



October 20, 2022

Zoning Board of Adjustment

Notice is hereby given of a Regular Meeting of the Zoning Board of Adjustment to be held on October 20, 2022 at 4:00 p.m., via videoconference, with the opportunity to appear in person in the **Council Chambers, Room 119 of City Hall, 202 E. Pilar Street, Nacogdoches, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action.

The City of Nacogdoches Zoning Board of Adjustment 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 pollettej@nactx.us or by calling 936-559-2559 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 Thursday, October 20, 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. **CONSENT AGENDA**

- A. Approval of Minutes: Consider approval of minutes from the September 15, 2022 Zoning Board of Adjustment meeting.

4. **REGULAR AGENDA**

- A. Consider a request for a variance to the Zoning Ordinance Section 118-427.(a), for a reduction in the minimum lot dimension requirements for a proposed subdivision of Lot 5, Block 15, of the John G. Orton 1st Addition Subdivision, located at 603 Arthur Weaver Street. This request has been submitted by Halimah Price. Case File ZBA2022-05. **(PLEASE NOTE THAT THIS ITEM WAS POSTPONED FROM THE REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT ON SEPTEMBER 15, 2022.)**

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. 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 Monday, October 17, 2022 at 4:00 p.m. I further certify that the News Media were properly notified of this meeting as stated above.

Rhonda Lewis, Office Assistant II

**MINUTES TO THE
ZONING BOARD OF ADJUSTMENT
September 15, 2022 – 4:00 p.m. Hybrid Meeting**

All Present: Sarah Jones, George Middlebrook, Rhonda Ward, and Mary Ann Bentley

Members Absent: Olivia Kiritsy

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

Guests: Marge Jones; Brenda Madlock

1. Call to Order: Chairwoman Bentley called the meeting to order at 4:03 p.m.

2. Pledge of Allegiance

3. Consent Agenda: Approval of the Minutes: August 18, 2022, Regular Session

Chairwoman Bentley called for a motion to approve the minutes as written. Board Member Ward made a motion to approve and was seconded by Board Member Middlebrook. The minutes were approved unanimously (4-0).

4. Public Hearing:

- A. Consider a request for a variance to the Zoning Ordinance Section 118-427.(a), for a reduction in the minimum lot dimension requirements for a proposed subdivision of Lot 5, Block 15, of the John G. Orton 1st Addition Subdivision, located at 603 Arthur Weaver Street. This request has been submitted by Halimah Price. Case File ZBA2022-05.**

City Planner (CP) Helton informed the Board that the applicant requested to postpone the item until the October 20, 2022 ZBA meeting, as only four (4) of the regular five (5) Board members were able to attend this meeting.

Chairwoman Bentley called for a motion from the Board to postpone this item. Board Member Jones made a motion to postpone the item as requested, Board Member Ward seconded the motion, and the motion was approved unanimously (4-0) to postpone Case File ZBA2022-05 until October 20, 2022.

5. Adjourn: Meeting was adjourned at 4:05 p.m.

Chairwoman, Bentley

Attest: Rhonda Lewis, Planning Department



Zoning Board of Adjustments

Date: October 20, 2022

Case No: ZBA2022-05

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Consider a request for a variance to the Zoning Ordinance Section 118-427.(a), for a reduction in the minimum lot dimension requirements for a proposed subdivision of Lot 5, Block 15, of the John G. Orton 1st Addition Subdivision, located at 603 Arthur Weaver Street. This request has been submitted by Halimah Price. Case File ZBA2022-05. **(PLEASE NOTE THAT THIS ITEM WAS POSTPONED FROM THE REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT ON SEPTEMBER 15, 2022.)**

TYPE OF REQUEST: Variance from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of the property.

The ZBA rules and procedures state this type of variance may be requested “whenever, owing, to exceptional and extraordinary conditions, the literal enforcement of the provisions of the zoning regulations will result in unnecessary hardship in the development of the property.”

The applicant is requesting a variance to the Zoning Ordinance **Sec. 118-427(a). – District development standards** in order to subdivide Lot 5, Block 15, of the John G. Orton 1st Addition into two lots. This section of the ordinance outlines the minimum lot dimensions for each zoning district, including lot width, depth, and lot area. The specific variance being requested is to reduce the minimum lot width for a property with a zoning designation of R-3, Two Family. *Lot width* means the “width of a lot at the required front yard line or at the building line if such is established at a greater distance from the street than the required front yard line”.

Variance Specifics:

Lot Standard for R-3	Minimum Required	Proposed Tract
Lot Width	50 ft.	38.42 ft.
Lot Depth	100 ft.	150 ft.
Lot Area	5,000 sq. ft.	5,757 sq. ft.

The purpose of minimum lot dimensions is to: create orderly, predictable and efficient development; safeguard and enhance property values; protect public and private investment by preventing landowners from overcrowding the property of others; and, allow for adequate spacing between buildings for emergency access. More specifically, minimum lot width ensures that lots within each zoning district are large enough to accommodate development, and help ensure that each lot within a subdivision has direct access to a public right-of-way.

BACKGROUND INFORMATION:

The applicant is proposing to subdivide Lot 5, Block 15, of the John G. Orton 1st Addition into two lots. The lot is developed with a single family home. The property is zoned R-3, Two Family, which has a minimum lot width of 50 feet, and a minimum lot depth of 100 feet, resulting in a minimum lot area of 5,000 sq. ft. per lot.

Lot 5 is located on the southeast corner of Greer Street and Arthur Weaver Street, and is larger than typical lots that are zoned R-3. The unique shaped lot has a width of 89 feet, a lot depth of 150 feet, and a lot area of approximately 11,400 sq. ft. The lot sizes within the subdivision vary, with larger lots located east of Arthur Weaver Street (6,000 – 10,000 sq. ft.), and smaller lots located south of Cariker Street (2,500 – 6,500 sq. ft.).

The purpose of the proposed subdivision is to create a new developable lot, and maintain the existing single family home on a separate lot. The new lot created by the proposed subdivision does not meet the minimum lot width of the R-3 zoning district as shown in the table below:

Lot Standard for R-3	Minimum Required	Proposed Tract 1	Proposed Tract 2
Lot Width	50 ft.	50.33 ft.	38.42 ft.
Lot Depth	100 ft.	150 ft.	150 ft.
Lot Area	5,000 sq. ft.	5,827 sq. ft.	5,757 sq. ft.

Although the new proposed lot does not meet full-compliance with the minimum lot width of the current zoning district, the resulting replat would not negatively affect the neighboring lots which are already developed and fairly dense. There are two abutting lots to the south that are undeveloped. The additional lot will not significantly impact the overall density of the area and the existing single family home will meet the required building setbacks for the R-3 zoning district which are as follows:

Minimum Setbacks	Front	Rear	Side
R-3, Two Family	20 ft.	10 ft.	6 ft.

Adjacent Land Use & Zoning

The subject property is zoned R-3, Two Family and is developed as a *Single Family Residence*. The surrounding zoning and land uses are as follows:

Direction	Zoning	Existing Land Use
North (Across Greer St.)	R-3, Two Family	Single Family
South	R-3, Two Family	Vacant
East	R-3, Two Family	Single Family
West (Across Arthur Weaver St.)	R-3, Two Family	Single Family & Church Parking Lot

Physical Characteristics

1. Frontage: The property has approximately 90 feet of frontage on Arthur Weaver Street and 170 feet of frontage on Greer Street.
2. Access: Lot 5 has direct access to Greer Street. The existing single family home takes direct access to Greer Street.
3. Topography and vegetation: The property is relatively flat with a several mature trees located on the north, south and east sides of the property.
4. Floodplain: The subject property is not located within the FEMA regulated floodplain.

REVIEW CRITERIA & REQUIRED FINDINGS (STAFF COMMENTS UNDERLINED):

Per Section 118.99 of the Nacogdoches Zoning Ordinance, the applicant must demonstrate to the satisfaction of the board that the decisions of the board will be in the best interest of the community and would carry out the spirit and intent of the zoning regulations. The board of adjustment may grant variances and exceptions upon finding that the following conditions have been met:

1. Such variance is in harmony with the intent and purpose of the comprehensive plan and zoning ordinance.

The general purpose of the comprehensive plan and zoning ordinance is to promote the health, safety, and welfare of Nacogdoches through orderly and efficient development. More specifically, the purpose of minimum lot dimensions are to: create orderly, predictable and efficient development, safeguard and enhance property values; protect public and private investment by preventing landowners from overcrowding the property of others; and, allow for adequate spacing between buildings for emergency access.

Staff finds that while the proposed subdivision does not meet full-compliance with the minimum lot dimensions of the current zoning district, the resulting replat would not adversely impact the adjacent properties which are already developed, except for the abutting lot to the south. The proposed lot will not significantly impact the overall density of the area.

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.The property is bound on the west side by Arthur Weaver Street, on the north side by Greer Street, and all of the other surrounding properties are developed with single family residences with the exception of two vacant lots located immediately to the south of the property.

3. Such variance will not adversely affect the health, safety or general welfare of the public.The purpose of minimum lot dimensions is to protect public and private investment by preventing landowners from overcrowding the property of others, and allow for adequate spacing between buildings for emergency access. While the proposed subdivision will create an 11-foot deficit of the 50-foot minimum lot width dimensions for the R-3 zoning district, all other building setbacks will be maintained.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance sought is located.The variance will not authorize a use other than those permitted under the current R-3, Two Family zoning district.

5. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope; and

that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located. There are no unique circumstances existing on the property; nor has one been identified by the applicant.

6. The variance itself is not a self-created hardship. A self-created hardship is one that is created by the owner or his or her predecessor in interest, rather than the nature of the property itself, and thus implies an intent to create a hardship. The current owner knowingly plans on subdividing the property and creating a lot that does not meet the minimum lot width dimensions of the current zoning district; therefore the variance itself is a self-created hardship.

STAFF RECOMMENDATION:

Although the variance request would not adversely impact the adjacent properties, and should not significantly impact the overall density of the area, Staff recommends denial due to the lack of unique circumstances existing on the property, and that the variance itself is a self-created hardship.

NOTICES:

Staff sent out 35 notices to property owners within the 200-foot notification area. At the time of this report Staff has received three (3) written responses in opposition of the request. One property owner stated that the property should remain undeveloped and the other property owner had concerns that there is not enough room for another residence on the property and it would set precedence for the community.

- ATTACHMENTS:**
1. Variance Application
 2. ZBA Exhibit
 3. Location Map
 4. Aerial Map
 5. Zoning Map
 6. Notification Map
 7. Response Forms
 8. John G. Orton 1st Addition (1924)
 9. Site Photos

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION

PROPERTY INFORMATION:

Address: 603 Arthur Weaver Nacogdoches Tx
 Legal Description: Lot(s) 5 in Block 15 of the John G Orton Subdivision in City Block _____

OWNER INFORMATION:

Owner Name CT Family Properties Daytime Phone (936) 671 0136 Signature [Signature]
 Mailing Address 3625 Standing Rock DR City Spring Tx State TX Zip Code 77386

APPLICANT INFORMATION:

Applicant Name Halimah Price Daytime Phone (936) 671 0136 Email Address halimah price@gmail.com Signature [Signature]
 Mailing Address 3625 Standing Rock DR City Spring Tx State TX Zip Code 77386

PLEASE SELECT ONE TYPE OF APPEAL (Per Texas Local Government Code § 211):

- ☐ 1. Interpretation of the meaning or intent of the zoning ordinance
- ☐ 2. Special exception for use or development of property
- ☒ 3. Variance from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of property

REQUIRED ATTACHMENTS (Per ZBA Rules & Procedures 602, 702 & 802)

1. For an appeal requesting **interpretation** of the meaning or intent of the zoning ordinance, attach:

- ☐ A statement by the applicant describing the way it is alleged the regulation should be interpreted,
- ☐ Diagrams and charts illustrating the erroneous and the proper application of the map or text provisions.

2. For an appeal requesting a **special exception** for use or development of property, attach:

- ☐ A site plan, drawn to scale, showing all lot dimensions, and the location and dimensions of all existing and proposed lot improvements
- ☐ A statement by the applicant describing the way in which all conditions prescribed by zoning regulations will be or have been met.

3. For an appeal requesting a **variance** from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of property, attach:

- ☒ A site plan, drawn to scale, showing the location and dimension of the lot and all existing and proposed improvements;
- ☒ Statement of facts and reasons why the zoning regulations should not be applied to the property in question and how standards governing the board's actions would be satisfied

NECESSARY FINDINGS (per City of Nacogdoches Code of Ordinances § 118-99):

The board of adjustment, pursuant to the powers conferred upon it by state law, the city ordinances, and this article, may grant variances and exceptions to the sections of this chapter upon the findings listed below. Please **explain** in your own words, how the request meets each of the findings listed below:

1. Such variance is in harmony with the intent and purpose of the comprehensive plan and this chapter

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district;

3. Such variance will not adversely affect the health, safety or general welfare of the public

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located;

5. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope; and that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located

6. The variance is not a self-created hardship.

NOTE: This application **will not** be processed **unless** it is filled out in its entirety and accompanied by required attachments and filing fee of \$350.00.

- ☒ Completed Application Form
- ☒ Required Attachments
- ☒ Application Fee
- ☒ Copy of current deed

FOR OFFICE USE ONLY

Date Filed: _____ Case Number: _____ Accepted By: _____ Tentative ZBA Date: _____

***Letter of Intent for Zoning Variance for
Halimah Price/ CT Family Properties LLC
603 Arthur Weaver
Nacogdoches Texas***

Request for variance for the current dimensions of 38.75 feet wide by 150 feet deep to move a small single-family home on tract 2. The small dwelling is less than 650sq feet and with the approval of the board be placed on tract 2. In attempt to improve the overall area of my family's property, I am humbly request that you approve my hardship request regarding the zoning variance.

Necessary Findings

1. Such Variance is in harmony with the intent and purpose of comprehensive plan and this chapter

With your approval, the owners of the property will be able to enjoy their home

and recreational space that would be consistent in the residential zoning, other

approved variance applicants and Comprehensive plan. The property owners's intent is to truly improve not only the climate and overall spirit of the property but the residents of this community.

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district

The granting of the variance would have no effect on any adjoining properties. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner not just a casual/discretionary inconvenience to the property owner.

3. Such variance will not adversely affect the health, safety, or general welfare of the public.

Granting the variance will not be materially detrimental to the public welfare or injurious

to the property or improvements in the zoning district in which the subject property is located. With your approval, the owners of the property will be able to enjoy their home and recreational space that would be consistent in the residential zoning, other approved variance applicants and Comprehensive plan.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located

This variance will authorize the specific use of the property for the purpose of creating a family-like residential area that can be traced back almost 10 decades ago. It cannot be located elsewhere on site.

5. The plight of the owner of the property for which the variance is sought due to the unique circumstances existing on the property, including but not limited to the area, shape or slope; and that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The intent of the owner is to the use of the existing property is for private use only. It will improve the property and its value by creating a functionality and living space for its residents. With your approval, the owners of the property will be able to enjoy the home and provide a comfortable living space that would be consistent in the residential zoning, other approved variance applicants and Comprehensive plan.

6. The variance is not self-created hardship.

With your approval, the owners of the property will be able to enjoy their home and living space that would be consistent in the residential zoning, other approved variance applicants and Comprehensive plan. This variance is considered to enhance not only the property and residents of the property and will never be considered a hardship.

With the above listed responses and information, I am humble requesting your approval to the hardship variance application.

Thank you,

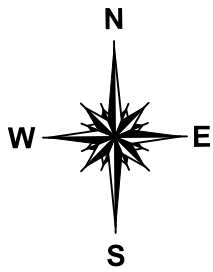
Halimah Price

CT Family Properties LLC

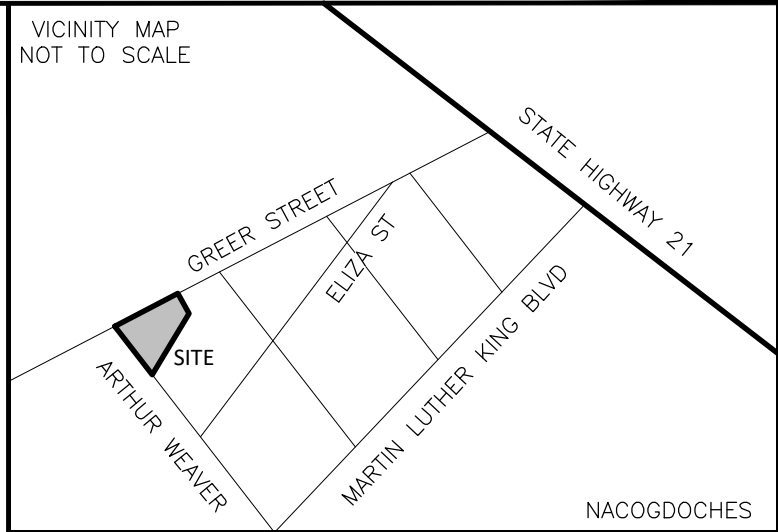
936 671 0136

NACOGDOCHES COUNTY, TEXAS
JOHN G. ORTON, FIRST ADDITION

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
1"=30'



GREER STREET

N42°29'46"W 1.55'
POINT OF BEGINNING SET.

S42°29'46"E 38.42'
THE IRA LAND
RE-SUBDIVISION
INSTRUMENT NUMBER 5796, PAGE 418
P.R.N.C.T.

TRACT 1
0.134 ACRES
(5,827 SQUARE FEET)

Lot 5

TRACT 2
0.132 ACRES
(5,757 SQUARE FEET)

Lot 6

JOHN.G. ORTON SUBDIVISION
VOLUME 122, PAGE 141
PLAT RECORDS OF NACOGDOCHES COUNTY, TEXAS

ARTHUR WEAVER

CENTERLINE ROAD USED FOR DIRECTIONAL CONTROL

Lot 7 N

Lot 7 S

CONTROLLING
MONUMENT
FND. 1"
IRON PIPE

Lot 4

Lot 3

SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
W	WATER METER
G	GAS METER
T	TELEPHONE PED

NOTES
SET= 5/8 INCH IRON ROD WITH
CAP STAMPED "BOURLAND

1. THE SURVEYING HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 03/22/22

4. BASIS OF BEARING IS BASED ON RECORDED PLAT IN VOLUME 122, PAGE 141 OF THE OFFICIAL RECORDS OF NACOGDOCHES COUNTY, TEXAS.

5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FOURTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

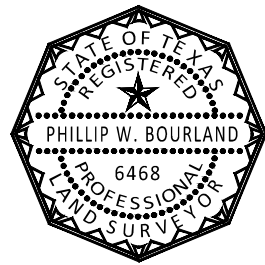
6. TRACT MAY BE SUBJECT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE IN REGARDS TO SUBDIVISION.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY.

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

09/01/2022
DATE

PROPERTY ADDRESS:
603 ARTHUR WEAVER
NACOGDOCHES, TX 75961

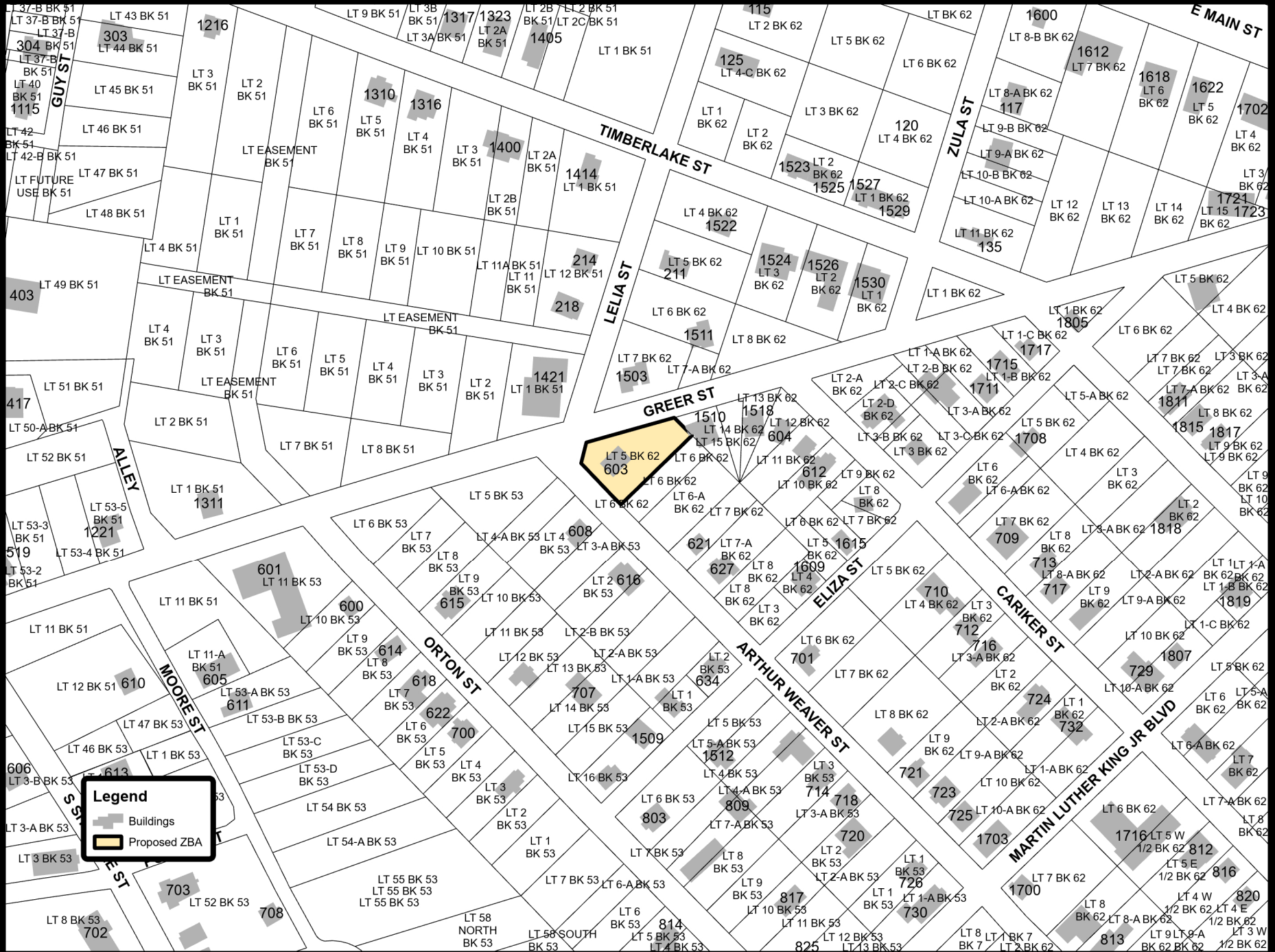


BOURLAND
LAND SURVEYING, LLC

15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264

TBPLS FIRM REG # 10194525
PROJECT NO. 22008

ZBA 2022-05



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



0 50 100 200 Feet

Date Created: August 24, 2022 Software: ArcGIS Pro 2.9.4



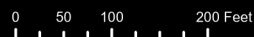
ZBA 2022-05



Legend

- Buildings
- Proposed ZBA

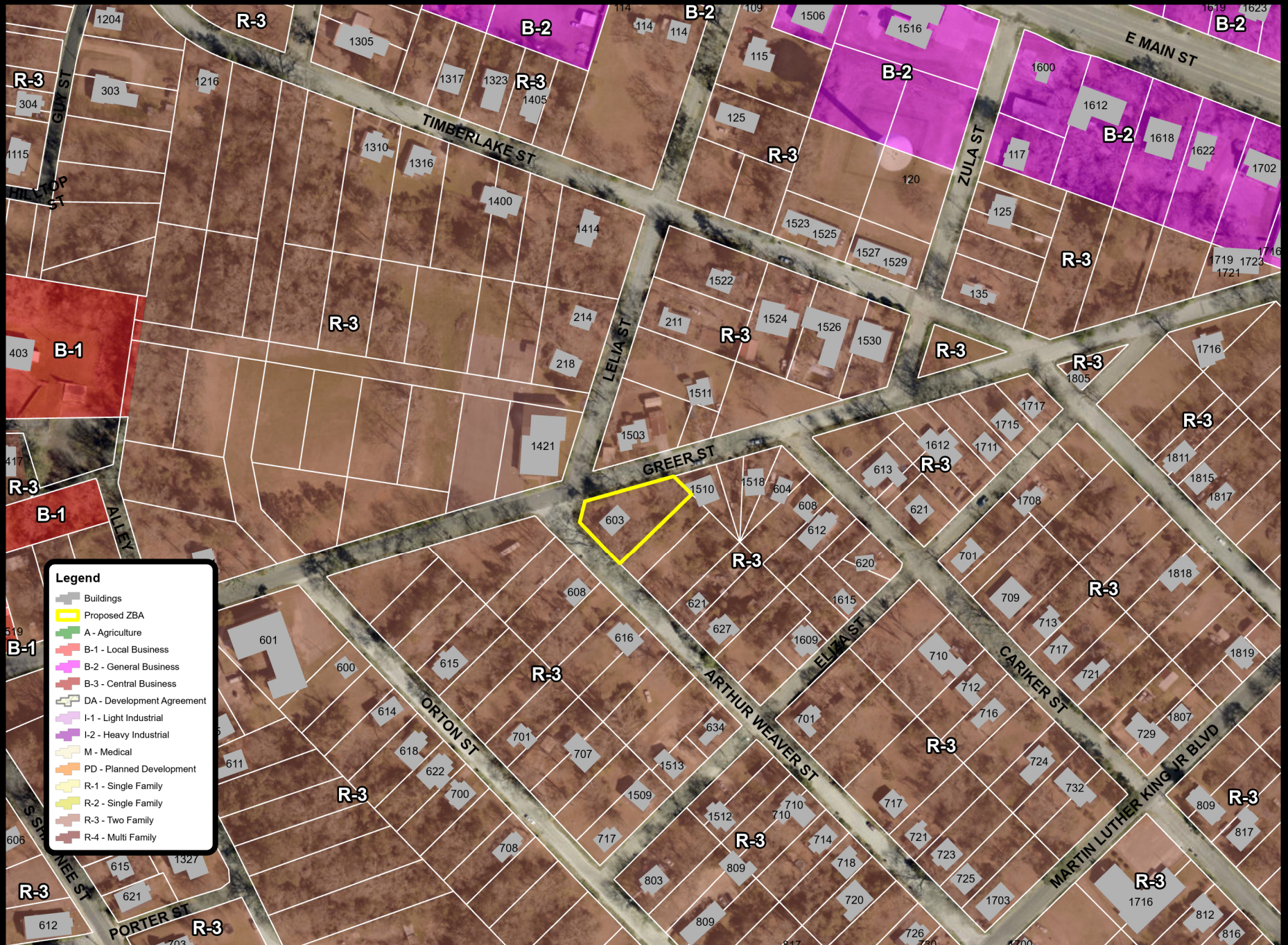
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Date Created: August 24, 2022 Software: ArcGIS Pro 2.9.4



ZBA 2022-05



Legend

- Buildings
- Proposed ZBA
- 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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0 50 100 200 Feet

Date Created: August 24, 2022 Software: ArcGIS Pro 2.9.4

200 Foot Notification Map

ZBA2022-05: 603 Arthur Weaver St.

Legend



200 Foot Buffer



Proposed Variance



Single Family- Rental



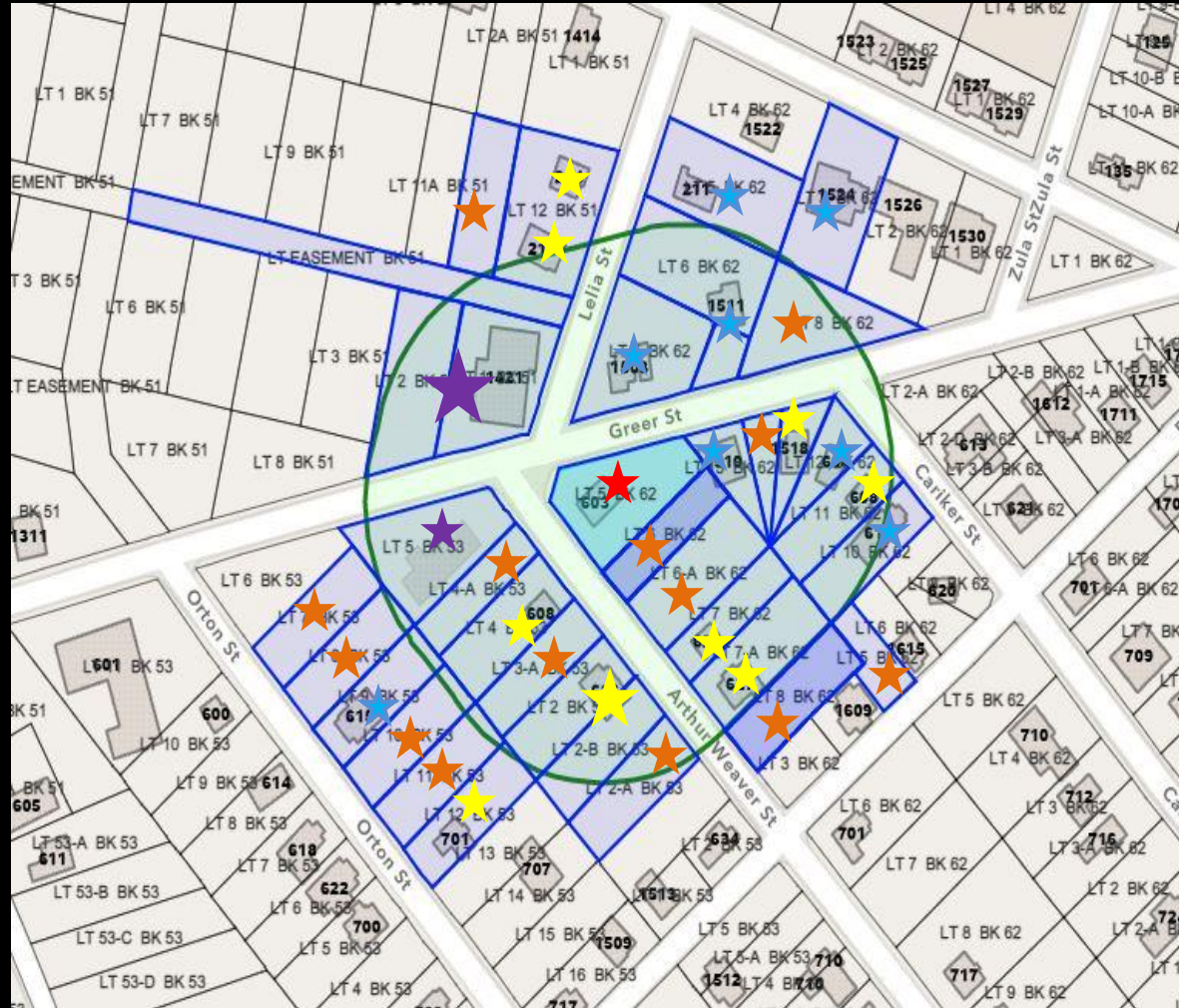
Single Family-
Owner Occupied



Vacant



Church





Response Form

Project Number: ZBA2022-05

603 Arthur Weaver Street

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

City of Nacogdoches Planning & Zoning Department

Attn: Rhonda Lewis

PO Drawer 635030

Nacogdoches, TX 75963

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

Project Number: ZBA2022-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Private property should remain just
that, & not adjusted just because some-

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



Response Form

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Nacogdoches, TX 75963

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

Project Number: ZBA2022-05

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

Comments:

I don't think it's a good idea. The lot is already small. It shouldn't be another structure plot there. That would set a precedent for the whole community.

Signature: *Brenda Madlock*

Printed Name: *Brenda Madlock*

Street Address: *612 Cariker St.*

City, State and Zip Code: *Nacogdoches, Texas 75961*

Phone Number: *936-552-4182*

Email Address: *brendamadlock@icloud.com*

Physical Address of Property within 200 Feet: *612 Cariker St.*

City of Nacogdoches

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Project Number: ZBA2022-05

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

Comments:

Signature: Curtis Stansberry

Printed Name: CURTIS STANSBERRY

Street Address: 1503 GREER ST

City, State and Zip Code: 75961

Phone Number: 936 564 7454

Email Address: _____

Physical Address of Property within 200 Feet: 1503 GREER ST

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

Original configuration of
subject property.

MAP
of the
John G. Orton
First Addition
to the City of
NACODOCHES
TEXAS

Located on the
Isaac Lee and Daniel H. Vail Surveys.
Containing 90 Acres.
Nacogdoches County Texas

1924.

Scale 100 ft. = One Inch

Surveyed March 26th - 31st, 1924

L. L. Murrell, Surveyor,
Nacogdoches, Texas.

ZBA2022-03 Site Photos



View from Arthur
Weaver St.

View from Greer St.





Church north
across Greer St.

Single family north
on Greer St.





Church parking south
of Greer St.

Single family west on
Arthur Weaver St.





Looking west on
Greer St.

Looking northeast
on Lelia St.





Looking east
on Greer St.

Looking west on
Greer St.

