



November 14, 2022

Planning & Zoning Commission

Notice is hereby given of a Regular Meeting of the Planning and Zoning Commission to be held on November 14, 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 cloutiera@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, November 14, 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.

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



- A. Approval of Minutes: Consider approval of minutes from the October 10, 2022 Planning & Zoning Commission meeting.
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 approval of a Development Plan for a PD, Planned Development District for Lots 1, 1-A & 1-B, City Block 64, located at 2827 Railroad Street. This request has been submitted by Warren Sparks. Case File PD2022-02.
 - C. 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.
 - D. Consider a variance to the sign ordinance for a freestanding sign that exceeds the maximum allowed height requirements, maximum sign area requirements, and minimum sign setback requirements for a property located at 4919 NW Stallings Drive. This request has been submitted by Morgan Oil Company. Case File SVO2022-03.
6. City Council decisions on Planning & Zoning cases: On October 18, 2022 City Council took the following action on the items listed below.
 - A. Approved 5-0 Request for Historic Overlay for Lot 90, City Block 42, located at 701 Cox Street. This request has been made by Lauren & Daniel Lawrence.
 - B. Approved 5-0 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.
 - C. Approved 5-0 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 N.W. Stallings Drive.
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, November 9, 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
OCTOBER 10, 2022 AT 5:00 P.M.
REGULAR HYBRID MEETING**

Members Present: Shannon Conklin; 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; Community Services Director, Brian Bray

Others Present: Applicant, Eddie Johansson and George Barham (via Google Meet); Applicant, Pamela Tatum; Applicant, Cathy Song; Applicant, Lauren and Daniel Lawrence; Eric Benge; Zagar Moosa; and Hunter Scaief;

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

2. Pledge of Allegiance

3. Work Session:

- A. Presentation and discussion regarding membership to the American Planning Association for Planning & Zoning Commissioners.

City Planner (CP), Alaina Helton presented this item stating that City Council approved the budget for P&Z Commission membership to the American Planning Association (APA). The Commission will benefit from many resources of the APA, i.e., publications, education materials and current trends in planning worldwide.

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

There were no comments from the public.

5. Consent Agenda: All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If a Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

- A. **Approval of Minutes:** Consider approval of minutes from the September 26, 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).

6. Regular Agenda:

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

No items were removed from the Consent Agenda.

- B. **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 and Daniel Lawrence. Case number HO2022-02.

Brian Bray presented this item to the Commission and stated that the applicants request is to include the property on Cox Street in the Historic Overlay Zoning. The property was built in 1888, which falls within the criteria for approval.

Chairman Conklin asked if the applicant or any other attendees wanted to comment on the request.

There were no comments.

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

- 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.

CP Helton stated that there will be no new infrastructure for this development; however, the vacant building on the property will be demolished and a new sales office will be placed on the property.

CP Helton stated that Staff discussed traffic impacts with the applicant and explained to the Commission that in order to transport the manufactured homes a permit issued by TxDMV is required for each building that is moved and delivery locations and time of day for delivery is restricted.

Commission Forbes asked how drainage is handled going from an open field to a graveled surface.

Steve Bartlett, City Engineer stated that the applicant must adhere to the City Ordinance. The applicant is required to install a storm water detention design for 14,000 square feet of new impervious area.

Applicant, Eddie Johansson, addressed the Commission and shared a presentation, giving an overview of the plans for the site.

Applicant, George Barham, addressed the Commission and explained the hopes to bring quality homes to the City.

Hunter Scaief, owner of the Sonic Drive-Thru, stated that the project would clean up the area and bring in new business for the Sonic.

Chairman Conklin closed the public comment portion for this item.

Chairman Conklin called for a motion. Commissioner Forbes made a motion to approve and Commissioner Perry seconded the motion. The request was approved unanimously (5-0).

- 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.

CP Helton stated that this location is an existing RV Park and the new property owners presented a modified concept plan. As proposed by the applicant, the SUP will take place in two phases. In the first phase, drainage will be installed, as well as landscaping and installation of oversized RV spaces in the rear. The second phase will install a laundry facility, a dog park and open space for occupants.

Chairman Conklin asked if the current owner purchased more land from the previous owner.

The applicant, Pamela Tatum and manager of the RV Park, addressed the Commission stating that 8.6 additional acres was purchased.

Commissioner Forbes asked if the applicant could address the concern regarding a drainage ditch and privacy fence.

The applicant stated that the neighbors were asked to move buildings from their property in order to work on the drainage ditch and detention.

Chairman Conklin opened and closed the public comment portion of the meeting.

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

- E. **Public Hearing:** 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.

CP Helton stated that this is new construction in a B-2, General Business district and the applicant is requesting a variance to a wall sign for the business that is larger than the current Sign Code allows. Staff is recommending denial due to the lack of unique circumstance and hardship to the property.

Commissioner Forbes asked if the applicant would forego signage or reduce the size of the signs to the allowable size.

Cathy Song, the Applicant, stated that the lack of larger signs would be detrimental to the sales of the new business.

Commissioner Perry asked if a driver would be distracted by a smaller sign as opposed to a larger sign that would not require a driver to turn their head.

Commissioner Carroll stated that allowing the larger sign would go against the Sign Ordinance and also encourage other business to want the same or larger if this request is allowed.

Chairman Conklin asked if the applicant could clarify the hardship to the business should the variance be denied.

The applicant explained the hardship would be lack of visibility and that signage is the biggest investment to promote the business.

Chairman Conklin called for a motion. Commissioner Perry made a motion to deny the variance due to the lack of undue hardship. Commissioner Carroll seconded the motion. There was discussion amongst the Commission that the scale of variance request was too large and that they would consider a future sign variance that included a reduction in size than what is currently being proposed. The request for a variance was denied unanimously (5-0).

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 stated that Staff would bring the request for future discussion on zoning for the greenbelt for protection of our waterways and adding environmental criteria to the zone change review criteria to the planning consultants, DTJ. The consulting team will be part of the conversation on environment and natural resources as part of the Comprehensive Plan Update.

8. **Adjourned:**

Meeting was adjourned at 6:35 p.m.

Commissioner Conklin, Chairman

Attest: Aimee Cloutier, Office Assistant III

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing Consider a request for approval of a Development Plan for a PD, Planned Development District for Lots 1, 1-A & 1-B, City Block 64, located at 2827 Railroad Street. This request has been submitted by Warren Sparks. Case File PD2022-02.

OVERVIEW:

The request is to consider approval of a Development Plan for a PD, Planned Development District for 10.9 acres of land located at 2827 Railroad Street. The Zoning Ordinance states that purpose of the Planned Development (PD) district is to:

- a. Provide greater flexibility in land use, density, and other regulations, and more closely reflect special conditions of development sites in a manner which is consistent with the comprehensive plan and community objectives;
- b. Preserve the natural amenities and environmental assets of the land, and character of the community;
- c. Provide an appropriate balance between intensity of development and the ability to provide adequate supporting facilities and services; and
- d. Facilitate a more effective arrangement of buildings, land uses and utilities, and protect contiguous land uses.

The process for creating a Planned Development district includes three (3) steps:

1. *Concept plan.* Establishes general guidelines for the district.
2. *Development plan.* More detailed information as to the type and location of specific land uses and site improvements.
3. *Site plan.* Detailed construction plans.

City Council approved the PD district and Concept Plan in November 2021, which included a 10-year phasing plan to discontinue the Contractor Yard by the year 2032. This Development Plan is the second phase in the PD process, and includes the addition of a Cottage Resort/ Short-Term Rental development consisting of 10 small cabin-style dwelling units and outdoor recreational activities that may include fishing, swimming, horseback riding, and similar outdoor recreation activities associated with the private lake. This request also includes a revised phasing plan to discontinue the Contractor Yard by 2026, instead of 2032. The attached PD Narrative outlines the details of the PD and Development Plan, including:

- Restricting the land uses to the existing Single Family residence, Contractor Yard, and Cottage Resort;
- Proposal for shared maintenance of Railroad Street until the Contractor Yard is discontinued;
- A landscape preservation area and screening fence along Railroad Street;
- Description of applicant's current Contractor Yard operations, including equipment,

materials, and employees working onsite;

- Phasing plan to discontinue the Contractor Yard by December 2026; and,
- Provision for shared street maintenance of Railroad Street.

Adjacent Land Use & Zoning

The subject property is zoned PD, Planned Development and is currently being used as a single family residence and a Contractor Yard. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Rural Development	R-3, Two Family	Manufactured Home
South (across Railroad St.)	Rural Development	R-1, Single Family & R-3, Two Family	Single Family & Vacant
East	Rural Development & Public	R-1, Single Family	Vacant & Private Lake
West	Rural Development	R-2, Single Family	Vacant

The area consists primarily of low to medium density residential zoning districts, including R-3, Two Family to the north, R-1, Single Family to the east, R-1, Single Family and R-3, Two Family to the south, and R-2, Single Family to the west. Surrounding land uses include undeveloped properties, single family and manufactured home residences, and the Carpenter Elementary facility located just to the west of the subject property.

STAFF REVIEW:

Per Section 118.392 of the Nacogdoches Code of Ordinances, based upon the concept plan or development plan, the planning and zoning commission in making its recommendations to the city council, and the city council, in determining whether the planned development district should be established, shall consider whether the following criteria have been met:

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

The development plan is consistent with the approved concept plan with the exception of the addition of the short-term rental cottage resort.

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

The applicant has proposed to limit the land uses permitted in the PD to the following:

- Single family residence
- Contractor Yard with workshop and office and outdoor storage area
- Short-Term Rental Cottage Resort with no more than 10 cabin-style dwellings. The Resort will also comply with Zoning Ordinance Section 118-503. – Glare into residential properties, and Section 118-504. – Noise, as it relates to proximity to adjacent residential property lines.

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.

Railroad Street is a local residential street with open ditches on each side. Local streets are intended to carry lower volumes of traffic and serve as direct access to residential and neighborhood-scale commercial development. Commercial activities that involve heavy machinery and vehicles, such as the Contractor Yard, are intended to be located along collector and arterial streets, which have greater capacity to accommodate the truck access typically generated by this use. The applicant has agreed to participate in the costs of repairs to Railroad Street to offset the roadway impact created by the Contractor Yard.

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

The site is designed to direct the flow of storm water runoff to the private lake owned by the applicant. Per the FEMA Floodplain Map, there is no floodplain located on the subject property.

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

To reduce the visual and noise impact to the neighbors and residents located south of Railroad Street the applicant has proposed the following:

- All Contractor Yard equipment and materials will be relocated to the north side of the existing shop/office and consolidated in a 10,000 sq.ft. outdoor storage area.
- The existing mature trees within the vegetated area located between the Contractor Yard and Railroad Street will be preserved and maintained.
- 6-foot mesh privacy will be installed along the southern property line (approximately 450 ft.) to screen the views from the residences located on the south side of Railroad Street.

f. The amenities proposed in the development plan application, if any, are sufficient to justify increased densities or intensities on the site.

The short-term rental development will provide outdoor recreational activities that may include fishing, swimming, horseback riding, and similar activities associated with the private lake.

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.

This request also includes a revised phasing plan to discontinue the Contractor Yard by 2026, instead of 2032.

NOTICES & COMMUNITY INPUT:

Staff mailed six (6) notices to property owners within the 200-foot notification area. Staff has spoken to the residents located just to the south of the subject property (2620, 2804 and 2814 Railroad St.) and they have stated that they support the request. This zoning application was subject to the additional noticing practices that were approved by City Council in 2021.

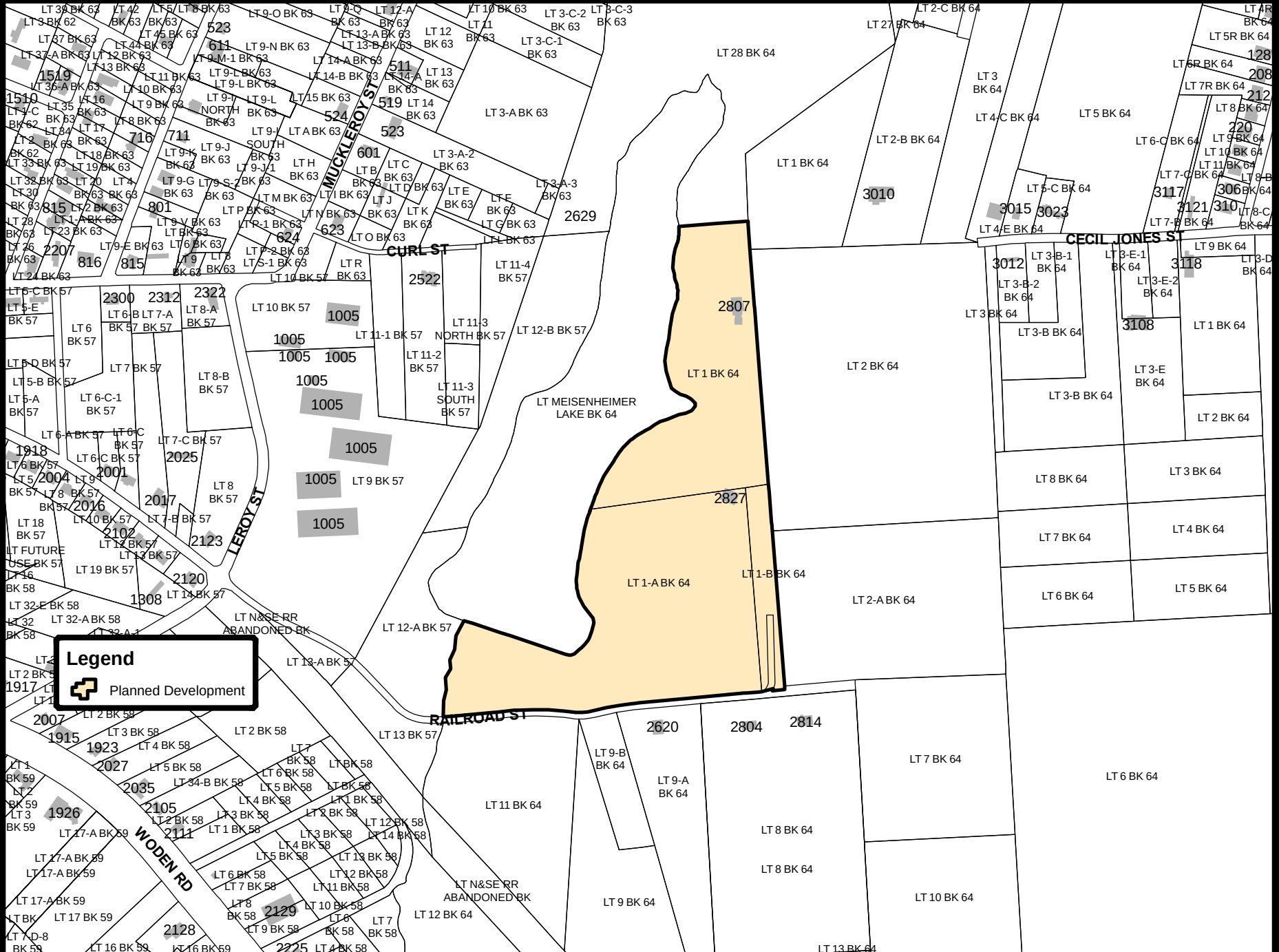
RECOMMENDATION:

Based on the above findings, Staff recommends approval of the proposed Development Plan for a Planned Development district. This item is scheduled to be heard by City Council on Tuesday, December 6, 2022.

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. PD Narrative
 7. PD Development Plan
 8. PD Concept Plan (2021)

PD 2022-02



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.

8

0 100 200 400 Feet

Date Created: October 20, 2022 Software: ArcGIS 10.8.1

Nacogdoches
Engineering Department
409 N. Main St.
Nacogdoches, TX 75701

PD 2022-02



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.

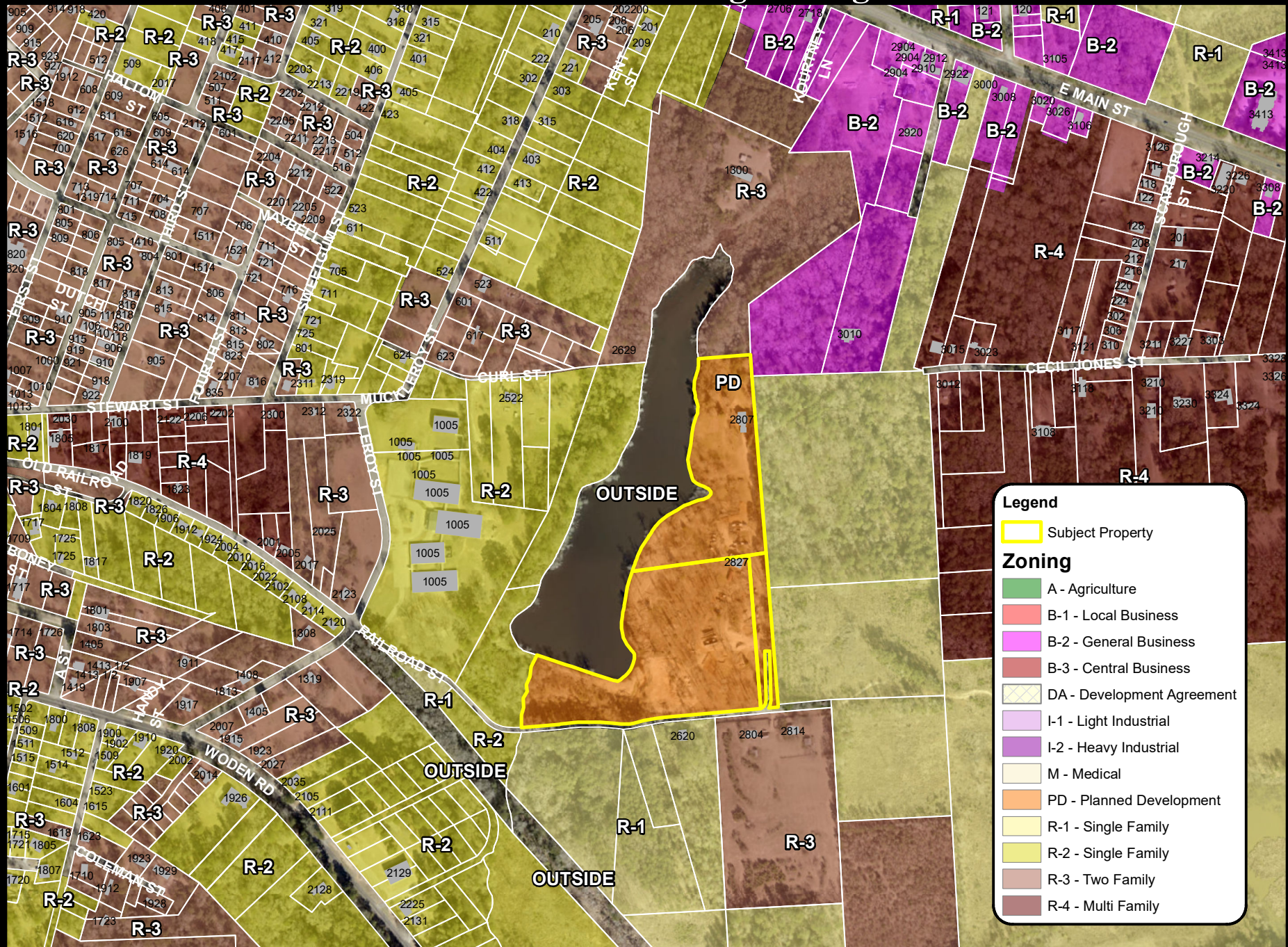
8

0 100 200 400 Feet

Date Created: October 20, 2022 Software: ArcGIS 10.8.1



PD2022-02: Existing Zoning



Legend

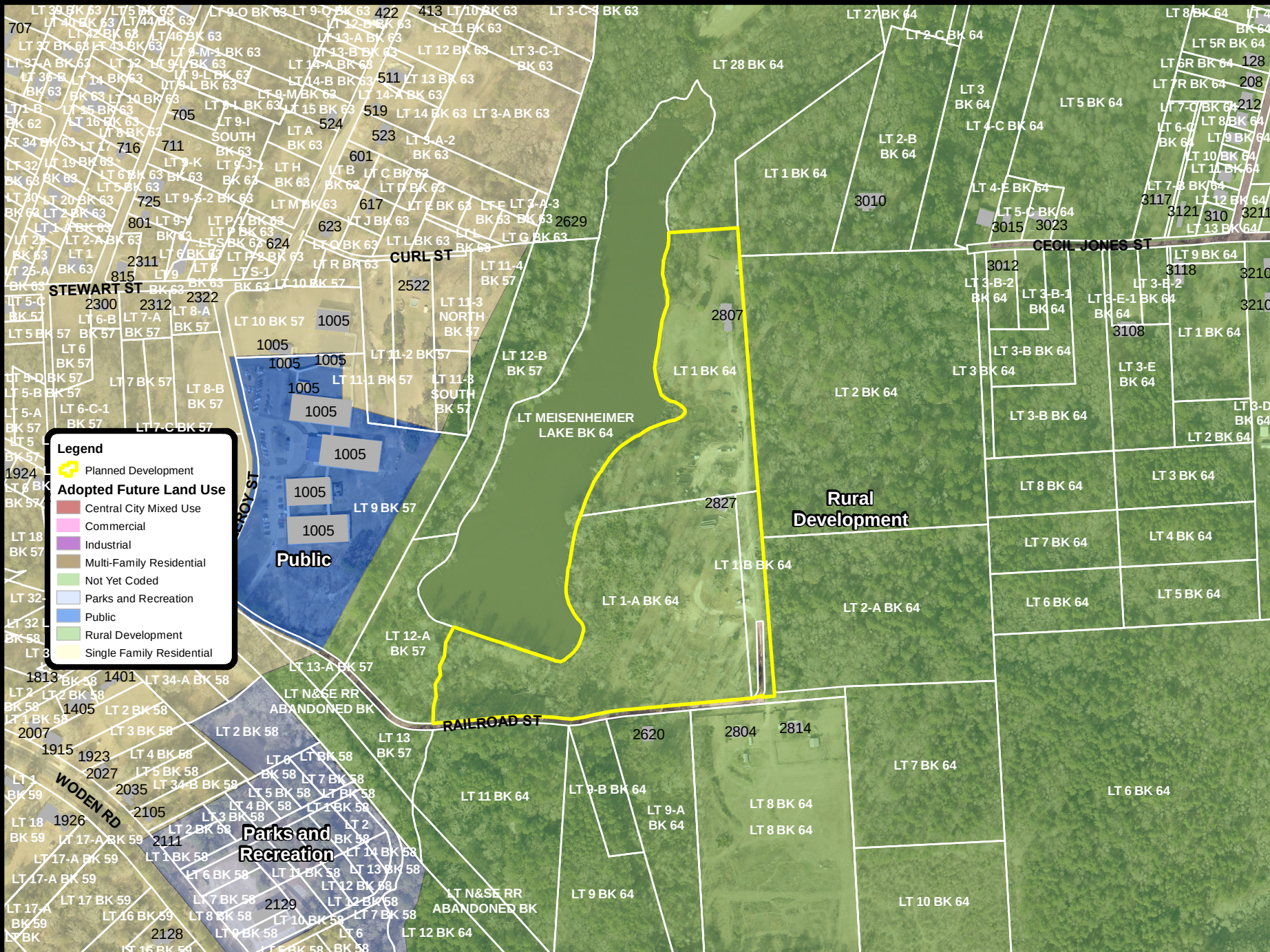
Subject Property

Zoning

- 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

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.

PD 2022-02



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.

Exhibit B

Railroad Street Planned Development (PD2022-02)

The PD Development Plan includes an existing single family structure which serves as the applicant's primary residence, a Contractor's Yard, and a proposed Cottage Resort/ Short-Term Rental (STR) development. The PD proposes to continue to use the existing single family residence while phasing out the Contractor Yard. The Contractor's Yard supports the applicant's construction business, and will be permanently discontinued in 2026. The Contractor Yard will be replaced by a STR Cottage Resort, including no more than 10 small cabin-style dwelling units and provide outdoor recreational activities that may include fishing, swimming, horseback riding, and similar outdoor recreation activities associated with the existing lake.

The development standards listed below outline the conditions of the PD, including a phasing plan with a schedule to discontinue the Contractor Yard over the next four (4) years.

PD DEVELOPMENT STANDARDS

- **Proposed Uses:** Land Use will be limited to the following:
 - Single family residence (2,600 sq. ft.)
 - Contractor Yard with workshop and office (2,000 sq.ft.) and outdoor storage area (10,000 sq.ft.)
 - Short-Term Rental Cottage Resort will consist of no more than 10 cabin-style dwellings. Cabins will be rented for a period of no more than 30 consecutive days. The Resort will also comply with Zoning Ordinance Section 118-503. – Glare into residential properties, and Section 118-504. – Noise, as it relates to proximity to adjacent residential property lines.
- **Buildings:**
 - No new commercial buildings or expansions of existing commercial buildings. All activities associated with the Contractor Yard will be limited to the existing office, shop, and outdoor storage area.
 - The Cottage Resort will be limited to no more than 10 cabin-style short-term rental units.
- **Signs:** The Cottage Resort will be permitted signage as follows:
 - One (1) directional sign not, and one (1) low-profile entrance sign.
 - The low-profile sign shall have a maximum height limit of five (5) feet and shall have a setback of 12 feet from the public right-of-way.
 - No sign may be illuminated except for indirect lighting.
- **Screening & Landscaping:**
 - All Contractor Yard equipment and materials will be relocated to the north side of the existing shop/office and consolidated in a 10,000 sq.ft. outdoor storage area.
 - The existing mature trees within the vegetated area located between the Contractor Yard and Railroad Street will be preserved and maintained.
 - A 6-foot mesh privacy will be installed along the southern property line (approximately 450 ft.) to screen the views from the residences located on the south side of Railroad Street.
- **Contractor Yard Phasing:**
 - Equipment Total: 2 Belly dump trucks; 3 Dump trucks; 1 Backhoe; 1 Trackhoe; and, 1 Front-end

loader.

- **Materials:** The storage of onsite materials includes limestone base (20 tons), and rip rap rock (10 tons).
- **Employees:** There are 4 employees in total, including 3 drivers and 1 secretary.
- **Operating Hours:** Drivers' schedules have been modified to a 7:30am start time, and the belly dump truck drivers will leave no earlier than 6:00a.m., and return to the property no later than 6:00p.m.
- The property owner will participate in the costs of the maintenance and repair of Railroad Street, located between the property entrance and Leroy Street to the west, until the Contractor Yard is discontinued.
- The Contractor Yard will be phased out as shown below and discontinued by December 2026.

Contractor Yard Phasing Plan								
Phase/ Year	Drivers	Equipment						
		Volvos	Belly Truck	Dump Truck	Backhoe	Trackhoe	Front Loader	Trailer
2021	4	4	3	3	1	1	1	1
2022	3		2	3	1	1	1	
2024	2		1	1				
2026	All Contractor Yard activities discontinued.							

LEGEND

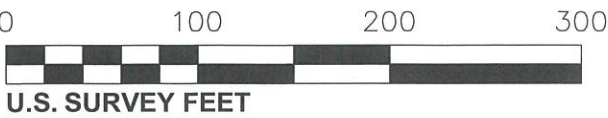
BM = benchmark
fd. = found
mkd. = marked
NCOPR = Nacogdoches County Official Public Records
NCRPR = Nacogdoches County Real Property Records

Exhibit B:
Railroad Street PD
Development Plan

(GRID)

SECOND AMENDED SITE PLAN
FOR PART OF LOT 1
CITY BLOCK 64

CITY OF NACOGDOCHES
N. DE LA CERDA SURVEY
ABSTRACT NO. 14
NACOGDOCHES COUNTY, TEXAS



1713/81 NCOPR
Brenda Waggoner
First Tract: called 13.248 Acres

4211/312 NCOPR
John & Meredith Fleming
called 60.14 Acres

- bearings refer to Grid North of the Texas Coordinate system of 1983 (Central Zone 4203) as computed from GPS vectors; at the southeast corner of the 15.52 acre tract (910/317 NCRPR), True Azimuth = Grid Azimuth + 2°56'13"

- elevation datum is NAVD88/Geoid 18 based on data returned from the National Geodetic Survey's OPUS utility program

- '1/2" iron rod set' denotes a 1 inch plastic cap imprinted "HOFFPAUIR RPLS 4492" affixed to a 1/2 inch iron rod

- this Topographic Map prepared for planning purposes only; THIS IS NOT A BOUNDARY SURVEY PLAT.

2021-10582 NCOPR
Laura Williams
Tract Two: called 13.45 Acres

I, Glenn Hoffpauir, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that the information shown on this plat of an AMENDED SITE PLAN prepared for WARREN SPARKS is true and correct, and drawn from a survey made by me on the ground, completed on September 19, 2022.

Witness my hand and seal of registration:

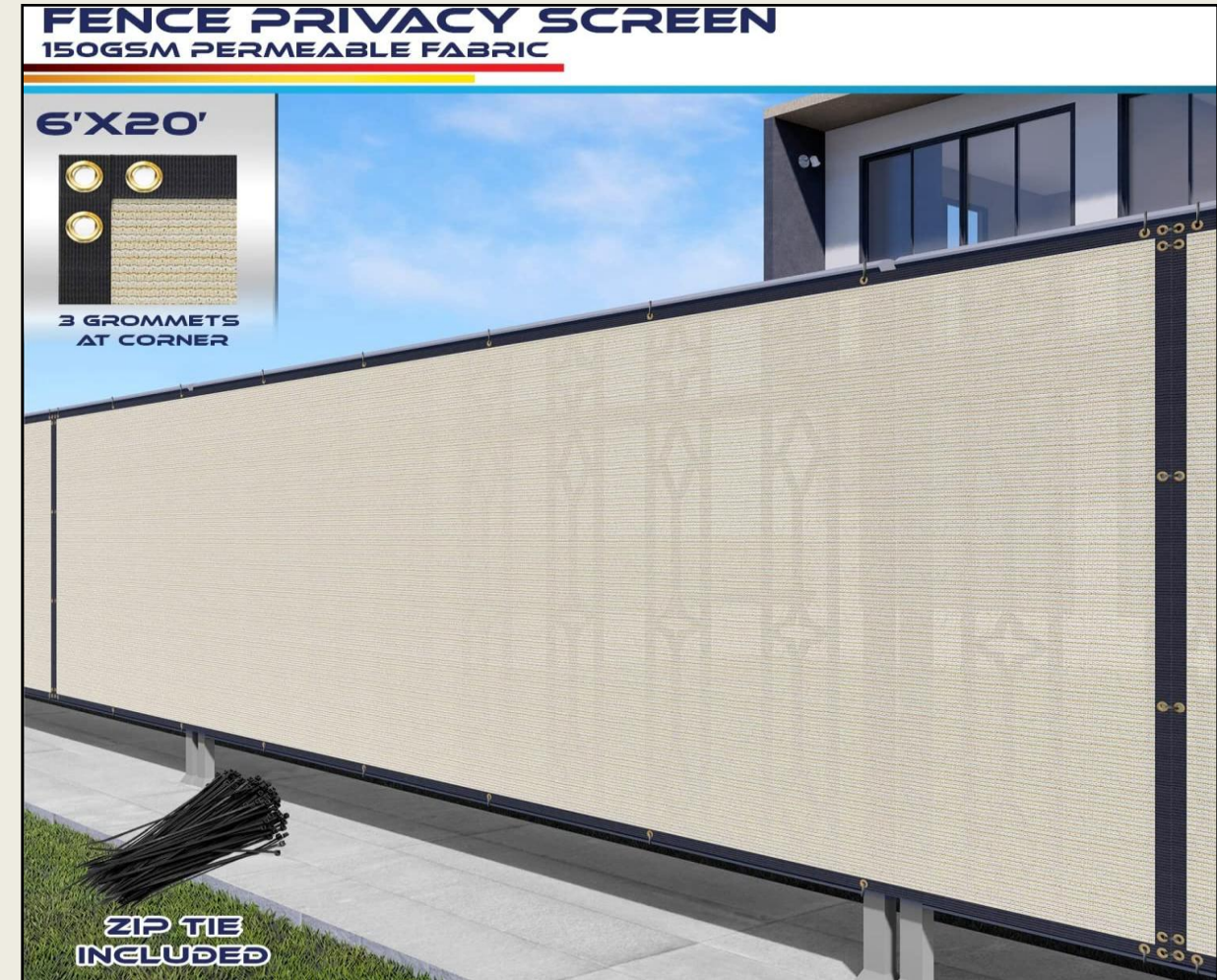


(originals signed in red ink and embossed; all others null and void)

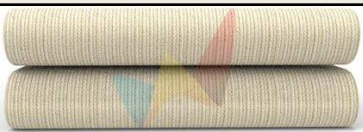
Surveyed for		
WARREN SPARKS		
GLENN HOFFPAUIR SURVEYING CO., PLLC		
LICENSED FIRM NO. 10194243		
252 CR 817 NACOGDOCHES, TEXAS 75964-2801		
PHONE (936) 560-1227		
REV:	JOB NO:	DRAWN BY:
10/20/2022	40731	ht
09/19/2022		
DATE:	SHEET NO:	SCALE:
04/28/2022	1 OF 1	1" = 100'

[Windscreen4less](#)

Heavy Duty Privacy Screen Fence 6-foot Height - 150 GSM



FENCE PRIVACY SCREEN
150GSM PERMEABLE FABRIC



DETAILS

- ✓ UV AND PRIVACY PROTECTION
- ✓ REINFORCED EDGE AND CORNER
- ✓ 3 GROMMETS AT CORNER



PATENT NO:
US D748,818 S

150
GSM

3
YEARS
WARRENTY

PERMEABLE

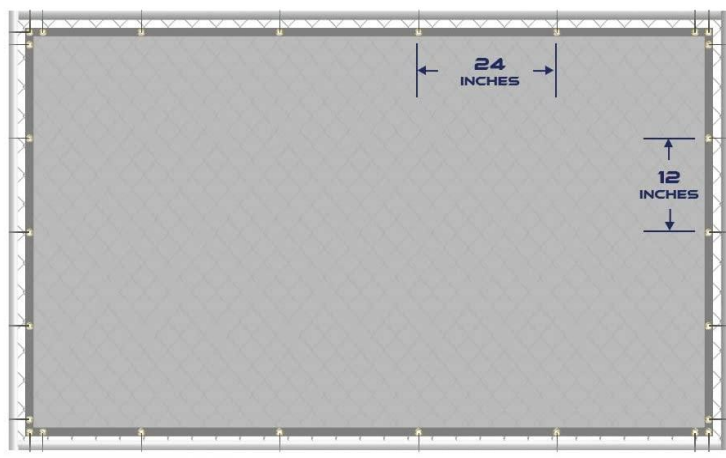
PROTECTION

CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN
150GSM PERMEABLE FABRIC



INSTALLATION



1-inch diameter grommets are placed in every 24 inches along the top and bottom sides, in every 12 inches along the right and left sides.

A FEW INCHES DIFFERENCES FOR ZIP-TIE INSTALLATION PURPOSE

150
GSM

3
YEARS
WARRENTY

PERMEABLE

PROTECTION

CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN



COMPARISON

THREE GROMMETS FORMS A TRIANGLE
WHICH IS THE MOST STABLE STRUCTURE



OUR SAIL

REINFORCED EDGE AND CORNER
STRONG AND DURABLE

NO GROMMET AT CORNER
SMALL GROMMETS
EASY TO BREAK

OTHER'S



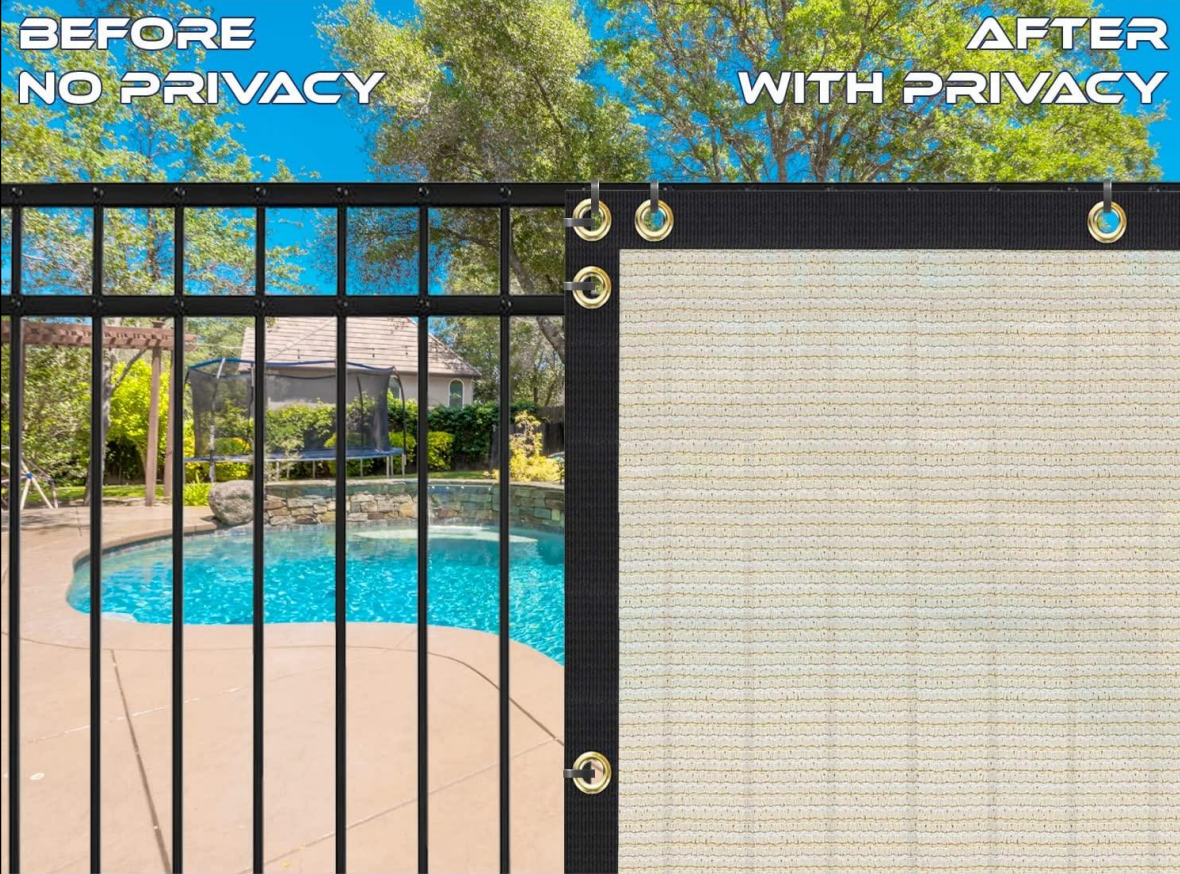
CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN



BEFORE
NO PRIVACY

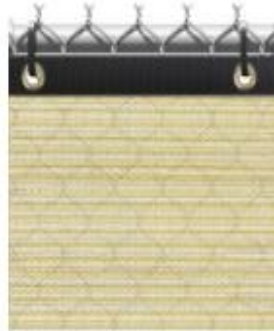
AFTER
WITH PRIVACY



ZIP-TIE AND OTHER TIE-DOWN MATERIALS ARE NOT INCLUDED

CUSTOMIZED SIZE MADE IN USA

PRIVACY FENCE SCREEN



150 GSM

Privacy Fence
Screen

PRIVACY FENCE SCREEN



180 GSM

Privacy Fence
Screen

PRIVACY FENCE SCREEN



180 GSM

Privacy Fence
Screen

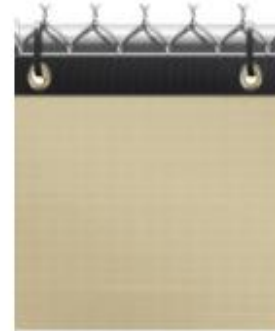
PRIVACY FENCE SCREEN



280 GSM

Privacy Fence
Screen

PRIVACY FENCE SCREEN



480 GSM

Super Heavy Duty
Privacy Fence
Screen

ZIP TIE (100PIECES)

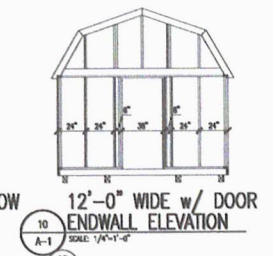
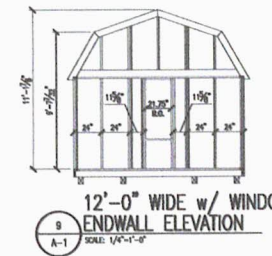
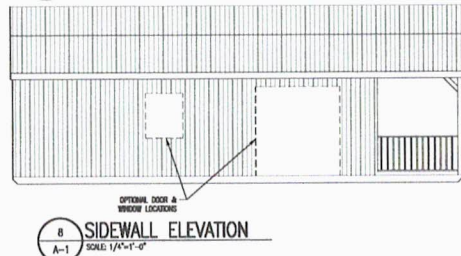
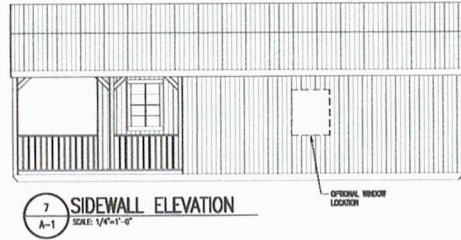
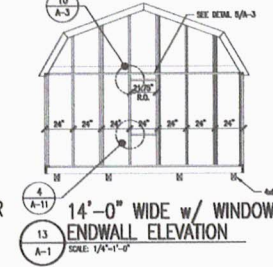
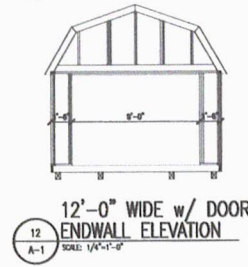
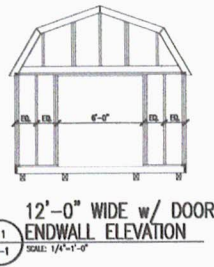
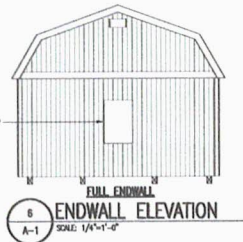
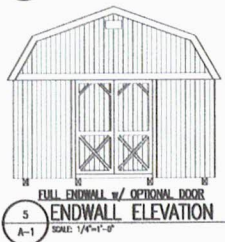
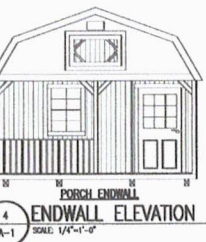
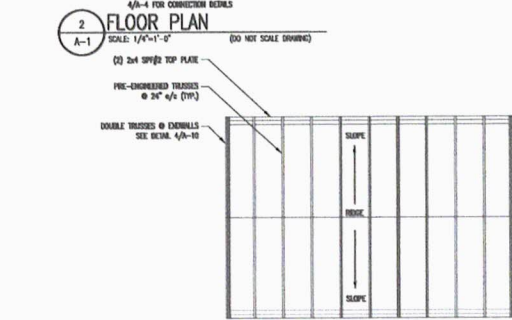
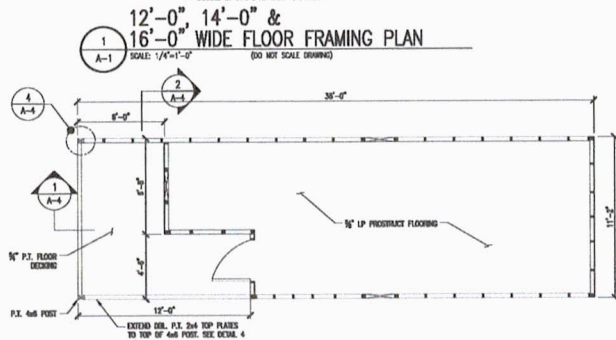
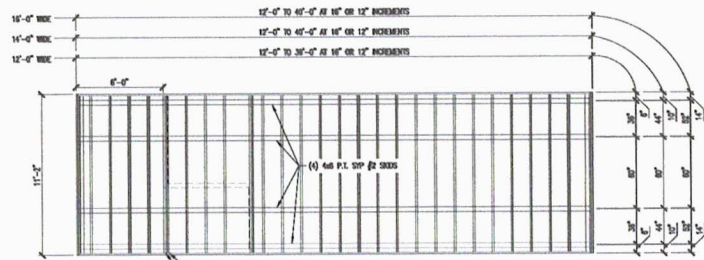


50 LB
TENSION

Zip Ties

U/V Blockage	90%	95%	98%	60%	100%	
Privacy Blockage	85%	90%	95%	80%	100%	
Life Expectancy	3-4 Years	3-5 Years	4-6 Years	5-7 Years	5-8 Years	
Customization Available	✓	✓	✓	✓	✓	

Railroad St. Planned Development
(PD2022-02)
Sample Unit: Short-Term Rental Cabins



AREA FOR APPROVAL STAMPS

PROJECT: DELUXE LOFTED BARN

FLOOR DECK FRAMING PLANS & DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER
978-943-6889

ADS ALTERNATE DESIGN SOLUTIONS
PHONE: 281.305.4884
WWW.ALTERNATEDESIGN.COM

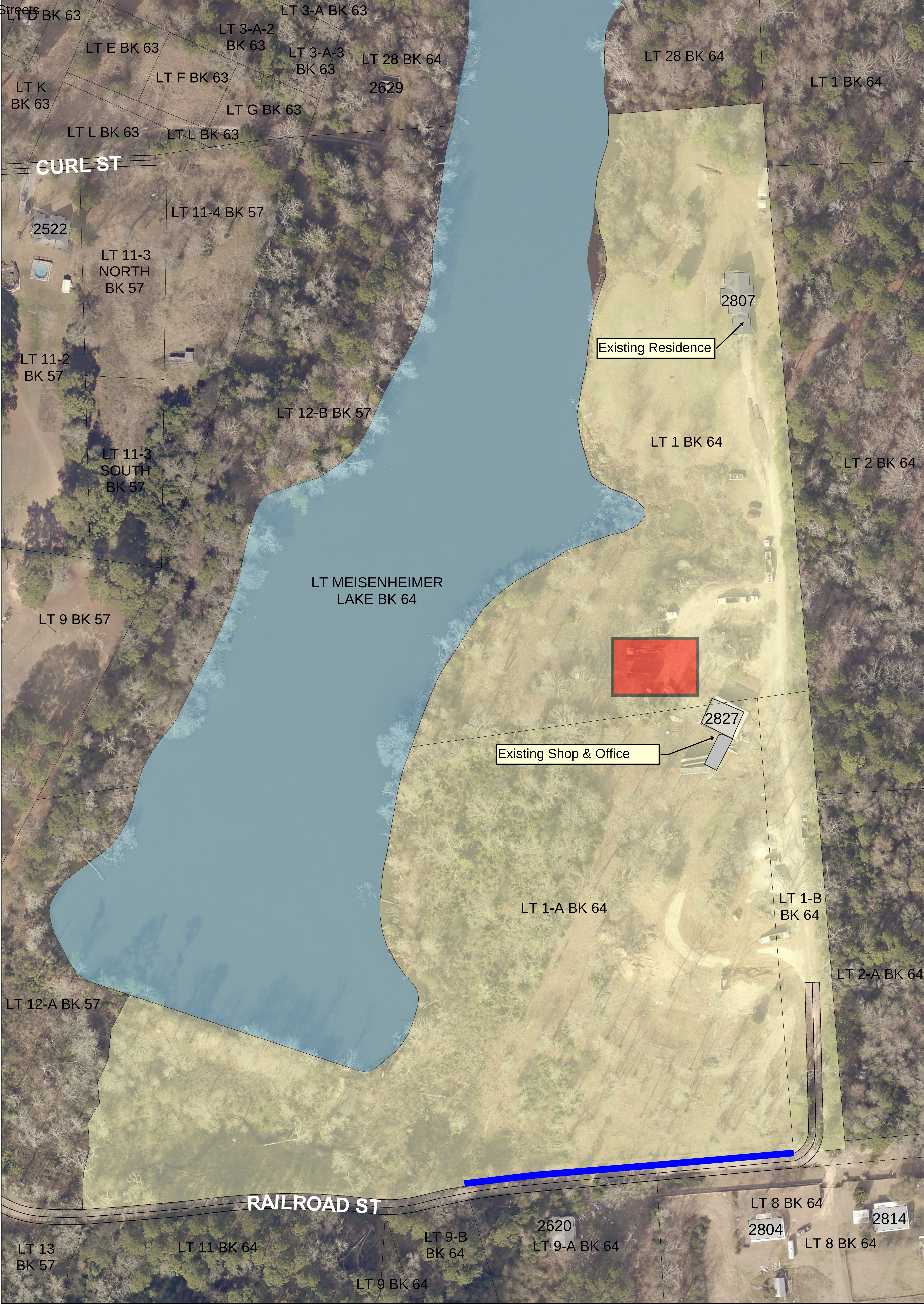
ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			

DATE: 1.17.18
PROJECT NO.: 18008
DRAWING BY: JH
CHK BY: DWG
DWG NO.: A-1

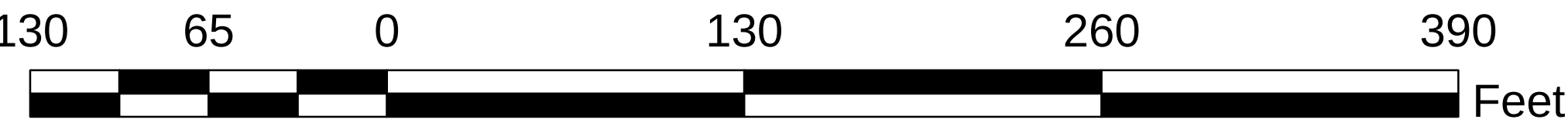


3 of 6



Planned Development Concept Plan: PD2021-04

Proposed PD Parcels Buildings Streets Proposed Outdoor Storage Fence



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 99 square feet in area, exceeding the maximum by 45 square feet.

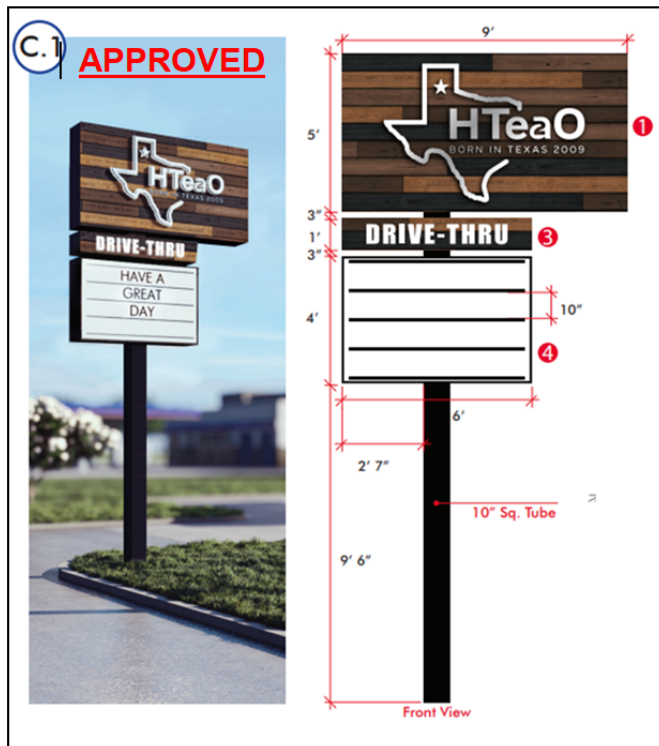
Physical Characteristics

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:

(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 is no unique

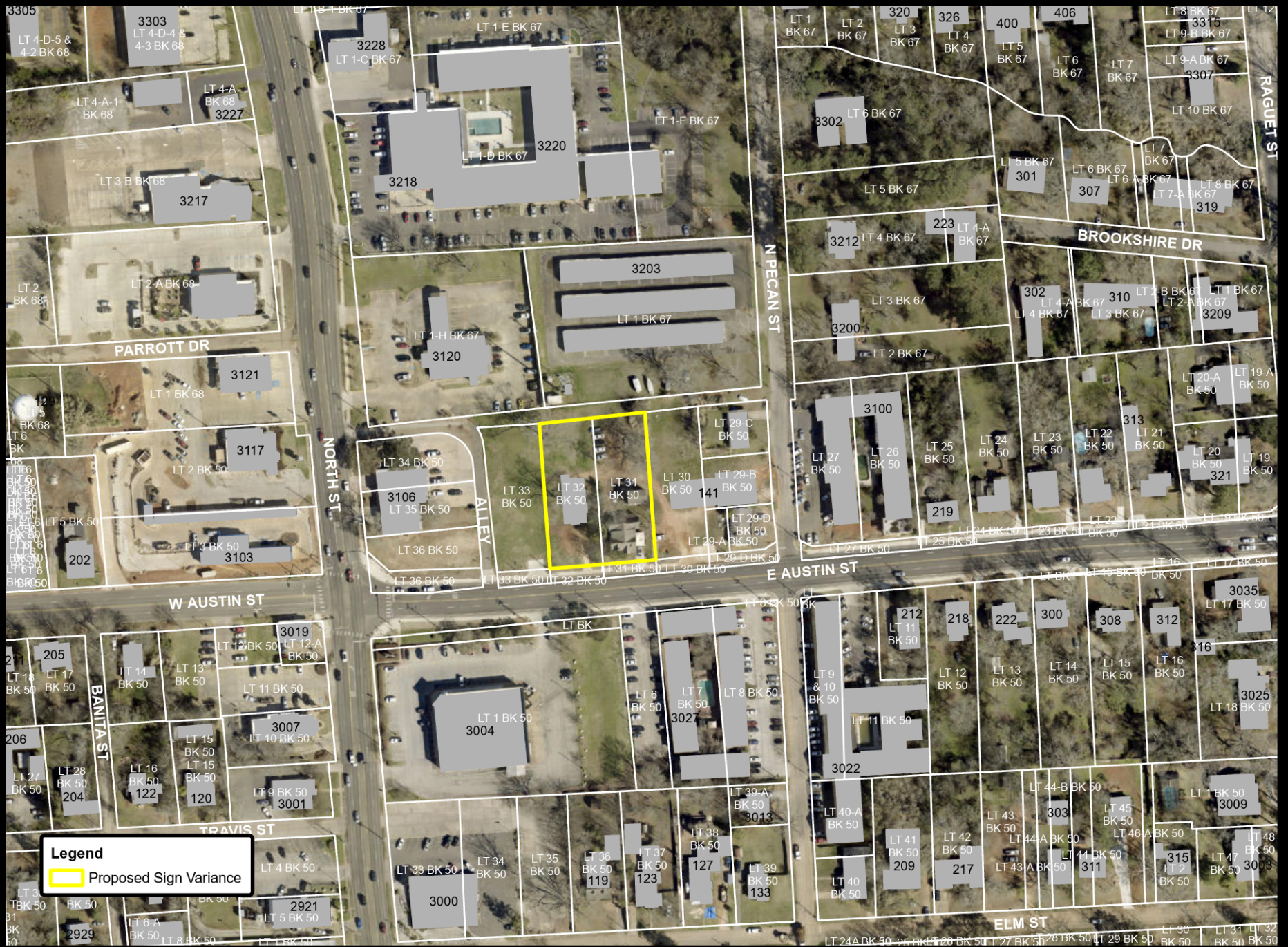
condition that applies to this property.

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

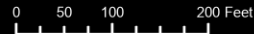
ATTACHMENTS:

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

SV 2022-02

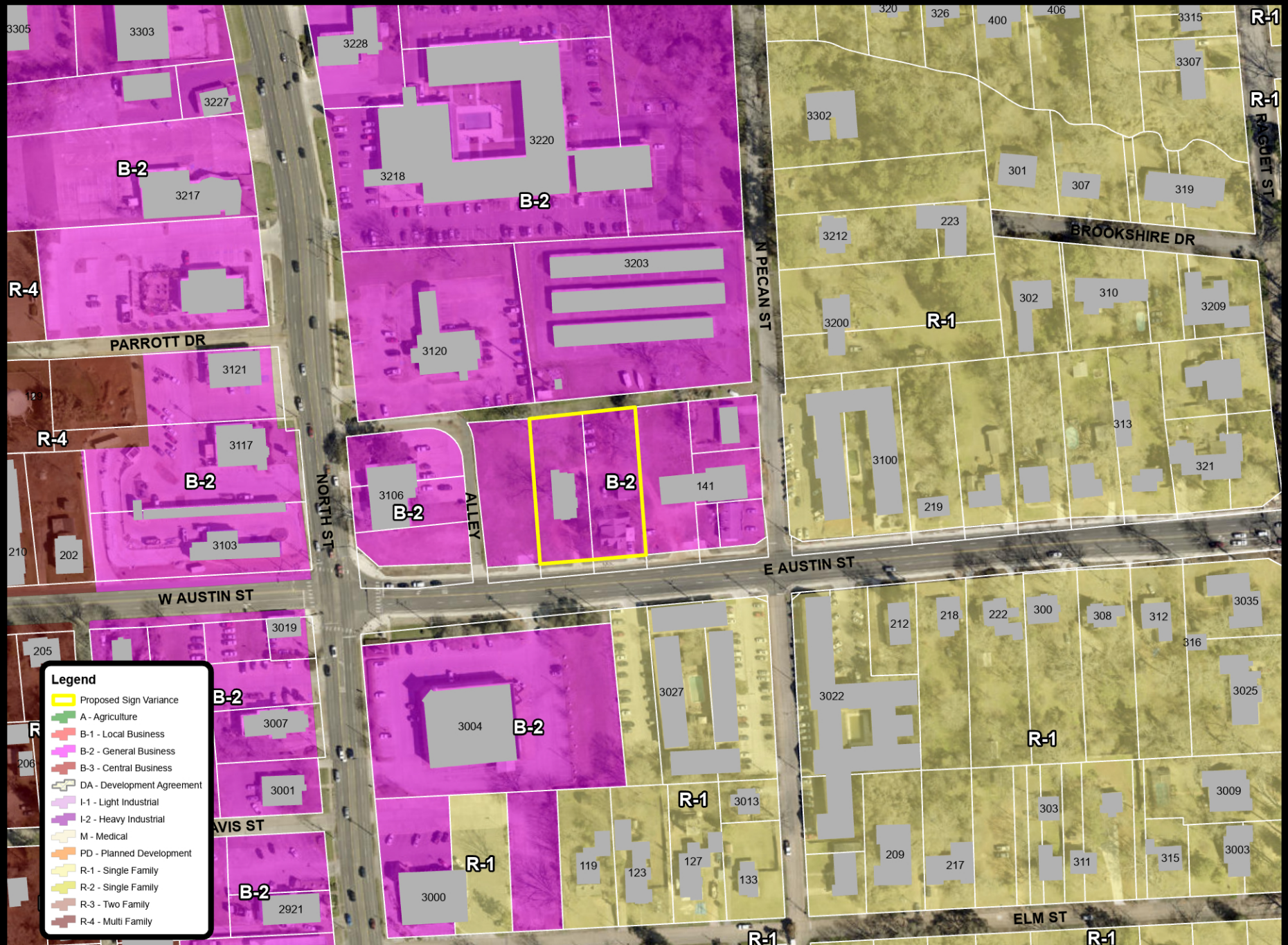


Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Date Created: November 9, 2022 Software: ArcGIS Pro 3.0.2

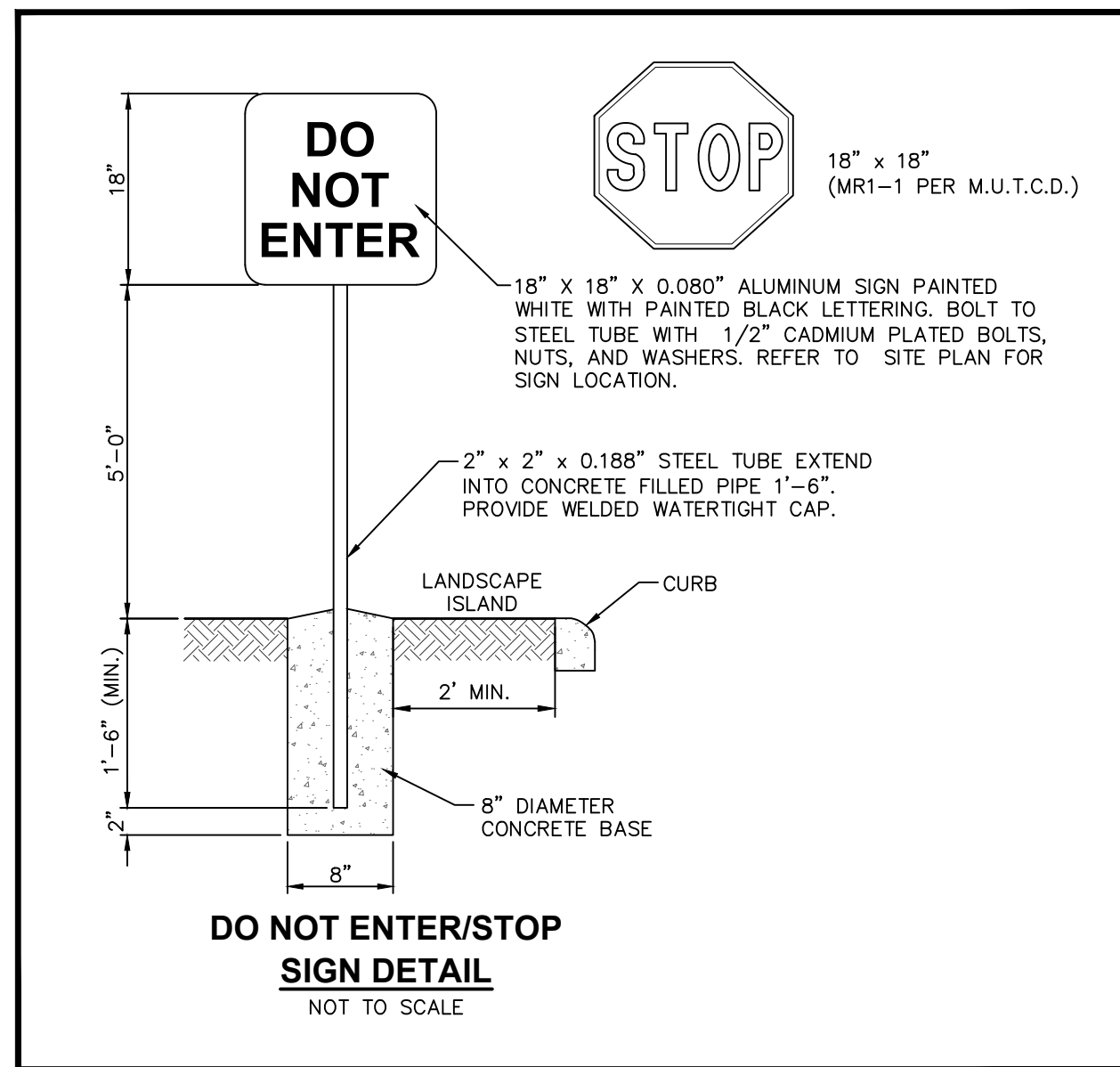
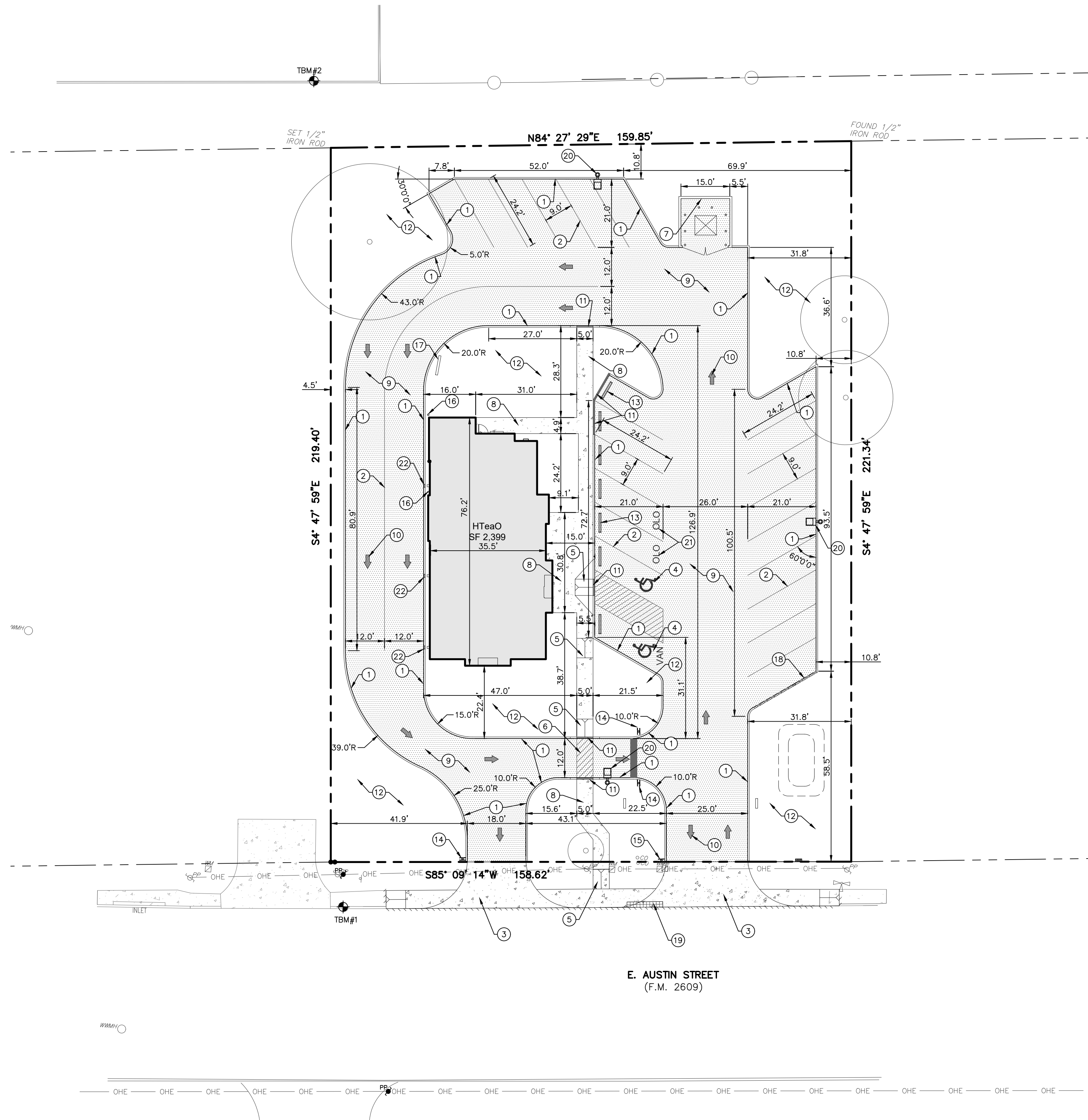
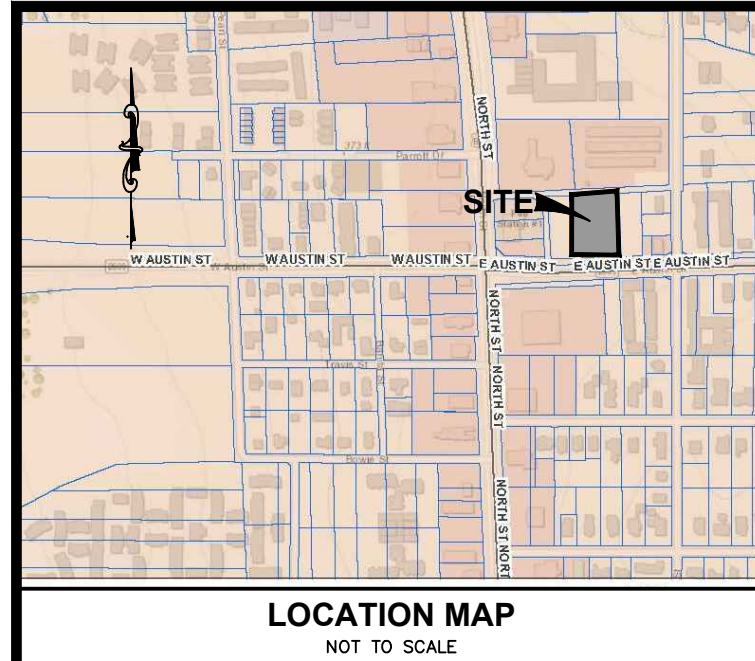




Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



0 50 100 200 Feet



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
		MAN HOLE
		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 MANHOLE
		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
		COUNTOUR
		DIRECTION OF FLOW
		SPOT ELEVATION/TOP OF CURB
		SPOT ELEVATION
		SWALE
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT

PARKING SUMMARY TABLE	
BUILDING USE	Hte#0
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.



04/12/202

[illegible]

HTeaO-NACOGDOCHES

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

CIVIL SITE AND DIMENSIONAL CONTROL PLAN

DESIGNED BY: AJB

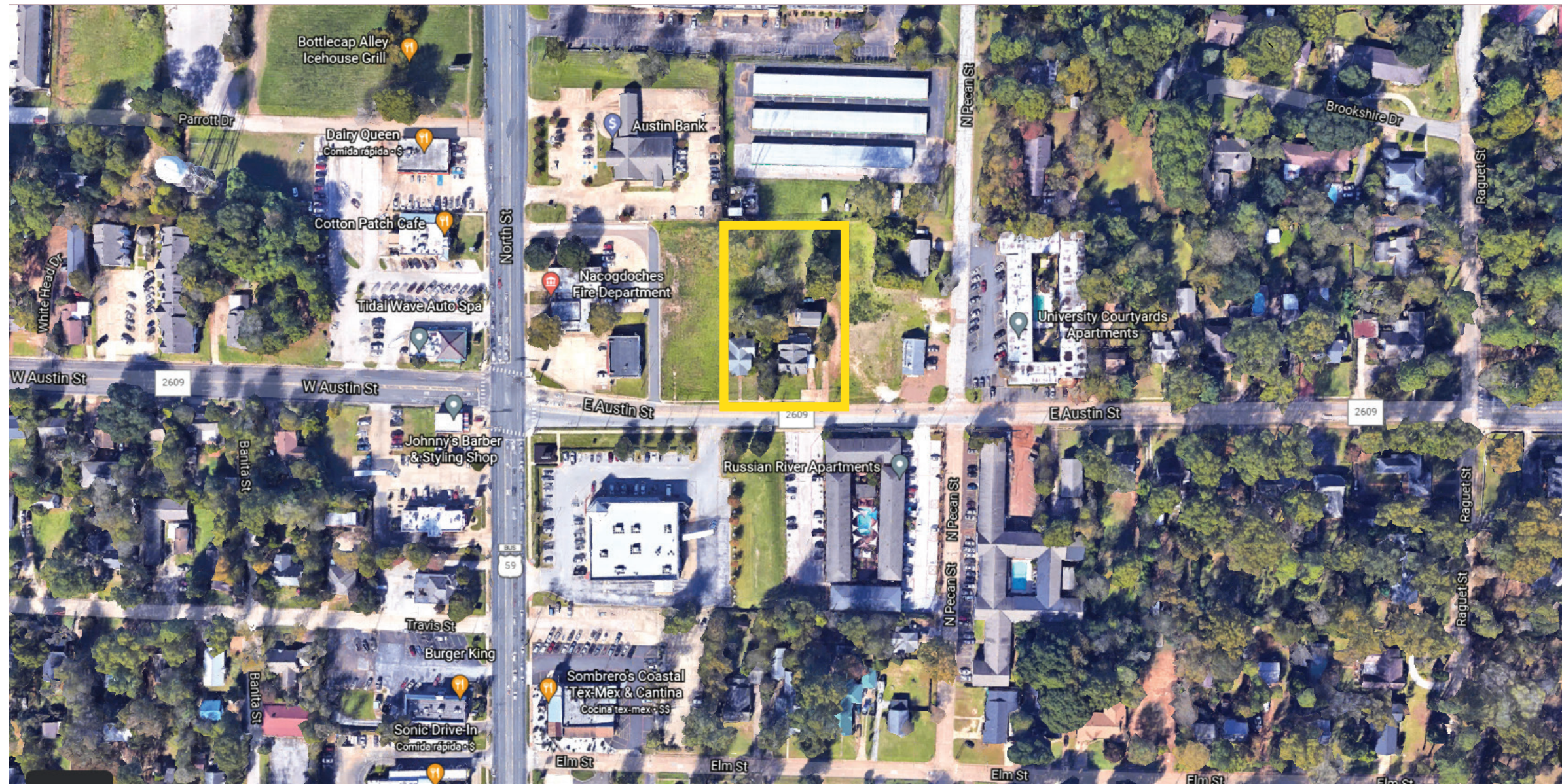
DRAWN BY: RQ

SCALE: 1"=20'

DATE: 04/14/22

SHEET NO

C2.0



SONS - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMAT - 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

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. Consent with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.



LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
11/09/22

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



SONG - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMAT - 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

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.



SIGN LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
11/09/22

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

PERMIT SET

SHEET NO.
2

DISTANCE
TO PROPERTY LINE

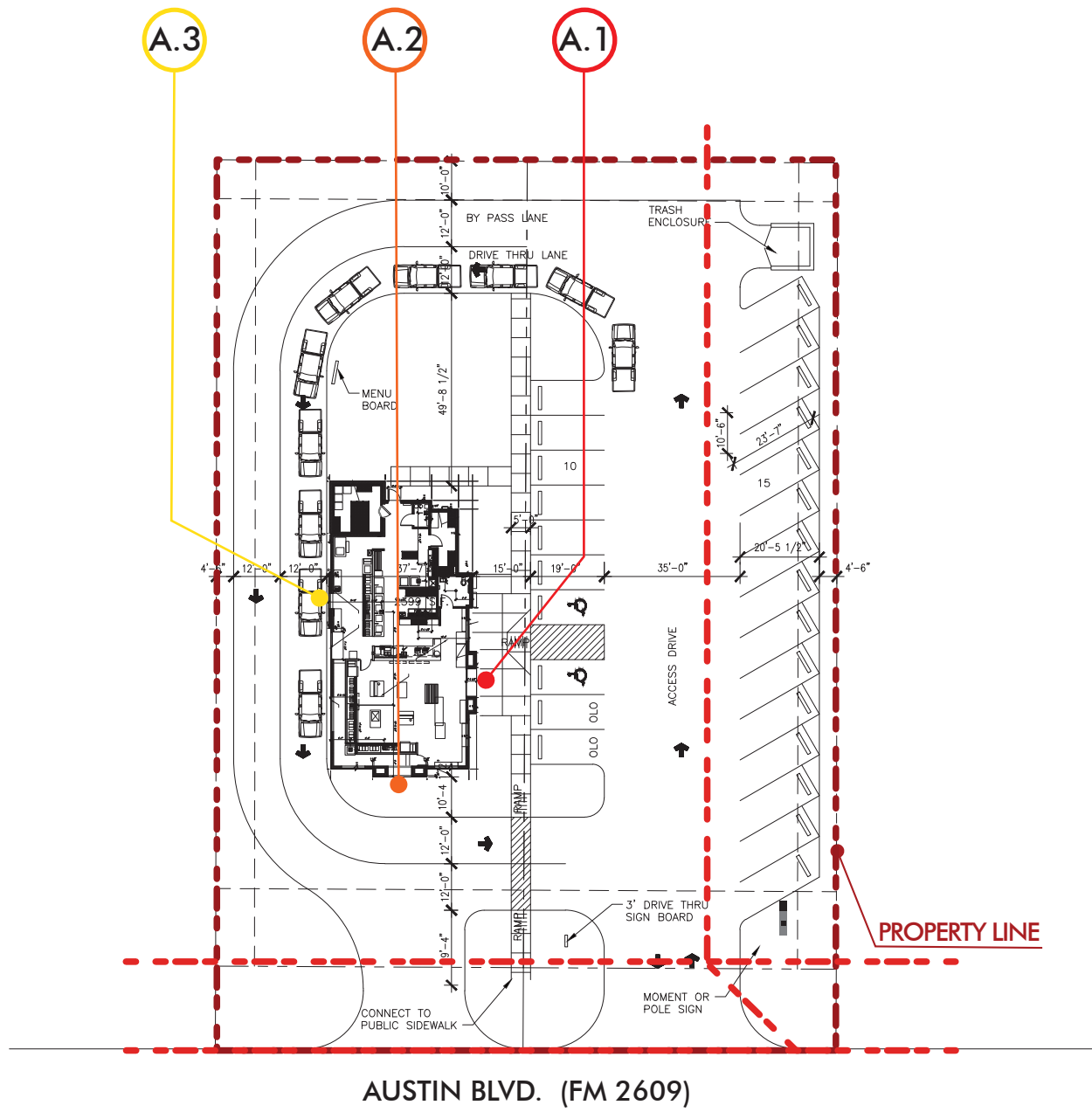
A.1	WALL SIGN	93'
A.2	WALL SIGN	70'
A.3	WALL SIGN	29'

SET BACK FROM
AUSTIN BLVD. (FM 2609)

A.1	WALL SIGN	94'
A.2	WALL SIGN	70'
A.3	WALL SIGN	117'

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
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, LLC. 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, LLC. Consent with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.



CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
11/09/22

REVISION DATE

1	-/-/-
2	-/-/-

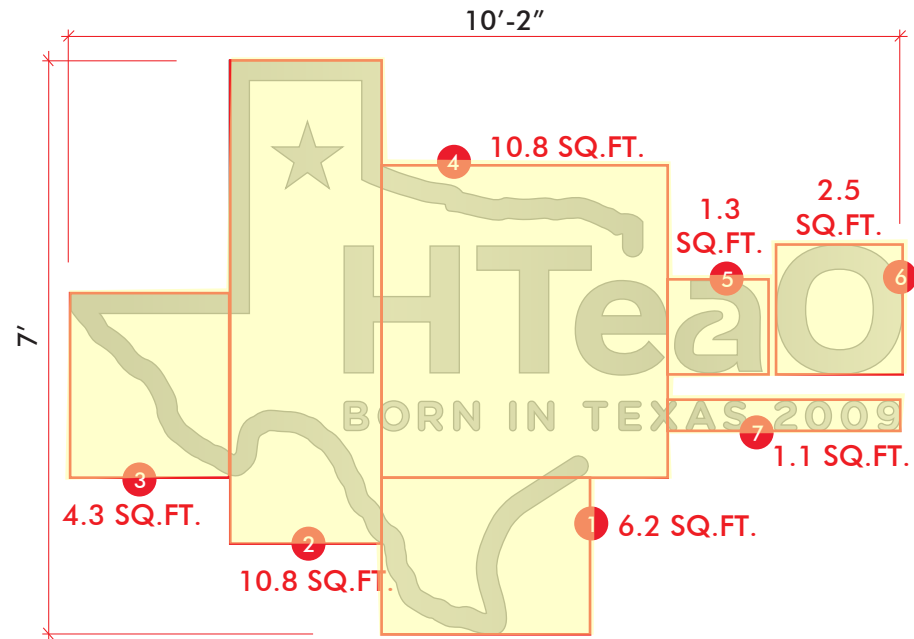
PERMIT SET

SHEET NO.
3



EAST ELEVATION

TOTAL BUILDING SQ. FT.: 1,373.5



- | | |
|-------------------|-------------------|
| 1 W:30"
H: 30" | 4 W:41"
H: 38" |
| 2 W:22"
H: 71" | 5 W:14"
H: 14" |
| 3 W:23"
H: 27" | 6 W:19"
H: 19" |
| | 7 W:33"
H: 5" |

A.1

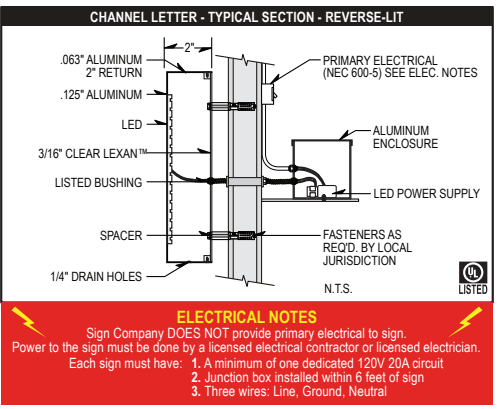
Reverse Lit Channel Letters w/ LED, Individually Mounted
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 7' - 0"
Overall Length: 10' - 2"
Total Sq.Ft.: 37.2
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



TOTAL SQ FT
37.2



- ☐ 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:

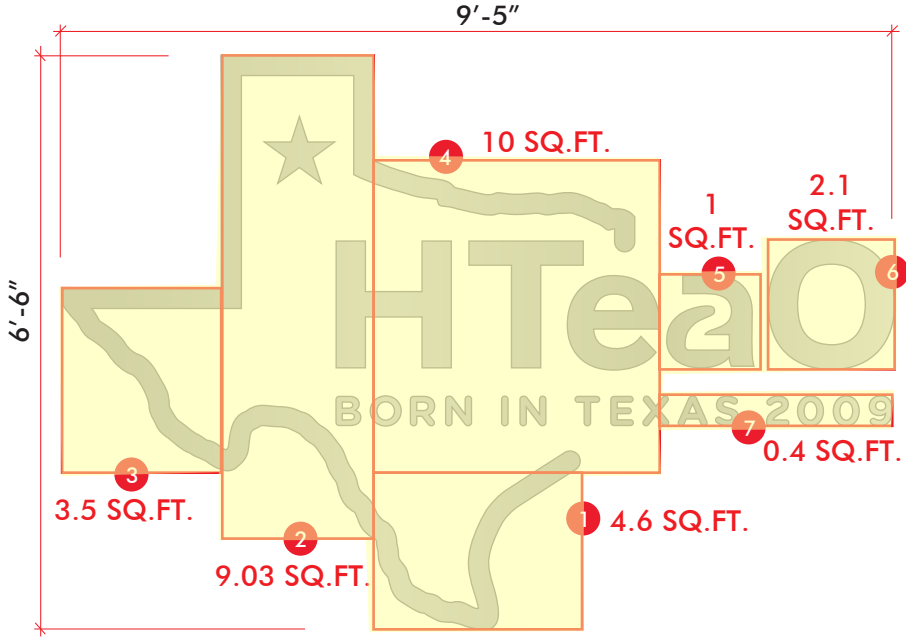
Date:

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



SOUTH ELEVATION

TOTAL BUILDING SQ. FT.: 729.8



- 1 W: 28" H: 24"
- 2 W: 20" H: 65"
- 3 W: 21" H: 24"

- 4 W: 38" H: 38"
- 5 W: 12" H: 12"
- 6 W: 17" H: 18"
- 7 W: 11" H: 6"

A.2

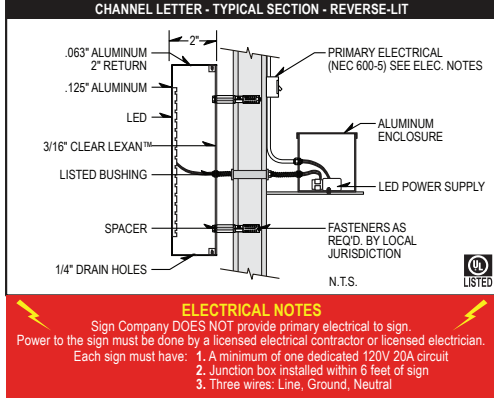
Reverse Lit Channel Letters w/ LED, Individually Mounted
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 6' - 6"
Overall Length: 9' - 5"
Total Sq.Ft.: 30.8
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



TOTAL SQ FT
30.8



Signs - Electrical - Design - Wall Wraps
Brand Format - 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

All ideas, designs, arrangements, plans and specification 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.



CHANNEL LETTER

SHEET TITLE	
PROJECT	
SCALE AS NOTED	
DATE 11/09/22	
REVISION DATE	
1	-/-/-
2	-/-/-
PERMIT SET	
SHEET NO.	

4



- ☐ 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 Sullivan
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:

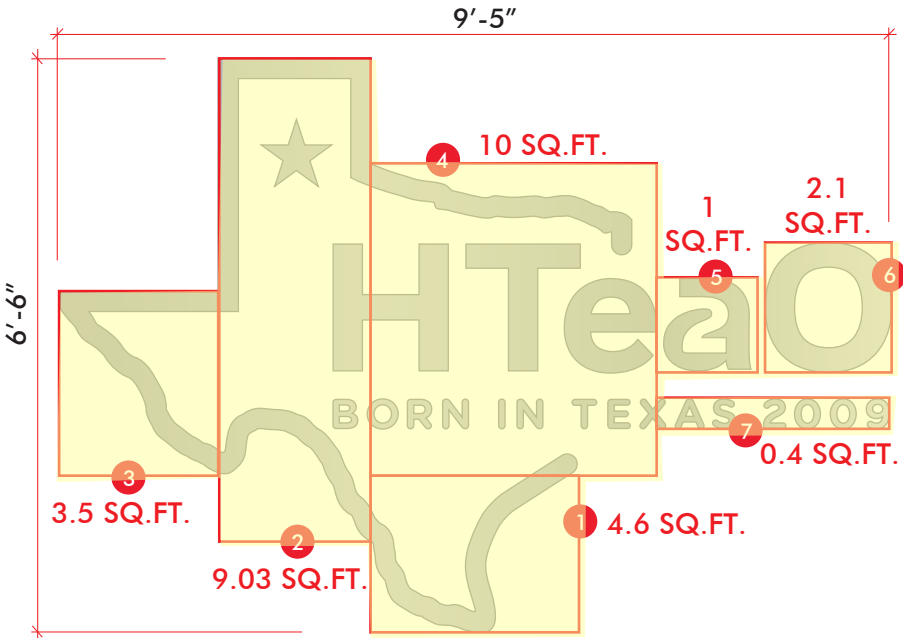
Date:

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



WEST ELEVATION

TOTAL BUILDING SQ. FT.: 1,521.6



- 1

W: 28"
H: 24"
- 2

W: 20"
H: 65"
- 3

W: 21"
H: 24"
- 4

W: 38"
H: 38"
- 5

W: 12"
H: 12"
- 6

W: 17"
H: 18"
- 7

W: 11"
H: 6"

A.3

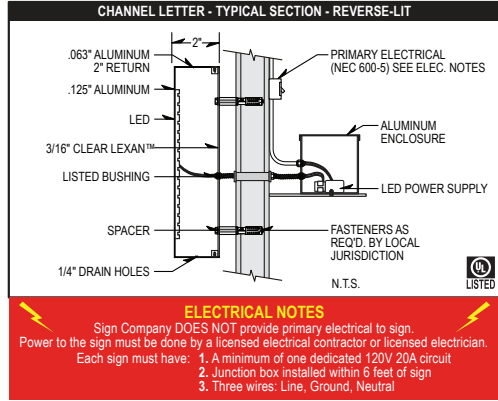
Reverse Lit Channel Letters w/ LED, Individually Mounted
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 6' - 6"
Overall Length: 9' - 5"
Total Sq.Ft.: 30.8
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



TOTAL SQ FT
30.8



- ☐ 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 • CNC • INSTALLATION

ACM HUB, LLC

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.



CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
11/09/22

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

PERMIT SET

SHEET NO.

5

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Consider a variance to the sign ordinance for a freestanding sign that exceeds the maximum allowed height requirements, maximum sign area requirements, and minimum sign setback requirements for a property located at 4919 NW Stallings Drive. This request has been submitted by Morgan Oil Company. Case File SVO2022-03.

OVERVIEW:

There is an existing freestanding sign located at 4919 NW Stallings Drive, also known as the Morgan Oil Truck Stop, which is a full-service truck stop with shower facilities and dedicated freight truck parking and fueling lanes. The applicant has requested to replace the existing freestanding sign with a taller, larger freestanding sign.

The applicant is now proposing to increase the sign height from 30 feet to 118 feet in height, and to increase the sign area from 78 square feet to 749 square feet. Based on the current total street frontage of 469 feet, the maximum allowed sign area is 300 square feet, which is also the maximum sign area for all freestanding signs. The proposed sign is 118 feet tall requiring the sign to be setback 177 feet from the back of the street curb. The applicant is proposing to locate the new sign 118 feet from the back of curb, seeking a 59-foot setback variance. The current freestanding sign is already nonconforming in regards to setback from the street and the sign height. The current sign is approximately five (5) feet from the street curb. However, based on the current height (30 feet) the pole should be located at least 45 feet from the street curb.

A similar sign variance request was approved in December 2021 for the TA Express truck stop and travel center located southeast of the subject property located at 2615 N. Stallings Drive.

Variance Specifics:

Variance Specifics for Freestanding Pole Sign

Sign Standard	Required/Maximum	Proposed
Height	50 ft. (Max)	118 ft.
Area	250 sq.ft. (Max)	749 sq. ft.
Setback from street	177 ft. (Min.)	118 ft.

Pertinent Ordinance Sections

Section 78-101(2). Commercial zones with a minimum 100 feet of frontage on S.H. 224 West and U.S. 59 north of Loop 224 and U.S. 59 south of Loop 224 may have a sign up to a maximum of 50 feet in height with a minimum distance from the right-of-way of 100 feet. The sign shall not be closer than 200 feet to any property zoned Residential (R-1, R-2, R-3, & R-4), and Medical (M) and designated as Historic Overlay (HO).

Section 78-101. Maximum Area of freestanding signs based on total amount of street frontage.
Maximum sign area for any freestanding sign is 300 sq. ft.

Section 78-101. No freestanding sign may be closer than one and one half feet from the back of the street curb for each one foot in total height of the sign. In addition, no freestanding sign may be closer than 12 feet to the back of the street curb.

Physical Characteristics

1. **Frontage:** The subject property has approximately 469 feet of street frontage along NW Stallings Drive.
2. **Access:** The subject property takes access from DPS Road, a feeder road adjacent to NW Stallings Drive.
3. **Topography and vegetation:** The site is relatively flat, and the elevation of the existing sign is even with the adjacent roadway.
4. **Floodplain:** The subject property is not located within the FEMA regulated floodplain.

STAFF REVIEW:

(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 with the size and height of the current sign.
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.There is no residential development or zoning in the area, the granting of the requested variance will most likely not be 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.There are no unique conditions on this property.
-
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.

With the construction of the I-69 bypass, this section of the highway will become a major freeway, which will increase heavy freight traffic along this corridor. The increase in height and sign area would increase the sign visibility and provide truck drivers more time to make safe lane changes prior to the exit.

Staff Recommendation

Based on the above findings, Staff recommends approval of the proposed sign area, height and setbacks, which are consistent with the sign variances approved for TA Truck travel center sign in December of last year.

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

ATTACHMENTS:

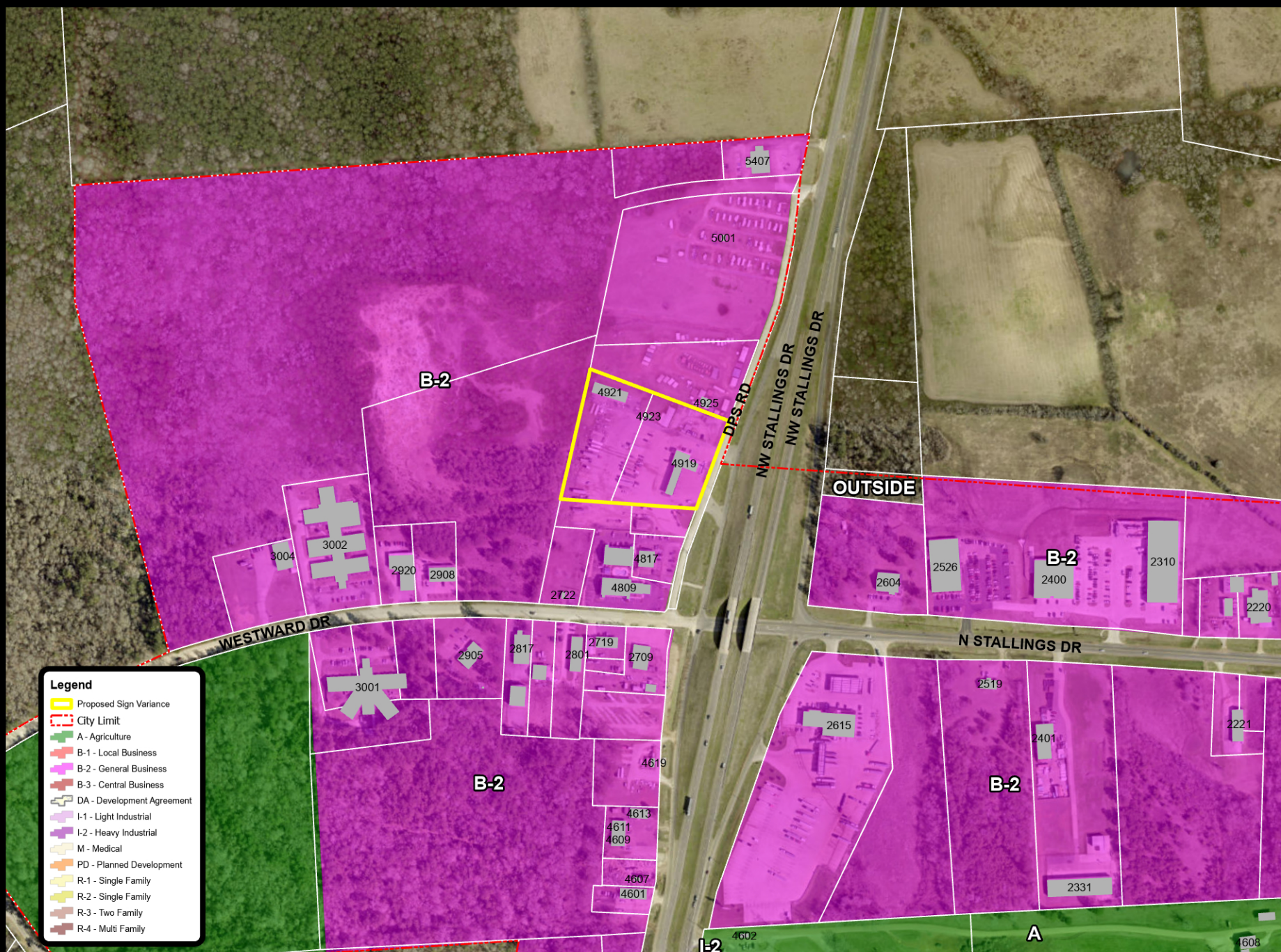
1. Aerial Map
2. Zoning Map
3. Proposed Sign Plans
4. Site Photos
5. TA Express Sign Plans (12/13/2022)



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



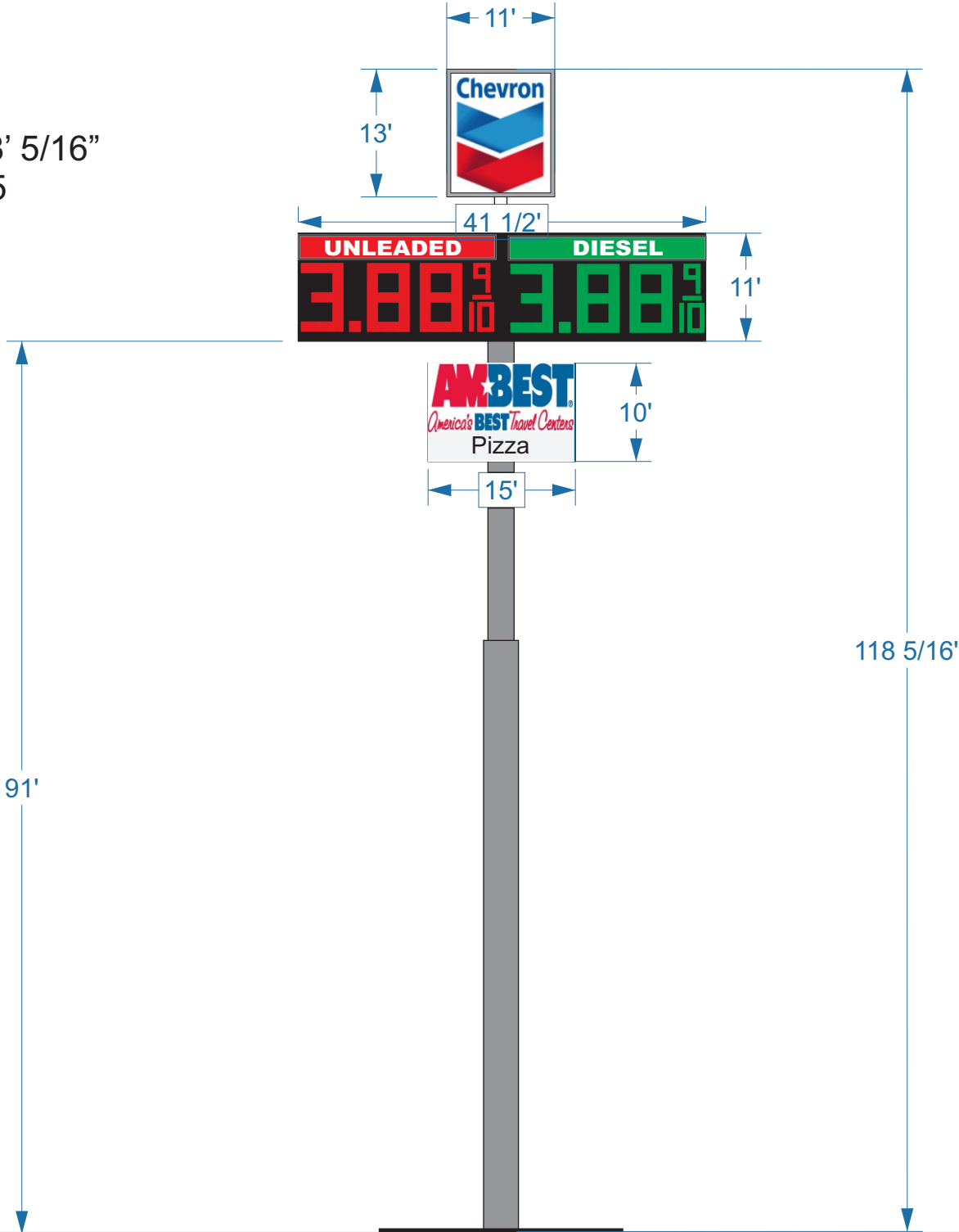
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



0 125 250 500 Feet

Date Created: November 9, 2022 Software: ArcGIS Pro 3.0.2

Total Height 118' 5/16"
Total Sq ft 749.5





LT 2 BK 95

LT 1 BK 95

LT 2 BK 95

4921

4925

118 FEET FROM ACCESS ROAD CURB

LT 18-T BK 95

NEW SIGN LOCATION

LT 18-P BK 95

4919

469 FEET FRONTAGE

LT 3 BK 95

LT BK 95

LT 1 BK 95

LT 18-H BK 95

LT 18-H-1 BK 95

2920

2908

LT 18-O-1 BK 95

LT 1 BK 95

LT 18-N BK 95

4809

4809

722

Site Photos – SVO2022-03



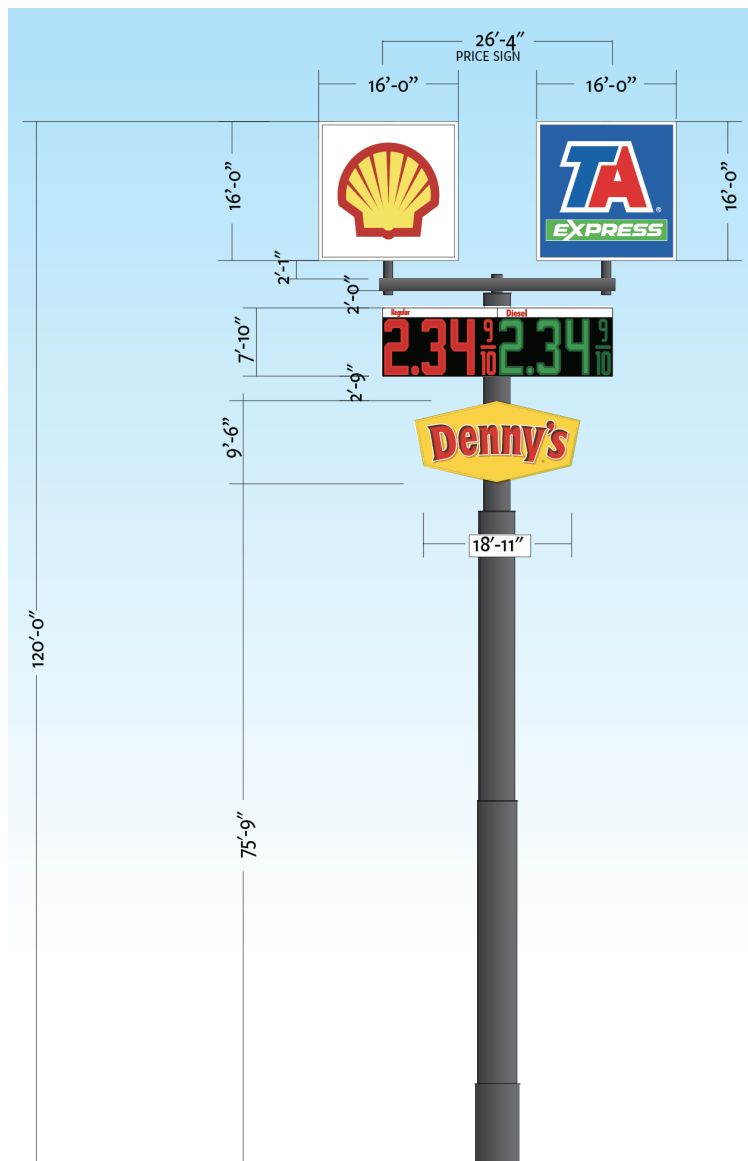
View to the north

View to the south



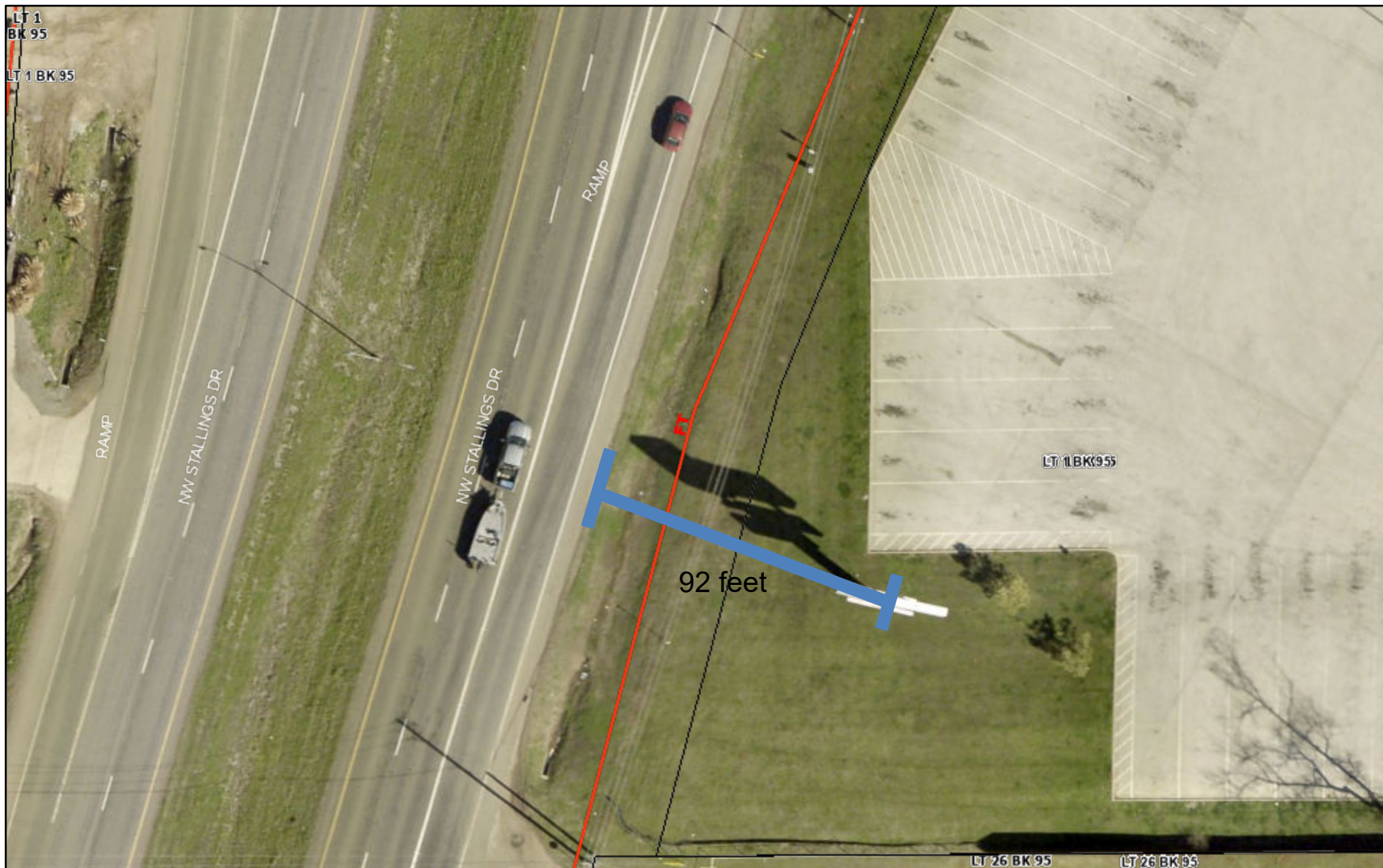
Subject Property





PROPOSED SIGN

ArcGIS Web AppBuilder



12/7/2021, 10:28:33 AM

-  Parcels
-  ROW
-  City Limits
-  Parcels
-  Street Labels

