



October 10, 2022

Planning & Zoning Commission

Notice is hereby given of a Regular Meeting of the Planning and Zoning Commission to be held on October 10, 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, October 10, 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 and discussion regarding membership to the American Planning Association for Planning & Zoning Commissioners.
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

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



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 September 26, 2022 Planning & Zoning Commission meeting.
6. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
- A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. **Public Hearing:** Consider a request for Historic Overlay for Lot 90, City Block 42, located at 701 Cox Street. This request has been made by Lauren & Daniel Lawrence. Case Number HO2022-02.
 - C. **Public Hearing:** Consider a request for approval of a Specific Use Permit for Manufactured Home Sales in a B-2, General Business District, on Lot 93-E, City Block 56, and Lot 4 of the South Star Plaza Subdivision, located at 3411 South Street. This request has been made by Barham Properties. Case Number SUP2022-06.
 - D. **Public Hearing:** Consider a request to amend a Specific Use Permit for a RV Park in a B-2, General Business District, on Lot 1, Block 1, of the Westward Subdivision Phase 3, located at 5001 NW. Stallings Drive. This request has been made by Western Pines RV Park, LLC. Case Number SUP2022-07.
 - E. Consider a variance to the sign ordinance for a wall sign that exceeds the allowed sign area requirements for a property located at 123 E. Austin Street. This request has been submitted by Titan Sign Company, LLC. Case File SVO2022-02.
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, October 5, 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
SEPTEMBER 26, 2022 AT 5:00 P.M.
REGULAR HYBRID MEETING**

Members Present: Shannon Conklin (via Google Meet); Ruth Carroll; Lily Phou; Margaret Forbes; and, Matthew Perry

Members Absent: None

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

Others Present: Applicant, Ali Makhani; Zahra Makhani; Ed Pool; Jim Flemming; Sarah Lower; Jeff Lengli; Pat Castella; Kathy Redman; Vicki Lunell; and, Grant Menzies

1. Call to Order: Chairwoman Phou called the meeting to order at 5:03 p.m.

2. Pledge of Allegiance

3. Open Forum: Chairwoman Phou opened the floor for public comment.

There were no comments from the public.

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 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 September 12, 2022, Planning & Zoning Commission meeting.

Chairwoman Phou called for a motion to approve the minutes as written. Commissioner Forbes made a motion to approve and Commissioner Perry seconded the motion. The minutes were approved unanimously 5-0.

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

City Planner (CP) Helton presented this item to the Commission and stated that this request was postponed from the September 12, 2022 P&Z meeting. CP Helton also reminded the Commission that this item is about land use, and not regarding a specific development, project, or City policy. The item is to determine whether the land is suitable for Agriculture or Multi-Family use. CP Helton offered an alternative to re-zoning the whole of the property. The alternative would be to re-zone the property outside of the 100-year floodplain.

CP Helton opened the floor to answer any questions from the Commission.

Commissioner Forbes discussed an executive summary funded by the Texas Water Development Board from the year 2010.

CP Helton acknowledged that City Staff is aware of the study and had been shared with the consultant team as part of the evaluation involving the updated Comprehensive Plan.

Commissioner Forbes inquired about Chapter 4 (Environment) of the Comprehensive Plan and the lack of mention in the meeting packet.

CP Helton explained that Staff considers Chapter 5 which refers to Land Use when a zone change is requested. Chapter 5 of the Comprehensive Plan provides framework for individual land use decisions.

Chairwoman Phou opened the floor for the applicant to speak and for public comment.

Mr. Makhani addressed the Commission stated he reduced the building sizes and also had no issue with not building in the floodplain area.

Pat Castella presented several concerns to the Commission including, floodplain protection, property values, orderly growth and development, etc.

Sarah Lower shared an experience with the flooding of Lanana Creek and the debris that came with the flooding.

Kathy Redman stated that the City was very proactive in preserving the floodplain after flooding occurred in 1975.

Jim Flemming stated that he is against the project because of lack of safe access into the site.

Commissioner Forbes asked CP Helton to explain more about traffic studies.

CP Helton stated that once the applicant submits a permit, a traffic impact analysis is submitted based on the number of units proposed for the project. The analysis will demonstrate the impact on the roadways in the area and changes that would be needed according to that impact.

Jeff Lengl expressed his disappointment in the proposed project and that he is opposed to the zone change.

Ed Pool addressed the Commission and stated he is representing the current owner of the property. He stated that many new industries are looking to Nacogdoches to expand business and the shortage in housing is affecting their ability to accommodate new employees for new businesses.

Vicki Lunell asked who will pay for the traffic study and why the study would not be performed before the permit submittal.

CP Helton explained that the study is at the expense of the developer and the current request is to address land use, not a specific project. The traffic study is not required until the developer has a detailed plan for the development.

Chairwoman Phou asked the City Engineer, Steve Bartlett, about the traffic flow, traffic accidents, and the number of units at The Legends apartment complex on Pearl Street.

Mr. Bartlett stated he was not sure how many units there were at that facility, but that they may have approximately 500 beds and that to his knowledge there had been no reported accidents near the complex.

Chairwoman Phou called for a motion on this item. Commissioner Carroll made a motion to approve the zone change in the non-floodplain area of the property to R-4, Multi-Family, with the floodplain to remain Agricultural. Commissioner Perry seconded the motion and was approved unanimously 5-0.

- C. **Subdivision Waiver:** Presentation, discussion, and possible action regarding a waiver requests to the Subdivision Ordinance Section 90-218. – ‘Minimum lot sizes’, and a presentation, discussion, and possible action regarding a Final Plat for the FM 1638 Subdivision. This request has been submitted by Joshua Busch of East Texas Truck Center, Inc.



CP Helton stated that the property is partially inside the City Limits and a portion sits outside of the City Limits. The applicant is requesting a reduction in the minimum lot width standards. A reduction from the required 75 feet to 51.62 feet is requested.

Ed Pool, representing the applicant, stated that the planned build will be a truck center on the remaining portion of the property that fronts the loop.

Chairwoman Phou called for a motion. Commissioner Perry made a motion to approve and Commissioner Forbes seconded the motion. The request was approved unanimously 5-0.

- D. **Public Hearing:** Consider a request for a Specific Use Permit, to operate a Piercing Studio in a B-2, General Business District, on Lot 16-A, Block 67, of the North Heights Addition Subdivision, located at 3500 North Street, Suite 10. This request has been made by Primal Piercing & Jewelry. Case Number SUP2022-05.

CP Helton stated that a Piercing Studio is allowed in the B-2, General Business District with a Specific Use Permit and the applicant has agreed to limit the hours of operation for body piercing from 2:00 p.m. to 9:00 p.m., Wednesday through Sunday.

Grant Menzies addressed the Commission stating that he owns the existing jewelry store and that they would like to offer full body piercing.

Chairwoman Phou opened the floor for public comment. There were none.

Chairwoman Phou called for a motion. Commissioner Perry 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 September 20, 2022, City Council took the following action on the item listed below:

- A. Approved 5-0: Request for a Specific Use Permit, to operate a Tattoo Salon in a B-2, General Business District, on Lots 11-J-1 and 11-J-15, of the North Loop Business Park Subdivision, located at 5016 Justin Street.
- B. Approved 4-0: 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.

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.

Commissioner Phou proposed discussing the zoning for the greenbelt for protection of our waterways.

Commissioner Forbes proposed adding environmental criteria to the zone change review criteria.

8. Adjourned:

Meeting was adjourned at 6:16 p.m.

Commissioner Phou, Chairwoman

Attest: Rhonda Lewis, Office Assistant III

PRESENTER: Brian Bray, Community Services Director

ITEM/SUBJECT: Public Hearing: Consider a request for Historic Overlay for Lot 90, City Block 42, located at 701 Cox Street. This request has been made by Lauren & Daniel Lawrence. Case Number HO2022-02.

OVERVIEW:

Applicants Lauren & Daniel Lawrence have requested the property located at 701 Cox Street, be included in the Historic Overlay Zoning. This property is eligible under Criteria 4.

701 Cox Street is located West of the Virginia Avenue Historic District and Nettie Marshall Elementary School campus. There are 2 other buildings on this road that are individually designated as historic - 702 Cox Street and 709 Cox Street.

Research provided by applicant:

701 Cox Street was built in 1888 and is located in an older neighborhood that is a mix of renovated historic homes and dilapidated rentals. We love our neighborhood and hope to gradually see it restored. Almost 10 years ago, we bought three houses in a row on Cox Street and live in the 701 house. We are doing our best to bring them all back to life inside and out, restoring them to their historic origins yet making them more energy efficient in the process.

Ours is a single story Victorian style home with wooden siding built on a pier and beam. The house has 12' ceilings and the original floors as well as shiplap ceilings. The height of the house alone gives it that unique character of being from a different era.

STAFF REVIEW:

Sec 50-130. Criteria for designation.

- (1) Possesses significance in history, architecture, archaeology, or culture.
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - (3) Is associated with the lives of persons significant in the city's past.
 - (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
 - (5) Represents the work of a master designer, builder, or craftsman.
 - (6) Represents an established and familiar visual feature of the city.
- (Ord. No. 1130, art. XI, § 6, 11-3-1998)

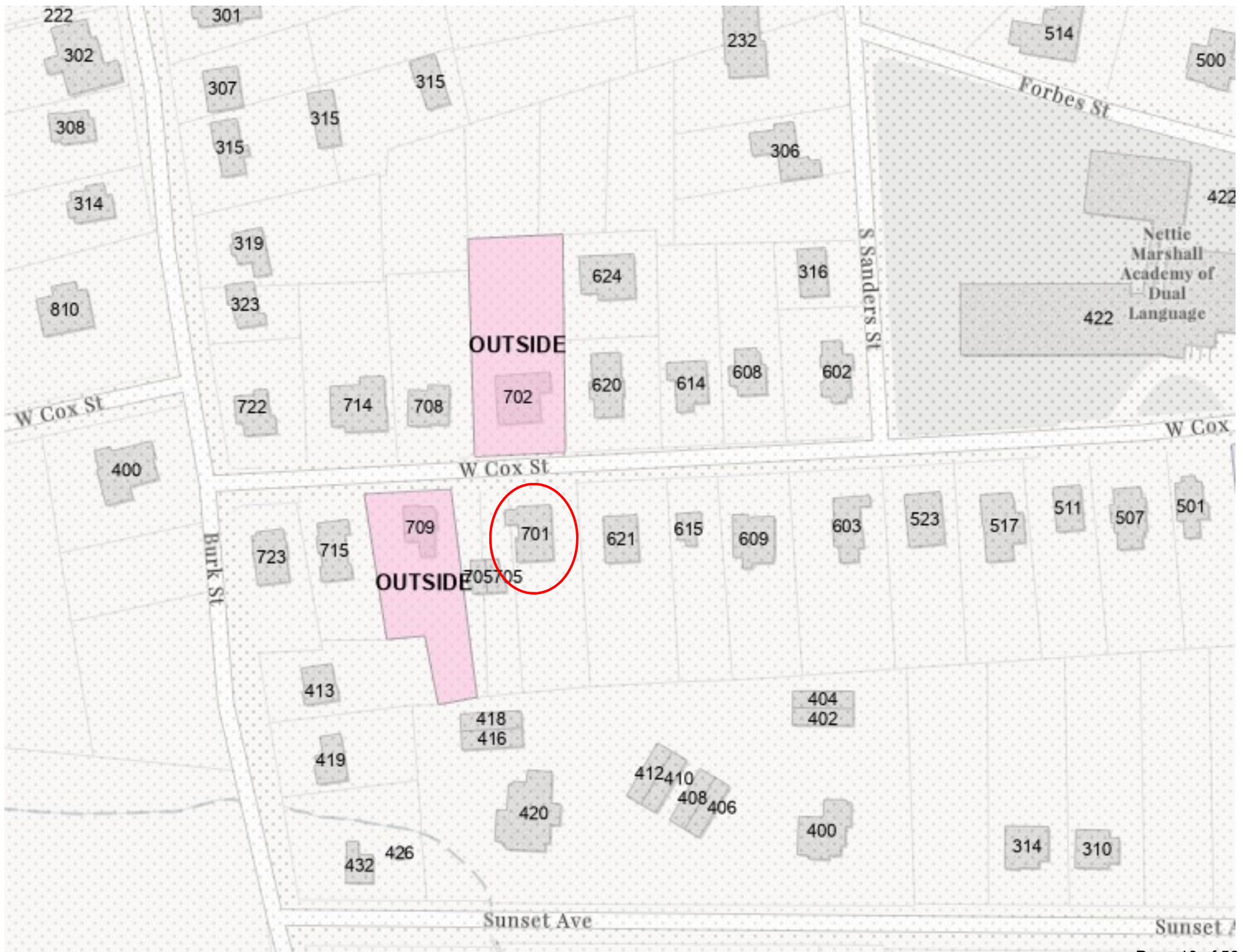
City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if 701 Cox Street meets any of the above mentioned criteria for designation. If the property meets any one of the criteria,

it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

Nacogdoches Historic Landmark Preservation Committee will make a recommendation to the Planning and Zoning Commission, who will meet on October 10, 2022. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on October 18, 2022.

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

ATTACHMENTS: 1. Location Map
2. Site Photos







PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request for approval of a Specific Use Permit for Manufactured Home Sales in a B-2, General Business District, on Lot 93-E, City Block 56, and Lot 4 of the South Star Plaza Subdivision, located at 3411 South Street. This request has been made by Barham Properties. Case Number SUP2022-06.

OVERVIEW:

The request is for a Specific Use Permit (SUP) for a Manufactured Home Sales facility. The property is zoned B-2, General Business and is currently vacant. Per the Zoning Ordinance, Manufactured Home Sales is a permitted use in the B-2, General Business district with the approval of a SUP.

The applicant is proposing to replace the existing commercial building (on Lot 93-E) with a sales office, and utilize the property to the east (Lot 4) as a display lot showcasing the manufactured homes inventory. Both lots combined are approximately 2 acres.

Adjacent Land Use & Zoning

The subject properties are zoned B-2, General Business and are currently commercial. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Commercial	B-2, General Business	Commercial
South	Commercial	B-2, General Business	Commercial
East	Commercial	B-2, General Business	Future I-69 Flyover
West (across from South Street)	Commercial	B-2, General Business	Commercial

The property fronts South Street with approximately 125 feet of street frontage and is zoned General Business. The property is currently vacant and was previously occupied as a restaurant. The surrounding properties along this section of South Street are zoned and developed with commercial uses. The property is bounded to the east by the future I-69 flyover.

STAFF REVIEW:

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:

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

The proposed use is consistent with the surrounding commercial development, and should not be injurious to the use and enjoyment of other property in the immediate vicinity.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The proposed SUP is located within one of the city's main commercial corridors and the surrounding properties are fully developed. The approval of the SUP would not impede the normal development of the surrounding properties.

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

The subject property takes direct access from South Street which functions as primary access for the surrounding commercial properties. The applicant has stated that 50% of the manufactured home sales are typically custom-ordered directly from the manufacturer, with the on-site sales office serving primarily as a display lot.

Additionally, the Texas Department of Motor Vehicles (TxDMV) requires a permit for the movement of manufactured housing or industrialized buildings/housing. These permits may only be used for one movement, during the times specified on the permit, from a specific point of origin to a specific destination. Typically, the times specified for these types of permits is limited to before 6:00am, outside of peak traffic hours.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

The proposed development will utilize the existing driveway and parking area.

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

The proposed SUP is surrounded by B-2, General Business and is located in a main commercial corridor and will not increase the nuisance level to the surrounding commercial activity.

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

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

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

The adjacent properties surrounding the SUP are all commercial, therefore no screening is required. The applicant will be required to add street landscaping along the front property line.

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

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Commercial*. The *Commercial* FLUP category is described as, “Shopping and service facilities for the sale of goods and services, including small shops and larger retail stores and centers...” Staff finds that the FLUP designation of the property is consistent with the proposed request.

NOTICES:

Staff mailed 13 notices to property owners within the 200 foot notification area. Since the time of this report, Staff has received one (1) response requesting general information about the request.

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

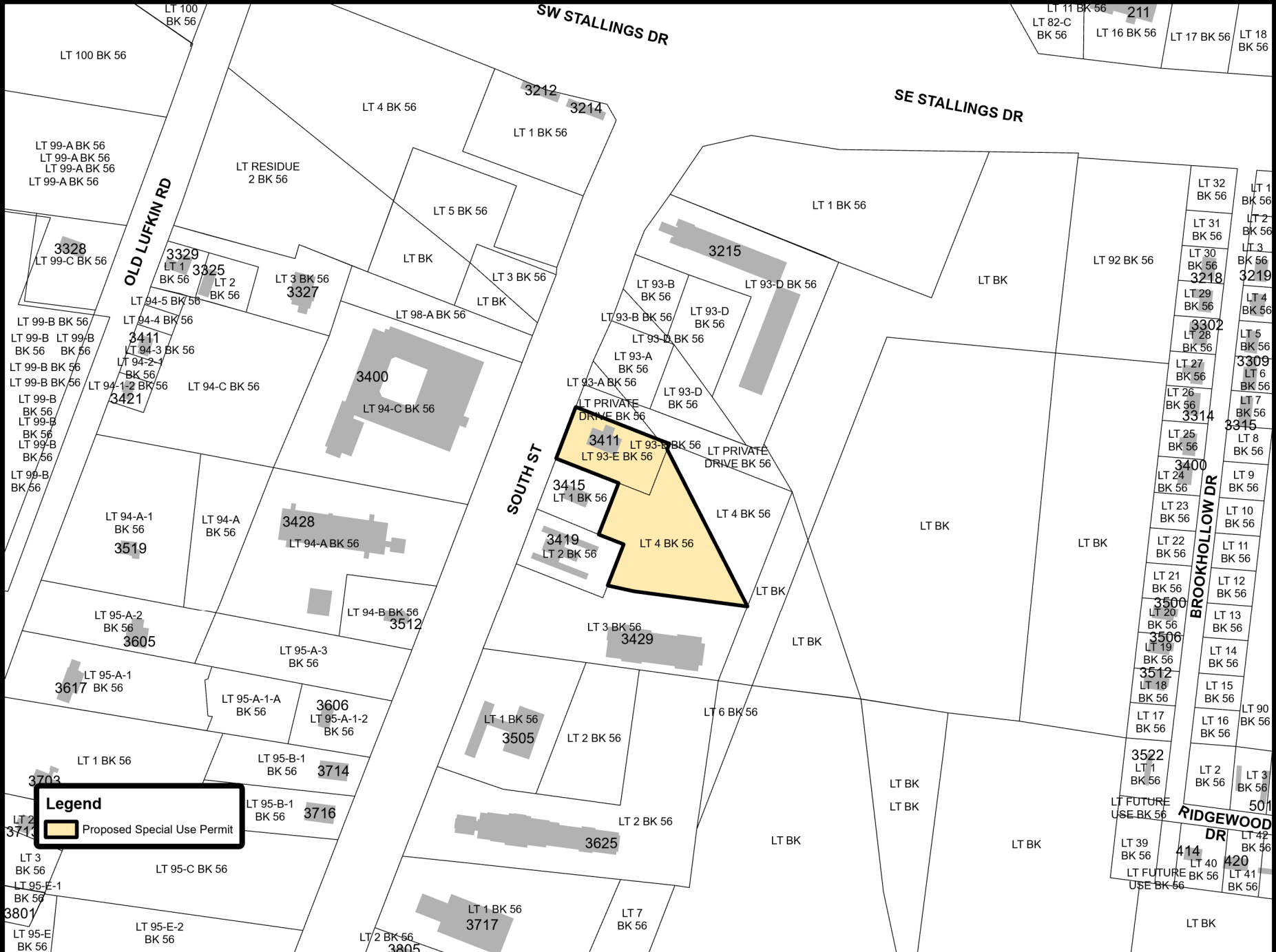
Staff Recommendation

Based on the above findings, Staff recommends approval of the Specific Use Permit for the subject property. This item is scheduled to be heard by City Council on Tuesday, October 18th.

CITY CONTACT: Alaina Helton, AICP, City Planner
heltona@nactx.us
(936) 559-2574

ATTACHMENTS:

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



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

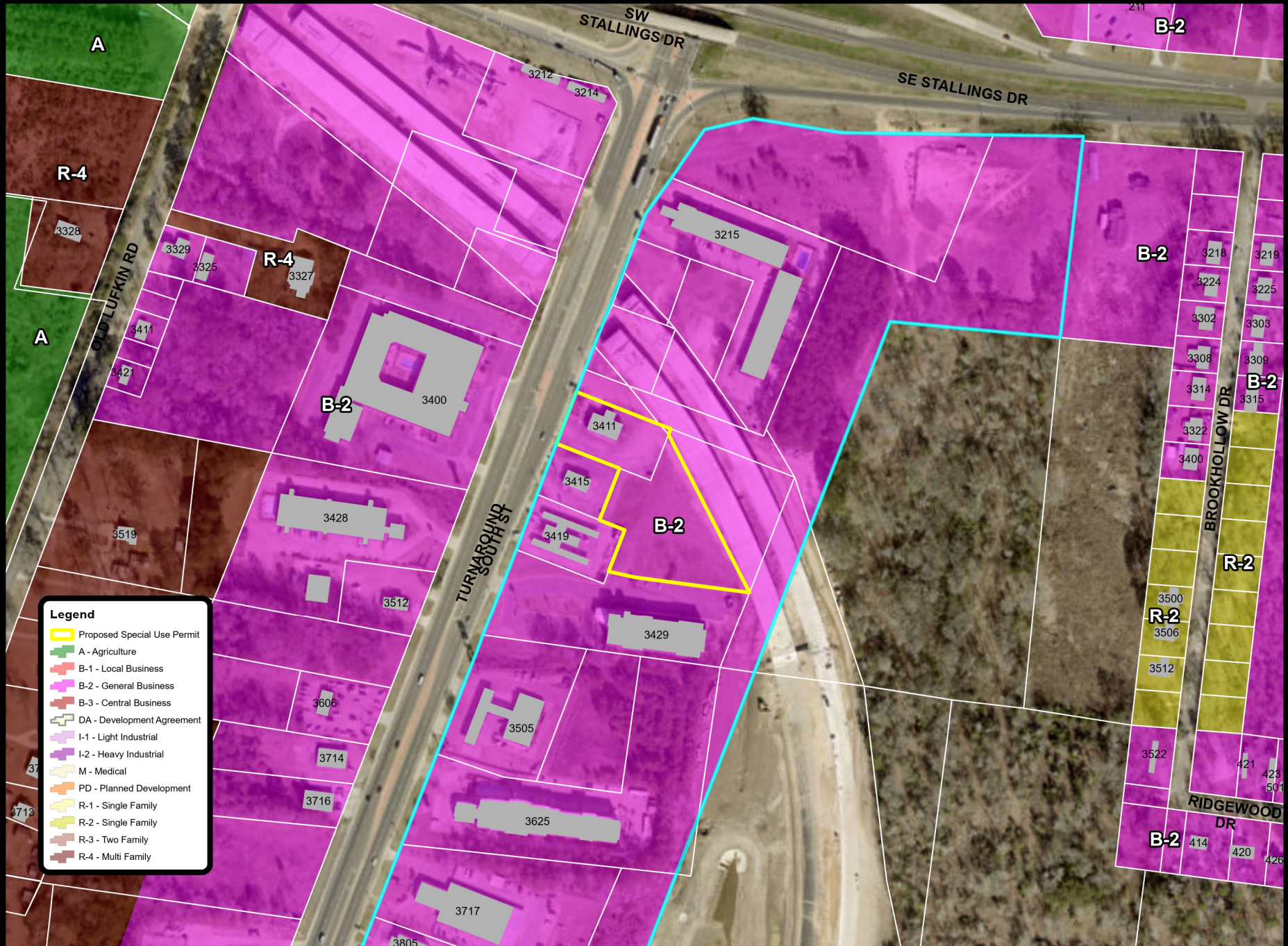


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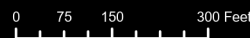
Date Created: September 19, 2022 Software: ArcGIS Pro 3.0.1



Legend

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

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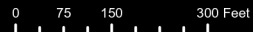
Legend

Proposed Special Use Permit

Adopted Future Land Use

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

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200 Foot Notification Map

Legend



200 Foot Buffer



Proposed SUP



Commercial



Undeveloped

SUP2022-06: 3411 South St.



**- SITE PLAN -
FOR
LOT 93-E, CITY BLOCK 56
AND**

**CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS**



LEGEND

NCDR = Nacogdoches County Deed Records
 NCOPR = Nacogdoches County Official Public Records
 NCPR = Nacogdoches County Plat Records
 NCRPR = Nacogdoches County Real Property Records

- FOR PLANNING PURPOSES ONLY; THIS IS NOT A BOUNDARY SURVEY PLAT.
This drawing prepared from instruments of record and information provided by
Barham Properties, Inc.

- Replat of Lots 3 & 4 of South Star Plaza Addition recorded in 10/32 NCPR

Prepared for

BARHAM PROPERTIES, INC.

GLENN HOFFPAUIR SURVEYING, PLLC

LICENSED FIRM NO. 10194243
252 CR 817 NACOGDOCHES, TEXAS 75964-2801
936-560-1227

REV:	JOB NO:	DRAWN BY:
		gh

DATE: 9/20/2022	SHEET NO: 1 OF 1	SCALE: 1" = 50'
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I, Glenn Hoffpauir, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that this SITE PLAN has been prepared for planning purposes only. THIS DOCUMENT MAY NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

**- PRELIMINARY -
FOR REVIEW 9/20/2022**

RPLS No. 4492

2022-1124 NCOPR
Nacogdoches Hotel Group, LLC
Part of Lot 3 of the Replat of Lots 3 & 4
of South Star Plaza Addition

SUP2022-06: Site Photos

Front lot of
subject property



Back lot of
subject property





View to the north
along South St.

View to the south
along South St.





View to the west along
access easement



View to the east along
access easement



View to the west
across South St.

View to the east
from South St.
(parking lot of
subject property)



PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request to amend a Specific Use Permit for a RV Park in a B-2, General Business District, on Lot 1, Block 1, of the Westward Subdivision Phase 3, located at 5001 NW. Stallings Drive. This request has been made by Western Pines RV Park, LLC. Case Number SUP2022-07.

OVERVIEW:

The request is to amend a Specific Use Permit (SUP) for an existing RV Park. The property is zoned B-2, General Business, which allows an RV Park as a permitted use with the approval of a SUP. The applicant, Western Pines RV Park, has been in operation since October, 2020. The prior owners of the RV Park received approval of an SUP to expand and rehabilitate the facility in October 2019.

The applicant is proposing to modify the current layout of the RV Park in two (2) phases. The first phase will include 26 (80' by 24') RV spaces on the west side (back) of the park. The first phase will also include infrastructure upgrades such as improved drainage lines, extending utilities, and installation of landscaping along the front of the property. The second phase will include adding amenities such as a guest service center, kids play area, dog park, pavilion, and upgrades to existing RV spaces. Phase two will also include the addition of 32 new 72' by 20' RV spaces on the south side of the park,

Adjacent Land Use & Zoning

The subject property is zoned B-2, General Business and is currently developed as a Recreational Vehicle Park. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Rural Development	B-2, General Business	Commercial
South	Commercial	B-2, General Business	Commercial
East (across Hwy 59)	Commercial	Outside City Limits	Undeveloped
West	Rural Development	B-2, General Business	Undeveloped

The property is already developed as an RV Park and the property itself is zoned General Business. The properties to the north and south fronting NW Stallings Drive are zoned and developed with commercial uses. The 50-acre tract to the west is undeveloped and belongs to the

STAFF REVIEW:

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

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

The proposed RV Park is consistent with the current use of the property and the surrounding zoning and commercial development fronting NW Stallings Drive.

The request includes 85 total RV spaces along with guest amenities and shared green spaces on approximately nine (9) acres. This SUP amendment will reduce the overall footprint of the original RV Park (11.6 acres), and thus should not be injurious to the use and enjoyment of other property in the immediate vicinity.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The large 50-acre undeveloped tract located to the west of the proposed SUP has direct access to Westward Drive, as well as water and sewer utilities. The abutting properties to the north and south along NW Stallings Drive are all developed with commercial uses. The approval of this SUP would not impede the normal development of the surrounding properties.

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

The subject property takes direct access from DPS Road, a frontage road for NW Stallings Drive. NW Stallings is classified as an expressway and is adequate to accommodate the nature and volume of traffic typically generated by the use. The property also has access to public utilities, with a 12-inch water main and an 8-inch sewer main located along the roadway. Per the FEMA Floodplain Map, there is no floodplain located on the subject properties.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

The proposed development meets 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;

The SUP proposal is to increase the number of existing RV spaces and construct guest amenities. The proposed development is not located in close proximity to any residential districts and should not create a nuisance to adjacent properties.

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

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

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

The property is surrounded by B-2, General Business zoning, which does not require screening from adjacent properties. The applicant will be adding street landscaping along the eastern property line fronting the roadway.

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

Future Land Use

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the majority of the subject property as *Rural Development* and *Commercial* on the southeast corner. The *Rural Development* FLUP category is described as, “Sparsely-populated areas with limited development that are still distinct from more urbanized areas...” The *Commercial* FLUP category is described as, “Shopping and service facilities for the sale of goods and services, including small shops and larger retail stores and centers...”

Thoroughfare Plan

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

The proposed SUP amendment will not affect the land uses permitted by the underlying B-2 zoning district.

NOTICES:

Staff mailed 12 notices to property owners within the 200 foot notification area. Since the time of this report, Staff has received one (1) response in opposition from the property owner to the south with general concerns with the potential for users of the RV park trespassing onto the adjacent property.

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

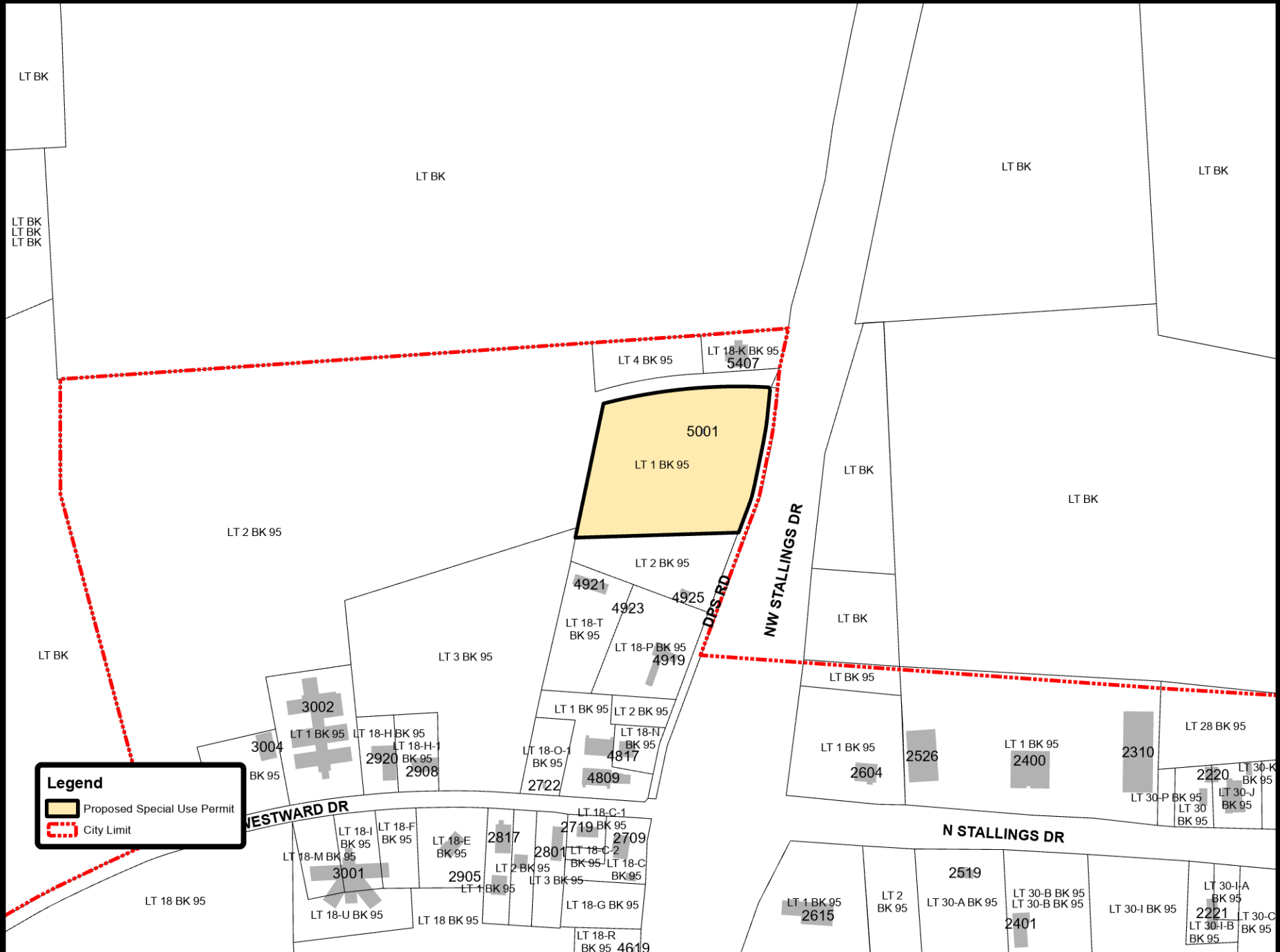
Staff Recommendation

Based on the above findings, Staff recommends approval of the amendment to the Specific Use Permit for the subject property. This item is scheduled to be heard by City Council on Tuesday, October 18th.

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

ATTACHMENTS:

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



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.



0 130 260 520 Feet

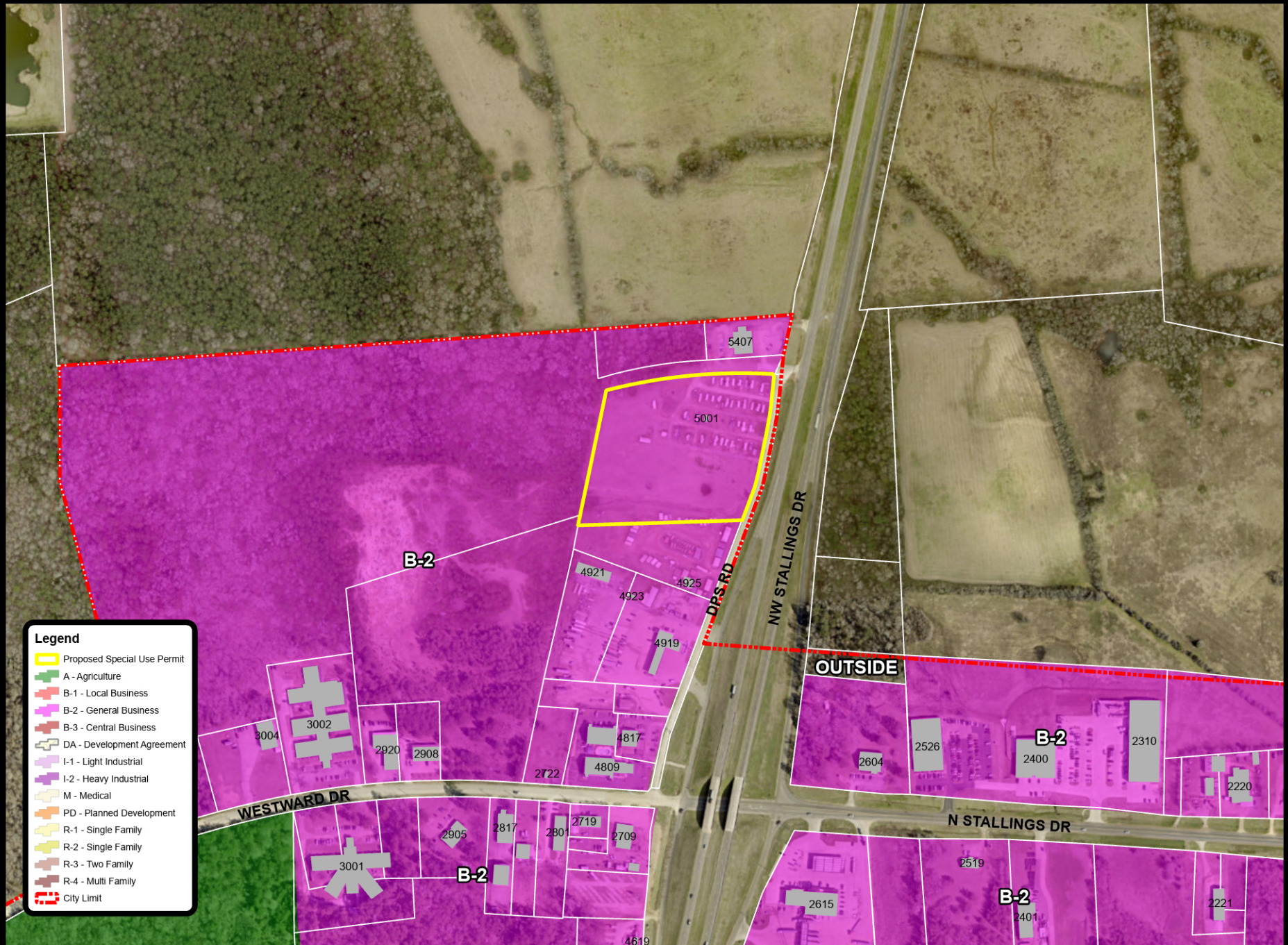


Legend
 City Limit
 Proposed Special Use Permit
 PAVEMENT

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0 125 250 500 Feet

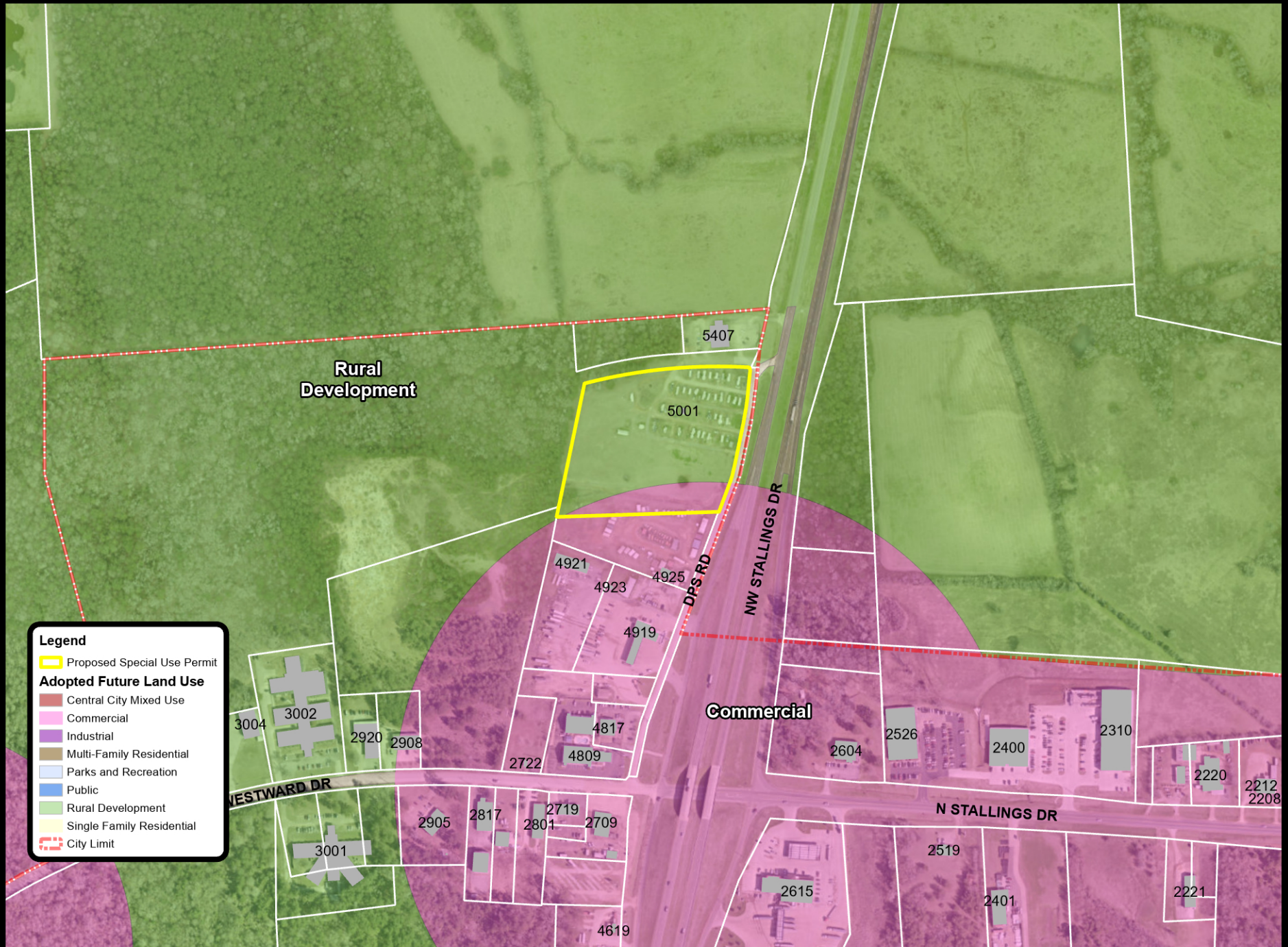


Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



0 130 260 520 Feet

Date Created: September 29, 2022 Software: ArcGIS Pro 3.0.2



Legend

Proposed Special Use Permit

Adopted Future Land Use

- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential
- City Limit

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0 130 260 520 Feet

200 Foot Notification Map

SUP2022-07: 5001 NW Stallings Dr.

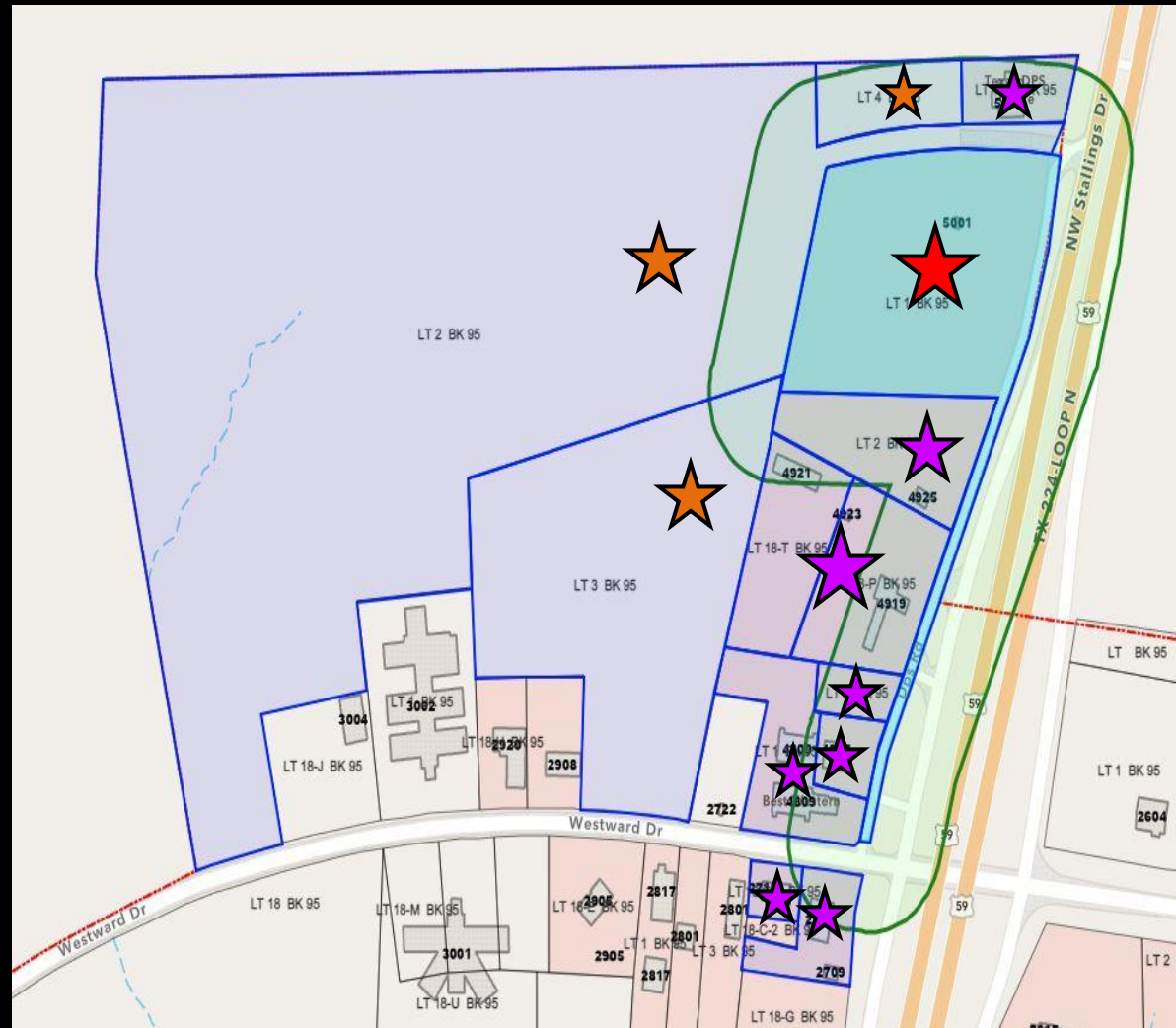
Legend



★ Proposed SUP

★ Commercial

★ Undeveloped





Response Form

Project Number: SUP2022-07
5001 NW Stallings Dr.

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: SUP2022-07

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I OWN PROPERTY NEXT DOOR TO RV PARK, MY BUSINESS NAME IS DOUBLE D SALES. I HAVE A FENCE INSTALLED NEXT TO RV PARK THERE IS A HUGE DITCH ON RV SIDE OF MY FENCE. IF THEY PLAN TO MOVE THIS DITCH CLOSER TO MY LINE I DO NOT WANT ANY DIRT

next page

Signature: Dwayne Stroud

Printed Name: DWAYNE STROUD OWNER OF DOUBLE D SALES

Street Address: 4925 DPS RD. (NW STALLINGS DR)

City, State and Zip Code: NACOGDOCHES, TX 75964

Phone Number: 936-560-0117

Email Address: dstroud33@yahoo.com

Physical Address of Property within 200 Feet: 4925 DPS RD. (NW STALLINGS)
NACOGDOCHES, TX 75964

City of Nacogdoches

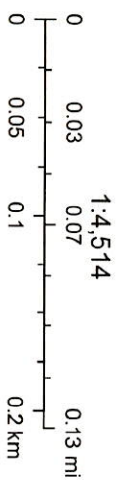
202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963
936-559-2574 Fax 936-559-2910 www.nactx.us
Home of Stephen F. Austin State University www.sfasu.edu

FROM THE DITCH ON MY FENCE ROW. I UNDERSTAND THAT THE OWNERS OF THE PARK BUY RV'S AND PLACE THEM ON THE PARK GROUNDS & RENT THEM OUT. IT IS BECOMING A TRAILER HOUSE PARK INSTEAD OF RV'S THAT COME AND GO. IF THEY ARE GRANTED THIS REQUEST I WOULD LIKE A WOODEN PRIVACY FENCE ON THEIR SIDE OF THE PROPERTY LINE. IN THE PAST THERE HAS BEEN CHILDREN FROM THE PARK COMING ON MY PROPERTY AND LEAVING DOORS OPEN ON MY BUILDINGS THAT I SELL FOR MY LIVING. THE WIND CATCHES THE DOORS & DAMAGE THE HINGES & DOOR FRAME, ALSO, IF THEY MOVE THE DITCH MAKE SURE NO DIRT FROM IT ENTERS MY FENCE ROW, AND THE DITCH NEEDS TO BE AS DEEP & WIDE AS THE CURRENT DITCH. IF NOT BUILT PROPERLY WATER & SAND FROM PROPERTY BEHIND MY LOT WILL WASH DOWN & FILL MY PROPERTY ON NE CORNER OF MY PROPERTY. I HAVE BEEN HERE 18 YEARS AND WE HAD THIS PROBLEM SEVERAL YEARS AGO. THE SAND FILLED UP CULVERT THAT RUNS UNDER US 59 AND BACKS UP ON MY PROPERTY. THANKS FOR YOUR CONSIDERATION.



Street Labels

City Limits



Western Pines RV Park

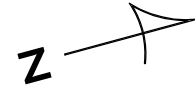
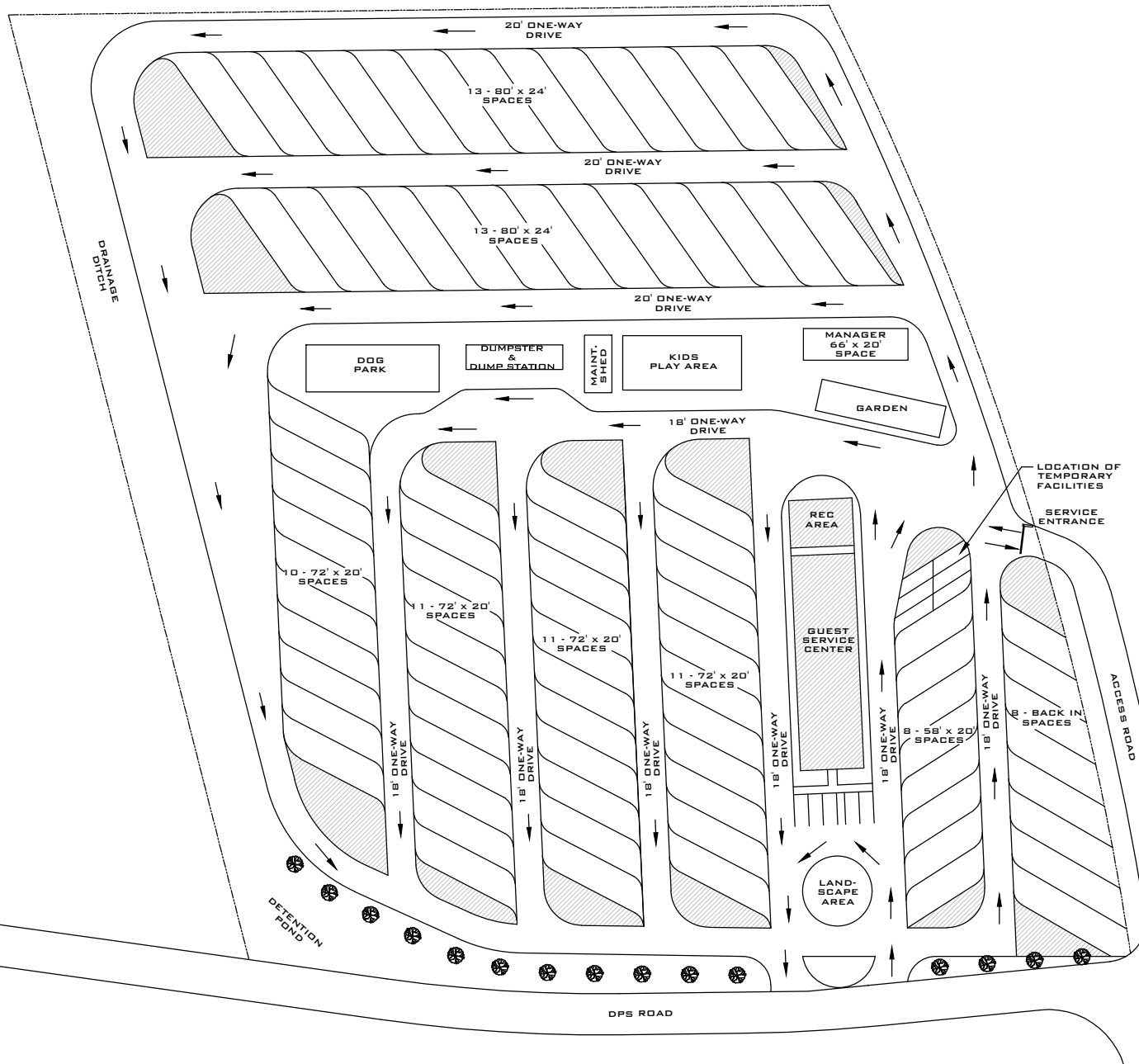
Expansion Proposal

Phase I (Pink) 2 years to complete

- Install and connect temporary portable shower and laundry facilities.
- New 80' by 24' RV spaces on west side (back) of property.
- Drives needed to access back row and exit.
- Infrastructure drainage lines and ditch.
- Extend utility lines to service new spaces in back.
- Install landscaping in front of property along DPS Road.

Phase II (Yellow) 2 years to complete

- Complete the build out of the new building, drives and parking areas.
- New 72' by 20' RV spaces on south side of property.
- Upgrades to all existing spaces including electrical & plumbing.
- Landscaping and green space development.
- Kids play area, dog park, pavilion, and dump station.
- Services entrance and exits.



DRAFTING SOLUTIONS
MARTY HARRIS
19898 CR 172
FLINT, TX 75762
903.574.0226

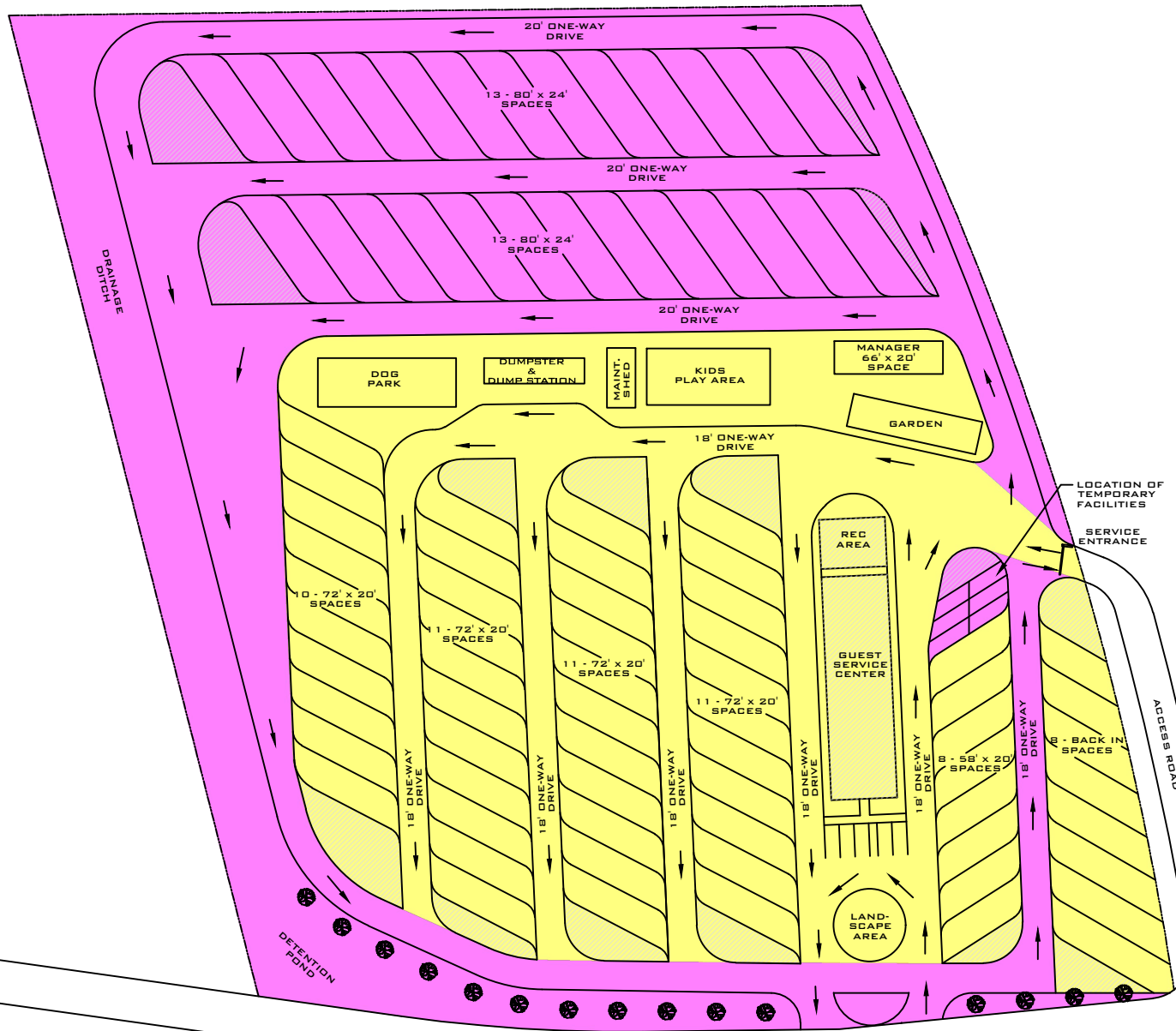
WESTERN PINES
RV PARK
NACOGDOCHES, TX

CONCEPTUAL
SITE LAYOUT

REVISIONS

△	
△	
△	
△	
△	
PROJECT FOR	SHEET NO.
WESTERN PINES	S-1
DRAWN BY:MDH	1 OF 1
DATE: 09/20/22	

1 SITE LAYOUT
1" = 100'-0"



PHASE I
 PHASE II

1 SITE LAYOUT
 1" = 100'-0"

DRAFTING SOLUTIONS MARTY HARRIS 19898 CR 172 FLINT, TX 75762 903.574.0226	
WESTERN PINES RV PARK NACOGDOCHES, TX	
CONCEPTUAL SITE LAYOUT	
REVISIONS ▲ ▲ ▲ ▲ ▲	
PROJECT FOR	SHEET NO.
WESTERN PINES	S-1
DRAWN BY:MDH	1 OF 1
DATE:09/26/22	



DRAFTING SOLUTIONS MARTY HARRIS 19898 CR 172 FLINT, TX 75762 903.574.0226	
WESTERN PINES RV PARK NACOGDOCHES, TX	
CONCEPTUAL SITE LAYOUT	
REVISIONS ▲ ▲ ▲ ▲ ▲	
PROJECT FOR WESTERN PINES	SHEET NO. S-1
DRAWN BY:MDH DATE:09/20/22	1 OF 1

SUP2022-07: Site Photos



Front of subject property





View to the south
along NW Stallings Dr.

View to the north
along NW Stallings Dr.





Phase I area of RV site
(west side)

Phase II area of RV
site (south side)





Interior of RV Park

Current office
(to be replaced)



PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Consider a variance to the sign ordinance for a wall sign that exceeds the allowed sign area requirements for a property located at 123 E. Austin Street. This request has been submitted by Titan Sign Company, LLC. Case File SVO2022-02.

OVERVIEW:

Sign Ordinance Section 78-98(4) - limits the maximum area permitted for wall signs based on the total length of “building frontage” of the structure. The Code states that “Wall signage for each occupancy/tenant shall not exceed one and one-half (1.5) square feet in sign area for each linear foot of that occupancy's building frontage on each street frontage up to a maximum of 300 square feet.”

This building has 35’7” of building frontage that faces East Austin Street. This amount of building frontage allows a maximum sign area of 54 square feet for all combined wall signs. The total area of all proposed wall signs will be 203 square feet, exceeding the maximum by 149 square feet.

Physical Characteristics

1. **Frontage:** The subject property has approximately 160 feet of street frontage along East Austin Street.
2. **Access:** The subject property will take access from East Austin Street.
3. **Topography and vegetation:** The site is relatively flat and has been cleared for construction. The applicant will plant street trees per the City’s commercial district landscaping standards.
4. **Floodplain:** The subject property is not located within the FEMA regulated floodplain.

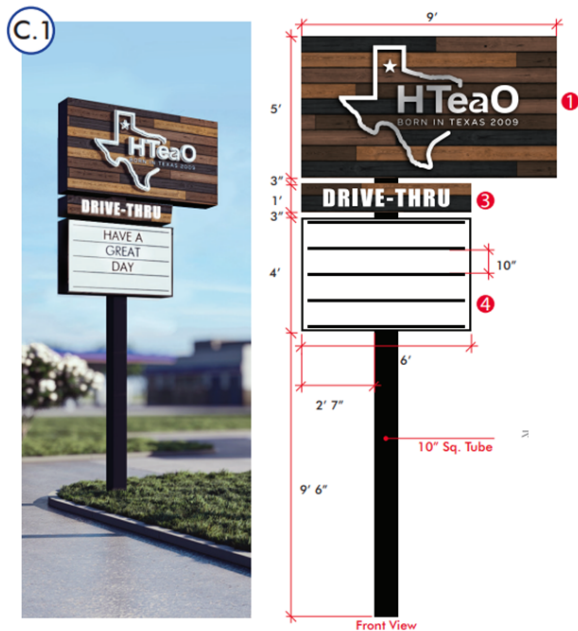
STAFF REVIEW:

REVIEW CRITERIA (Staff Comments Underlined)

The Sign Ordinance states that variances should be granted where the Ordinance would create an “undue hardship for the sign user,” and several criteria are met. These criteria include:

1. A literal application of this chapter would not allow the property to be used.

If the sign variance were denied, the property could still be used as the sign area may be reduced to meet city standards and the tenant will have designated space on the freestanding sign located along East Austin Street as shown below:



2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

The granting of the requested variance would not be directly materially detrimental to the property owners in the vicinity.

3. Any hardship is not in any way the result of the applicant's own action or the result of a self-created or personal hardship or for financial reason alone. Simply dividing a building into multiple occupancies shall not be sufficient grounds for granting a variance. Hardship caused to the sign user under a literal interpretation of this chapter is due to conditions unique to that property and does not apply generally to the city.

Due to the proposed design of the building, the narrow section of the building (36 feet) is facing the street frontage, therefore reducing the overall allowable wall sign area to only 54 square feet. In contrast if the long side of the building (74 feet) were facing the street frontage, the total allowable wall sign area would be 111 square feet.

4. The granting of the variance would not be contrary to the general objectives of this chapter. The general objectives of the sign ordinance are to:

1. Balance the rights of individuals to convey their messages through signs and the right of the public to be protected from potential harm;
2. Promote the health, safety, welfare, convenience and enjoyment of the public;
3. Protect the public from damage or injury caused or attributable to distractions and destruction caused by improperly designed or located signs;
4. Protect and promote property values;
5. Promote community environmental setting and appearance, especially where scenic beauty is important; and
6. To support the objectives of the individual zoning districts.

Staff Recommendation

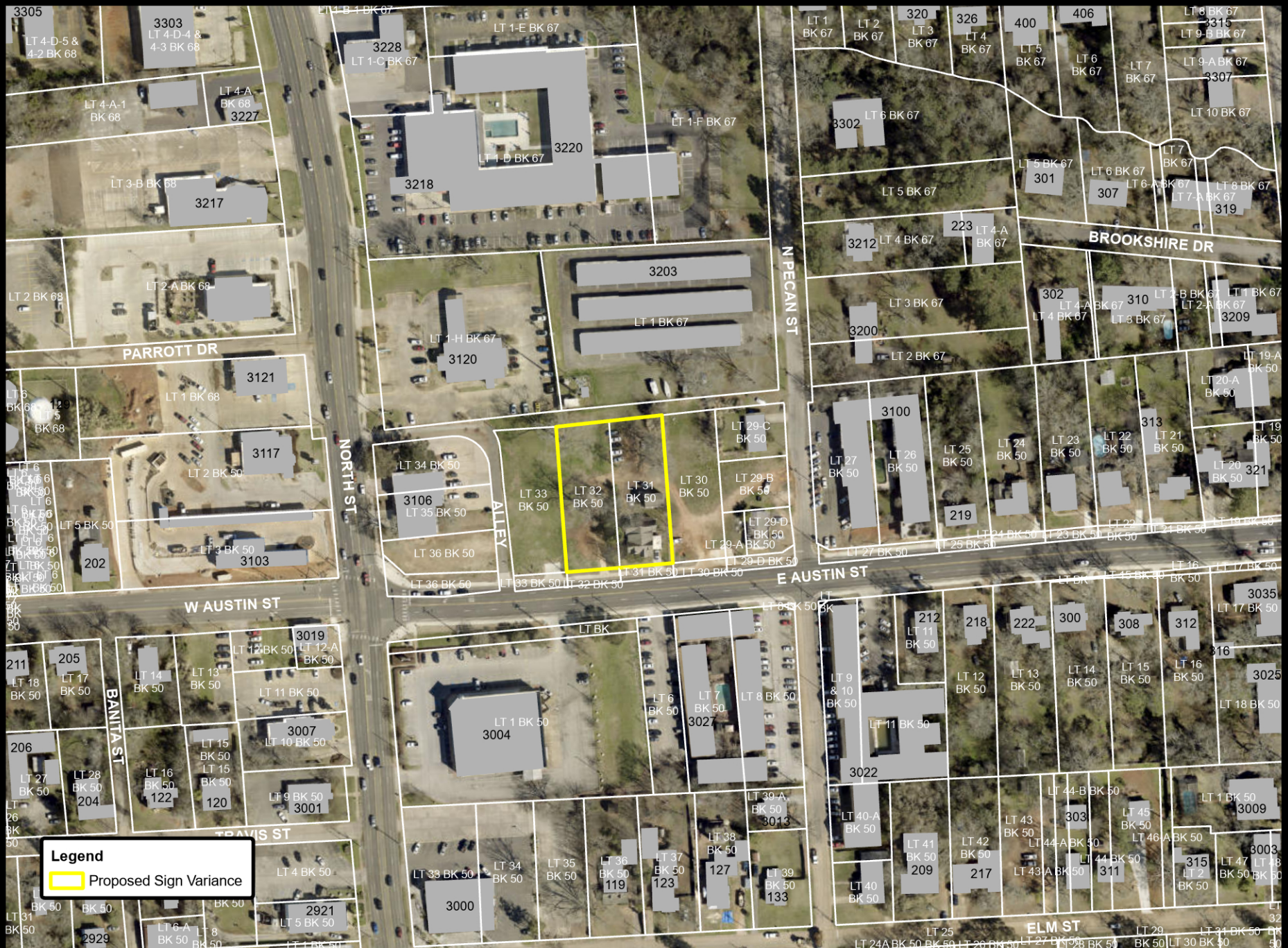
Staff recommends denial of the sign variance due to the lack of hardship, as there are no unique conditions that apply to this property.

CITY CONTACT: Alaina Helton, AICP, City Planner
heltona@nactx.us
(936) 559-2574

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Approved Site Plan
4. Sign Plans

SV 2022-01



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



0 50 100 200 Feet

Date Created: October 3, 2022 Software: ArcGIS Pro 3.0.2



SV 2022-01

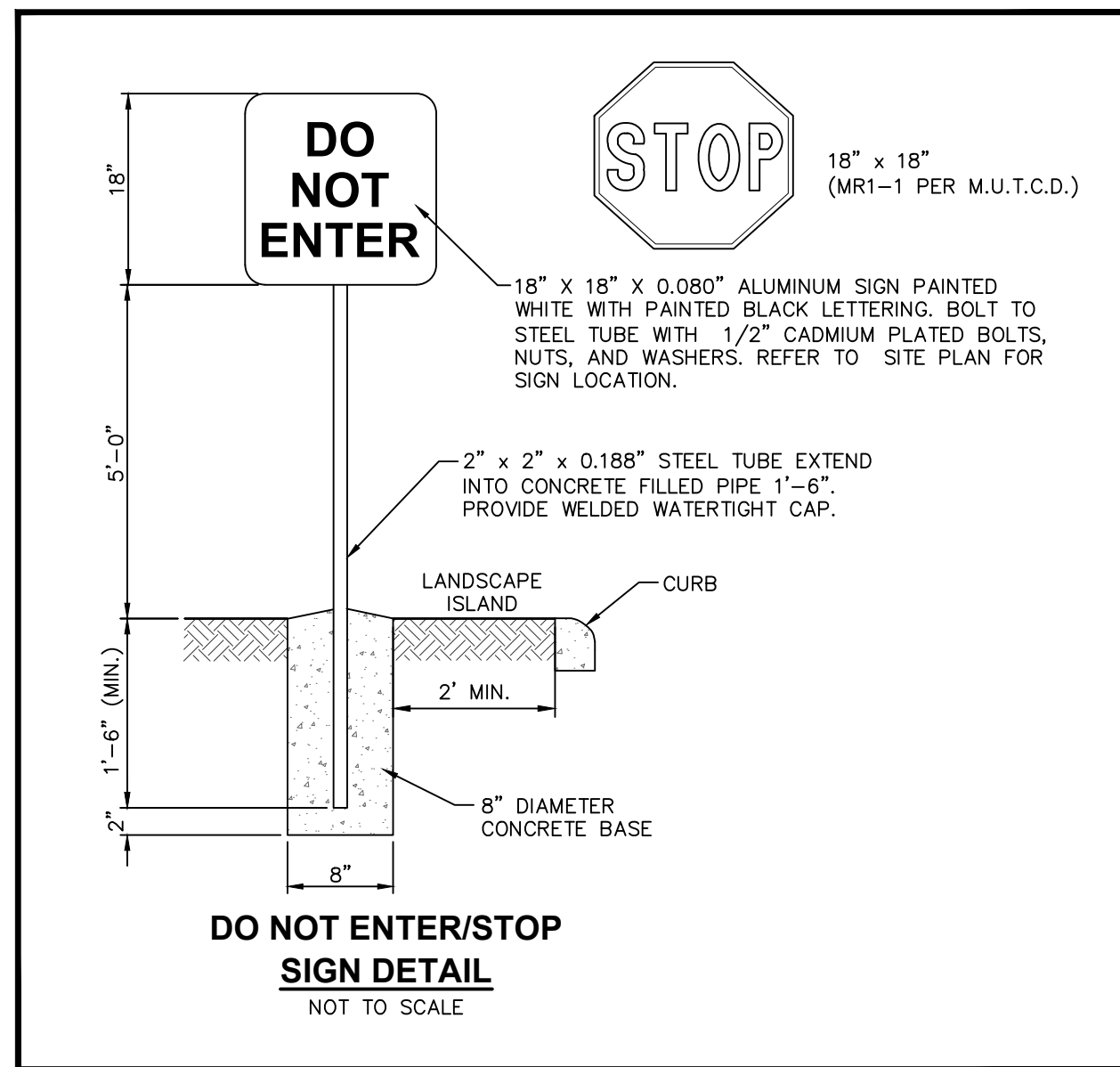
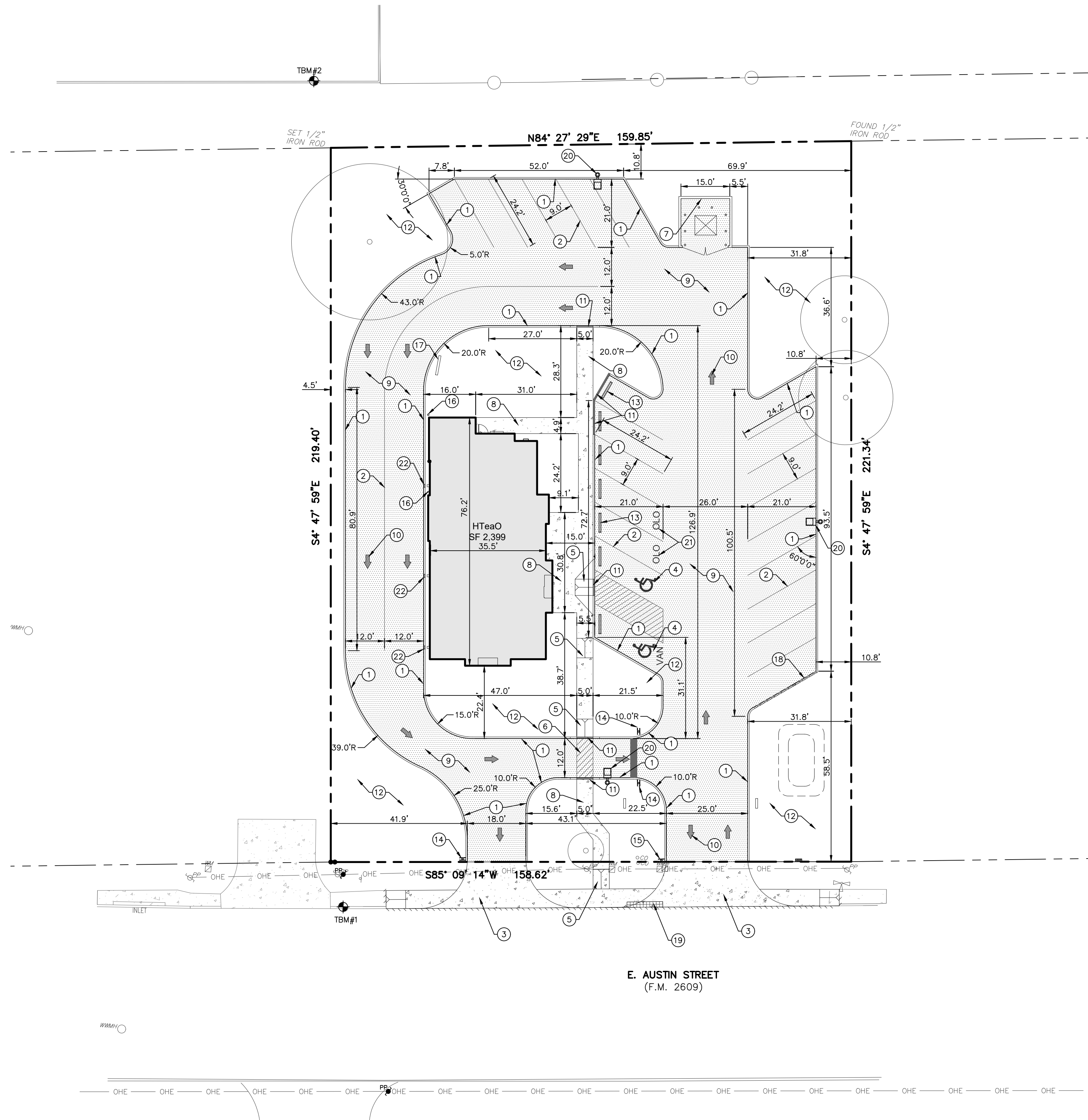
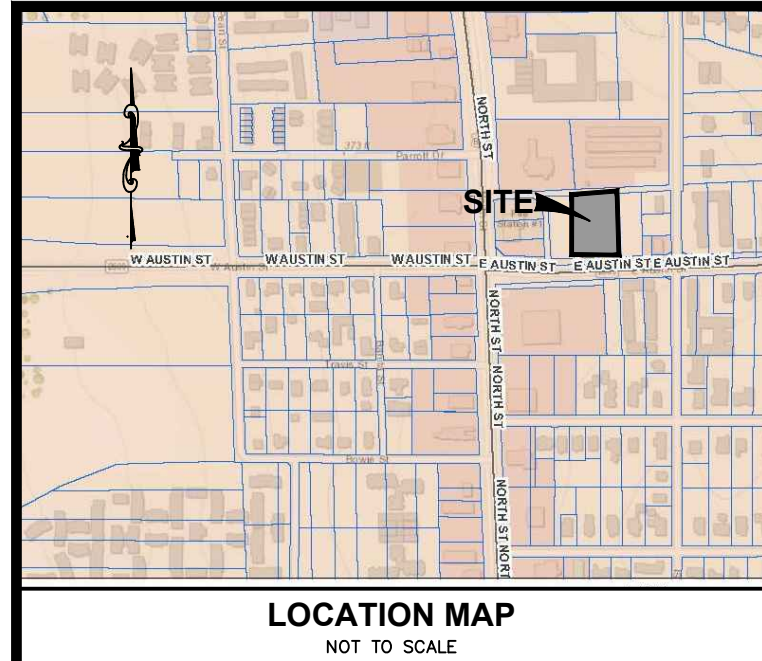


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A horizontal scale bar with tick marks at 0, 50, 100, and 200 Feet.

Date Created: October 3, 2022 Software: ArcGIS Pro 3.0.2



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE/ SUBDIVISION BOUNDARY
		ADJACENT PROPERTY RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC MANHOLE
		GAS VALVE
		GAS METER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		UNDERGROUND GAS LINE MARKER
		GREASE TRAP (SIZE VARIES)
		STORMDRAIN LINE
		WATER LINE
		FIRE LINE
		GAS LINE
		OVERHEAD ELECTRIC (PRIMARY)
		UNDERGROUND ELECTRIC (PRIMARY)
		UNDERGROUND ELECTRIC (SECONDARY)
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMDRAIN MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		FIRE DEPARTMENT CONNECTION
		WASTEWATER CLEANOUT
		CURB
		HEADER CURB
		SAWTOOTH CURB
		RETAINING WALL
		CHAINLINK FENCE
		CONCRETE SIDEWALKS
		CONTOUR
		DIRECTION OF FLOW
		SPOT ELEVATION/TOP OF CURB
		SPOT ELEVATION
		SWALE
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT

PARKING SUMMARY TABLE	
BUILDING USE	Hteo0
GROSS FLOOR AREA (FT ²)	2,359 SF
PARKING STORAGE STANDARDS	
PARKING RATIO	1 TO 250
<u>REGULAR</u>	
ALLOWED PARKING	10
ACTUAL/PROPOSED PARKING	22
HANDI-CAPPED (ADA)	
REQUIRED REGULAR H.C. PARKING	1
REQUIRED VAN ACCESSIBLE PARKING	1
PROPOSED H.C. PARKING	2

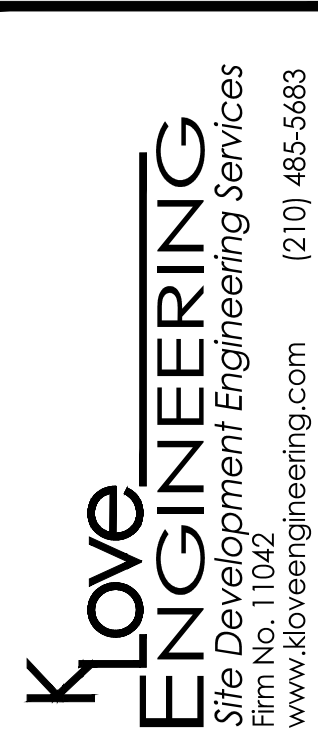
SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
3. BUILDING AND PARKING ARE PARALLEL TO THE WEST PROPERTY LINE (54°47'59"E).
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. EXISTING SIDEWALKS, CURBS, AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF NACOGDOCHES DESIGN STANDARDS.

KEY NOTES

1. PROPOSED 6" INTEGRAL CONCRETE CURB (TYPICAL) REF. DETAIL C6.0.3.
2. PROPOSED 4" YELLOW WIDE PARKING STRIPE (TYPICAL).
3. PROPOSED CONCRETE DRIVEWAY. REF. DETAIL C6.0.9.
4. PROPOSED HANDICAP PARKING. REF. DETAIL C6.0.7.
5. PROPOSED CURB RAMP (TYPICAL) REF. DETAIL C6.0.5.
6. PROPOSED PAINTED CROSSWALK STRIPING. REF. DETAIL C6.0.6.
7. PROPOSED DUMPSTER ENCLOSURE REF. ARCH. PLANS FOR DETAILS
8. PROPOSED CONCRETE SIDEWALK REF. DETAIL C6.0.1.
9. PROPOSED CONCRETE PAVEMENT. REF. SHEET C2.1.
10. PROPOSED PAINTED YELLOW TRAFFIC ARROW. REF. DETAIL C6.0.10.
11. PROPOSED FLUSH CURB. REF. DETAIL C6.0.11.
12. LANDSCAPING. REF. LANDSCAPE PLANS.
13. PROPOSED WHEELSTOP REF. DETAIL C6.0.2.
14. DO NOT ENTER AND STOP SIGN. REF. DETAIL THIS SHEET
15. PROPOSED STOP SIGN. REF. DETAIL THIS SHEET.
16. 6" DIAMETER PIPE BOLLARD. REF. ARCH. PLANS.
17. MENU BOARD. REF. ARCH PLANS.
18. PROPOSED SAWTOOTH CURB. REF. SHEET C4.0 FOR DETAIL.
19. PROPOSED TRAFFIC BEARING GRATE INLET. REF. SHEET C4.0.
20. PROPOSED LIGHT POLE. REF. MEP PLANS FOR DETAILS.
21. PROPOSED ONLINE ORDERING STALLS. REFER TO ARCH PLANS FOR SIGNAGE/MARKINGS.
22. PROPOSED 1" WIDE CURB CUT FOR DOWNSPOUT.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



04/12/2022

REVISIONS:	DATE
1. FOR PERMIT	04-12-22

HTeaO-NACOGDOCHES

123/129 E. AUSTIN STREET (FM 2609)
NACOGDOCHES, TEXAS 75965

CIVIL SITE AND DIMENSIONAL CONTROL PLAN

DESIGNED BY: AJB

DRAWN BY: RQ

SCALE: 1" = 2'

DATE: 04/11/2011

DATE: 04/11/2011

SHEET NO.

C2.0



Signs - Electrical - Design - Wall Wraps
Brand Name - 3D Rendering - LED Display
Structural Foundations - CNC Installation
ACM HUB, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
SEC #37286
SIGN LICENSE
SSC #18454
MAIN: (210) 202-0123
FAX: (800) 515-1046
TitanSignCompany.com

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by, and the sole property of ACM HUB. None of these ideas, designs, arrangements, plans and specifications shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of ACM HUB. Contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.



LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
09/14/22

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.
1



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



Signs - Electrical - Design - Wall Wraps
Brand Format - 3D Rendering - LED Display
Structural Engineering - One Installation
ACM HUB, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
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SIGN LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
09/14/22

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET
SHEET NO.

2

DISTANCE
TO PROPERTY LINE

A.1	WALL SIGN	93'
A.2	WALL SIGN	70'
A.3	WALL SIGN	29'
B.1	WALL MURAL	94'
C.1	PYLON SIGN	29'
D.1	MENU SIGN	30'
E.1	DRIVE THRU	28'

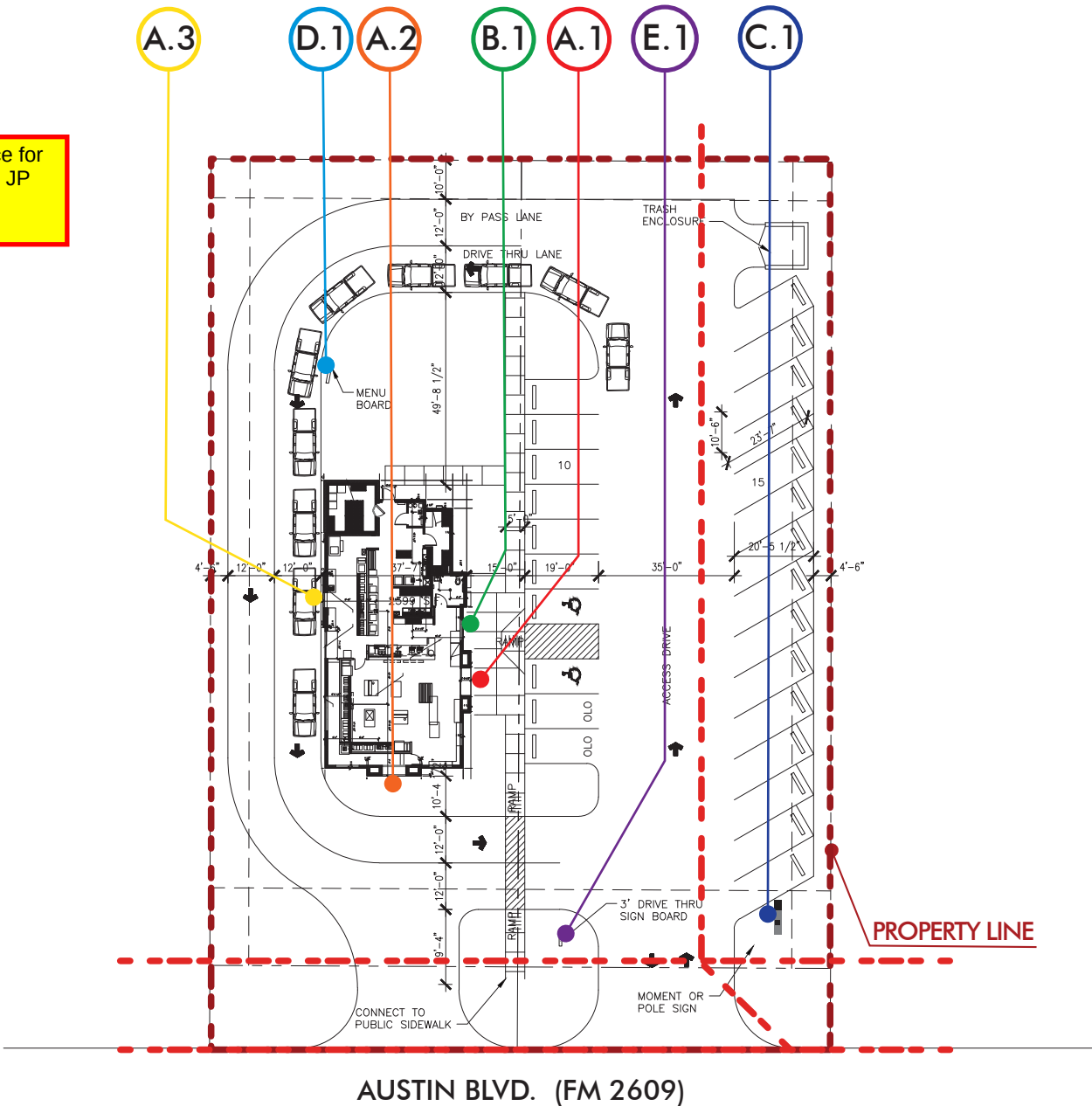
Will need a sign variance for
wall sign's A.2 & A.3. - JP
Planning & Zoning

SET BACK FROM
AUSTIN BLVD. (FM 2609)

C.1	PYLON SIGN	30'
-----	------------	-----

UTILITY

Electric Line



- 3D SCAN
- AERIAL
- FIELD
- CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- Approved as Submitted
- Approved / Revise as Noted
- Rejected / Re-Submit
- Waiting on Permit



SIGNS • ELECTRICAL • DESIGN • WALL WRAPS
BRAND FORMATS • 3D RENDERING • LED DISPLAY
STRUCTURAL ENGINEERING • CNC INSTALLATION

ACM HUB, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
SEC #37286
SIGN LICENSE
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CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
09/14/22

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

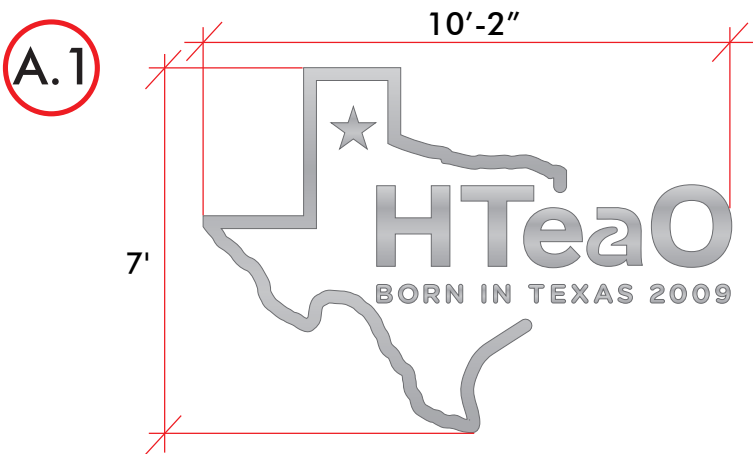
SHEET NO.

3



EAST ELEVATION

TOTAL BUILDING SQ. FT.: 1,373.5



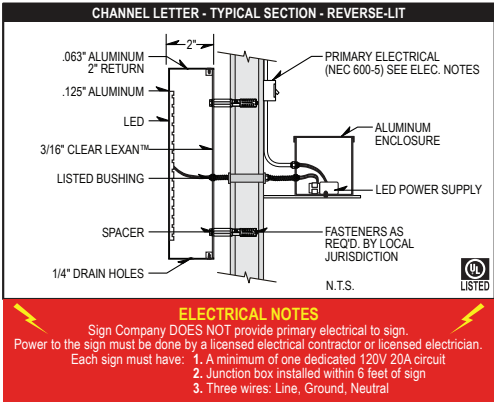
A.1 Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 7' - 0"
Overall Length: 10' - 2"
Total Sq.Ft.: 71.1
Face/Returns: Aluminum Finish
Backs: Clear Lexan Backs
Illumination: White premium LED

NOTES:
• Individually Mounted
• WHITE interiors for increased illumination

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters



☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint: Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

☐ Approved as Submitted
☐ Approved / Revise as Noted
☐ Rejected / Re-Submit
☐ Waiting on Permit



SONS - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMATS - 3D RENDERING - LED DISPLAY
STRUCTURAL ENGINEERING - CNC - INSTALLATION
ACM HUB, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
SEC #37286
SIGN LICENSE
SSC #18454
MAIN: (210) 202-0123
FAX: (800) 515-1046
TitanSignCompany.com

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CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

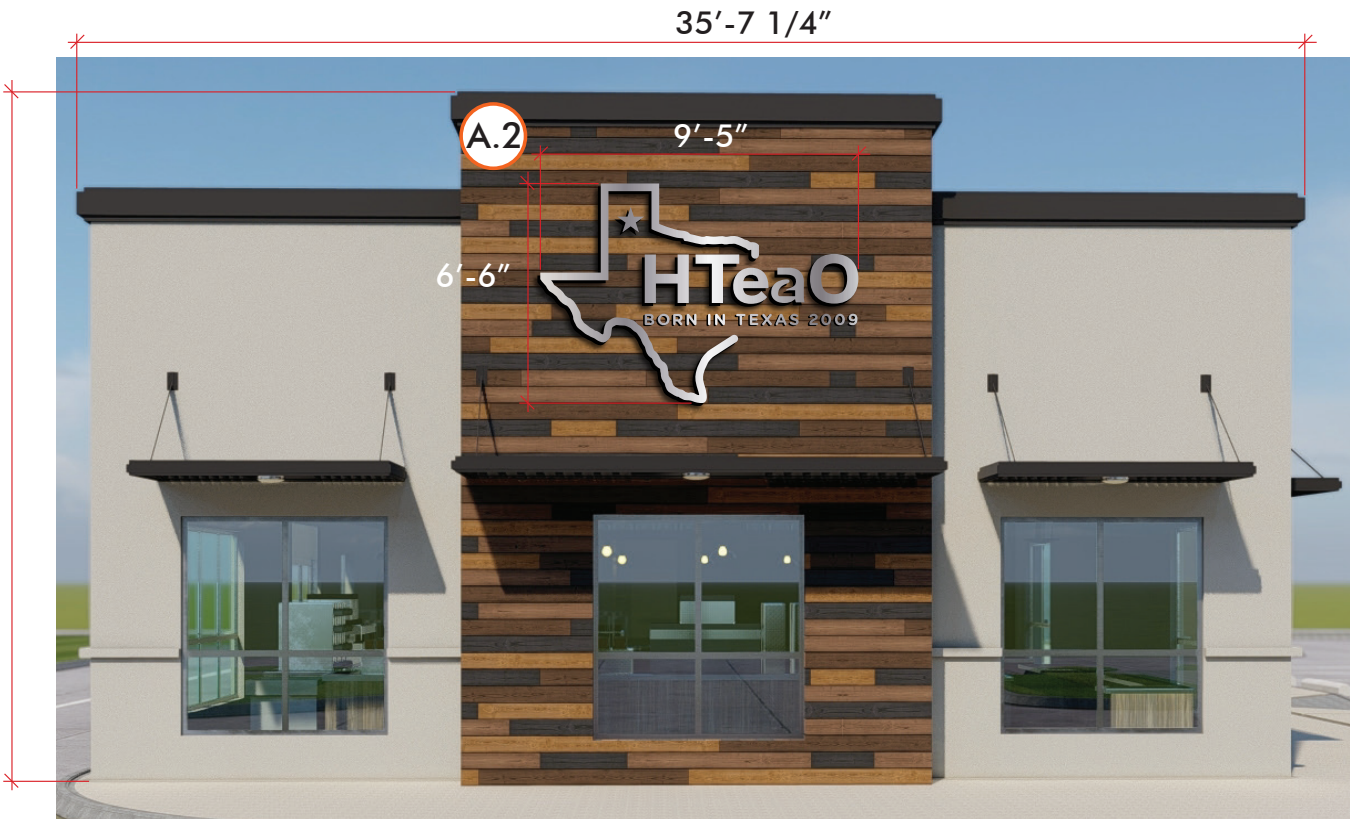
DATE
09/14/22

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

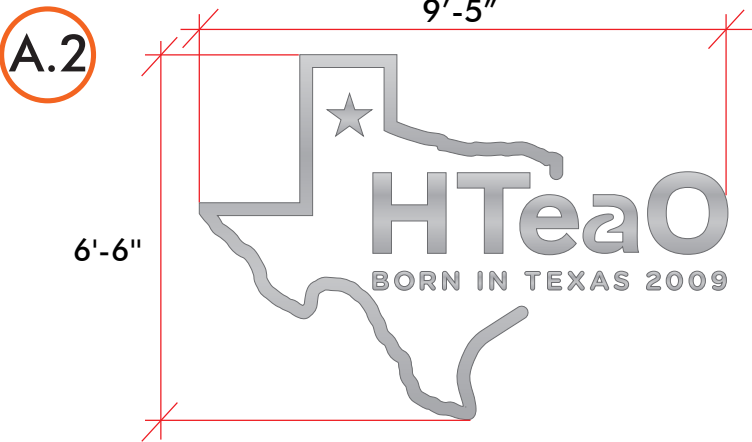
SHEET NO.

4



SOUTH ELEVATION

TOTAL BUILDING SQ. FT.: 729.8



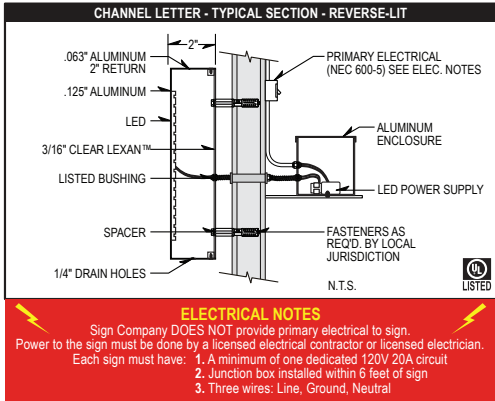
A.2 Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 6' - 6"
Overall Length: 9' - 5"
Total Sq.Ft.: 61.2
Face/Returns: Aluminum Finish
Backs: Clear Lexan Backs
Illumination: White premium LED

NOTES:
• Individually Mounted
• WHITE interiors for increased illumination

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters



☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

☐ Approved as Submitted
☐ Approved / Revise as Noted
☐ Rejected / Re-Submit
☐ Waiting on Permit



SIGNS - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMATS - 3D RENDERING - LED DISPLAY
STRUCTURAL ENGINEERING - CNC INSTALLATION
ACM HUB, LLC
DBA
TITAN SIGN COMPANY
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CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
09/14/22

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

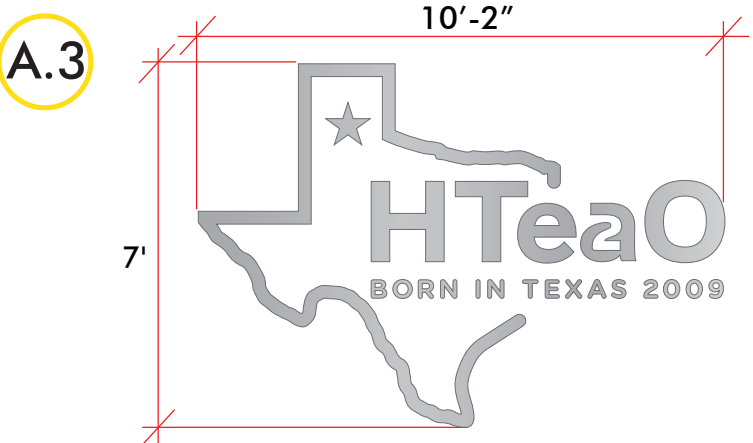
SHEET NO.

5



WEST ELEVATION

TOTAL BUILDING SQ. FT.: 1,521.6



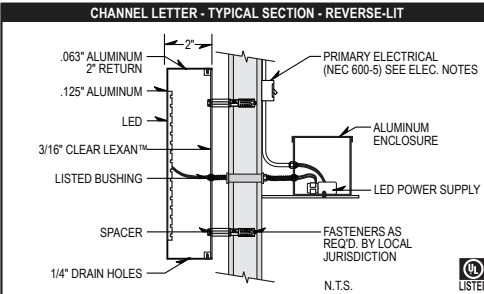
A.3 Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 7' - 0"
Overall Length: 10' - 2"
Total Sq.Ft.: 71.1
Face/Returns: Aluminum Finish
Backs: Clear Lexan Backs
Illumination: White premium LED

NOTES:
• Individually Mounted
• WHITE interiors for increased illumination

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters



ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit