



July 11, 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 5:00 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 Monday, July 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 an educational series related to Economic Development & Planning.

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 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.

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
936-559-2574 · Fax 936-559-2912 · www.nactx.us
Home of Stephen F. Austin State University · www.sfasu.edu



- A. Approval of Minutes: Consider approval of minutes from the June 13, 2022 Planning and 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 to amend and/or revoke the Specific Use Permit, pursuant to Section 118-174 of the Code of Ordinances, for a 'Garden Shop & Plant Sales – Display or Greenhouse', in a B-1 Local Business zoning district, for Lot 1, Block 1 of The Plant Shed Subdivision, located at 3123 Appleby Sand Rd. This request has been initiated by the Nacogdoches City Planner.
7. City Council decisions on Planning & Zoning cases: On June 21, 2022 City Council took the following action on the items listed below.
 - A. Denied 4-0: Zone Change from PD, Planned Development District, to R-4, Multi-Family for approximately 3 acres, being Lots 5 and 6, Block 4, of the Creek Bend Subdivision.
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

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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I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on July 6, 2022 at 3 p.m. and remained posted until the meeting convened.

Rhonda Lewis, Office Assistant II

**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
JUNE 13, 2022 AT 5:00 P.M.
REGULAR HYBRID MEETING**

Members Present: Ken Deppisch; Don Mills; Shannon Conklin; and Lily Phou

Members Absent: Ruth Carroll

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

Others Present: Joseph & Karen Montes; Mario Wesley; Darrell Benjamin; Mable Cannings; via Google Meet – DTJ Consultants, Jason Claunch & Jayashree Narayana

1. Call to Order: Chairman Deppisch called the meeting to order at 5:02 p.m.

2. Pledge of Allegiance.

3. Work Session:

- A. Presentation, discussion, and possible action regarding educational series related to Neighborhood Planning.

City Planner (CP) Helton introduced two guests from DTJ Consultants to comment on this series. CP Helton provided an overview of neighborhood planning, community engagement and the planning process.

4. Open Forum: Chairman Deppisch opened the floor for public comment.

There were no comments from the public.

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 May 23, 2022, Planning & Zoning Commission meeting.

Chairman Deppisch made a motion to approve the minutes as written. Commissioner Mills seconded the motion. The minutes were approved unanimously 4-0.

6. Regular Agenda:

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

No items were removed from the Consent Agenda.

- B. Final Plat: Presentation, discussion, and possible action regarding a Final Replat for the OTR Place Subdivision. This request has been submitted by Irie Montes of Jim/RB LLC.

CP Helton presented this item to the Commission, giving a description of the property, stating that the applicant is requesting to move forward with subdividing the lot for the sale of the existing single family homes.

Chairman Deppisch opened the floor for comments.

There were none.

Chairman Deppisch called for a motion to approve. Commissioner Phou made a motion to approve the item, and Commissioner Conklin seconded the motion. The Final Plat was approved unanimously 4-0.

- C. **Public Hearing:** Consider a request to amend and/or revoke the Specific Use Permit, pursuant to Section 118-174 of the Code of Ordinances, for a 'Garden Shop & Plant Sales – Display or Greenhouse', in a B-1 Local Business zoning district, for Lot 1, Block 1 of The Plant Shed Subdivision, located at 3123 Appleby Sand Rd. This request has been initiated by the Nacogdoches City Planner.

CP Helton presented this request and requested the Commission postpone the item until the July 11, 2022 regular P&Z meeting because the applicant and some of the residents were unable to attend the June 13th meeting.

Chairman Deppisch made a motion to postpone the item until the July 11, 2022 regular P&Z meeting. Commissioner Mills seconded the motion and the postponement was approved unanimously 4-0.

- D. **Public Hearing:** Consider approval of a Zone Change from PD Planned Development District to R-4, Multi-Family for approximately 3 acres, being Lots 5 and 6, Block 4, of the Creek Bend Subdivision – Unit 2, generally located at the southeast corner of South Steen Drive and Creek Bend Blvd. This request has been submitted by Mario Wesley. Case File ZON2022-03.

CP Helton presented the item to the Commission and stated that this request was previously presented on May 23, 2022 but postponed in order to hold a neighborhood meeting with the applicant and residents of the Northgate Subdivision to discuss their concerns with the requested R-4 zoning district.

CP Helton informed the Commission that the applicant met with the residents on June 1, 2022. CP Helton summarized the concerns of the residents and noted the neighborhoods request for the applicant to amend the existing PD. CP Helton explained that City staff advised the applicant to amend the PD per the request of the residents, and that the applicant had chosen to move forward with the original request from PD, Planned Development to R-4, Multi-Family.

Mario Wesley addressed the Commission and stated that his plan for the development would be four 4-plexes or two duplexes on each lot.

Commissioner Phou asked if Mr. Wesley would rent out the units, if approved. Mr. Wesley stated yes. Commissioner Phou asked why the applicant was opposed to amending the PD rather than moving forward with the zone change to R-4. Mr. Wesley stated that he believed the timeline was shorter. CP Helton clarified the timeframes between the processes to the applicant and Commission.

Chairman Deppisch opened the floor for public comment.

Phillip Blackburn addressed the Commission stating a zone change to R-4 would not benefit the surrounding neighborhoods.

Mable Cannings addressed the Commission stating she is opposed the R-4 zone change and the applicant should build under the existing PD designation because of possible developments of other large buildings.

Darrell Benjamin addressed the Commission stating the community is opposed to the potential of heightened noise levels.

Mr. Wesley re-addressed the Commission and stated that he was willing to amend the existing PD if that was the recommendation of the Commission.

Chairman Deppisch called for a motion. Commissioner Conklin made a motion to deny the request. Chairman Deppisch seconded the motion and the request was denied unanimously 0-4.

7. City Council decisions on Planning & Zoning cases, June 7, 2022:

- A. Denied 0-4: Zone Change from R-1, Single Family to R-4, Multi-Family for approximately 0.3 acres, being Lot 1, Block 3, of the Banita Subdivision.**

Chairman Deppisch asked if City Council needed any additional information from the Commission on the vote in favor of the zone change.

CP Helton stated that City Council requested additional information and a presentation on Staff policies and how Staff arrives at their recommendations.

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.

Chairman Deppisch and the Commission will look into adding an agenda item on the City Council agenda to discuss the expectations, direction and decisions made by the P&Z Commission.

9. Adjourned:

Meeting was adjourned at 6:39 p.m.

Ken Deppisch, Chairman

Attest: Rhonda Lewis, Office Assistant II

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request to amend and/or revoke the Specific Use Permit, pursuant to Section 118-174 of the Code of Ordinances, for a ‘Garden Shop & Plant Sales – Display or Greenhouse’, in a B-1 Local Business zoning district, for Lot 1, Block 1 of The Plant Shed Subdivision, located at 3123 Appleby Sand Rd. This request has been initiated by the Nacogdoches City Planner.

OVERVIEW:

On May 19, 2020, the City Council granted approval of a Specific Use Permit (SUP) for the operation of a “Garden Shop & Plant Sales - Display or Greenhouse” at the location referenced above. The approving ordinance (Ord.1826-05-20) for this SUP allows the construction and operation of a “Garden Shop & Plant Sales - Display or Greenhouse” facility at the above described location, with the following conditions:

1. The applicant will provide a plan to control sediment and runoff that is acceptable to the City Engineering Department.

Upon approval of the SUP, development plans were submitted to the City for review and the City Engineer determined that the development satisfied the conditions of the SUP. These development plans were approved by Staff in July, 2020.

STAFF REVIEW:

Since the initial development of the project, City Staff has received multiple complaints of substantial drainage and sediment runoff issues from a number of the residents located northwest of the subject property. City Staff met with the property owner onsite to observe the drainage patterns on the property at which time Staff noted substantially more semi-impervious gravel installed on the property than what was depicted on the approved development plans.

Upon completion of the site visit Staff has requested additional documentation from the property owner to demonstrate the property drainage and runoff is still functioning in accordance with the development plans. Based on the summary letter of the inspection by the engineering firm who designed the site, the development is no longer in compliance with the conditions of the SUP. City Staff has requested that the property owner provide a plan for compliance that must address the addition of impervious surface since the original approval of the SUP and show a plan to mitigate the increased drainage to surrounding properties.

Since this initial request, the property owner has failed to respond in a timely manner which resulted in two (2) violation notices. Since the property owner has failed to rectify the violation, pursuant to Section 118-174(c) of the Code of Ordinances, City Staff has initiated proceedings to revoke and/or amend the terms of the SUP.

Zoning & Existing Land Use

The subject property is zoned B-1 Local Business and is currently vacant. The surrounding zoning and land uses are as follows:

Direction	Zoning	Land Use
North	B-1 Local Business	Hair Salon
East (Across Appleby Sand Rd.)	R-1 Single Family	Single Family & Civic/Office Building
South (Across East Austin St.)	B-1 Local Business	Duplex & Convenient Store with Gasoline Pumps
West	B-1 Local Business & R-1 Single Family	Vacant & Single Family

Property located immediately the north of the subject property is zoned B-1 and is currently being used as a hair salon. A portion of the property to the west located along East Austin Street is zoned B-1 and is vacant, while the remaining property to the west is zoned R-1 Single Family and is developed as a single family neighborhood known as the Colonial Hills Subdivision. The subject property abuts Appleby Sand Road to the east and East Austin Street to the south.

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

1. **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;
2. **Orderly Growth and Development:** The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
3. **Supporting Facilities:** Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
4. **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;
5. **Nuisances:** Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
6. **Lighting:** Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;
7. **Landscaping:** Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;
8. **Comprehensive Plan:** The proposed use is in accordance with the comprehensive plan.

Based on the drainage issues outlined above, Staff finds that the development is no longer in compliance with the conditions of the SUP, or with Criteria #1 (*Compatibility*), and Criteria #3 (*Supporting Facilities*). The applicant has submitted a preliminary drainage plan which proposes

improvements to mitigate the drainage issues created by the development. These improvements include the construction of an earthen berm to divert water and sediment runoff to E. Austin Street.

COMMUNITY INPUT:

Staff mailed 14 notices to property owners within the 200-foot notification area. At the time of this report, Staff has received four (4) written responses from property owners within the 200-foot notice area, three (3) of which are in support of revoking and/or amending the terms of the SUP, citing specific concerns about drainage. City Staff also mailed 44 courtesy notices to property owners within 500 feet of the subject property, and received one (1) written response in opposition to amending and/or revoking the SUP. In addition, City Staff received written responses from four (4) residents who do not own property or reside in either the 200-foot or 500-foot notification area.

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

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Site Photos
4. Notification Map
5. Written Responses
6. Ordinance 1826-05-20
7. Approved Site Plan (2020)
8. Plant Shed Owner Response Letter
9. Proposed Drainage Plan (2022)

SUP 2020-03



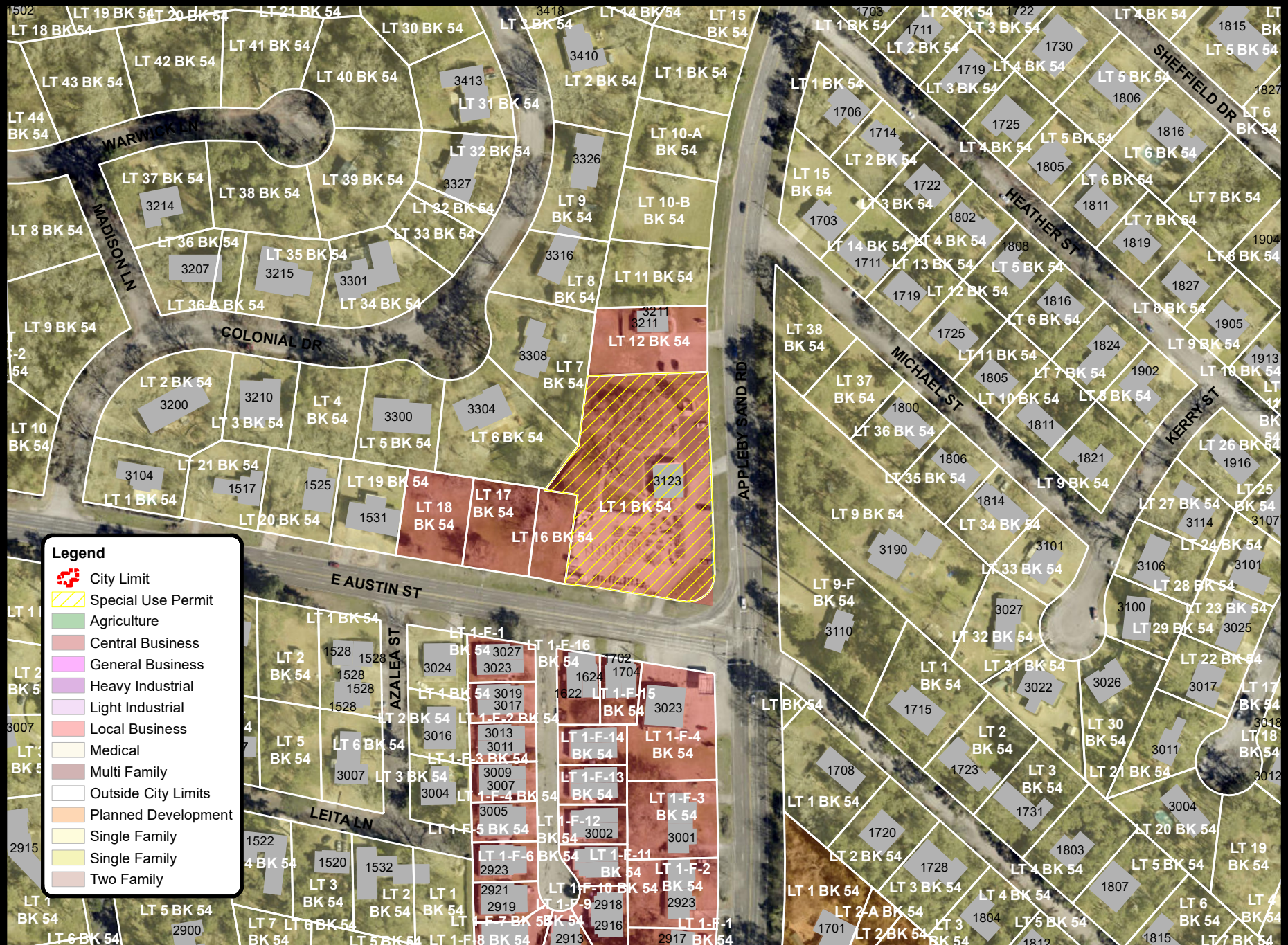
Notice: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



0 50 100 200 Feet

Date Created: May 25, 2022 Software: ArcGIS 10.8.1

SUP 2020-03



Legend

- City Limit
- Special Use Permit
- Agriculture
- Central Business
- General Business
- Heavy Industrial
- Light Industrial
- Local Business
- Medical
- Multi Family
- Outside City Limits
- Planned Development
- Single Family
- Single Family
- Two Family

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0 50 100 200 Feet

Date Created: June 7, 2022 Software: ArcGIS 10.8.1

SUP2020-03: Site Photos

Street View: Corner of Appleby Sand & E. Austin St.



Street View: E. Austin St.



Street View: Appleby Sand Rd.



Office/Sales Building



Parking Area



Outdoor Sales Area: Facing E. Austin St.



Gravel walkway: South/ West side of building



Silt fencing & drainage area: West side of property



200 Foot Notification Map

SUP2020-03: 3123 Appleby Sand Rd.

Legend



200 Foot Buffer



Existing SUP



Single Family-Rental



Two Family- Rental



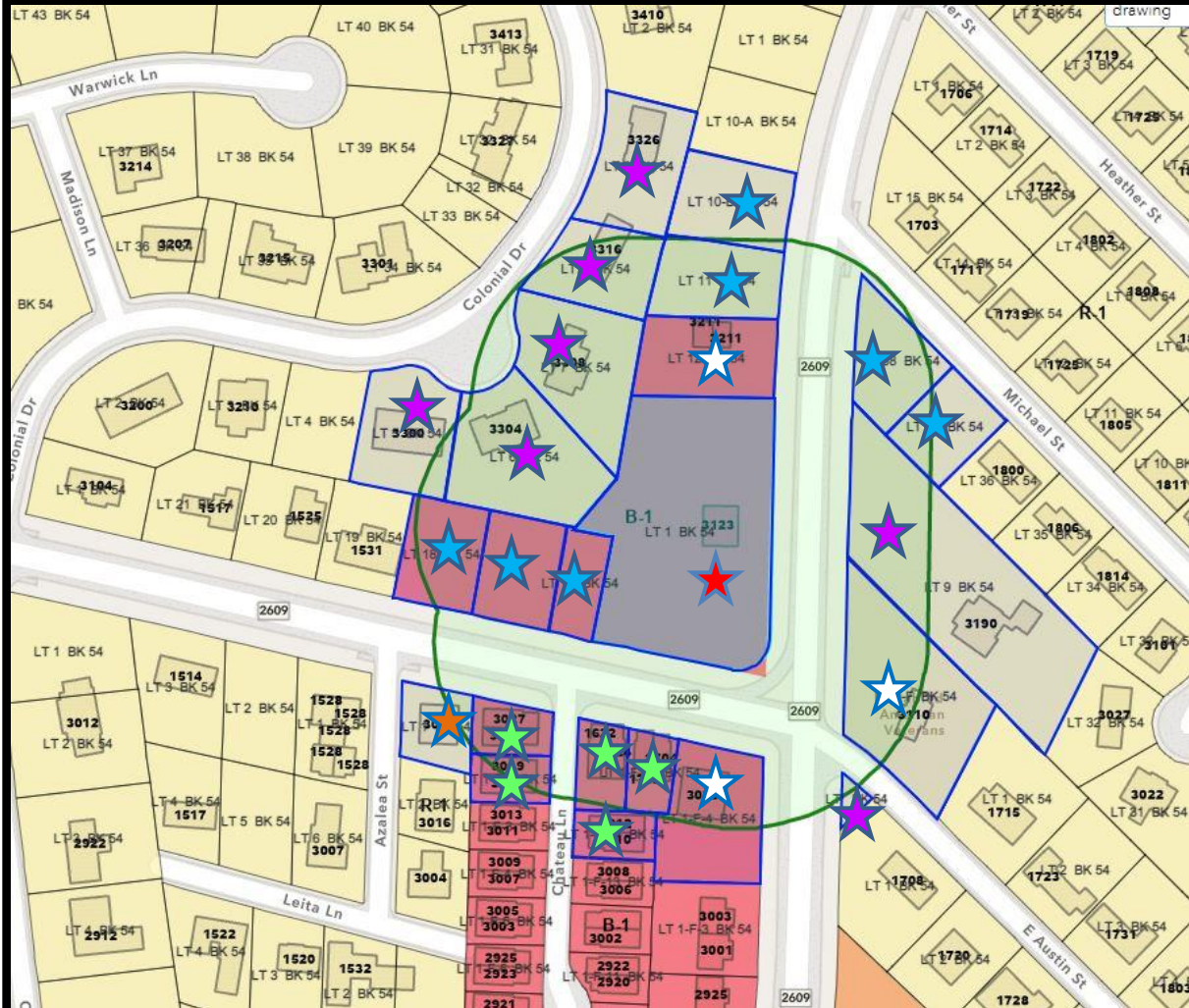
Single Family-
Owner Occupied



Commercial



Undeveloped



Response Form

Project Number: SUP2020-03: The Plant Shed
3123 Appleby Sand Rd.

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: SUP2020-03: The Plant Shed

Please circle one: ☐ In favor of request ☐ Opposed to request

Comments:

I recommend the business work
with an engineer to develop ~~xxx~~ and
implement a viable plan to properly
deal with this.

Signature: Bud Wright

Printed Name: Bud Wright, Mgr: Five Star Real Estate

Street Address: 915 S. Fredonia

City, State and Zip Code: Nacogdoches, Tx 75964

Phone Number: 936-554-4455

Email Address: bwright@tfnutrition.com

Physical Address of Property within 200 Feet: _____

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

My home suffers continual damage from the ongoing water and sand runoff from the lots on Appleby Sand Rd. and East Austin St. behind my property. I have spent approx. \$9000. on a drainage system repair.

Signature:

Janet Wyatt Fults

Printed Name:

Janet Wyatt Fults

Street Address:

3316 Colonial Drive

City, State and Zip Code:

Nacogdoches, TX 75965

Phone Number:

936) 615-4540 (cell)

Email Address:

jbrad01@suddenlink.net

Physical Address of Property within 200 Feet:

3316 Colonial Dr.

LT 8 BK 1 Colonial H:
Section 1

City of Nacogdoches

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

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

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Nacogdoches, TX 75963

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

Project Number: SUP2020-03: The Plant Shed

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

I have incurred many expenses, especially my backyard retaining wall landscape timbers have rotted, fell off - I put in concrete steps at back porch years ago, drains installed in back yard + on lots 4 + 5. Blk 54.

Signature: Vera C. Schwab

Printed Name: Vera C. Schwab

Street Address: 3300 Colonial Dr.

City, State and Zip Code: Nacogdoches, TX 75965-3079

Phone Number: 936-564-4527 (home); 936-615-6335 (cell)

Email Address: mimschwab@suddenlink.net

Physical Address of Property within 200 Feet: 3300 Colonial Dr.

Lots 4 + 5 BK 1
Colonial Hills
Section 1

City of Nacogdoches

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Lots 4 + 5 in Blk. 54 are mine, were shown separately but now together in Nacogdoches appraisal district. See attachd.



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: May 25, 2022 Software: ArcGIS 10.8.1



Nacogdoches Central Appraisal District
216 W HOSPITAL ST
NACOGDOCHES, TX 75961
Phone: (936)560-3447
Fax: (936)560-1894

NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement - Do NOT Pay From This Notice.

Appraisal Year - 2022

Location of ARB Hearings:

216 W HOSPITAL ST

NACOGDOCHES, TX 75961

IF YOU HAVE GENERAL QUESTIONS

PLEASE CALL THE CENTRAL APPRAISAL DISTRICT

AT: (936) 560-3447

Protest Deadline: 06/10/2022

ARB Hearings to Begin: 6/7/2022 9:00:00AM

Owner ID: 65109

Website: www.nacocad.org

Postmark Date: 05/11/2022

Dear Property Owner:

We have appraised the property listed below for the 2022 tax year. The appraisal is for the following property:

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

Percent difference from 2017 is a 28.00% increase.

APPRAISAL INFORMATION	LAST YEAR	PROPOSED THIS YEAR	PROPOSED 2022 TAXABLE VALUE	ACCOUNT NUMBER / PROPERTY DESCRIPTION
Total Market Value	210,240	252,270		ACCT #: 18-148-5401-005000 PARCEL: 28214
HS Land Market Value	59,620	71,540		ADDR: 3300 COLONIAL DR
HS Structures(Buildings) Value	150,620	180,730		NACOGDOCHES, TX
Total Homestead Cap Value	210,240	231,260	231,260	ABST/Block/Lot: COLONIAL HILLS SEC 1-01/089 1-4,5
Total Proposed Taxable Value (with Homestead Limit)	210,240		231,260	LEGAL: LTS 4 & 5 BK 1 COLONIAL HILLS SECTION 1
Exemptions: OVER 65		* HOMESTEAD CAP APPLIED		ACRES: 0.000 INTEREST: 1.000000
				CATEGORY: A1

Taxing Units	Exemption Type for Last Year	Exemption Amount for Last Year	Exemption Type for Current Year	Exemption Amount for Current Year	Exemption Amount Cancelled or Reduced from Last Year	Last Year Taxable Value (less exemptions)	Current Year Taxable Value (less exemptions)
NAC COUNTY - HS Ceiling Freeze	OVER65	82,050	OVER65	86,250	0	128,190	145,010
CITY OF NAC	OVER65	62,050	OVER65	66,250	0	148,190	165,010
NAC ISD I&S - HS Ceiling Freeze	OVER65	87,050	OVER65	91,250	0	123,190	140,010
NAC ISD M&O - HS Ceiling Freeze	OVER65	87,050	OVER65	91,250	0	123,190	140,010

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest. The Appraisal Review Board will begin hearing protests on 6/7/2022 9:00:00AM. To file a protest, complete the notice of protest form by following the instructions included on the form and, no later than 06/10/2022, mail or deliver the form to the appraisal review board at the following address: 216 W HOSPITAL ST, NACOGDOCHES, TX 75961.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,
Chief Appraiser - Nacogdoches Central Appraisal District

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

Cynthia Pettit German

3308 Colonial Dr.

Nacogdoches, TX 75965

I am writing in regards to the June 13, 2022 Planning & Zoning meeting. I will be in Washington State, have a two hour time difference, and where I am staying internet is unavailable.

I am definately in favor of revoking the Plant Shed's license to do business until they correct the problem. I don't even know what the purpose of the meeting. The Plant Shed owner's engineer's were allowed to open with certain conditions. An approved engineer plan and design was supposed to be submitted before they opened in November of 2020. These conditions have not been met. The Plant Shed is in clear violation and has been.

I would like to know who approved and signed off on what they have done? I have had a four inch PVC pipe pointed directly at my yard since May 10, 2021 that is causing flooding my yard and home as well as Katheryn Cox's home at 3304 Colonial Dr. I sent pictures and a video on 5-10-2021 of the water shooting out of the pipe showing the water's path to Steve, and he told me there were no pipes on site plan. Another sign that no one from the City was following through with checking for an acceptable plan presented by an engineer. The pipe is still there, funnelling massive amounts of water into my yard with each rain. Since the Plant Shed went in, it has been a constant ongoing battle.

On 4-13-2022, we flooded again so I called Alaina again to inquire what The Plant Shed had done to correct the problem. She apologized and told me the city had "dropped the ball", and that no one had been there to check. She told me she was going to meet with Steve. On 4-21-2022 Steve came to my home to look again. He also apologized on behalf of himself and the city. He told me he had talked to Alaina, and the city would be sending a letter to Plant Shed that would give them fifteen days to come up with an inspection letter ASAP. After Alaina, Steve, the City Manager and City Attorney met, I was told the zoning meeting has to happen first. We shouldn't have to start over. It's been over a year and a half so far.

The following is a list of dates where I contacted Steve or Alaina. I can provide texts, pictures and videos if needed.

5-20-21 I forwarded video of flooding as well as pipe pointing at me. Part of Steve's response was "the site has changed since it was first occupied. We will be working with them to get it back to approved condition". When I asked about a time frame, he stated he wasn't sure but that it needed immediate attention.

6-1-21 I texted Steve again asking about Plant Shed's pipe pointing at us.

6-3-21 I received a message from Steve stating that Alaina and Case Opperman were going to meet with Charles about the excursions from the approved plan. He also stated they have an evaluation and remediation plan.

6-29-21 Steve sent me an update that Plant Shed received their engineering report and would be forwarding to the city to review.

8-18-21 Reached out to Steve again and he referred me to Alaina. I called her office and left multiple messages with no response.

The city has been well aware of the problem and have done nothing to enforce the decisions they made.

My parents bought this home in 2002, and it had runoff issues on the north side of backyard. My dad paid over \$10,000 to install a retaining wall and catch basins. My basins were working until we flooded, and they filled up with sand. My retaining wall is leaning, and I need to replace it but it's a \$13,000.00 investment I don't want to make until the issues are addressed with the Plant Shed. Since they have gone into business, and have paved and/or covered so much square footage, I have spent close to \$3000.00 on rocks, grass, topsoil, and labor.

On 5-24-22, I went to CAD office to protest my property tax increase. I showed Paul the pictures and he told me it will be reduced, and I'm still suffering the effects of erosion and flooding, and the consequences of nothing being done to correct the situation. I also found out the Plant Shed bought .81 acre which measures out at 35,283.6 square feet. It now is well covered over half of the property. Another violation? I forwarded the information to Alaina and Kathleen Balenger. Any help with this matter is greatly appreciated.

Please circle one:



In favor of request



Opposed to request

Comments:

I will be out of state but have provided my neighbor + Kathleen Balanger a copy of my letter and concerns. Please let me know before

Please on 6th

Signature:

Cathy German

Printed Name:

Cynthia Pettit GERMAN

Street Address:

3308 Colonial Dr.

City, State and Zip Code:

Nacogdoches, TX 75965

Phone Number:

360-941-0869

Email Address:

cp9german2000@yahoo.com

Physical Address of Property within 200 Feet:

3123 Appleby Sand Rd

City of Nacogdoches

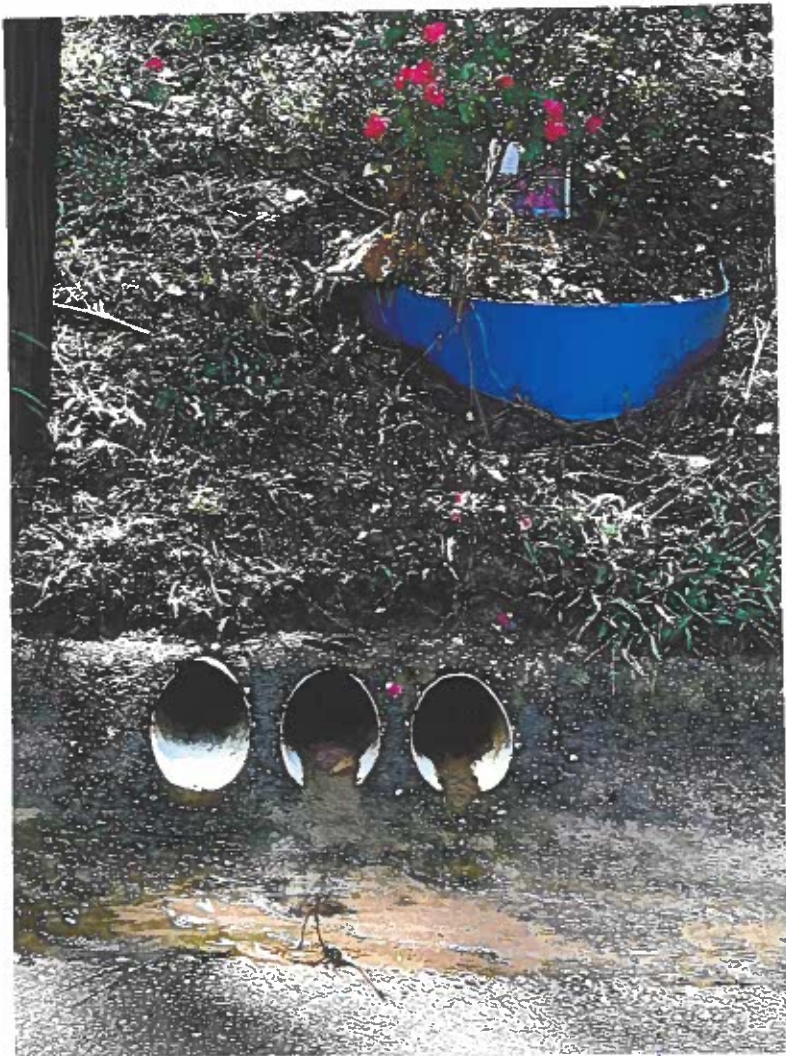
202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963

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

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



TAKEN FROM MY FENCE



3 CATCH BASINS FILLED WITH SAND - HAVE TO REPLACE



RETAINING WALL IS COMING DOWN DUE TO RUN OFF
HAVE A \$13,500.00 BID TO REPLACE



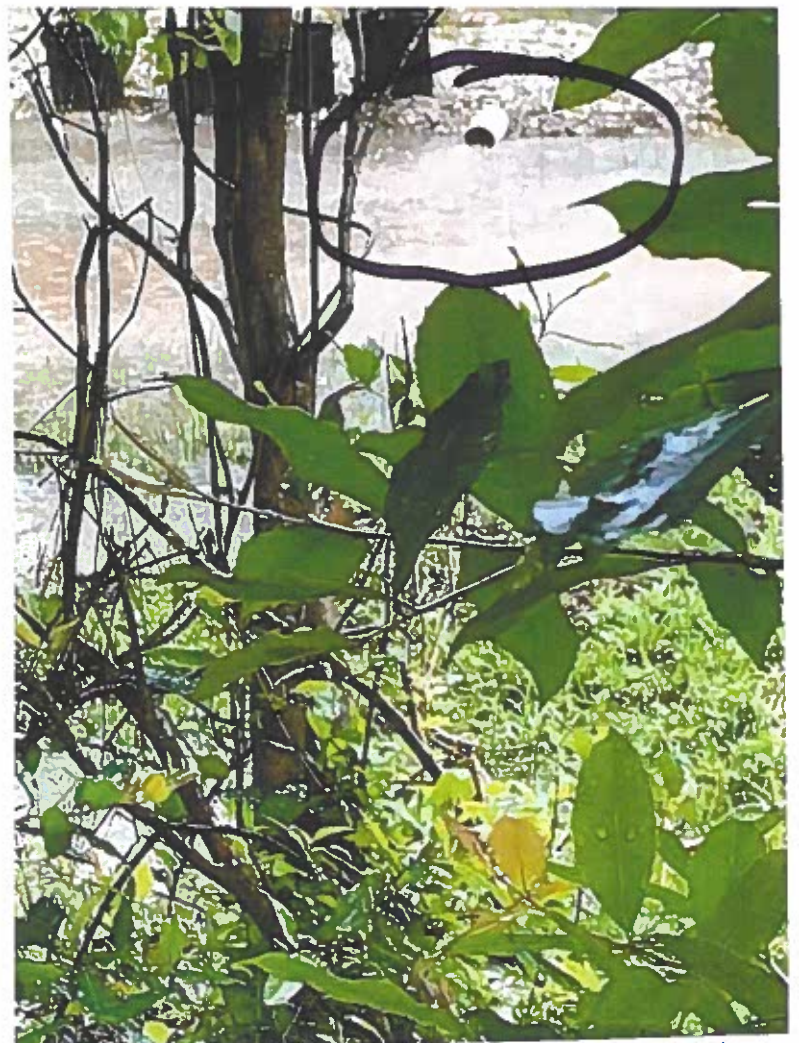
WATER COMES OVER AND UNDER RETAINING WALL



RUN OFF



RUN OFF between 3304 + 3308
Colonial Dr.



TAKEN FROM MY back yard
fence. PIPE POINTED AT US.



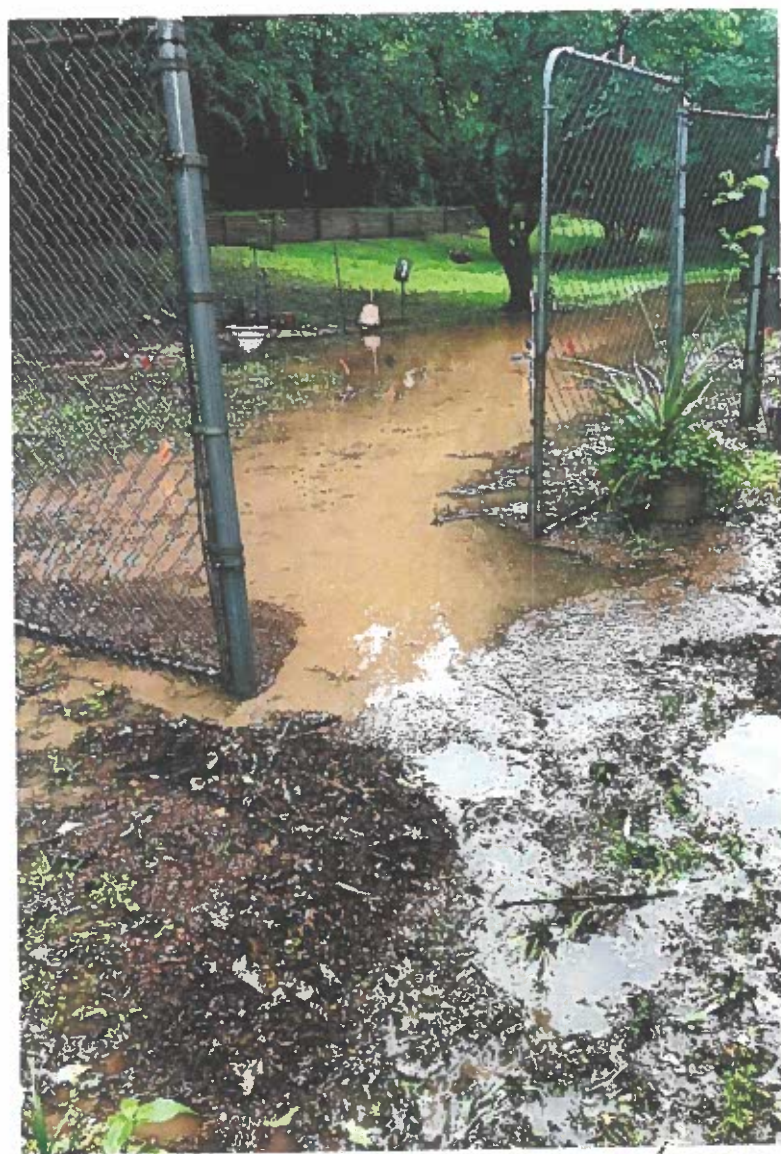
12/30/21 - PLANT SHED HAD BEEN
OPENED SINCE NOV 2020



NOTE AMOUNT OF SAND ON driveway
WE NEVER HAD A PROBLEM
WITH STANDING WATER



BACK PORCH FLOODING
4-13-2022



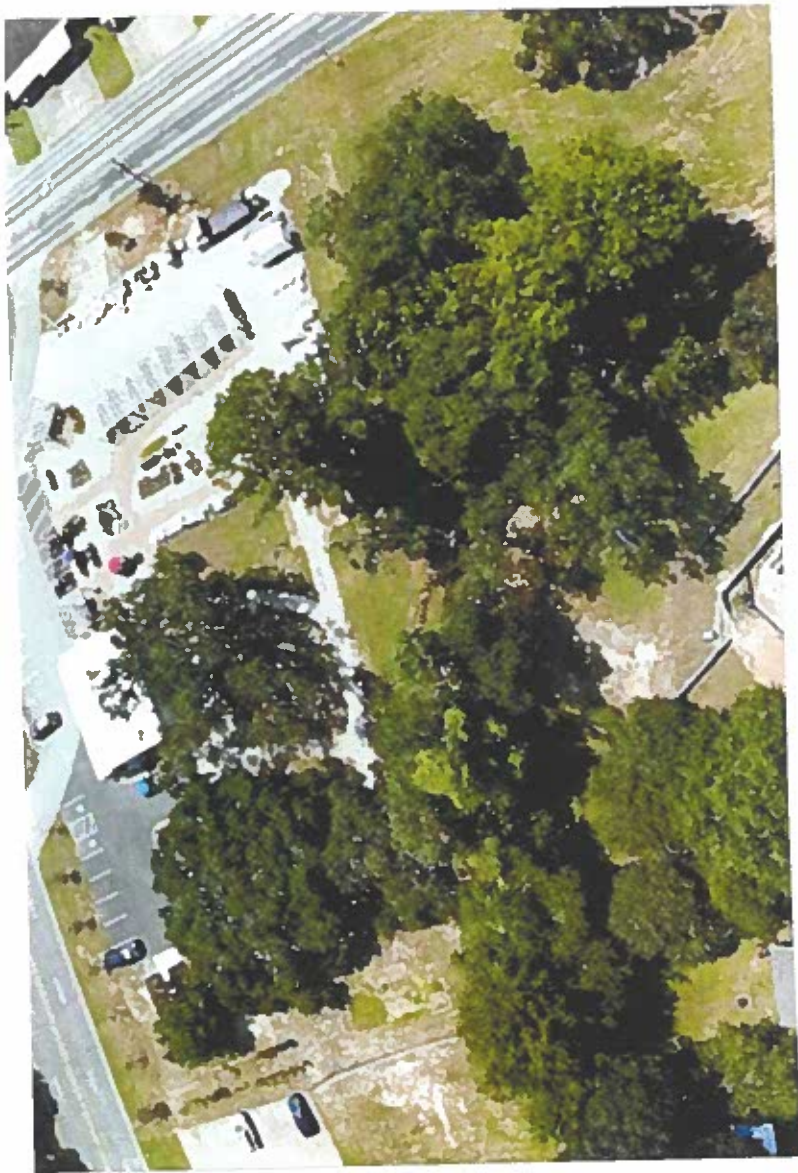
RUNOFF FILLED CATCH BASIN S
LAST YEAR



4/14/2022



4/14/22



SUP 2020-03



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: May 25, 2022 Software: ArcGIS 10.8.1



Response Form

Project Number: SUP2020-03: The Plant Shed
3123 Appleby Sand Rd.

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: SUP2020-03: The Plant Shed

Please circle one: ☐ In favor of request ☒ Opposed to request

Comments:

Signature: [Signature]
Printed Name: Daniel Bency
Street Address: 3016 AZALEA
City, State and Zip Code: Nacogdoches
Phone Number: 936-560-1592
Email Address: crwoods.rider@hotmail.com
Physical Address of Property within 200 Feet: yes

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

JUNE 8, 2022

PLANNING AND ZONING
CITY COUNCIL

DEAR SIRS:

IN REFERENCE TO THE PUBLIC HEARING
CONCERNING THE PLANT SHED WE, AS NEARBY
RESIDENTS, HAVE NO ISSUE WITH THE BUSI-
NESS LOCATION OR OPERATION.

THE PREMISES ARE KEPT NEAT AND TIDY
AND THE COLORFUL PLANTS ARE CERTAINLY MORE
APPEALING THAN THE GAS PUMPS ON THE OPPOSITE
LOT.

I'VE NOT OBSERVED THAT TRAFFIC FLOW
HAS BEEN IMPACTED IN ANY WAY. WE CAN
NOT FATHOM WHY THIS IS AN ISSUE.

DUE TO COVID VARIANTS WE CHOOSE NOT
TO ATTEND THIS HEARING; AUDIOWING GROUPS
IS CONSIDERABLE.



SINCERELY,
ROBERT & CHERYL VERNER
1715 E. AUSTIN
NAROG DOCKS, TEXAS
936-564-3680

Nacogdoches

the oldest town in Texas

Response Form

Project Number: SUP2020-03: The Plant Shed
3123 Appleby Sand Rd.

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:**

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Attn: Rhonda Lewis
PO Drawer 635030
Nacogdoches, TX 75963

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

Project Number: SUP2020-03: The Plant Shed

Please circle one: ☐ In favor of request ☒ Opposed to request

Comments:

This request is ridiculous!

Signature:

David Yates

Printed Name:

DAVID YATES

Street Address:

203 Hughes St.

City, State and Zip Code:

Nacogdoches TX 75961

Phone Number:

936-554-2194

Email Address:

davidbyates50@hotmail.com

Physical Address of Property within 200 Feet:

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



Response Form

Project Number: SUP2020-03: The Plant Shed
3123 Appleby Sand Rd.

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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: SUP2020-03: The Plant Shed

Please circle one: ☐ In favor of request ☒ Opposed to request

Comments: The Plant Shed is an asset to our community! I have heard nothing but positive things about this business!

Signature: Kaki Blake Nelson

Printed Name: Kaki Blake Nelson

Street Address: 4003 Redwood Drive

City, State and Zip Code: Nacogdoches, Tx. 75965

Phone Number: 936-552-6802

Email Address: Kakinel@gmail.com

Physical Address of Property within 200 Feet: _____

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

Nacogdoches

the oldest town in Texas

Response Form

Project Number: SUP2020-03: The Plant Shed
3123 Appleby Sand Rd.

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: SUP2020-03: The Plant Shed

Please circle one: ☐ In favor of request ☒ Opposed to request

Comments:

The Plant Shed is a wonderful addition to Nacogdoches in so many ways. Surely they

Signature: [Signature]

Printed Name: Lou Ann Jones

Street Address: 3933 Redwood Dr

City, State and Zip Code: Nacogdoches, TX 75965

Phone Number: 936-584-7798

Email Address: louann1972@gmail.com

Physical Address of Property within 200 Feet: _____

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

I am sure that every citizen has done everything possible to please the city and address the issue. What a shame it would be to lose this business because an agreement cannot be reached.



Response Form

Project Number: SUP2020-03: The Plant Shed
3123 Appleby Sand Rd.

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: SUP2020-03: The Plant Shed

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature: Nancy A. Smith

Printed Name: Nancy A. Smith

Street Address: 103 CR 920

City, State and Zip Code: Nac

75964

Phone Number: 936-288-1718

Email Address: mandn4him@gmail.com

Physical Address of Property within 200 Feet: _____

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

ORDINANCE NO. 1826-05-20

AN ORDINANCE OF THE CITY OF NACOGDOCHES, TEXAS, GRANTING AN AMENDMENT TO A SPECIFIC USE PERMIT FOR A GARDEN SHOP AND PLANT SALES – DISPLAY OR GREENHOUSE, LOCATED AT THE NORTHWEST CORNER OF APPLEBY SAND ROAD AND EAST AUSTIN STREET WITHIN THE B-1 LOCAL BUSINESS ZONING DISTRICT, SAID TRACT BEING LOTS 13, 14, 15 AND A PORTION OF LOT 16, BLOCK 1, SECTION 1 OF THE COLONIAL HILLS SUBDIVISION RECORDED IN VOLUME 2536, PAGE 264 OF THE DEED OF RECORDS OF NACOGDOCHES COUNTY, TEXAS, CONTAINING APPROXIMATELY 8.1 ACRES LOCATED IN NACOGDOCHES, TEXAS, PROVIDING REQUIREMENTS AND CONDITIONS FOR SAID SPECIFIC USE PERMIT; CONTAINING FINDINGS; PROVIDING A REPEAL CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Specific Use Permit process allows the Planning and Zoning Commission and City Council to consider the conditions specific to individual tracts of land and operational characteristics of various businesses; and

WHEREAS, Charles Shugart of StarTex Ventures, filed an application for a Specific Use Permit for a Garden Shop & Plant Sales - Display or Greenhouse facility on property that is currently zoned as Local Business (B-1); located at the northwest corner of Appleby Sand Road and East Austin Street, said tract being legally described as Lots 13, 14, 15 and a portion of Lot 16, Block 1, Section 1, of the Colonial Hills Subdivision recorded in Volume 2536, Page 264 of the Deed of Records of Nacogdoches County, Texas (the "Property"), and situated within the corporate limits of the City of Nacogdoches, Texas (the "City"), being more particularly described in **Exhibit "A"** and **Exhibit "B"**, attached hereto and made a part hereof for all purposes; and

WHEREAS, the Owner of the Property, through its above mentioned and duly authorized representatives, has presented an application to the City for the granting a Specific Use Permit to use said Property for the purpose of a Garden Shop & Plant Sales - Display or Greenhouse facility (the "Specific Use"), as authorized by the City's Zoning Ordinance; and

WHEREAS, after satisfaction of all conditions precedent required by law, the Planning and Zoning Commission held a public hearing and did make recommendation to City Council for approval of the Specific Use Permit application submitted for the above referenced site; and

WHEREAS, after satisfaction of all conditions precedent required by law and receiving the recommendation of the Planning and Zoning Commission, the City Council conducted a public hearing, and immediately thereafter approved the application for a Specific Use Permit allowing for the construction, operation and maintenance of a Mini Warehouse facility.

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

SECTION I

Findings.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, and same are deemed to be in furtherance of a public purpose.

SECTION II

Approval of Specific Use Permit

Pursuant to the requirements of Chapter 118 of the Code of Ordinances of the City of Nacogdoches, Texas, a Specific Use Permit is hereby approved allowing for the construction, operation and maintenance of a Garden Shop & Plant Sales - Display or Greenhouse facility at the above described location, with the following conditions:

1. The applicant will provide a plan to control sediment runoff that is acceptable to the City Engineering Department.

SECTION III

Repeal

This Ordinance shall in no manner repeal, amend, change, supplement, or revise any provision of any ordinance of the City, save and except the granting of the Specific Use Permit as herein provided.

SECTION IV

Effective Date

This Ordinance shall take effect following its passage and publication as may be required by governing law.

SECTION V

Severability

If any word, article, phrase, paragraph, sentence, clause, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION VI

Proper Notice and Open Meetings

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

SECTION VII
Filing

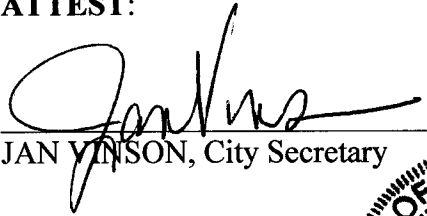
The City Secretary is hereby authorized and instructed to file a signed and sealed copy of this Ordinance in and among the records of the City of Nacogdoches, Texas.

PASSED AND APPROVED, this the 19 day of May, 2020, by a vote of 5 (ayes) to 0 (nays) of the City Council of the City of Nacogdoches, Texas.

CITY OF NACOGDOCHES

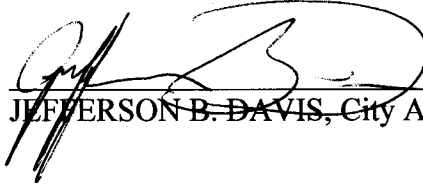
By: 
SHELLEY BROPHY, Mayor

ATTEST:

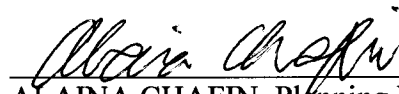

JAN VINSON, City Secretary



APPROVED AS TO FORM:

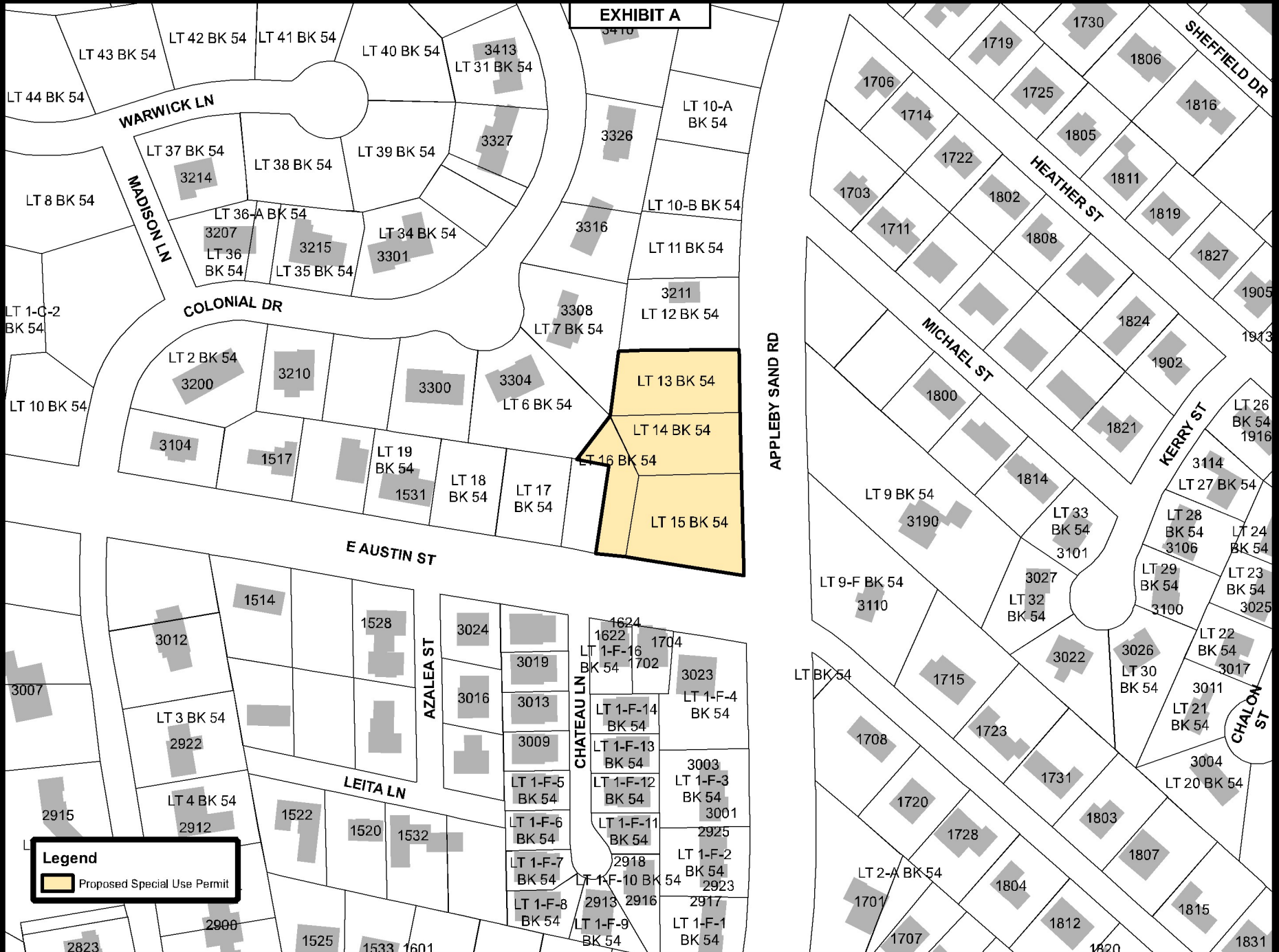

JEFFERSON B. DAVIS, City Attorney

APPROVED AS TO CONTENT:


ALAINA CHAFIN, Planning Director

SUP 2020-03

EXHIBIT A



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: April 24, 2020 Software: ArcGIS 10.7.1

Proposed Site Plan

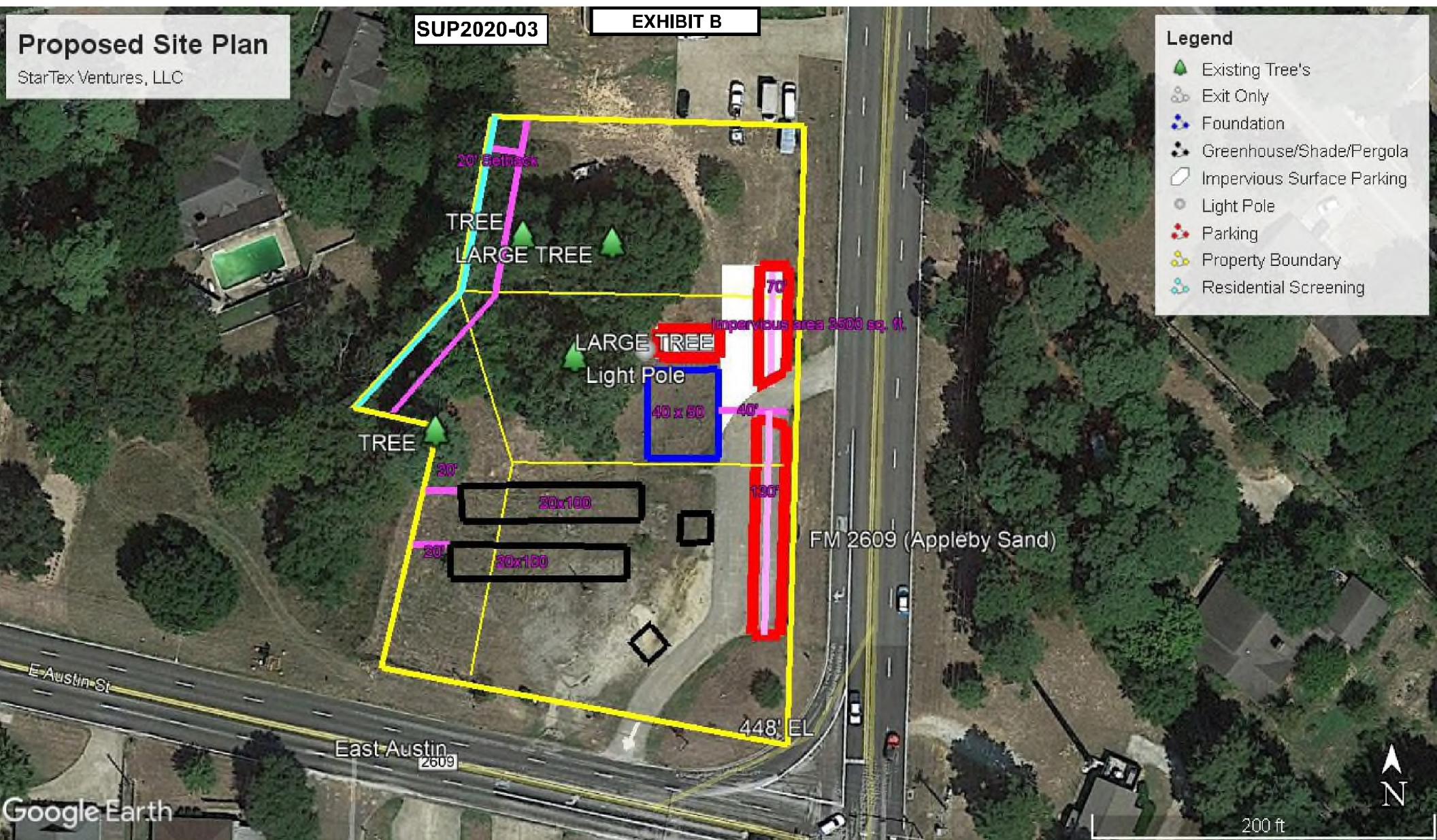
StarTex Ventures, LLC

SUP2020-03

EXHIBIT B

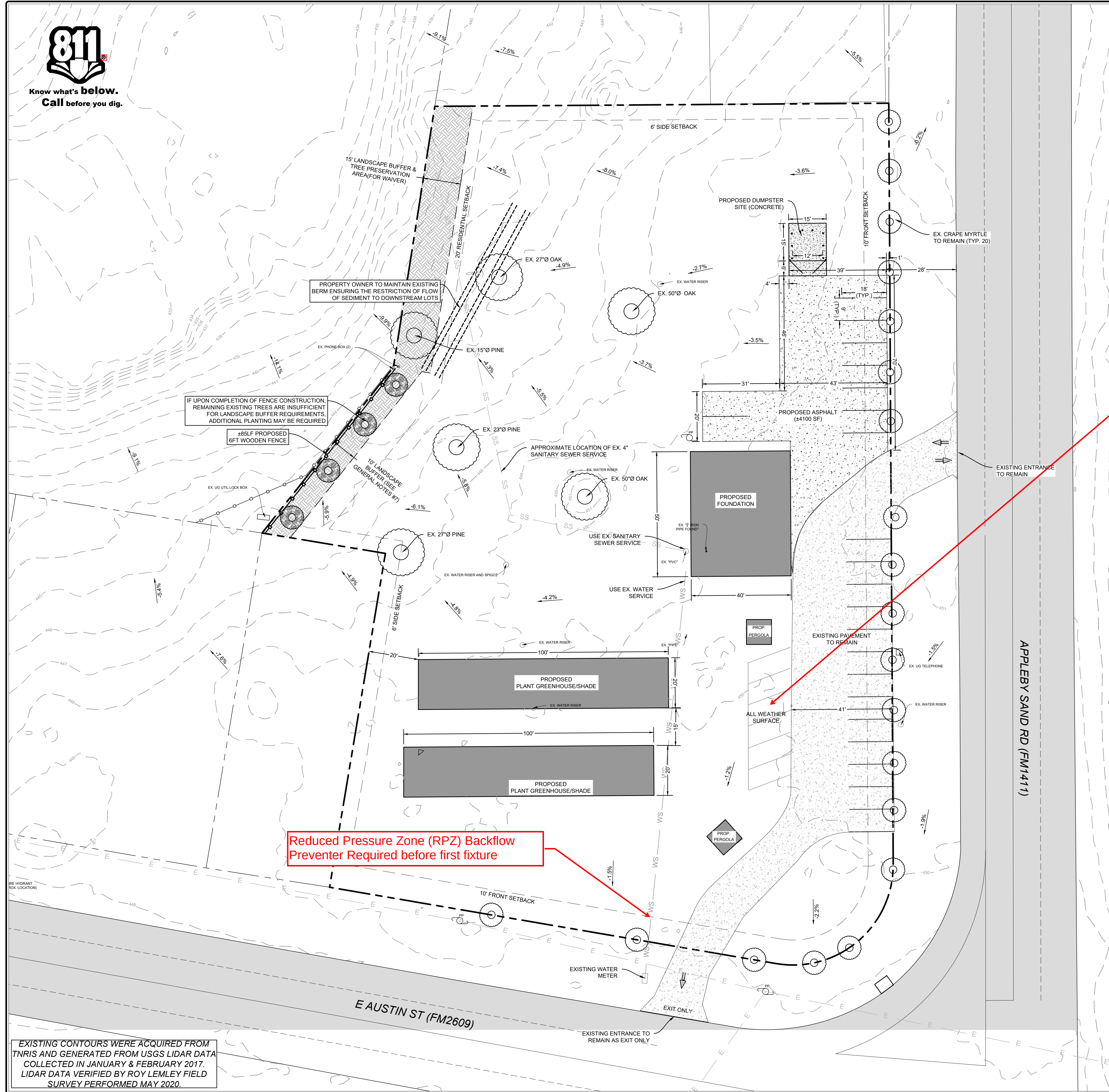
Legend

- Existing Tree's
- Exit Only
- Foundation
- Greenhouse/Shade/Pergola
- Impervious Surface Parking
- Light Pole
- Parking
- Property Boundary
- Residential Screening

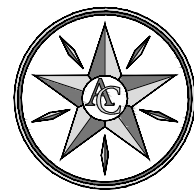




Know what's below.
Call before you dig.

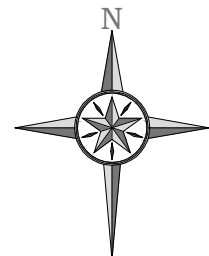


EXISTING CONTOURS WERE ACQUIRED FROM
TNRIS AND GENERATED FROM USGS LIDAR DATA
COLLECTED IN JANUARY & FEBRUARY 2017.
LIDAR DATA VERIFIED BY ROY LEMLEY FIELD
SURVEY PERFORMED MAY 2020.



AKRON CONSULTING, LLC.
431 N. CENTER ST.
LONGVIEW, TX 75601
TBE Firm Reg. # 14014
(O) 903-236-9744
(F) 903-236-9745
www.akron-consulting.com

0 20' 40'
1"=20'
CONTOUR INTERVAL 1 FOOT



NO.	REVISION	BY	DATE

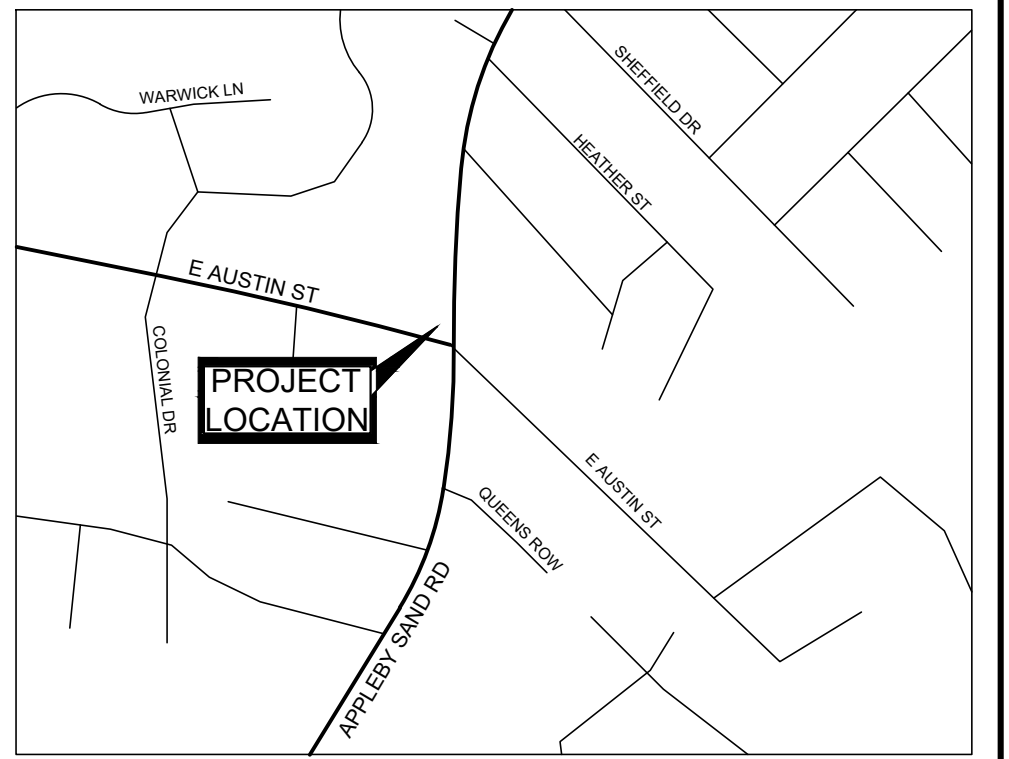
PIPE AND FITTING SCHEDULE
ALL 2" - 3" PVC WATER PIPE SHALL BE ASTM D-2241 SDR 21
ALL PVC SANITARY SEWER PIPE SHALL BE SDR 26 ASTM D-3034
ALL PVC SANITARY SEWER FITTINGS SHALL BE SDR 26

PARKING COUNT		
PARKING SPACES	REQUIRED	PROVIDED
	31	28

*1 SPACE PER 1,000 SQ FT OF
SITE AREA (330,000 SQ FT)
*LANDSCAPE CREDIT
REDUCTION OF 10% (3
SPACES)

Planning Review:
Alaina Chafin
Approved
as Noted

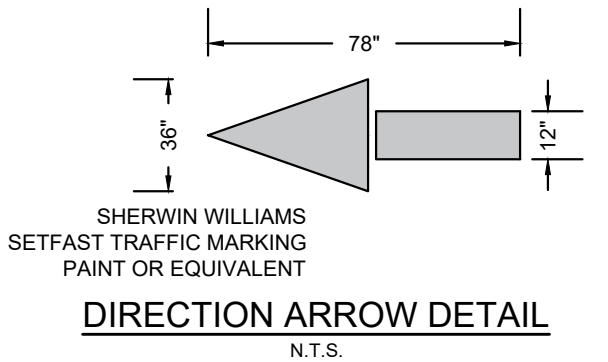
REVIEWED
By Case at 11:39 am, 7/17/20



VICINITY MAP
N.T.S.

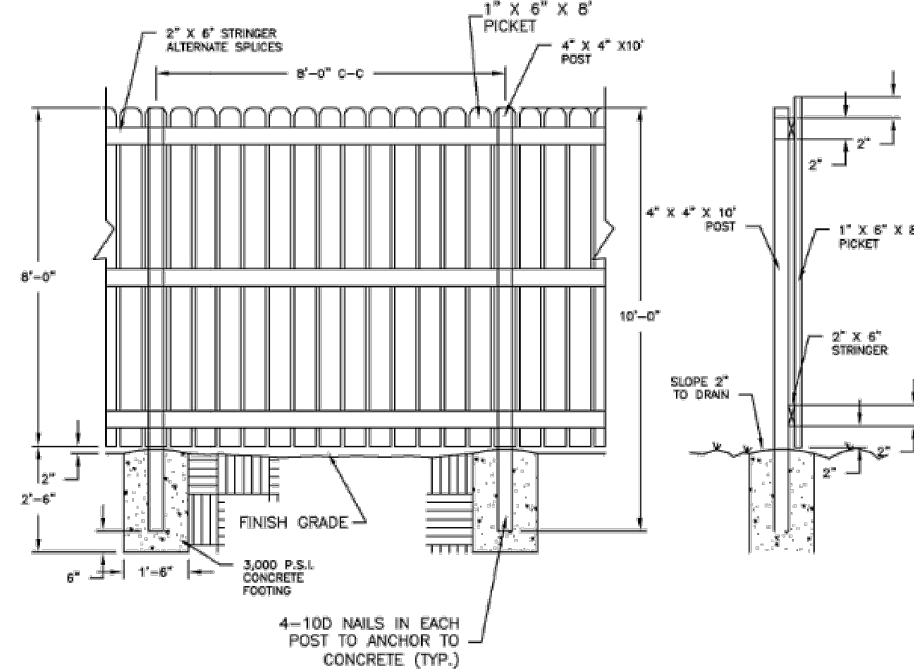
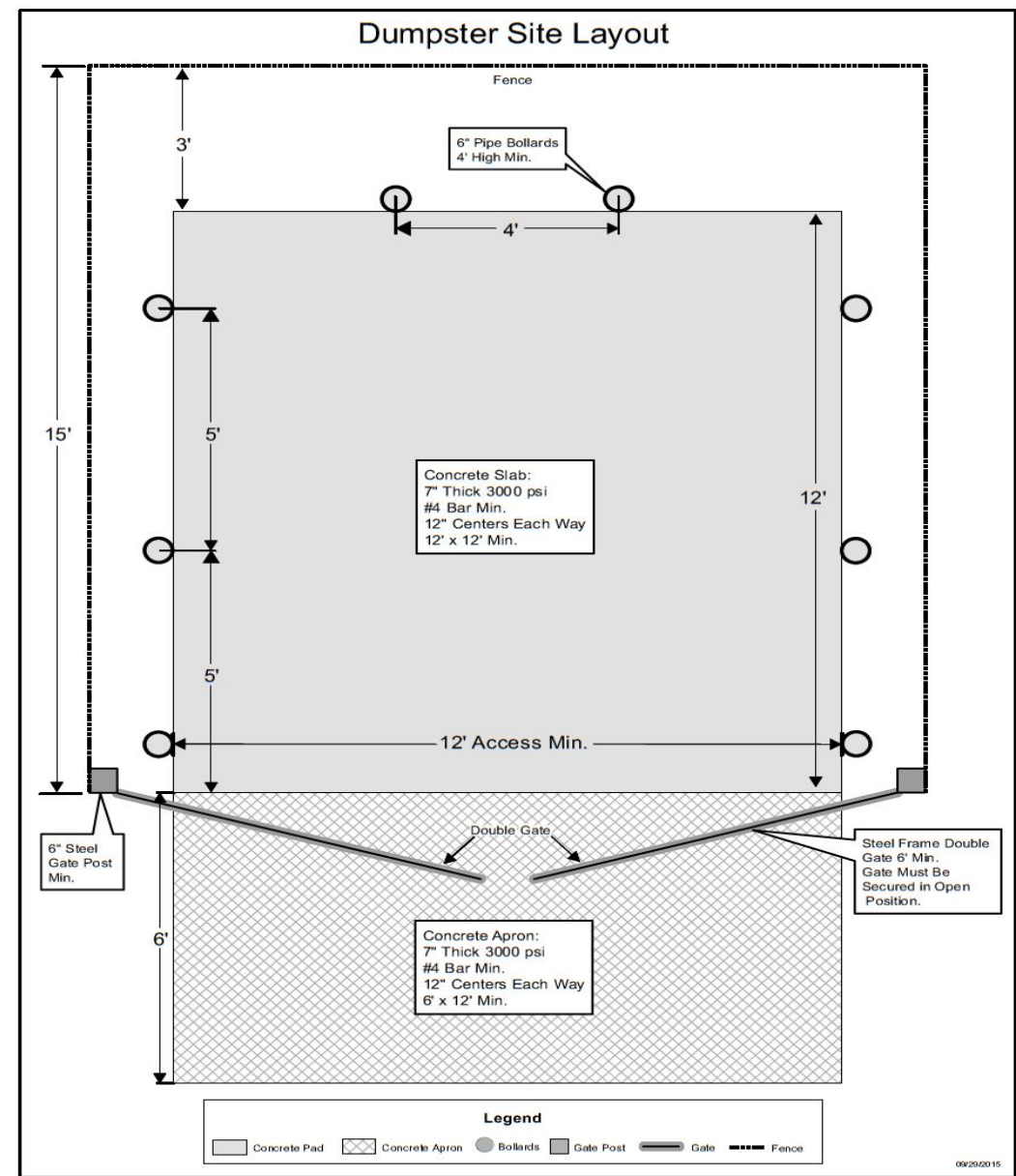
STRIPING GENERAL NOTES

- ALL PAVEMENT STRIPING SHALL UTILIZE SHERWIN WILLIAMS SETFAST TRAFFIC MARKING PAINT OR EQUIVALENT.
- ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED.



SHERWIN WILLIAMS
SETFAST TRAFFIC MARKING
PAINT OR EQUIVALENT
DIRECTION ARROW DETAIL
N.T.S.

All required parking must be hard surface pavement
(ex. asphalt, concrete)



GENERAL NOTES

- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND AUTHORITY HAVING JURISDICTION'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL AND STATE CODES.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER TO PREVENT INJURY TO WORKMEN AND THE PUBLIC AND TO PREVENT DAMAGE ON ADJOINING PROPERTY.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO THE CONSTRUCTION OPERATION.
- CONTRACTOR SHALL CONTACT DIGTESS (811) PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES..
- DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- SIZE AND LOCATION OF EXISTING TREES WERE PROVIDED BY THE OWNER.
- IN ACCORDANCE WITH SECTION 118-429 OF THE ZONING ORDINANCE, EXISTING TREES SHOULD BE PRESERVED IN THE 10-FOOT LANDSCAPE BUFFER REQUIRED ALONG THE PROPERTY LINE ADJACENT RESIDENTIAL NEIGHBORHOOD TO MEET THE COMMERCIAL SCREENING PLANTING REQUIREMENTS. HOWEVER, THESE TREES (NEW OR EXISTING) MUST BE NON-DECIDUOUS (EVERGREEN) IN ORDER TO PROVIDE YEAR-ROUND SCREENING AND SHALL BE OF A TYPE AND SPECIES LISTED IN SUBSECTION 118-430(F)(2).

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORITY OF
LANE D. ROBERTS, P.E. 105135
IN JULY, 2020. IT IS NOT TO BE
USED FOR CONSTRUCTION.

THE PLANT SHED
3123 APPLEBY SAND RD
MACDOUGHERS, TEXAS

SITE & UTILITY PLAN

DR. BY DE DATE 07/13/2020 DWG. NAME c1.0 site plan.dwg SHEET: C1.0



StarTex Ventures LLC
dba: The Plant Shed
3123 Appleby Sand Rd.
PO BOX 632171
Nacogdoches, TX 75963

May 13, 2022

Director of Planning & Neighborhood Services
Alaina Helton
202 E. Pilar. PO BOX 635030
Nacogdoches, TX 75963

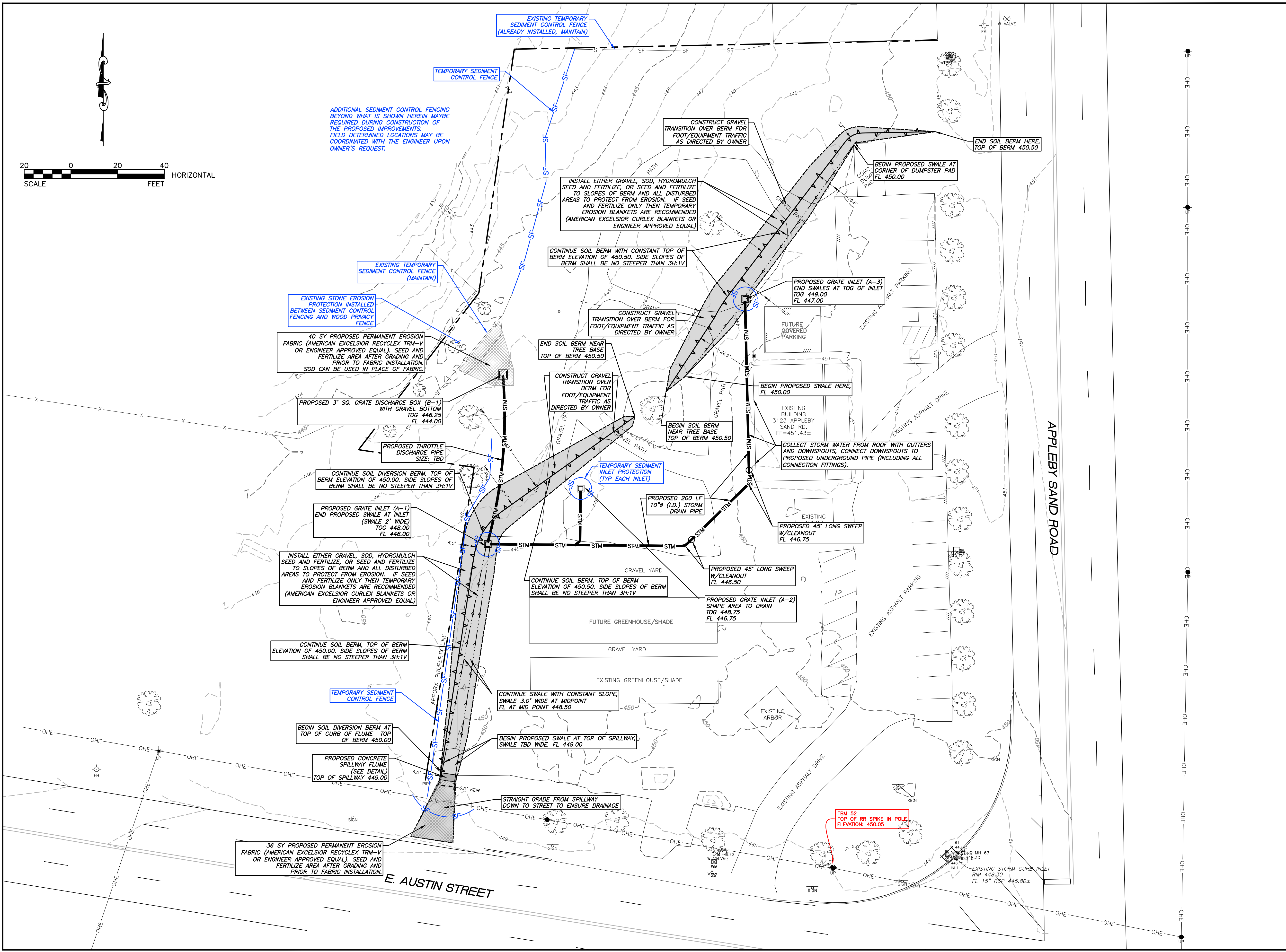
Dear Alaina Helton,

In response to your letter dated April 29, 2022, StarTex Ventures LLC secured the services of Two Fifteen Consulting LLC in October 2021. They will be addressing the drainage concerns and analysis of the property in question. They expect to have recommendations/results of the analysis in 4 – 6 weeks. We will update the Director of Planning and Neighborhood Services when this report is completed.

Sincerely,

Charles E. Shugart

CC: Two Fifteen Consulting LLC



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 TEMPORARY EROSION CONTROL (SILT OR SEDIMENT CONTROL FENCING) ON ALL DOWNHILL SLOPE AREAS OF THIS SITE AND WHERE SHOWN ON PLAN. THESE CONTROLS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

1	ISSUED FOR OWNER REVIEW	07/06/22
No.	Revision/Issue	Date

TWO FIFTEEN CONSULTING

ENGINEERS + SURVEYORS

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

TRPE F-17461

TRPLS 10194339

Engineer Seal:

PRELIMINARY

FOR REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL P. DELANEY, P.E. 120455 ON 7/8/2022. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

SITE STORM DRAINAGE PLAN

THE PLANT SHED
3123 APPLEBY SAND RD.
NACOGDOCHES, TEXAS

Scale:	Issue Date:
SEE PLAN	07/06/2022
Drawn By:	Checked By:
CMS	MPD
File:	Drawing No.
21102_200.dwg	C-200

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