



August 22, 2022

Notice is hereby given of a Regular Meeting of the Planning and Zoning Commission to be held on August 22, 2022 at 5:00 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 on a listed agenda item in writing or via teleconference must contact the Planning & 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 teleconference must be received by 12:00 p.m. on Monday, August 22, 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. 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.
4. **CONSENT AGENDA:**
All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats 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.

- A. Approval of Minutes: Consider approval of minutes from the August 8, 2022 Planning & Zoning Commission meeting.

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



5. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
 - A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. **Public Hearing:** Consider a request for a Zone Change from A, Agricultural to R-4, Multi-Family for approximately 18 acres, being Lots 10-A and 12, City Block 50, generally located at the southwest corner of W. Austin St. and Pearl St. This request has been submitted by Z Prepay Communications Services, LLC. Case File ZON2022-08
 - C. **Public Hearing:** Consider a request to amend the Development Plan of a Planned Development District 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 Dr. and Creek Bend Blvd. This request has been submitted by SFA Creek Bend Homes, LLC. Case File PD2022-03
6. City Council decisions on Planning & Zoning cases: On August 16, 2022 City Council postponed the following action on the items listed below to the September 6th City Council meeting.
 - A. Approved 4-0: Zone Change from I-2, Heavy Industrial to R-4, Multi-Family for approximately 3 acres, being a portion of Lot 5 of the OTR Place Subdivision, generally located on the west side of Old Tyler Road, approximately 850 feet north of Powers Street.
7. 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.
8. 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, August 17, 2022 at 5:00 p.m. I further certify that the News Media were properly notified of this meeting as stated above.

Rhonda Lewis, Office Assistant II

**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
AUGUST 8, 2022 AT 5:00 P.M.
REGULAR HYBRID MEETING**

Members Present: Shannon Conklin; Don Mills; Ruth Carroll; Lily Phou; Margaret Forbes, and Matthew Perry

Members Absent: Ken Deppisch

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

Others Present: R.J. Bohac; Irie Montes; Frank Leonard; Deborah Leonard; and Joseph Starr

1. **Call to Order:** Commissioner Mills called the meeting to order at 5:11 p.m.
2. **Pledge of Allegiance:**
3. **Administer Statement of Officer and Oath of Office for newly appointed Planning & Zoning Commission Members:**

Juan Pollette administered the Statement and Oath to the new Planning & Zoning members Margaret Forbes and Matthew Perry.

Appointment of Chair and Vice Chair of the P&Z:

City Planner (CP) Helton opened the floor to the Commission for nominations for Chair and Vice Chair. Shannon Conklin and Lily Phou were elected, respectively.

4. **Public service recognition to honor Commissioners' service to the citizens of Nacogdoches:**

CP Helton honored Commissioners Mills and Deppisch for their long standing service to the citizens of the City of Nacogdoches.

5. **Work Session:**

CP Helton presented this item to the Commission with a list of topics to present at public work sessions on second Monday meetings. CP Helton offered to send the Commissioners the list of additional topics, so they have an opportunity to tier their priorities of items they would like placed on the agenda.

6. **Open Forum:** Chairman Conklin opened the floor for public comment.

There were no comments from the public.

7. **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 July 25, 2022, Planning & Zoning Commission meeting.

Chairman Conklin called for a motion to approve the minutes as written. Commissioner Phou made a motion to approve and Commissioner Carroll seconded the motion. The minutes were approved unanimously 5-0.

8. 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. **Public Hearing:** Consider a request for a Zone Change from I-2, Heavy Industrial to R-4, Multi-Family for approximately 3 acres, being a portion of Lot 5 of the OTR Place Subdivision, generally located on the west side of Old Tyler Road, approximately 850 feet north of Powers Street. This request has been made by Universal Construction & Remodeling, LLC. Case Number ZON2022-07.

CP Helton presented this item to the Commission and stated that the property is undeveloped and largely vegetated. The applicant is requesting a change in zoning for a portion of the property zoned Heavy Industrial, which will bring the entire property into the Multi Family zoning district.

Chairman Conklin asked if there were any questions from the Commission.

Commissioner Forbes asked how the City's landscaping requirements are enforced.

CP Helton answered that landscaping is dictated by the type of development. She also clarified the landscaping requirements for the different zoning categories.

Commissioner Forbes inquired about including sidewalks along Old Tyler Rd.

CP Helton stated that there are no plans for sidewalks in the subject area.

Commissioner Forbes inquired about the number of driveways required.

CP Helton answered that driveways are dependent on the density of any proposed development to the property.

R.J. Bohac addressed the Commission stating that the goal of today's request was to clean-up the property to create one consistent zoning.

Chairman Conklin opened the floor for public comment.

Joseph Starr asked if the property was being cleaned up environmentally. He also asked if the applicant would make a statement of what would be developed on the property.

CP Helton stated that P&Z is not aware of any environmental issues for the property.

Frank Leonard informed the Commission that across the street from the property is an old water plant that is a historical site in the City.

Irie Montes addressed the Commission and stated he was the previous owner of the property and thought that surrounding residents would like the zone change from Industrial to Multi-Family.

Deborah Leonard asked the Commission if they are only cleaning up the property why does it require a zone change.

The Commission explained that the change in zoning would bring the portion of the property zoned Industrial into the same zoning as the majority of the property, zoned Multi Family.

Chairman Conklin called for a motion. Commissioner Phou made a motion to approve the request and Commissioner Carroll seconded the motion. The request was approved unanimously 5-0.

6. City Council decisions on Planning & Zoning cases: On August 2, 2022, City Council took the following action on the item listed below:
 - a. Approved 4-0: Specific Use Permit to operate a Tattoo & Body Piercing Studio in a B-2, General Business District, on Lots 6-A, 7 and 8, City Block 68, located at 3701, 3703, and 3705 North Street.
7. 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 reminded the Commission of the August 22 P&Z meeting to discuss two zoning items.

CP Helton asked the Commission if they had any other agenda items to add for discussion.

The Commission had none.

8. Adjourned:

Meeting was adjourned at 6:11 p.m.

Shannon Conklin, Chairman

Attest: Rhonda Lewis, Office Assistant II

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Members Absent: Ken Deppisch

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CP Helton asked the Commission if they had any other agenda items to add for discussion.

The Commission had none.

8. Adjourned:

Meeting was adjourned at 6:11 p.m.

Shannon Conklin, Chairman

Attest: Rhonda Lewis, Office Assistant II

DRAFT

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request for a Zone Change from A, Agricultural to R-4, Multi-Family for approximately 18 acres, being Lots 10-A and 12, City Block 50, generally located at the southwest corner of W. Austin St. and Pearl St. This request has been submitted by Z Prepay Communications Services, LLC. Case File ZON2022-08

OVERVIEW:

The request is for a zone change from A, Agricultural to R-4, Multi Family for approximately 18 acres located at the southwest corner of W. Austin and Pearl Street. The R-4, Multi Family Dwelling District is intended for higher density residential areas which may contain a mixture of single-family, two-family, and multiple-family dwellings. The applicant has submitted a letter and preliminary concept plan (see attached) for an apartment complex, including up to 100 units. The plan includes amenities such as a club house, swimming pool, basketball court, green space, and a walking track around the perimeter of the property.

The applicant has stated that they intend to utilize the floodplain area adjacent to Banita Creek as a recreational green space to serve as an amenity for the future residents of the development. Additionally, the applicant has proposed a condition of the zone change request that “no vertical structures will be permitted in the 100-Year FEMA-designated floodplain.”

Adjacent Land Use & Zoning

The subject property is zoned A, Agriculture and is mainly undeveloped except for a vacant single family structure. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North (Across W. Austin St.)	Rural Development & Multi-Family Residential	A, Agricultural	Vacant
South	Rural Development & Multi-Family Residential	R-4, Multi Family	Apartments
East (Across Pearl St.)	Single Family & Multi-Family Residential	R-4, Multi Family	Single Family & Duplex
West	Rural Development	A, Agricultural	Union Pacific Railroad

The properties in the immediate vicinity are primarily zoned R-4, Multi Family with a mix of older residential uses, most of which were constructed in the 1970s and early 80s. The adjacent property to the south is zoned R-4, Multi Family and is developed with a large apartment

complex known as University Club Apartments. The area to the east, across Pearl Street, is zoned R-4 and is developed with a mix of residential uses including single family, accessory dwelling unit, duplex, and small multifamily buildings. The property to the north and west are zoned A, Agricultural and are mostly undeveloped due to the location of Banita Creek and the significant floodplain running along the western property lines.

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 properties within the immediate vicinity are primarily zoned R-4, Multi Family, with a large apartment complex to the south, and a mixed-use residential neighborhood to the east across Pearl Street. The property is bounded by W. Austin Street to the north, and by Banita Creek and the Union Pacific Railroad to the west.

The zone change request is consistent with the existing multifamily zoning and development pattern in the area. The additional 100 dwelling units proposed by the applicant will trigger the need for a Traffic Impact Analysis (TIA), which is required for 70 or more apartment units, and is a study of the degree to which the traffic generated by the proposed development will affect the adjacent or surrounding transportation system.

The applicant has stated that they intend to utilize the floodplain area adjacent to Banita Creek as a recreational green space with a walking trail to serve as an amenity for the future residents of the development. Additionally, the applicant has proposed a condition of the zone change request that no vertical structures will be permitted in the FEMA-designated 100-Year Floodplain.

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 bound by W. Austin Street to the north and Pearl Street to the east. Property to the south is developed, and the property is bound on the west side by Banita Creek and the Union Pacific Railroad. The rezoning should not impede the orderly growth of adjacent properties.

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

The subject property currently takes direct access from Pearl St. The property has access to public utilities, with 12-inch water main along W. Austin St. and a 6-inch water and sewer main along Pearl St.

The number of apartment units proposed by the applicant will require the need for a TIA to address any possible deficiencies and to insure the roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use. A sidewalk is also located on the north side of W. Austin Street, connecting Pearl to North Street.

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;

Multifamily construction is subject to commercial district landscaping requirements.

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

Future Land Use

Per the 2003 Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Rural Development*. This FLUP category is described as, "sparsely-populated areas with limited development that are still distinct from more urbanized areas. This typically encompasses relatively large tracts of unsubdivided land used for agriculture, forestry, resource extraction, widely-scattered homesteads and business establishments, natural open space, or activities not requiring permanent structures or improvements. Also includes areas that are gradually transitioning into urban uses and development."

The property is designated as *Rural* due to the location of Banita Creek and its associated floodplain, which encompasses approximately half of the western portion the property. The applicant has proposed a condition of the zone change that no vertical structures will be permitted in the 100-Year FEMA-designated floodplain.

Thoroughfare Plan

Pearl Street is a minor road that serves as direct access for the other residential uses in the area. W. Austin Street is an arterial roadway that connects to freeways and other express roadways. The number of apartment units proposed by the applicant will require the need for a TIA to insure the roadway is adequate to accommodate the proposed development.

Land Use Policies, Goals & Objectives

The applicant has stated that this rezoning is a response to current needs for newer multifamily development with amenities. The request fits into the Goals of the Comprehensive Plan by encouraging *Growth Inward*, which includes promoting long-term growth in appropriate areas to achieve an efficient, diverse and balanced pattern of land uses, including infill development where appropriate (utilities, compatibility, etc.). The request also furthers the goal of *Avoiding Undesirable Development Outcomes* by encouraging development that respects the natural environment by coordinating future development to preserve and protect natural features.

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

- Compatibility with existing uses should be maintained. Well planned, mixed uses which are compatible are to be encouraged.
- Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.

Staff finds that the request meets the stated Goals and Objectives of the 2003 Comprehensive Plan.

NOTICES:

Of the 18 notices mailed to property owners within the 200-foot notification area, Staff has received one (1) written response in opposition to the zone change, citing concerns regarding the potential for increased traffic and possible lack of property maintenance in the future. Staff also received one (1) email from a resident of the Austin Hills subdivision (located to the west of Banita Creek along W. Austin St.) in opposition to the zone change citing concerns regarding additional pedestrian traffic and safety along W. Austin Street to North Street.

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.

Neighborhood Input: A neighborhood meeting was held for the property owners within 500 feet of the subject property on July 27, 2022 to discuss the rezoning request. The applicant, City staff, and 14 residents of the Austin Hills subdivision attended the meeting. Some of the concerns raised by the residents included the potential increase in traffic, noise, and the lack of walkability in the area.

Staff Recommendation

Based on the above findings, Staff recommends approval of a change of zoning for the subject property from A, Agricultural to R-4, Multi Family with the condition that no vertical structures will be permitted in the 100-Year FEMA-designated floodplain. This item is scheduled to be heard by City Council on Tuesday, September 6th.

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

ATTACHMENTS:

1. Applicant Letter & Concept Plan
2. Location Map
3. Aerial & Floodplain Map
4. Zoning Map
5. Future Land Use Map
6. Comprehensive Plan Amendment Letter
7. Notification Map
8. Written Responses
9. Site Photos

Multi-Family Development Opportunity



ZARA APARTMENTS

3007 Pearl Street | Nacogdoches, Texas 75965

Mike
214-869-7309
mbicompany@aol.com

Information contained herein was obtained from sources believed reliable. However, no guarantees, warranties or representations are made as to the completeness and accuracies thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965



THE OPPORTUNITY:

MBI Company is please to announce the opportunity to invest in a brand new multifamily development at the southwest corner of Austin St and Pearl St, just west of North Street in the heart of Nacogdoches. The subject property is located in the central portion of Nacogdoches along North St, a primary thoroughfare for the city. Major traffic carriers in the subject neighborhood are Loop 224/Stallings Dr, University Dr, North St, State Hwy 21 & State Hwy 7. The Nacogdoches downtown market is revitalizing with many of the downtown buildings being redeveloped for office, retail, and loft conversions. The renewed demand of the downtown market is enhancing to this area and the growth of new businesses and activity has created a positive marketability factor for the area.

THE PROPERTY:

- Ten (10) 3-Story Buildings (10,000 SF each) - 100,000 SF Total
- Two & Three Bedroom Units with Covered Parking
- Amenities to include: Club House, Swimming Pool, Basketball Court & Greenspace, and Sidewalk / Walking Track all around the Property
- Asking Rents: \$1.60 per square foot

Mike
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Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965

Nacogdoches
Texas Starts Here



AREA ANALYSIS:

Nacogdoches is a 300-year-old city known as “The Oldest Town in Texas.” It’s located in the heart of Deep East Texas almost equidistant between Dallas/Fort Worth, Houston and Shreveport, Louisiana. Nestled between three national forests and only a short drive from two of the largest lakes in Texas, Nacogdoches is home to Stephen F. Austin State University and has a population of 33,000. Also designated the Garden Capital of Texas, Nacogdoches is recognized for its natural beauty, creeks and trails. Nacogdoches County is located 130 miles north of Houston, 95 miles southwest of Shreveport and 180 miles southeast of Dallas/Fort Worth.

MULTI-FAMILY HOUSING MARKET:

The majority of the current multi-family inventory in Nacogdoches is dated, with the most recent development occurring in 2007. That development commands rents that far exceed the market average, with a 2 bedroom and 3 bedroom units asking rents of \$1,460 and \$1,859, respectively. The majority of the inventory was constructed in the 1980’s or prior. We believe that there is significant upside for a new development.

GROWTH:

Nacogdoches continues to be well-positioned for growth due to a number of positive factors: the location of Stephen F. Austin University, a central location near population centers of the state; the availability of affordable land for development; and a highly skilled and educated work force with a strong work ethic. The long range outlook is favorable.

Mike
214-869-7309
mbicompany@aol.com

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Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965

EMPLOYMENT:

The area contains a wide diversity of businesses and industry including agriculture, timber, retail, manufacturing, and petroleum related businesses. Some of the largest employers in the area are Stephen F. Austin University, Pilgrim's Pride, International Paper and other forest/wood related businesses, Nacogdoches area school districts, as well as other government entities such as Nacogdoches city and county governments.

EDUCATION:

Nacogdoches is home to Stephen F. Austin State University, with more than 12,000 students enrolled. SFA boasts a campus that is recognized as one of the most beautiful in Texas. For almost 100 years, SFA has had an extraordinary academic influence on community, the region and the state. Nestled in a breathtaking pine forest, SFA offers more than 120 degree opportunities and is known throughout the South for excellence in the Colleges of Education, Forestry and Nursing. The local influence is very dependent on the annual economic impact from the university, not only from the influx of students that require housing, retail products and services, but also for the major employer status that the university represents.

UTILITIES:

The subject neighborhood is located within the City of Nacogdoches and therefore, public utilities are generally available throughout. Public water, sanitary sewer and garbage collection are provided by the City of Nacogdoches. Natural gas service is available and TXU Energy provides electricity. Telephone services are provided by Southwestern Bell Telephone. Further city services include police and fire protection, which are considered adequate.



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Multi-Family Development Opportunity

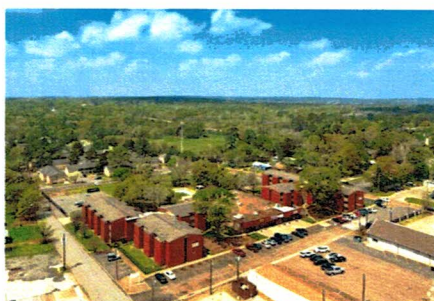
3007 Pearl Street | Nacogdoches, Texas 75965

AREA COMPS



The Overlook at Nacogdoches

1602 Cardinal St
261 Units / 4 Stories
Rent/SF \$1.60, Vacancy 8.1%
Owner: Campus Realty Management...



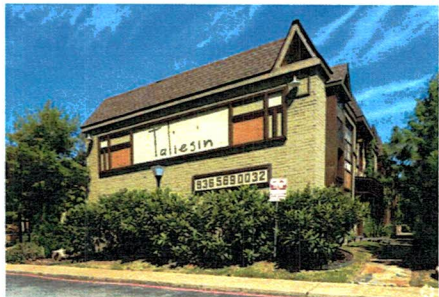
Brick Maze Apartments

2805 North St
131 Units / 2 Stories
Rent/SF \$1.52, Vacancy 15.3%
Owner: Class A Management



3220 North

3220 North St
96 Units / 2 Stories
Rent/SF \$1.48, Vacancy 2.1%
Owner: Hunter W Wheeler



Taliesin Apartments

1811 North St
116 Units / 2 Stories
Rent/SF \$1.33, Vacancy 0%
Owner: Three Skies Management



The Californian of Nacogdoches

728 E Starr Ave
131 Units / 2 Stories
Rent/SF \$1.25, Vacancy 0%
Owner: Three Skies Management



Sunridge Apartments

4502 N University Dr
208 Units / 2 Stories
Rent/SF \$1.20, Vacancy 1.9%
Owner: AMBO Properties



Stone Creek Apartments

4541 NE Stallings Dr
120 Units / 2 Stories
Rent/SF \$1.16, Vacancy 5.0%
Owner: AMBO Properties



Northview Condos

4100 North St
72 Units / 2 Stories
Rent/SF \$1.07, Vacancy 6.9%
Owner: Northview Condos



Windhill Apartments

1324 Pruitt Hill Dr
172 Units / 2 Stories
Rent/SF \$0.99, Vacancy 0%
Owner: Windhill Apartments



Mike

214-869-7309

mbicompany@aol.com

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Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965

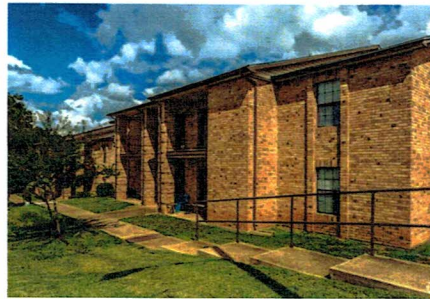
AREA COMPS



The Colonial



3409 North St
32 Units / 2 Stories
Rent/SF \$0.91, Vacancy 6.3%
Owner: James E & Micah M Krauskopf
★★



Chevy Chase Apartments



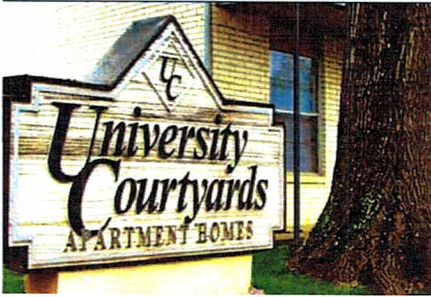
1710 E Starr Ave
120 Units / 2 Stories
Rent/SF \$0.90, Vacancy 5.8%
Owner: LACAL Family LLC
★★★★



University Club Apartments



2807 Pearl St
252 Units / 2 Stories
Rent/SF \$0.89, Vacancy 3.2%
Owner: Dti Investments
★★★★



University Courtyard Apart...



3022 N Pecan St
85 Units / 2 Stories
Rent/SF \$0.87, Vacancy 0%
Owner: Dti Investments
★★



Banita Creek



327 W College St
78 Units / 2 Stories
Rent/SF \$0.86, Vacancy 2.6%
Owner: Banita Creek Properties
★★



Arbor Pines Apartments



3413 E Main St
200 Units / 3 Stories
Rent/SF \$0.84, Vacancy 10.5%
Owner: Post Investment Group
★★★★



Northstar Apartment Homes



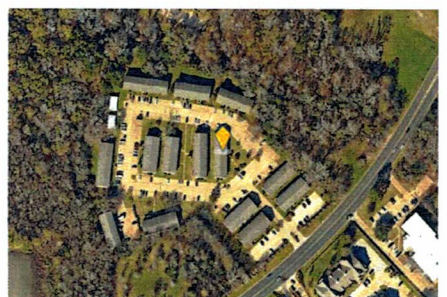
133 Old Line Dr
79 Units / 2 Stories
Rent/SF \$0.83, Vacancy 2.5%
Owner: Gain Management
★★★★



Northeast Hills Apartments



2912 Chimney Rock Dr
83 Units / 2 Stories
Rent/SF \$0.69, Vacancy 0%
Owner: davisRE
★★★★



Whisper Oaks Apartments



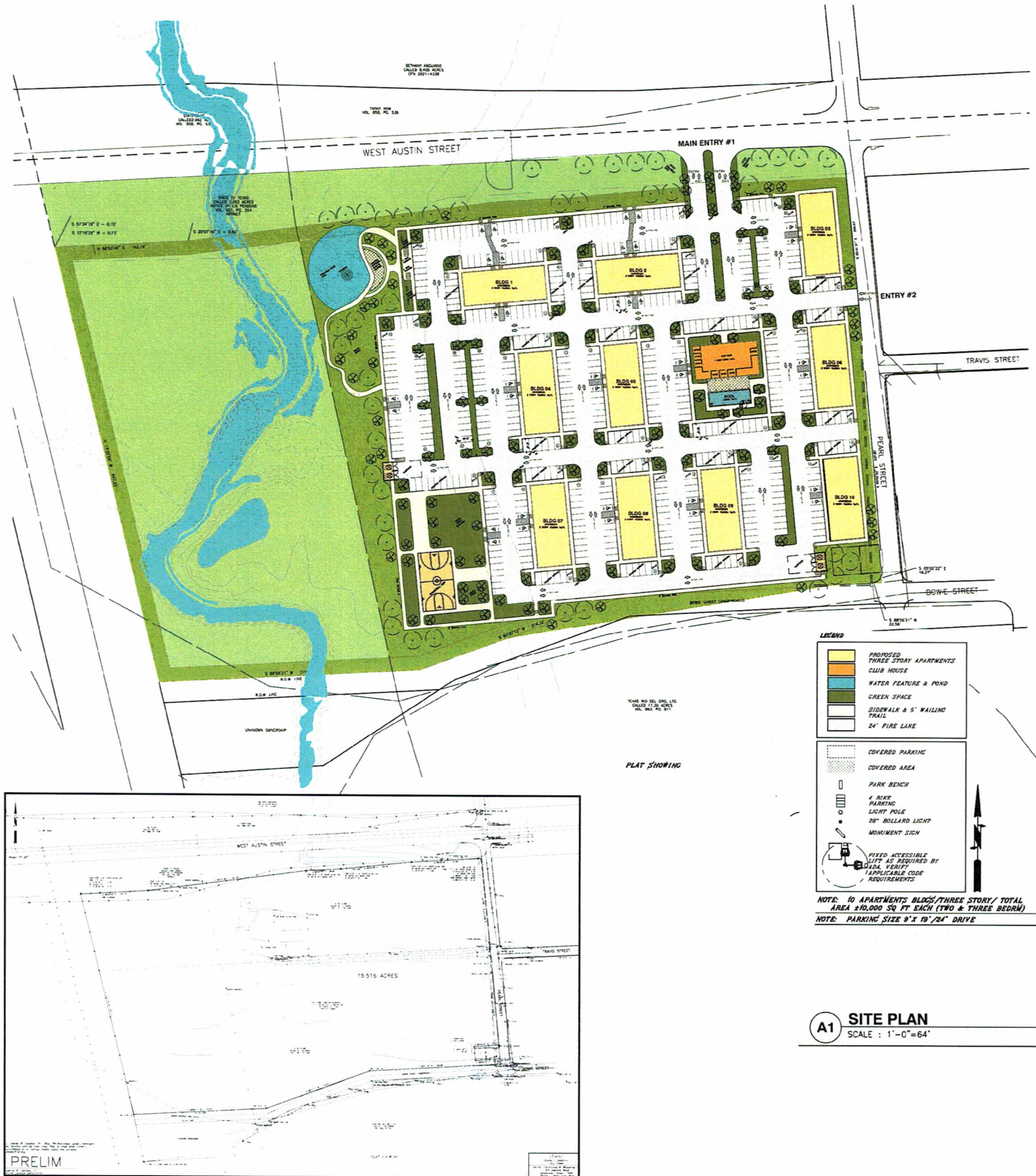
4721 N University Dr
152 Units / 2 Stories
Rent/SF -, Vacancy -
Owner: James S Morrow; Kenneth Ro...
★★

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mbicompany@aol.com

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Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965



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Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965



Executive Summary

3007 Pearl St, Nacogdoches, Texas, 75965
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 31.83108

Longitude: -94.68722

	1 mile	3 miles	5 miles
Population			
2000 Population	7,971	25,321	35,252
2010 Population	8,729	27,557	38,717
2021 Population	8,757	28,424	40,065
2026 Population	8,875	28,859	40,672
2000-2010 Annual Rate	0.91%	0.85%	0.94%
2010-2021 Annual Rate	0.03%	0.28%	0.30%
2021-2026 Annual Rate	0.27%	0.30%	0.30%
2021 Male Population	45.0%	46.2%	46.9%
2021 Female Population	55.0%	53.8%	53.1%
2021 Median Age	21.9	25.6	27.8

In the identified area, the current year population is 40,065. In 2010, the Census count in the area was 38,717. The rate of change since 2010 was 0.30% annually. The five-year projection for the population in the area is 40,672 representing a change of 0.30% annually from 2021 to 2026. Currently, the population is 46.9% male and 53.1% female.

Median Age

The median age in this area is 21.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	58.0%	58.8%	58.4%
2021 Black Alone	29.5%	26.9%	24.8%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2021 Asian Alone	2.2%	2.0%	1.8%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	6.6%	8.9%	11.7%
2021 Two or More Races	3.1%	2.7%	2.7%
2021 Hispanic Origin (Any Race)	15.7%	18.6%	22.5%

Persons of Hispanic origin represent 22.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	29	38	42
2000 Households	2,255	9,562	13,043
2010 Households	2,203	10,261	14,133
2021 Total Households	2,333	10,811	14,835
2026 Total Households	2,385	11,009	15,091
2000-2010 Annual Rate	-0.23%	0.71%	0.81%
2010-2021 Annual Rate	0.51%	0.47%	0.43%
2021-2026 Annual Rate	0.44%	0.36%	0.34%
2021 Average Household Size	2.10	2.20	2.38

The household count in this area has changed from 14,133 in 2010 to 14,835 in the current year, a change of 0.43% annually. The five-year projection of households is 15,091, a change of 0.34% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2010. The number of families in the current year is 8,123 in the specified area.

Mike
214-869-7309
mbicompany@aol.com

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Multi-Family Development Opportunity

3007 Pearl Street | Nacogdoches, Texas 75965



Executive Summary

3007 Pearl St, Nacogdoches, Texas, 75965
Rings: 1, 3, 5 mile radii

Prepared by Esri

April 10, 2018
100% Public Use

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	19.4%	17.8%	16.1%
Median Household Income			
2021 Median Household Income	\$30,547	\$36,533	\$38,380
2026 Median Household Income	\$33,726	\$38,090	\$40,247
2021-2026 Annual Rate	2.00%	0.84%	0.95%
Average Household Income			
2021 Average Household Income	\$44,314	\$51,504	\$54,027
2026 Average Household Income	\$47,731	\$54,902	\$58,160
2021-2026 Annual Rate	1.50%	1.29%	1.49%
Per Capita Income			
2021 Per Capita Income	\$13,044	\$19,808	\$20,281
2026 Per Capita Income	\$14,059	\$21,148	\$21,859
2021-2026 Annual Rate	1.51%	1.32%	1.51%

Households by Income

Current median household income is \$38,380 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$40,247 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$54,027 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,160 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$20,281 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,859 in five years, compared to \$39,378 for all U.S. households

Housing

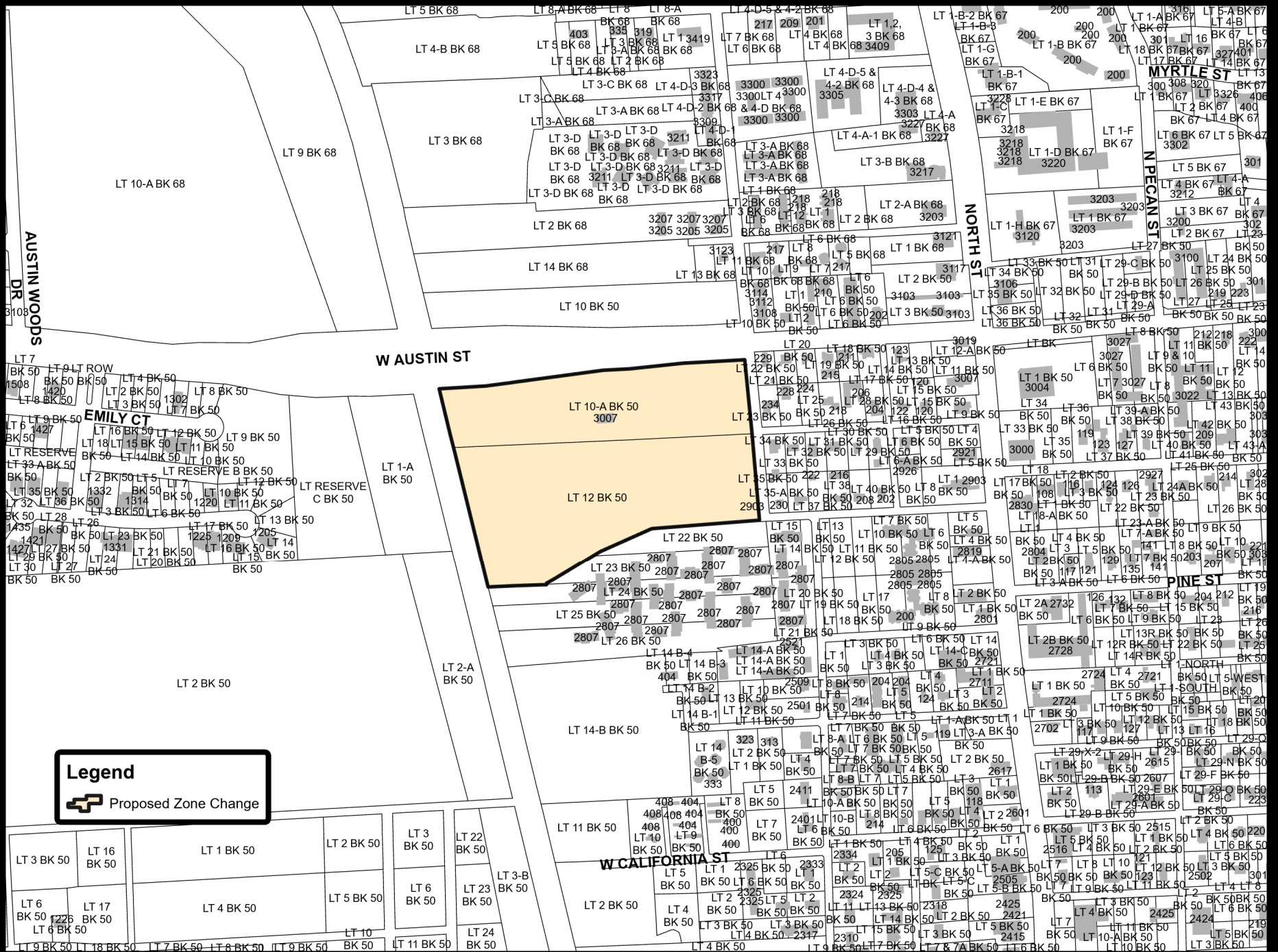
2021 Housing Affordability Index	116	123	137
2000 Total Housing Units	2,565	10,523	14,387
2000 Owner Occupied Housing Units	548	3,899	6,225
2000 Renter Occupied Housing Units	1,707	5,663	6,818
2000 Vacant Housing Units	310	961	1,344
2010 Total Housing Units	2,585	11,515	15,888
2010 Owner Occupied Housing Units	571	3,881	6,303
2010 Renter Occupied Housing Units	1,632	6,380	7,830
2010 Vacant Housing Units	382	1,254	1,755
2021 Total Housing Units	2,710	12,160	16,738
2021 Owner Occupied Housing Units	551	3,668	6,056
2021 Renter Occupied Housing Units	1,782	7,144	8,778
2021 Vacant Housing Units	377	1,349	1,903
2026 Total Housing Units	2,784	12,471	17,157
2026 Owner Occupied Housing Units	578	3,797	6,293
2026 Renter Occupied Housing Units	1,807	7,211	8,798
2026 Vacant Housing Units	399	1,462	2,066

Currently, 36.2% of the 16,738 housing units in the area are owner occupied; 52.4%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 15,888 housing units in the area - 39.7% owner occupied, 49.3% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 2.34%. Median home value in the area is \$147,526, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.02% annually to \$171,168.

Mike
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mbicompany@aol.com

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ZON 2022-08



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.

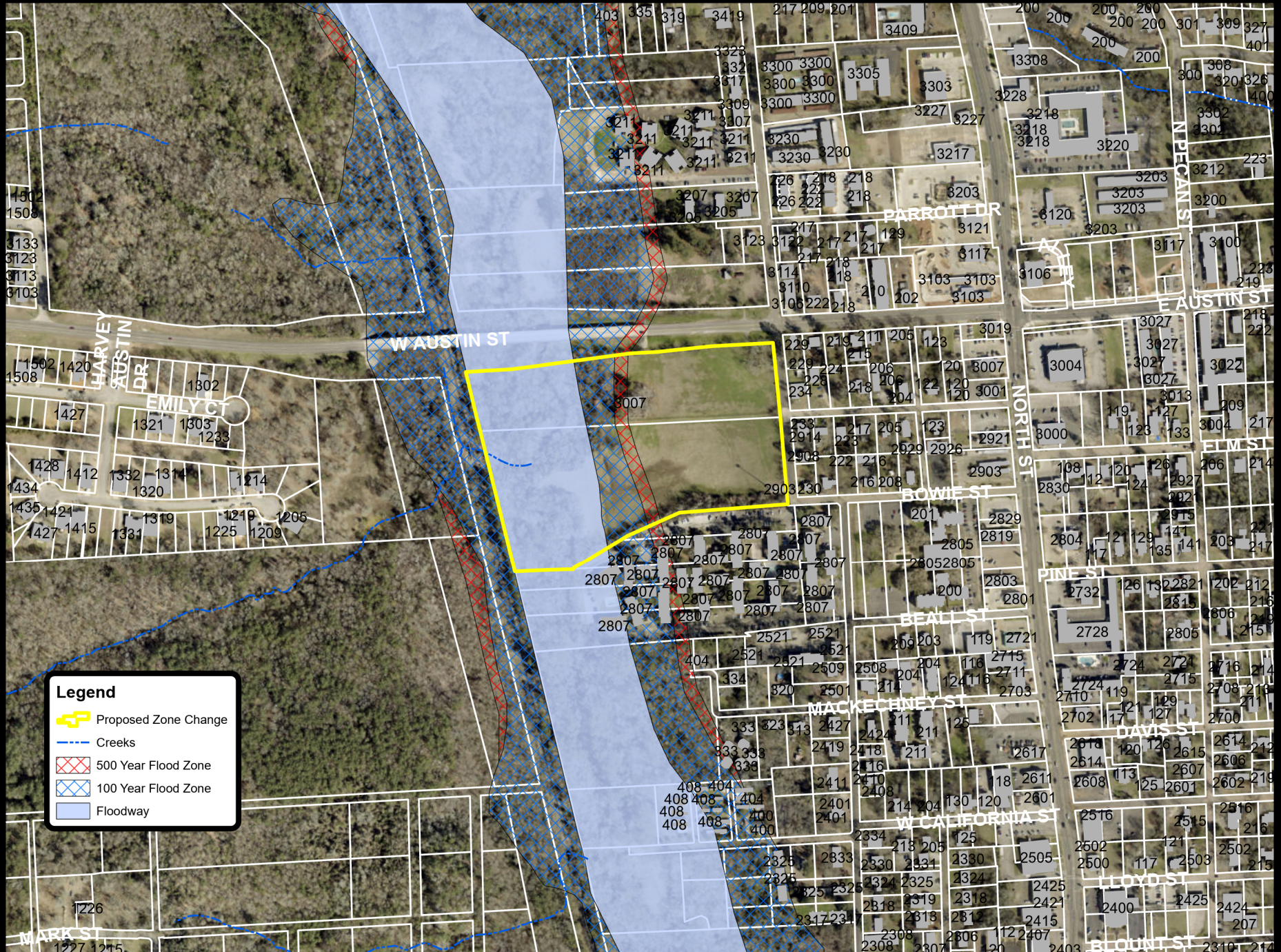


0 125 250 500 Feet

Date Created: July 21, 2022 Software: ArcGIS Pro 2.9.3



ZON 2022-08



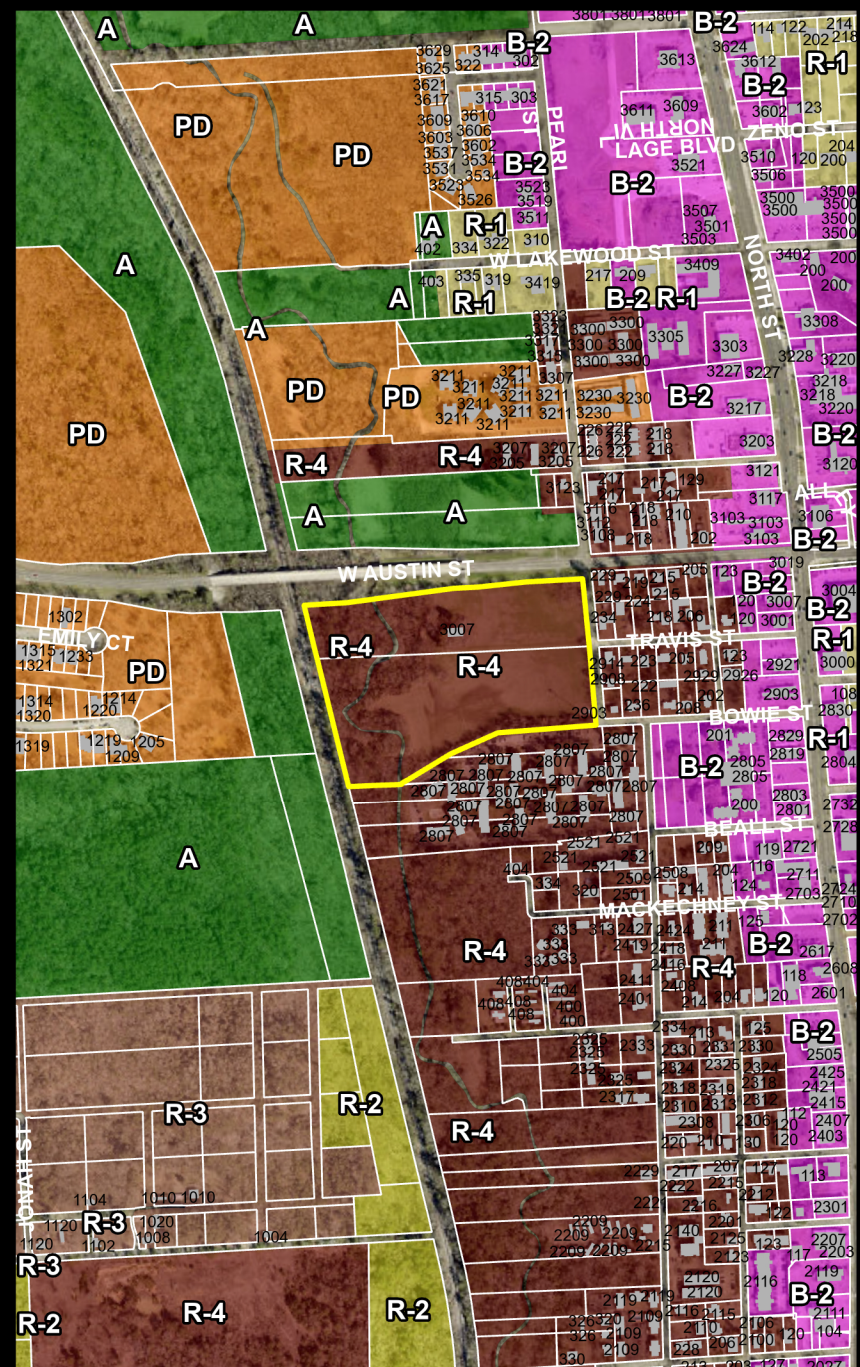
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0 130 260 520 Feet

Date Created: July 21, 2021 Software: ArcGIS Pro 2.9.3

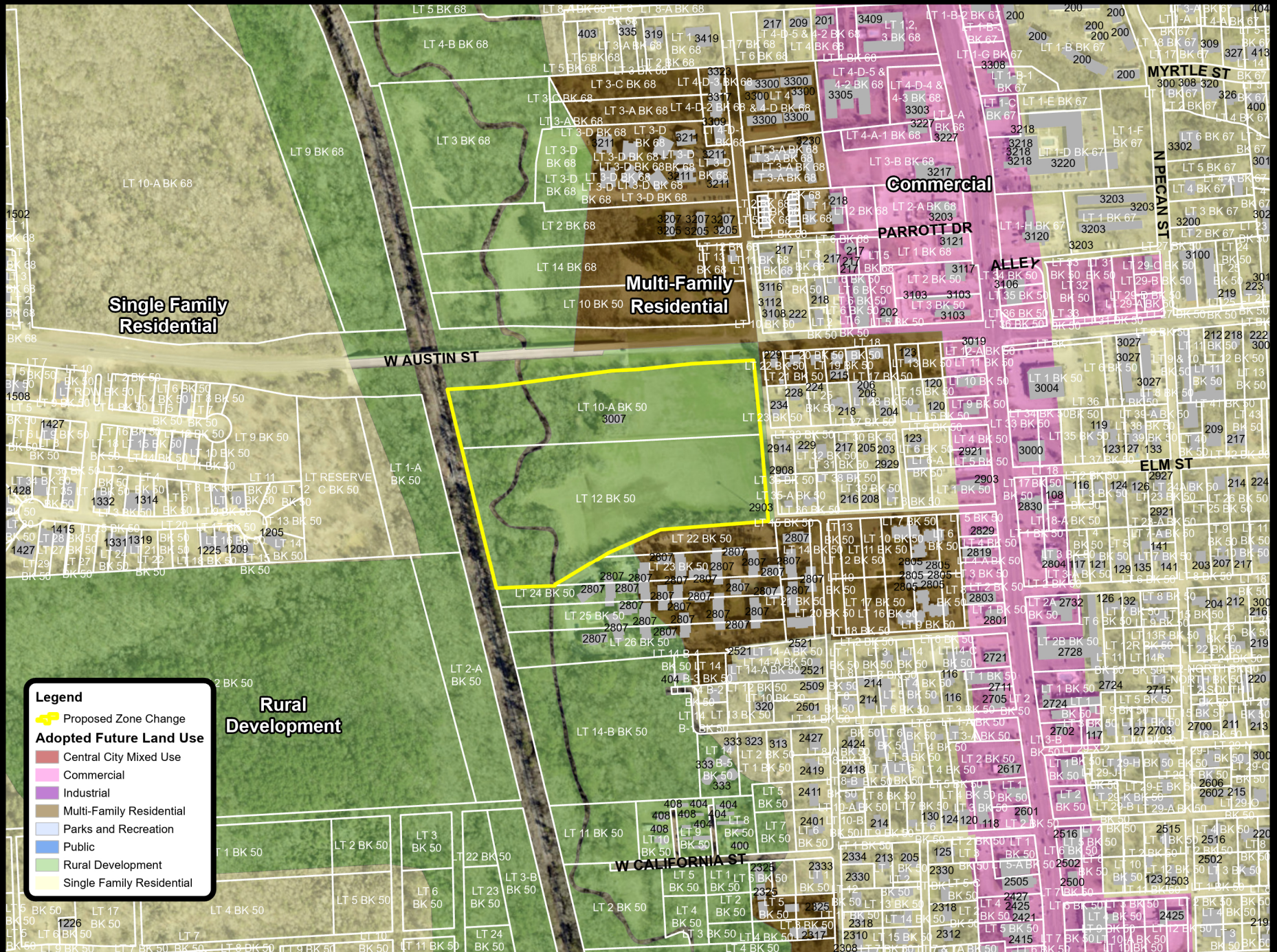
Proposed Zoning



Nacogdoches
the oldest town in Texas

Engineering Department
CIS 3310-100

ZON 2022-08



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0 125 250 500 Feet

Date Created: July 21, 2022 Software: ArcGIS Pro 2.9.3



COMPREHENSIVE PLAN AMENDMENT LETTER

(Check all applicable)

☒ Related to Future Land Use ☐ Related to Transportation ☐ Related to Other _____

ZO Sec. 118-4. - Relationship to comprehensive plan and thoroughfare plan.

"If a zoning or rezoning request differs from what the comprehensive plan recommends for that area, the city planner will advise the applicant of this and will request the applicant to submit a written letter stating the reasons the comprehensive plan should be changed, if he wishes to proceed with the zoning request."

PROPERTY INFORMATION:

Address: 3007 Pearl St Total Acres: 15.516

Legal Description: Lot(s): 10-A & 12 City Block: 50

Subdivision (If Platted): CITY OF NAC Subdivision Block: _____

APPLICANT / PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name(s): Z PREPAY COMMUNICATION SERVICES LLC DBA ZARA

Phone Number: 214-869-7309 E-mail: mbicompany@aol.com

Street Address: 5721 ADAMS LN City: PURNO State: TX Zip Code: 75024

Signature: _____

PROPERTY OWNER'S INFORMATION:

Name(s): DW CLARK LAND INVESTMENTS LLC

Phone Number: 806-676-4750 E-mail: dclark@icamagrillo.com

Street Address: 6505 GLENWOOD City: AMARILLO State: TX Zip Code: 79119

Signature: _____

DESCRIPTION OF REQUEST:

1. Present zoning classification: ☒ A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ M ☐ B-1 ☐ B-2
☐ B-3 ☐ I-1 ☐ I-2 ☐ PD

2. Proposed zoning of property: ☐ A ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ M ☐ B-1 ☐ B-2
☐ B-3 ☐ I-1 ☐ I-2 ☐ PD

3. Present zoning classification of all abutting property:

North: AGRICULTURE
East: R-4, MULTI-FAMILY
South: R-4 " "
West: AGRICULTURE

4. Current Future Land Use Map classifications and proposed classifications of property:

☒ Rural Development ☐ Single Family Residential ☒ Multi-Family Residential
☐ Commercial ☐ Industrial ☐ Central City Mixed Use ☐ Public
☐ Parks & Recreation

5. Current Future Land Use Map classifications of all abutting property:

North: RURAL DEVELOPMENT & MULTI-FAMILY
East: SINGLE FAMILY
South: R-4, MULTI-FAMILY & RURAL DEVELOPMENT
West: RURAL DEVELOPMENT

6. Current and proposed thoroughfare alignments:

Expressway: ✓
Major Arterial: ✓
Minor Arterial: E-AUSTIN ST.
Major Collector: ✓
Minor Collector: PEARL ST

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Future Land Use designation, Thoroughfare Plan, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

RURAL DEVELOPMENT TO MULTIFAMILY

2. What is the amendment request?

3. Explain the reason for this amendment.

DEVELOPER WANTS TO BUILD AN APARTMENT COMPLEX

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

GROWING NEED FOR MORE HOUSING

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

INCREASING DEMAND FOR MORE HOUSING

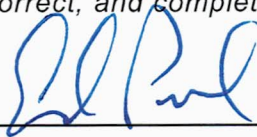
6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

SEE ANSWER 4 & 5

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

N/A

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Signature and title: 

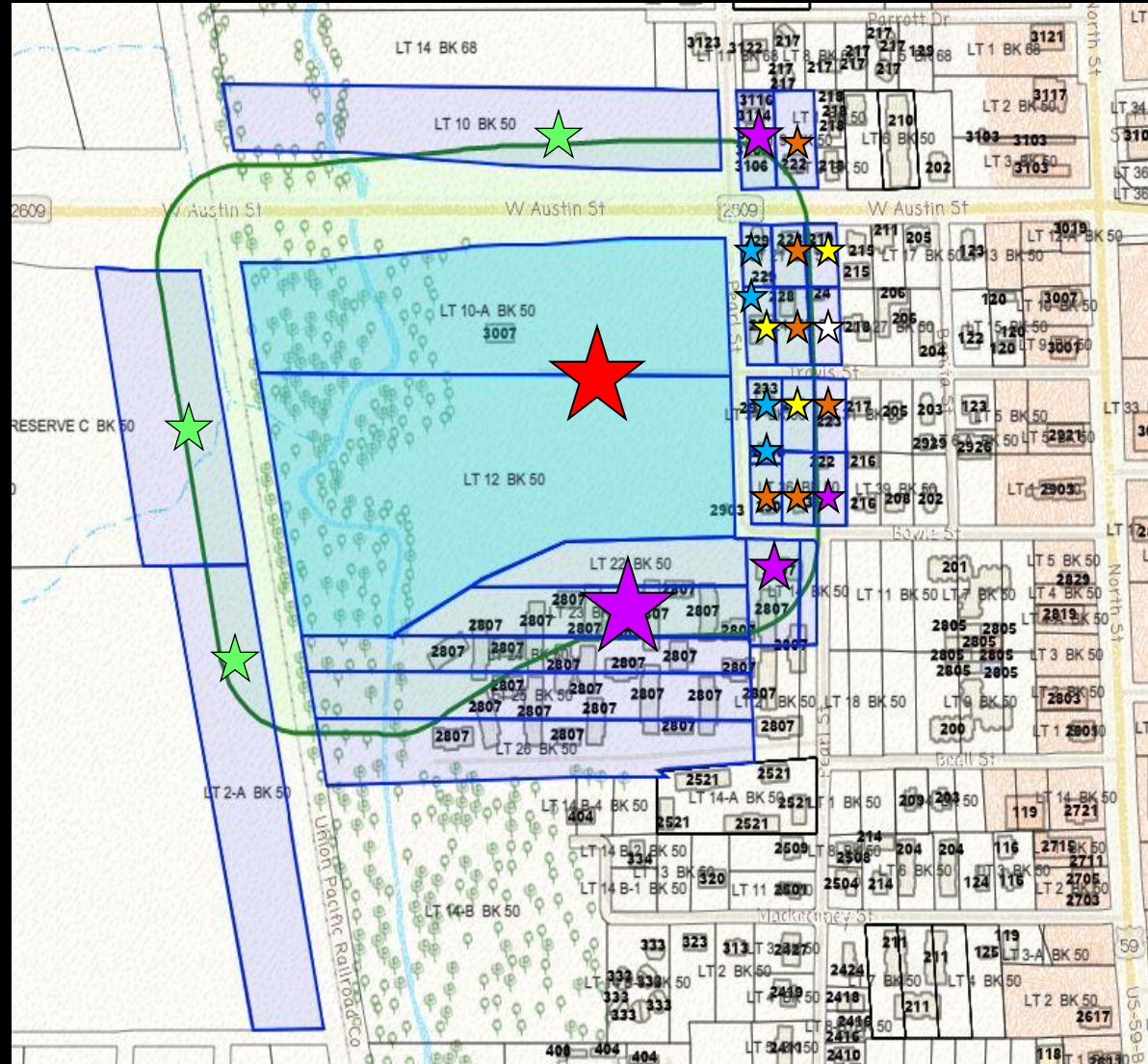
Date: 7/11/22

200 Foot Notification Map

ZON2022-08: Pearl & Austin St.

Legend

-  200 Foot Buffer
-  Zone Change
-  Duplex
-  Single Family- Rental
-  Single Family- Owner Occupied
-  Agriculture
-  Apartments
-  Vacant





Response Form

Project Number: ZON2022-08
W. Austin St. and Pearl St.

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, lewisl@nactx.us

Project Number: ZON2022-08

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature: John D. Cortines

Printed Name: John D. Cortines

Street Address: 228 Travis St

City, State and Zip Code: Nacogdoches, Texas 75964

Phone Number: 936-556-1583

Email Address: Doug.Cortines@yahoo.com

Physical Address of Property within 200 Feet: 228 Travis St
Nacogdoches, Tx

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



Helton, Alaina <heltona@nactx.us>

Fwd: zoning change pearl/austin streets

1 message

Lewis, Rhonda <lewisl@nactx.us>

Thu, Aug 4, 2022 at 1:26 PM

To: Alaina Helton <heltona@nactx.us>, Juan Pollette <pollettej@nactx.us>

Email response from the email notifications for the folks outside of the 500 ft area of Ed Pool's project, Pearl and Austin streets.

Adding to the case and electronic files.

Rhonda K. Lewis
Office Assistant II
Planning & Zoning Department
City of Nacogdoches
(936) 559-2574
lewisl@nactx.us

----- Forwarded message -----

From: **J Henson** <hensonjl77@yahoo.com>

Date: Thu, Aug 4, 2022 at 12:07 PM

Subject: zoning change pearl/austin streets

To: lewisl@nactx.us <lewisl@nactx.us>

One more thing - I did not hear listed at the previous zoning meeting. Currently, I am concerned about a lack of a safe way to walk from that corner of Pearl to North St. I have seen people having to walk in the street because the incline is too great. If this complex is constructed I am concerned this it will just increase the dangers to pedestrians. I am sure this is too early in this process for this discussion and that there are many streets with this issue in Nacogdoches (W. Starr to Pearl comes to mind) but I just wanted to put it on the 'list'.

Thank you,

Jenny Henson

[1314 East McLemore Ct](#)

ZON2022-08 - Site Photos



Subject property
along Pearl St.

Subject property
along W. Austin St.





Looking east at the
Austin & Pearl St.
intersection

Looking west along
W. Austin St.





Multi-Family apartments
at the northeast corner of
Austin & Pearl St.

Single Family home at
the south east corner of
Austin & Pearl St.





Multi-Family Apartments
south of the subject
property

Multi-Family Apartments
southeast of the subject
property





Single family and Duplex houses east of Pearl St.

Cell phone tower on the southeast corner of the subject property



PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request to amend the Development Plan of a Planned Development District 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 Dr. and Creek Bend Blvd. This request has been submitted by SFA Creek Bend Homes, LLC. Case File PD2022-03

OVERVIEW:

The request is to amend the Development Plan of a Planned Development District for approximately 3 acres located at the southeast corner of S. Steen Drive and Creek Bend Blvd. These districts are intended to provide for the development of land as an integral unit for single or mixed use in accordance with a plan that may vary from the established regulations of other zoning districts. The planned development (PD) district is intended to implement the goals and objectives of the city's comprehensive plan. It is also meant to encourage flexible and creative planning to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to provide for a development that is superior to what could be accomplished in other zoning districts.

This property is part of a larger area that was zoned from R-1 to PD in the 1980's for high density residential development. The original plans for development of the area have lapsed, necessitating the approval of new development plans, or a change in zoning in order for the property to be developed. Since the original approval of the PD, this area has seen little development.

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:

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Creek Bend Blvd.)	Multi-Family Residential	PD, Planned Development	Sorority Houses
South	Single Family Residential	A, Agricultural	Undeveloped
East	Commercial	B-2, General Business	Office & Multi-Family
	Multi-Family	PD, Planned	Vacant Fraternity

West	Residential	Development	House & Undeveloped
------	-------------	-------------	---------------------

The large tracts to the north across Creek bend Blvd. have been developed with sorority houses with a couple of duplexes located on the north side of N. Steen Drive. The remainder of the property in the PD is undeveloped, with the exception of a vacant fraternity house to the west along S. Steen Drive. Property to the south is zoned A, Agriculture and undeveloped, and property to the east is zoned B-2, General Business and is developed with offices and apartments.

STAFF REVIEW:

Per Section 118.392 of the Nacogdoches Zoning Ordinance, Based upon the concept plan or development plan, the following conditions shall be considered when reviewing a development plan:

a. The development plan generally is consistent with the approved concept plan and the standards and conditions set forth in the adopting ordinance.

The developer has opted to submit a development plan in substitution for a concept plan in conjunction with this application for amending the planned development district.

b. The plan provides for a compatible arrangement of buildings and land uses within the project.

The applicant is proposing four (4) duplex structures for a total of eight (8) dwelling units on two (2) lots. The buildings are proposed to be no closer than 70 feet from the southern boundary of the property, with several of the large mature trees being preserved as a natural buffer area as shown on the PD Exhibit.

c. The general plan for traffic circulation and pedestrians provides for adequate and safe circulation inside and external to the development, consistent with the adopted thoroughfare plan.

The subject property takes direct access from S. Steen Drive, which serves as the primary direct access for other residential lots in the area. The two (2) lots included in the Development Plan will each have two (2) duplexes that will utilize a shared parking area and one driveway.

d. The general plan for accommodation of floodwaters and drainage is adequate.

Based on the lot coverage proposed in the PD Exhibit, on-site stormwater detention will be required. The drainage and detention improvements will be provided in the landscaped areas as shown in the PD Exhibit, and all water runoff will be designed to drain to the public street. A detailed drainage plan (prepared and sealed by a registered professional engineer) shall be submitted and approved with the final PD Site Plan. The final PD Site Plan will be subject to the public hearing process and approved by the Planning & Zoning Commission to ensure compliance with the PD Development Plan.

e. The plan does not adversely affect adjoining neighborhoods or properties outside the plan, taking into consideration proposed buffers.

The buildings are proposed to be no closer than 70 feet from the southern boundary of the property, with several of the large mature trees being preserved as a natural buffer area for properties to the south as shown in the PD Exhibit.

f. The amenities proposed in the development plan application, if any, are sufficient to justify

increased densities or intensities on the site.

The applicant is proposing a total of eight (8) dwelling units on three (3) acres. The proposed development will not significantly increase the density of the surrounding area.

g. The sequence of development and timing of the phases are consistent with the overall phasing of capital facilities intended to serve the site and with the city's overall growth.

The public infrastructure needed to serve the development is already in place.

NOTICES:

Staff mailed 12 notices to property owners within the 200-foot notification area. Of these 12 notices, Staff has received one (1) written response in opposition of the request, stating his concern that the development would be HUD apartments.

Neighborhood Input: The applicant held a neighborhood meeting for the property owners within 500 feet of the subject property on August 4, 2022 to discuss the amendment request. No one attended the meeting.

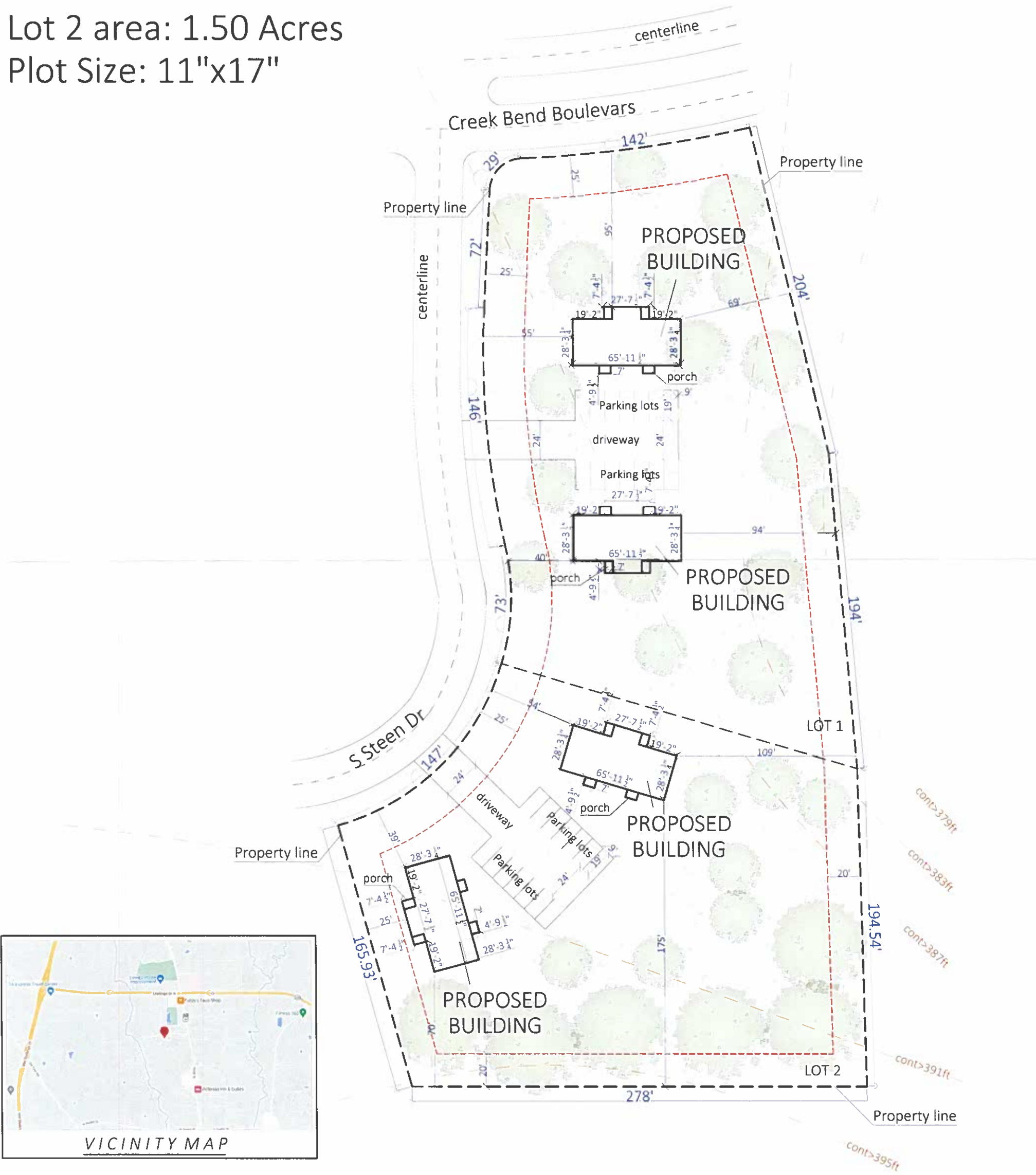
Staff Recommendation: Based on the above findings, Staff recommends approval of the amendment to the PD Development Plan. This item is scheduled to be heard by the City Council on Tuesday, September 6th.

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

ATTACHMENTS:

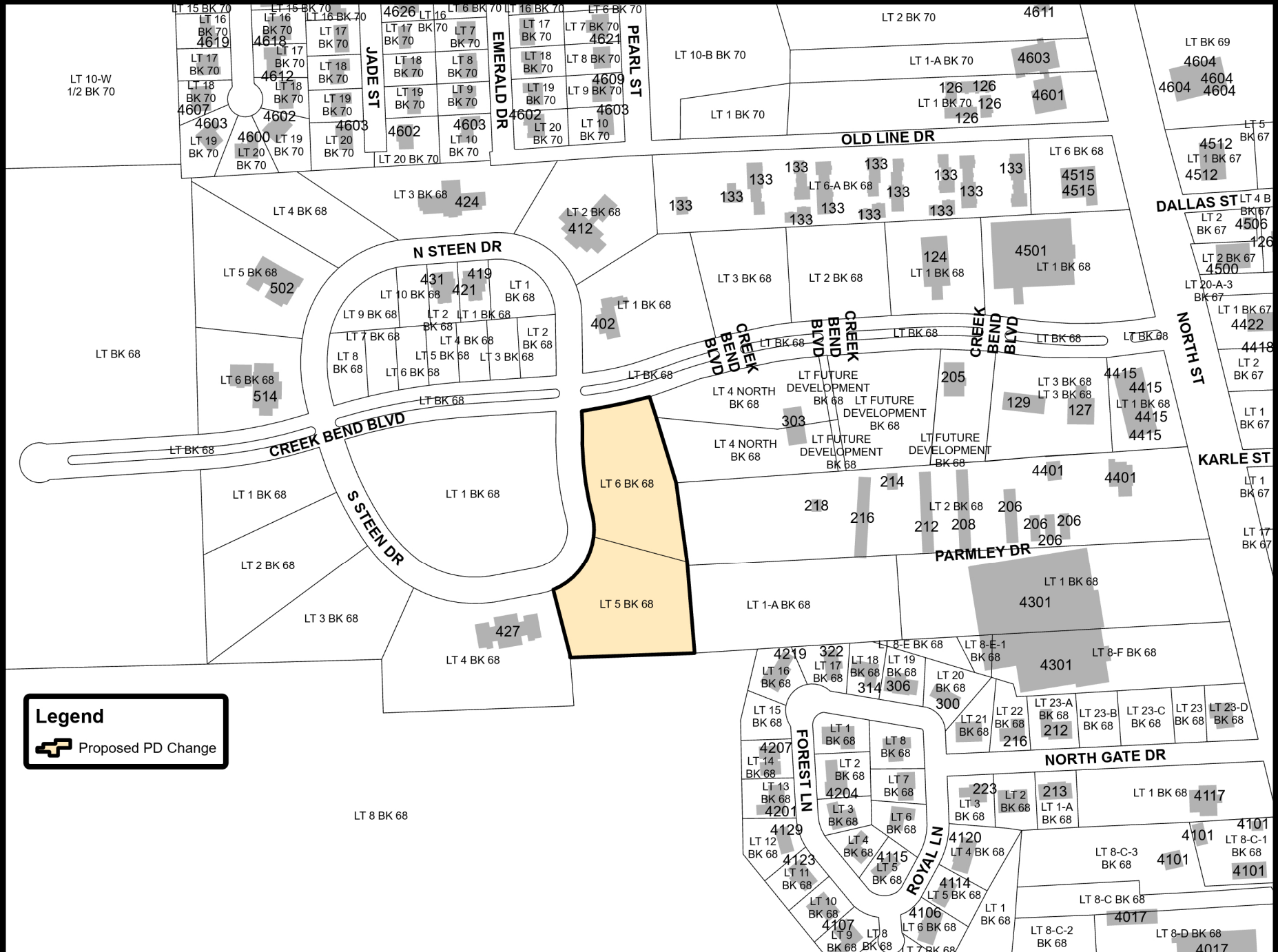
1. PD Development Plan
2. Location Map
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Notification Map
7. Written Responses
8. Site Photos

SITE PLAN
S Steen Dr
Nacogdoches, TX 75965
Parcel 1 ID: 60330
Lot 1 area: 1.155 Acres
Parcel 2 ID: 60329
Lot 2 area: 1.50 Acres
Plot Size: 11"x17"



Calculating Building and Lot Coverage Percentages
Lot area: 132,858 sq.ft.
Total building coverage (gross floor area): 2,137 sq.ft.
Building Coverage Percentage: 2,137 sq.ft / 132,858 sq.ft = 0.01608 = 1.60%
Total Lot Coverage: 17,716 sq.ft.
Lot Coverage Percentage: 17,716 sq.ft / 132,858 sq.ft = 0.13334 = 13.33%
*Total landscape areas:

PD 2022-03



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.



0 75 150 300 Feet

Date Created: August 2, 2022 Software: ArcGIS Pro 2.9.3



PD 2022-03



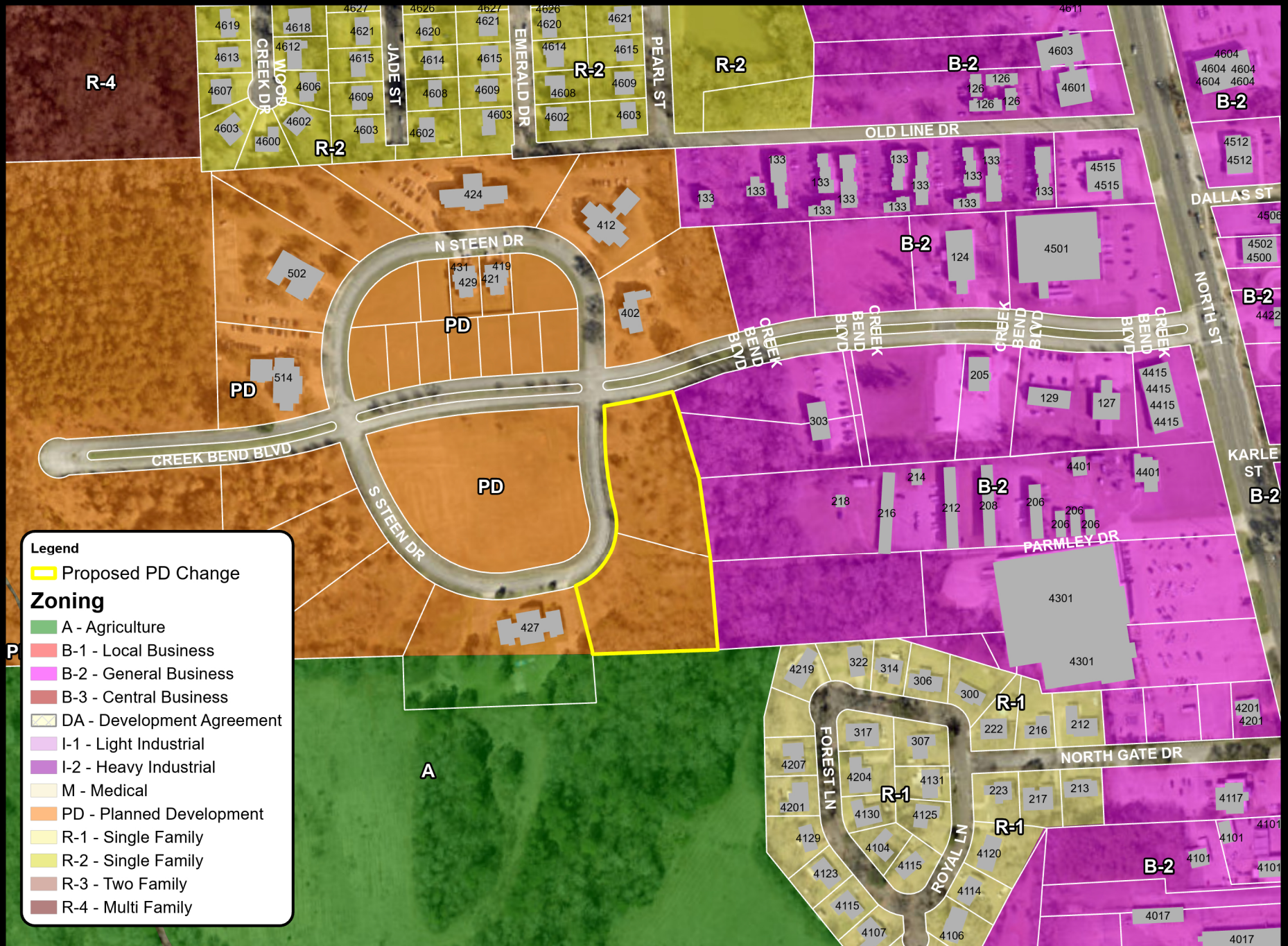
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



0 75 150 300 Feet

Date Created: August 2, 2022 Software: ArcGIS Pro 2.9.3

PD 2022-03

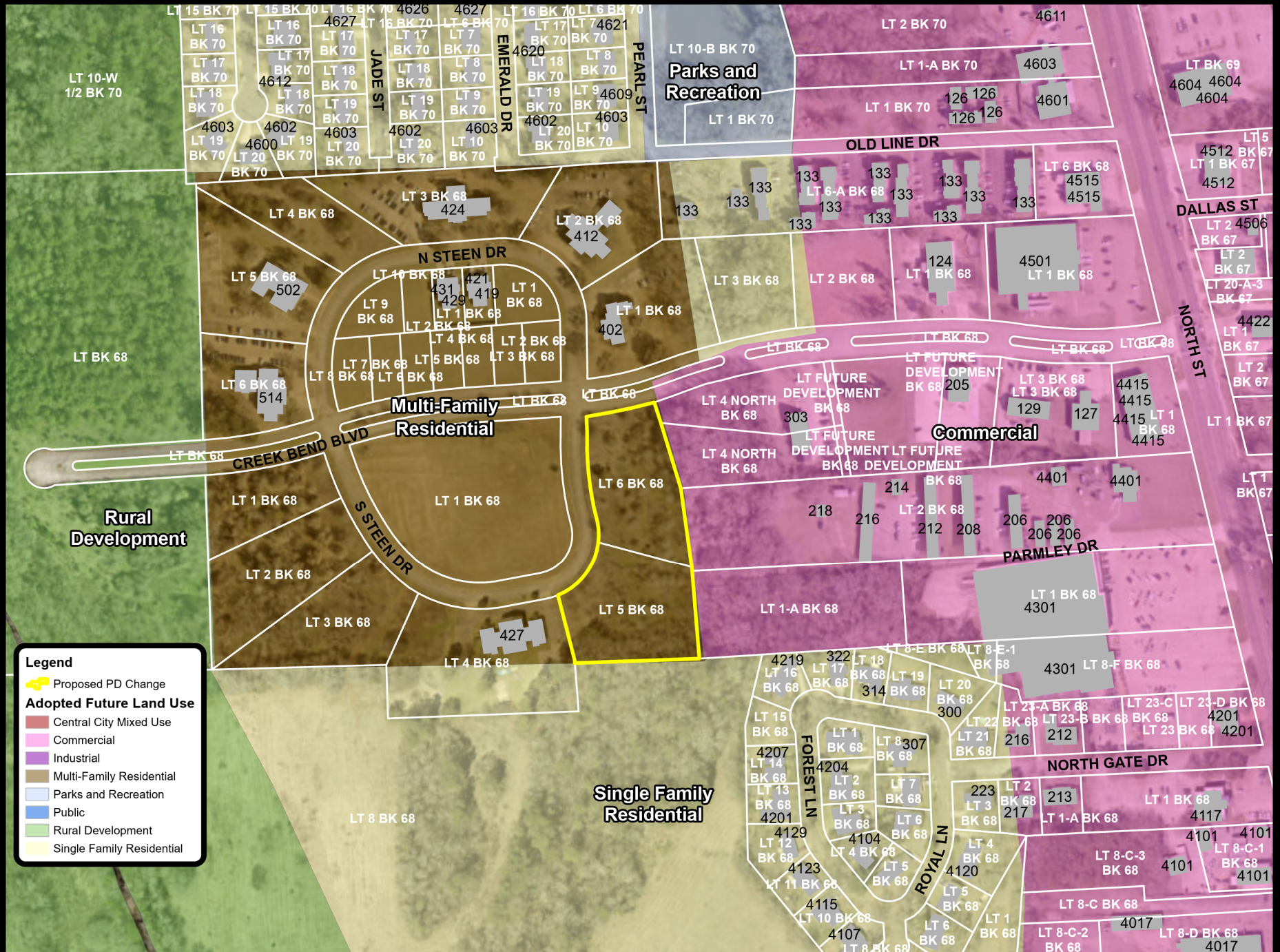


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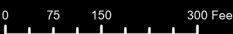
0 75 150 300 Feet

Date Created: August 2, 2022 Software: ArcGIS Pro 2.9.3

PD 2022-03



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Date Created: August 2, 2022 Software: ArcGIS Pro 2.9.3



200 Foot Notification Map

Legend



200 Foot Buffer



Proposed Zone Change



Commercial



Sorority/Fraternity



Multifamily

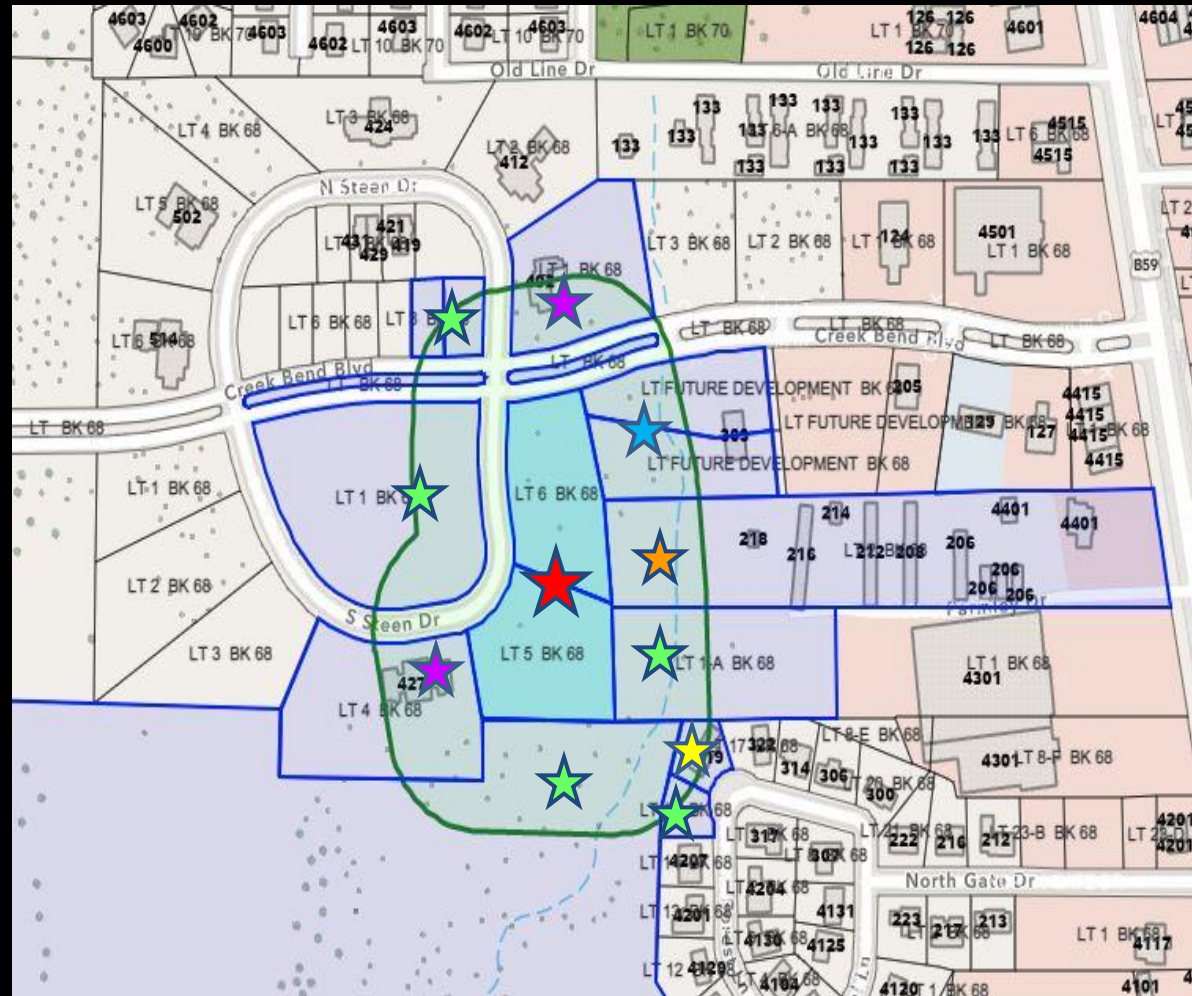


Single Family-
Owner Occupied



Undeveloped

PD2022-03: Lots 5&6 S. Steen Dr.





Response Form

Project Number: PD2022-03

South Steen Dr. – Creek Bend Subdivision

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: PD2022-03

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

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

PD2022-03 Site Photos

Street view from Creek Bend Blvd.



Vacant fraternity house
to the southwest along S.
Steen Dr.





Sorority houses &
duplexes to the north
on N. Steen Dr.

