical Commission Marker program in 2014. The marker text is as follows:

Until it closed in 1970, the year Nacogdoches schools fully integrated, the E. J. Campbell School at this site served African American students from the town and surrounding area. The school opened in 1903 at a time when the need was evident for new educational facilities to serve growing African American communities of the area. Originally named the Nacogdoches Colored School, it was renamed for longtime principal E. J. Campbell in 1937.

Like many other communities at the time, Nacogdoches and its educational institutions were segregated in accordance with state and federal laws. Officially, these facilities were to be "separate but equal," although they often lagged behind in terms of financial support and education opportunities.

The original school, a simple four-room schoolhouse, became a central educational and social meeting place for African American communities in Nacogdoches County. Students came from miles around to attend the new school, which continued to grow over the subsequent decades. Significantly, beginning with principal Campbell's term, and under his direction, high school students regularly visited Prairie View Normal School (later Prairie View A&M University) to learn of higher education opportunities available to them. At one point, more than two-thirds of the students graduating from the E. J. Campbell School went on to attend college and excel in a number of professional fields. Notably, many of the students became certified as teachers at Prairie View and returned to work in the Nacogdoches school district. (2014)

1946 Sanborn Map:

The E. J. Campbell School is included in the 1946 Sanborn Fire Map survey as the *Nacogdoches High School and Grade School (colored)*. The building is drawn in 4 sections each with their respective build dates. The sections were built in 1094, 1917, 1927 and 1936. The school also included a Home Economics and Agriculture building (separate) built in 1929 and a Auditorium (separate) built in 1940; both of those buildings have been torn down. The map also makes a note of “Houses Beyond (Colored)” on two sides of the school, identifying E.J. Campbell school as a cornerstone of a historically black neighborhood.

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 E. J. Campbell School 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.

Nacogdoches Historic Landmark Preservation Committee will make a recommendation to the Planning and Zoning Commission, who will meet on April 11, 2022. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on April 19, 2022.

STAFF REDOMMENDATION:

Staff Recommendation: Based on the above findings, Staff recommends approval of the request.

HLPC Recommendation: The Historic Landmark Preservation Committee considered this item at their regular meeting on April 4, 2022 and voted to approve the request.

CITY CONTACT: Brian Bray
Community Services Director
brayb@nactx.us
936-559-2935

ATTACHMENTS:

1. Application
2. Aerial Map
3. Supporting Documents

MUNICIPAL ZONING APPLICATION

PROPERTY INFORMATION

Street Address 403 S. Shawnee St, Nacogdoches, TX 75961

Legal Description

Lot(s) 49 and 51 City Block 51

Subdivision J. G. Orton Subdivision Block 51

PROPERTY OWNER INFORMATION:

Name (as listed on the deed) National Association of E. J. Campbell High School, EX-Students and Friends

Mailing Address c/o Route 2, Box 2630

City Nacogdoches State TX Zip 75961

Daytime Phone Number (817) 832-8310 Signature Cleo Jenkins

APPLICANT INFORMATION

Name Cleo Jenkins

Mailing Address 2209 Aberdeen Dr

City Trophy Club State TX Zip 76262-3408

Daytime Phone Number (817) 832-8310 Signature Cleo Jenkins

Description of Request:

Current Zoning:

A R-1 R-2 R-3 R-4 M B-1 B-2 B-3 I-1 I-2

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Requested Zoning:

A R-1 R-2 R-3 R-4 M B-1 B-2 B-3 I-1 I-2 N/A (SUP or HO)

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Type of Request:

Specific Use Permit

\$300.00

☐

Zone Change

\$300.00

☐

Historic Overlay

No Fee

☒

Note: This request **WILL NOT** be accepted by the City **UNLESS** it is accompanied by the appropriate filing fee in the form of a check made payable to **The City of Nacogdoches** or by cash and the most current copy of the property deed, showing the owner listed on this application as the owner of the property.

Date fee paid: _____ Case Number _____

HO 2022-001



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 50 100 200 Feet

Date Created: March 16, 2022 Software: ArcGIS 10.8.1

4" W PIPE UNPAVED SHAWNEE
4" W PIPE UNPAVED SHAWNEE
4" W PIPE UNPAVED SHAWNEE

38' TO 1st FR D

HOUSES A BEYOND (COLORED)

S

NACOGDOCHES HIGH &
GRADE SCHOOL
(COLORED)
HEAT: GAS STOVES

BUILT 1929

HOME ECONOMICS &
AGRICULTURAL BLDG
HEAT: GAS STOVES

AUDIT M.
BUILT 1940.
STEEL TRUSSES
12 PILLARS 12
WALLS.
18-28 32'
28 28'

2 18 12
COMM
BUILT 1936 BUILT 1917
ROOF
BUILT 1927
BUILT 1904
51

20'

CLUB

D

2 HALL
(COLORED)
003'

(BL. 51)

2 D&A

(BL. 51)

E. J. Campbell School

Historical marker location:

403 Shawnee Street, Nacogdoches, Texas

Until it closed in 1970, the year Nacogdoches schools fully integrated, the E. J. Campbell School at this site served African American students from the town and surrounding area. The school opened in 1903 at a time when the need was evident for new educational facilities to serve growing African American communities of the area. Originally named the Nacogdoches Colored School, it was renamed for longtime principal E. J. Campbell in 1937.

Like many other communities at the time, Nacogdoches and its educational institutions were segregated in accordance with state and federal laws. Officially, these facilities were to be "separate but equal," although they often lagged behind in terms of financial support and education opportunities.

The original school, a simple four-room schoolhouse, became a central educational and social meeting place for African American communities in Nacogdoches County. Students came from miles around to attend the new school, which continued to grow over the subsequent decades. Significantly, beginning with principal Campbell's term, and under his direction, high school students regularly visited Prairie View Normal School (later Prairie View A&M University) to learn of higher education opportunities available to them. At one point, more than two-thirds of the students graduating from the E. J. Campbell School went on to attend college and excel in a number of professional fields. Notably, many of the students became certified as teachers at Prairie View and returned to work in the Nacogdoches school district. (2014)

Marker year: 2014



Figure 1: Mr. E. J. Campbell





PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider approval of a Zone Change from PD, Planned Development District to R-1, Single Family for approximately 32 acres, being Lots 1, 2, 3, 4R, 5 and 6R-1, City Block 54, of the Timber Springs Subdivision. This request has been submitted by Lone Star Breeder Farms, Inc. Case File ZON2022-02.

OVERVIEW:

The request is for a zone change from PD, Planned Development District to R-1, Single Family for approximately 32 acres, being Lots 1, 2, 3, 4R, 5 and 6R-1, of the Timber Springs Subdivision, generally located on the south side of Maroney Drive, 160 feet west from Kenbrook Drive. The R-1, Single Family district is intended as an area for low density single-family use. Lots in this area must be 8,250 square feet and larger. A portion of the PD to the east (Lot 6R-2 of the Timber Springs Subdivision) is not included in the zone change request. This lot was purchased by one of the adjacent property owners in 2014, which is why it is not included in the application.

This property was zoned from R-1 to PD in the mid-2000s for a large retirement community. The development never came to fruition, therefore the property owner is requesting to change the zoning back to the original R-1 designation to be more consistent with the surrounding neighborhoods, and make the property marketable for future single family development. The applicant has stated that there are no immediate plans to develop the property, and that this request is also in response to recent public comments from nearby residents that the area be maintained as single family.

Adjacent Land Use & Zoning

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

<u>Direction</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>	<u>Land Use</u>
<u>North</u> (Across Maroney Dr)	Single Family Residential	R-1, Single Family	Undeveloped
<u>South</u>	Rural Development	R-1, Single Family	Undeveloped
<u>East</u>	Single Family Residential & Rural Development	R-1, Single Family	Single Family
<u>West</u>	Single Family Residential & Rural Development	B-2, General Business	Undeveloped

The surrounding properties to the north across Maroney Drive are zoned B-2, General Business and R-1, Single Family and are mostly vacant except for the Kenbrook single family

neighborhood to the north and east. The property to the west is zoned B-2, General Business and is undeveloped. The property to the south is zoned R-1, Single Family and is undeveloped. The portion of the original PD (Lot 6R-2) to the east that's not included in the zone change request is also undeveloped. This tract is encumbered by steep terrain and a tributary of Lanana Creek, and was identified as a "reserve" tract on the approved PD Development Plan to be maintained as a natural area.

STAFF REVIEW:

REVIEW CRITERIA: 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 R-1, Single Family zoning district is consistent with the current zoning of the majority of the properties in the area, as well as the single family neighborhood (Kenbrook Subdivision) located to the east.

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 property is bounded by the Kenbrook Subdivision to the east, Maroney Drive to the north, and by a Lanana Creek tributary to the south and east. 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 Maroney Drive, a collector road which functions as primary access for the property and adjacent subdivisions. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the uses permitted under the R-1, Single Family zoning district.

The property has access to public utilities, with a 6-inch water main and 8-inch sewer main located along Maroney Drive.

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;

Future development will meet all current driveway and parking requirements.

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

Future development will comply with City regulations regarding the prevention of offensive odor, fumes, dust, noise and vibrations.

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;

Single Family construction is not subject to commercial district landscaping requirements.

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* and *Rural Development*. The *Single Family Residential* FLUP category is described as, “Conventional one-family detached dwellings (also includes duplexes).” The *Rural* designation is likely due to the proximity to Lanana Creek and its tributaries, and the significant topography in this area.

Thoroughfare Plan

Maroney Drive is a Major Collector road. Collectors generally carry higher traffic volumes than local/residential streets.

Land Use Policies, Goals & Objectives

This rezoning is a response to current needs for single family residential growth and therefore fits into the goals of the Comprehensive Plan; specifically, the goal to encourage *Growth Inward- Long-term growth in appropriate areas to achieve an efficient, diverse and balanced pattern of land uses both within the City and urbanizing portions of its extraterritorial jurisdiction*. Some of the targeted objectives include:

- Encourage infill development where appropriate (utilities, compatibility, etc.).
- Plan for mixing and/or separation of land use types based on desired, location, density and pattern of development.
- Promote growth where adequate infrastructure exists.

This request also furthers the Land Use Policies of the 2003 Comprehensive Plan, specifically:

- Compatibility with existing uses should be maintained. Well planned, mixed uses which are compatible are to be encouraged.
- Schools, parks and community facilities should be located close to or within residential neighborhoods.

Staff finds that the request is in compliance with the FLUP and the stated Goals and Objectives of the 2003 Comprehensive Plan.

NOTICES:

Staff mailed 11 notices to property owners within the 200 foot notification area. Since the time of this report, Staff has received three (3) inquiries requesting general information about the zone change. This zoning application was also subject to the additional noticing practices that were approved by City Council in January, 2021. These include: a zoning sign located on the subject property; notices published on the City’s webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

STAFF REDOMMENDATION:

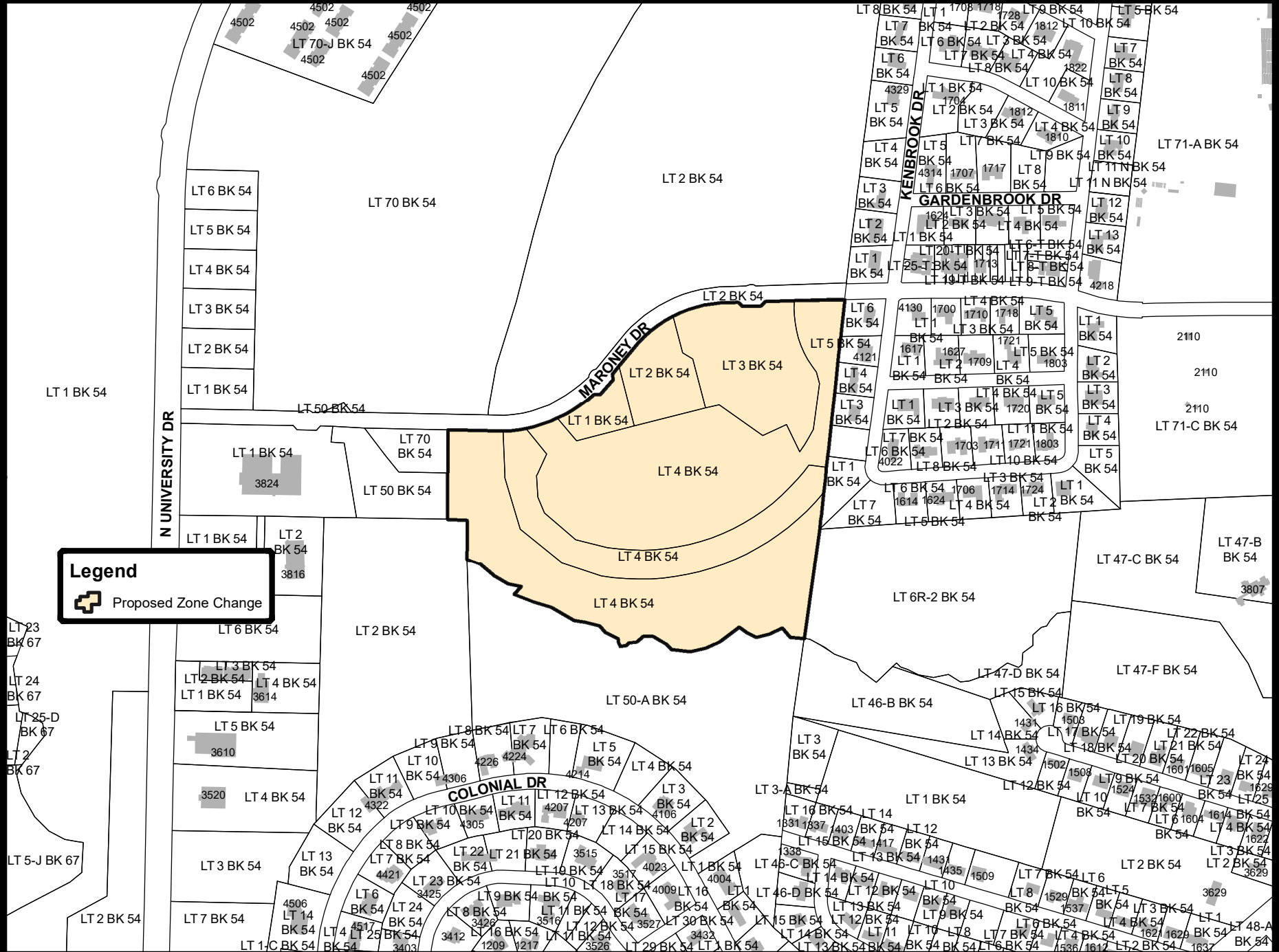
Based on the above findings, Staff recommends approval of a change of zoning for the subject property from PD, Planned Development District to R-1, Single Family. This item is scheduled to be heard by City Council on Tuesday, April 19th.

CITY CONTACT: Alaina Helton, AICP, City Planner
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. Site Photos
7. PD Development Plan (2010)

ZON 2022-02



Legend



Proposed Zone Change

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0 125 250 500 Feet

Date Created: March 28, 2022 Software: ArcGIS 10.8.1

ZON 2022-02



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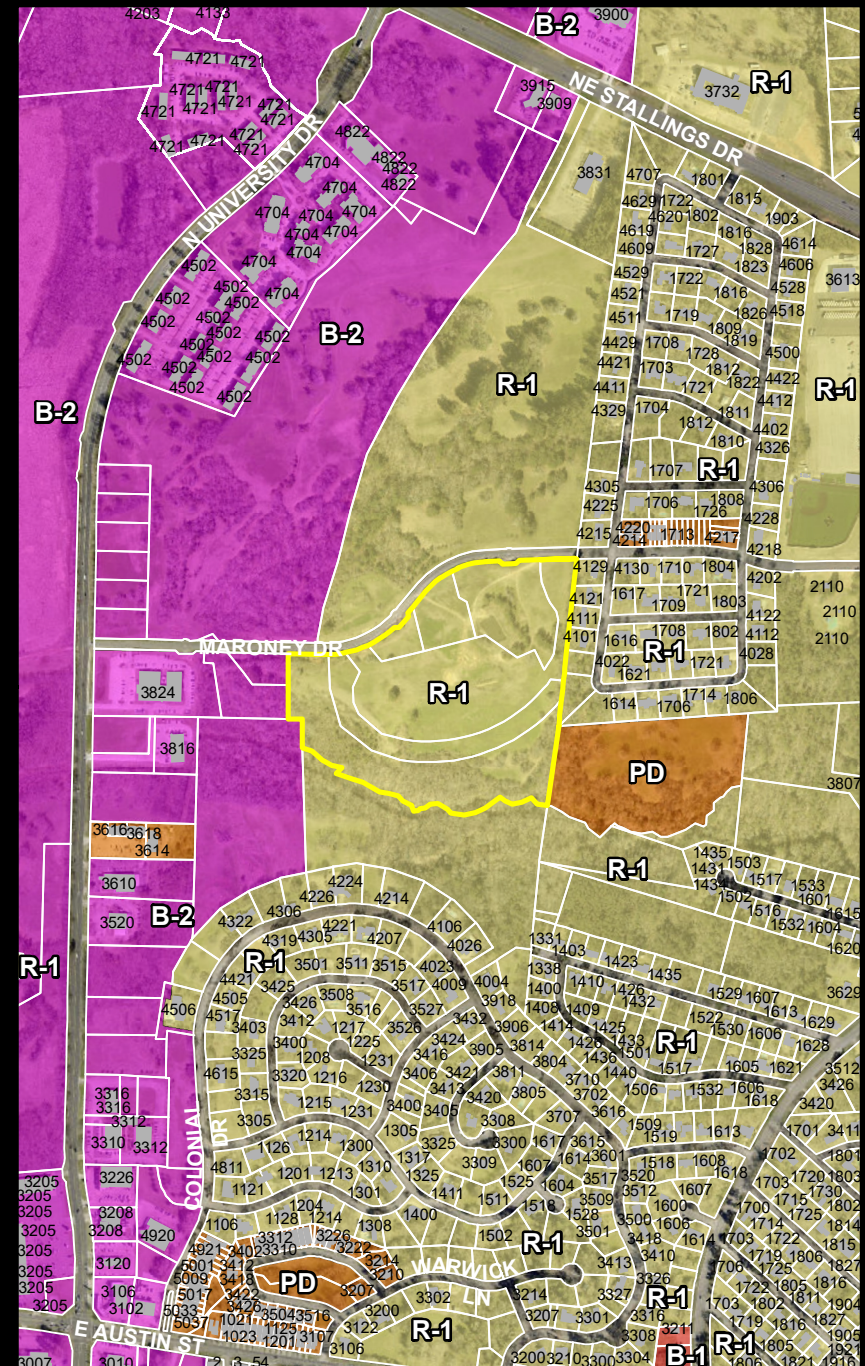
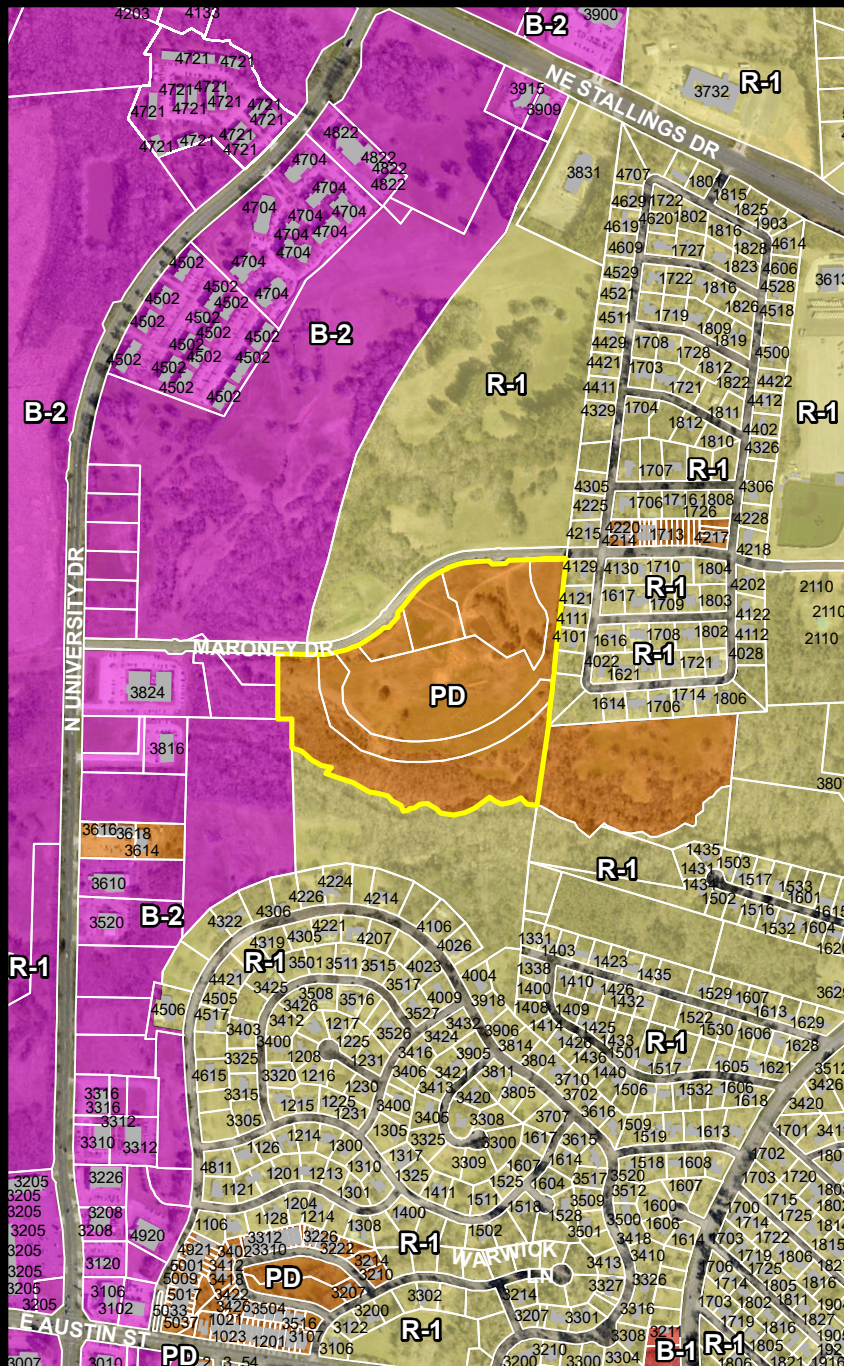
0 125 250 500 Feet

Date Created: April 5, 2022 Software: ArcGIS Pro 2.9.2

Existing Zoning

ZON 2022-02

Proposed Zoning



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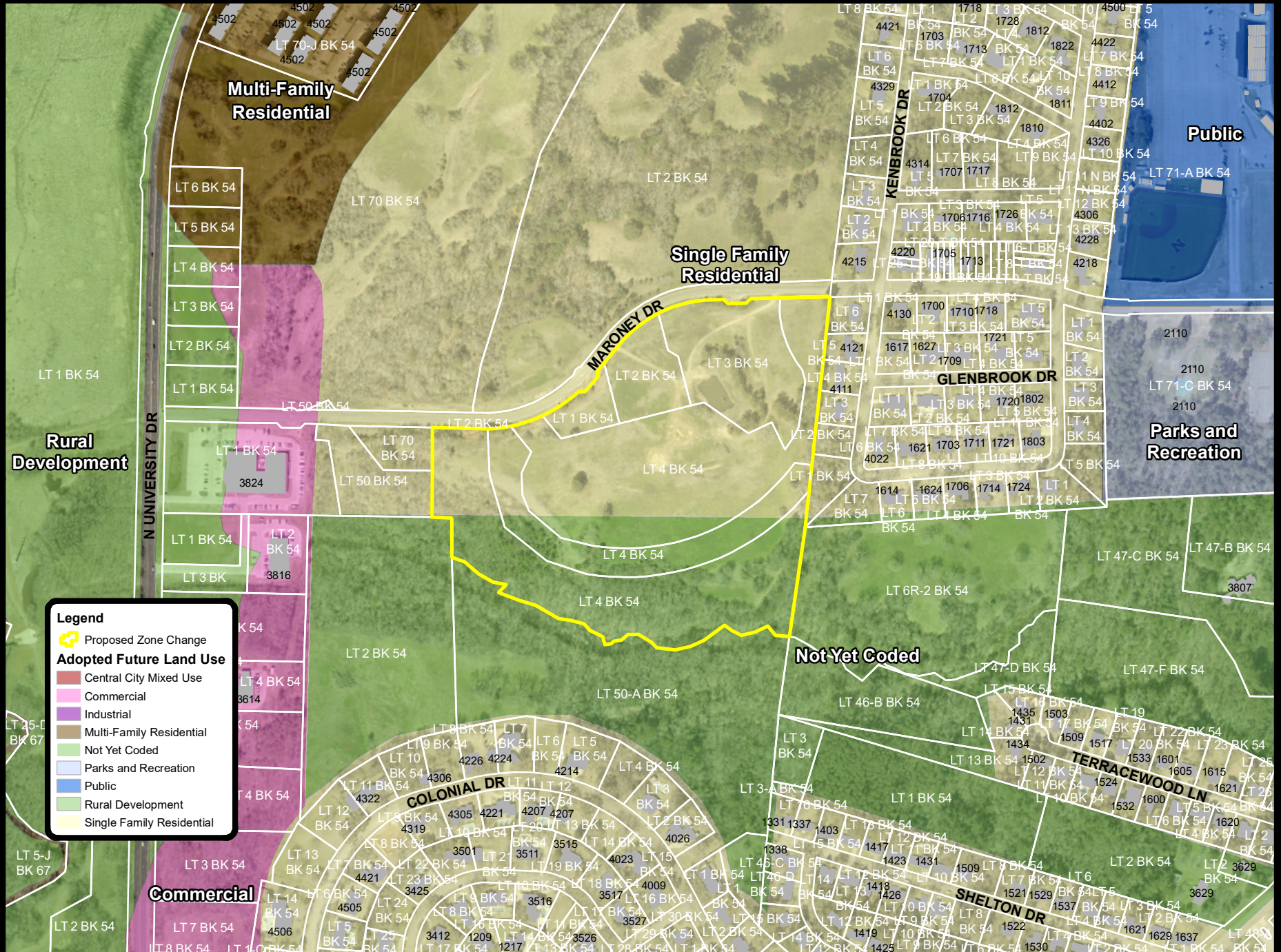


Date Created: March 28, 2022 Software: ArcGIS 10.8.1

0 250 500 1,000 Feet



ZON 2022-02



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0 125 250 500 Feet

Date Created: March 28, 2022 Software: ArcGIS 10.8.1



200 Foot Notification Map

Legend



200 Foot Buffer



Proposed Zone Change



Single Family- Rental

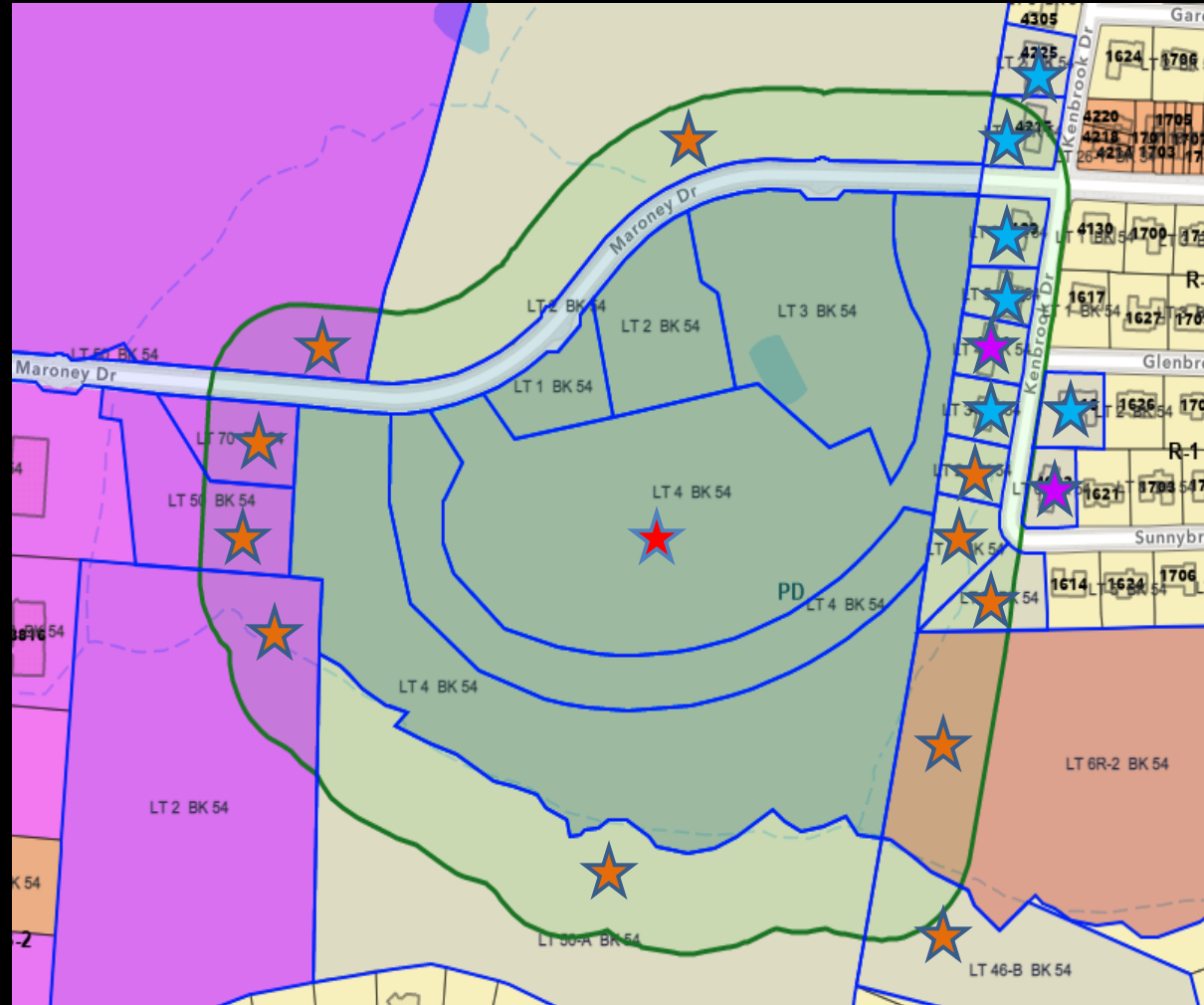


Single Family-
Owner Occupied



Vacant

Maroney Drive



Site Photos: ZON2022-02



Street view from
Maroney Drive



Site Photos: ZON2022-02



Looking west from
subject property

The Burke Center at SEC of
University & Maroney Dr.



Site Photos: ZON2022-02



Looking east from subject property

Kenbrook Subdivision
to the east



NACOGDOCHES, TEXAS

RESTAURANT
SINGLE STORY - PHASE II

ASSISTED LIVING
20 UNITS
SINGLE STORY - PHASE II

WELLNESS CENTER/ SPA/ REHAB
SINGLE STORY - PHASE II

NURSING CENTER
SINGLE STORY - PHASE II

SENIOR APARTMENTS
4-STORY - PHASE I
144 UNITS

RESTAURANT
SINGLE STORY - PHASE III

HOME SITES
21 EXECUTIVE HOMES/
COTTAGES - PHASE I

CARPORTS



SITE DEVELOPMENT
MASTER PLAN

