December 6, 2022

AMENDED AGENDA

Notice is hereby given of a Regular Meeting of Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at https://www.nactx.us/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 by telephone must contact the City Secretary's office by email at vinsonj@nactx.us or by calling 936-559-2506 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 p.m. on December 6, 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. Open Forum is an opportunity for citizens to speak about items not listed on the agenda. In order to address City Council please complete the Open Forum Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, City Council shall not discuss, deliberate, or make any decisions on items discussed during Open Forum. Comments are limited to 3 minutes per person. Open Forum is limited to the first 5 citizens who submit an Open Forum Form.

4. ITEMS TO BE REMOVED FROM CONSENT AGENDA.

5. CONSENT AGENDA: Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.

    A. Consider approval of minutes for November 10, 2022 special meeting and November 15, 2022 regular meeting. (City Secretary)

    B. Consider approval of multiple Indefinite Deliverables Indefinite Quantities contracts by and between the City of Nacogdoches and Saicam Electric and White Electric for Water Utilities Electrician Services in a not-to-exceed total budgeted amount of $150,000 (Assistant Director of Public Works).

C. Consider approval of multiple Indefinite Deliverables Indefinite Quantities contracts by and between the City of Nacogdoches and Prime Controls and AIC Automation for Water Utilities Instrumentation Services in a not-to-exceed total budgeted amount of $80,000 (Assistant Director of Public Works).

D. Consider approval of the current Law Enforcement Support Office (LESO) addendum to the previously authorized State Plan of Operation. (Police Lt. Bill Kennedy)

E. Consider approval for the purchase of two (2) front-load Crane Carrier garbage trucks in an amount not to exceed $879,370. (Public Works Manager)

F. Consider adoption of a budget amendment ordinance in the amount of $54,370 to purchase two (2) new front-load Crane Carrier garbage trucks (Public Works Manager)

G. Consider approval of a contract renewal with HillCo Partners for consulting services to assist the City of Nacogdoches with the 88th Texas Legislative Session. (City Manager)

H. Consider the appointment of a new member to the Comprehensive Plan Advisory Committee. (City Planner)

I. Discuss, consider, and select engineering/architectural/surveying service provider(s) to complete project implementation for the City of Nacogdoches' 2023-2024 Texas Community Development Block Grant funding administered by the Texas Department of Agriculture. (Purchasing Specialist)

6. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.

A. **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. (City Planner)

B. Consider the approval of a resolution of support from the City of Nacogdoches to the Texas Department of Transportation for the closure of multiple crossovers on NW and SW Stallings Drive (Loop 224). (Chief of Police)

C. Consider award of bid to Drewery Construction, Inc. in the amount of $239,980.00 for the construction of the Frances Shofner Memorial Loop along the Lanana Creek Trail and trailhead for the Texas Parks and Wildlife Department (TPWD) Trails Grant. (Community Services Director)

D. Consider budget amendment for $86,586.10 for the construction of the Frances Shofner Memorial Loop along the Lanana Creek Trail. (Community Services Director)

E. Consider budget amendment for $50,000.00 for the Texas Parks and Wildlife Department (TPWD) Trails Grant project. (Community Services Director)

F. Have a discussion and seek direction regarding the possibility of adding City Holidays. (Director of Human Resources)

G. Receive an update on the NacTogether Master Planning project and timeline. (Director of Planning & Neighborhood Services and Community Services Assistant Director)

H. Receive an update on emergency planning and disaster communications. (Police and Fire)

I. Hold a discussion regarding the City purchasing from local vendors. (Council Member Kathleen Belanger)

7. EXECUTIVE SESSION: Executive Sessions are for City Council to receive information and deliberate on matters specified in Subchapter D of the Texas Open Meetings Act. Council may reconvene in open session to vote on the matter.

A. Deliberation regarding Economic Development negotiations under Government Code Section 551.087 as follows:

1. Discuss or deliberate regarding commercial or financial information the City has received from business projects the City body seeks to have locate in the City of Nacogdoches and with which the City is conducting economic development negotiations; and
2. Deliberate offer of financial or other incentive to business prospects described by Subdivision 1 above.

B. Deliberation regarding real property under Government Code Section 551.072 - A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

8. Open for action, if any, on Executive Session item(s).

9. ADJOURN.

Jan Vinson, City Secretary

This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at 936/559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on December 2, 2022 at 4:30 p.m. and remained posted until meeting convened.

_____

Jan Vinson, City Secretary

PRESENTER: Jan Vinson, City Secretary

ITEM/SUBJECT: Consider approval of minutes for November 10, 2022 special meeting and November 15, 2022 regular meeting. (City Secretary)

SUMMARY/BACKGROUND:

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Jan Vinson, City Secretary
vinsonj@nactx.us
936-559-2506

ATTACHMENTS:
1. 11.10.22 Minutes
2. 11.15.22 Minutes

Nacogdoches
the oldest town in Texas

Special Session
Nacogdoches City Council
November 10, 2022 – 5:30 p.m.
City Council Room – City Hall
202 East Pilar Street

DRAFT

City Council present in person: Mayor Jimmy Mize, Council Members Roy Boldon, Amelia Fischer, Kathleen Belanger and Chad Huckaby.

1. Called to order at 5:31 p.m.

2. Pledge of Allegiance.

3. No one spoke during Open Forum.

4. **REGULAR AGENDA**:

A. Consider award of bid to MN Court Services, LLC in the amount of $67,500.00 for the repair and conversion of four tennis courts into twelve pickleball courts at Maroney Park.

Brian Bray, Community Service Director stated that the tennis courts can be resurfaced rather than demolished and rebuilt at a much lower cost. Bids were solicited on October 5, 2022 where cost was a primary factor and two bids were received and MN Court Services was the lowest bidder.

Council Member Kathleen Belanger moved approval; motion duly seconded by Council Member Roy Boldon and carried by unanimous vote.

B. Consider a donation of $67,500.00 from an anonymous donor and budget amendment for the rehabilitation of the tennis courts at Maroney Park for use as pickleball courts.

Brian Bray, Community Service Director stated that this item is to approve the donation for the repair and conversion of the four tennis courts into twelve pickleball courts at Maroney Park.

Robert McCandless with USA Pickleball thanked Parks and Recreation staff for working with the local pickleball community.

Council Member Chad Huckaby moved approval; motion duly seconded by Council Member Roy Boldon and carried by unanimous vote.

5. **WORK SESSION:**

A. Hold a discussion and give direction regarding the Capital Improvement Plan for the City of Nacogdoches which could include the future appointment of a citizens' committee, debt financing, and addressing the immediate unfunded capital needs identified by city departments.

Mario Canizares, City Manager reviewed Capital Improvement Plan discussions held at a City Council meeting on October 27, 2022. No action was taken at the October 27th meeting but several questions were posed to City Council. Mr. Canizares reviewed those questions, financial metrics (current debt loads), timeline comparisons for bond program, creating a Capital Needs Advisory Committee, and engaging consultants.

City Council discussed water/sewer rate increases to fund Tier One projects, committee appointment and application process and role of the committee.

City Council directed staff to initiate a capital projects review process that could include a GO bond or other debt issuance. City Council agreed that the effort should be broader making the target date November 2023.

City Council also directed staff to move forward with creating a Capital Needs Advisory Committee. City Council will ask between three and seven people to apply for the committee who live in the city limits. Applications must be turned in no later than 5 p.m. on December 2, 2022. City Council will follow the same interview process as City Boards and Commissions.

City Council also instructed staff to begin the process of engaging and procuring consultants.

Minutes unofficial until approved by City Council

Fire Chief Keith Kiplinger reviewed funded and unfunded fire station capital projects. City Council directed staff to move forward with the design process on both funded and unfunded fire station capital projects.

Brian Bray, Community Services Director, discussed unfunded park restrooms to be demolished at Banita Creek Park, Mill Pond Park, Ritchie Street Park and Robert McCrimmon Park. He also discussed rehabilitation of the restrooms at Lake Nacogdoches West Park. The estimated cost of demolition will be $20,000.00 and rehabilitation will be $50,000.00.

Public Works Director Steve Bartlett discussed immediate needs that are shovel ready for storm drainage, water system and wastewater system none of which are funded at this time. He also discussed a revised proposal for use of ARPA funds.

Council Member Belanger stated that citizens in the Kenbrook area are in danger of losing their homes and she requested this area to be included in the package.

City Council convened in Executive Session at 6:57 p.m.

6. **EXECUTIVE SESSION:**

   A. Consultation with City Attorney – Pursuant to Texas Government Code Section 554.071, deliberation regarding attorneys advice concerning pending or contemplated litigation or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

7. City Council reconvened in Regular Session at 7:23 p.m. taking no action.

8. Adjourned 7:23 p.m.

_____
Mayor Jimmy Mize
City Council
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

Nacogdoches
the oldest town in Texas

Regular Session
Nacogdoches City Council
November 15, 2022 – 5:30 p.m.
City Council Room – City Hall
202 East Pilar Street

DRAFT

City Council present in person: Mayor Jimmy Mize, Council Members Roy Boldon, Amelia Fischer, Kathleen Belanger and Chad Huckaby.

1. Called to order at 5:30 p.m.

2. Pledge of Allegiance.

3. No one spoke during Open Forum.

4. No items removed from the Consent Agenda.

5. **CONSENT AGENDA**: **Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.**

   A. Minutes for October 27, 2022 special meeting and November 1, 2022 regular meeting.

   B. Consider approval of Historic Restoration Grant (HRG) budget for FY2023.

   C. Presentation of Investment Report for quarter ended September 30, 2022.

   D. Consider re-appointing Jimmy Mize to the Pineywoods Groundwater Conservation District.

   E. Consider approval of a Memorandum of Understanding between the City of Nacogdoches and the American Red Cross for office space located at City Hall.

   F. Consider award of bid to Ludco in the amount of $65,000 for the installation of parking lot lighting at the Pilgrim's Sportsplex.

   G. Consider approval to purchase five (5) Police vehicles.

Council Member Chad Huckaby moved approval; motion duly seconded by Council Member Amelia Fischer and carried by unanimous vote.

6. **REGULAR AGENDA:**

   A. Consider approval of a contingent fee contract and ordinance with Perdue Brandon Fielder Collins and Mott, LLP pursuant to Article 103.0031 of the Code of Criminal Procedure, said contract being for the collection of delinquent government receivables owed to City of Nacogdoches and notice of said contract is posted with the agenda in accordance with Section 2254 of the Government Code.

Municipal Court Judge Heather Watts stated that this contract is for collection of fines and fees owed to the Municipal Court.

Council Member Roy Boldon moved approval; motion duly seconded by Council Member Chad Huckaby and carried by unanimous vote.

   B. Hold a discussion and receive direction regarding the City's communication efforts, which include an update on the activities of the City Council appointed Communications Committee.

Jessica Sowell, Community Services Assistant Director, reviewed Communication Taskforce objectives, accomplishments, next steps and forms of communication that the City currently uses. Mrs. Sowell discussed water bill inserts, advertising in newspapers and other ways to get the information about NacWise into the community.

Minutes unofficial until approved by City Council

I.T. Manager Michael Donnell demonstrated how to sign up for NacWise alert system online and by phone. Mr. Donnell also discussed the importance of getting information out to the public and encouraging citizens to sign up.

Council Member Fischer suggested that staff work closely with Nacogdoches ISD regarding other language options to be added in the future.

City Council also discussed testing the NacWise system, how many citizens are signed up for NacWise, how often the system is used, point of contact, and community engagement.

Fire Chief Kiplinger discussed the City's emergency communication system (NacWise) and how it works with FEMA's IPAW (Integrated Public Alert Warning) system which captures everyone who is on the City's cell towers and every land line should be included.

Council Member Belanger stated that five years ago the City had a great communication system and Public Information Officer. She asked for a very specific report in writing identifying what will be on NacWise, how the information gets to the point of contact, how information gets placed on NacWise and what we are going to do with the information.

City Manager Canizares stated he would like to have a collective workshop where City Council will discuss expectations of staff regarding communications. Mr. Canizares stated that the Friday Update is a way to get non emergent information out to the public.

Council Member Belanger also recommended sending out a letter to all addresses asking them to sign up for NacWise and that staff make communication a very high priority.

C. Hold a discussion and provide feedback regarding a policy and procedures for City staff to respond to low income housing tax credit requests.

Larissa Philpot-Brown, Economic Development Director, stated that this is the time of year to start receiving low income housing tax credit requests for support. Mrs. Philpot-Brown stated that this item is to discuss finalizing the policy which was initiated in 2021. She reviewed the policy statement, evaluation criteria, duration of support, administration of the application and the timeline.

Council Member Belanger discussed checking with other cities to see what they do, questions about the timeline and stated she would like some time to share this policy with people in her ward. Council Member Belanger stated she would like for the applicants to meet with City Council right away, for there to be more than one neighborhood meeting, add a paragraph in the policy stating that the City has a right to deviate from these policies and increase community engagement.

Council Member Fischer stated she would like constituent feedback but would also like to see something in place in case we do receive applications.

Mayor Mize agreed that he'd like to be contacted by the applicant as soon as they had an idea they would be applying.

D. Consider award of bid to TCMC in the amount of $990,000.00 for the construction of four park restrooms located at Pecan Park, Maroney Park, Festival Park and Pilgrim's Sportsplex.

Brian Bray, Community Services Director, stated this item is to award a contract to build restrooms at four City parks. Mr. Bray reported that staff went out to bid in the summer of 2021 for these restroom and staff recommended to City Council to cancel the bids due to the increased cost in hopes that the cost for materials would decrease. Staff advertised for bid again in September 2022 and received three bids. TCMC in Tyler, Texas was the lowest bidder at $990,000.00

Council Member Chad Huckaby moved approval; motion duly seconded by Council Member Amelia Fischer and carried by unanimous vote.

E. Consider the adoption of a budget amendment in the amount of $284,625.00 for the construction of four park restrooms by TCMC.

Community Services Director Brian Bray stated these were funded between 2018 and 2020 and are not the same ones that were presented to be in the Certificate of Obligation. This budget amendment is for the difference between the budgeted amount and the actual cost.

Council Member Kathleen Belanger moved approval; motion duly seconded by Council Member Amelia Fischer and carried by unanimous vote.

F. Consider approval of an ordinance amending Chapter 34, Article V "Noise and Vibrations" of the City of Nacogdoches, Texas Code of Ordinances to update and streamline the regulation of noise, and provide for prosecution of violations of the standards set out in the Code.

Assistant Chief of Police Dan Taravella discussed the ordinance amendment including reordering provisions to make the ordinance easier to read, enhanced noise protection during the hours of 9 p.m. and 6 a.m. and added some provisions to assist with the ability to prosecute.

Philip Blackburn, who lives on Logansport Street, spoke regarding times that the noise ordinance would be enforced. Mr. Blackburn said adding times in the ordinance was confusing.

City Council discussed engine braking, vehicle exhaust noise, car stereos and construction noise. Other discussions included disseminating the amended ordinance, how to report violations and enforcement.

Council Member Fischer said she has read several articles on noise ordinances which talked about these laws being a danger to civil liberties such as regulating certain types of music. She is concerned that this could provide opportunities for racial profiling.

Council Member Kathleen Belanger moved approval; motion duly seconded by Council Member Chad Huckaby and carried by unanimous vote.

7. Adjourned 7:55 p.m.

_____
Mayor Jimmy Mize
City Council
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

PRESENTER: Case Opperman, Public Works Asst Director

ITEM/SUBJECT: Consider approval of multiple Indefinite Deliverables Indefinite Quantities contracts by and between the City of Nacogdoches and Saicam Electric and White Electric for Water Utilities Electrician Services in a not-to-exceed total budgeted amount of $150,000 (Assistant Director of Public Works).

SUMMARY/BACKGROUND: In the past, the City has employed an in-house electrician within the Water Utilities Department to perform such work as wiring, breaker and motor installation, generator configuration and lighting installation. This position has been vacant for several years and the City has been unable to fill this position since. The City has had to outsource this electrical work to contractors with annual indefinite deliverables indefinite quantities (IDIQ) contracts to avoid any issues with procurement requirements.

On November 10, 2022, the City received bids for an IDIQ contract for Water Utilities Electrician Services. Bidders were given an example work order scenario to bid on and were to provide hourly rate schedules to accompany their bid. These rates will be held for a one-year duration. There is an optional renewal of this contract for up to two (2) additional one (1) year extensions .

Two (2) contractors submitted bids on the example work order scenario as follows:

Saicam Electric $ 4,356.81
White Electric Co. $ 6,130.00

The City has the ability to award multiple contracts of this type when it is deemed necessary. Due to the on-call nature of the services, it is recommended that two (2) Water Utilities Electrician Services IDIQ contracts be awarded to Saicam Electric and White Electric Co. to allow for either company to be contacted in the event of an urgent service need. These contracts are estimated at $75,000.00 per year each.

FINANCIAL:
Item is budgeted:

Account No.: 30.36 620.35
Account Name: *Water Facility Maintenance*
Amount: $ 130,000

Account No.: 30.39 620.35
Account Name: *Wastewater Facility Maintenance*
Amount: $ 100,000

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure

CITY CONTACT: Case Opperman, PE - Assistant Director of Public Works
oppermanc@nactx.us
936-559-2515

ATTACHMENTS: 1. Bid Tab

City of Nacogdoches Water Utilities Electrician Services IDIQ

				Saicam Electric		White Electric	
Item	Quan	Unit	Description	Unit Price*	TOTAL	Unit Price*	TOTAL
1.	1	LS	Replacement of one (1) Westinghouse 150-Amp, 3-Phase, 480-Volt Breaker	$1,223.53	$1,223.53	$1,700.00	$1,700.00
2.	1	LS	Replacement of one (1) Westinghouse Size 4 Electric Motor Starter, 3-Phase, 480-Volt	$2,823.53	$2,823.53	$4,150.00	$4,150.00
3.	1	LS	Replacement of 15-feet of #3 THHN Wire	$309.75	$309.75	$140.00	$140.00
4.	1	LS	Verify Rotation and Amp Load	$0.00	$0.00	$140.00	$140.00
			TOTALS		**$4,356.81 ****		**$6,130.00**

* Unit Prices Control

** Corrected from $5,506.81

PRESENTER: Case Opperman, Public Works Asst Director

ITEM/SUBJECT: Consider approval of multiple Indefinite Deliverables Indefinite Quantities contracts by and between the City of Nacogdoches and Prime Controls and AIC Automation for Water Utilities Instrumentation Services in a not-to-exceed total budgeted amount of $80,000 (Assistant Director of Public Works).

SUMMARY/BACKGROUND: In the past, the City has employed an in-house electrician within the Water Utilities Department to perform such instrumentation work as troubleshooting control panels and SCADA control, as well as regular electrical work. This position has been vacant for several years and the City has been unable to fill this position since. The City has had to outsource instrumentation work to contractors for several years and desires to implement annual indefinite deliverables indefinite quantities (IDIQ) contracts to avoid any issues with procurement requirements, as well as to ensure quick response times.

On November 17, 2022, the City received proposals for an IDIQ contract for Water Utilities Instrumentation Services. Three City staff members reviewed and independently scored each proposal using a standardized grading form. Proposals were scored on several criteria including work history and cost for an example work order scenario. The contractors also provided hourly rate schedules as part of their proposal. These rates will be held for a one-year duration. There is an optional renewal of this contract for up to two (2) additional one (1) year extensions .

Two (2) contractors submitted proposals for this contract with cumulative scoring out of 300 possible points as follows:

Prime Controls 275
AIC Automation 256

The City has the ability to award multiple contracts of this type when it is deemed necessary. Due to the on-call nature of the services, it is recommended that two (2) Water Utilities Instrumentation Services IDIQ contracts be awarded to Prime Controls and AIC Automation to allow for either company to be contacted in the event of an urgent service need. These contracts are estimated at $40,000.00 per year each.

FINANCIAL:

Item is budgeted:
Account No.: 30.36 620.35
Account Name: *Water Facility Maintenance*
Amount: $ 130,000

Item is budgeted:
Account No.: 30.39 620.35
Account Name: *Wastewater Facility Maintenance*
Amount: $ 100,000

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure

CITY CONTACT: Case Opperman, PE - Assistant Director of Public Works
oppermanc@nactx.us
936-559-2515

ATTACHMENTS: 1. Proposal Scoring

City of Nacogdoches 2022 Water Utilities Instrumentation Services

		AIC Automation	Prime Controls
30	**Firm Background** Brief Introduction, including years in business Summary of staffing Staffing of Associate Firms or Subconsultants	23	30
45	**Project Experience and Qualifications** Projects experience similar in nature to this project Experience in the last 36 months; professional designations, certifications, licences References, preferably from governmental agencies	36	45
75	**Experience with the City of Nacogdoches** Prior experience with the City including familiarity with City's facilities	75	55
150	**Cost Proposal** Hourly rate proposal Cost for Sample Work Order Scenario	122	145
300	**TOTAL POINTS**	256	275

PRESENTER: Bill Kennedy, Police Lieutenant

ITEM/SUBJECT: Consider approval of the current Law Enforcement Support Office (LESO) addendum to the previously authorized State Plan of Operation. (Police Lt. Bill Kennedy)

SUMMARY/BACKGROUND: The Law Enforcement Support Office (LESO) is the federal entity delegated to perform program management and disposition services for surplus Department of Defense property.This program, commonly known as the 1033 Program, was originally authorized by the National Defense Authorization Act for Fiscal Years 1990 and 1991. The City of Nacogdoches, through the Nacogdoches Police Department (NPD), has participated in the program continuously since 2011.This request specifically asks the City Council to authorize continuing participation in the program by agreeing to the most recent addendum.

The purpose of the addendum is to modify the existing State Plan of Operation to comply with Presidential Executive Order (EO) 14074 (Section 12). That order modifies the definition of "controlled property". The modification returns that definition to what was previously established in 2017 by EO 13688. President Obama provided the first order, which was rescinded by President Trump, and now reactivated by President Biden. This modification returns that definition to something NPD operated under previously. It also defines certain items as either prohibited or authorized for limited purposes.

Additionally, this addendum generates a requirement that the Nacogdoches Police Department will provide to City Council, our Civilian Governing Body (CGB), and the public a written or electronic notice of our intent to request controlled property. The LESO recommends that participating agencies identify controlled property that they may request and make such notifications annually. The Nacogdoches Police Department intends to follow that recommendation.

Finally, the addendum requires that the Chief Law Enforcement Officer (CLEO) and CGB attest to certain statements requiring specific recordkeeping, policies and training conditional to program participation. The Nacogdoches Police Department is in compliance with those attestations and certifications.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Scott Weems, Chief of Police
weemss@nactx.us

936-559-2619

ATTACHMENTS: 1. Certification of Notification to Acquire Controlled Property
2. Addendum to LESO Program State Plan of Operation

Certification of Notification for Law Enforcement Agency to Potentially Acquire Controlled Property

To: Texas LESO Program Manager
Texas Department of Public Safety
5805 N. Lamar Blvd MSC 0218
Austin, Texas 78752

I do, hereby certify that the _____
has notified the public and the Civilian Governing Body (CGB) that it may potentially request and acquire any controlled property deemed necessary contained on the comprehensive list outlined below, from the Law Enforcement Support Office (LESO) Program within the following fiscal year.

Hereafter, the law enforcement agency named above, will notify the public and the Civilian Governing Body (CGB) no later than July 1 of each consecutive year, by providing an updated comprehensive list of controlled property that it may potentially request and acquire in the following fiscal year.

Weapons (pistols, shotguns, long rifles), Weapon modification kits, Weapon parts, Training Weapons. Aircraft (Fixed & Rotary), Aircraft parts, Armored Vehicles (MRAPs, Peacekeepers, Armored HMMWVs & NTAVs), Vehicle parts, Weapon-mounted optics & lasers, Handheld Optics & lasers, Night Vision Devices (including thermal equipment), Optical & sighting equipment (range finders, boresights etc), Tactical cargo vehicles (HMMWV, Cargo trucks), Watercraft, Unmanned Ground Vehicles (all robots), Wheel assemblies, Tools (hand, pneumatic & power), Purpose-built Handheld Breaching Equipment, Decontamination Equipment, Computers & peripherals, Camouflage & deception equipment, Radio & Telephone Equipment, Generators, Lighting & observation towers, Riot gear (helmets, face shields, fixed batons over 2 ft., wearable gear & shields), Capability Sets, and Camera Sets.

Signed and certified, this _____day of _____ 2022.

Chief Law Enforcement Official (CLEO)

_____

(Print Name & Official Title)

_____

(Signature)

DEFENSE LOGISTICS AGENCY
DISPOSITION SERVICES
74 WASHINGTON AVENUE NORTH
BATTLE CREEK, MICHIGAN 49037-3092

GPL August 15, 2022

MEMORANDUM FOR LAW ENFORCEMENT SUPPORT OFFICE (LESO) PROGRAM PARTICIPATING LAW ENFORCEMENT AGENCY (LEA)

SUBJECT: Addendum to LESO Program State Plan of Operation (SPO)

This addendum amends the existing State Plan of Operation (dated February 2021) between the State and Law Enforcement Agency (LEA) and is herein referred to as the SPO Addendum. The SPO Addendum implements requirements found within Presidential Executive Order (EO) 14074 (Section 12), signed on May 25, 2022. In accordance with current SPO-Paragraph 17, notice is being provided of a unilateral change to the SPO. Unless an LEA takes immediate action to terminate the current SPO, the modifications or amendments will become binding.

1) ROLES AND RESPONSIBILITIES The State Shall:

a) Ensure each LESO Program participating Law Enforcement Agency (LEA) has signed the LESO-approved SPO Addendum no later than January 1, 2023. The SPO Addendum will be signed by the Chief Law Enforcement Official (CLEO) (or assigned designee), the Civilian Governing Body (CGB), and the current State Coordinator (SC) (or authorized State Point of Contact [SPOC]).

b) Provide LESO with a comprehensive list of LEAs who do not sign the SPO Addendum by January 1, 2023. LESO will restrict the LEA to ensure LEA may not request or receive "controlled" property as defined within this addendum.

2) MODIFICATION TO DEFINITION OF "CONTROLLED" PROPERTY This SPO Addendum adds the below items to the "controlled" property definitions currently found in the 2021 SPO. These items are added pursuant to EO 14074 which reestablishes EO 13688. In 2017, the Law Enforcement Equipment Working Group (established by EO 13688), further added, deleted and refined the definitions of "controlled" items in their annual equipment list review. Provisions within the 2021 MOA applicable to "controlled" property apply to the items listed below (regardless of DEMIL and/or DEMIL Integrity Code). Title and ownership of the "controlled" property listed below remains with the DoD in perpetuity and will not be relinquished to the LEA (regardless of DEMIL and/or Integrity Code). The LESO retains final authority to determine what items qualify as "controlled" property. The below items listed in Section 1.2 of Law Enforcement Equipment Working Group (LEEWG) Recommendations (as modified in 2017), will be managed and issued as controlled property unless other restrictions or conditions are noted:

a) *Manned Aircraft, Fixed Wing:* Powered aircraft with a crew aboard, such as airplanes, that use a fixed wing for lift. (Note: These items were previously listed as controlled in LESO Program. Any aircraft without commercial application are prohibited).

b) *Manned Aircraft Rotary Wing:* Powered aircraft with a crew aboard, such as helicopters, that use a rotary wing for lift. (Note: These items were previously listed as controlled in LESO Program. Any aircraft without commercial application are prohibited).

c) *Unmanned Aerial Vehicles*: A remotely piloted powered aircraft without a crew onboard. (Note: These items are not currently issued in the LESO Program).

d) *Armored Vehicles, Wheeled*: Any wheeled vehicle either purpose-built or modified to provide ballistic protection to its occupants, such as a Mine-Resistant Ambush Protected (MRAP) vehicle or an Armored Personnel Carrier (APC). These vehicles are sometimes used by law enforcement personnel involved in dangerous operating conditions, including active shooter or similar high-threat situations. These vehicles often have weapon-firing ports. (Note: These vehicles were previously considered controlled due to DEMIL code and are now prohibited unless certification requirements in Section 3 are met).

e) *Tactical Vehicles, Wheeled*: A vehicle purpose-built to operate on- and off- road in support of military operations, such as a High Mobility Multi-purpose Wheeled Vehicle (HMMWV), 2.5-ton truck, 5-ton truck, or a vehicle with a breaching or entry apparatus attached. These vehicles are sometimes used by law enforcement in rough terrain or inclement weather for search and rescue operations, as well as other law enforcement functions. This excludes commercially available vehicles not tactical in nature, such as pick-up trucks or SUVs. (Note 1: This is LEEWG modified definition from 2017. Note 2: All tactical vehicles will now be considered controlled, and title will not pass. Note 3: Armored vehicles in this category will be considered prohibited unless certification requirements in Section 3 are met).

f) *Command and Control Vehicles:* Any wheeled vehicle either purpose-built or modified to facilitate the operational control and direction of public safety units responding to an incident. Command and control vehicles provide a variety of capabilities to incident Commander, including, but not limited to, the provision for enhanced communications and other situational awareness capabilities. Command and Control Vehicles are similar to a recreational vehicle and can accommodate multiple people at multiple workstations in the command center. This category does not include SUVs and is not intended for other types of vehicles that could serve as a command-and-control center. (Note 1: This is the LEEWG modified definition from 2017. Note 2: Armored vehicles in this category will be considered prohibited unless certification requirements in Section 3 are met).

g) *Specialized Firearms and Ammunition Under .50-Caliber (excludes firearms and ammunition designed for regularly assigned duties) and less lethal launchers*: Weapons and corresponding ammunition for specialized operations or assignment. This includes launchers specifically designed and built to launch less lethal projectiles. This excludes weapons such as service issued handguns, rifles or shotguns that are issued or approved by the agency to be used by all sworn officers/deputies during the course of regularly assigned duties. (Note 1: This is the LEEWG modified definition from 2017. Note 2: The LESO Program only issues weapons under .50 caliber that are designed for regularly assigned duties).

h) *Explosives and Pyrotechnics*: Includes "flash bangs" as well as explosive breaching tools often used by special operations units. (Note: These items were previously prohibited in the LESO Program and are now specifically prohibited in EO 14074).

i) *Breaching Apparatus*: Tools designed to provide rapid entry into a building or through a secured doorway. These tools may be mechanical in nature (a battering ram connected to a vehicle or a propellant), ballistic (slugs), or explosive. This category does not include dual purpose tools such as a sledgehammer or bolt cutter. (Note: This is the LEEWG modified definition from 2017).

j) *Riot/Crowd Control Batons:* Non-expandable of greater length (more than 24 inches) than service-issued types and are intended to protect its wielder during crowd control situations by providing distance from assailants. This category includes all batons with advanced features such as tear gas discharge, electronic or "stun" capabilities. (Note: This is the LEEWG modified definition from 2017).

k) *Riot Helmets:* Helmets designed to protect the wearer's face and head from injury during melees from projectiles including rocks, bricks, liquids, etc. Riot helmets include a visor which protects the face. (Note 1: The LEEWG removed these items from the controlled list in 2017. Note 2: LESO does not issue Kevlar helmets based on DoD policy).

l) *Riot/Crowd Control Shields:* Shields intended to protect wielders from their head to their knees in crowd control situations. Most are designed for the protection of the user from projectiles including rocks, bricks, and liquids. Some afford limited ballistic protection as well. (Note: This is the LEEWG modified definition from 2017).

3) PROHIBITED ITEMS THAT MAY BE ISSUED FOR LIMITED PURPOSES EO 14074 lists the below items as "prohibited" for issue under the LESO Program; however identifies specific authorized uses for these "prohibited" items if requested, utilized and annually certified as being used only in authorized manners. When utilized in an authorized manner (as indicated in the below example descriptions), the items are categorized as "controlled" property.

a) *Long Range Acoustic Devices (LRAD) that do not have commercial application*- Participating LEAs in the State of Texas, are not authorized to acquire LRAD devices. All requests for these devices, will be denied.

b) *Vehicles that do not have commercial application*- This includes all tracked and armored vehicles, such as a Mine-Resistant Ambush Protected (MRAP), Armored Personnel Carrier (APC), or Armored HMMWV. (Note: This category excludes vehicles with commercial application, such as pick-up trucks, non-armored HMMWVs, 2.5-ton trucks, 5-ton trucks, or SUVs. The LESO Program identifies/defines vehicles with "commercial application" as items with a DEMIL Code of "A" or DEMIL "Q" (with an Integrity Code of 6) that may be sold to the general public under DoD sales programs).

i) *Authorized uses*- EO 14074 allows limited transfer of vehicles that do not have commercial application if the LEA certifies that the vehicle will be used exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief. Any other use of these vehicles is not authorized.

ii) *Annual Certification Requirements*- During the LESO Program annual inventory, LEAs with these vehicles must certify that the vehicle(s) is utilized exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief. An LEAs signature on the SPO Addendum agreeing to these new terms will serve as initial certification.

iii) LEAs that do not have a current SPO Addendum on file by January 1, 2023 or who fail to annually certify that the vehicle(s) use is exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief must return vehicle(s) to DLA Disposition Services.

4) ACQUIRING (OR RETAINING) CONTROLLED PROPERTY The State shall:

a) Review, verify and only submit to LESO for approval, requests for controlled property by LEAs who have current SPO and SPO Addendum on file with the state.

b) Ensure LEAs return controlled property to DLA Disposition Services if the Department of Justice (DOJ) determines or a Federal, State, Tribal, local, or territorial court enters a final judgment finding that the LEA has engaged in a pattern or practice of civil rights violations.

c) Ensure that prior to requesting/acquiring any controlled property, the LEAs:

i) Provide written or electronic notification to the local community of its intent to request controlled property. The notification must be translated into appropriate languages to inform individuals with limited English proficiency. The LESO Program would *recommend* that LEAs provide a notice of intent to request controlled property to the local community on or before January 1, 2023 and at the beginning of each fiscal year (October 1st) thereafter. This notification should include a comprehensive list of any controlled property that may be requested throughout the year. If this notice of intent does not include a specific controlled property item, such item may not be requested in the LESO Program until 30-days after an updated notice is published.

ii) Provide written or electronic notification to the city council or appropriate local Civilian Governing Body (CGB) of its intent to request controlled property and allow "reasonable opportunity to review" (normally 30-days). The LESO Program would *recommend* that LEAs provide a notice of intent to the CGB on or before January 1, 2023 and at the beginning of each fiscal year (October 1st) thereafter. This notification should include a comprehensive list of any controlled property that may be requested throughout the year. If this notice of intent does not include a specific controlled property item, such item may not be requested in the LESO Program until 30-days after an updated notice is published. Requests for controlled property must comport with all applicable approval requirements of the CGB.

(1) The above requirement includes elected Sheriff's who also shall notify their CGB or city or county government within their jurisdiction.

(2) In cases of disagreement between requesting LEAs and CGB, the Governor appointed LESO Program State Coordinator (SC) will obtain an advisory opinion from the States Attorney General's Office on whether CGBs are authorized by state law to deny the request.

iii) *Campus LEAs operating in Institutions of Higher Education (IHE)*- LEAs operating in IHEs otherwise referred to as "Campus Police" or "Campus LEAs" must also adhere to the requirements identified below:

(1) Obtain the IHE Board of Governors (or an equivalent body) *explicit approval* for the acquisition of controlled property. Such approval must be evidenced in the Campus LEAs request submitted to the LESO Program. Silence or inaction by the Campus LEAs Board of Governors does not constitute evidence of approval, and the "reasonable opportunity to review" (normally 30-days) standard does not apply to Campus LEA applications.

(2) Certify that their policies and training include specific provisions on using controlled property in a way that does not chill speech, is not disruptive to the educational environment, and does not foster a hostile climate among students.

(3) Campus LEAs who receive controlled vehicles are required to remove the militaristic appearance (i.e., painting the vehicle a different color).

5) REGIONAL SHARING AGREEMENTS LESO Program participants who are part of a regional sharing agreement must also adhere to the following requirements.

a) Participating LEAs in the State of Texas, are not authorized to share or loan any assigned LESO program property to any other LEA, regardless of if they are part of an internal regional sharing agreement with the participating LEA.

6) POLICIES/PROCEDURES LEAs must establish policies/procedures that are consistent with the standards listed below, in order to request or maintain controlled property. LEAs must:

a) Adopt and comply with general policing standards.

i) *Community Policing*- LEA policies/procedures should reflect the concept that trust and mutual respect between police and the communities they serve are critical to public safety. Community policing fosters relationships between law enforcement and the local community which promotes public confidence in LEAs therefore increasing LEA ability to investigate crimes and keep the peace.

ii) *Constitutional Policing*- LEA policies/procedures must emphasize that all police work should be carried out in a manner consistent with the requirements of the U.S. Constitution and federal law. Policies/procedures must include First, Fourth, and Fourteenth Amendment principles in law enforcement activity, as well as compliance with Federal and State civil rights laws. LEA certified law enforcement officers receive training on the rights embodied by such Constitutional Amendments and how these amendments inform policing policies/procedures.

iii) *Community Input and Impact*- LEA policies/procedures must identify mechanisms that LEAs will use to engage the communities they serve to inform them and seek their input about LEAs actions, role in, and relationships with the community. LEAs should make particular efforts to seek the input of communities where controlled property is likely to be used so as to mitigate the effect that such use may have on public confidence in the police. This could be achieved through the LEAs regular interactions with the public through community forums, town halls, or meetings with the Chief, or community outreach divisions.

b) Adopt and comply with controlled property standards.

i) *Appropriate Use of Controlled Property*- LEA policies/procedures must define appropriate use of controlled property; officers who are authorized to use controlled property must be trained on these policies/procedures. LEAs should examine scenarios in which controlled property will likely be deployed, the decision-making processes that will determine whether controlled property is used, and the potential that both use and misuse of controlled property could create fear and distrust in the community. Policies/procedures should consider whether measures can be taken to mitigate that effect (i.e., keep armored vehicles at a staging area until needed) and any alternatives to the use of such property and tactics to minimize negative effects on the community, while preserving officer safety.

ii) *Supervision of Use*- LEA policies/procedures must specify appropriate supervision of personnel operating or utilizing controlled property. Supervision must be tailored to the type of controlled property being used and the nature of the engagement or operation during which the property will be used. Policies/procedures must describe when a supervisor of appropriate authority is required to be present and actively overseeing the property being used.

iii) *Effectiveness Evaluation*- LEA policies/procedures must articulate that the LEA will regularly monitor and evaluate the effectiveness and value of controlled property to determine whether continued deployment and use is warranted on operational, tactical, and technical grounds. LEAs should routinely review after-action reports and analyze any data on, for example, how often controlled property is used or whether controlled property is used more frequently in certain law enforcement operations or in particular locations or neighborhoods.

iv) *Auditing and Accountability*- LEA must establish policies/procedures that are designed to prevent misuse, unauthorized use and/or loss of controlled property. LEA will hold personnel accountable to agree and comply with State, local, Tribal and Federal controlled property use policies/procedures.

v) *Transparency and Notice*- LEA policies/procedures must articulate that LEA will engage the community regarding controlled property, policies/procedures governing its use, and review of "significant incidents" (as defined in Section 8), with the understanding that there are reasonable limitations on disclosures of certain information and law enforcement sensitive operations and procedures.

c) Must adopt and comply with record-keeping requirements for controlled property.

i) Upon LESO request, LEAs must provide a copy of the general policing standards and specific controlled property standards that were adopted, to include any related policies/procedures.

ii) *Record-Keeping Requirement*- LEAs must retain comprehensive training records, either in the personnel file of the officer who was trained or by the LEAs training division or equivalent entity, for a period of at least three (3) years, and must provide a copy of these records, upon LESO request.

7) TRAINING LEAs that request or have acquired controlled property via the LESO Program must establish written policies/procedures for controlled property use, and all personnel who are authorized to use the controlled property will be trained on these policies/procedures. LEAs must:

a) Provide annual training on general policing standards to personnel who may use the controlled property.

b) Provide annual training on property standards to personnel who may use the controlled property.

c) Provide controlled property operational and technical training to personnel and ensure personnel are proficient prior to using controlled property.

d) Provide scenario-based training to personnel that combines constitutional and community policing principles with controlled property specific training. LEA personnel authorizing or directing the use of controlled property should have enhanced scenario-based training to examine, deliberate, and review the circumstances in which controlled property should or should not be used.

8) DOCUMENTATION REQUIRED FOR "SIGNIFICANT INCIDENTS" LEAs must collect and retain the information (described below) when any law enforcement activity involves a "Significant Incident" which requires (or results in) the use of controlled property on the LEAs inventory. A "Significant Incident" is defined as any law enforcement operation or action that involves: 1) a violent encounter among civilians or between civilians and the police, 2) a use-of-force that causes death or serious bodily injury, 3) a demonstration or other public exercise of First Amendment rights, or 4) an event that draws, or could be reasonably expected to draw, a large number of attendees or participants, such as those where advanced planning is needed. LEAs must:

a) Collect and retain documentation for controlled property used in a "Significant Incident" for a minimum of three (3) years after the incident has occurred. The LEA must provide documentation to LESO upon request.

i) Documentation should also be made available to the community the LEA serves in accordance with applicable policies/procedures with exemptions made concerning the disclosure of any sensitive information.

b) No new report or format is required for "Significant Incident" reports so long as information is easily accessible and organized. The required information may already exist in a police report, operations plan, officer daily log, incident report, after-action report or described in a use-of-force report. If required information (annotated below) is contained in a pre-existing reports, the LEA must simply ensure that the report includes information that controlled property was used. Required information is listed below:

i) Name and quantity of controlled property used, including relevant details such as make/model/serial number of controlled property used.

ii) Description of the LEA action/operation involving the controlled property.

iii) Identification of LEA personnel who used and directed the use of the controlled property.

iv) Identify or describe civilians who were the subject or target of LEA action/operation. For large crowds or multiple persons, the LEA must provide general description of the civilians (i.e., a crowd of approximately 250 people).

v) Result of the action/operation in which controlled property was used (i.e., arrests, citations, injuries or fatalities, use-of-force, victim extraction, or property damage).

9) ANNUAL CERTIFICATIONS By signing the SPO Addendum, the LEA agrees to the below certification statements. In addition, the LEA must annually certify compliance with the below certification statements during the Annual LESO Program Inventory. LEAs must:

a) Certify they have authorization from their CGB to participate in the LESO Program.

b) Certify they have provided their CGB and local community a comprehensive list of controlled property that may be requested through the LESO Program.

i) Notification may be made electronically or in writing and must be translated into appropriate languages to inform individuals with limited English proficiency. It is recommended this notification be done on an annual basis.

ii) If controlled property is not identified in the comprehensive list provided to the CGB and local community, an updated notification to CGB and local community must be made. The CGB and local community will be afforded 30-days to review what additional items are being requested.

c) Certify the request for controlled property comports/complies with all applicable approval requirements of the CGB.

d) Certify they have adopted and comply with controlled property standards (i.e., appropriate use, supervision of use, effectiveness evaluation, auditing/accountability of use, transparency/notice of use, and record-keeping requirements.

e) Certify they have provided annual training to personnel on the maintenance, sustainment, and appropriate use of controlled property, including respect for the rights of citizens under the Constitution of the United States and de-escalation of force.

f) Certify that LRAD devices are not authorized to be acquired by any participating LEAs in the State of Texas.

g) Certify that controlled property vehicle(s) are utilized exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief.

h) Certify that controlled property requiring a license (or other authorization), is only utilized by personnel who hold license (or other authorization) to operate such property.

i) Certify that controlled property will be returned to DLA Disposition Services when no longer needed.

j) Certify that they are abiding by the current LESO Program SPO and SPO Addendum, and maintain a signed copy of these documents on file.

k) Certify the Application for Participation on-file with LESO Program is current and accurately reflects the number of officers in the agency when fully staffed. (Note: If Application for Participation is not accurate, LEA must provide an updated Application for Participation to State Coordinators Office).

l) Certify they are compliant with LESO Program allocation limits. (Note: Property allocation limits are based on the number of officers at an LEA when fully staffed).

m) Certify that they agree to return the controlled property if the Department of Justice (DOJ) determines or a Federal, State, Tribal, local, or territorial court enters a final judgment finding that the LEA has engaged in a pattern or practice of civil rights violations.

n) *Campus LEAs (as described in Section 4)* must also certify that their policies and training include specific provisions on using controlled property in a way that does not chill speech, is not disruptive to the educational environment, and does not foster a hostile climate among students.

o) *Program participants who are part of a regional sharing agreement (as described in Section 5)*, must also certify that the State of Texas does not authorize participating LEAs to share or loan any LESO assigned property to any other LEA, regardless of if they are part of an internal regional sharing agreement with the participating LEA.

10) SAVINGS CLAUSE/INTERPRETATION Nothing in this SPO Addendum shall be construed to impair or otherwise affect the requirements under the existing SPO between the State and LEA (dated February 2021), unless expressly amended herein. To the extent there is a disagreement concerning the interpretation of this SPO Addendum or the extent this SPO Addendum affects requirements under the existing SPO, the disagreement shall be resolved at the exclusive discretion of the LESO Program.

11) AGREEMENTS OF PARTIES By signing this SPO Addendum, the State and LEA acknowledges and accepts these changes. The SPO Addendum must be signed by LEAs no later than January 1, 2023 to remain eligible for LESO Program participation. The changes contained in this SPO Addendum are acknowledged and accepted by the following:

Governor-appointed State Coordinator State of __Texas_____

Title (Print): __Chief, Crime Records Division, Texas Dept of Public Safety_____

Name (Print): __Michelle Farris_____

Signature (Sign): _____ Date (MM/DD/YYYY): _10/4/2022____

Law Enforcement Agency Name: _____

Chief Law Enforcement Official (CLEO) Title (Print): _____

Name (Print): _____

Signature (Sign): _____ Date (MM/DD/YYYY): _____

Civilian Governing Body (CGB) Title (Print): _____

Name (Print): _____

Signature (Sign): _____ Date (MM/DD/YYYY): _____

City Council Meeting

Date: December 6, 2022

Agenda Item: 5.E.

PRESENTER: Cary Walker, Public Works Manager

ITEM/SUBJECT: Consider approval for the purchase of two (2) front-load Crane Carrier garbage trucks in an amount not to exceed $879,370. (Public Works Manager)

SUMMARY/BACKGROUND: This item is for the purchase of two (2) Front Load Crane Carrier commercial garbage trucks equipped with a six-camera monitoring DVR system to provide increased driver safety and visibility. These trucks come with an extended 5yr Cummings engine warranty. These trucks are used for the daily collection of commercial customers who use dumpsters.

Each budget cycle the Sanitation Department generally replaces two trucks in their fleet. These new trucks will replace two older Peterbilt model trucks. Both of the current garbage trucks have continued to exhibit numerous equipment failures with elevated repair expenses.

These trucks will be bought through a purchasing co-op under the Texas Government Buy Board contract # 601-19 from Bond Equipment Company, which eliminates the need for a competitive bid process.

The 22-23 budget has $825,000 approved for this purchase. Significant inflation has occurred since we obtained early price quotes and the current price is now $879,370 . A budget amendment will be required.

FINANCIAL:

Item is budgeted:

Account No.: 31.40.680.20
Account Name: *Sanitation Collection Vehicle Capital*
Amount:$879,370

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Not Applicable

CITY CONTACT: Cary Walker, Public Works Manager
walkerc@nactx.us
936-559-2583

ATTACHMENTS:

PRESENTER: Cary Walker, Public Works Manager

ITEM/SUBJECT: Consider adoption of a budget amendment ordinance in the amount of $54,370 to purchase two (2) new front-load Crane Carrier garbage trucks (Public Works Manager)

SUMMARY/BACKGROUND: City Council approved $825,000 in the 22-23 budget, for the purchase of two (2) front-load garbage trucks. Price estimates quoted during the budget development process have now changed as a result of rapid inflation. Staff is requesting consideration of a budget amendment in the amount of $54,370 to complete the purchase of two Crane Carrier garbage trucks from Bond Equipment Company.

This amount is currently available from reserve monies in the Sanitation Fund.

FINANCIAL:

Item is not budgeted *(Budget Amendment required – see attached)*

Account No.: 31.40.680.20
Account Name: *Sanitation Collection*
Amount: $54,370

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Not Applicable

CITY CONTACT: Cary Walker, Public Works Manager
walkerc@nactx.us
936-559-2583

ATTACHMENTS: 1. Budget Amendment Ordinance

ORDINANCE AMENDING ORDINANCE NO. 1929-09-22 APPROPRIATING VARIOUS AMOUNTS IN ACCORDANCE WITH BUDGET ADOPTED FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the City Council of the City of Nacogdoches, Texas has approved and adopted the budget for said city for the ensuing fiscal year beginning October 1, 2022 and ending September 30, 2023, and

WHEREAS, the Sanitation Department operates two (2) front-load garbage trucks identified as Unit 371 and Unit 379, which have experienced significant and repeated mechanical failures with elevated repair costs; and

WHEREAS, Unit 371 and Unit 379 are an integral and necessary component in the daily operation of our sanitation collection fleet which services commercial businesses across the City; and

WHEREAS, the monies that were budgeted for the replacement of Unit 371 and Unit 379 are insufficient requiring an additional $54,370 to complete the purchase of two new Crane Carrier front-load garbage trucks; and

WHEREAS, with the adoption of this ordinance, the Public Works Department is authorized to expend funds as needed.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Nacogdoches that sums of money as herein set forth in said budget are hereby appropriated and amended for the payment of capital outlays of the city government of the City of Nacogdoches as follows:

Fund	Dept	Acct.	Department	Description	Amt.
31	40	680.20	Sanitation Collection	Over-budget - two garbage trucks	$54,370

PASSED AND APPROVED this the 6th day of December, 2022.

_____
Jimmy Mize, Mayor
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

Approved as to form: _____
Steven Kirkland, City Attorney

Approved as to content: _____
Pam Curbow, Director of Finance

PRESENTER: Mario Canizares, City Manager

ITEM/SUBJECT: Consider approval of a contract renewal with HillCo Partners for consulting services to assist the City of Nacogdoches with the 88th Texas Legislative Session. (City Manager)

SUMMARY/BACKGROUND: The Nacogdoches City Council recently approved a resolution adopting a legislative agenda which will be the City's priorities when the Texas Legislature convenes. The 88th Texas Legislative Session will begin on January 10, 2023.

It is very challenging and time consuming for our local elected officials and city staff to travel and stay in Austin to attend public hearings, provide testimony, and visit with Legislators and their staff during the Legislative Session. And while the Texas Municipal League does excellent work at keeping cities updated on bills affecting local entities, they do not get involved in advocating for specific interests of a locality. Because of the specific legislative needs, the lack of expertise in the legislative process, and time constraints, cities have been using consulting firms that specialize in advocating for their interests.

In October 2020, the City conducted a Request for Qualifications (RFQ) as part of the City's procurement process to select a firm to assist the City with the 87th Texas Legislative Session and beyond. HillCo Partners was selected as the City's consultant. The terms of the RFQ and contract provided for a two-year contract from January 1, 2021 until December 31, 2022 with the option to renew two additional times. The 2nd renewal time period would begin on January 1, 2023 and conclude on December 31, 2024.

HillCo Partners is a legislative consulting firm based in Austin, Texas and Kelly Barnes has been the City's point of contact with the firm. Over the last few years, Kelly and his firm have assisted the City with legislative issues, connecting with state agencies and other state matters as well. For example, Mr. Barnes and HillCo assisted the City in the implementation of the CARES Act funding that was approved by Congress during the height of the COVID-19 pandemic. They have assisted staff with scheduling meetings with top officials at TXDOT, TABC, and the Texas Department of Agriculture.

HillCo's standard price when representing cities has been $5,000 per month for 24 months. The amount of the contract would not exceed $120,000 over a two-year period. The pricing for HillCo's services has remained the same for 2023-2024.

HillCo's scope of services received by the City of Nacogdoches includes:

- Assist in the coordination, development, and implementation of the City's legislative agenda and assist the City with development of strategies to effectively enact the legislative agenda.
- Ensure that the City's legislative agenda is generally aligned with the legislative agendas

of the Nacogdoches Economic Development Corporation, Nacogdoches County, Nacogdoches ISD, and Stephen F. Austin State University, and other city partners.

- Represent the City in dealings with elected and appointed officials, legislative staff, and interested stakeholders on matters of municipal governance with a particular emphasis on home rule authority, unfunded mandates, economic development, taxes and local revenue streams, zoning and regulatory authority, utilities, state-imposed fees, or other legislative priorities as identified by the City.
- Identify and analyze legislation filed for potential municipal impact, with particular emphasis on home rule authority, unfunded mandates, economic development, taxes and local revenue streams, zoning and regulatory authority, utilities, state-imposed fees, or other legislative priorities that have been identified by the City.
- Assess legislation, including filed bills, committee amendments, committee substitutes, conference committee reports, and floor amendments, for potential impact on Nacogdoches' adopted legislative agenda.
- Advise the City of upcoming meetings, hearings, briefings and other formal or informal sessions in a timely manner to allow the City an opportunity to participate in advocacy efforts.
- Periodic reporting as determined by City staff on interim committees, agencies, or proposals that would impact the City.
- Draft legislation, identify and recruit legislative sponsors, trade and not for profit organizational support, coordinate meetings with committee staff and committee chairs, Nacogdoches' legislative delegation, and key legislative leaders in support of City-introduced legislation
- Draft and provide items related to witness testimony including: a) speaking points for City officials or staff who testify before House and Senate committees, b) written testimony so that the City can state its position on the record even when no witness will provide oral testimony.
- Identify and create a strategy to secure funding opportunities for city initiatives including, but not limited to, mobility and road infrastructure, economic development, rural broadband, tourism, water, wastewater, and other utility projects.
- Create and coordinate strategies for the City to defeat legislation that could have a negative impact on the City's ability to carry out its governmental and proprietary functions.
- Identify opportunities and implement strategies to enhance the City's profile with targeted individuals and entities, including the arrangement of periodic visits and/or functions with key legislators and staff
- Draft and deliver letters, handouts, and other correspondence including letters of support or opposition to legislators, regulatory bodies, or other parties of the State of Texas.

FINANCIAL:

Item is budgeted:

Account No.: 01.75.630.91
Account Name: *General Fund Non- Dept. Lobbyist Fees*
Amount: $20,000.00

Account No.: 30.75.630.91
Account Name: *Utility Fund Non-Dept. Lobbyist Fees*
Amount: $20,000.00

Account No.: 31.75.630.91

Account Name: *Sanitation Fund Non-Dept. Lobbyist Fees*
Amount: $20,000.00

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure, I-69 Development, and Economic Development.

CITY CONTACT: Mario Canizares, City Manager
canizaresm@nactx.us
936-559-2501

ATTACHMENTS:
1. Legislative Priorities Resolution
2. Contract

CITY OF NACOGDOCHES, TEXAS
RESOLUTION NO. 1316-11-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NACOGDOCHES, TEXAS, ADOPTING THE CITY'S LEGISLATIVE AGENDA AND PROGRAM FOR THE 88TH STATE LEGISLATIVE SESSION.

WHEREAS, the Texas State Legislature meets as a legislative body every two years and will convene the 88th Legislative Session on January 10, 2023; and

WHEREAS, the regular State Legislative Session time period lasts for 140 days and will conclude on May 29, 2023; and

WHEREAS, the Legislative Session is the time period when legislation can be proposed by State Representatives and Senators that can affect municipalities and citizens of Texas; and

WHEREAS, leading up to the Legislative Session, Mayors and City Councils across the State of Texas are carefully reviewing matters of importance to ensure that proposed legislation is not detrimental to local governance, financial interests, and decision-making and does not diminish a City Council's abilities to effectively represent the citizens that duly elected them; and

WHEREAS, the City of Nacogdoches has determined that certain legislative priorities are important for the advancement of our City during the 88th Legislative Session.

NOW, THEREFORE, be it resolved by the City Council of the City of Nacogdoches, Texas that:

1. The City of Nacogdoches' Legislative Agenda and Program for the 88th State of Texas Legislative Session, attached hereto, is hereby adopted as the official legislative priorities of the City of Nacogdoches, Texas.

2. The City adopts statements of support and authorizes the City Manager, staff, and legislative consultants to actively support legislation related to specific positions adopted by the City Council.

3. The City adopts statements of opposition and authorizes the City Manager, staff, and legislative consultants to actively oppose any legislation that contradicts or undermines the specific positions adopted by the City Council.

4. This resolution is effective immediately upon its passage.

PASSED AND APPROVED, this the 1st day of November, 2022, by a vote of 5 (ayes) to ___ (nays) of the City Council of the City of Nacogdoches, Texas.

CITY OF NACOGDOCHES

By: _____
JIMMY MIZE, Mayor

ATTEST:

_____
Jan Vinson, City Secretary

APRROVED AS TO FORM:

_____
Steven Kirkland, City Attorney

CITY OF NACOGDOCHES
GENERAL SERVICE CONTRACT

This General Service Contract is by and between the City of Nacogdoches, a Texas Home-Rule Municipal Corporation (the "City"), and HillCo Partners (the "Contractor"), for the following work: Legislative Services as described in the Scope of Services attached as Exhibit "A".

ARTICLE I
PAYMENT AND TERM

1.1 Consideration. In consideration for the services performed in the Scope of Services and Contractor's completion of work in conformity with this Contract, the City shall pay the Contractor an amount not to exceed One hundred twenty thousand dollars and zero cents ($ 120, 000). In no event shall payment under this contract exceed appropriations made by City Council.

1.2 Payment Application. Within **seven (7)** calendar days of completion of the services the Contractor will submit its payment application to the City.

1.3 City's Payment and Approval. The City will pay the Contractor as shown in **Exhibit "B"** Payment Schedule, for the services performed no later than **thirty (30)** calendar days from the date of the City's receipt of the payment application and the City's approval of the services.

1.4 Term. The initial term of the Contract is for two (2) years with the option to renew for one (1) additional two (2) year term. Any renewal must be in writing and executed by the parties. If, for any reason, funds are not appropriated to continue the contract, the contract shall become null and void and shall terminate.

1.5 Executed Contract. The "Notice to Proceed" will not be given nor shall any work commence until this Contract is fully executed and all exhibits and other attachments are completely executed and attached to the Contract.

ARTICLE II
CHANGE ORDERS

2.1 Changes will not be made, nor will invoices for changes, alterations, modifications, deviations, or extra work or services be recognized or paid, except upon the prior written order from authorized personnel of the City. The Contractor will not execute change orders on behalf of the City or otherwise alter the financial scope of the services except in the event of a duly authorized change order approved by the City as provided in this Contract.

(a) City Manager Approval. When the original Contract amount plus all change orders is $50,000 or less, the City Manager or his designee may approve the written change order provided the change order does not increase the total amount set forth in the Contract

to more than $50,000. For such contracts, when a change order results in a total contract amount that exceeds $50,000, the City Council of the City must approve such change order prior to commencement of the services or work; and

(b) City Council Approval. When the original contract amount plus all change orders is equal to or greater than $50,000, the City Manager or his designee may approve the written change order provided the change order does not exceed $50,000 and provided the sum of all change orders does not exceed 25% of the original contract amount. For such contracts, when a change order exceeds $50,000 or when the sum of all change orders exceeds 25% of the original contract amount, the City Council of the City must approve such change order prior to commencement of the services or work.

(c) Increase in Scope. Any request by the Contractor for an increase in the Scope of Services and an increase in the amount listed in Article II of this Contract shall be made and approved by the City prior to the Contractor providing such services or the right to payment for such additional services shall be waived.

(d) Dispute. If there is a dispute between the Contractor and the City respecting any service provided or to be provided hereunder by the Contractor, including a dispute as to whether such service is additional to the Scope of Services included in this Contract, the Contractor agrees to continue providing on a timely basis all services to be provided by the Contractor hereunder, including any service as to which there is a dispute.

ARTICLE III
INDEPENDENT CONTRACTOR AND SUBCONTRACTORS

3.1 Independent Contractor. It is understood and agreed by the parties that the Contractor is an independent contractor retained for the services described in the Scope of Services. The City will not control the manner or the means of the Contractor's performance but shall be entitled to a work product as in the Scope of Services. The City will not be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies. This Contract does not create a joint venture.

3.2 Subcontractor. The term "subcontractor" shall mean and include only those hired by and having a direct contact with the Contractor for performance of work on the Project. The City shall have no responsibility to any subcontractor employed by a Contractor for performance of work on the Project, and all subcontractors shall look exclusively to the Contractor for any payments due. The Contractor shall be fully responsible to the City for the acts and omissions of its subcontractors. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the City.

ARTICLE IV
INSURANCE

4.1 The Contractor shall procure and maintain, at its sole cost and expense for the duration of this Contract, insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services performed by the Contractor, its officers, agents, volunteers, and employees.

4.2 The Contractor's insurance shall list the City of Nacogdoches, its officers, agents, volunteers, and employees as additional insureds. The Required Limits of Insurance are attached in **Exhibit "C"**. Certificates of insurance evidencing the required insurance policies are attached in **Exhibit "D"**.

ARTICLE V
INDEMNIFICATION AND RELEASE

5.1 Indemnification. The Contractor shall indemnify, hold harmless, and defend the City, its officers, agents, volunteers, employees, representatives, contractors, assignees and/or designees from and against any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorneys' fees, for injury to or death of any person or for damage to any property arising out of or in connection with the work done by the Contractor under this Contract. Such indemnity shall apply regardless of whether the claims, losses, damages, causes of action, suits, or liability arise in whole or in part from the negligence of the City, any other party indemnified hereunder, the Contractor, or any third party.

5.2 Release. The Contractor assumes full responsibility for the work to be performed hereunder and hereby releases, relinquishes, and discharges the City, its officers, agents, volunteers, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person and any loss of or damage to any property that is caused by, alleged to be caused by, arising out of, or in connection with the Contractor's work to be performed hereunder. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance and regardless of whether such injury, death, loss, or damage was caused in whole or in part by the negligence of the City, any other party released hereunder, the Contractor, or any third party.

5.3 Notice of Claims. If a claim, demand, suit, or other action is asserted against the Contractor which arises under or concerns the Agreement, or which could have a material adverse effect on the Contractor's ability to perform thereunder, the Contractor shall give written notice to the City within ten (10) calendar days after receipt of notice by the Contractor. Such notice to the City shall state the date of notification of any such claim, demand, suit, or other action; the names and address of the claimant(s); the basis thereof; and the name of each person against whom such claim is asserted.

ARTICLE VI
GENERAL TERMS

6.1 Performance. Contractor, its employees, associates, or subcontractors shall perform all the services described in the Scope of Services in a professional manner and be fully qualified and competent to perform those services. Contractor shall undertake the work and complete it in a timely manner.

6.2 Termination. The City may terminate the Project and this Contract, at any time, for convenience. In the event of such termination the City will notify the Contractor in writing and the Contractor shall cease work immediately. Contractor shall be compensated for the services performed. Should the City terminate this Contract for convenience, the City shall pay Contractor for the services performed and expenses incurred before the date of termination.

6.3 Venue, Claims and Audit. (a) This Contract has been made under and shall be governed by the laws of the State of Texas.

(b) The parties agree that performance and all matters related thereto shall be in Nacogdoches County, Texas.

(c) Venue of any dispute will be in Nacogdoches County, Texas.

(d) The City, or if State funds are used to pay any part of this contract, the State Auditor, may conduct an audit or investigation of any entity receiving funds directly under this contract or indirectly through a subcontract under the contract. Acceptance of funds under the contract or through a subcontract under the contract acts as acceptance of the authority of the City or the State Auditor to conduct an audit or investigation. Contractor agrees to cooperate and must provide the City or State Auditor with access to any information the City or State Auditor considers relevant to the investigation or audit.

6.4 Amendment. This Contract may only be amended by a written instrument approved and executed by the parties.

6.5 Taxes. The City is exempt from payment of state and local sales and use taxes on labor and materials incorporated into the project. If necessary, it is the Contractor's responsibility to obtain a sales tax permit, resale certificate, and exemption certificate that shall enable the Contractor to buy any materials to be incorporated into the project and then resell the aforementioned materials to the City without paying the tax on the materials at the time of purchase.

6.6 Compliance with Laws. The Contractor will comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the following:

(a) Contractor shall be responsible for obtaining all necessary permits, certificates and/or licenses to fulfill contractual obligations to the City.

(b) The Immigration Reform and Control Act (IRCA). The Contractor may not knowingly obtain the labor or services of an undocumented worker. The Contractor, not the City, must verify eligibility for employment as required by IRCA;

(c) In accordance with Section 2155.4441 of the Texas Government Code, Contractor agrees that during the performance of this contract it shall purchase products and materials produced in Texas when they are available at a price and time comparable to products and materials produced outside this state;

6.7 Contractor Affirmations: If this contract is funded in whole or in part by money from the State of Texas, State law requires the following certifications, representations and/or warranties. By signature hereon affixed, the Contractor hereby certifies that:

6.7.1 Contractor has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Contract.

6.7.2 Contractor represents and warrants that it has no actual or potential conflicts of interest in the goods and or services described in the scope of work to this contract.

6.7.1 Antitrust. Pursuant to 15 U.S.C. §1, *et seq*. and Tex. Bus. & Comm. Code §15.01, *et seq*. neither the contractor nor the firm, corporation, partnership, or institution represented by the contractor, or anyone acting for such a firm, corporation or institution has violated the antitrust laws of this state, federal antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business.

6.7.2 Child Support. Pursuant to §231.006(d), Texas Family Code, regarding child support, the Contractor certifies that the individual or business entity named in this Contract is not ineligible to receive the specified payment and acknowledges that the contract may be terminated and payment may be withheld if this certification is inaccurate.

6.7.3 Debarment. Contractor certifies that Contractor and its principals are eligible to participate in this transaction and have not been subjected to suspension, debarment, or similar ineligibility determined by any federal, state or local governmental entity and that Contractor is in compliance with the State of Texas statutes and rules relating to procurement. Entities ineligible for state procurement are listed on the State of Texas Debarred Vendor List maintained by the Texas Comptroller of Public Accounts and the System for Award Management (SAM) maintained by the General Services Administration. Entities ineligible for federal procurement are listed at http://www.sam.gov/content/exclusions .

6.7.4 Convictions. Under Sections 2155.006, 2155.0061 and 2261.053 of the Texas Government Code, Respondent certifies that it is not ineligible to receive the specified contract and may be terminated and payment withheld if this certification is inaccurate. These sections prohibit contracts that include proposed financial participation by an individual or business entity who has been convicted in the past five years of (a) violating a federal law or assessed a penalty in connection with a contract involving relief for Hurricane Rita, Hurricane Katrina, or

any other disaster, as defined by §418.004, Gov't Code, occurring after September 24, 2005; and (b) of any offense related to the direct support or promotion of human trafficking.

6.7.5 COVID Vaccinations. Respondent certifies that it does not require its customers to provide any documentation certifying the Customer's COVID-19 vaccination or post-transmission recovery on entry to, or to receive service from the Respondent's business.

6.7.6 Boycott. (a) To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Contractor verifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of this Contract.

(b) To the extent this Contract has a value of $100,000 or more and Respondent is an organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit that employs 10 or more full time employees, Respondent certifies that it: (i) does not and will not boycott energy companies during the term of the contract (*See Texas Government Code 2274.002, et seq.*); and (ii) does not and will not discriminate against a firearm entity or firearm trade association (*See Texas Government Code 2274.002, et seq.*).

6.8 Waiver of Terms. No waiver or deferral by either party of any term or condition of this Contract shall be deemed or construed to be a waiver or deferral of any other term or condition or subsequent waiver or deferral of the same term or condition.

6.9 Assignment. This Contract and the rights and obligations contained herein may not be assigned by the Contractor without the prior written approval of City.

6.10 Invalid Provisions. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it may become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

6.11 Entire Agreement. This Contract represents the entire and integrated agreement between the City and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral. This Contract may only be amended by written instrument approved and executed by the parties.

6.12 Agree to Terms. The parties state that they have read the terms and conditions of this Contract and agree to the terms and conditions contained in this Contract.

6.13 Effective Date. This Contract will be effective when it is signed by the last party making it fully executed.

6.14 Notice. Any official notice under this Contract will be sent to the following addresses:

City of Nacogdoches
Attn: City Manager
PO BOX 635030
202 East Pilar Street
Nacogdoches, TX 75961

Contractor: HillCo Partners
Attn: Kelly Barnes
823 Congress Ave, Suite 900
Austin, TX 78701

6.15 Severability. In the event any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and in lieu of each provision that is invalid, illegal or unenforceable, there shall be added a new provision to this Contract as similar in terms to such invalid, illegal, or unenforceable provision as may be possible and yet be valid, legal and enforceable, by means of good faith negotiation by the Parties to this Contract or by reform by a court of competent jurisdiction.

6.16 Duplicate Originals. The parties may execute this Contract in duplicate originals, each of equal dignity.

6.17 Exhibits. All exhibits to this Contract are incorporated and made part of this Agreement for all purposes.

List of Exhibits

- **A.** Scope of Services
- **B.** Payment Schedule
- **C.** Insurance Requirements
- **D.** Certificates of Insurance

HillCo Partners

By:_____

Printed Name:_____

Title:_____

Date:_____

CITY OF NACOGDOCHES

By:_____
City Manager

Date:_____

APPROVED AS TO FORM:

_____
City Attorney
Date:_____

EXHIBIT A
SCOPE OF SERVICES

The terms and conditions of this Contract shall take precedence and control over any term or provision of the Scope of Services that in any way conflicts with, differs from, or attempts to alter the terms of this Contract.

- Assist in the coordination, development, and implementation of the City's legislative agenda and assist the City with development of strategies to effectively enact the legislative agenda.
- Ensure that the City's legislative agenda is generally aligned with the legislative agendas of the Nacogdoches Economic Development Corporation, Nacogdoches County, Nacogdoches ISD, and Stephen F. Austin State University, and other city partners.
- Represent the City in dealings with elected and appointed officials, legislative staff, and interested stakeholders on matters of municipal governance with a particular emphasis on home rule authority, unfunded mandates, economic development, taxes and local revenue streams, zoning and regulatory authority, utilities, state-imposed fees, or other legislative priorities as identified by the City.
- Identify and analyze legislation filed for potential municipal impact, with particular emphasis on home rule authority, unfunded mandates, economic development, taxes and local revenue streams, zoning and regulatory authority, utilities, state-imposed fees, or other legislative priorities that have been identified by the City.
- Assess legislation, including filed bills, committee amendments, committee substitutes, conference committee reports, and floor amendments, for potential impact on Nacogdoches' adopted legislative agenda.
- Advise the City of upcoming meetings, hearings, briefings and other formal or informal sessions in a timely manner to allow the City an opportunity to participate in advocacy efforts.
- Periodic reporting as determined by City staff on interim committees, agencies, or proposals that would impact the City.
- Draft legislation, identify and recruit legislative sponsors, trade and not for profit organizational support, coordinate meetings with committee staff and committee chairs, Nacogdoches' legislative delegation, and key legislative leaders in support of City-introduced legislation
- Draft and provide items related to witness testimony including:
    - speaking points for City officials or staff who testify before House and Senate committees,
    - written testimony so that the City can state its position on the record even when no witness will provide oral testimony
- Identify and create a strategy to secure funding opportunities for city initiatives including, but not limited to, mobility and road infrastructure, economic development, rural broadband, tourism, water, wastewater, and other utility projects;
- Create and coordinate strategies for the City to defeat legislation that could have a negative impact on the City's ability to carry out its governmental and proprietary functions.

- Identify opportunities and implement strategies to enhance the City's profile with targeted individuals and entities, including the arrangement of periodic visits and/or functions with key legislators and staff
- Draft and deliver letters, handouts, and other correspondence including letters of support opposition to legislators, regulatory bodies, or other parties of the State of Texas.

EXHIBIT B
PAYMENT SCHEDULE

Payment is a fixed fee in the amount listed in Article II of this Contract. This amount shall be payable by the City pursuant to the schedule listed below and upon completion of the services and written acceptance by the City.

Schedule of Payment for each phase will be $2500 payable on the 15th and final day of each month.

EXHIBIT C
INSURANCE REQUIREMENTS

Throughout the term of this Agreement the Contractor must comply with the following:

I. Standard Insurance Policies Required:

A. Commercial General Liability
B. Business Automobile Liability
C. Workers' Compensation

II. General Requirements Applicable to All Policies:

A. Only Insurance Carriers licensed and admitted to do business in the State of Texas will be accepted.

B. Deductibles shall be listed on the Certificate of Insurance and are acceptable only on a per occurrence basis for property damage only.

C. "Claims Made" policies are not accepted.

D. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City of Nacogdoches.

E Upon request, certified copies of all insurance policies shall be furnished to the City of Nacogdoches.

F. The City of Nacogdoches, its officials, employees and volunteers, are to be named as "Additional Insured" to the Commercial General, Umbrella and Business Automobile Liability policies. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, employees or volunteers.

G. Waiver of subrogation in a form at least as broad as ISO form 2404 shall be provided in favor of the City on all policies obtained by the Contractor in compliance with the terms of this Agreement.

III. Commercial General Liability

A. General Liability insurance shall be written by a carrier rated "A: VIII" or better under the current A. M. Best Key Rating Guide.
B. Policies shall contain an endorsement naming the City as Additional Insured and further providing "primary and non-contributory" language with regard to self-insurance or any insurance the City may have or obtain

C. Limits of liability must be equal to or greater than $1,000,000 per occurrence for bodily injury and property damage, with an annual aggregate limit of $2,000,000. Limits shall be endorsed to be per project.

D. No coverage shall be excluded from the standard policy without notification of individual exclusions being submitted for the City's review and acceptance

E. The coverage shall include, but not be limited to the following: premises/operations with separate aggregate; independent contracts; products/completed operations; contractual liability (insuring the indemnity provided herein) Host Liquor Liability, and Personal & Advertising Liability.

IV. Business Automobile Liability

A. Business Automobile Liability insurance shall be written by a carrier rated "A: VIII" or better rating under the current A. M. Best Key Rating Guide.

B. Policies shall contain an endorsement naming the City as Additional Insured and further providing "primary and non-contributory" language with regard to self-insurance or any insurance the City may have or obtain

C. Combined Single Limit of Liability not less than $1,000,000 per occurrence for bodily injury and property damage.

D. The Business Auto Policy must show Symbol 1 in the Covered Autos Portion of the liability section in Item 2 of the declarations page

E. The coverage shall include any autos, owned autos, leased or rented autos, non-owned autos, and hired autos.

V. Workers' Compensation Insurance

A. Workers compensation insurance shall include the following terms:

1. Employer's Liability minimum limits of liability not less than $500,000 for each accident/each disease/each employee are required

2. "Texas Waiver of Our Right to Recover From Others Endorsement, WC 42 03 04" shall be included in this policy

3. TEXAS must appear in Item 3A of the Workers' Compensation coverage or Item 3C must contain the following: "All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY"

EXHIBIT D
CERTIFICATES OF INSURANCE

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Consider the appointment of a new member to the Comprehensive Plan Advisory Committee. (City Planner)

SUMMARY/BACKGROUND: In December 2021, City Council established two ad hoc committees to work directly with city staff and the consultant as part of the Downtown Master Plan and Comprehensive Plan update. The Comprehensive Plan Advisory Committee (CPAC) is made up of 19 members, representing various organizations and industry within the Nacogdoches community. One of these members, Jacob Lusk, was appointed as a representative of Nacogdoches ISD for his role as the Director of Career & Technical Education. James Montoya also serves on the CPAC and is a School Board Member for NISD.

Shortly after the 2022-23' NISD school year started, Mr. Lusk relocated to the Fort Worth area. Since then, city staff has received interest from another Nacogdoches resident, Jerron Kegler, who has requested to serve on the CPAC. Mr. Kegler has lived in Nacogdoches for over 15 years, and currently serves as an Area Representative for the Pineywoods East Fellowship of Christian Athletes. Mr. Kegler has been very engaged in the planning process, attending several public meetings for both the Downtown Master Plan and the Comprehensive Plan, as well as participating in focus groups. Mr. Kegler also serves on a number of committees for local organizations, including Better Together and the 21/7 Association.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Community Engagement/Diverse Environment

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

ATTACHMENTS:

PRESENTER: Drew Flores, Purchasing Specialist

ITEM/SUBJECT: Discuss, consider, and select engineering/architectural/surveying service provider(s) to complete project implementation for the City of Nacogdoches' 2023-2024 Texas Community Development Block Grant funding administered by the Texas Department of Agriculture. (Purchasing Specialist)

SUMMARY/BACKGROUND: The City will be applying for the 2023-2024 Texas Community Development Block Grant Fund (CDBG). The primary objective of this program is to develop viable communities by providing decent housing and suitable living environments, expanding economic opportunities principally for persons of low-to-moderate income.

Eligible applicants are non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding.

The City solicited for Architectural/Engineering Services to work with Grantworks on the project and received two proposals, one from KSA Engineering and one from Schaumberg & Polk. The City found KSA to be the most qualified by way of scoring committee and RFQ evaluation.

As part of legislative guidelines, the costs of these services are an eligible use of CDBG funds, leaving no budgetary impact on the City.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Drew Flores, Purchasing & Contract Specialist
floresd@nactx.us
936-559-2539

ATTACHMENTS:
1. Scoring Sheet
2. CDBG Priorities
3. Resolution

Texas Community Development Block Grant

Solicitation for Architectural/Engineering Services

Evaluation of Proposals

Applicant Community:	City of Nacogdoches	
Evaluation Team:	**Name of Evaluator**	**Title**
	Drew Flores	Purchasing and Contract Specialist
	Samuel Cramer	Project Engineer
	Ashley Grimes	Assistant Finance Director
Description of Anticipated Project:	Community Development	
Date Solicitation Sent:	8/17/2022	
Responses received:	**Name of Firm**	**Date Response Received**
	KSA Engineering	09/02/2022
	Schaumberg & Polk	09/02/2022
Evaluation of Proposals:	Enter for each criterion and proposal: • Points awarded (if scoring was used on Form P506), or • Evaluation such as Highly Advantageous (H), Advantageous (A), Not Advantageous (N), or Unacceptable (U).	

Name of Firm	Experience	Prior Work Performance	Capacity to Perform	Other ____	Other ____	Other ____	Notes
KSA Engineering	57	24	15				Total Score: 96
Schaumberg & Polk	56	21	15				Total Score: 92

Firm Recommended:	KSA Engineering
Firm Selected:	KSA Engineering
	* If Firm Selected differs from Firm recommended by Evaluators, provide explanation
Conflict of Interest Evaluated by:	■ No conflict exists ☐ Request for waiver submitted to TDA
Date Awarded by Governing Body:	
Signature of Lead Evaluator:	

2023-2024 Community Development Fund

Regional Project Priority Scoring

State Planning Region	Region 14 - Deep East Texas (DETCOG)
Date of Public Meeting	May 25, 2022
List Names of Persons Responsible for Establishing Priorities (if a standing committee, identify name of committee or group rather than list individuals)	DETCOG Board of Directors

For each category of Project Priority, list the activities that qualify for the category, and the number of points assigned.

- Up to three categories may be identified, which may include "all other eligible activities".
- All activities within a category will receive the same number of points.
- First Priority Activities will receive the full 50 points available for this scoring element.
- Second and/or Third Priority should receive less than 50 points.

Category	**Activities**	**Number of Points** (maximum 50 points)
First Priority	All TxCDBG Eligible Activities.	50 Points
Second Priority	Not applicable	
Third Priority	Not applicable	

As Presiding Officer of the Deep East Texas COG , I certify that the above Regional Project Priorities were established in accordance with 4 TAC 4 TAC §30.50(e)(1) for the 2021-2022 TxCDBG Community Development Fund.

Roy Boldon, President — June 9, 2022

[Name, Title] — Date

Reference: TxCDBG Activity Codes

Code	Description
01	**Acquisition of Real Property** Acquisition of real property that will be developed for a public purpose. Use code 01 for the CDBG-funded purchase of real property on which, for example, a public facility or housing will be constructed. When CDBG funds are used to: • acquire a public facility that will be rehabilitated with CDBG funds and continue to be used as a public facility, assign the appropriate 03* code. • acquire housing that will be rehabilitated, use code 14G.
02	**Disposition of Real Property** Costs related to the sale, lease, or donation of real property acquired with CDBG funds or under urban renewal. These include the costs of temporarily maintaining property pending disposition and costs incidental to disposition of the property.
03A	**Senior Centers** Acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors. 03A may be used for a facility serving both the elderly and the handicapped, provided it is not intended primarily to serve persons with handicaps. If it is, use 03B instead. For the construction of permanent housing for the elderly, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.
03D	**Youth Centers** Acquisition, construction, or rehabilitation of facilities intended primarily for young people age 13 to 19. These include playground and recreational facilities that are part of a youth center. For the acquisition, construction or rehabilitation of facilities intended primarily for children age 12 and under, use 03M; for facilities for abused and neglected children, use 03Q.
03E	**Neighborhood Facilities** Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or multiple purposes (including recreational). Such facilities may include libraries and public schools.
03F	**Parks, Recreational Facilities** Development of open space areas or facilities intended primarily for recreational use.
03G	**Parking Facilities** Acquisition, construction, or rehabilitation of parking lots and parking garages. Also use 03G if the primary purpose of rehabilitating a public facility or carrying out a street improvement activity is to improve parking. If parking improvements are only part of a larger street improvement activity, use 03K.
03I	**Flood Drainage Improvements** Acquisition, construction, or rehabilitation of flood drainage facilities, such as retention ponds or catch basins.

	Do not use 03I for construction/rehabilitation of storm sewers, street drains, or storm drains. Use 03J for storm sewers and 03K for street and storm drains.
03J	**Water/Sewer Improvements** Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Costs of street repairs (usually repaving) made necessary by water/sewer improvement activities are included under 03J. For water/sewer improvements that are part of: • more extensive street improvements, use 03K (assign 03K, for example, to an activity that involves paving six blocks of Main Street and installing 100 feet of new water lines in one of those blocks). • a housing rehabilitation activity, use the appropriate 14* matrix code. For construction or rehabilitation of flood drainage facilities, use 03I.
03K	**Street Improvements** Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Also use 03K: • for improvements that include landscaping, street lighting, and/or street signs (commonly referred to as “streetscaping”). • if sidewalk improvements (see code 03L) are part of more extensive street improvements.
03L	**Sidewalks** Improvements to sidewalks. Also use 03L for sidewalk improvements that include the installation of trash receptacles, lighting, benches, and trees.
03M	**Child Care Centers** Acquisition, construction, or rehabilitation of facilities intended primarily for children age 12 and under. Examples are daycare centers and Head Start preschool centers. For the construction or rehabilitation of facilities for abused and neglected children, use 03Q.For the construction or rehabilitation of facilities for teenagers, use 03D.
03O	**Fire Stations/Equipment** Acquisition, construction, or rehabilitation of fire stations and/or the purchase of fire trucks and emergency rescue equipment.
03P	**Health Facilities** Acquisition, construction, or rehabilitation of physical or mental health facilities. Examples of such facilities include neighborhood clinics, hospitals, nursing homes, and convalescent homes. Health facilities for a specific client group should use the matrix code for that client group. For example, use 03Q for the construction or rehabilitation of health facilities for abused and neglected children.
03	**Other Public Facilities and Improvements** One legitimate use of 03 is for activities that assist persons with disabilities by removing architectural barriers from or providing ADA improvements to government buildings (activities that otherwise would not be eligible for CDBG funding).
04	**Clearance and Demolition** Clearance or demolition of buildings/improvements, or the movement of buildings to other sites.

05D	**Youth Services** Services for young people age 13 to 19 that include, for example, recreational services limited to teenagers and teen counseling programs. Also use 05D for counseling programs that target teens but include counseling for the family as well. For services for children age 12 and under, use 05L; for services for abused and neglected children, use 05N.
05L	**Child Care Services** Services that will benefit children (generally under age 13), including parenting skills classes. For services exclusively for abused and neglected children, use 05N.
05M	**Health Services** Services addressing the physical health needs of residents of the community. For mental health services, use 05O.
05R	**Homeownership Assistance (not direct)** Homeowner downpayment assistance provided as a public service. If housing counseling is provided to those applying for downpayment assistance, the counseling is considered part of the 05R activity. Assistance provided under 05R must meet the low/mod housing national objective. Therefore, unless the assistance is provided by an 105(a)(15) entity in a CRSA, it is subject to the public service cap and only low/mod households may be assisted. If the assistance is provided by a 105(a)(15) in a CRSA, the housing units for which CDBG funds are obligated in a program year may be aggregated and treated as a single structure for purposes of meeting the housing national objective (that is, only 51% of the units must be occupied by LMI households). For more extensive types of homeownership assistance provided under authority of the National Affordable Housing Act, use code 13.
05U	**Housing Counseling** Housing counseling for renters, homeowners, and/or potential new homebuyers that is provided as an independent public service (i.e., not as part of another eligible housing activity).
05	**Other Public Services** Examples of legitimate uses of this code are referrals to social services, neighborhood cleanup, graffiti removal, and food distribution (community kitchen, food bank, and food pantry services).
06	**Interim Assistance** Only for activities undertaken either to: • Make limited improvements (e.g., repair of streets, sidewalks, or public buildings) intended solely to arrest further deterioration of physically deteriorated areas prior to making permanent improvements. • Alleviate emergency conditions threatening public health and safety, such as removal of tree limbs or other debris after a major storm.
08	**Relocation** Relocation payments and other assistance for permanently or temporarily displaced individuals, families, businesses, non-profit organizations, and farms.
14A	**Rehab: Single-Unit Residential** Rehabilitation of privately owned, single-unit homes.

14A	**Rehab: Single-Unit Residential Water Services** First-time yardlines/service connections.
14A	**Rehab: Single-Unit Residential Sewer Services** First-time yardlines/service connections and on-site sewage facilities.
14B	**Rehab: Multi-Unit Residential** Rehabilitation of privately owned buildings with two or more permanent residential units. For the rehabilitation of units that will provide temporary shelter or transitional housing for the homeless, use 03C.
14C	**Rehab: Public Housing Modernization** Rehabilitation of housing units owned/operated by a public housing authority (PHA).
14D	**Rehab: Other Publicly Owned Residential Buildings** Rehabilitation of permanent housing owned by a public entity other than a PHA. For the rehabilitation of other publicly owned buildings that will provide temporary shelter or transitional housing for the homeless, use 03C.
14H	**Rehab: Administration** All delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing; survey, site, and utility plans; application processing; and other fees. Do not use 14H for the costs of actual rehabilitation and do not use it for costs unrelated to running a rehab program (e.g., tenant/landlord counseling). For housing rehabilitation administration activities carried out as part of general program administration (and thus not required to meet a national objective), use code 21.
15	**Code Enforcement** Salaries and overhead costs associated with property inspections and followup actions (such as legal proceedings) directly related to the enforcement (not correction) of state and local codes. For the correction of code violations, use the appropriate rehabilitation code.
16A	**Residential Historic Preservation** Rehabilitation of historic buildings for residential use.
16B	**Non-Residential Historic Preservation** Rehabilitation of historic buildings for non-residential use. Examples include the renovation of an historic building for use as a neighborhood facility, as a museum, or by an historic preservation society.
18A	**Economic Development: Direct Financial Assistance to For-Profits** Financial assistance to for-profit businesses to (for example) acquire property, clear structures, build, expand or rehabilitate a building, purchase equipment, or provide operating capital. Forms of assistance include loans, loan guarantees, and grants. With one exception, a separate 18A activity must be set up for each business assisted. The exception is an activity carried out under 570.483(b)(4)(vi), for which job aggregation is allowed.
19C	**CDBG Non-Profit Organization Capacity Building**

	Activities specifically designed to increase the capacity of non-profit organizations to carry out eligible community revitalization or economic development activities. Such activities may include providing technical assistance and specialized training to staff.
20	**Planning** Program planning activities, including the development of comprehensive plans (e.g., a consolidated plan), community development plans, energy strategies, capacity building, environmental studies, area neighborhood plans, and functional plans.
21A	**General Program Administration** Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. Also use 21A to report the use of CDBG funds to administer Federally designated Empowerment Zones or Enterprise Communities. For CDBG funding of HOME admin costs, use 21H; for CDBG funding of HOME CHDO operating expenses, use 21I.

For a more comprehensive list of activity codes, go to:
(http://archives.hud.gov/offices/cpd/systems/idis/library/refmanual/ref_man_b.pdf)

RESOLUTION NO. 1317-12-22

A RESOLUTION OF THE CITY OF NACOGDOCHES, TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER(S) CONTRACTS FOR THE TEXAS DEPARTMENT OF AGRICULTURE, 2023-2024 COMMUNITY DEVELOPMENT, TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) FUND.

WHEREAS, the TEXAS DEPARTMENT OF AGRICULTURE, 2023-2024 Community Development, TxCDBG Community Development Fund contract requires implementation by professionals experienced in federally-funded community development projects;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Qualifications (RFQ) process for engineering/architectural/surveying services and has been completed in accordance with Texas CDBG requirements;

WHEREAS, the statement of qualifications received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service;

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

Section 1. That KSA Engineers, Inc. be awarded a contract to provide TxCDBG application and project-related professional engineering/architectural/surveying services for the Texas Department of Agriculture, 2023-2024 Community Development Fund , Texas Community Development Fund project.

Section 2. That any and all contracts or commitments made with the above-named services providers are dependent on the successful negotiation of a contract with the service provider;

PASSED AND ADOPTED, this 6th day of December, 2022.

CITY OF NACOGDOCHES

_____
Jimmy Mize, MAYOR

ATTEST:

_____
Jan Vinson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Stephen Kirkland, CITY ATTORNEY

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. (City Planner)

SUMMARY/BACKGROUND: 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.

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:

P&Z Recommendation

The P&Z Commission heard this item on November 14, 2022 and voted unanimously (4-0) to

approve the PD Development Plan as proposed by the applicant.

Staff Recommendation
Staff supports the recommendation of the P&Z Commission to approve the PD Development Plan.

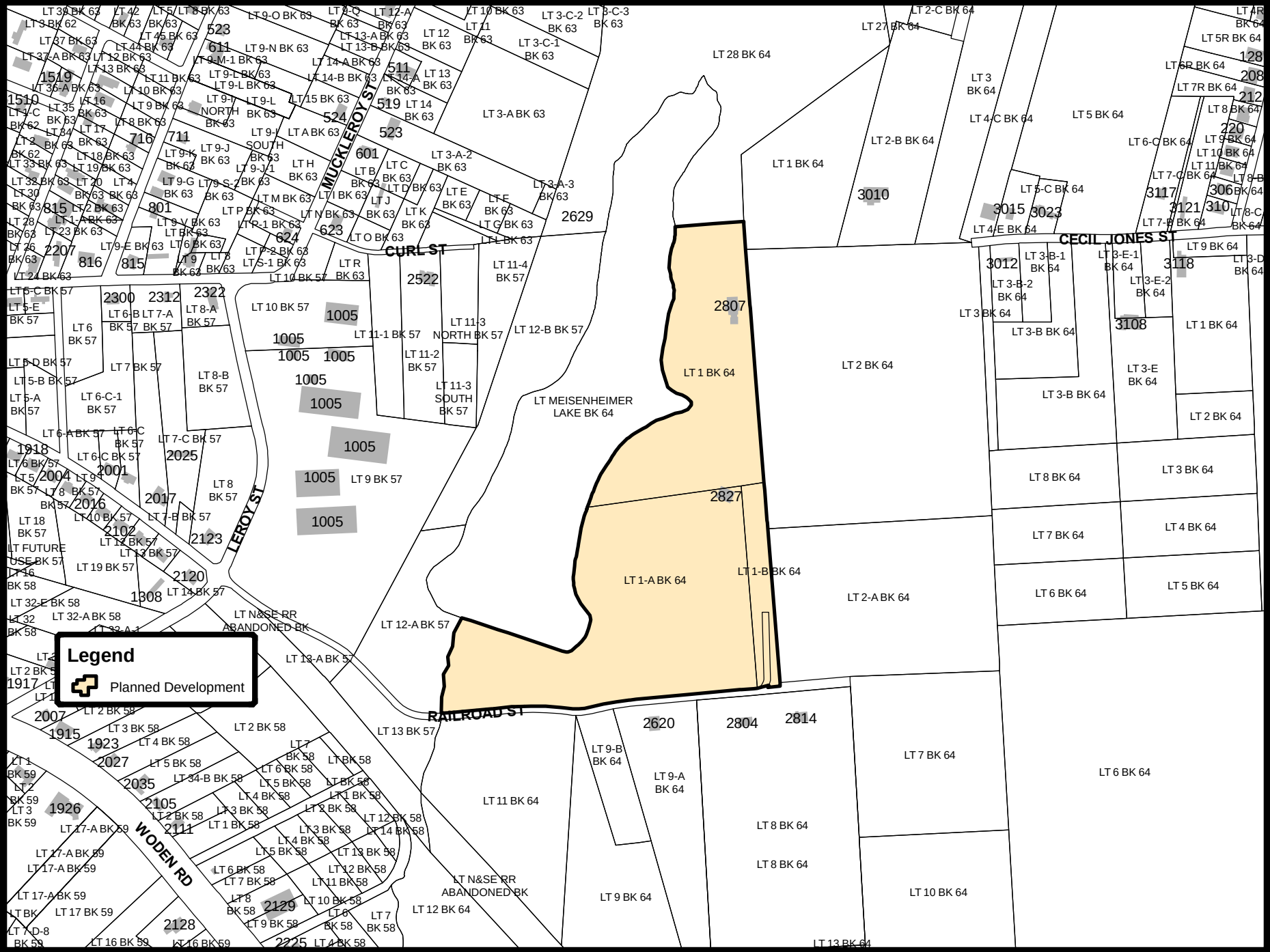
FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

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. Site Photos
7. PD Narrative
8. PD Development Plan
9. PD Concept Plan (2021)
10. Ordinance

PD 2022-02



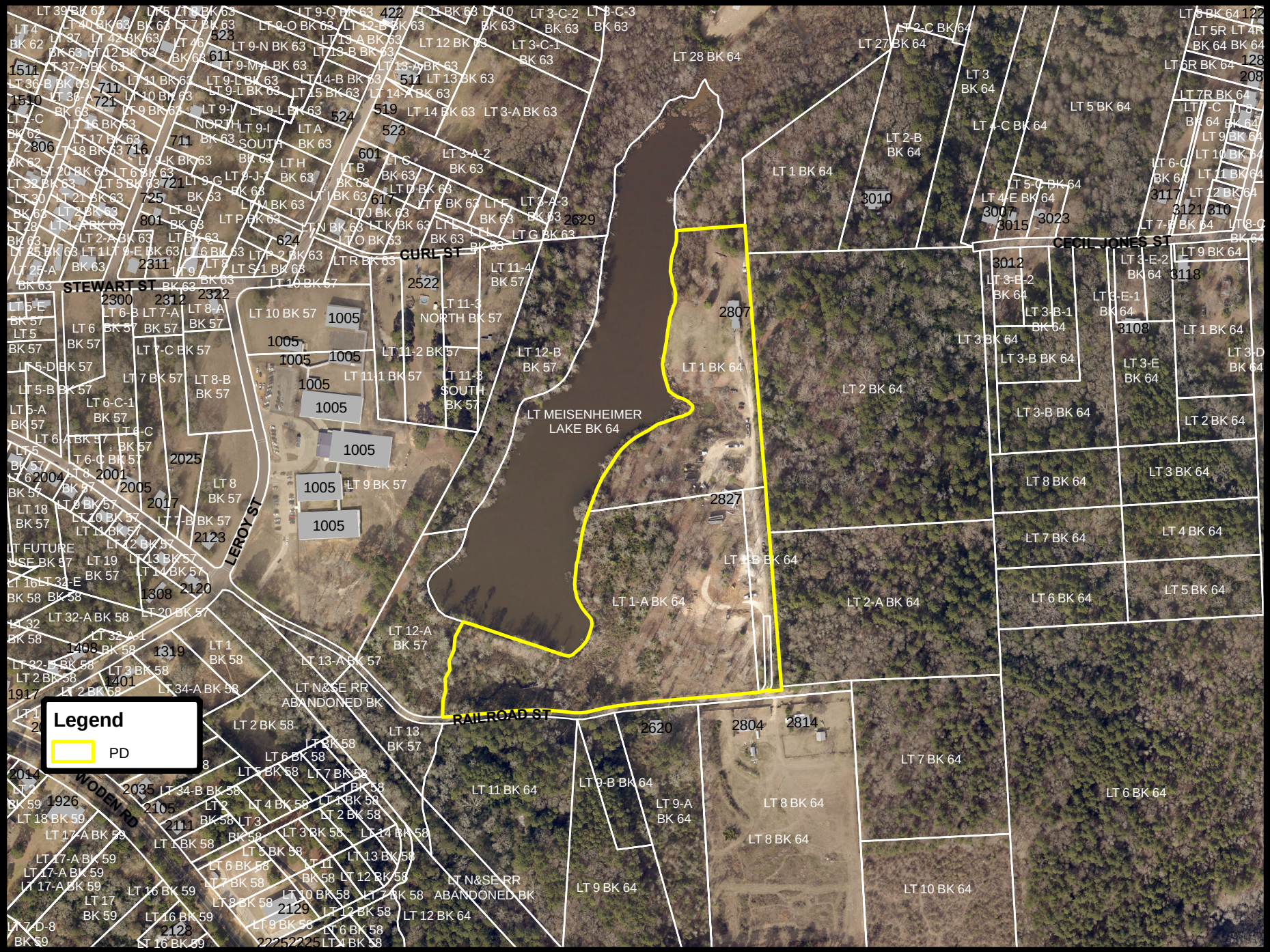
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

8

Date Created: October 20, 2022 Software: ArcGIS 10.8.1

Nacogdoches Engineering Department GIS Division

PD 2022-02



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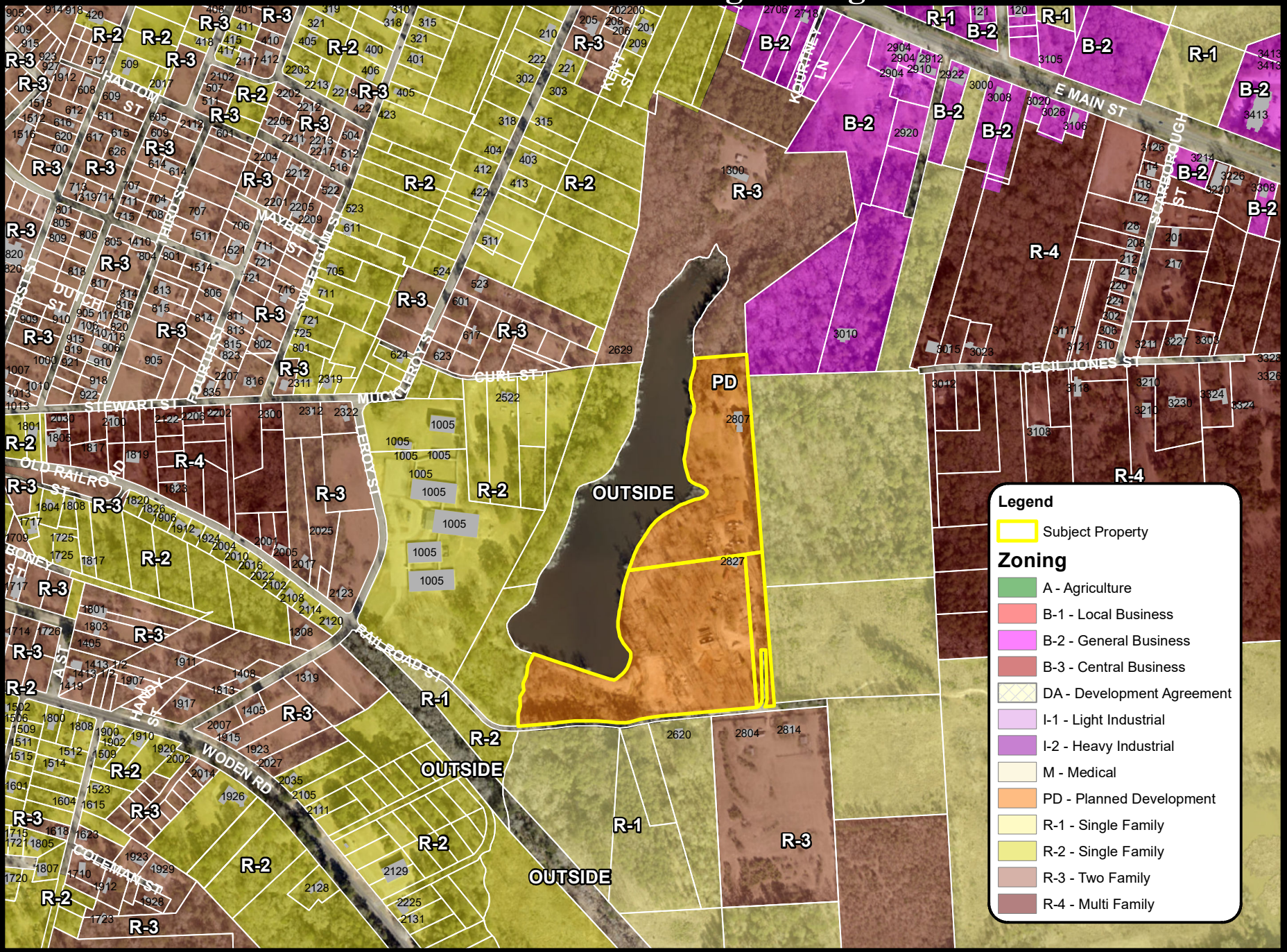
Date Created: October 20, 2022 Software: ArcGIS 10.8.1

Nacogdoches Engineering Department GIS Division

PD2022-02: Existing Zoning

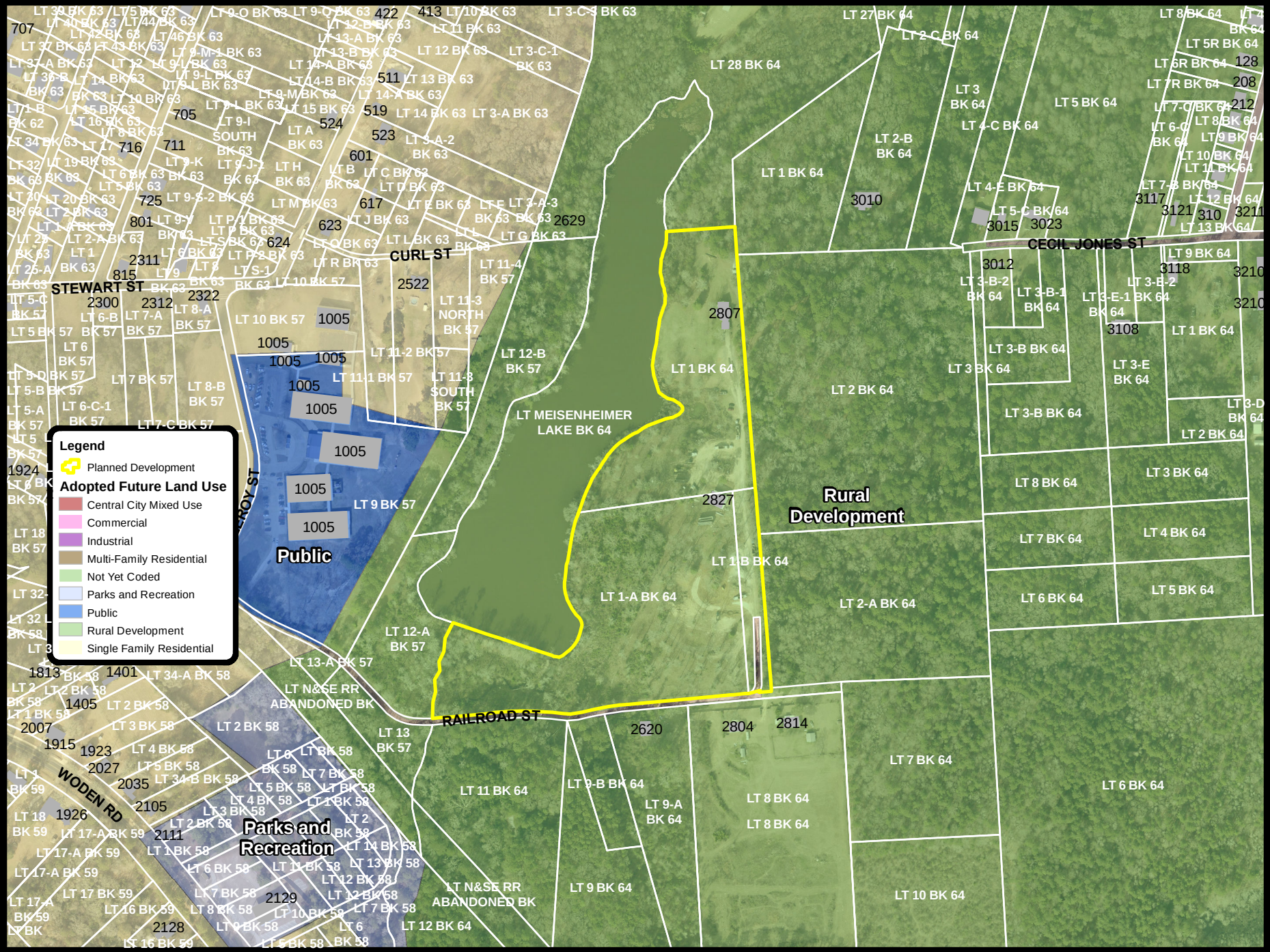


Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date Created: March 28, 2022 Software: ArcGIS 10.8.1

Nacogdoches Engineering Department GIS Division

PD 2022-02


Legend
Planned Development
Adopted Future Land Use
Central City Mixed Use
Commercial
Industrial
Multi-Family Residential
Not Yet Coded
Parks and Recreation
Public
Rural Development
Single Family Residential
Rural Development
Public
Parks and Recreation
LT MEISENHEIMER LAKE BK 64
CURL ST
STEWART ST
CECIL JONES ST
RAILROAD ST
WODEN RD
LT N&SE RR ABANDONED BK
LT 1 BK 64
LT 2 BK 64
LT 3 BK 64
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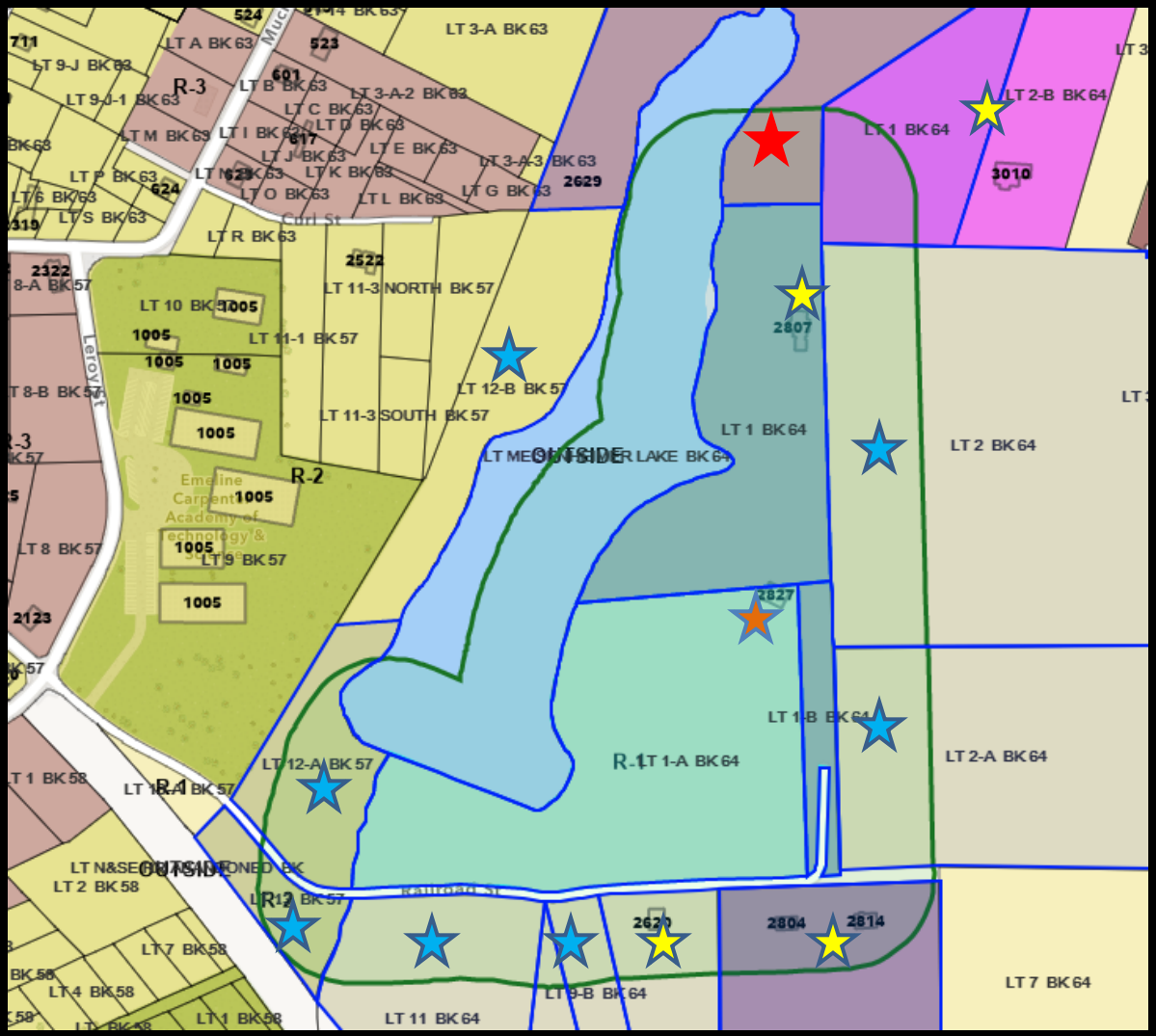
200 Foot Notification Map

PD2022-02 2827 Railroad St.

Legend

- 200 Foot Buffer
- Manufacture Home
- Undeveloped/Vacant
- Single Family-Owner Occupied
- Shop



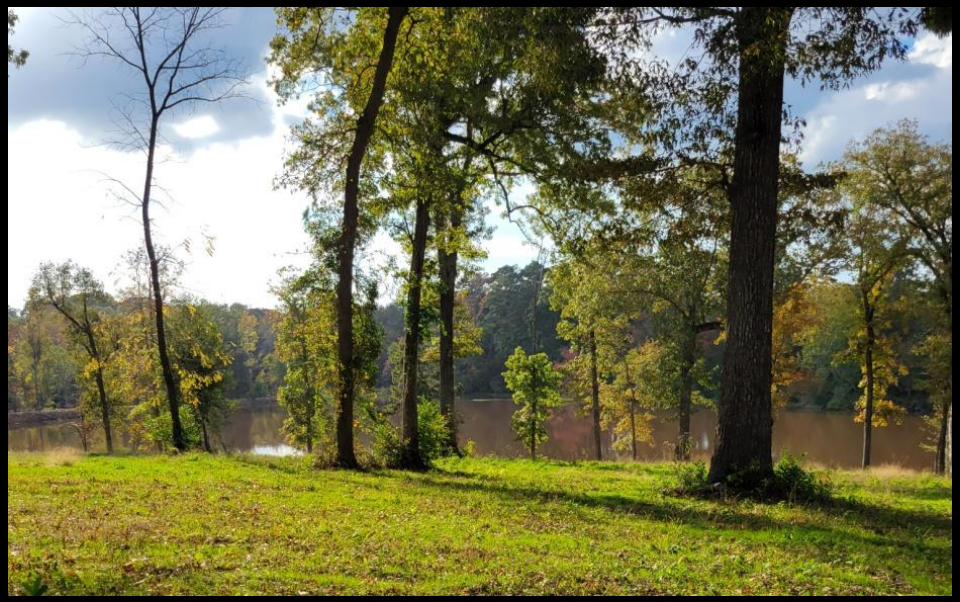
Railroad Street

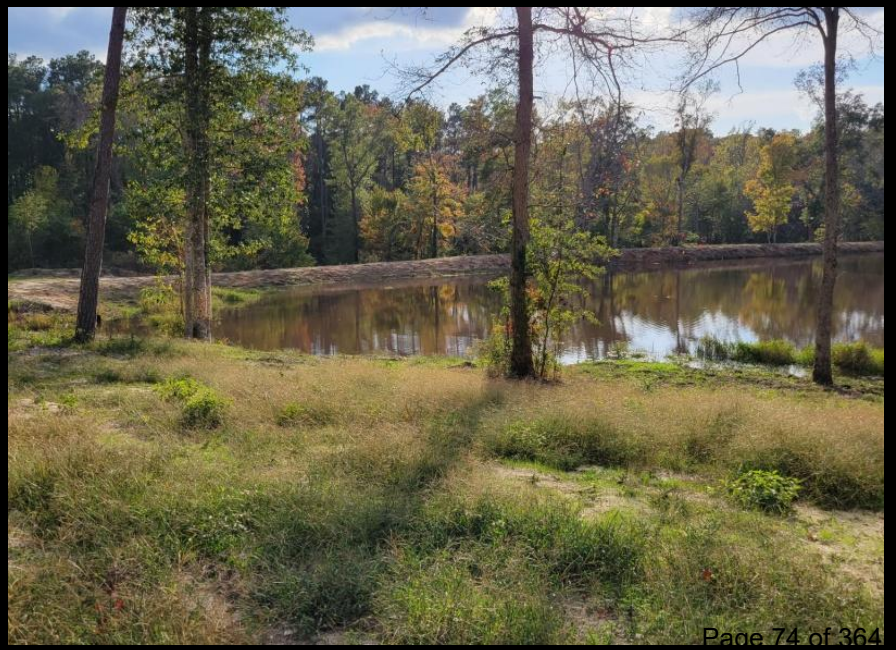
Driveway entrance at Railroad St.

Internal U-Shaped Driveway

Tree Preservation area along Railroad St.

Lake front & Cottage area





Contractor Yard
Equipment & Materials

Contractor Yard Shop & Office

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.

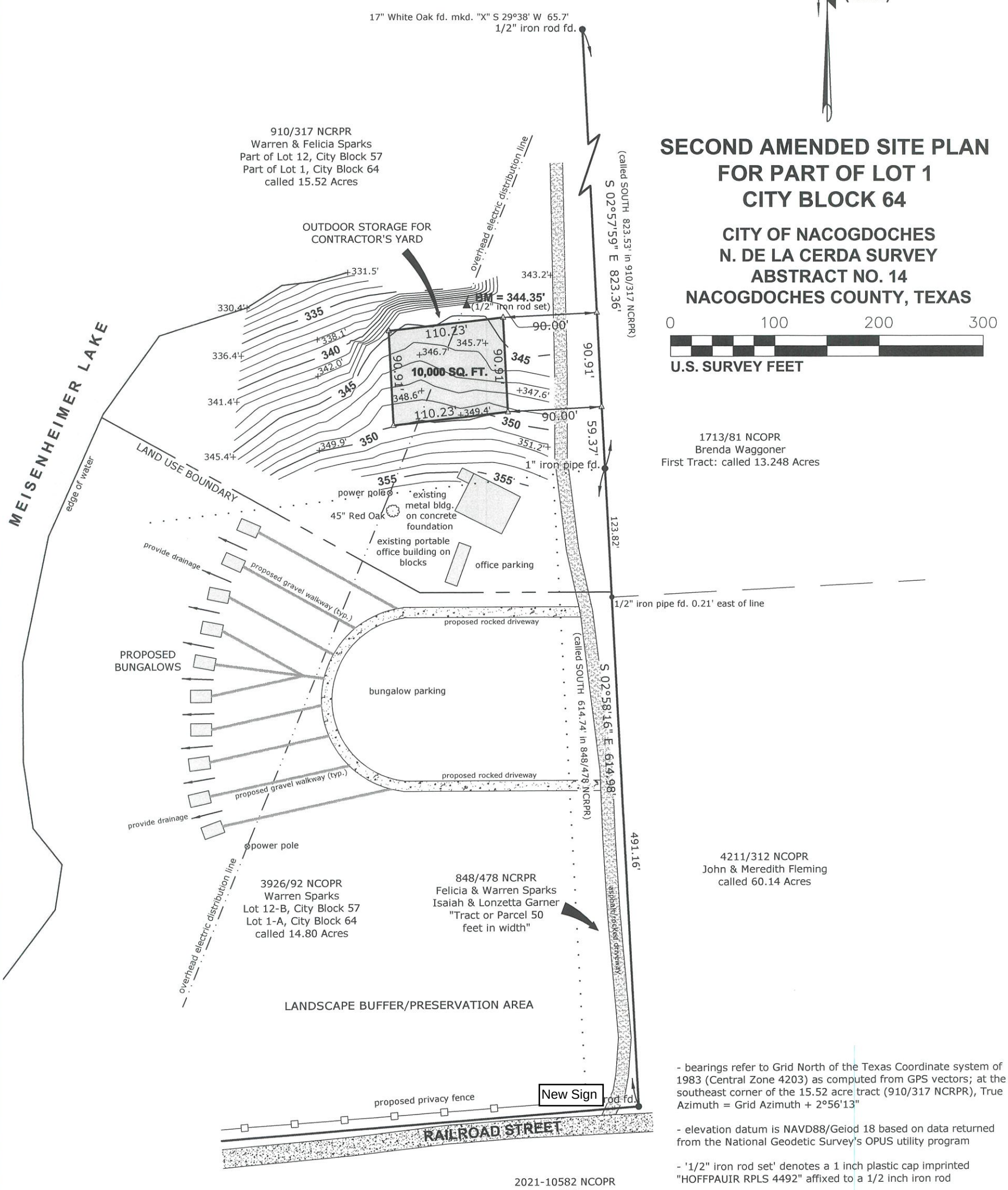
- Materials: The storage of onsite materials includes limestone base (20 tons), and rip rap rock (10 tons).
- Employees: There are 4 employees in total, including 3 drivers and 1 secretary.
- Operating Hours: Drivers' schedules have been modified to a 7:30am start time, and the belly dump truck drivers 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



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

0 100 200 300

U.S. SURVEY FEET

- 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/Geiod 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.

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:

_____ RPLS No. 4492
(originals signed in red ink and embossed; all others null and void)

Surveyed for

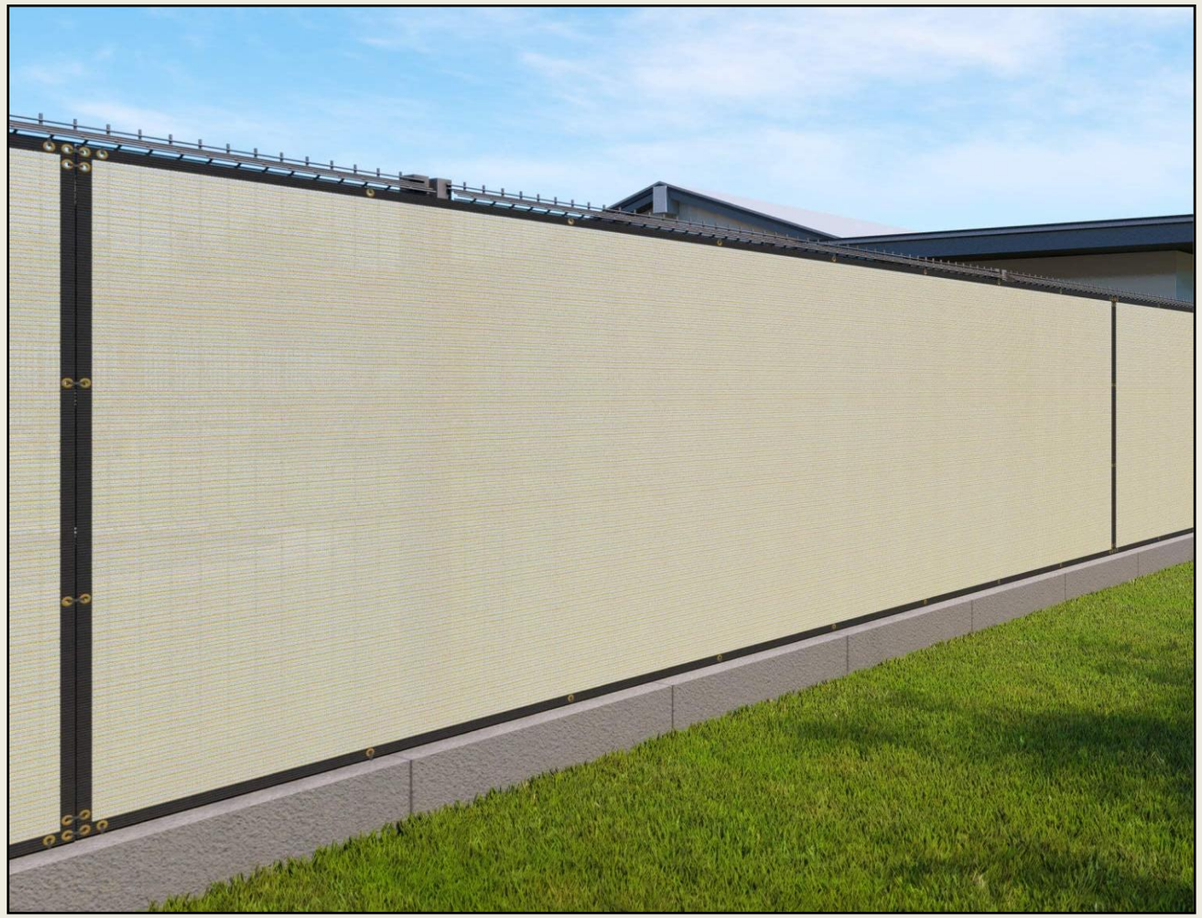
WARREN SPARKS

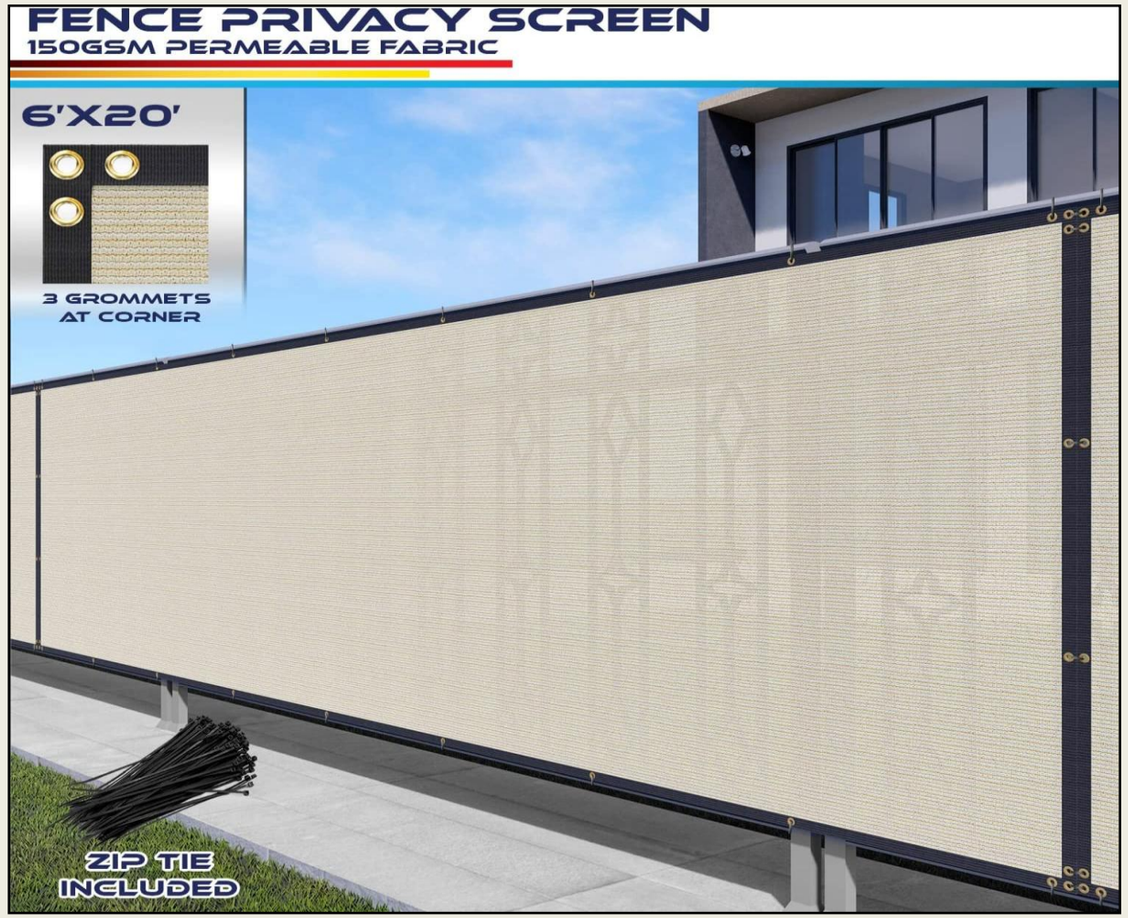
GLENN HOFFPAUIR SURVEYING CO., PLLC
LICENSED FIRM NO. 10194243
252 CR 817 NACOGDOCHES, TEXAS 75964-2801
PHONE (936) 560-1227

REV:	JOB NO:	DRAWN BY:
10/20/2022 09/19/2022	40731	ht
DATE:	SHEET NO:	SCALE:
04/28/2022	1 OF 1	1" = 100'

Windscreen4less

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

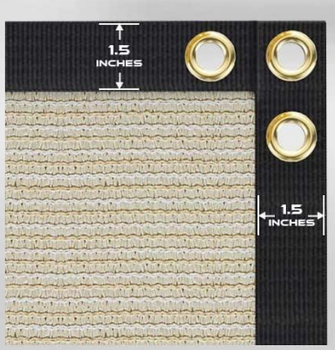




FENCE PRIVACY SCREEN
150GSM PERMEABLE FABRIC

DETAILS

- ☑ UV AND PRIVACY PROTECTIUON
- ☑ REINFORCED EDGE AND CORNER
- ☑ 3 GROMMETS AT CORNER



PATENT NO:
US D748,818 S

150 GSM

3 YEARS WARRENTY

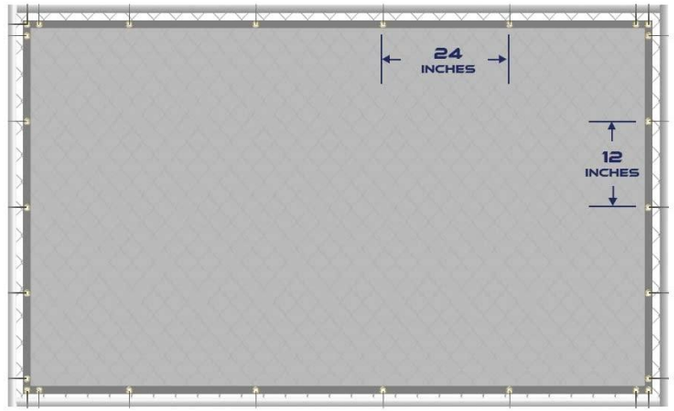
PERMEABLE

UV 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

UV PROTECTION

CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN

COMPARISION

THREE GROMMETS FORMS A TRIANGLE
WHICH IS THE 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

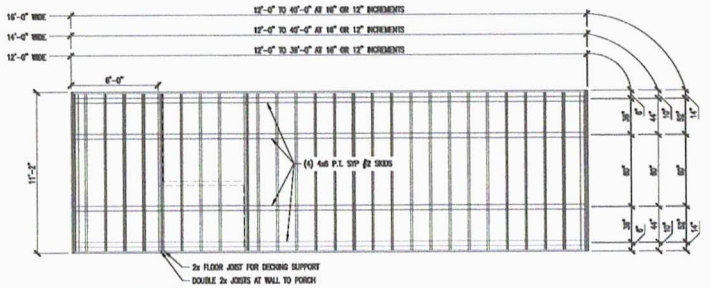
CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN

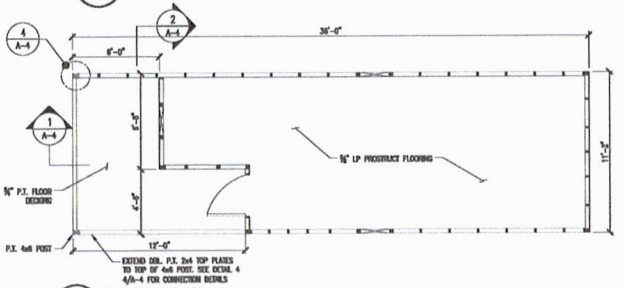
ZIP-TIE AND OTHER TIE-DOWN MATERIALS ARE NOT INCLUDED

CUSTOMIZED SIZE MADE IN USA

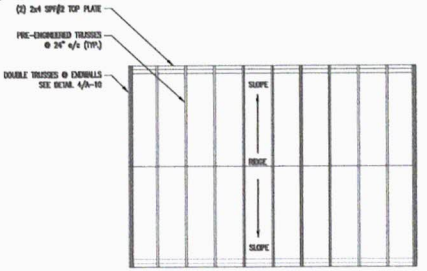
	150 GSM Privacy Fence Screen	**180 GSM** Privacy Fence Screen	**180 GSM** Privacy Fence Screen	**280 GSM** Privacy Fence Screen	**480 GSM** Super Heavy Duty Privacy Fence Screen	**50 LB TENSION** Zip Ties
U/V Blockage	90%	95%	98%	60%	100%	
Privacy Blockage	85%	90%	95%	80%	100%	
Life Expectancy	3-4 Years	3-5 Years	4-6 Years	5-7 Years	5-8 Years	
Customization Available	✓	✓	✓	✓	✓	



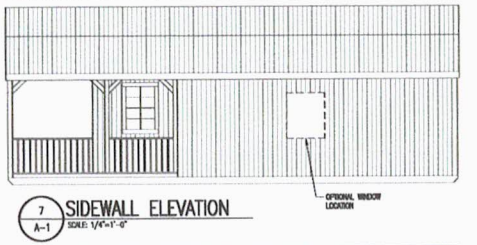
1 A-1 12'–0", 14'–0" & 16'–0" WIDE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



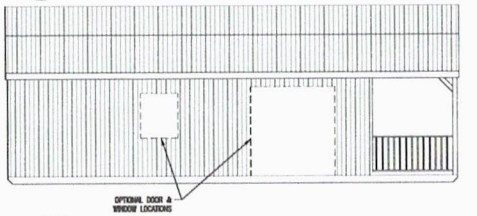
2 A-1 FLOOR PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



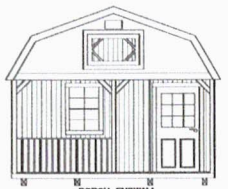
3 A-1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



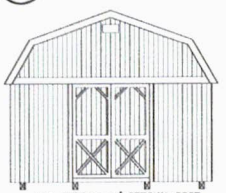
7 A-1 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"



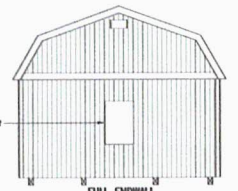
8 A-1 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"



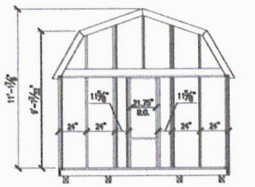
4 A-1 PORCH ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



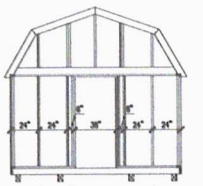
5 A-1 FULL ENDWALL w/ OPTIONAL DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



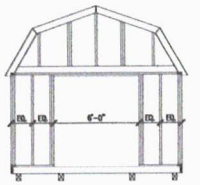
6 A-1 FULL ENDWALL ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



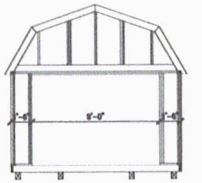
9 A-1 12'–0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



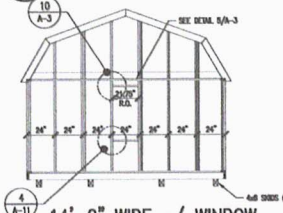
10 A-1 12'–0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



11 A-1 12'–0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



12 A-1 12'–0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



13 A-1 14'–0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

AREA FOR APPROVAL STAMPS

PROJECT:
DELUXE LOFTED BARN

FLOOR DECK FRAMING PLANS & DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER
978-943-6869

ALTERNATE DESIGN SOLUTIONS
PHONE: 285.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

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

REVISION	DESCRIPTION	DATE	BY

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

DONALD VAN GERVE 99642 LICENSED PROFESSIONAL ENGINEER

3 of 6

Streets

LT D BK 63

LT 3-A BK 63

LT 3-A-2 BK 63

LT E BK 63

LT 3-A-3 BK 63

LT 28 BK 64

LT F BK 63

2629

LT K BK 63

LT G BK 63

LT L BK 63

LT L BK 63

CURL ST

LT 28 BK 64

LT 1 BK 64

LT 11-4 BK 57

2522

LT 11-3 NORTH BK 57

2807

Existing Residence

LT 11-2 BK 57

LT 12-B BK 57

LT 1 BK 64

LT 11-3 SOUTH BK 57

LT 2 BK 64

LT MEISENHEIMER LAKE BK 64

LT 9 BK 57

2827

Existing Shop & Office

LT 1-A BK 64

LT 1-B BK 64

LT 2-A BK 64

LT 12-A BK 57

RAILROAD ST

LT 8 BK 64

2814

2804

LT 8 BK 64

LT 13 BK 57

LT 11 BK 64

LT 9-B BK 64

2620

LT 9-A BK 64

LT 9 BK 64

Planned Development Concept Plan: PD2021-04

Proposed PD | Parcels | Buildings | Streets | Proposed Outdoor Storage | Fence

130 65 0 130 260 390

Feet

ORDINANCE NO. 1946-12-22

AN ORDINANCE OF THE CITY OF NACOGDOCHES, TEXAS, AMENDING THE TERMS OF A PLANNED DEVELOPMENT DISTRICT WITHIN THE CITY OF NACOGDOCHES FOR LOTS 1, 1-A & 1-B, CITY BLOCK 64, LOCATED AT 2827 RAILROAD STREET, CONTAINING FINDINGS; PROVIDING A REPEAL CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Zoning Ordinance of the City of Nacogdoches provides for Planned Development Districts; and

WHEREAS, the property described above and depicted in "Exhibit A" is currently zoned PD, Planned Development; and

WHEREAS, Warren Sparks, filed an application for a Planned Development District for the development of a Contractor Yard and for Lots 1, 1-A & 1-B, City Block 64, generally located at 2827 Railroad Street (the "Property"), and situated within the corporate limits of the City of Nacogdoches, Texas (the "City"), being more particularly described in "Exhibit A" and "Exhibit B", attached hereto and made a part hereof for all purposes; and

WHEREAS, the property owner has requested a change to the terms and conditions of the Planned Development to allow for a Cottage Resort/ Short-Term Rental facility to be developed on the property as shown in "Exhibit B"; and

WHEREAS, the City Council of the City has conducted, in the time and manner and after the notice required by law and the Zoning Ordinance of the City, a public hearing on such request for change in the terms and conditions of the Planned Development; and

WHEREAS, the City Council now deems it appropriate to grant such requested change to the terms and conditions of the Development Plan.

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

SECTION I
Findings.

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

SECTION II
Approval of Concept Plan

Pursuant to the requirements of Chapter 118 of the Code of Ordinances of the City of Nacogdoches, Texas, a change in the terms and conditions of the Development Plan for the Planned Development District is hereby approved by the City Council.

SECTION III
Standards

a) Cottage Resort/ Short-Term Rental facility shall be permitted in accordance with the

Development Plan as shown in "Exhibit B".

SECTION IV
Repeal

This Ordinance shall in no manner repeal, amend, change, supplement, or revise any provision of any ordinance of the City, save and except the granting change in the uses permitted in and the requirements for development of the Planned Development District as herein provided.

SECTION V
Effective Date

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

SECTION VI
Severability

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

SECTION VII
Proper Notice and Open Meetings

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

SECTION VIII
Filing

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

PASSED AND APPROVED, this the ____ day of _____, 2022, by a vote of ____(*ayes*) to _____ (*nays*) of the City Council of the City of Nacogdoches, Texas.

CITY OF NACOGDOCHES

By: _____
JIMMY MIZE, Mayor

ATTEST:

_____
JAN VINSON, City Secretary

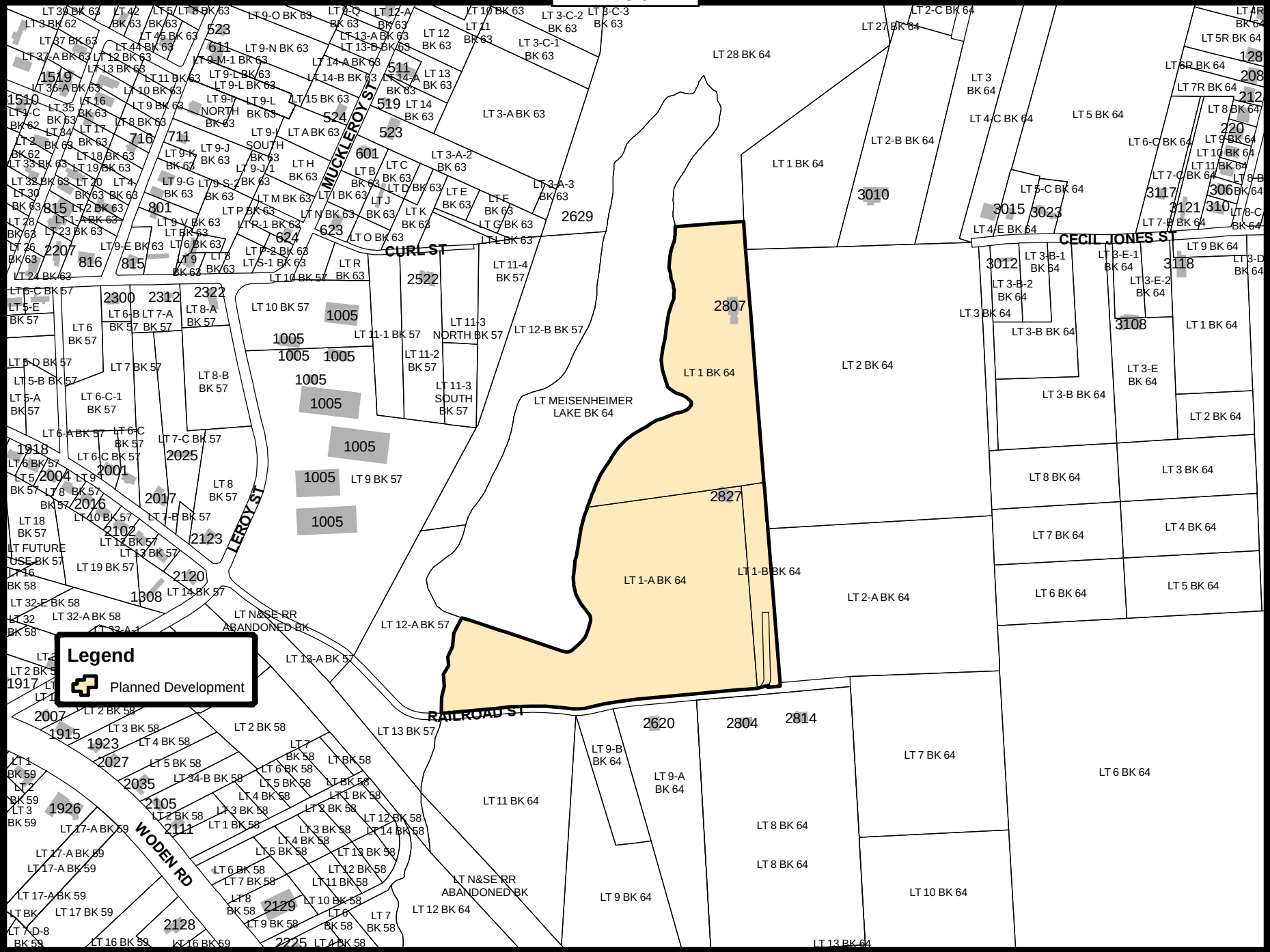
APPROVED AS TO FORM:

_____
STEVE KIRKLAND, City Attorney

APPROVED AS TO CONTENT:

_____
ALAINA HELTON, City Planner

Exhibit A



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

8

Date Created: October 20, 2022 Software: ArcGIS 10.8.1

Nacogdoches Engineering Department GIS Division

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 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 Short-Term Rental 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: Two (2) belly dump trucks; three (3) dump trucks; one (1) backhoe; one (1)

trackhoe; and, one (1) front loader.

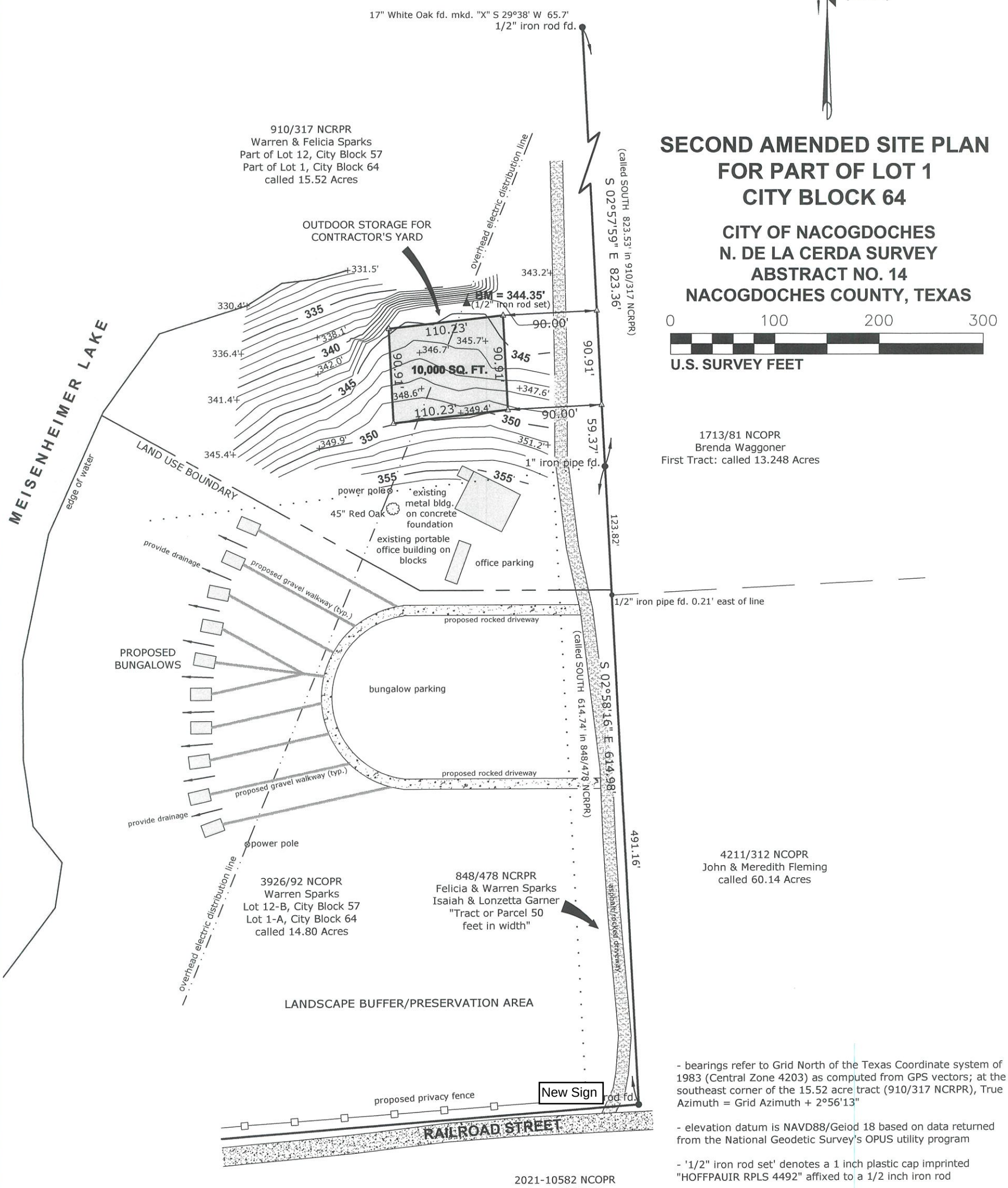
- Materials: The storage of materials includes limestone base (20 tons), and rip rap rock (10 tons).
- Employees: There are four (4) employees in total, including three (3) drivers and one (1) secretary.
- Operating Hours: Drivers' schedules have been modified to a 7:30am start time, and all equipment operators/ drivers will leave no earlier than 6:00am, and return no later than 6:00pm.
- The property owner will participate in the costs of the city maintenance and repair of Railroad Street, located between the property entrance and Leroy Street to the west, until the Contractor Yard is discontinued. The applicant will repair the hump (or raised mass) located in the right-of-way immediately in front of the residence located at 2620 Railroad Street.
- 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



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

0 100 200 300

U.S. SURVEY FEET

- 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/Geiod 18 based on data returned from the National Geodetic Survey's OPUS utility program

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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:

_____ RPLS No. 4492
(originals signed in red ink and embossed; all others null and void)

Surveyed for

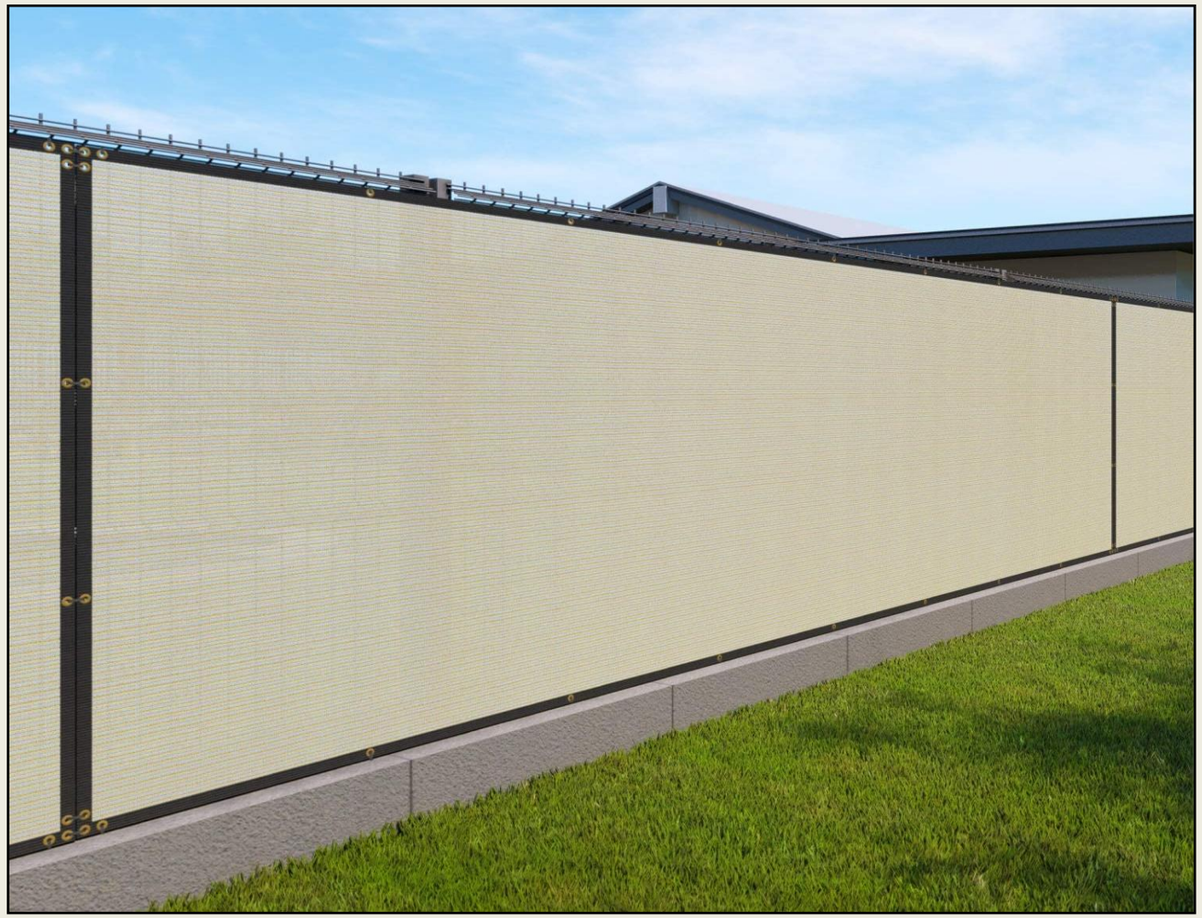
WARREN SPARKS

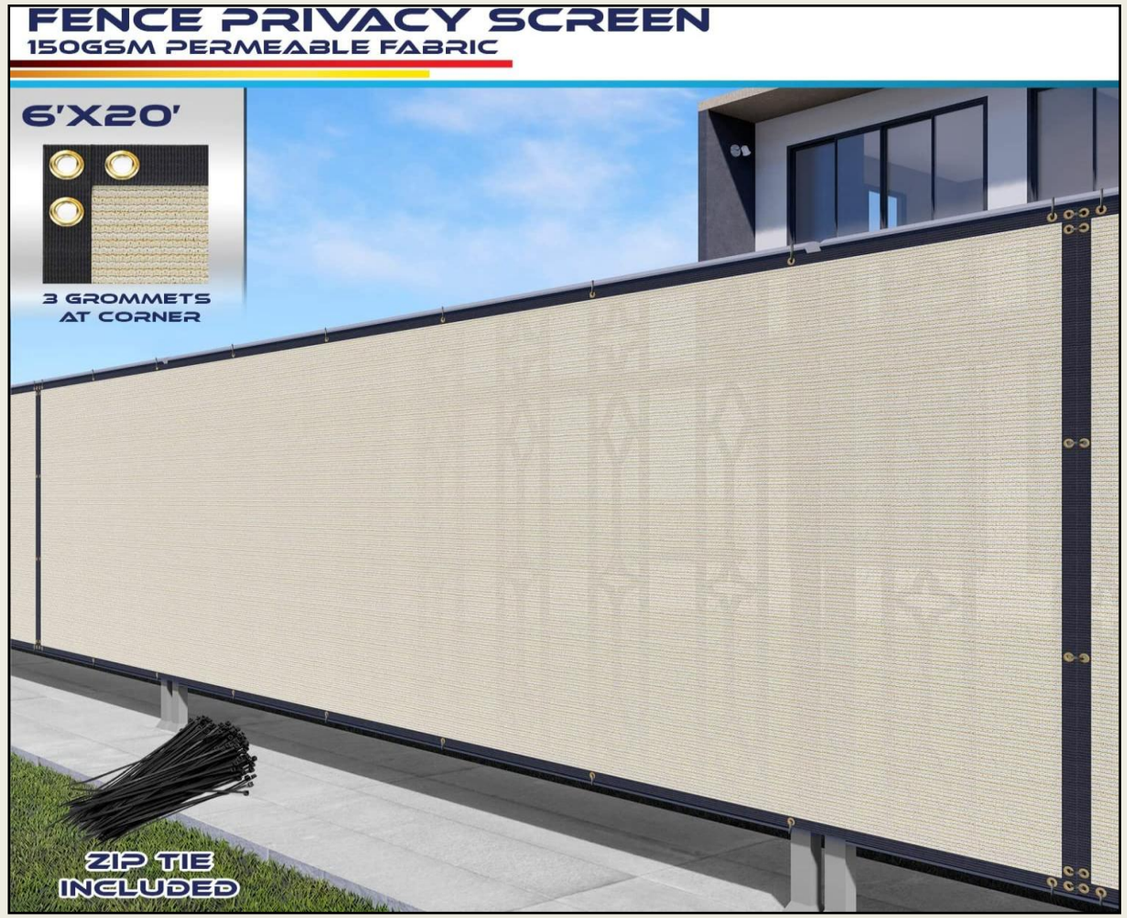
GLENN HOFFPAUIR SURVEYING CO., PLLC
LICENSED FIRM NO. 10194243
252 CR 817 NACOGDOCHES, TEXAS 75964-2801
PHONE (936) 560-1227

REV:	JOB NO:	DRAWN BY:
10/20/2022 09/19/2022	40731	ht
DATE:	SHEET NO:	SCALE:
04/28/2022	1 OF 1	1" = 100'

Windscreen4less

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



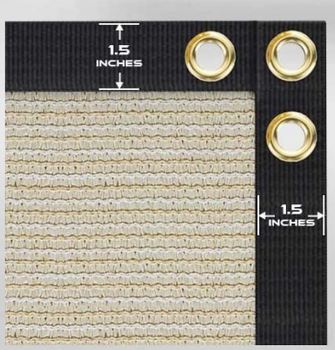


FENCE PRIVACY SCREEN

150GSM PERMEABLE FABRIC

DETAILS

- ☑ UV AND PRIVACY PROTECTIUON
- ☑ REINFORCED EDGE AND CORNER
- ☑ 3 GROMMETS AT CORNER



PATENT NO:
US D748,818 S

150 GSM

3 YEARS WARRENTY

PERMEABLE

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FENCE PRIVACY SCREEN

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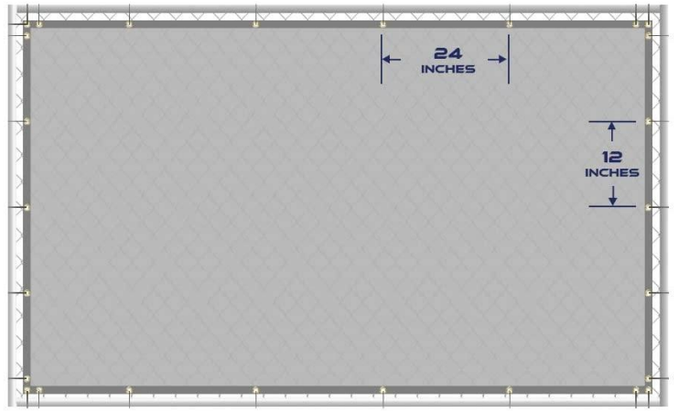
INSTALLATION



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

UV PROTECTION

CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN

COMPARISION

THREE GROMMETS FORMS A TRIANGLE
WHICH IS THE 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

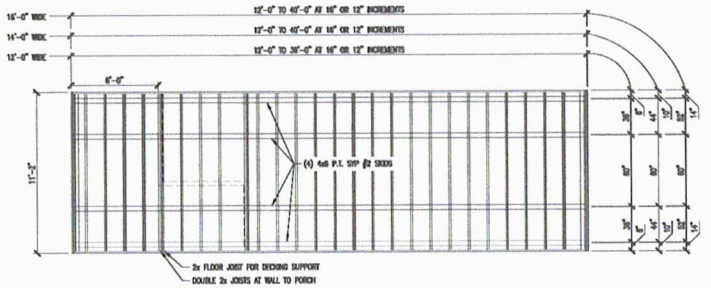
CUSTOMIZED SIZE MADE IN USA

FENCE PRIVACY SCREEN

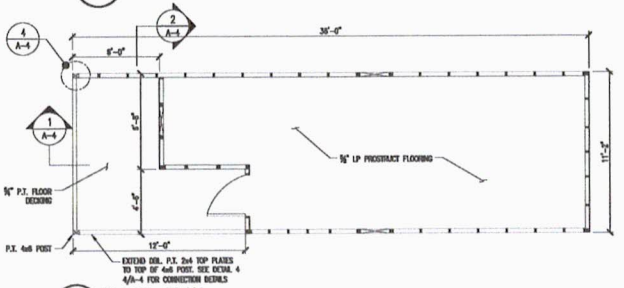
ZIP-TIE AND OTHER TIE-DOWN MATERIALS ARE NOT INCLUDED

CUSTOMIZED SIZE MADE IN USA

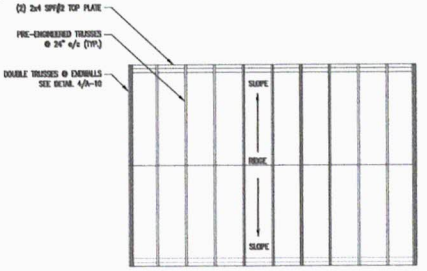
	150 GSM Privacy Fence Screen	**180 GSM** Privacy Fence Screen	**180 GSM** Privacy Fence Screen	**280 GSM** Privacy Fence Screen	**480 GSM** Super Heavy Duty Privacy Fence Screen	**50 LB TENSION** Zip Ties
U/V Blockage	90%	95%	98%	60%	100%	
Privacy Blockage	85%	90%	95%	80%	100%	
Life Expectancy	3-4 Years	3-5 Years	4-6 Years	5-7 Years	5-8 Years	
Customization Available	✓	✓	✓	✓	✓	



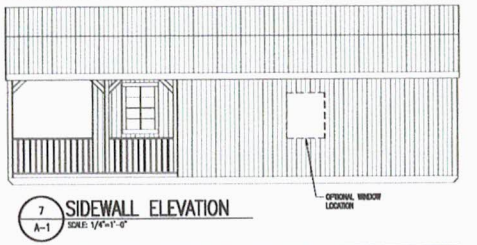
1 A-1 12'–0", 14'–0" & 16'–0" WIDE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



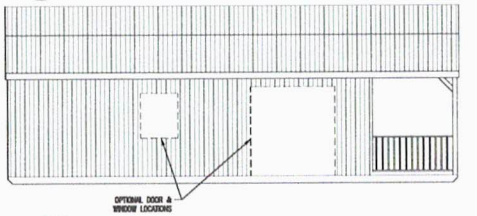
2 A-1 FLOOR PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



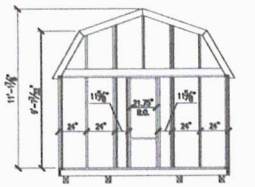
3 A-1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



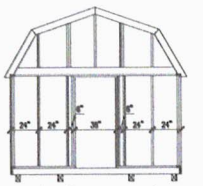
7 A-1 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"



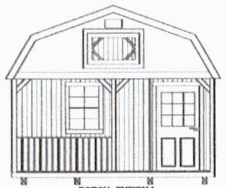
8 A-1 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"



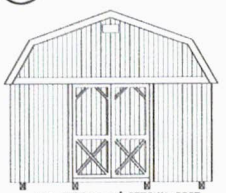
9 A-1 12'–0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



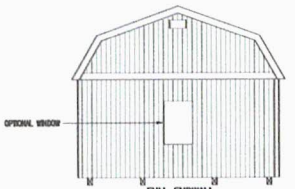
10 A-1 12'–0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



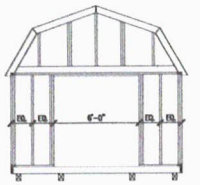
4 A-1 ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



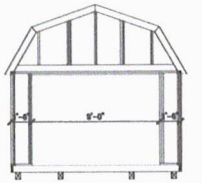
5 A-1 ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



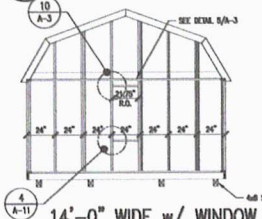
6 A-1 ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



11 A-1 12'–0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



12 A-1 12'–0" WIDE w/ DOOR ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



4 A-11 13 A-1 14'–0" WIDE w/ WINDOW ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

AREA FOR APPROVAL STAMPS

PROJECT:
DELUXE LOFTED BARN

FLOOR DECK FRAMING PLANS & DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER
978-943-6869

ALTERNATE DESIGN SOLUTIONS
PHONE: 285.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

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

REVISION	DESCRIPTION	DATE	BY

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

DONALD VAN GERVE 99642 LICENSED PROFESSIONAL ENGINEER

3 of 6

PRESENTER: Scott Weems, Police Chief

ITEM/SUBJECT: Consider the approval of a resolution of support from the City of Nacogdoches to the Texas Department of Transportation for the closure of multiple crossovers on NW and SW Stallings Drive (Loop 224). (Chief of Police)

SUMMARY/BACKGROUND: Several local businesses and the City of Nacogdoches requested that the Texas Department of Transportation (TxDOT) close the crossovers on NW and SW Stallings Drive due to frequent accidents. This closure project is funded through collaboration between the City of Nacogdoches and TxDOT's Highway Safety Improvement Program. The crossover removal project was based on crash data, spacing of existing crossovers to provide emergency response, and balancing mobility and private access. In removing these crossovers, it will serve to reduce crashes as well as better align with current and future design standards (I-69). No right of way or land acquisition is needed for this project.

A meeting was held on Tuesday, November 29th to take comments from the affected business owners and the public. Write-in comments were also provided for those who could not attend the meeting. The deadline for public comments is December 5th at 5:00 p.m. The comments will be provided to Council at the December 6th City Council meeting.

Project improvements include removing up to 8 highway crossovers spanning approximately 6.5 miles on Stallings Dr. (Loop 224), removing crossover pavement markings and signage, and existing ditch/median will remain after the project is complete.

Travelers on Stallings Drive (Loop 224) will be able to turn around at the following locations: South Fredonia Street (Hwy 7W), Durst Street (FM 225), Douglass Road (Hwy 21W), Old Tyler Road (FM1638), North Stallings Drive, and Industrial Drive (FM 343).

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Scott Weems, Chief of Police
weemss@nactx.us
936-559-2619

ATTACHMENTS:
1. PowerPoint Presentation
2. DRAFT Resolution

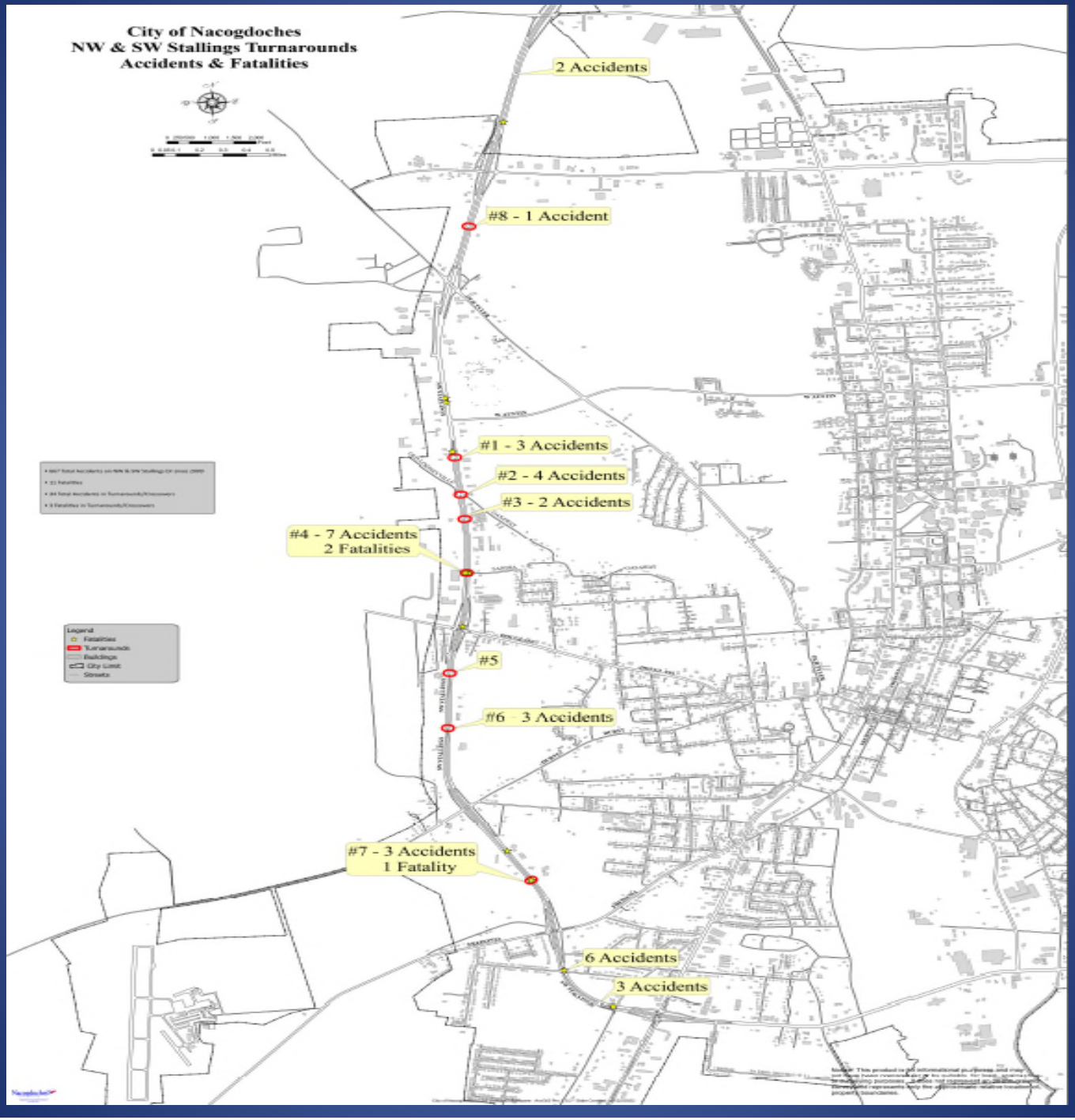
Crossover Closures

- Several local businesses and the City of Nacogdoches requested that TxDOT close the crossovers on NW and SW Stallings Dr. due to frequent accidents.
- This closure project is funded through collaboration between the City of Nacogdoches and TxDOT's Highway Safety Improvement Program.
- The crossover removal project was based on crash data, spacing of existing crossovers to provide emergency response, and balancing mobility and private access.
- In removing these crossovers, it will serve to reduce crashes as well as better align with current and future design standards (I-69).

Proposed Crossover Closures

Land/Right of Ways

No right of way or land acquisitions are needed for this project.


City of Nacogdoches
NW & SW Stallings Turnarounds
Accidents & Fatalities
2 Accidents
#8 - 1 Accident
#1 - 3 Accidents
#2 - 4 Accidents
#3 - 2 Accidents
#4 - 7 Accidents
2 Fatalities
#5
#6 - 3 Accidents
#7 - 3 Accidents
1 Fatality
6 Accidents
3 Accidents

All NW & SW Stalling Dr Fatal Accidents

- 2008-20623 900 NW Stallings
- P10-15520 400 SW Stallings
- P11-09720 1800 SW Stallings
- P14-22801 3100 NW Stallings
- P15-03937 1200 NW Stallings Sandia St Crossover
- P20-02082 3000 NW Stallings
- P21-08376 1200 NW Stallings Sandia St Crossover
- P21-12323 900 SW Stallings
- P22-12948 5400 NW Stallings
- P22-19850 2700 NW Stallings
- P22-22256 1600 SW Stallings International Church Nac Crossover

- **Total** **11 Fatalities**
- **Total** **3 in Crossovers**

#EndTheStreakTX

- is a campaign created by TxDOT to bring awareness to the long streak of traffic deaths in Texas.
- Texas has lost at least one person every day on Texas roads since Nov. 7, 2000. We need to end the streak of daily deaths on Texas roads!

Turnarounds

- After the project is complete, travelers on Stallings Dr. (Loop 224) will be able to turn around at the following locations:
  - South Fredonia (Hwy 7W),
  - Durst St (FM 225),
  - Douglass Road (Hwy 21W),
  - Old Tyler Rd (FM1638),
  - North Stallings Dr.
  - Industrial Dr, (FM 343).

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF NACOGDOCHES, TEXAS SUPPORTING CLOSURE OF CROSSOVER LANES ON LOOP 224

WHEREAS, since 2009, there have been a total of 667 total accidents along SW/NW STALLINGS DRIVE also known as LOOP 224/US 59 causing 11 fatalities**;** and,

WHEREAS, 34 of the accidents have occurred while in the crossovers in that portion numbered US 59, three of which caused fatalities; and,

WHEREAS, the Texas Department of Transportation and Nacogdoches Public Works have proposed closing of the crossover lanes along US 59 as an engineering solution to make that portion of the road safer: and

WHEREAS, Nacogdoches Fire and Police Departments have reviewed the closures and agree that closing of designated crossover lanes will not impair response times for emergencies, if some lanes are left open for emergency use only; and,

WHEREAS, owners of property situated along that portion of the highway were invited to hear crash data reports from the Nacogdoches Police Department and the proposed engineering solutions from the Texas Department of Transportation and Nacogdoches Public Works at a Public Hearing; and

WHEREAS, at the Public Hearing on November 29, 2022, comments were accepted from the property owners and the general public which contained varying degrees of support and opposition to the engineering solution of closing the crossover lanes; and

WHEREAS, the comments generally favored lowering the speed limit,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF NACOGDOCHES, TEXAS, THAT;

The City supports closing the crossover lanes on US 59 within the City of Nacogdoches designated on the attached Exhibit A and requests that Texas Department of Transportation take such action as is necessary to accomplish these closings; and,

The City supports lowering the speed limit on US 59 within the City of Nacogdoches designated on the attached Exhibit A and requests that Texas Department of Transportation take such action as is necessary to accomplish this goal.

PASSED AND APPROVED the 6th day of December, 2022.

_____
Jimmy Mize, Mayor
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

APPROVED AS TO FORM:

_____
Steven Kirkland, City Attorney

DRAFT

PRESENTER: Brian Bray, Community Services Director

ITEM/SUBJECT: Consider award of bid to Drewery Construction, Inc. in the amount of $239,980.00 for the construction of the Frances Shofner Memorial Loop along the Lanana Creek Trail and trailhead for the Texas Parks and Wildlife Department (TPWD) Trails Grant. (Community Services Director)

SUMMARY/BACKGROUND: In 2019 City Council accepted a donation from the Friends of Historic Nacogdoches, Inc. in cooperation with Charles and Louis Marie Bright Foundation, which provided funding for expansion and improvements of the Lanana Creek trail system. The funds covered three primary projects and miscellaneous trail improvements. These projects included:

- A paved trail through Festival Park to connect the two creek trails; Lanana and Banita.
- A concrete pathway installed underneath the Park Street bridge along the Lanana Creek Trail.
- Various small Trail Improvements around the Eyes of Father Margil Springs
- Construction of an improved trail for the Frances Shofner Memorial Loop.

After completing the first three projects towards the end of 2019 effort was put towards bidding and completion of the TPWD trails grant that provided an 80% - 20% match to construct a trailhead at Maroney and University Drive along with an improved trail surface from the trailhead to Austin St. Drewery Construction was awarded the bid and construction started in May of 2020. Using the same bid specifications, solicitation of bids went out to construct the Frances Shofner Memorial Loop in November 2020. Unfortunately, no bids were submitted.

In the Spring of 2021, a new bid packet was prepared and Drewery Construction was the only bidder with a bid of $92,862, which exceeded available funds. In January of 2022, City Engineering staff started reworking the route of the Frances Shofner Memorial Loop and trail bid specifications in hopes of reducing the costs while meeting the intent of the original donation. A reworked trail along with a parking lot (trailhead) was sent out to bid in October with Drewery Construction being the only bidder with a bid of $137,400 for the Frances Shofner Memorial Loop and $102,580 to construct the trailhead parking lot.

The only item left to complete the requirements of TPWD trail grant is to construct a parking lot (trailhead). The original grant application included Public Works staff constructing the parking lot in-house. However, they are no longer able to, so we had to contract out the materials and labor, causing the project to exceed the original budget by approximately $50,000.

After bidding the construction of Frances Shofner Memorial Loop Trail three separate times, city staff do not see a way to reduce the cost of the project to fall within the original budget. Drewery's bid of $239,980, which includes $137,400 for construction of the Frances Shofner

Memorial Loop, is $86,586.10 over available funds to complete both projects.

FINANCIAL:

Item is budgeted: Lanana Trail Grant Expense
Account No.: 23.24.680.40
Account Name: *Special Grants Park Capital*
Amount: $102,580

Item is not budgeted: Shofner Loop Expense
Account No.: 23.24.680.40
Account Name: *Special Grants Park Capital*
Amount: $137,400

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure

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

ATTACHMENTS:
1. Map
2. PowerPoint Presentation

Frances Shofner Memorial Loop Trail

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.

City of Nacogdoches GIS Division * Software: ArcGIS Pro 3.0.1 * Date Created: 11/28/2022

Trailhead & Francis Shofner Memorial Loop

This section of Lanana Creek Trail leads North from the trailhead and then makes a “loop” around an old stock pond before heading heading back south on the same section of trail.

This project is supported in part by the Charles & Lois Marie Bright Foundation and the FoHNI Trails Committee.

City Council named the loop in honor of the late Francis Shofner in 2018.

Nacogdoches
the oldest town in Texas

City Council Meeting

Date: December 6, 2022

Agenda Item: 6.D.

PRESENTER: Brian Bray, Community Services Director

ITEM/SUBJECT: Consider budget amendment for $86,586.10 for the construction of the Frances Shofner Memorial Loop along the Lanana Creek Trail. (Community Services Director)

SUMMARY/BACKGROUND: After bidding the construction of the Frances Shofner Memorial Loop Trail three separate times, city staff do not see a way to reduce the cost of the project to fall within the original budget. If this project is to move forward, it will require a Budget Amendment in the amount of $86,586.10.

FINANCIAL:

Item is not budgeted *(Budget Amendment required – see attached)*

Account No.: Various (see attached)
Account Name: *Various (see attached)*
Amount: *Various (see attached)*

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Community Engagement/Diverse Environment

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

ATTACHMENTS: 1. Budget Amendment Ordinance

ORDINANCE AMENDING ORDINANCE NO. 1929-09-22 APPROPRIATING VARIOUS AMOUNTS IN ACCORDANCE WITH BUDGET ADOPTED FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the City Council of the City of Nacogdoches, Texas has approved and adopted the budget for said city for the ensuing fiscal year beginning October 1, 2022 and ending September 30, 2023.

WHEREAS, The City of Nacogdoches maintains over 5 miles of trails along the Lanana and Banita Creeks; and

WHEREAS, the 2017 Parks, Recreation and Trails Master Plan identified the need for trailheads, trail loops, trail extensions and overall trail improvements; and

WHEREAS, donations from the Charles and Lois Marie Bright Foundation were given in order to fund a portion of this project in honor of the late Frances Shofner; and

WHEREAS, with the adoption of this ordinance, the Community Services Department is authorized to accept funds and expend funds as needed.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Nacogdoches that sums of money as herein set forth in said budget are hereby appropriated and amended for the receipt of funds/payment of operations/capital outlays of the city government of the City of Nacogdoches as follows:

Fund	Dept	Acct.	Department	Description	Amt.
24		559.70	Special Grant Donations	Bright Foundation Donation	$35,814
24		559.70	Special Grant Donations	Friends of Historic Nac Donation	$15,000
24	23	680.40	Special Grant Parks Capital	Shofner Loop Expense	$137,400
24		590.01	Special Grant Transfer Rev	Revenue / General Fund	$86,586
01	85	699.24	General Fund Transfer Exp	Transfer to Cover Expenses	$86,586

PASSED AND APPROVED this the 6th day of December, 2022.

_____
Jimmy Mize, Mayor
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

Approved as to form: _____
Steven Kirkland, City Attorney

Approved as to content: _____
Pamela Curbow, Director of Finance

City Council Meeting

Date: December 6, 2022

Agenda Item: 6.E.

PRESENTER: Brian Bray, Community Services Director

ITEM/SUBJECT: Consider budget amendment for $50,000.00 for the Texas Parks and Wildlife Department (TPWD) Trails Grant project. (Community Services Director)

SUMMARY/BACKGROUND: This budget amendment is necessary to transfer funds to cover the additional city match on the 80% - 20% TPWD trails grant. The City was the recipient of a $201,752 grant to construct a trailhead and improve the trail from Maroney Drive to Austin Street.

FINANCIAL:

Item is not budgeted *(Budget Amendment required – see attached)*

Account No.: Various (see attached)
Account Name: *Transfers*
Amount: $50,000

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure

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

ATTACHMENTS: 1. Budget Amendment Ordinance

AN ORDINANCE AMENDING ORDINANCE NO. 1929-09-22 APPROPRIATING VARIOUS AMOUNTS IN ACCORDANCE WITH BUDGET ADOPTED FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the City Council of the City of Nacogdoches, Texas has approved and adopted the budget for said city for the ensuing fiscal year beginning October 1, 2022 and ending September 30, 2023.

WHEREAS, The City of Nacogdoches maintains over 3 miles of trails along the Lanana and Creek ; and

WHEREAS, the 2017 Parks, Recreation and Trails Master Plan identified the need for trail heads, trail loops, trail extensions and overall trail improvements ; and

WHEREAS, the Texas Parks and Wildlife trails grant allows us to construct a trailhead and improved trail from Maroney Dr. to Austin St.; and

WHEREAS, with the adoption of this ordinance, the Community Services Department is authorized to expend funds as needed.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Nacogdoches that sums of money as herein set forth in said budget are hereby appropriated and amended for the receipt of funds/payment of operations/capital outlays of the city government of the City of Nacogdoches as follows:

Fund	Dept	Acct.	Department	Description	Amt.
24		590.01	Special Grant Transfer Rev	Revenue / General Fund	$50,000
01	85	699.24	General Fund Transfer Exp	Transfer to Cover Expenses	$50,000

PASSED AND APPROVED this the 6th day of December, 2022.

_____
Jimmy Mize, Mayor
City of Nacogdoches

ATTEST:

_____
Jan Vinson, City Secretary

Approved as to form: _____
Steven Kirkland, City Attorney

Approved as to content: _____
Pamela Curbow, Director of Finance

PRESENTER: Bonita Hall, Director of Human Resources

ITEM/SUBJECT: Have a discussion and seek direction regarding the possibility of adding City Holidays. (Director of Human Resources)

SUMMARY/BACKGROUND: It is one of our charges as Human Resources to monitor surrounding employers in an effort to become and remain competitive and to offer comparable benefits/services for our employees. We work to be informed regarding employee salaries, benefits, organizational practices, etc. We have been asked if it were possible to increase the number of holidays the City celebrates each year. Earlier in November, we researched neighboring employers' benefits to see what holidays they currently recognize. The survey indicates that the City of Nacogdoches is behind area employers.

City staff is seeking input from the City Council on adding two holidays for employees to remain competitive with surrounding employers in the region.

FINANCIAL:
No financial impact associated with this item.

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Bonita Hall, Director of Human Resources
hall@nactx.us.
936-559-2565

ATTACHMENTS: 1. Holiday Survey 2022

Holiday Survey 2022

Banks-12	Angelina County-14	Nacogdoches County-14	City of Lufkin-12	City of Nacogdoches -10	City of Longview- 11	City of Marshall- 12
New Year's Day	New Year's Day	New Year's Day	New Year's Day	New Year's Day	New Year's Day	New Year's Day
Martin Luther King Day	Martin Luther King Day	Martin Luther King Day	Martin Luther King Day	Martin Luther King Day	Martin Luther King Day	Martin Luther King Day
President's Day	President's Day	President's Day				
	Good Friday	Good Friday	Good Friday	Good Friday	Good Friday	Good Friday
Memorial Day	Memorial Day	Memorial Day	Memorial Day	Memorial Day	Memorial Day	Memorial Day
Juneteenth	Juneteenth	Juneteenth			Juneteenth	Emancipation Day
Independence day	Independence day	Independence Day	Independence Day	Independence day	Independence Day	Independence Day
Labor Day	Labor Day	Labor Day	Labor Day	Labor Day/ Sept. 11th	Labor Day/ Sept. 11th	Labor Day/ Sept. 11th
Columbus Day	Columbus Day	Columbus Day				
Veterans Day	Veterans Day	Veteran's Day	Veterans Day			Veterans Day
Thanksgiving	Thanksgiving	Thanksgiving	Thanksgiving	Thanksgiving	Thanksgiving	Thanksgiving
	Day After Thanksgiving	Day After Thanksgiving	Day After Thanksgiving	Day After Thanksgiving		Day After Thanksgiving
	Christmas Eve		Christmas Eve	Christmas Eve	Christmas Eve	
Christmas Day		Christmas Day	Christmas Day	Christmas Day	Christmas Day	Christmas Day
	Day After Christmas	Day After Christmas			Floating Holiday	Floating Holiday
Inauguration Day- Every 4 yrs.			Birthday/Sept. 11 th			

City Council Meeting

Date: December 6, 2022

Agenda Item: 6.G.

PRESENTER: Jessica Sowell, Community Services Asst Director, Alaina Helton, City Planner

ITEM/SUBJECT: Receive an update on the NacTogether Master Planning project and timeline. (Director of Planning & Neighborhood Services and Community Services Assistant Director)

SUMMARY/BACKGROUND: Staff will update City Council on the Downtown Master Plan and Comprehensive Plan update process currently underway. On November 18, 2022, City Council was provided written reports from City Staff and the consultant (DTJ Design) with summaries of accomplishments thus far, and an outline of the next steps for the planning process.

The list of reports below includes summaries of the meetings and activities of the Downtown and Comprehensive Plan Advisory Committees (DTAC and CPAC), as well as an outline of the community outreach and engagement efforts completed to-date:

DTAC Summary Report - (Authored by the City)
CPAC Summary Report - (Authored by the City)
DTAC Existing Conditions - (Authored by DTJ)
CPAC Existing Conditions - (Authored by DTJ)
Nacogdoches Engagement Reports - (Authored by CivicBrand)
Updated project timeline - (Authored by DTJ)

The reports are attached to this agenda item.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Downtown Entertainment and Destination District
Neighborhood Revitalization and Attainable Housing
Community Engagement/Diverse Environment
Infrastructure
I-69 Development
Economic Development

CITY CONTACT: Jessica Sowell, Community Services Assistant Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS:
1. DTAC Existing Conditions
2. CPAC Existing Conditions
3. DTAC Summary

4. CPAC Summary Report
5. Nac Engagement-Steps
6. Engagement Report
7. Timeline
8. PowerPoint Presentation

dtj DESIGN

Nac together

DOWNTOWN PLAN

Existing Conditions Memorandum Draft

November 2022

Nacogdoches the oldest town in Texas

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1 EXISTING MARKET CONDITIONS

1.1 | Downtown Nacogdoches

Downtown Nacogdoches is in central Nacogdoches at the intersection of E Main Street/W Main Street and North Street/South Street. For the purpose of this market analysis, a Downtown study area was defined as seen in the map below. The Downtown study area is roughly bounded by:

- Railroad west of Old Tyler Road to the west and south
- Power Street, King Street, Martinsville Street to the north
- Banita Creek to the east

Downtown Nacogdoches includes a mix of retail and business services such as law firms, banks, and insurance companies. The character of Downtown showcases a different era with many buildings falling under the multiple Historic Overlay Districts within Downtown. Attractive to visitors and locals, Downtown also offers restaurants, boutique clothing stores, and many antique shops.

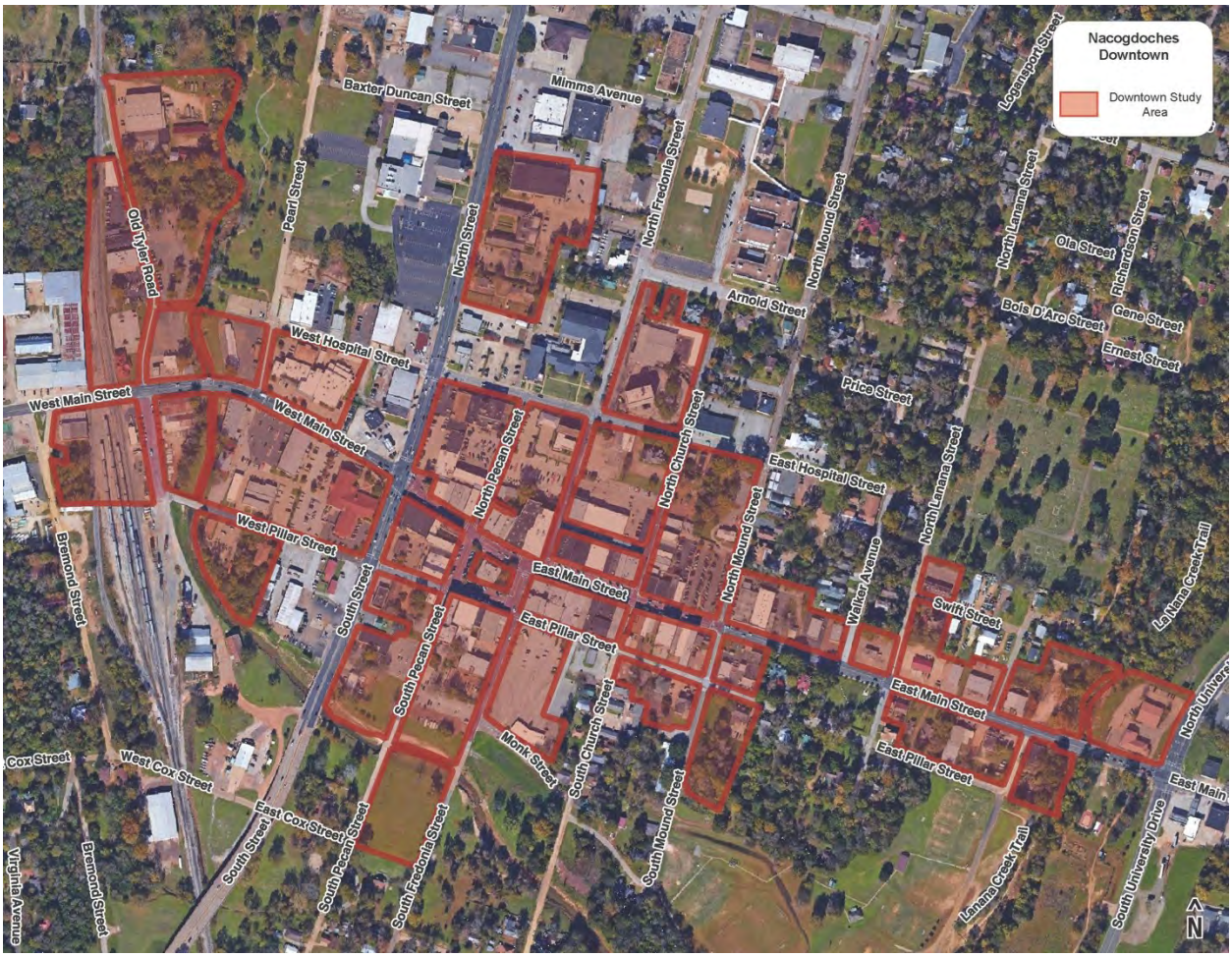


Figure 1: Map depicting Downtown study area

1.2 | Downtown Demographics

Downtown Nacogdoches has a estimated population of 884 people, a eleven percent increase since 2010. There are approximately 1,946 employees in Downtown.

Downtown Population	
2010 Population	794
2022 Population	884
2022 Daytime Population	2,260

Figure 2: Downtown Population

There are approximately 439 dwelling units within Downtown, with a median home value $126,593. Downtown dwelling units refer to lofts, townhomes, duplexes, as well as single family homes. The per capita income is $29,334.

Downtown Household & Income	
2022 Total Households	439
2022 Median Home Value	$126,593
2022 Average Home Value	$197,510
2022 Median Household Income	$25,712
2022 Average Household Income	$58,735
2022 Per Capita Income	$29,334
2022 Median Disposable Income	$24,338

Figure 3: Downtown Household & Income

1.3 | Downtown Market Summary

Downtown Nacogdoches is a draw for residents and tourists alike. Downtown is known for its historic architecture and character, brick streets, niche local businesses and boutique shops, and restaurants. Nacogdoches is coined "The Oldest Town in Texas," and Downtown Nacogdoches embodies this historic charm. The construction of Downtown Nacogdoches spans all vintages. The Durst-Taylor Museum is located on the North side of Downtown and was constructed in 1835.

The iconic Fredonia Hotel and Convention Center was built in 1955 and features 109 rooms with many upscale amenities including the Republic Steakhouse. The Nacogdoches Railroad Depot Museum is located at 101 Old Tyler Road, on the West side of Downtown.

To better understand the Downtown Nacogdoches market, a cursory survey of all the Downtown businesses was conducted. The dominant uses within Downtown include antiques, boutiques, restaurants, and office spaces. The table below shows a summary of the business types represented in Downtown.

Downtown Nacogdoches is made up of 1,063 parcels making up 24% ($329M out of a total of $1.4B of value within the city limits) of the City of Nacogdoches total real property market value and 20% of the taxable value ($221M out of $1.1B).

Downtown Businesses Inventory	
Retail	**83**
Antiques/Collectibles/Décor	19
Hair/Beauty	6
Boutique/Apparel	14
Jewelry/Gifts	3
Consignment/Resale	1
Artisan	12
Restaurants	17
Entertainment	8
Other Commercial	**94**
Law Firm	13
Insurance	5
Finance/Accounting/Banking	17
Auto	12
Hospitality	7
Real Estate/Construction/Architect	17
Nonprofit	4
Medical	4
Civic	15
TOTAL	**177**
Source: Catalyst Commercial	

Figure 4: Inventory of Downtown businesses

1.4 | Market Analysis

Housing Demand:

Current housing demand for the Downtown study area is delineated into renter or owner-occupied housing units. The estimated demand for renter-occupied housing units in Downtown is 12 units annually in the form of multifamily, duplexes, triplexes, or quadplexes. The estimated demand for owner-occupied units is 10 units annually across a range of urban in-fill residential, including townhomes, duplexes, or condos.
(Source: Catalyst Commercial, Census, Esri)

Downtown Office Snapshot:

The total Nacogdoches office space includes approximately 550,000 square feet of space. Downtown Nacogdoches offers 158,000 SF of office space, which is roughly 29% of the city's inventory. The vacancy rate is healthy at 3.1%, down from 7.4% last period. Market rent is $19.75 per SF and the 12 month net absorption is 6.8K SF.
(Source: CoStar)

Downtown Office Demand:

Office demand across the city is estimated to be 9,952 square feet (SF) annually and Downtown could likely capture 10-20% of that demand resulting in an annual office demand for Downtown between 995 and 1,990 SF.
(Source: Catalyst Commercial, CoStar)

Downtown Retail Snapshot:

The City of Nacogdoches has 2.5M square feet (SF) of retail inventory. Downtown Nacogdoches offers 209K SF of retail inventory, 8.2% of the city's inventory. The vacancy rate is low at 1.9%, down from a 4.8% vacancy rate the prior period. Market rent is $13.84 per SF and the 12-month net absorption is 6K SF.
(Source: CoStar)

Downtown Retail Demand:

Nacogdoches total retail spend is expected to grow 12.8% from 2022 to 2027 (2.6% growth annually). Annual new retail demand for Nacogdoches is estimated to be 65,882 SF. Downtown is estimated to capture 10% of the incremental retail demand, resulting in 6,588 SF in additional retail space that could be supported in Downtown annually. (Source: Catalyst Commercial, CoStar)

1.5 | Trade Area

The trade areas associated with Downtown were established in 10, 20, and 30-minute drive time geographies. Due to low-density rural surroundings, the retail primary trade area is approximately a 20-minute drive time.

10 Minute Drive Time:

The population within a 10-minute drive time of Downtown is 34,426, within 15,397 housing units (2.31 average household size). The median household income in 2022 was reported at $40,113 and 52.9% of the population is between the ages of 15 – 44. The close proximity to the university and large student population within a 10-minute drive time is a large factor in the median household income and age of the population. For reference, 29.2% of the population is 15 – 24 years old establishing it as the largest age group.
(Source: Esri)

20 Minute Drive Time:

The population within a 20-minute drive time of Downtown is 53,478, spread across 20,227 housing units (2.43 average household size). The median household income in 2022 was reported at $49,084 and 47.7% of the population is between the ages of 15 – 44. The population within the 20-minute drive time is more diverse in age and income as it expands out beyond the Nacogdoches city limits. This is due to a slightly older and more financially established population. The 20-minute drive time, capturing a population of 53,478, encompasses 79% of the Nacogdoches County population (67,600).
(Source: Esri)

30 Minute Drive Time:

The population within a 30-minute drive time of Downtown is 117,910, made up of 44,585 housing units (2.52 average household size). The median household income in 2022 was reported at $53,176 and 42.6% of the population is between the ages of 15 – 44. This 30-minute drive time geography spans from Lufkin in the south up to Mt. Enterprise in the north, covering both low and high-density areas.
(Source: Esri)

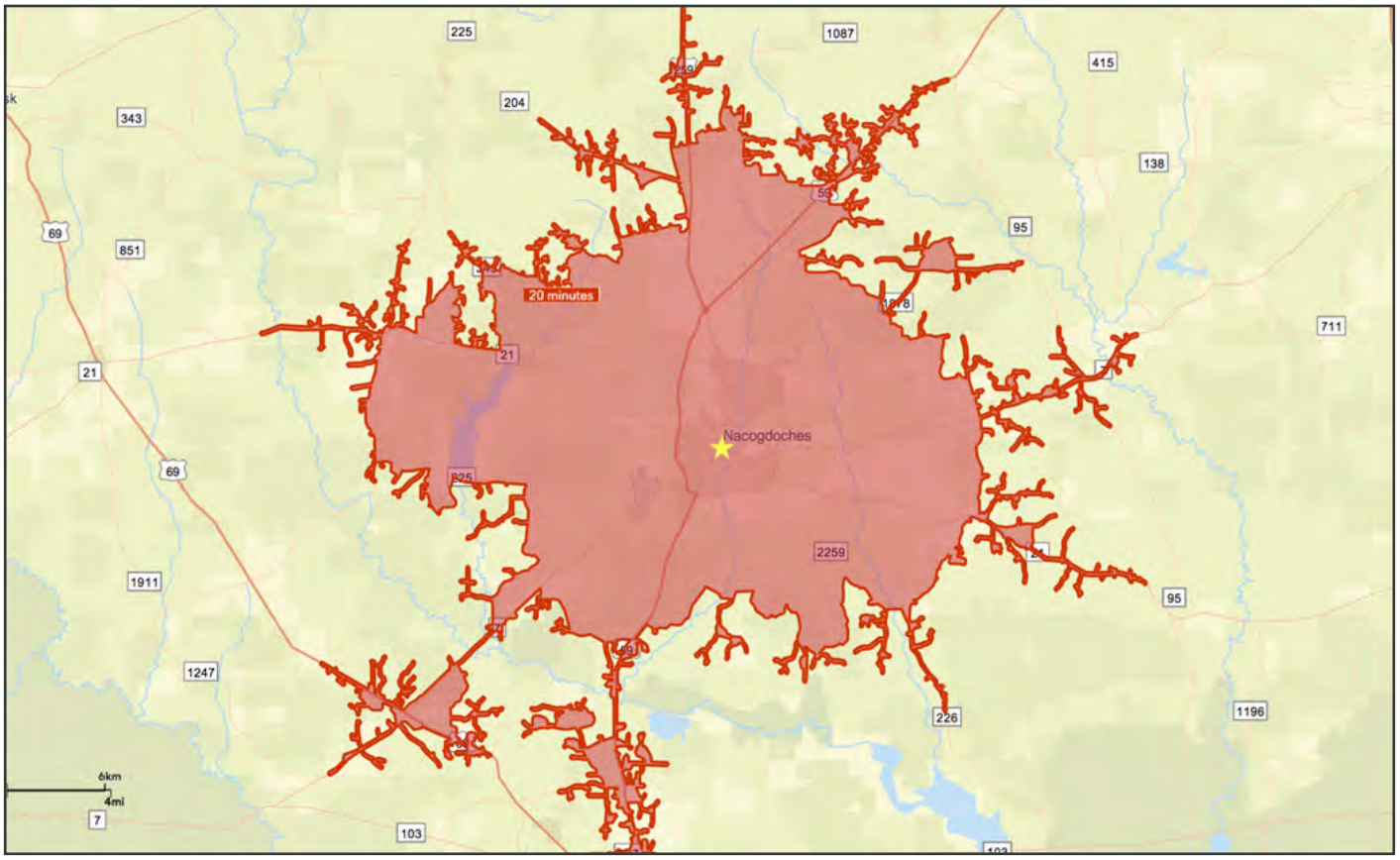


Figure 5: Regional Map

1.6 | SWOT Analysis

An initial Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was conducted to analyze Downtown's current conditions and its environment. The SWOT analysis will support planning efforts and create a baseline for guiding principles and themes. A strength is considered as a positive internal factor for Downtown. A weakness is considered as a negative internal factor affecting Downtown. An opportunity is considered as a positive external factor influencing Downtown and a threat is known as a negative external factor affecting Downtown.

Strengths

- Quality Historic Downtown
- Good walkability in and around the square
- Sufficient parking
- Regional and historical significance
- 16% of Nacogdoches residents live within 1 mile of Downtown and 88% live within 3 miles of Downtown

Weaknesses

- Lack of diverse retail concepts
- Inactivated sections of the Downtown square that do not contribute to an active square.

Opportunities

- Cater to the student population by incorporating more entertainment retail.
- Establish a Downtown district separate from that of the Historic Overlay District in order to establish character standards and include businesses that contribute to the Downtown economy but may not be subject to the Historic Overlay District policies
- Target destination or niche restaurant and entertainment uses that establish Downtown as a community gathering place
- Diversify the Downtown economy
- Increase open space to enhance the pedestrian experience
- Survey Downtown shoppers and Nacogdoches residents to understand their opinions of Downtown and the ways the City could tailor their Downtown efforts to make Downtown attractive to a wider audience
- Establish catalyst areas that show opportunity for development or redevelopment to increase use intensity
- Establish a program to purchase key properties and allow the development community to bid on these opportunities, allowing the city to control the use and character of the project.

Threats

- Oversaturated retail concepts - retail competition both within and outside of the City of Nacogdoches
- Lack of unified vision between property owners and the city

Emerging Themes

- Historic character
- Boost Downtown economy
- Unique concepts
- Enhance the Downtown experience for locals and tourists

Downtown Merchandising Strategy

Merchandising strategies are formed to increase customer retention, increase foot traffic, boost sales, and brand retail areas. Some emerging merchandising options based upon market trends include:

- Expanding entertainment options
- Encourage extended hours of business
- Incorporate active restaurants with patio seating in key locations
- Promote boutique retail and restaurants within the Core Downtown area on and near the square.

2 INFRASTRUCTURE & UTILITIES

2.1 | Utilities

A review of the existing condition of infrastructure and utilities associated with Downtown Nacogdoches focuses mainly on the core area containing the brick streets. This core area presents the most significant issues to operation and maintenance of utilities relative to historic structures, pavements, etc. The City's utilities are mapped quite accurately with limited exception. Research into historic mapping shows that the city has a considerable detail regarding their Downtown water, sewer, and storm sewer infrastructure. Access to natural gas, electric, and communication system mapping of underground facilities is generally not available, and above ground franchise utilities could be mapped by collecting GIS data on the utility poles.

Age

The existing utilities within Downtown Nacogdoches are some of the oldest within the City and with any utility infrastructure system, age is a primary driver of deficiencies in condition and performance. Deficiencies of these types result in repetitive maintenance and capacity limitations that can limit new development, redevelopment, and growth. Evidence of this was found in the original construction plans from 1915 for the former U.S. Post Office, now the Convention and Visitors Bureau, located on the Downtown square.

Figure 6: Southeast corner of downtown square showing 1915 utility manholes

Maintenance Access

Much of the core of Downtown Nacogdoches consists of historic, brick paved streets containing utilities beneath them. Water, sewer, storm sewer, and potentially natural gas pipelines beneath these streets pose a significant maintenance concern as failure of these utilities would require extensive disruption of the brick pavements to repair and/or replace. Projects to repair and replace infrastructure while preserving the brick paved streets have been successfully completed in the past. However, the tedious and laborious nature of cataloging and replacing each brick in its rightful place adds significant challenges to the task.

Materials

Material types for the underground utilities within Downtown consist of cast-iron pipe for water, vitrified clay pipe for sewer, and reinforced concrete pipe for storm sewer all of which are significantly affected by age. These material types are highly subject to deterioration with age resulting in repetitive maintenance.

Utility Poles

Aside from the Main Street corridor and Downtown square, electrical and communication utilities are located above ground on utility poles. These poles present challenges to the creation and maintenance of accessible pedestrian routes through certain areas. Additionally, these above ground utilities create aesthetic challenges to redevelopment of certain areas.

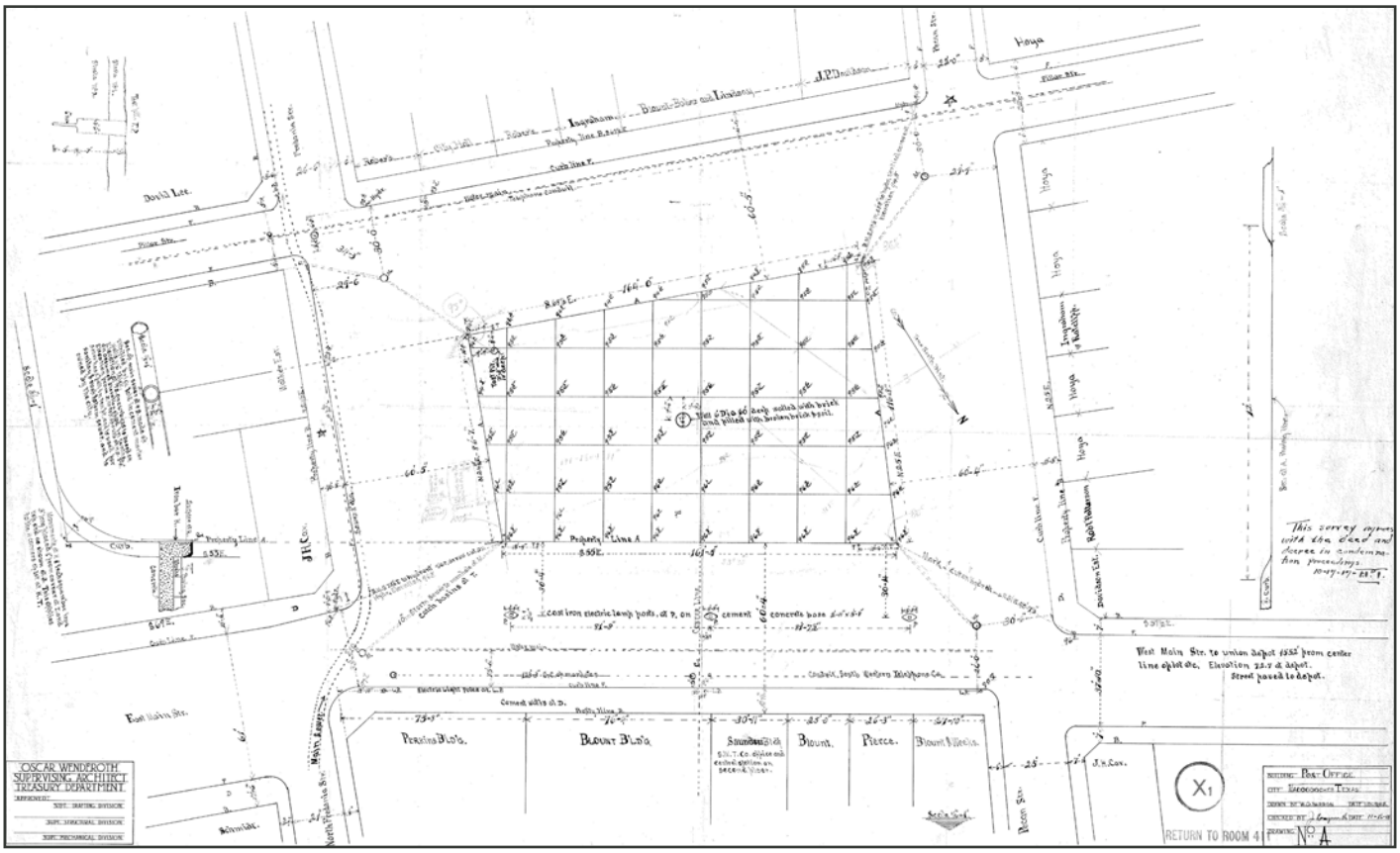


Figure 6: 1915 Post Office Site Plan

The site plan for the original U.S. Post Office plans shows certain underground utilities whose elements are still in service today. Manholes and storm sewer inlets located in the corner intersections of the downtown square are shown on the 1915 site plan and can also be seen within the bricks of the historic downtown streets.

Fire Protection

The core Downtown area is comprised of dense, historic structures built with “common wall” construction methods and materials that are less fire resistive than modern construction materials. This results in a high need for adequate fire protection. The existing water distribution infrastructure has capacity issues should multiple, common wall structures be involved in a single fire.

Currently several buildings remain vacant and in need of renovation to become habitable. This is driven by an inability of the water system to supply needed fire flows for fire sprinkler system operation. Upgrade of the water system to meet this need would require significant investments for the removal and repair of the brick streets as described in Maintenance Access. Since fire sprinkler systems are also very expensive, they seem to stand in the way of renovation and the eventual use of vacant buildings.

Storm Sewer Capacity

The storm sewer utility system has capacity issues including:

- Aged and undersized pipes
- Lack of inlet structures to move water off the street and into pipes
- Flood water elevations inhibit discharge through storm sewer outfalls due to the location of Banita Creek south of Downtown

These capacity issues result in localized flooding of streets under certain conditions.

3 MULTIMODAL MOBILITY

3.1 | Roadways

Downtown Nacogdoches is located at the intersection of State Business Highways 7 and 21 and Business US 59, some of the oldest highway routes in the state of Texas. The core area of Downtown, between North Street, Mound Street, Hospital Street and the Bonita Creek, is made up primarily of two-way, two-lane roadways built with brick pavers. Church Street north of Main Street is one-way northbound. Beyond this core area the blocks are larger, the streets are wider, and the pedestrian facilities are limited.

There are several intersections with turn lanes provided including Main Street at North Street and Fredonia at Main Street. While most of the intersections in Downtown are controlled by stop signs, there are several signalized intersections along Main Street. The intersection of Fredonia at Main Street is offset and creates a complicated signalized intersection. The image below shows an intersection with turn lanes provided.

3.2 | Parking

On street parking is allowed on most roadways in Downtown. The majority parking spaces are parallel to the curb with a few blocks including Main Street between Fredonia and Church providing angle parking. There are several surface parking lots within the Downtown area including a large public lot at the intersection of Main Street at Mound Street and several privately owned lots. The image below shows angle parking provided.

3.3 | Bike Facilities

There are no exclusive on-street bike lanes provided in the core area of Downtown.

3.4 | Sidewalks and Pedestrian Features

Most of the sidewalks in the core area of Downtown are narrow and some have high curbs making it a challenge to provide ramps and pedestrian facilities that meet current design guidelines. While most of the corners and pedestrian crossings do have ramps, few have detectable warning surfaces. Many of the ramps are diagonal in the corners and serve skewed crossings rather than the preferred directional configuration that provide short perpendicular crossings of streets.

4 LAND USE & HISTORIC PRESERVATION

4.1 | Historic Context & Growth

Downtown Nacogdoches plays an important role in the community life of the oldest town in Texas. The town dates back to the early 1700's when Spanish settlers opened the first missions in the area previously occupied by the Caddo tribe. While the French occupied the area in 1760's, the Spanish settlers founded the original town as the missions moved to San Antonio. In 1779 Nacogdoches received official designation as a "pueblo" from Spain and the center of the original town was established at the intersection of El Camino Real (now SH 21/Main Street) and La Calle del Norte/ North Street (now Business 59).

Figure 7: Historic image of Downtown Nacogdoches.
Source: By E. C. Kropp Co. (Milwaukee) - UTA Libraries Digital Gallery, Public Domain, https://commons.wikimedia.org/w/index.php?curid=96688929

4.2 | Existing Land Uses & Character

Downtown Nacogdoches was essentially focused on commercial storefront development along the Main Street corridor from the railroad line on the west to Mound Street on the east. Main Street is organized around a historic public square located one block east of North Street between Main and Pilar, and Pecan and Fredonia Streets. The original county courthouse was built Downtown (near the current location of City Hall). The courthouse in its current location was built circa 1911. Referred to as the "old courthouse" it was torn down in 1958. The current courthouse was built in 1960. The main Public Square was open until 1917 when a US Post Office was built in that block.

North of Main Street and west of Mound Street is home to several civic, lodging, and institutional uses. Pilar Street and the blocks located between Pilar and Bonita Creek and Festival Park are a mix of one-story buildings setback from the street with significant amounts of surface parking. The blocks surrounding the eastern edges of the core of Main Street are mainly residential in nature, several of which are in designated historic districts.

An existing figure ground of Downtown and the surrounding blocks shows that the main spine of Main Street has a consistent "street wall" from North Street to Mound Street with some critical gaps such as the NE Corner of North and Main Street and NW corner of Main and Mound Street. Another essential element that is a defining character of Downtown, especially to most residents of Nacogdoches, is the retention of the exposed brick streets which extends along Main Street from North to Mound Streets and along the north-south streets of Pecan from Hospital to Pilar, Fredonia from Hospital to Monk Street, and Church Street from Hospital to Main Street.

4.3 | Historic Preservation & Regulatory Assessment

The City of Nacogdoches has a rich and long tradition of historic preservation that was formally adopted in the 1980s. The City has five National Register Historic Districts that are also locally designated as 'H' Historic Overlay. In addition, the City has several properties also designated as individual landmarks with the same H Historic Overlay zoning designation. All properties with this H Historic Overlay designation are eligible for Historic Preservation Grants offered by the City for any exterior remodeling done to buildings.

The five National Register Historic Districts are:

Downtown Historic District

The Downtown District is primarily commercial properties along Main Street from Old Tyler Road in the west to University Drive in the east. The district extends one to two blocks north and south of Main Street and the highest concentration of historic buildings are around the original square and between South Street and Mound Street. Buildings in the Downtown Historic District are characterized by one to three stories with ground floor storefronts on Main Street. Buildings fronting along the N-S streets are not the typical storefront retail buildings but are related the Nacogdoches' history in the cotton trade.

Washington Square Historic District

The Washington Square Historic District is generally a residential historic district that runs along N Mound Street from Hospital to Houston Street. It also includes most of the block along Logansport Street just north of Park Street. It adjoins the Zion Hill historic neighborhood to the east. This district is also home to some significant public (Rusk Elementary School) and religious buildings (First Christian Church). Homes in this district were considered mansion homes on generally larger lots with deeper setbacks.

Zion Hill Historic District

The Zion Hill Historic District is located along Lanana and Richardson Streets, just north of Oak Grove Cemetery and east of the Washington Historic District. Zion Hill is historically an African-American residential district characterized by excellent vernacular architecture including the “shotgun” house. Historically, this is where African-American workers who worked in either Downtown businesses or for families in the Washington Square District lived.

Sterne-Hoya Historic District

This is a very small residential historic district, essentially comprising of almost one city block within the Downtown District along Main Street and Pilar Street, just east of Mound Street. It is the location of one of the oldest homes in Nacogdoches: the Sterne-Hoya House that is currently a museum owned and operated by the City.

Virgina Avenue Historic District

This is also a fairly small residential historic district composed of approximately two blocks along Virginia Ave just south of Cox Street. It is located on a prominent hill just southwest of Downtown and was where merchants and business owners lived in Nacogdoches. Homes are generally 2-3 stories tall and represent Queen Anne and Folk Victorian styles.

4.4 | Development Review Process

Development and redevelopment of the H Historic overlay properties are regulated by Chapter 50. Historic Preservation of the city of Nacogdoches Code of Ordinances. All exterior remodels, additions, and new construction within the H Historic Overlay is required to obtain a Certificate of Appropriateness (COA) by the city. All COA applications are reviewed by the City's Historic Preservation Officer (HPO) and require a final decision by the Historic Landmark Preservation Committee (HLPC) within 60 days of the COA application. The standards for approval are based on criteria established in Chapter 50 and design guidelines which are based on the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. The City's Historic Preservation Officer has been able to work successfully with property owners and applicants to apply these guidelines although they have not been formally adopted by the City.

Observations

While these guidelines can also be applied for new infill construction, they are not as user friendly or predictable in terms of the outcomes desired. In addition, the guidelines mainly address existing building types such as commercial storefront and single-family residential buildings. Future development within Downtown and its transition areas could include a range of building types including large civic venues, stacked residential buildings, live-work buildings, parking garages, etc. Design considerations specific to these new building types should be a part of the new regulatory framework.

New Regulatory Framework

As part of this planning process, a new regulatory framework will be recommended for Downtown Nacogdoches. Such a framework should:

- Consider administrative approvals for projects that clearly meet the Secretary of Interior guidelines for exterior remodels. This will eliminate the delays for project approvals, thus 'making it easy to do the right thing.'
- Streamline the design guidelines with zoning regulations to create 'form' standards to provide for more predictable development outcomes.
- Seamlessly integrate historic preservation for contributing buildings and urban design standards for new construction.
- Create a clear demarcation between the core of Downtown and its edges as Downtown transitions into the surrounding neighborhoods.

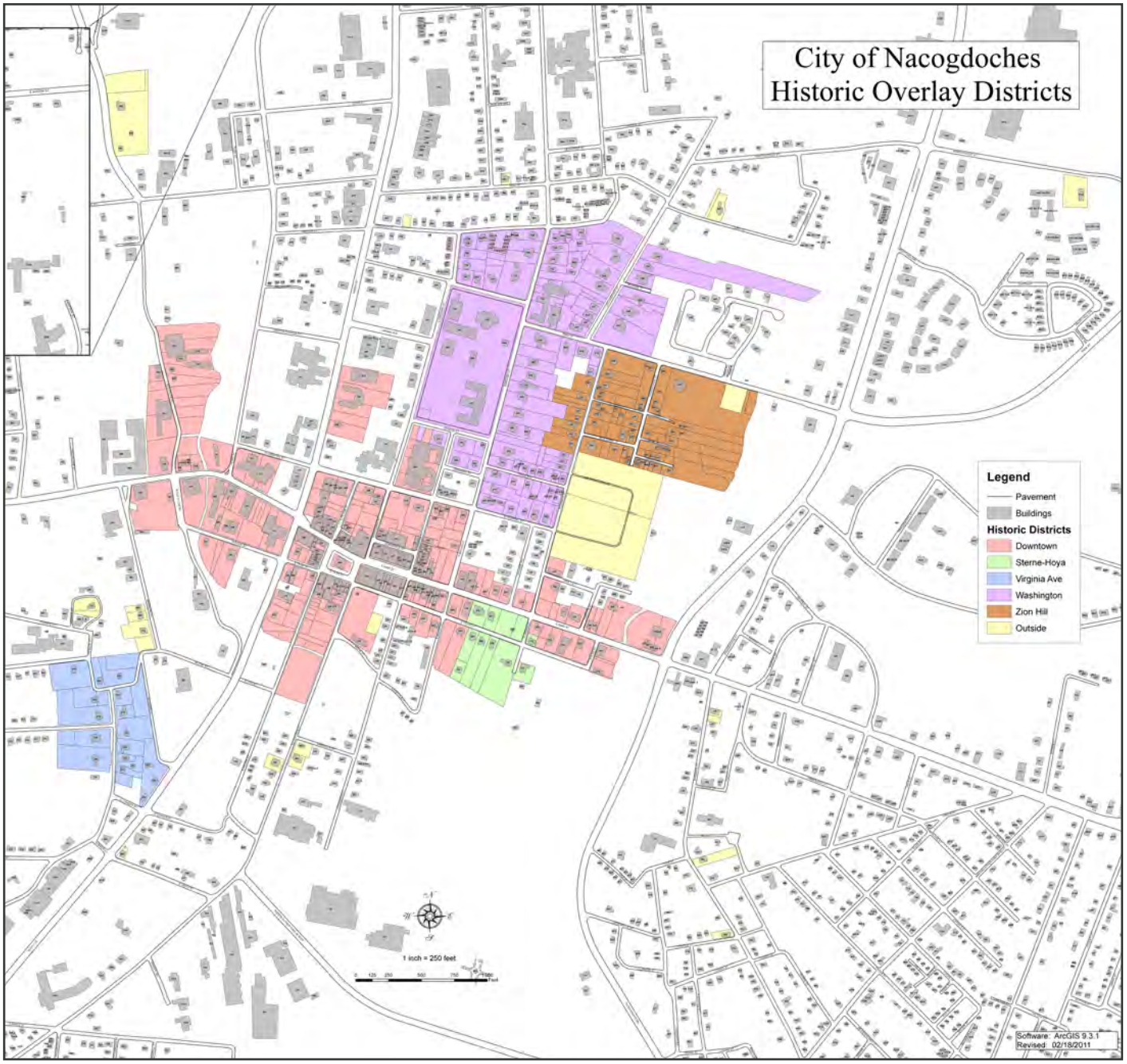


Figure 8: Historic Overlay District Map

5 URBAN DESIGN

5.1 | Character Zones

Understanding the existing character of Downtown is important for two reasons: 1) it sheds light on the extent of what could be considered the existing and/or future boundary of Downtown, and 2) it reveals areas that are currently distinguished from each other based on historic development patterns, road networks, and today's predominant use.

Ten character zones are identified for the Downtown areas. While certain characteristics distinguish them from each other, many elements and features are common in one or more zones. However, what binds all these zones together, is that they are intrinsically linked to Downtown, except for Zone 10: Virginia Avenue, located on the west side of the railway line. The rest of the zones are all located between the railway to the west and south, and Lanana Creek to the east. The north edge is defined by Baxter Duncan St., Mimms Ave., and Houston Street.

The character zones described below are depicted in **Exhibit 6d.**

Zone 1: Downtown Core

Located around Town Square, the Downtown Core is largely defined by the presence of Downtown's iconic red brick streets. While red bricks solidify thoughts of "history" and "old," it also creates a sense of pride. This then leads to the red brick area being considered the "heart of Downtown." Not surprising it is also commonly recognized as Nacogdoches' "true Downtown" by residents and visitors alike. At varying widths of 250 to 400 feet wide, the street block pattern is very typical for Downtown layout, which of course makes it very walkable. The entire zone is located within the Downtown Historic District.

Zone 2: Commercial/Institutional North

This zone contains various ISD facilities, including the Thomas J. Rusk Elementary School. Other institutional buildings include the Durst Taylor Museum and the Old Mize Factory. The Fredonia Hotel and Convention Center is the largest business enterprise in this zone. While two of the street blocks average about 250 feet in dimension, two street blocks are sized about 500 by 1,000+ feet, with a three street block in-between sized at about 300 by 500 feet. Part of the zone falls in the Downtown Historic District, and part of it in the Washington Historic District.

Zone 3: Residential North

Single family homes are the main land use in this zone, which comprises the entire Zion Hill Historic District and the larger part of the Washington Historic District. It purposely includes the homes along Walker Avenue as well. The street block pattern follows the same orientation as that of the Downtown Core, while north of Park Street, the pattern is irregular, including wide street blocks.

Zone 4: Oak Grove Cemetery

The historic Oak Grove Cemetery is considered a zone in itself. Established in 1837, the Oak Grove Cemetery is the oldest cemetery in the City of Nacogdoches. It is the final resting place for individuals who represent most phases of the city's history:

1. Spanish and Mexican rule
2. The Republic era
3. Antebellum statehood
4. Civil War and Reconstruction
5. Spanish American War
6. World War I
7. The Great Depression and New Deal
8. World War II
9. Post war growth

The low transparent iron fence allows for beautiful views into the cemetery as can be experienced either from Lanana Street or homes fronting the street. This is a good example of a single loaded road. The Lanana Creek Trail runs between the cemetery and Lanana Creek.

Zone 5: Commercial/Residential North

Zone 5 is sandwiched between the cemetery and the approach to Downtown along Main Street. Uses include a combination of single-family homes and businesses, including an auto repair shop closest to the cemetery. Street blocks are irregular. Part of this zone falls in the Downtown Historic District.

Zone 6: Creek Side North

The area defined as zone 6 encompasses the Sterne-Hoya Historic District (including the Sterne-Hoya Museum), Clint Dempsey Soccer Complex, a number of homes along Church Street, and businesses toward South and Pilar Streets. Three roads cross Lanana Creek, all in fairly close proximity of each other at 200 to 400 feet apart. Smaller parts of the Downtown Historic District fall within this zone.

Zone 7: Creek Side South

This zone includes Festival Park, single family homes and industrial type facilities closer to the railroad. The street block pattern generally consists of elongated blocks oriented perpendicular to Banita Creek. No Historic District is present. However, a few properties are designated as historic. The South Street road bridge across the railroad is visually a very prominent feature in this zone.

Zone 8: Industrial/Commercial South

Bounded on the west side by Bremond Street, this zone includes the rail yard along Old Tyler Road, county court facilities, and several industrial type facilities. The feed company with its silos adjacent to the railroad stands out as a visual feature. Part of this zone falls within the Downtown Historic District.

Zone 9: Industrial/Institutional North

Banita Creek and its namesake park bisects this zone with industrial type facilities to the west of the creek, including the historic Nacogdoches Railroad Depot, as well as a dining destination. This entire subarea falls within the Downtown Historic District. The east side of the creek includes institutional facilities i.e. Nacogdoches County's Central Appraisal District and the First Baptist Church, which is a very iconic building associated with Downtown. The Farmers Market falls within this zone. Only a few properties fall within the Downtown Historic District. Of note is the iconic church that is not designated as historic.

Zone 10: Virginia Avenue

This zone comprises the Virginia Avenue Historic District, as well as the historic Nettie Marshall school. What makes this area particularly unique is the hillside topography with the school at the highest point. The distance between this zone and the Downtown Core is similar to most zones, and much closer than the majority of Zone 3. Also of interest is that Zone 10, together with Zones 3, 4, and 7 are four of the ten zones that do not have at least part of the zone within the Downtown Historic District.

5.2 | Gateways

Gateways are important features in the urban landscape. Serving as a threshold between "inside" and "outside," it creates a point of arrival as an imprint on people's memories, creating both anticipation and familiarity for the next time that they visit the particular destination. Downtown Nacogdoches has four main gateways.

West Gateway (W/G)

Arriving from the west on Main Street, the railroad with the historic Railroad Depot Museum serves as the main gateway. A Secondary, yet very powerful gateway is found in Banita Creek Hall located right at the point where Banita Creek is crossed.

North Gateway (N/G)

As prominent as it is with wide steps that front on North Street, the First Baptist Church at Baxter Duncan Street serves as a gateway to Downtown. However, monumentation at either Mimms Avenue or Baxter Duncan Street (or in-between) may serve this role, only to be strengthened by the church.

East Gateway (E/G)

Arriving from the east on Main Street, either University Drive or Lanana Creek may serve as the threshold entering Downtown. Both have their merits, but utilizing a natural feature like a creek, is a very strong physical queue as a gateway or point of transitioning.

South Gateway (S/G)

The potential site for a gateway on South Street is close to the Bremond Street intersection. It is where the road toward Downtown starts to rise to cross over the railroad. The threshold is the moment the bridge with its railings is entered. In fact, if not Bremond Street, this may be the ideal location for monumentation to mark the point of entering Downtown.

Approaches

Associated with the four main gateways to Downtown are the approaches to the Downtown Core. Once the visitor moved through the gateway, the sense of anticipation only grows. However, each of these approaches are to a higher or lesser degree inviting due to the conditions along the street.

West Approach

The approach from the West Gateway takes the visitor across the railroad past the iconic Railroad Depot Museum, as well as the Banita Creek and the iconic Banita Creek Hall, both serve as a second threshold before arriving at North and South Streets, and the edge of the Downtown Core. Other than these iconic features, the West Approach is rather dull with buildings of little aesthetic appeal, sub-par or no sidewalks, and expanses of parking areas.

5.3 | Approaches

North Approach

The approach from the impressive First Baptist Church on North Street takes the visitor first past the well-conceived Williamsburg Plaza and Durst Taylor Museum on the left with a large expanse of church parking on the right. While the view towards the spire of the First United Methodist Church on Hospital Street is welcoming, the one story buildings on the street edge are uninspiring. A sign at the Hospital Street intersection welcomes the visitor to "Historic Downtown." However, the street edge continues to be unattractive up until Main Street with its red bricks to the east that signifies the Downtown Core.

East Approach

The Main Street approach from University Drive right up to the creek has a sense of being derelict with little or no sidewalks. Even the sight of the left side Demonstration Garden is somewhat uninspiring and would benefit from a wide sidewalk and perhaps a low wall to demarcate the gardens. While the bridge crossing over Lanana Creek could have been the star at this point, the bridge sidewalks are extremely narrow and uncomfortable with bad connections to the street sidewalks, especially on the right side of the road. The bridge affords views to the creek in both directions. On the other side of the bridge, the left side has a non-existent connection to what seems to be non-existing sidewalks. The right side has steps down to the Lanana Creek Trail, also referenced as the Prairies and Pinewoods Wildlife Trail East.

This is also the location of Liberty Hall with a large dirt parking area in front of it. From this point onwards the sidewalks are deteriorating. Pedestrian lighting now also appears but does little to alleviate the sight of wide parking/ driveways right to the edge of the road. Some relief is provided at Lanana Street with the Eugenia Sterne Park with its nine flags on the left and the Brendyn's BBQ restaurant on the right. However, the small building itself feels lost with the sea of parking around it. From here onwards handsome old homes with beautiful gardens to the left are contrasted with uninspiring buildings to the right. The Main Theater is a welcome sight as it also serves as the gateway to the Downtown Core.

South Approach

The view from the South Street railroad bridge is inviting and calming towards Festival Park, but uninteresting to the left as one overlooks an industrial area. The handsome bridge railing continues until after the road crosses over Banita Creek. From the bridge onwards the street scene is derelict with large expanses of parking to the left and small and uninteresting buildings to the right.

The County Courthouse to the left and the Johnson Furniture Store to the right creates a dramatic pinch point with both structures very close to the street curb. That, together with the well-crafted artwork on the wall to the right, creates a sense of anticipation which is only emphasized when a person arrives at the intersection itself where the red bricks start and the Downtown Core is entered.

5.4 | Nodes

Node A: Node of Anticipation

Called the Node of Anticipation, it recalls the moment one enters the Downtown Core which is defined by its red brick road surface. Being so very different from the other three roads that converge here, there is a sense of anticipation wanting to explore what lies ahead. This entire node including all four corners, is the ideal location for a future gateway to the core of Downtown.

Node B: Town Square

The Sanborn maps refers to the Town Square as the Public Square. What makes this square particularly interesting is that it does not contain the County Courthouse as is the case with so many Texas towns. Instead, it was established around an old Spanish well which of course served as a place of gathering, whether to find drinking water or to do business and/or socialize.

The photograph dating back to 1882, depicts the area that contained the well, including a large tree. A photo dating back to 1899 showcases the Town Square from a different view. The photo of 1916 was probably to capture the surveying done in preparation of the construction of the old Nacogdoches Federal Building.

The Charles Bright Visitor Center (originally the Nacogdoches Federal Building) is today located in the middle of the town square. Built on top of the well, it has served the city as a post office, an office space for various government agencies, an army induction center, a public library and currently as the city's Visitor's Information Center. Despite some renovations, the building stands today on the public square much as it has since its completion in 1918.

One can only speculate as to why a large public gathering space, such as the Town Square was considered a good location for the placement of a building. While the loss of this gathering space was perhaps not thought of as a concern, today there is a real need for exactly such a space within the Downtown area.

Reviewing Town Square from an urban design point of view, reveals the following:

- The red bricks are a very attractive feature of Town Square.
- Distances around the square are short, which makes for good walkability.
- The lack of shade causes walking on hot summer days to be very uncomfortable; where shade is found under canopies and overhangs, it is mainly so on the west edge of the square along Pecan Street.
- The concert area designated for events has a “stage” set on a raised area; however, the overhead roof is fairly low and the stage is rather shallow, which causes it to be less welcoming to performers. The length between the stage and the front of the city hall building is also somewhat narrow to allow for crowds to assemble and comfortable viewing.
- The square lacks a sense of life, which can be ascribed to a number of reasons: 1) the Regions Bank and Commercial Bank buildings present themselves in a stark manner, particularly to pedestrians. With their use not conducive for multiple entryways and windows (essential for “window shopping”) no possibility of any street life exists, 2) the street life that may be activated along the shop fronts on Pecan Street has no counterpart on the opposite side of the street, due to the presence of the visitor center with its side turn to Pecan Street, and the heavy planting along the ramped entry at the back of the building that is not helpful, 3) at night time the lifeless faces of the two bank buildings are emphasized even more.
- The vacant buildings are reason for great concern as one vacant building often causes a domino effect on other properties nearby.

Figure 9: Main Street facing west, 1882
Source: East Texas Research Center, R.W. Steen Library, SFASU

Figure 10: Main Street facing east, 1899
The original old stone fort is visible upper left
Source: East Texas Research Center, R.W. Steen Library, SFAS

Node C: Theater Node

The east extend of the Downtown Core is defined by Mound Street which is also the furthest extend of the red bricks on Main Street. Arriving from the east, the Theater on Main serves as a threshold or gateway to the heart of Downtown, which is of course the Downtown Core.

Figure 11: Surveying the square, 1916
Source: East Texas Research Center, R.W. Steen Library, SFASU

Figure 12: Main Street facing east, undated
Source: ERTC SFASU

5.5 | Branding

The identity of a place is determined by both the physicality of the place and the manner in which it is perceived by. While the physical aspect of a place is largely a "given" it can be improved with urban design interventions. Complementary to that, the perception of a place can effectively be influenced by creative branding.

With branding, the question is: What does Downtown want to be, and what makes it unique? This will need to be explored within the context of the City of Nacogdoches itself, that is well known as the Oldest Town in Texas.

5.6 | Placemaking

Placemaking is an essential component of any successful Downtown environment. Exploring placemaking in Nacogdoches' Downtown reveals the following:

- Downtown appears to lack a "there-there," represented by a large park or space that allows for community gatherings during events. Festival Park may be such a place but lacks wide and welcoming pedestrian connections to and from Downtown.
- Street performances are a key part of activating an urban space. Small venues including plazas are ideal for that purpose, but is currently lacking in Downtown.
- Future built-out reconstruction and/or infill projects in Downtown should be planned cohesively with placemaking a key component for pedestrian connections, while also creating plazas as venues for small gatherings and performances.
- The Downtown square contains both murals and string lights by the visitor center. However, much more is needed to activate the square as a welcoming place for business owners, residents, and visitors.
- Some of the areas on the edges of Downtown and beyond look somewhat derelict and worn out. Other than the wholesale revitalization of buildings, simple improvements of the public realm that will help alleviate the situation include revitalized streetscapes with new lighting, signage, and street trees.

5.7 | Public Art

Public art has many purposes, including telling the story of a place, celebrating people or events, being decorative, and to initiate intellectual discourse. The latter is particularly true for abstract works of art.

Another form of public art can also be found in the treatment of certain utilitarian items, although it may not be intentional. An example of this is found in the application of red paint to the city's fire hydrants, and in another case, the door of a building painted with the same color.

While most public art is somewhat permanent, it can also be applied on a temporary basis in terms of revolving art, or even to add life to vacant buildings.

Public art abounds in the Downtown area. It is mainly found in the form of sculptures, murals, and painted windows with examples presented below.

The Gateway

Called The Gateway and located in front of the Visitor Center, this sculpture is described as: “An American family leaving their home and traveling down the El Camino Real de los Tejas with their dog, gun, and what would fit on their horse. They left everything they have ever known for a promise of land and a new beginning in Texas.”

Advertisement Mural

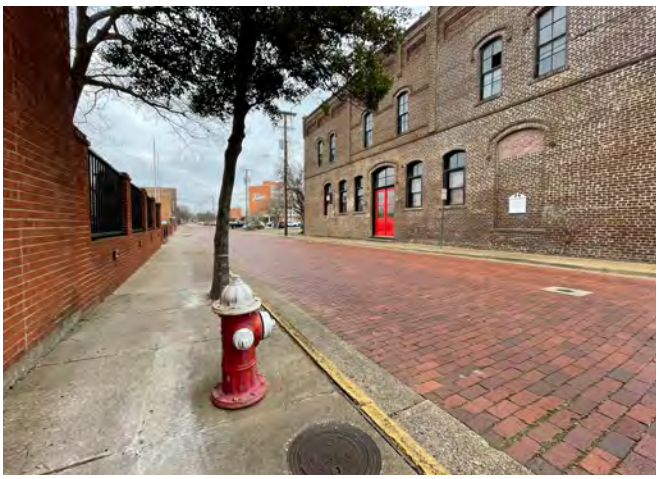
This is another more temporary example of an advertisement mural, in this case for the iconic Banita Creek Hall. This artwork emphasizes the location of the building that functions as a gateway to the Downtown area.

Coca-Cola Mural

While not considered art necessarily, the painting of walls as a way of advertisement can be considered an artifact. History of course, adds another layer of interest and value. This is very true for the Coca-Cola mural on Fredonia Street at the intersection of Pilar Street (southeast corner of the Town Square).

Red Painted Objects

The red paint on the city’s fire hydrant is replicated on the door of a nearby building, which is an example of the aesthetic treatment of utilitarian objects.



Johnson Furniture Mural

Serving the role as an advertisement for a furniture company, this mural fulfills a number of roles, some of which may be completely unintentional. The cartoon style artwork depicts the multicultural history of Nacogdoches. It also emphasizes this location as being the point of entering the Downtown Core.

Candid Moment Captured

This photograph depicts a moment captured at the painted window on Town Square. This multi-color and fun artwork on a window attracts many to have their pictures taken.

Historic Portraits

This artwork by artist Dixie Rose Daniels are historical portraits on windows on the side of the Wyatt building on Town Square; it serves as an example of the temporary upliftment of a building that is vacant. The portraits include from right to left Texas Revolutionist, Adolphus Sterne, Republic of Texas president Sam Houston; the “Father of Texas” Stephen F. Austin, and pioneering Nacogdoches settler Gil Y’Barbo.

5.8 | Sanborn Maps

Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. Originally published by The Sanborn Map Company (Sanborn), the maps were created to estimate fire insurance risks in US cities. They are considered a very valuable resource for historical and genealogical research as well as for planning and preservation. Widely considered the most accurate and detailed record of historic building and construction, viewing a series of Sanborn Maps illustrates growth patterns in a city over time.

A collection of these Sanborn maps, depicting Downtown Nacogdoches' growth from 1885 to 1906, is found on **Exhibits 6e and 6f**.

The color code of these maps are as follows:

- Brick and tile are represented with a reddish/pink color.
- The use of yellow indicates frame, or wood, structures.
- Olive green is used for fire resistive construction.
- Blue denotes concrete and cinder block construction.

With the 2022 map, the red indicates commercial/public buildings, and the yellow depicts residential/general buildings.

6 PARKS & TRAILS

6.1 | Downtown Parks & Trails

There are multiple parks, trails, and leisure amenities Downtown that provide spaces for residents and tourists alike. Large, open parks, like Festival Park, support Downtown's frequent programming of seasonal celebrations. These open spaces often tie into Downtown Nacogdoches' rich history, like Eugenia Sterne Park's acquisition or Pecan Acres Park's history as an orchard. In addition, the historic district offers self-guided tours that highlight the local architecture and fall foliage, as well as various open spaces and parks.

Eleven city parks are located in or near Downtown Nacogdoches:

- Festival Park
- Banita Creek Park (containing a dog park for both large and small dogs)
- Eugenia Sterne Park
- El Camino Real/ Liberty Hall Park
- Clint Dempsey Soccer Complex
- Mill Pond Park
- Ab's Park
- Blount Park
- Pecan Acres Park
- Pioneer Park
- Coy Simms Softball Complex

The 2017 Parks, Recreation, and Trails Master Plan's public engagement efforts resulted in a need for hike and bike trails that connect with the Downtown area, including parks. Another need identified was more recreational activities throughout the Downtown areas such as giant chess/checkers games and splash pads. Efforts are under way to bridge the current trail gap along the portion of Banita Creek between the Farmers Market and Festival Park. This segment traverses Downtown's urban environment, including the Union Pacific rail yard area.

6.2 | Downtown Priorities

Parks and trail project priorities associated with Downtown Nacogdoches include:

- Soccer Complex Expansion
- Softball Complex Expansion
- Naturalistic Playscape
- Lanana Creek Trail South Expansion
- Dog Park Upgrades
- Public Art in Parks Initiative
- Disc Golf Course Upgrades
- Banita Creek Trail Interim On-Street Link
- Off-Street Loop Running Courses Within Parks
- Skate Park
- Banita Creek Trail North Extension

PARKS

01 Ab's Park
02 Banita Creek Park
03 Blount Park
04 Clint Dempsey Soccer Complex
05 Coy Simms Softball Complex
06 El Camino Real/ Liberty Hall
07 Eugenia Sterne Park
08 Festival Park
09 Lakeside Park
10 Large Dog Park
11 Maroney Park
12 Mill Pond Park
13 Pecan Acres Park
14 Pecan Acres Park
15 Pioneer Park
16 Ritchie Street Park
17 Robert McCrimmon Park
18 Small Dog Park
19 SportsPlex
20 Temple Park Spray Station

CEMETERIES

01 Arriola-Cookie Cemetery
02 Cleaver Cemetery
03 Lazarine Cemetery
04 Oak Grove Cemetery
05 Old North Church Cemetery
06 Pine Grove Cemetery
07 Rusk Cemetery
08 St. Pauls Cemetery
09 Sunset Memorial Park Cemetery
10 Zion Hill Cemetery

SCHOOLS

01 Brooks-Quinn-Jones Elementary School
02 Emeline Carpenter Elementary School
03 Fredonia Elementary School
04 Nacogdoches County TTC
05 McMichael Middle School
06 Mike Moses Middle School
07 Nacogdoches High School
08 Nettie Marshall Academy of Dual Language
09 Raguet Elementary School
10 Janice Pattillo Early Childhood Research Ctr.
11 Thomas J. Rusk Academy of the Arts

PUBLIC ATTRACTIONS

01 Farmers Market
02 Lamp-Lite Theatre
03 Master Gardeners
04 Millard's Crossing Historic Village
05 Nacogdoches Trade Days Flea Mkt
06 Public Library and Re Center
07 Skate-O-Rama
08 Splash Kingdom Water Park

BOUNDARIES

1846 City Limit
Charles Bright Visitor Center
1/4 Mile Radius
1/2 Mile Radius
Historic Overlay
SFAFSU

BODIES OF WATER

Lakes
100-Year Floodplain
Streams

TRAILS

OLD TYLER RD
PECAN
Ag Pond
APPLEBY SAND RD
PEARL
Banita Creek
E STARR AVE
WOUND
LaNana Creek
PARK
POWERS ST
UNION PACIFIC RAILROAD CO
HOUSTON
HUGHES
LOGANSPORT
FREDONIA
NORTH ST
DOUGLASS RD
W MAIN ST
E MAIN ST
HOSPITAL
LANANA
N UNIVERSITY DR
1/2 Mile Walking Radius
1/4 Mile
DURST ST
MOUND
PILAR
PECAN
CHURCH
SOUTH ST
FREDONIA
E MAIN ST
CENTER RD
S SHAWNEE ST
S UNIVERSITY DR
S FREDONIA ST
0 0.1 0.25 0.5 0.75 1 Miles
N

EXHIBIT 6a

Downtown Context

Nac together
Nacogdoches, TX Comprehensive Plan

dtj DESIGN

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

BOUNDARIES
- 1846 City Limit
- Charles Bright Visitor Center
- 1/4 Mile Radius
- 1/2 Mile Radius
- Historic Overlay
- SFAFSU

BODIES OF WATER
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- 100-Year Floodplain
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UNION PACIFIC RAILROAD CO
CHURCH
SOUTH ST
S SHAWNEE ST
S UNIVERSITY DR
CENTER RD
0 0.1 0.25 0.5 0.75 1 Miles
N

EXHIBIT 6b
dtj DESIGN
Downtown Land Use
Nac together
Nacogdoches, TX Comprehensive Plan

EXISTING ZONING

- A : Agricultural District
- R-1 : Single-Family District
- R-2 : Single-Family District
- R-3 : Two-Family District
- R-4 : Multi-Family District
- B-1 : Local Business District
- B-2 : General Business District
- B-3 : Central Business District
- I-1 : Light Industrial District
- I-2 : Heavy Industrial District
- MD : Medical Use District
- PD : Planned Development District

BOUNDARIES

- 1846 City Limit
- Charles Bright Visitor Center
- 1/4 Mile Radius
- 1/2 Mile Radius
- Historic Overlay
- SFAFSU

BODIES OF WATER

- Lakes
- 100-Year Floodplain
- Streams

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MOUND
LOGANSPORT
RICHARDSON
LANANA
OLD TYLER
CHURCH
S SHAWNEE ST
S UNIVERSITY DR
N UNIVERSITY DR
UNION PACIFIC RAILROAD CO
Banita Creek
E Naiva Creek
1/2 Mile Walking Radius
1/4 Mile

0 0.1 0.25 0.5 0.75 1 Miles

N

EXHIBIT 6c

dtj DESIGN

Downtown Zoning

Nac together
Nacogdoches, TX Comprehensive Plan

EXHIBIT 6d

Downtown Character Zones

dtj DESIGN

Nac together
Nacogdoches, TX Comprehensive Plan

Figure 1: Downtown Nacogdoches, 1885

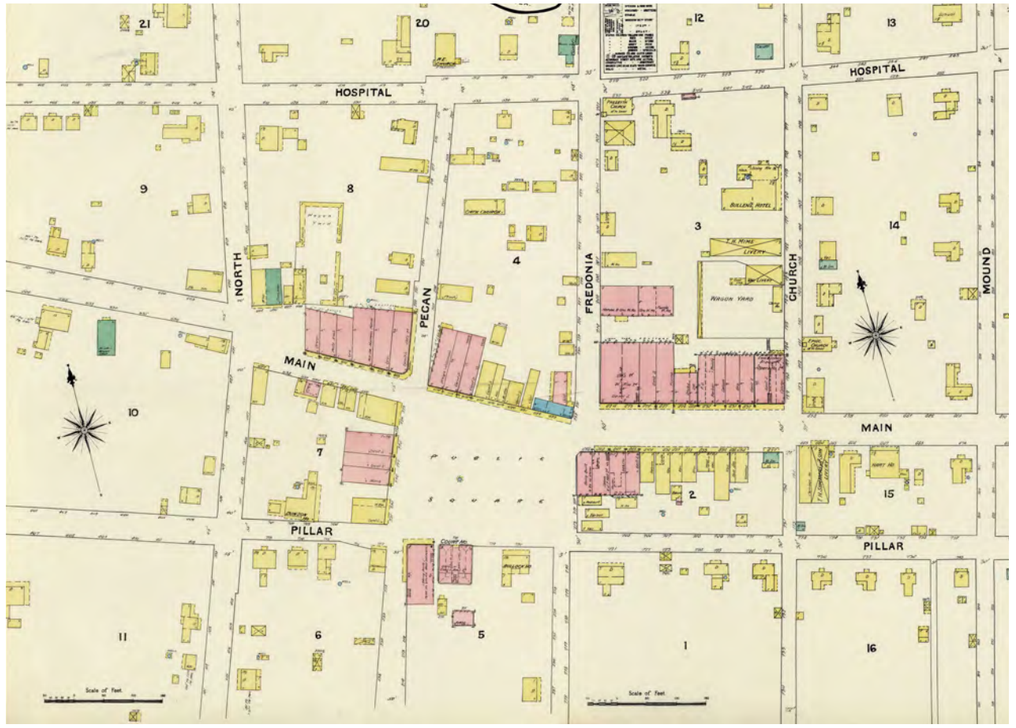

Figure 2: Downtown Nacogdoches, 1891

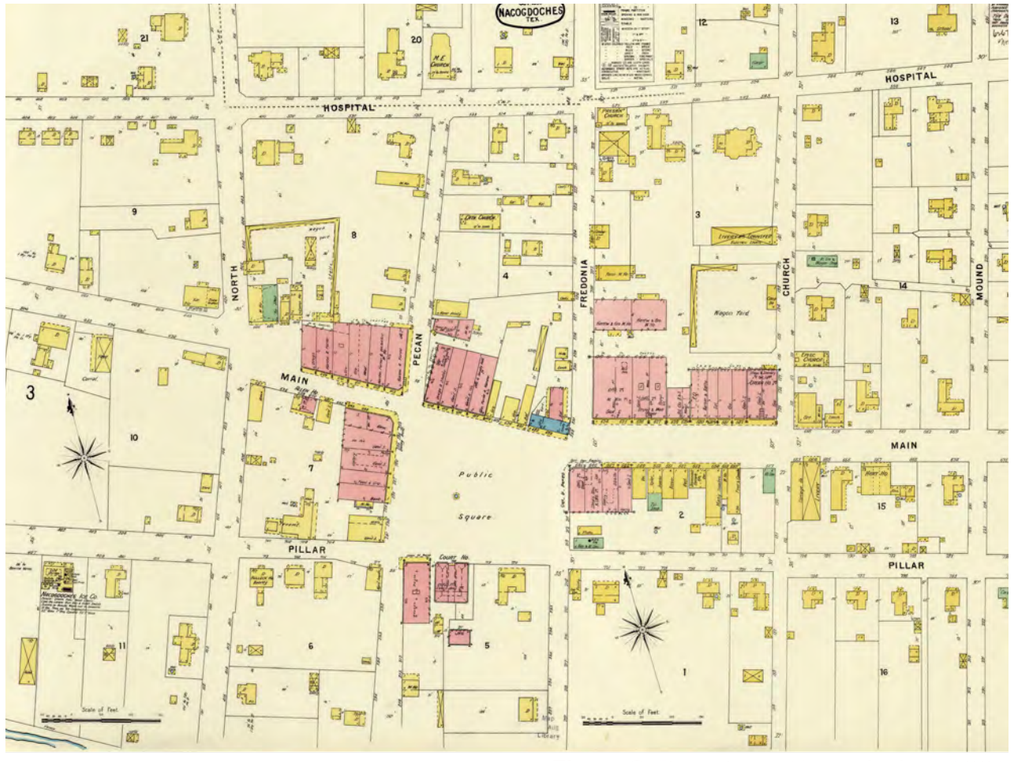

Figure 3: Downtown Nacogdoches, 1896

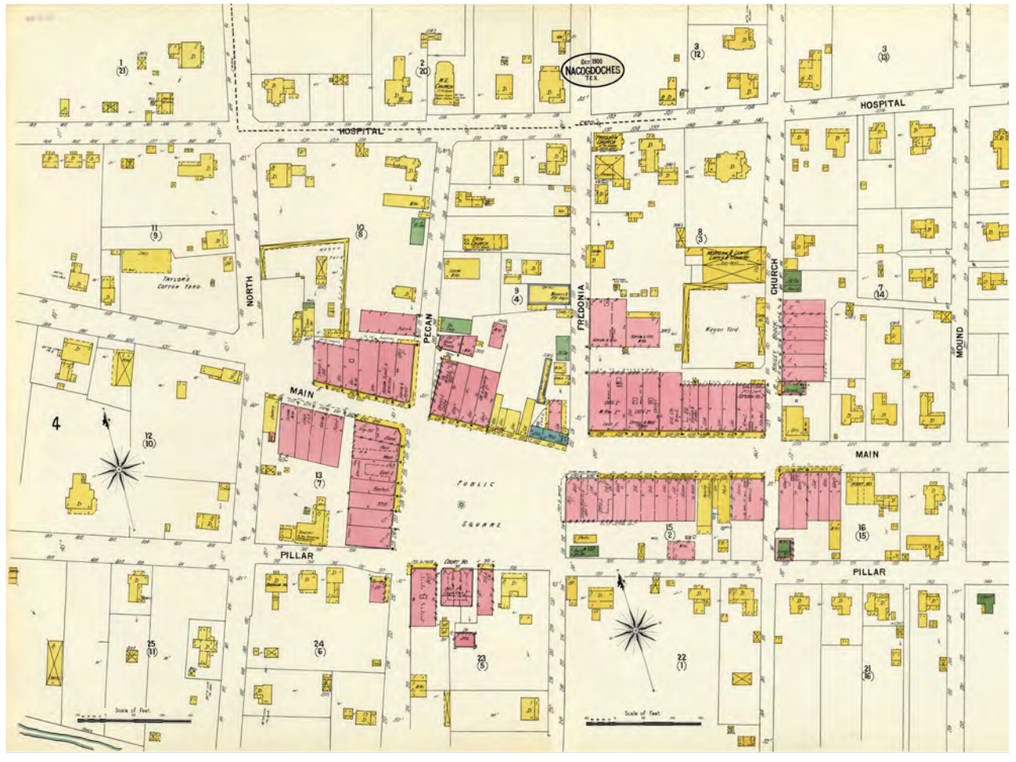

Figure 4: Downtown Nacogdoches, 1900

Downtown Historic Photos: Photos courtesy of City of Nacogdoches Historic Sites Department

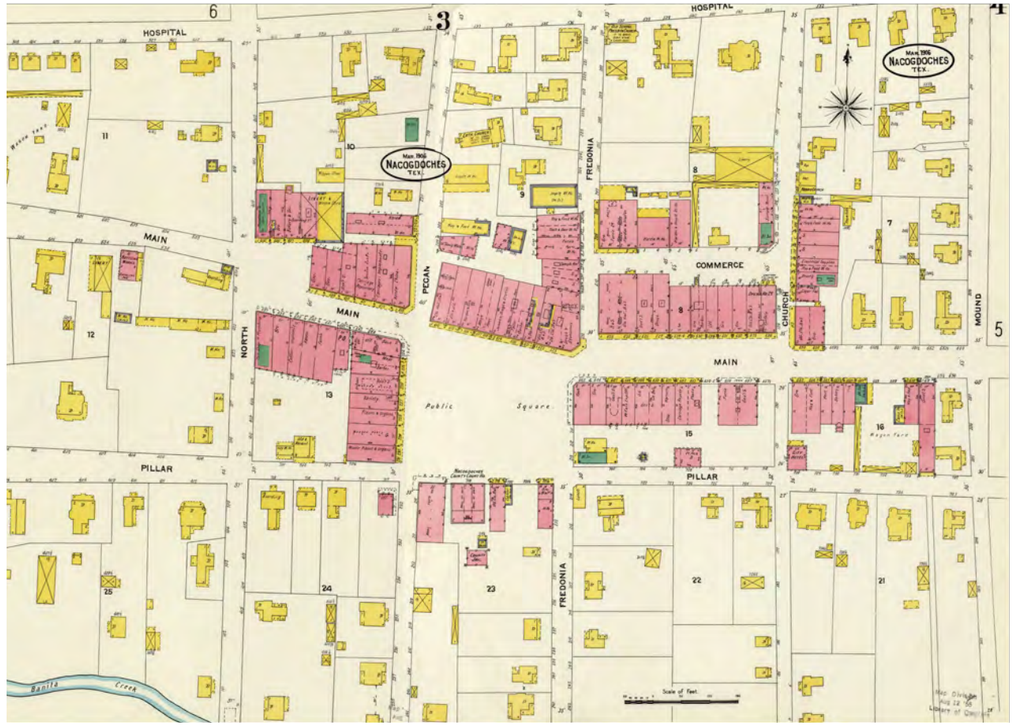

Figure 5: Downtown Nacogdoches, 1906

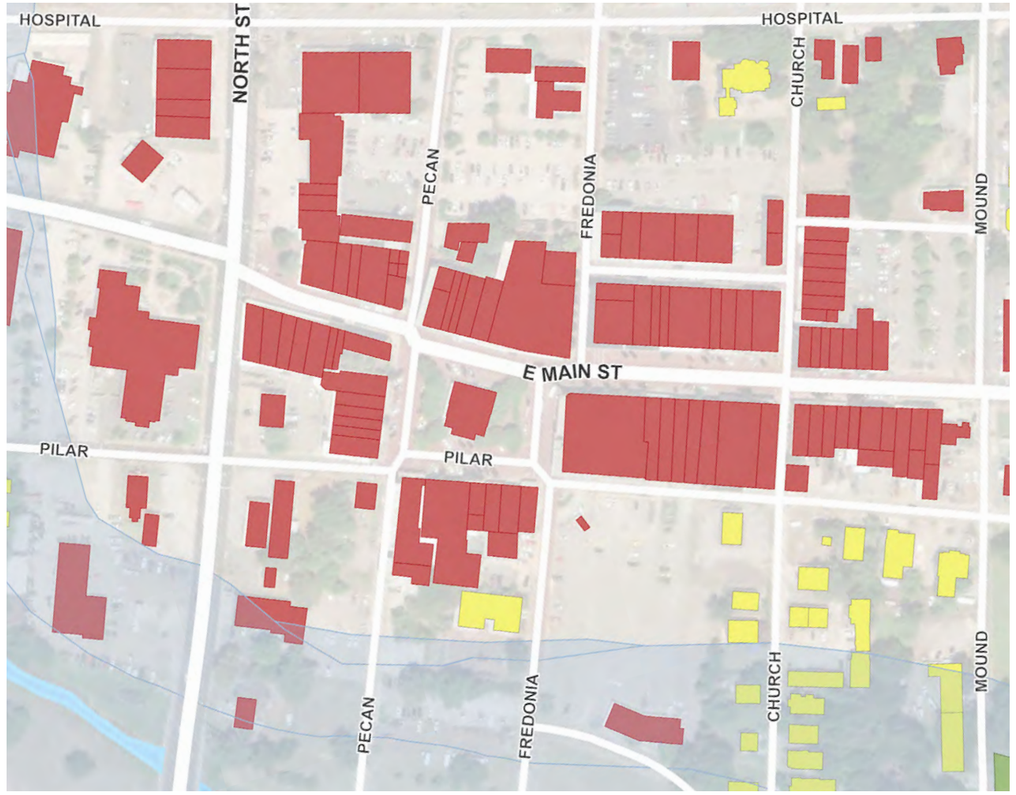

Figure 6: Downtown Nacogdoches, 2022

dtj DESIGN

Nac together

COMPREHENSIVE PLAN

Existing Conditions Memorandum Draft

November 2022

Nacogdoches the oldest town in Texas

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1 BACKGROUND

1.1 | Introduction

Nacogdoches is a vital transportation, business, university, and tourism center, and is home to Stephen F. Austin State University (SFA) and its 13,000 students. Identified as the oldest town in Texas, Nacogdoches enjoys its status as a tourist destination with a historic downtown, several National Historic Register neighborhoods, and a unique dining scene.

The existing Comprehensive Plan serves as the long-range planning document that has helped guide the City of Nacogdoches since its adoption in 2003. The City has experienced slow but steady growth over the past several years, but is anticipating an increase in traffic counts and increased economic opportunities for Nacogdoches particularly with ongoing and future upgrades and improvements to the US-59/Future I-69 Corridor within the City.

In 2020, the City identified the need for long range studies to assist the City in creating long-term strategic action plans. The goal was to help further current and future planning, engineering, and economic development efforts in the City. The outcome is three initiatives currently under way: the new Comprehensive Plan, the new Downtown Master Plan, and an in-depth review of the proposed I-69 Corridor.

This memo describes the existing conditions associated with the Comprehensive Plan, and is the result of the consultant team's review of existing city documents, discussions with Nacogdoches City Staff, publicly available information such as the U.S. Census Bureau, and several other publicly available sources.

1.2 | Purpose of Planning

The purpose of this planning initiative is to create a blueprint for preservation, redevelopment, and new growth associated with the future of Nacogdoches. The objective is to seek a balance between meeting people's needs for accommodation, commerce, entertainment, and protecting the cultural and natural environment.

This Existing Conditions Memo creates a snapshot of the community and where it is today. In essence, the planning effort for a comprehensive plan is about the community that asks a series of questions related to the following:

- History: where have we been?
- Existing conditions: Where are we now?
- Visioning: Where do we want to go?
- Implementation: How do we achieve what we want?

The planning process seeks to identify the community's values, which in turn help define the vision for the future, and the priorities when implementing the vision.

Planning is about the alignment of elements that make up the built environment, including land use, neighborhoods, housing, transportation/ mobility, infrastructure, parks and recreation. Finally, planning addresses funding and implementation and guides public and private investment.

1.3 | Study Area

The study area for the City of Nacogdoches Comprehensive Plan includes all land area within the jurisdictional boundaries of the City, which is bordered by unincorporated Nacogdoches County on all sides. It also includes the extraterritorial jurisdiction (ETJ), which extends 2 miles beyond the Nacogdoches city boundaries.

Serving as the county seat, the City of Nacogdoches is the largest city within the county. The existing boundaries of the city encompass an area of approximately 28 square miles, and the county itself is over 980 square miles in size. Nacogdoches is nestled in the heart of East Texas, just 50 miles west of the Louisiana border, 2 hours from Houston, and three hours from Dallas.

The "rectangular" loop around the city as defined by Hwy 59 and 224, is north to south about 6 miles, and west to east about 4 miles in dimension. The loop itself is approximately 17 miles in distance.

Reference **Exhibits 01: Regional Context and Local Context**

2 ENVIRONMENTAL RESOURCES

2.1 | Piney Woods

Nacogdoches sits squarely in the center of the Piney Woods Ecoregion of Texas. The Piney Woods of East Texas is a temperate coniferous forest ecoregion home to forests, prairies, marshes, lakes, and rivers. Rolling terrain is dominated by a variety of pine and hardwoods atop soils of dark gray sands or sandy loam. There is also a significant amount of red clay soil ("redlands").

Timber and cattle industries dominate the region, though farms and ranches are relatively small compared to other areas of the state. Though reforesting efforts began in the early 20th century, forest concentration has been reduced by two centuries of lumber industry. As a result, the Piney Woods are considered one of the most critically endangered ecoregions in the United States and the area has experienced extensive habitat loss.

With an average rainfall of 36 to 50 inches spread uniformly throughout the year, the region is akin to high temperatures and humidity.

2.2 | Creeks

The city-wide creek system includes three parallel creeks on both sides of the city within the ETJ and city limits (see **Exhibit 01: Regional Context**). Dorr Creek and White Oak Branch Creek loosely form the city's eastern boundary, while Yseleta Creek loosely forms the city's western boundary. The southern boundary of Nacogdoches County is defined by the Angelina River.

The city itself is bisected by two major creeks before their confluence south of Downtown: Banita Creek flows along the entire length of the railroad and parallel to North Street, whereas Lanana Creek flows parallel and close to University Drive. Upstream from their confluence, Banita Creek defines the western and Lanana Creek the eastern edge respectively of Downtown. Past the confluence, Lanana Creek flows south into the Angelina River.

These creeks serve as the spine of Nacogdoches' recreation facilities, hosting trails and a series of parks along each creek. Associated with these creeks is a 100-year floodplain, which provides open space aesthetic and character, wildlife habitat, nature-based recreation, and flood water conveyance.

2.3 | Lake Nacogdoches

Located on the Loco Bayou, Lake Nacogdoches sits 10 miles west of the City of Nacogdoches off FM 225 (See **Exhibit 01: Regional Context**). Controlled by the City of Nacogdoches, the lake itself is located outside of city boundaries. Lake Nacogdoches serves as the city's municipal water supply while providing residents with a recreational resource. Formed by a man-made dam constructed in June of 1975, the rolled earth embankment stands approximately 50 feet above the natural streambed with an emergency spillway located at the embankment's west end.

Lake Nacogdoches has a storage capacity of 39,500 acre-feet and a surface area of 2,200 acres. Texas Parks and Wildlife Department (TPWD) reports a conservation pool elevation of 279 feet, with a fluctuation of one (1) to ten (10) feet and moderately clear water.

The shores of Lake Nacogdoches are spotted with single-family homes and two city parks: Lake Nacogdoches East Side and West Side Parks. Recreation amenities at these parks include a disc golf course, picnic tables, playground equipment, swimming areas, boat ramps, an accessible fishing pier, nature hiking trail, restrooms, BBQ pits, and parking areas.

The lake is popular for fishermen, with largemouth bass as the most popular game fish followed by bluegill and redear sunfish. Crappie and catfish are also present in the lake, though fewer anglers target these species given their low population numbers in the lake. TPWD added polyvinyl chloride (PVC) cube fish attractors to the reservoir to provide additional fish habitat. Lake Nacogdoches was last stocked by TPWD in 2019, when over 30,000 largemouth bass were added to the reservoir.

3 DEMOGRAPHICS

3.1 | Population

The City of Nacogdoches recorded a population of 29,914 in the year 2000. The next 10 years saw steady annual growth and by 2010 the population reached 32,996 (U.S. Census Bureau). As of 2021, the City of Nacogdoches population was 34,068, with a student enrollment of 11,946 at SFA (ESRI).

Population projections for the next five years show Nacogdoches to grow slowly at 0.3% annually. By 2026 it is estimated that the City of Nacogdoches will have a population of 34,583.

The historical annual growth rate of Nacogdoches County has been similar to that of the City of Nacogdoches. The County is also estimating a similar annual growth rate over the next five years. The current population of Nacogdoches County is 67,600 and is expected to reach 68,803 by 2026 (0.4% growth annually).

Figures 1 and 2 show population projections for the City of Nacogdoches. **Figure 3** is the combined average of five compounded annual growth rates (0.25%, 0.50%, 0.75%, 1.0%, 1.25%) projected over the next 20 years. The graph below projects four different compounded annual growth rates over the next 20 years.

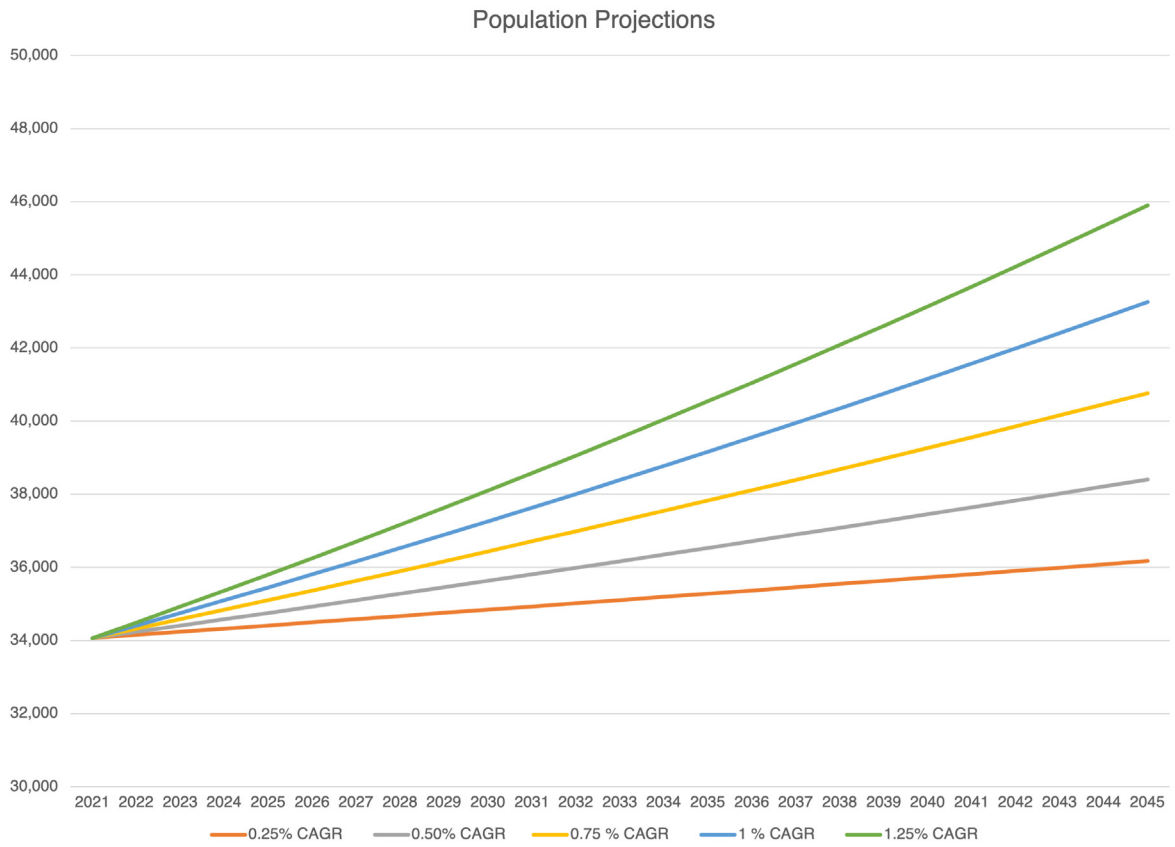


Figure 1: Population Projection Graph

Year	Nacogdoches Population
2021	34,068
2025	35,104
2035	37,867
2045	40,898

Figure 2: Population Projections Averaged

Year	0.25% CAGR Population	0.50% CAGR Population	0.75 % CAGR Population	1 % CAGR Population	1.25% CAGR Population
2021	34,068	34,068	34,068	34,068	34,068
2022	**34,153**	**34,238**	**34,324**	**34,409**	**34,494**
2023	34,239	34,410	34,581	34,753	34,925
2024	34,324	34,582	34,840	35,100	35,362
2025	**34,410**	**34,754**	**35,102**	**35,451**	**35,804**
2026	34,496	34,928	35,365	35,806	36,251
2027	34,582	35,103	35,630	36,164	36,704
2028	34,669	35,278	35,897	36,526	37,163
2029	34,755	35,455	36,167	36,891	37,628
2030	**34,842**	**35,632**	**36,438**	**37,260**	**38,098**
2031	34,929	35,810	36,711	37,632	38,574
2032	35,017	35,989	36,986	38,009	39,056
2033	35,104	36,169	37,264	38,389	39,545
2034	35,192	36,350	37,543	38,773	40,039
2035	**35,280**	**36,532**	**37,825**	**39,160**	**40,539**
2036	35,368	36,714	38,109	39,552	41,046
2037	35,457	36,898	38,394	39,947	41,559
2038	35,545	37,083	38,682	40,347	42,079
2039	35,634	37,268	38,972	40,750	42,605
2040	**35,723**	**37,454**	**39,265**	**41,158**	**43,137**
2041	35,812	37,642	39,559	41,569	43,676
2042	35,902	37,830	39,856	41,985	44,222
2043	35,992	38,019	40,155	42,405	44,775
2044	36,082	38,209	40,456	42,829	45,335
2045	**36,172**	**38,400**	**40,759**	**43,257**	**45,902**
Source: U.S. Census 2010					

Figure 3: Detailed Population Projection

Age Distribution

The median age in Nacogdoches is 26.4 compared to Nacogdoches County which has a median age of 32.6. The City of Nacogdoches is home to Stephen F Austin State University (SFA). Almost one-third of the Nacogdoches population is made up of students, therefore the most prominent age group in Nacogdoches is the population of the 20-24 age group which makes up 19.6% of the Nacogdoches female population and 18.3% of the male population. In general, Nacogdoches is young with the two other major age groups at ages 15-19 and 25-29. **Figure 4** illustrates the age composition in Nacogdoches.

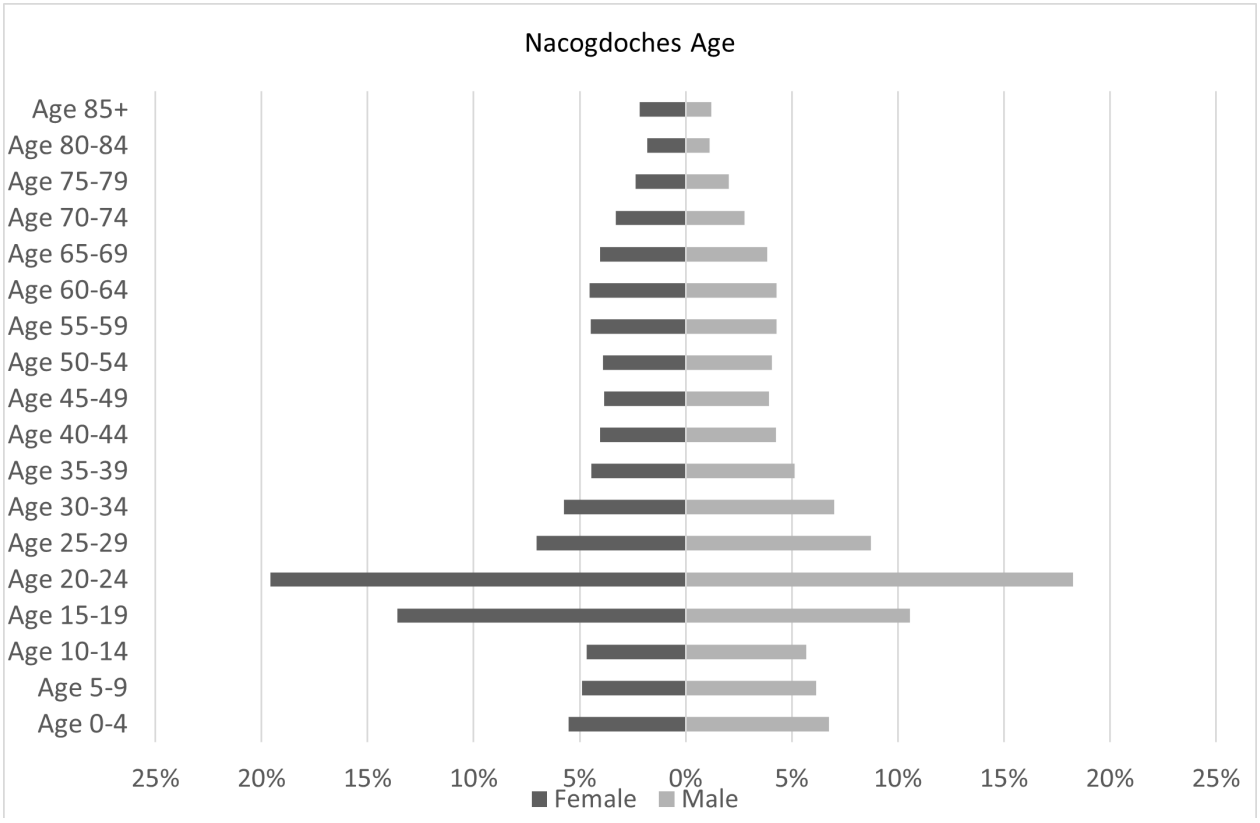


Figure 4: Age & Sex Composition

Race & Ethnicity

The City of Nacogdoches has a marginally majority White population at 56.5% and an African American population of 27.4%. The only drastic difference between the 2010 and 2021 composition is that the Hispanic population increased by 4.8%. This is consistent with Nacogdoches County trends, as well. State and national Hispanic population growth from 2010 to 2021 has risen by 2.7% (state) and 2.6% (national).

Figure 5 illustrates and compares the race and ethnicity characteristics of Nacogdoches, Lufkin, and the county.

Variable	Nacogdoches	Lufkin	Nacogdoches County
White Population	56.5%	54.8%	66.8%
Black/African American	27.4%	26.3%	17.8%
American Indian/Alaska Native	0.5%	0.5%	0.5%
Asian Population	1.8%	1.7%	1.3%
Pacific Islander	0.1%	0.0%	0.1%
Other Race	10.9%	14.0%	11.1%
Population of Two or More Races	2.8%	2.7%	2.5%
Hispanic Population	21.6%	28.4%	20.6%

Figure 5: Race & Ethnicity Characteristics

Educational Attainment

In Nacogdoches, 22.0% of the population age 25+ has a high school diploma, while 18.9% have completed a bachelor's degree. The City of Nacogdoches has a large share of workers that hold only a high school diploma. 31.3% of the Nacogdoches population age 25 to 64 has a bachelor's degree or higher, which is similar to that of the State of Texas (31.3%) and the United States (33.6%).

One of the drivers of regional activity is Stephen F Austin State University (SFA). SFA University is located within the heart of Nacogdoches, on a 421-acre campus, on the northern edge of Downtown Nacogdoches. SFA has over 120 programs and hosts almost 12,000 students. Based upon a 2017 SFA Economic Report, SFA contributes more than $335M to the regional economy. The report revealed that each on campus student generated almost $10,000 in impact to the economy.

Nacogdoches is also home to Nacogdoches ISD (NISD). Nacogdoches ISD offers prekindergarten through 12th grade education to nearly 6,500 students across ten campuses. In addition to winning state sports championships, Nacogdoches is also known for scholastic awards, a state of the art career tech program and "Best Community for Music Education."

Educational attainment of the Nacogdoches population is described in **Figure 6.**

Educational Attainment	Nacogdoches	Lufkin	Tyler
Less than 9th Grade (%)	7.1%	7.6%	6.7%
9-12th Grade/No Diploma (%)	7.6%	11.1%	7.4%
High School Diploma (%)	22.0%	23.0%	16.1%
GED/Alternative Credential (%)	4.7%	4.8%	3.9%
Some College/No Degree (%)	21.6%	25.0%	25.1%
Associate's Degree (%)	5.8%	6.8%	10.8%
Bachelor's Degree (%)	18.6%	13.9%	19.8%
Graduate/Professional Degree (%)	12.5%	7.9%	10.2%
Base (Pop 25+) (ESRI)	17,765	23,062	71,598

Figure 6: Nacogdoches Educational Attainment

3.2 | Psychographics (ESRI Tapestry Segmentation)

ESRI Tapestry lifestyle Segmentation helps to identify local households and their general interests and lifestyle. This insight allows businesses, marketing professionals, and the City, to better identify potential characteristics of the population. The City of Nacogdoches has 6 major psychographics worth analyzing.

College Towns (45.9%)

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, school work, news, social media, and entertainment. College Towns are all about new experiences, and residents seek out variety and adventure in their lives.

Forging Opportunity (10.8%)

Family is central within these communities, bringing rich traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

Set to Impress (8.7%)

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and a large portion are single person nonfamily households. Although many residents live alone, they preserve close connections with their family. Many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

Modest Income Homes (8.5%)

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. Rents are relatively low (Index 70), public transportation is available, and Medicaid assists families in need.

Hometown Heritage (7.5%)

Hometown Heritage neighborhoods are in urbanized areas within central cities, with older housing, located mainly in the Midwest and South. This slightly smaller market is primarily a family market, married couples (with and without children) and single parents. They work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2–4-unit buildings.

In Style (7.5%)

In Style residents embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

3.3 | Household Income

The median household income in Nacogdoches is $36,870, the lowest compared to neighboring cities, county, and state numbers. This low household income causes lower capacity for spending where 32% of Nacogdoches households fall under the poverty line, a greater rate than the national average. Nacogdoches County has a 20% poverty rate, as compared to 14% in Texas, and 11% in the United States (U.S. Census Bureau, 2017). One of the factors of the high poverty rate within the City of Nacogdoches could be attributed to a large portion of students attending SFA who are considered part of the labor force, but bring in very little wages.

Household Income								
Variables	**Nacogdoches**	**Lufkin**	**Henderson**	**Jacksonville**	**Tyler**	**Nacogdoches County**	**Angelina County**	**Texas**
2021 Median Household Income	$36,870	$51,009	$53,715	$45,400	$52,999	$45,036	$52,299	$63,524
2021 Average Household Income	$51,258	$65,643	$72,018	$58,441	$73,981	$60,443	$65,993	$90,115
2021 Per Capita Income	$19,361	$24,132	$24,044	$20,086	$28,737	$22,712	$23,670	$32,007

Figure 7: Household Income

4 MARKET CONDITIONS & ECONOMIC DEVELOPMENT

4.1 | Introduction

Economic development is the strategic allocation of limited resources within an economy that includes land, labor, and capital.

The City of Nacogdoches has initiated a new comprehensive plan to update its vision and calibrate land use and realign resources to optimize outcomes that can increase economic benefits and increase quality of life. An effective comprehensive plan should be market-based, developer-friendly, and easy to implement.

This market assessment will help establish a market-based framework to support the visioning process and create an implementable economic strategy. This plan should also foster economic development and increase resiliency and sustainability for Nacogdoches. This assessment will also help the planning team understand capacity for additional uses and context in order to optimize land use, with a strong emphasis on managing growth and improving opportunities.

While rooted in economic development, we believe this process should also be implemented in a context-sensitive manner, while preserving Nacogdoches' rich history and natural elements.

Nacogdoches is known for its steady, managed growth. East Texas tends to be more resilient and less affected by large economic swings than the rest of Texas. The annual growth projected for the City of Nacogdoches is modest, at around 0.3%. One key advantage of moderate growth is the greater ability to manage new development and create more predictability.

As evidenced through retail sales per capita, Nacogdoches is a regional-serving market and benefits from attracting a large regional consumer base. In addition to pursuing new concepts to strengthen Nacogdoches economic retail base, the City of Nacogdoches should also balance its resources to maintain its existing commercial base.

Nacogdoches is known for its historic roots, quality of life, vibrant downtown, talent, accessibility, and natural beauty. Nacogdoches has quality parks and is surrounded by acres of natural assets. To continue to preserve and upkeep these attractions, Nacogdoches should continue catering to tourist through sports, arts, and culinary arts, while maintaining its character. Tourism can expand awareness of Nacogdoches, as well as supports existing hospitality, retail, restaurant, and entertainment uses.

Based upon initial comprehensive plan exploration and economic development principles, the following economic development themes have emerged:

- Balanced Growth
- Increasing Housing Options
- Creating Resilient Neighborhoods
- Maintaining Historic Character
- Growing Partnerships and Collaboration
- Increasing Economic Prosperity
- Encouraging inclusion and diversity
- Strengthen Downtown

4.2 | Emerging Economic Priorities

In reviewing the market and economic conditions of Nacogdoches, certain economic priorities started to emerge. These are described in **Figure 8**.

Communities	
Neighborhoods	Revitalize neighborhoods to allow for a better quality of life, and a healthy housing market.
Downtown	Continue to foster downtown opportunities while maintaining the historical charm of the area.
Connectivity	
North Street	Transition to a complete street environment; integrate multimodal transportation options. Divide North Street into study areas to better understand the context of North Street within different parts of the city (Downtown, SFA campus).
I-69 Corridor Mobility	Will increase reach and allow for easier access to retail and restaurant amenities.
Jobs	
Talent	Help to foster growth for SFA, bringing more tourists to town and increasing the likelihood that students establish a career and family within the City of Nacogdoches after their graduation.
	Attraction of remote workers and growth of that job sector could allow for additional economic growth.

Figure 8: Emerging Economic Priorities

4.3 | Industry Trends

The City of Nacogdoches has a wide array of industries operating within the city (see **Figure 9: Industry Composition**). The current workforce is made up of 14,150 people (ESRI, 2021).

In addition to forestry and forest products, agricultural production and associated processing, the region has a large healthcare base and educational related concentration.

The largest industry represented in Nacogdoches is Services at 50.9% which includes educational services.

According to a recent Economic and Labor Market Profile for the region, the largest sources of growth over the next five years are expected to be healthcare; mining, quarrying, and oil & gas; and accommodation & food services. These sectors that are expected to grow the most and pay the best wages are healthcare; finance & insurance; and construction. Though manufacturing is one of the largest sectors in the region and pays some of the highest wages, the sector is not expected to gain jobs between 2021 and 2026.

Agriculture/Mining	1.4%
Construction	2.0%
Manufacturing	15.7%
Wholesale Trade	2.2%
Retail Trade	18.7%
Transportation/Utilities	0.4%
Information	1.0%
Finance/Insurance/Real Estate	4.1%
Services	50.9%
Public/Government Administration	3.5%
Communication	0.5%
Utility	0.3%
Unclassified	0.2%

Figure 9: Industry Composition

4.4 | Mobility

Transportation and mobility are crucial to a city's ability to activate economic growth and quality of life. The City of Nacogdoches offers an outer loop that ties into US 59 which connects to Houston. Commuters play a big part in traffic and the quality of a city's thoroughfares.

Per 2019 U.S. Census Inflow and Outflow data, of the 19,410 people that are employed within Nacogdoches approximately 13,571 commute to Nacogdoches, while the remaining 5,839 live within Nacogdoches. Those that live within the City of Nacogdoches but commute to work outside of the city are reported at 6,653. This shows the regional draw that Nacogdoches has on the surrounding region and its function as a regional hub.

Figure 10 illustrates the inflow and outflow of employment in Nacogdoches.

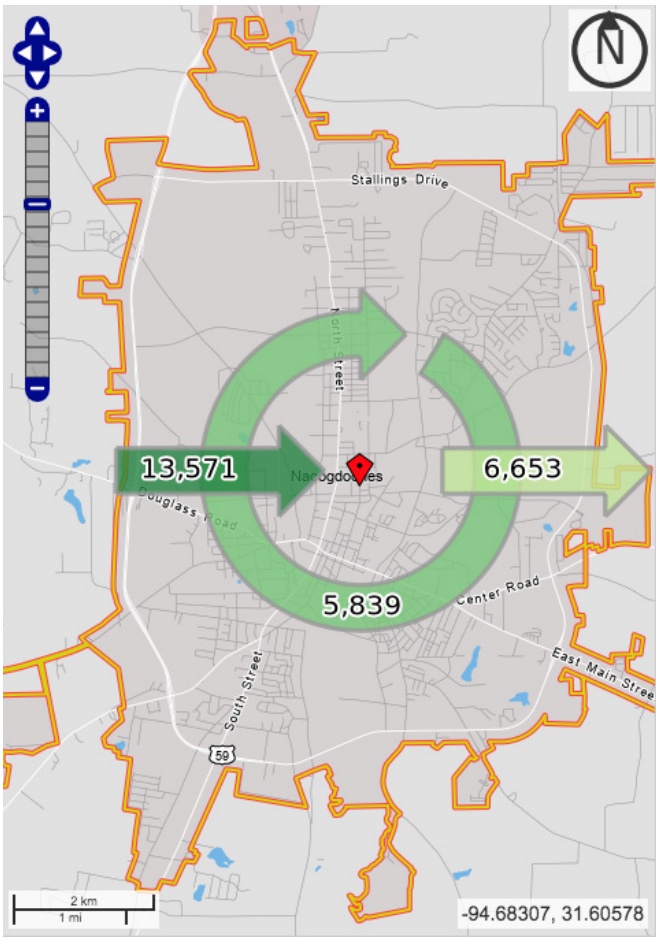


Figure 10: Employment Inflow & Outflow

4.5 | Housing

As of 2021, the City of Nacogdoches had 14,370 housing units. The majority of homes in Nacogdoches, approximately 41.0%, were built from 1970 to 1989. Only 1.4% of the total housing stock of Nacogdoches have been built in 2014 or later, therefore roughly 202 units. Of the total housing units, 12,745 are occupied, 8,098 (63.5%) are renter-occupied and 4,647 (36.5%) are owner-occupied.

Nacogdoches County reported a total of 29,072 housing units in 2021 of which 25,226 are occupied. Owner-occupied housing makes up the majority within the county at 48.1%, suggesting the high percentage of renter-occupied housing in Nacogdoches is related to the student population. Lastly, 13.2% (3,838 units) of Nacogdoches County housing units are vacant.

Looking forward, the City of Nacogdoches is estimated to gain 360 new housing units by 2026, roughly 72 new housing units annually. Owner-occupied housing is projected to increase slightly, while renter-occupied will decrease slightly. The median home value (2021) in the City of Nacogdoches was $141,855 and is projected to increase to $163,760 by 2026. According to Esri, the average household size is estimated at 2.31 and is not expected to change in the next 5 years.

Single Family Permits

Based on single-family permit data from the City of Nacogdoches, there were 40 new housing units added in 2021 and 29 so far in 2022, as of March. ESRI data reports 14,370 housing units as of 2021 and expects 14,730 by 2026. That would result in an increase of 72 housing units from 2021 to 2026 (see **Figure 11**), which is above what has been reported by the City of Nacogdoches.

Year	Number of Single-Family Permits Issued
2017	25
2018	28
2019	24
2020	33
2021	40
2022	29
Source: City of Nacogdoches	

Figure 11: Single-Family Permit Data

4.6 | Market Demand

Multifamily Demand Activity

There are currently 3,904 multifamily units across a total of 54 buildings within the City of Nacogdoches. The current market rent per unit is $810, and vacancy is healthy at 3.7%. It is estimated that demand for multifamily units will be around 30 units per year over the course of 12 months, down from the last period which reported 213 units over the last 12-months. (CoStar)

Single-Family Demand

The City of Nacogdoches single-family demand is relatively low at 72 housing units a year for the next five years. Nacogdoches absorbs roughly 45% of growth coming to the county. Lastly, including the ETJ the area will demand an additional 18 homes per year. This is comparable to the 25-30 permits issued on average annually.

Retail Demand

The City of Nacogdoches offers 2.5M square feet of retail with a market rent of $13.75 per square foot. The retail market in and around Nacogdoches has been resilient post COVID. National retail trends are suggesting grocery-anchored retail centers are performing the best versus other traditional retail types. Destination restaurants and entertainment uses are also growing in popularity and could be attractive to the City of Nacogdoches due the large student population. Therefore, retail vacancy is at 3.9%, down from 6.1% from the prior period. Lastly, the current 12-month absorption was 56.5k square feet.

Corporate Demand

Nacogdoches conducted an Economic Development Strategic Plan with Pegasus, in 2020. This plan identified several key industry targets, as follows:

- Advanced Manufacturing
- Healthcare
- Information Technology
- Aviation

To achieve these goals, the plan recommended Nacogdoches should invest in neighborhoods, increase connectivity between Downtown and SFA, increase community development, and increase investment in arts and culture. An effort to achieve these goals will make improvements and increase investment in those amenities and features of Nacogdoches that increase the quality of life for its residents.

Some of the challenges in corporate attraction included the lack of a workforce development project, limited broadband access, distance to major airport, and available sites.

Nacogdoches currently has 480k square feet of industrial space with a negative absorption of 10,600 over the last 12 months. Current market rent is $6.73 per square foot. According to Costar, there is 54,000 square feet available.

Nacogdoches has 550k square feet of office, at a market rent of $20.99 per square foot. The office market seems to be flat considering vacancy is at 7.4%, having increased from 4.6% the prior period and 12-month net absorption was negative 10,800 square feet. Future office demand will be directly correlated with job growth and success luring targeted industries.

Hospitality

Nacogdoches currently has 1,120 total rooms with a 12-month occupancy rate average of 53.9% and a market average daily rate of $86. The 12-month revenue per available room was $47. No new rooms are under construction, and no additional rooms are anticipated to enter the market as of 2022.

Program Justification

The key takeaways found within the market and housing assessments, including insights on potential opportunities and challenges, are described in **Figure 12: Program Justification**.

Category	Single Family	Multifamily Residential	Retail	Corporate/ Industrial	Small Office
Demand	Moderate	Low*	Moderate	Low	Low
Opportunities	Neighborhood revitalization efforts. Creating additional housing options	Build to rent, town home cottages. Low to mid density multi-family.	Increasing niche uses with local, organic operators. Focus on Entertainment, arts, culture, culinary arts.	Increased high-tech and advanced manufacturing with higher wages. Increase workforce programs	Capture local corporate expansion.
			Market shows low leakage, 100k of existing vacancy available	I-69 Corridor will expand reach	
Challenges	Limited population growth and income constraints	Focused growth, emphasis on not over supplying the market.	Competing area cities, curating niche uses, aging existing retail	Skilled labor, broadband, available sites.	Low demand for new space for 24 mos. Cost of construction vs. second generation rent
Target	Affordable/ Attainable homes on small lots. Small higher end enclave developments	Mid-High quality, medium density multifamily. Revitalization, utilization of downtown and near SFA	Essential retail, clothing, family entertainment, destination restaurants	Innovation business park or cluster of tech uses	Small, local businesses 5-50 employees
				Smaller incubator	
Planned SF	N/A	N/A	N/A	N/A	N/A
Market Values	$200,000 - $300,000	$800/unit/M (1.01/square foot)	$20.72/square foot	$8.00/square foot	$13.31/square foot
Absorption	72 units per year	30 units per year	0-50,000 square feet	30,000 square feet/ year	2,000 square feet/ year

** Reasoning for the low demand for additional Multifamily Residential units considering the student population in Nacogdoches: The student population has remained relatively constant year over year. Therefore, the only demand for multifamily regarding students is anticipated to be replacement units; alternatively, if there is a change in the overall rental market that causes students in single family rentals to move to multifamily units.*

Figure 12: Program Justification

5 LAND USE PATTERNS + CORRIDORS

5.1 | Development Pattern

The development pattern of Nacogdoches was naturally initiated and governed by the high ground above the confluence of Banita and Lanana Creeks. At an initial size of about one square mile, it was relatively flat and comfortably walkable. Development then radiated out mainly along North Street to the north, South Street to the south, Main Street to the east, and Douglass Road to the west. At first homes were established along these routes, but most were eventually repurposed for or replaced with structures for commercial use.

With limited space available between the two creeks, the railroad was established on the other (west) side of Banita Creek with the rail station located a quarter mile (5 minutes' walk) from the core of Downtown along the extension of Main Street (now Douglass Road). As was practice at the time, industry established mostly downstream from Downtown on the west side of Banita Creek at the confluence with Lanana Creek. Railroad spurs eventually crossed over both creeks which encourage industrial development on the east side of Lanana Creek and downstream with the said confluence.

The consistent grid street pattern along North Street on the high ground between Banita and Lanana Creeks signifies the main direction in which the city grew historically, which was solidified by the establishment of SFA in 1921. Development along South Street was mainly associated with the need for laborers in close proximity to the industrial part of the city.

Today, Nacogdoches is clearly defined by various districts and road corridors, each with its own character. A district is characterized by mostly similar land uses that are dissected and served by roads internally. Corridors signify movement and connections between and through districts; their character defined by their context. Consequently, development patterns as defined by districts and corridors may inform but are not exclusively tied to land use or zoning. See **Exhibit 3: Existing Land Use**.

5.2 | Districts

Downtown

Since Nacogdoches' early days as a pueblo, Downtown has served as the main hub of commercial and retail activity. Colonel Antonio Gil Y'Barbo, a prominent Spanish trader, lead the town's initial resettlement and pursuant growth, focusing the town's core at the intersection of El Camino Real (now, Main Street) and La Calle del Norte (now, North Street). The Nacogdoches County Courthouse demarcates this historic intersection, with the town's railroad depot located another block west across Banita Creek.

For the purposes of this report, Downtown Nacogdoches is evaluated as a mixed-use neighborhood. Serving as the city's cultural hub, historic core, and central business district, Downtown draws residents and visitors alike for work, shopping, festivals, and other community events.

The city's historic urban fabric is largely intact in the heart of Downtown, though opportunities exist for commercial and residential infill. Unlike most comparable county seats, Nacogdoches' town square wraps around the former post office; much smaller in scale than a courthouse. Due to the smaller building footprint, Downtown's square block is relatively small in size. Not to be deterred, the community's commercial needs grew in all directions, with shops, restaurants, office space, and galleries lining adjacent streets.

Historically, Downtown's growth has been dictated by the two major creek corridors that run along its east and west boundaries. These natural barriers forced more compact development within the Downtown core.

Downtown is primarily bounded to the south with open space, namely Festival Park and Clint Dempsey Soccer Complex further east. Besides the transition of red brick pavers into concrete, few man-made gateways announce the edge of Downtown. Civic buildings, like Rusk Elementary and the First United Methodist Church, form an unofficial northern boundary, as no commercial shops or restaurants exist to draw users north of Hospital Street.

SFA Campus

Comprised of over 400 acres, SFA's main campus is bounded by North Street to the west, Starr Avenue to the South, University Drive to the east, and Austin Street to the north. Located just one mile north of the Downtown core, SFA is nestled in the heart of Nacogdoches. The DeWitt School of Nursing is located 2.6 miles north of the main campus, while the 726-acre Todd Agricultural Research Center is less than 15 minutes from campus.

Academic buildings are typically clustered along Raguet Street, SFA's central north – south spine. On-campus student housing is focused in two areas on campus: the southwest corner near the intersection of North Street and East Starr Avenue and along campus' central stretch of East College Street. Athletic and student recreation facilities form campus' outer ring, located primarily to the east and northeast.

Birdwell Plaza serves as a campus gateway at the corner of North Street and East College Street, as does the entry signage to Vista Drive and Griffith Boulevard from North Street. Monument-sized signage, pedestrian walkways, and enhanced planting, welcome users into campus and demarcate campus boundaries. There is not typically an abrupt transition where campus ends, and city begins again. For example, the intermural fields located in SFA's southwest corner end at SFA's boundary along Starr Avenue. Directly across the street, Pecan Acres Park and the Lanana Creek trailhead mirror the open space, though, creating a smooth transition between campus and the surrounding city.

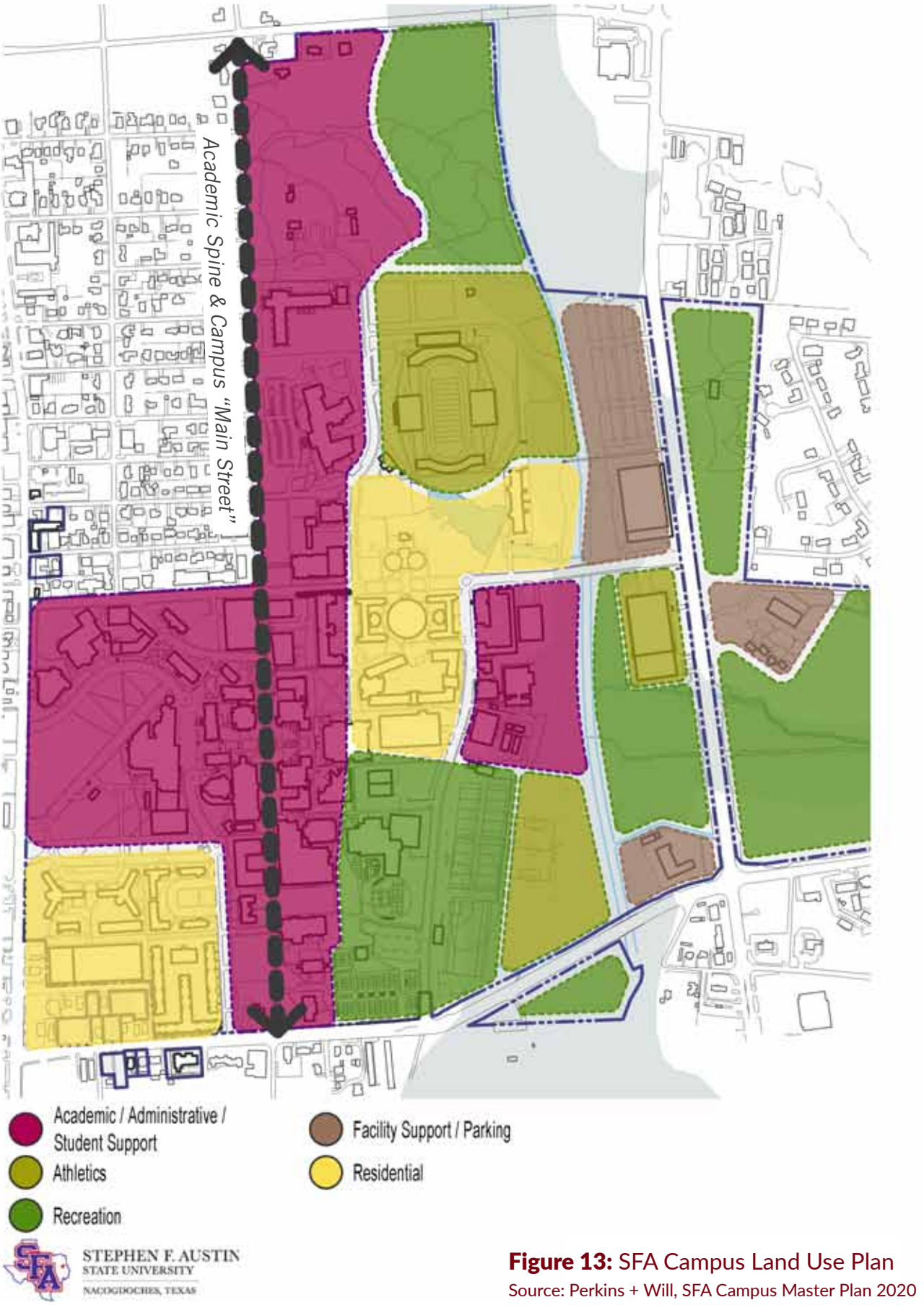


Figure 13: SFA Campus Land Use Plan
Source: Perkins + Will, SFA Campus Master Plan 2020

Residential

Residential development in Nacogdoches has generally followed a pattern of sprawl-oriented growth: older, historic residential districts are concentrated around the Downtown core, while newer residential development continues to expand the city in all directions.

While newer residential growth continues to follow a sprawl pattern, development is shaped by natural features. Floodplains associated with the two major creek corridors separate neighborhood clusters, though the open space has potential to serve as active pedestrian connection points in future trail expansions. Topography and East Texas' signature pine forest have also created a unique residential development throughout the city.

Industrial

As is typical for communities that prospered along a railroad line, Nacogdoches' legacy and, to a large extent, current industrial areas are heavily concentrated along the railroad. The Union-Pacific (UP) line weaves through several clusters of industrial development. Wedged between the railroad and its local spur, a TxDOT facility sits adjacent to a series of national beverage brand distribution centers. Located in the city's northernmost extents, many of these industrial campuses tie directly into the railroad.

Traveling south, the rail line passes by industrial shop yards and factories – one of the city's major employment centers – south of Downtown. Many of these industrial parcels are adjacent to open space, as the original railroad followed the west side of Banita Creek with a short spur along the east side of Lanana Creek below the confluence of the two creeks. As a result, much of the land encompassed in the industrial districts is located in undevelopable floodplain.

Airport

Located three miles from Downtown Nacogdoches and one mile outside of Loop 224 off State Highway 7 West, the A.L. Mangham Jr. Regional Airport (OCH) serves both local and transient flying public. Its single runway runs north to south at 5,000 feet long and 75 feet wide. The airport is owned by the City of Nacogdoches. It is located in the city limits with mostly agricultural and farm land as its adjoining land uses. Several large lot residential properties are located along the airport's southeast border, while a cluster of smaller residential parcels are located west of the airport.

The number of cemeteries adjacent to the airport is also notable. Two cemeteries south of the runway, Lazarine Cemetery and Pine Grove Cemetery, and Rusk Cemetery to the west, are home to graves dating to the 1800's. Considering these cemeteries were established before the airport was developed, their presence may have informed airport site selection. Cemeteries are one of the few, if only, guaranteed permanent land use and would not be affected by an airport's land use impacts such as noise contour regulations and crash zones.

Medical

Nacogdoches has two primary medical districts. Located central to the city core on Mound Street, Nacogdoches Memorial Health and its associated clinics fill several blocks a half-mile north of Downtown. The Nacogdoches Medical Center and its associated clinics occupy the northeast corner of Stallings Drive and North Street, including several senior living centers.

Notably, Nacogdoches' medical districts are geographically located in or near the city's more affluent communities. Access to health services may be associated with better health outcomes. Poor health-related quality of life outcomes are significantly associated with lower socioeconomic status in the United States, which is possibly driven by limited healthcare access among poorer adults. Equitable access to health services should be prioritized in Nacogdoches' future land use planning efforts.

5.3 | Corridors

North Street

The linear north-south road where HWY 259 transitions to HWY 59 as it cuts through the center of Nacogdoches is named North Street and South Street, respective to its relation to Main Street. The road was originally established as a portion of the Calle del Norte, an 18th century Spanish trading route used by Spanish missionaries, soldiers, settlers, French traders, and American filibusters. The road generally follows the orientation of Banita Creek, running parallel east of the creek.

North Street, aptly referring to all portions of this road north of Main Street, serves as the city's main north-south spine, connecting Downtown, SFA, and the city's residential areas. This road is heavily trafficked and is particularly congested during rush hour. Development along North Street occurred with little long-range planning, resulting in uncoordinated driveways and unsafe turning conditions. As one of the city's primary commercial districts, future planning should seek to improve traffic facilities and implement safety improvements along the North Street Corridor.

In its current condition, North Street is primarily fronted by commercial development. Despite the consistent land use, this corridor has organically developed into distinct character zones: Downtown, university, and north of university. North Street's Downtown Zone forms Downtown's western border at the historic intersection of the Calle del Norte and the Camino Real. This portion of North Street is home to a variety of historic and civic sites, including the Durst Taylor Museum, the First Baptist Church, and the C.L. Simon Recreation Center.

This Downtown Zone transitions as North Street reaches SFA's campus. Driven by student demand, this portion of the corridor is flanked by fast food options and local restaurants. As North Street leaves Nacogdoches' historic core, several remaining historic homes have been converted to local offices or even amenity spaces for off-campus student housing.

As North Street continues past SFA's campus and adjacent neighborhoods popular for student housing, the corridor enters Nacogdoches' primarily residential districts. As such, the corridors' commercial offerings target permanent residents and families. Grocery stores, an increased number of sit-down restaurants, discount stores, and entertainment options like movie theaters flank North Street. These commercial uses are housed in traditional strip mall developments and standalone buildings.

In summary, North Street is currently characterized by cluttered, aging commercial development for most of the corridor with smaller lots, lack of cross access and redundant driveway cuts into the street which degrades both traffic flow and the pedestrian environment. Sidewalks are often narrow or even lacking when parking lots back up directly on the roadway.

Main Street

Distinctly different from its perpendicular counterpart, Main Street (also known as Highway 21) bisects Nacogdoches' urban core, providing regional connectivity east to San Augustine and west to Alto and beyond. Leaving Downtown across Lanana Creek, Main Street is flanked primarily by single-unit commercial structures such as beauty salons, corner stores, health clinics, and auto shops. Residential pockets are sprinkled sporadically throughout Main Street's length, increasingly so as it stretches further from the city's core. Main Street's western drag, also known as Douglass Road, follows a similar development pattern, with slightly more dense and industrial uses as the road meets US-59, also known as NW Stallings Drive.

6 HISTORIC PRESERVATION

6.1 | Regional History

The City of Nacogdoches is located within East Texas; a regionally diverse area boasting its tall piney woods, great waterways, and rich history. Originally home to the Caddo people, the area has upheld the Caddo way by establishing good social and political systems, prioritizing religion, and being kind and welcoming to one another.

Established in 1779, Nacogdoches is considered to be the oldest town in Texas. Originally settled by a Caddo tribe in 800 A.D., the city has seen many different governing powers over the years, experiencing revolutions, conflicts, and peaceful transitions of power. Agriculture led the economy until the railroad came to town in 1882, spurring more trade and commerce. In 1923, Stephen F. Austin State Teachers College opened (later named Stephen F. Austin State University), amassing university status by 1969 and welcoming a population of 11,000 students.

Nacogdoches is located within The East Texas region and Congressional District 1, which encompasses Tyler, Longview, Nacogdoches, and Lufkin. The District 1 area has a population of 766,987 with a .55% annual growth rate over the next 5 years.

Today, Nacogdoches is a regional hub which provides commercial services, regional employment, education, healthcare services, and a regional population base.

6.2 | Historic Districts

The City of Nacogdoches has a rich and long tradition of historic preservation that was formally adopted in the 1980s. The city has five National Register Historic Districts that are also locally designated as 'H' Historic Overlay. In addition, the city has several properties also designated as individual landmarks with the same H Historic Overlay zoning designation. All properties with this H Historic Overlay designation are eligible for Historic Preservation Grants offered by the city for any exterior remodeling done to buildings.

The five National Register Historic Districts are:

Downtown

The Downtown District is primarily commercial properties along Main Street from Old Tyler Road in the west to University Drive in the east. The district extends one to two blocks north and south of Main Street and the highest concentration of historic buildings are around the original square and between South Street and Mound Street. Buildings in the Downtown historic district are characterized by one to three stories with ground floor storefronts on Main Street. Buildings fronting along the north - south streets are not the typical storefront retail buildings but are related to Nacogdoches' history in the cotton trade.

Washington Square

The Washington Square Historic District is generally a residential historic district that runs along N. Mound Street from Hospital to Houston Street. It also includes most of the block along Logansport Street just north of Park Street. It adjoins the Zion Hill historic neighborhood to the east. This district is also home to some significant public (Rusk Elementary School) and religious (First Christian Church) buildings. Homes in this district were considered mansion homes on generally larger lots with deeper setbacks.

Zion Hill

The Zion Hill Historic District is located along Lanana and Richardson Streets, just north of Oak Grove Cemetery and east of the Washington Historic District. Zion Hill is historically an African-American residential district characterized by excellent vernacular architecture including the “shotgun” house. Historically, this is where African-American workers who worked in Downtown businesses or for families in the Washington District lived.

Sterne-Hoya

This is a very small residential historic district, essentially comprising of almost one city block within the Downtown District along Main Street and Pilar Street, just east of Mound Street. It is the location of one of the oldest homes in Nacogdoches: the Sterne-Hoya House that is currently a museum owned and operated by the city.

Virgina Avenue

This is also a fairly small residential historic district composed of approximately two blocks along Virginia Ave just south of Cox Street. It is located on a prominent hill just southwest of Downtown and was where merchants and business owners lived in Nacogdoches. Homes are generally 2-3 stories tall and represent Queen Anne and Folk Victorian styles.

6.3 | Historic Preservation Development Review Process

Development and redevelopment with the H Historic overlay properties are regulated by Chapter 50: Historic Preservation of the City of Nacogdoches Code of Ordinances. All exterior remodels, additions, and new construction within the H Historic Overlay is required to obtain a Certificate of Appropriateness (COA) by the city. All COA applications are reviewed by the city's Historic Preservation Officer (HPO) and require a final decision by the Historic Landmark Preservation Committee (HLPC) within 60 days of the COA application. The standards for approval are based on criteria established in Chapter 50 and design guidelines which are based on the Secretary of the Interior's standards for rehabilitation of historic structures. The city's Historic Preservation Officer has been able to work successfully with property owners and applicants to apply these guidelines adopted by the city but are not applicable to meet current redevelopment trends.

6.4 | Issues and Opportunities

The city has a well-established and accepted set of standards and processes for rehabilitation of existing historic properties. However, applying these and the Secretary of the Interior's standards for rehabilitation for new development makes building outcomes more unpredictable and does not provide clear standards for approval.

In addition, the guidelines mainly address existing building types such as commercial storefront and single-family residential buildings. Future development within Downtown and its transition areas could include a range of building types including large civic venues, stacked residential buildings, live-work buildings, parking garages, etc. Design considerations specific to these new building types should be a part of the new regulatory framework.

The new regulatory framework should also consider administrative approvals for projects that clearly meet the Secretary of Interior guidelines for exterior remodels, thus eliminating the delays for project approvals, thus 'making it easy to do the right thing.' The design guidelines should be streamlined with zoning regulations to create 'form' standards to provide for more predictable development outcomes. The ultimate regulatory framework for Downtown should seamlessly integrate historic preservation for contributing buildings and urban design standards for new construction and create a clear demarcation between the core of Downtown and its edges as Downtown transitions into the surrounding neighborhoods.

Standards for redevelopment and infill development within the city's other pre-1930s neighborhoods and transition areas between the neighborhoods and commercial corridors does not necessarily address the context of infill development given key elements that need to be compatible such as height, scale, location of parking, and building types. This lack of compatibility standards has given rise to uncertainty of redevelopment outcomes and often incompatible infill development. To this end, the city should consider creating infill standards for appropriate building types within transition areas between commercial and established residential neighborhoods.

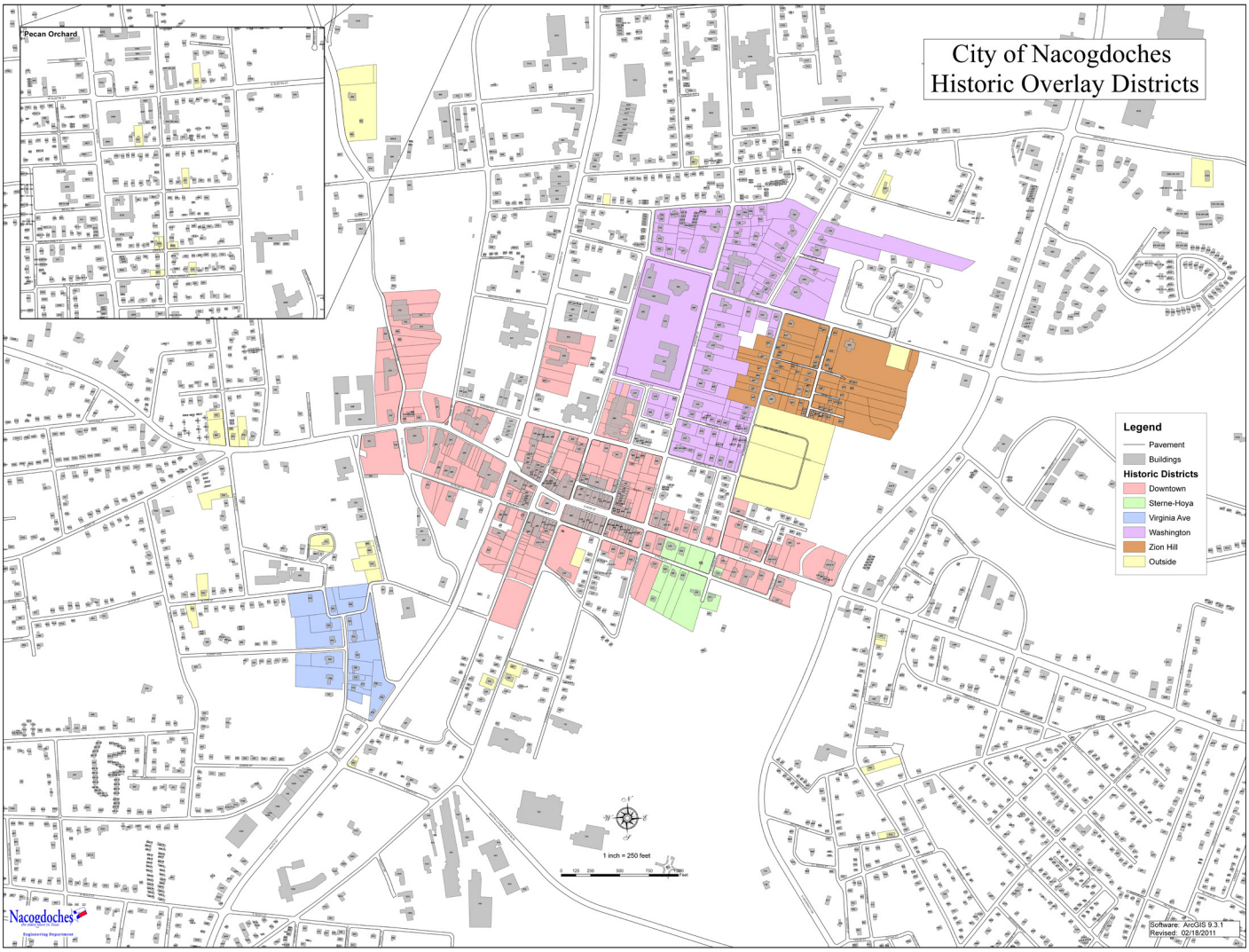


Figure 14: Historic Overlay District Map

7 TRANSPORTATION

7.1 | Thoroughfare Plan Purpose

Thoroughfare planning is the process used by municipalities and other governmental entities to assure the development of an efficient and appropriate street system to meet current and future travel needs. The primary objective of the Thoroughfare Plan is to ensure the reservation of adequate right-of-way (ROW) on appropriate alignments to allow improvements to the thoroughfare system to serve existing and future transportation needs. In doing so, a Thoroughfare Plan helps to ensure the development of a street system that serves both the mobility and access needs of the public.

7.2 | Planned Improvements

TxDOT has commenced improvements along US 59 (future I-69) from FM 343 to 1.2 miles north of US 259 in Nacogdoches. This will include constructing frontage roads and reconstructing the US 59/US 259 interchange. The project would be designed to meet interstate standards for possible future designation as I-69 and would tie into a 1,600-mile interstate highway connecting Michigan, Indiana, Kentucky, Tennessee, Mississippi, Arkansas, Louisiana, and Texas.

7.3 | Existing Conditions

Nacogdoches is the county seat of Nacogdoches County and is located near the center of the county at the crossroads of several state highways, including one of the oldest routes in Texas. State routes serving Nacogdoches include Loop 224, State Highways 7 and 21, US Highways 59 and 259, and several Farm to Market roadways.

Construction is underway to upgrade US 59 to Interstate Highway standards as part of the development of the Interstate 69 corridor through east Texas. Current construction activity includes direct connections that will bypass the at-grade intersections at Loop 224. Future work will eliminate median openings and direct access from properties along the route to the main lanes of the highway.

Available traffic count data on the TxDOT Statewide Planning map website show that traffic volumes throughout Nacogdoches have not grown significantly since the completion of the 2003 Comprehensive Plan. Traffic volumes on US 59 on the west side of Nacogdoches have increased about 20 percent over the past 20 years, while volumes on most other routes have remained constant or have decreased.

The existing roadway network that is part of the current thoroughfare plan was inventoried by Lee Engineering using imagery from Google Earth. Data collected for each roadway included the number of lanes, presence of a divided median, and/or center two-way left turn lane (TWLTL).

A summary of the data collected has been complied into GIS mapping software. Several graphics were developed to illustrate the existing Thoroughfare Plan, the cross-sections of the existing roadway network, and roadways that have been built according to the current plan or that provide the number of through lanes called for in the current plan.

While very few roadways have been built to the cross-section standards described in the 2003 Thoroughfare Plan, most provide the number of through lanes described in the plan.

Several future routes identified in the 2003 plan have been added to the system, including E Starr Avenue between FM 1411, Loop 224 and Maroney Drive between Kenbrook Drive and North University Drive. Others, including the extension of West Starr Avenue to Old Tyler Road and the extension of Pearl Street north to Creek Bend Boulevard have not been completed.

While the city has two significant off-road trails along Banita Creek and Lanana Creek, there were no on-street bike trails identified in the inventory of existing arterial and collector roadways.

Based on historic aerial imagery, the city has added significantly to the sidewalk network along arterial roadways in the past five years. While these additions are a significant improvement, there are still many gaps in the city's sidewalk network. Some of the older sidewalks are narrow and do not meet current design standards. In addition, the frequency and width of driveways along North Street south of Austin Street negatively impacts the pedestrian experience for users of these sidewalks.

Figure 15 shows the existing cross sections that were identified. The cross sections are labeled as 2U (two-lanes, undivided), 3U (three-lanes, undivided – one lane in each direction with a center turn lane), 4U (four-lanes, undivided), 4D (Four-lanes, divided/with a median), and 5U (five-lanes, undivided – two lanes in each direction with a center turn lane). Several segments from the 2003 plan were also identified as not existing and are shown in green.

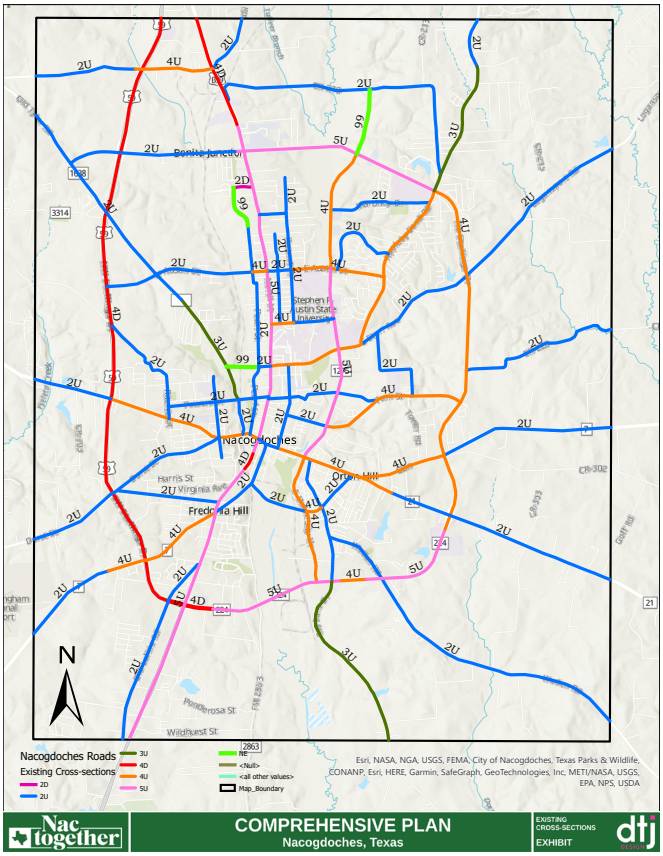


Figure 15: Existing Cross-Sections

Figure 16 shows the roadways that have been built to thoroughfare plan standards presented in the 2003 plan. While Stallings Drive is shown as a four lane divided roadway as called for in the plan, there are median openings and driveways with direct access to the roadways mainlanes that typically do not exist on a fully access controlled freeway facility. The development of the IH 69 corridor along the Stalling alignment will create opportunities for development and redevelopment.

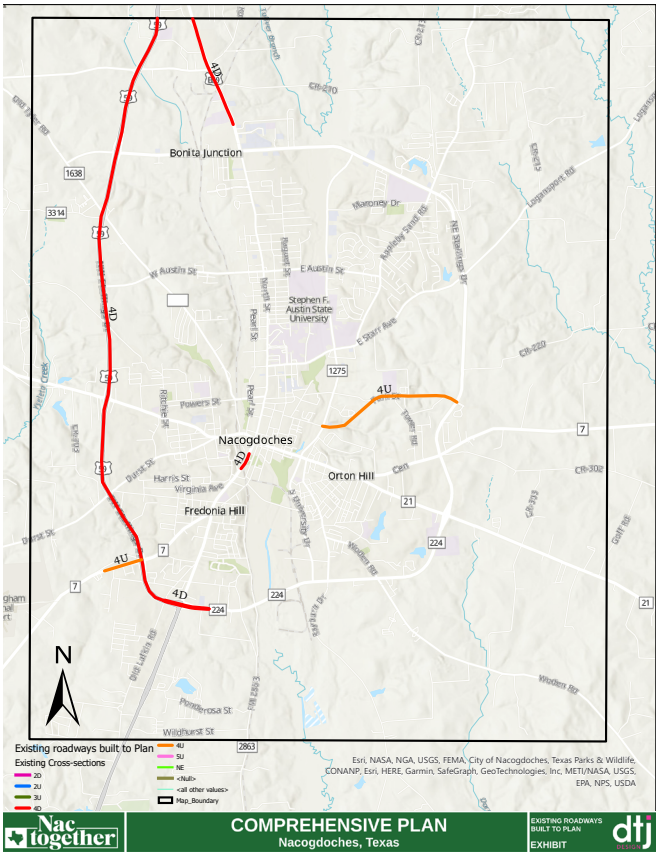


Figure 16: Existing Roadways | Built to Plan

Figure 17 shows the existing Thoroughfare Plan that is part of the 2003 Comprehensive Plan. The plan includes existing Arterial and Collector roadways and an Expressway Corridor. Several new alignments and extensions of existing roadways are also included. Roadways included in the plan were inventoried using Google Earth to identify roadway cross-sections.

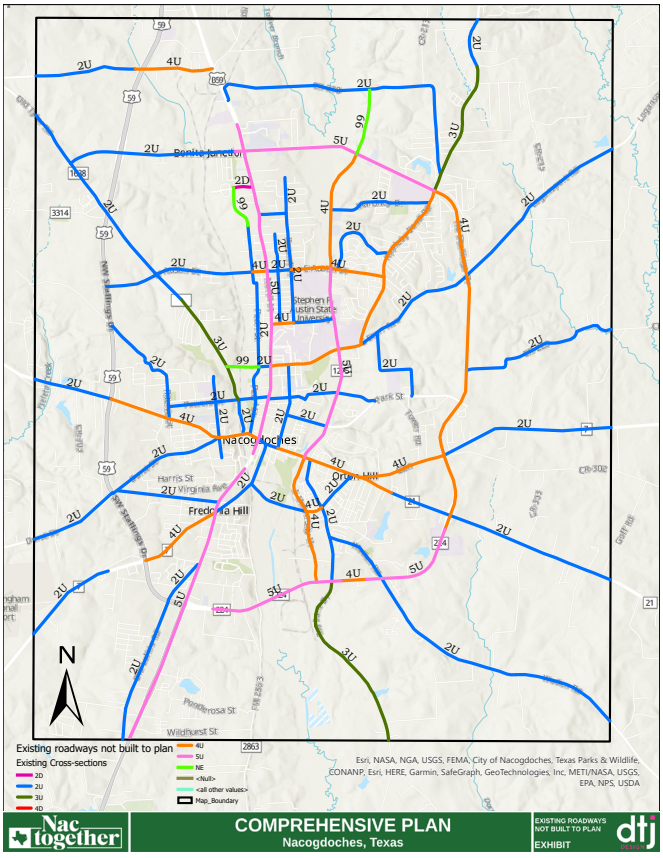


Figure 17: Existing Roadways | Not Built to Plan

Figure 18 shows the roadways that are built with the number of lanes called for in the current thoroughfare plan. While the cross-sections do not match the thoroughfare plan, the vehicular capacity provided by the roadways is consistent with the plan. Based on a review of existing and historic traffic count data available on TxDOT's statewide planning map, volumes on most roadways have not grown significantly over the past 20 years. As a result, there has been little traffic demand driven need to widen or improve existing roadways. Existing traffic volumes on North Street range between 15,000 and 20,000 vehicles per day. This is well below the capacity for a four-lane roadway and could provide opportunities to reallocate space to enhance pedestrian and bike facilities along portions of North Street along with enhancing parallel routes like Pearl Street.

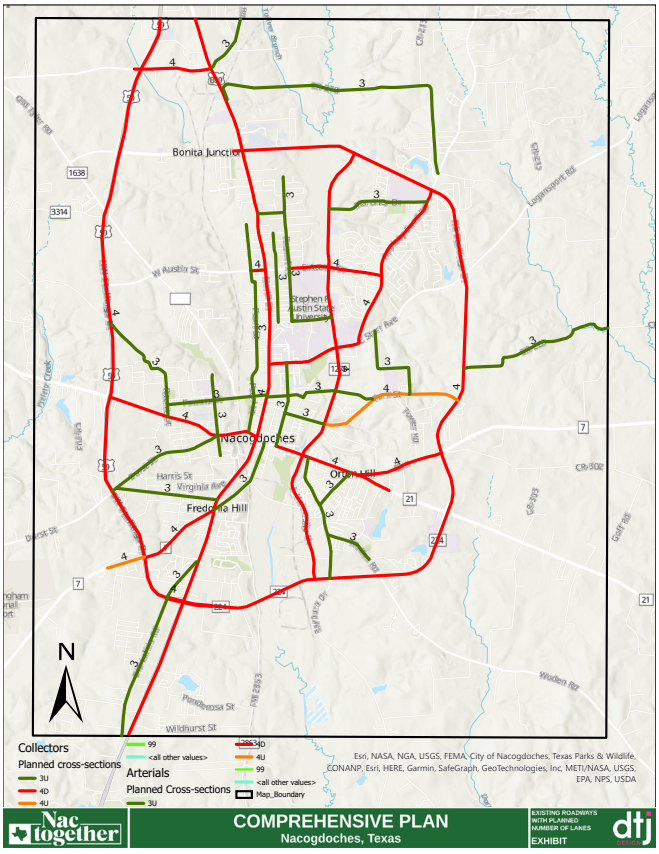


Figure 18: Existing Roadways w/ Planned Number of Lanes

8 INFRASTRUCTURE + FACILITIES

8.1 | Water Facilities

The City of Nacogdoches utilizes a dual source water system consisting of a surface water source and a groundwater source. Water supplies consist of a surface water treatment facility and nine groundwater wells located in the southern and western portions of the City. The surface water treatment facility withdraws water from Lake Nacogdoches and the groundwater wells withdraw water from the Carrizo-Wilcox aquifer. According to Texas Commission on Environmental Quality (TCEQ) records the City has a total water production capacity of 38 million gallons per day (MGD) with approximately 25 MGD available from Lake Nacogdoches and 13 MGD available from the Carrizo-Wilcox aquifer.

The water distribution system consists of a network of pipes ranging from 1-inch to 24-inches in diameter within six separate pressure zones. The system also contains an 8-mile long, 36-inch water transmission pipeline that transports water from Lake Nacogdoches treatment plant to the Southwest Pump Station for delivery to the distribution system. The system also contains an 8-mile long, 36-inch water transmission pipeline that transports water from Lake Nacogdoches treatment plant to the Southwest Pump Station for delivery to the distribution system. This piping network connects water system customers to the water pumping and storage facilities that provide needed pressure and flow.

The water distribution system has a total of 14 water storage tanks providing a total capacity of 21.373 million gallons which includes 2.75 million gallons of elevated storage. Water from these storage tanks is delivered to the distribution system through eight pumping stations with a total pumping capacity of approximately 115 MGD. Average daily water consumption is approximately 6.85 MGD with a maximum daily consumption of 14.467 MGD.

The City maintains a separate, detailed comprehensive plan for the water system. This plan is entitled City of Nacogdoches Comprehensive Water System Plan and it was published by KSA Engineers in 2000. This plan contains three separate plans covering the topics of water supply, water treatment, and water distribution. The recommended capital improvements associated with this plan, in large part, have been implemented. The water supply plan portion of this plan was updated in 2004 and 2009 to reflect changing population projections and how they impact long range water supply needs. These updates recommended administrative and operation tasks that should be implemented to extend available water supplies into the future.

The City still faces a number of issues common to older infrastructure systems. With aging infrastructure comes the need to replace or upgrade to address deficiencies that result in system operational issues including, but not limited to, pressure, flow capacity, and disinfection residual.

8.2 | Wastewater Facilities

The City of Nacogdoches operates and maintains an extensive wastewater collection and treatment system, including gravity sewers, approximately 10 lift stations and a wastewater treatment plant (WWTP).

The existing WWTP is located on Lanana Creek in the southern end of the City. This facility currently has a permitted capacity of 12.88 million gallons per day (MGD) with a two-hour peak capacity of 26 MGD. The WWTP employs a conventional activated sludge treatment process, and treated effluent is disinfected and discharged to Lanana Creek in accordance with the Texas Pollutant Discharge Elimination System (TPDES) wastewater discharge permit issued by the TCEQ.

The City operates approximately 10 wastewater lift stations of various capacities, many of which are equipped with a SCADA or remote monitoring system to alert staff at a central location of an abnormal condition or malfunction. These lift stations serve as a collection point where gravity sewer lines reach the lowest point practicable based upon terrain, and wastewater is then pumped to the next gravity collection system. This process is repeated until the wastewater reaches the WWTP.

The City enforces a Sewer-Use Regulation to address industrial pre-treatment. This pre-treatment process has been established to control the volume and/or pollutant characteristics of industrial wastewater discharged to the wastewater collection system. There are several significant industrial contributors to the City's wastewater system including, among others, Pilgrim's Pride. Pilgrim's Pride is a food processing facility that has implemented on-site pre-treatment plant to reduce the pollutants within its waste stream to acceptable levels that can be treated by the City's WWTP. The City routinely monitors industrial contributors for compliance through this pre-treatment program.

Like the water system, the City currently maintains separate, detailed comprehensive plan for the wastewater system. This plan is entitled City of Nacogdoches Wastewater Master Plan and it was published by Schaumburg & Polk in 2002. This plan contains three separate plans covering the topics of wastewater requirements, wastewater collection system, and wastewater treatment. Again, like the water system, the recommended capital improvements associated with this plan, in large part, have been implemented.

The wastewater system has continued to age since the last major capital improvement program was implemented through the Wastewater Master Plan. This age, coupled with growth, has resulted in major wastewater system collection facilities becoming hydraulically overloaded. The result of this condition is documented wastewater overflows that require significant effort on the part of utility system staff for the purpose of repair, cleanup, and documentation to regulatory authorities.

8.3 | Storm Drainage Facilities

The City of Nacogdoches is served by two major natural drainage watersheds. These are Lanana Creek and Banita Creek combined with smaller tributaries. These systems converge in the southern portion of the City where Banita Creek flows into Lanana Creek. Ultimately, Lanana Creek flows into the Angelina River.

At a detailed level, localized stormwater collection systems consisting of manmade drainage ditches and stormwater piping networks complete the drainage facilities. These stormwater collection systems discharge to the Banita Creek and Lanana Creek watersheds. The City only maintains those portions of the storm drainage system that lie within city owned rights-of-way or easements. This does not include ditches and collection systems associated with State Highway and railroad rights-of-way. Due to property ownership issues, the City does not maintain the most significant portion of the drainage system which includes the natural channels associated with the Banita and Lanana Creek watersheds.

Drainage issues have been a chronic problem for the City of Nacogdoches, primarily due to topography and development growth impacting system capacity. As the City has grown, development has increased, resulting in an increase in stormwater discharge from developed areas. To address this issue, the City instituted a stormwater detention policy for all new developments. This policy contains requirements that newly developed area limit stormwater runoff from their sites to pre-development limits with certain exceptions. Even with this policy the capacity issues still exist.

Upland areas, principally in the northeast, east and southeast, are moderately to steeply sloped. These areas drain to Lanana Creek, which is primarily a wooded natural creek. Although some portions of the creek have received manmade drainage “improvements,” many areas have flow-restricting vegetation and an irregular geometry that accelerates flooding. With increased rates of storm water runoff due to urban development, natural drainage systems are unable to contain and convey runoff from major storm events. In the more historic parts of the City, collection lines and inlets are undersized. As a result, localized flooding frequently occurs within the City.

The Federal Emergency Management Agency (FEMA) has mapped areas of the City subject to flooding during the 100-year flood for the National Flood Insurance Program. These maps only show a generalized area where flooding may occur under a specific statistical rainfall intensity, storm duration, and storm frequency. Flooding can occur in areas not indicated on these maps due to storms of greater intensity, duration, and frequency.

Unlike the water and wastewater system, the City does not have a master drainage plan. In 1995 a study was conducted by Schaumburg & Polk entitled Flood Control Study for the City of Nacogdoches. This study described a variety of drainage concerns and solutions including the need for regional detention, open channel improvements, storm sewer upgrades and new storm water collection systems. Due to financial and physical constraints, solutions proposed in the Flood Control Study have largely not been implemented.

The storm drainage system presents a significant impediment to future growth and development, particularly within localized areas such as Downtown. With stormwater discharge rates exceeding observed system capacity in numerous areas, and the presence of regulatory flood zones localized flooding of streets will continue to plague areas of the City.

9 PARKS + RECREATION

9.1 | Introduction

The city's most recent Parks, Recreation, and Trails Master Plan, adopted in 2017, builds off of the 2003 Parks Master Plan and its 2009 update. The following findings were included in this document: with a 2-mile service radius, Nacogdoches' six Community Parks are sufficient for the city's current populated areas. As a community, Nacogdoches has focused more on developing Community Parks at the city has grown. Residential areas in North-Central Nacogdoches lack nearby Neighborhood and/or Mini/Pocket Parks, but do have access to Community Parks, Lanana Creek Trail, and SFA trails and amenities. NISD-owned playgrounds and open fields on school campuses supplement the current assortment of City-maintained parks across the community.

Nacogdoches parks are classified as Mini/Pocket Parks, Neighborhood Parks, Community Parks, Regional Parks, and Special Use Facilities.

Acreage for each of Nacogdoches' park categories is as follows:

Park Classification	Acreage
Mini/Pocket Parks	4.8 acres
Neighborhood Parks	26 acres
Community Parks	126.5 acres
Regional Parks	43 acres
Special Use Facilities	191.7 acres
TOTAL	**391.3 acres**

Figure 19: City of Nacogdoches Parkland Inventory

9.2 | Parks & Recreation Facilities

Nacogdoches' Parks and Recreation Department oversees 21 park facilities and over 380 acres of parkland, trails, and gardens, providing daily quality-of-life amenities for the community. The Parks & Recreation Department employs 24 team members.

The C.L. Simon Recreation Center is not only home to the city's indoor recreation activities, but also the Parks and Recreation Department offices. The rec center includes a gymnasium, gymnastics area, weight room, dance and martial arts room, arts & craft room, and meeting rooms.

Four disc golf courses are managed by Nacogdoches Parks & Rec: Pecan Park Course, Pioneer Park Course, Banita Park Course, and Lake Nacogdoches Course. Two splash pads are available during the hot summers: Temple Spray Station and the Splashadoches splash pad. 17 park pavilions are available for rent throughout the city, providing the community with shade and gathering spaces.

Built by the City in 1994, Liberty Hall is an event space managed by the Parks and Recreation Department. The rustic rental lodge overlooks Lanana Creek and hosts parties, receptions, and meetings for up to 75 people. Liberty Hall is the only indoor facility available for rent through the City of Nacogdoches.

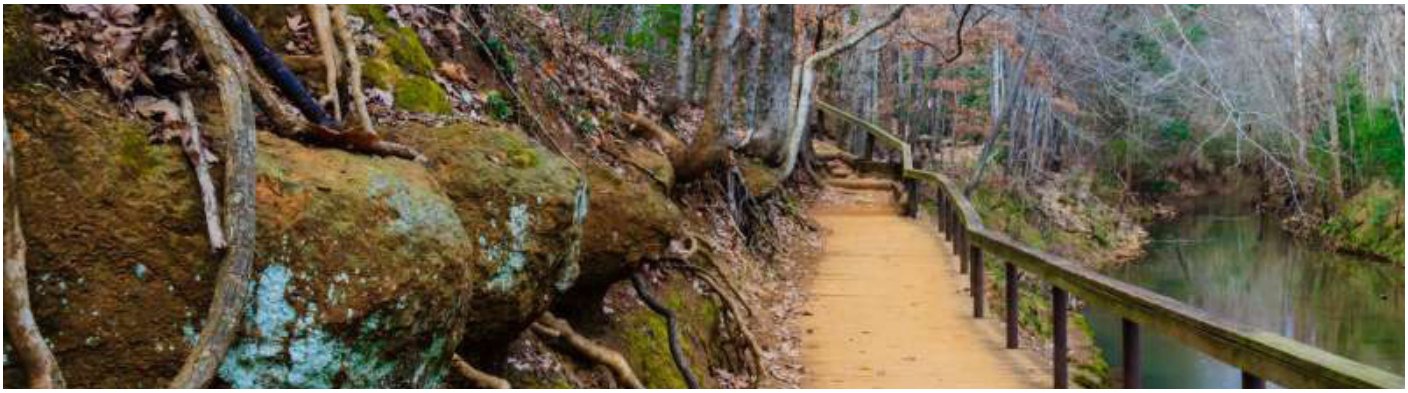
9.3 | Public Trails

Nacogdoches maintains two existing trails: Lanana Creek Trail and Banita Creek Trail. The 2017 Parks and Recreation Master Plan calls for an expanded trail system that provides a majority of residents with trailhead access within one-mile of their home. The plan also proposes using the city's two existing trails to create a closed loop, city-wide trail network.

Banita Creek Trail runs 1.9 miles and it's the newest addition to the city's trail system. Winding through hickory, maple, and sparkleberry trees, the trail is home to waterfalls and even a sculpture by local artist Jeffie Brewer. The trailhead is accessed off Rusk Street, near its intersection with Pearl Street.

Lanana Creek Trail was originally a Native American footpath. The trail is now known for birdwatching. The trail begins at Liberty Hall, another rental site managed by the Parks and Recreation Department. A combination of grant funding and volunteer manpower increased the Lanana Creek Trail by 1.8 miles, for a total of 6.9 miles of trail. This expansion provides direct access to the Clint Dempsey Soccer Complex via sidewalk underpasses.

SFA is home to four Recreation Trails open to the general public: the Mast Arboretum Trails, Recreation Trails (including one mile of paved trail and five miles of unpaved multiuse trails), the Ruby Mize Azalea Garden Trails, and the Tucker Woods Trails. Each of these trail systems is independent from and not connected to one another but provide the community with additional opportunities for a variety of active recreation.



9.4 | Recreation & Programming

The City of Nacogdoches has a robust roster of athletic leagues and sports programs for both youth and adults. Most recreation programming is hosted at city-owned athletic fields, the C.L. Simon Recreation Center, and some Nacogdoches ISD facilities. The Parks and Recreation department is tasked with offering sports leagues, community events, art classes, exercise classes, and summer camps.

The City of Nacogdoches publishes a seasonal recreational activity guide (ex. Summer 2022). 2021 enrollment in sports league and other city programing surpassed 2019 enrollment, meaning the community's involvement has bounced back to (and in some cases, surpassed) pre-COVID numbers.

10 INTERGOVERNMENTAL AGENCIES

10.1 | Introduction

For a city to be managed and operate effectively, there are many agencies that can and/or should play a role. The following is a list of agencies associated with the study area where opportunities exist for cooperation, collaboration, and partnerships:

10.2 | List of Agencies

Federal

- United States Army Corps of Engineers
  - Sam Rayburn Reservoir
  - Toledo Bend Reservoir
- United States Department Of Agriculture
  - Natural Resources Conservation Service
  - United States Forest Service
    - Davy Crockett National Forest
    - Sabine National Forest
    - Angelina National Forest
    - Texas A&M Forest Service
- National Fish & Wildlife Foundation
- Federal Highway Administration
- Federal Aviation Administration
- National Parks Service
    - National Register of Historic Places
    - River, Trails, and Conservation Assistance

State

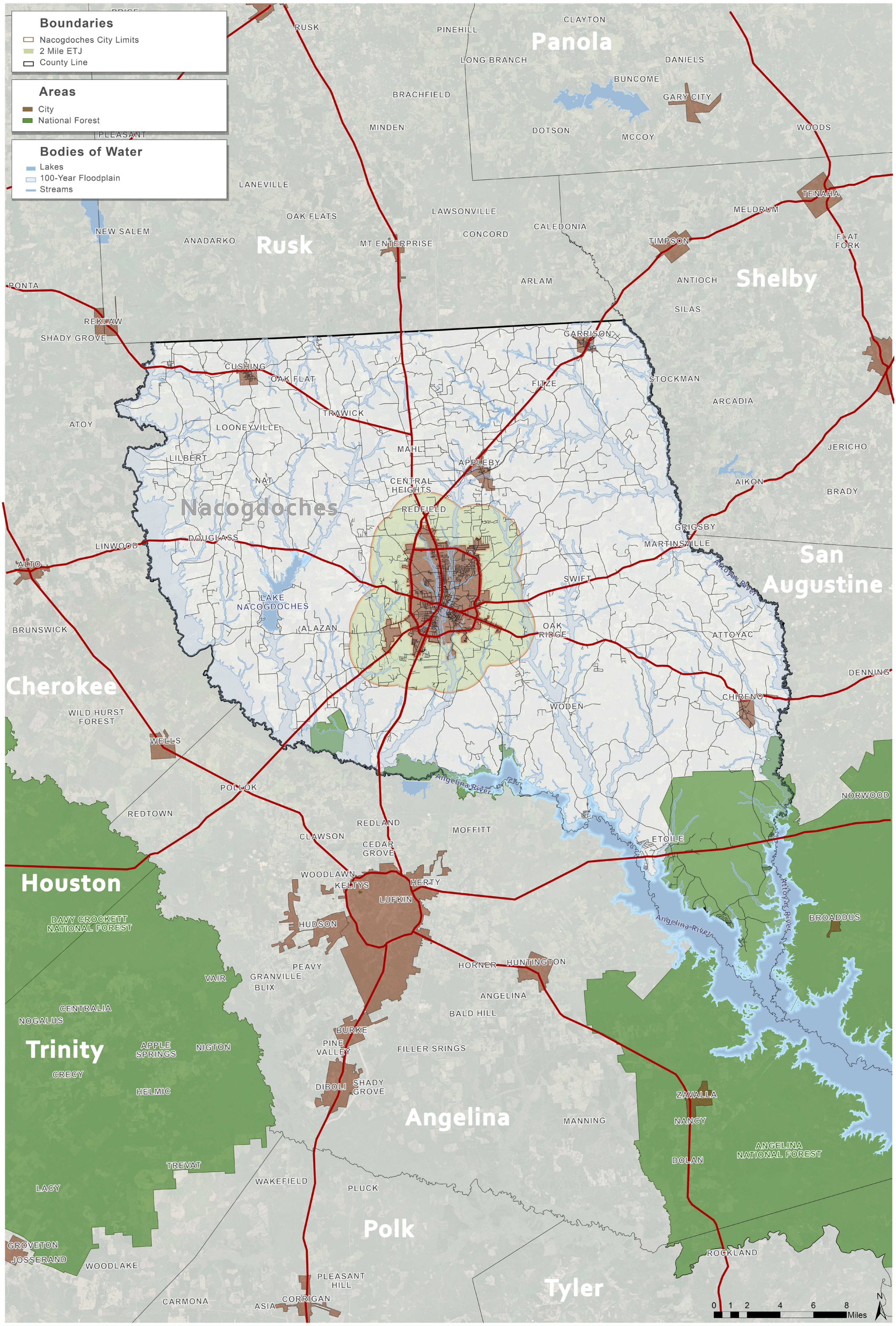
- Texas Department of Transportation
- Public Utility Commission (PUC) of Texas (Certificate of Convenience & Necessity – CCN)
- Texas Parks & Wildlife Department
- Texas Historical Commission
- Texas Department of Agriculture
- Texas General Land Office (disaster recovery)

County

- Nacogdoches County Commissioner's Court System
  - Nacogdoches County Environmental Services Department
  - Nacogdoches County Road & Bridge Department

Other

- SFA
- NISD
- United Way
- Red Cross
- Love INC
- Mission Nac
- HOPE
- Chamber of Commerce
- etc.

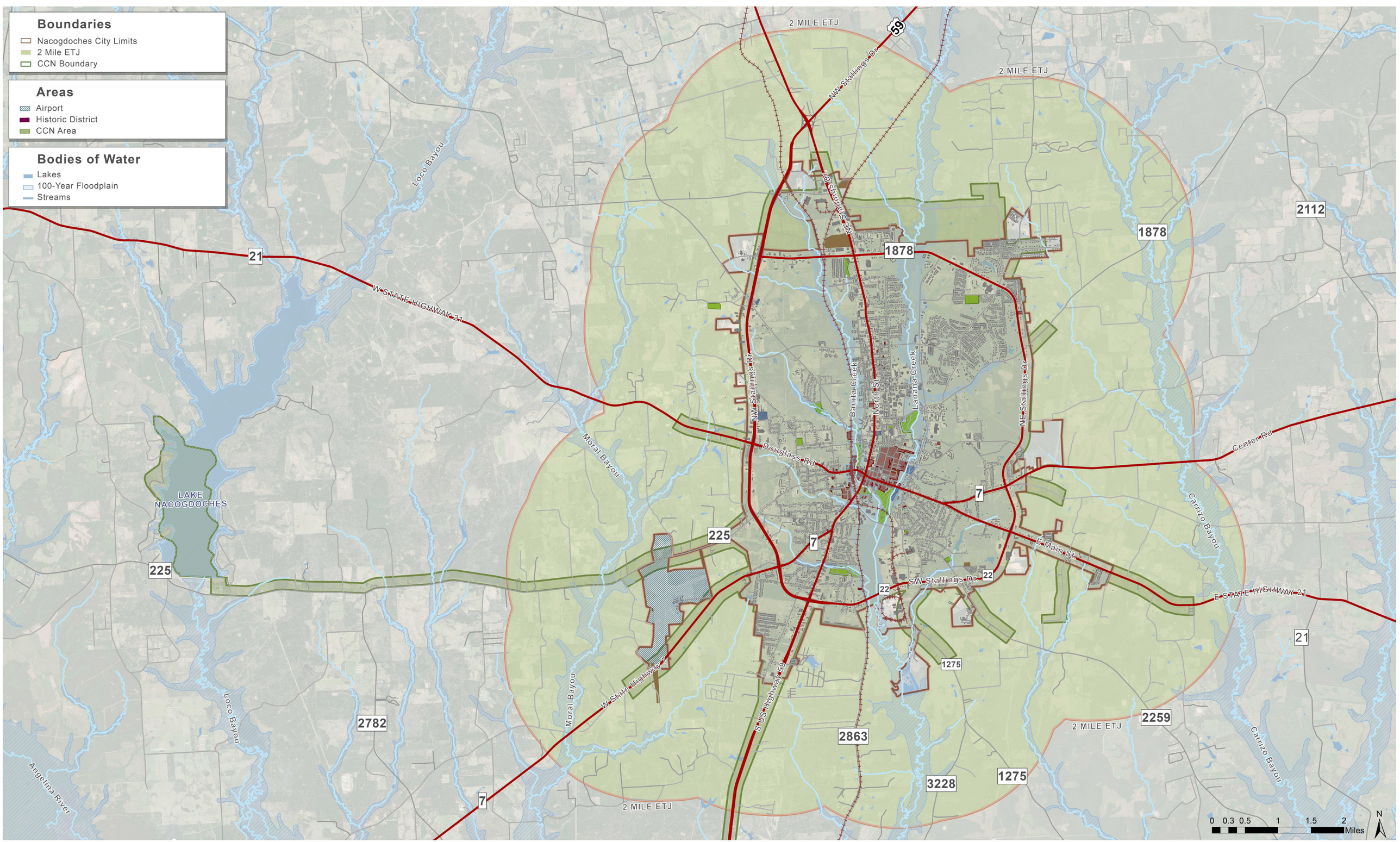


Nac together
Nacogdoches, TX Comprehensive Plan

Regional Context

EXHIBIT 01

dtj DESIGN



Nac together
Nacogdoches, TX Comprehensive Plan

Local Context

EXHIBIT 02

dtj

Boundaries
- Nacogdoches City Limits
- 2 Mile ETJ

Areas
- Airport

Bodies of Water
- Lakes
- 100-Year Floodplain
- Streams

Land Use
- Agricultural/Vacant
- Education/University
- Schools
- Commercial
- Public Use
- Industrial/Utility
- Medical/Hospital
- Churches/Institutional
- Single Family Residential
- Multi-Family Residential
- Airport
- No Data

Schools 01
01 Brooks-Quinn-Jones Elementary School
02 Emeline Carpenter Elementary School
03 Fredonia Elementary School
04 Nacogdoches County TTC
05 McMichael Middle School
06 Mike Moses Middle School
07 Nacogdoches High School
08 Nettie Marshall Academy of Dual Language
09 Raguet Elementary School
10 Janice Pattillo Early Childhood Research Ctr.
11 Thomas J. Rusk Academy of the Arts

- Parks
- Public Attractions
- Cemeteries

2 Mile ETJ
NW Stallings Dr.
2 Mile ETJ
2609
2609
2609
59
59
59
04
224
NE Stallings Dr.
224
59
07
Banita Creek
Lanana Creek
09
10
01
06
North St
11
Douglass Rd
59
08
03
NE Stallings Dr.
Center Rd
7
E MAIN St
SW Stallings Dr.
225
7
South St
224
21
225
A. L. Mangham Jr. Regional Airport
1275
224
59
2863
W State Highway 7
S US Highway 59
7
2 Mile ETJ
3228
59
2863
3228
0 0.3 0.5 1 1.5 2 Miles
N

Existing Land Use

EXHIBIT 03

Nac together
Nacogdoches, TX Comprehensive Plan

dtj Design

Boundaries
- Nacogdoches City Limits
- 2 Mile ETJ

Areas
- Airport
- Historic District

Bodies of Water
- Lakes
- 100-Year Floodplain
- Streams

Zoning
- A : Agricultural District
- R-1 : Single-Family District
- R-2 : Single-Family District
- R-3 : Two-Family District
- R-4 : Multi-Family District
- B-1 : Local Business District
- B-2 : General Business District
- B-3 : Central Business District
- I-1 : Light Industrial District
- I-2 : Heavy Industrial District
- MD : Medical Use District
- PD : Planned Development District

Schools 01
01 Brooks-Quinn-Jones Elementary School
02 Emeline Carpenter Elementary School
03 Fredonia Elementary School
04 Nacogdoches County TTC
05 McMichael Middle School
06 Mike Moses Middle School
07 Nacogdoches High School
08 Nettie Marshall Academy of Dual Language
09 Raguet Elementary School
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- Parks
- Public Attractions
- Cemeteries

2 Mile ETJ
NW Stallings Dr.
2609
NE Stallings Dr.
224
59
04
07
Banita Creek
Lanana Creek
09
10
01
06
North St
11
08
03
02
05
Douglass Rd
Center Rd
7
E MAIN ST
225
South St
1275
2863
3228
21
A. L. Mangham Jr. Regional Airport
W State Highway 7
S US Highway 59
0 0.3 0.5 1 1.5 2 Miles
N

Existing Zoning

Nac together
Nacogdoches, TX Comprehensive Plan

EXHIBIT 04

dtj DESIGN

Boundaries
- Nacogdoches City Limits
- 2 Mile ETJ

Areas
- Airport
- Historic District

Bodies of Water
- Lakes
- 100-Year Floodplain
- Streams

Parks 01
01 Ab's Park
02 Banita Creek Park
03 Blount Park
04 Clint Dempsey Soccer Complex
05 Coy Simms Softball Complex
06 El Camino Real/Liberty Hall
07 Eugenia Sterne Park
08 Festival Park
09 Lakeside Park
10 Large Dog Park
11 Maroney Park
12 Mill Pond Park
13 Pecan Acres Park
14 Pecan Acres Park
15 Pioneer Park
16 Ritchie Street Park
17 Robert McCrimmon Park
18 Small Dog Park
19 SportsPlex
20 Temple Park Spray Station

Public Attractions 01
01 Farmers Market
02 Lamp-Lite Theatre
03 Master Gardeners
04 Millard's Crossing Historic Village
05 Nacogdoches Trade Days Flea Mkt
06 Public Library and Rec Center
07 Skate-O-Rama
08 Splash Kingdom Water Park

Cemeteries 01
01 Arriola-Cookie Cemetery
02 Cleaver Cemetery
03 Lazarine Cemetery
04 Oak Grove Cemetery
05 Old North Church Cemetery
06 Pine Grove Cemetery
07 Rusk Cemetery
08 St. Pauls Cemetery
09 Sunset Memorial Park Cemetery
10 Zion Hill Baptist Church Cemetery

- Trails

Schools 01
01 Brooks-Quinn-Jones Elementary School
02 Emeline Carpenter Elementary School
03 Fredonia Elementary School
04 Nacogdoches County TTC
05 McMichael Middle School
06 Mike Moses Middle School
07 Nacogdoches High School
08 Nettie Marshall Academy of Dual Language
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11 Thomas J. Rusk Academy of the Arts

2 Mile ETJ
NW Stallings Dr.
2609
59
NE Stallings Dr.
224
Banita Creek
Lanana Creek
North St
South St
E HIGHWAY 21
Douglass Rd
Center Rd
E MAIN St
SW Stallings Dr.
225
A. L. Mangham Jr. Regional Airport
W State Highway 7
S US Highway 59
1275
2863
3228
7
21
0 0.3 0.5 1 1.5 2 Miles
N

Nac together
Nacogdoches, TX Comprehensive Plan

Parks and Trails

EXHIBIT 05

dtj

Summary
Downtown Master Plan Advisory Committee

Introduction

The Downtown Master Plan Advisory Committee was established by the Nacogdoches City Council on December 7, 2021 and is made up of 19 members of the public representing a wide variety of community interest groups. The purpose of the Advisory Committee is to guide the city in the planning process regarding updates for the Comprehensive Plan and the Downtown Master Plan, act as a community sounding board, provide input and feedback on policy recommendations and act as advisors and ambassadors of the planning process.

Meetings

The Downtown Master Plan Advisory Committee has held 11 committee meetings and 2 subcommittee meetings to date. These meetings are scheduled on the second Wednesday of each month at 3:30 pm. They have met outside of this established meeting time when

necessary, but generally follow the set meeting schedule. The committee has been incredibly adaptive, being willing to meet virtually when needed and moving meeting locations on occasion. The meetings are well attended by the committee members and are usually attended by several members of the general public. All meetings are recorded and placed on nacogdochesplans.com at the conclusion of each meeting. Please read below for a brief summary of each meeting. ***The full Minutes of each meeting can be found at www.nactogether.com .***

December 8, 2021 - The first meeting of the Downtown Master Plan Advisory Committee was held on December 8, 2021 at 4pm at the Nacogdoches Recreation Center. This meeting was an opportunity for the newly appointed committee members to get to know one another and be introduced to City Staff. Mario Canizares, City Manager, reviewed the committee's responsibilities and charges, explained the role of the chair and vice chair and reminded the members that all meetings would be open to the public and recorded. The binders that were provided to the committee members were also reviewed. The committee established a meeting schedule and Chairman Miles McCall ended the meeting by thanking everyone for participating in the process.

December 13, 2021 - The second meeting of the Downtown Advisory Committee focused on providing background information to the committee members. This information included a presentation by Larissa Philpot-Brown, Director of the Nacogdoches Economic Development Corporation, on what planning is and why it's important. Brian W. Bray, Community Services Director, reviewed the Downtown maps and boundaries and encouraged the committees to really look at what Downtown is on a map and how that differs from how we perceive Downtown. Jessica Sowell, Community Services Assistant Director and Main Street Manager, gave a brief summary of 3 plans (outlined in the next section) that have somewhat guided the growth and development of Downtown Nacogdoches and encouraged committee members to read the plans in full. Miles McCall, Committee Chairman ended the meeting by asking each committee member to share their

"I wonder what would happen if..." ideas with the group. Responses ranged from improving downtown walkability to creating new entertainment opportunities for kids and families.

January 12, 2022 - Miles McCall started the meeting by asking committee members which towns they visited while traveling for the holidays and what we could use from those towns. Jessica Sowell gave a presentation on three plans that have been used in the past to guide the growth and development of Downtown Nacogdoches as well as which recommendations from those plans were acted upon and which were not. The plans that were reviewed included the 1974 Downtown Master Plan, the 1998 Heritage Development Plan and the 2017 Main Street Streetscape Plan. After the presentation the committee reviewed a FAQ document created by City staff. This document was developed to help answer some of the questions asked by the public about the master planning process.

February 9, 2022 - Members of the Advisory Committee met in City Council Chambers for two short presentations and then a walking tour of Downtown. Miles McCall gave a short presentation over project branding and handed out a questionnaire. It was emphasized that this brand would be used exclusively for this project, and would not be a brand for the City as a whole. Jessica Sowell gave a presentation on Downtown planning which included examples of how master planning has had a positive impact on other cities and the individual design elements that can be included in a master plan. The group then left City Hall and went on a walking tour of a few Downtown areas.

February 25, 2022 - This meeting was attended and led by Francois de Kock, DTJ and their subconsultants. The meeting was started by asking members what their most memorable Nacogdoches moment was. The Committee heard a presentation on branding, held discussions and broke into work groups. ***Additional information about this Visioning Event is included in a section below.***

April 13, 2022 - The April 13th meeting was focused on working through the Murals Personas websites and adding the names and contact information for groups, organizations and people that should be contacted during the outreach phase. The

committee also reviewed the books added to the planning library and a partial schedule of upcoming meetings and events.

May 11, 2022 - The May 11th meeting began with a visioning exercise led by committee Chairman Miles McCall. Committee members were asked if they had recently visited any downtown areas of other cities and were subsequently encouraged to “get out of their box” and explore things in Nacogdoches that they had never done or had not done in a while. Jessica Sowell followed up with information on other cities that are currently working on their own Downtown Master Plans. The remainder of the meeting was focused on Meeting in a Box training led by Ryan Short of CivicBrand.

June 8, 2022 - The June 8th meeting began with a brief discussion on recent trips to other downtown areas. Jessica Sowell then gave the group a brief introduction to the newly launched NacTogether website (www.NacTogether.com). This introduction included a walkthrough of the Meeting-in-a-Box tab located on the NacTogether website. Facilitator guides were provided to the group for the purpose of take home study so that committee members may assist with MIBs in the future. The group then discussed a Man on the Street engagement opportunity at the upcoming Blueberry Festival. NacTogether members would host a booth at the festival for the purpose of raising awareness of the downtown renewal project and also engaging in casual conversations with the public centered around the Downtown Nacogdoches renewal plan. The meeting concluded with plans for two separate groups to go downtown for the purpose of documenting and discussing current downtown conditions, conducting a neighborhood survey, and talking about downtown connectivity.

June 30, 2022 - A subcommittee, made up of members of the DTAC and CPAC, for Meeting In a Box (MIB) was formed to go over MIB questions. Meetings in a Box were intended to aid in some data collection, but would not be the only avenue for collecting community feedback. Some committee members expressed support for the existing MIB questions while others expressed concern regarding the generality of the questions. Alaina Helton and Jessica Sowell explained that there would be multiple surveys that went into more

detail regarding various elements of the Downtown and Master plans, and that MIB questions were just an extra measure for promoting community engagement.

July 28, 2022 - The July 28th subcommittee meeting began with an explanation of provided documents by Alaina Helton. Documents included: the meeting agenda; minutes from the June 30th sub-committee meeting; copy of the updated Meeting in a Box questions; summary sheet of the public engagement process including a list and timeline for the various surveys, meetings, and engagement events planned for this process; and, a list of public engagement tactics that will be utilized as part of the planning process. The subcommittee held extensive conversation on the role of the advisory committee and the amount of input they have in developing survey questions. Significant discussion and consideration was paid to how the Nacogdoches community can be well represented in the community outreach materials and the resulting downtown plan.

August 18, 2022 - The August 18th meeting began by briefly revisiting the discussion on recent trips to other downtown areas. The committee then began discussion about existing conditions downtown, individual committee member roles, and the anticipated project process. Some issues with data collection discussed during the meeting include: how to better reach the Hispanic community, the need for minority involvement in the planning process, how to address busy work schedules in regards to community engagement, and methods for collecting data on the youth perspective. Committee members also discussed the need for city planning education for the general public so that the average community member can better understand the planning process. Multiple committee members voiced the need for representative and inclusive community engagement strategies so that often overlooked communities have a voice throughout the planning process. The meeting concluded with a brief rundown of the upcoming events that NacTogether would be participating in.

September 14, 2022 - The September 14th meeting began with a brief discussion on downtown areas that could be used for inspiration while putting together a plan for

downtown Nacogdoches. Committee members then went over upcoming outreach events including NISD's Hispanic Heritage night, the RISE Market event, and a possible booth at Axe 'em Acres. The group then began discussion on the Community Visioning Survey. While some minor changes were made to the survey, the majority of the conversation centered on methods for procuring diverse and representative survey responses. A lot of attention was paid to location selection for posting flyers about the Community Visioning Survey with the intention of including as many diverse community groups as possible.

October 12, 2022 - The October 12th meeting centered around input and concerns regarding the community visioning survey and broader downtown plan. The committee discussed various methods for addressing stated problems including improved communication, a more personalized approach for collecting community input, focusing community responses, and using demonstrative tools to aid community visualization.

November 2022 - The Committee did not hold a meeting in November. Instead of a regularly scheduled meeting, the DTAC Members volunteered to work a booth at the Dia de los Muertos event in Downtown Nacogdoches. The Committee handed out flyers, asked people to take surveys and gave away NacTogether swag (pens, stress balls and notepads).

Plans Reviewed

Below is a summary of the plans that currently exist and contain recommendations on the Downtown area. These plans were given to and reviewed by the Downtown Master Plan Advisory Committee.

1974 Downtown Master Plan - The Downtown Master Plan was written in 1974 by Marvin Springer and Associates, Urban Planning Consultants from Dallas, Texas.

- Starts with an economic analysis of Nacogdoches in 1970. Most/all changes in population, births, education, etc. are calculated by comparing 1960 to 1970. Population projected into 1990 (30,500)
- Physical status of Downtown
    - Access to Downtown as a destination of traffic should be a major factor in future thoroughfare improvement decisions
    - 11.3 % of developed land is parking - okay but not adequate
    - 2.4 % vacant buildings
    - No serious parking deficiencies, but more convenient parking is needed
- Building conditions:
    - Where structures have reached a serious state of deterioration, clearing and rebuilding is desired. Not recommended for along Main Street, but 7 buildings are identified in the area
    - Major street widening or straightening is not recommended
    - Some streets such as Church seem better adapted to pedestrian use.
- Suggestions:
    - Convert Main Street from Pecan to Mound into a shopping park. Widen sidewalks, parallel parking only and adding a new bypass street
    - Create a pedestrian only “Main Street Mall”. Pedestrian only on Main and Church Streets

1998 Heritage Development Plan - The Heritage Development Plan was written in 1998 by Texas A&M Department of Landscape Architecture and Urban Planning. It is important to note that this plan was not written specifically for Downtown, rather it covers multiple areas that are considered “Heritage areas”.

- Planning for this document started in Spring 1997 and was written by graduate faculty and students.
- Focuses on three areas: Highway 21, Highway 59 and Main Street/Downtown/Plaza

- Part 1 - Urban Image Analysis
    - Nacogodches has no gateways
    - Commerce Street is overrun with complex web of power lines
    - Downtown has several buildings that have not been properly maintained and several that are empty
    - Several buildings (two banks most notably) are out of character with their neighboring structures
    - Some historic structures have been enclosed with siding or other materials (slip covers)
    - Some businesses that should be downtown are not there - most notably restaurants
    - Biggest problem with Downtown is there is no clear direction on how to get there
- Plan of Action (that apply to Downtown)
    - 9. Continue/expand Historic Preservation Ordinance
    - 2. Require underground utility lines
    - 10. Empty buildings - tax incentives for new investors in empty buildings
    - 12. City must underwrite the revitalization process. Encourage building owners to remove slipcovers, direct signage to Downtown, remove parking meters
- Banita Creek Promenade - This section proposed several options for new development surrounding historic structures or in historic areas. Focusing on historic areas (Depot or Commerce St.) as the focal point and improving it with additional retail, green space, walkable areas, etc.
- Economic analysis that is designed to look at Nacogdoches now (1997) through 2000

2017 Texas Historical Commission (THC) Streetscape Plan - The 2017 Streetscape Plan was written by the Texas Main Street Design Staff.

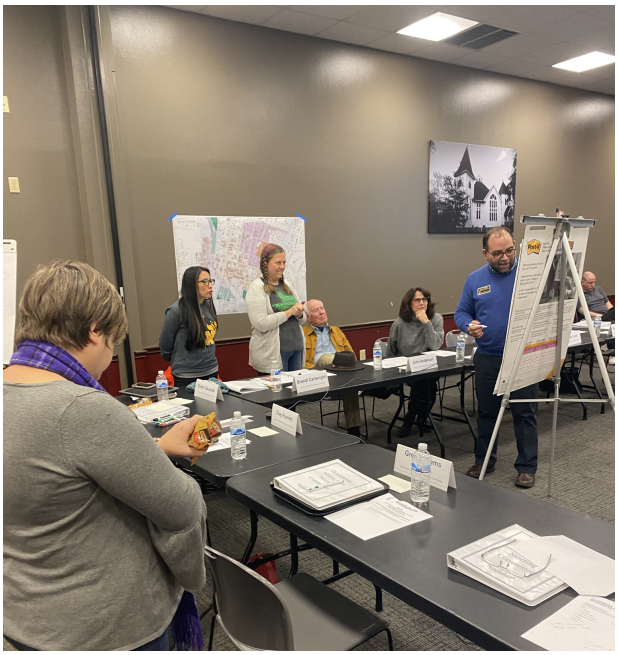
- Focuses on sidewalks and the central Downtown Square
- Focuses on and plans for improved walkability
- “Streetscape projects should not be piecemealed together. The Downtown streetscape should be looked at as a whole, and comprehensive solutions should be applied to the problems identified.”
- Before the project starts there should be a planning and public input phase. Consultants were used to facilitate the visioning process and create improvement plans based on those findings.
- Broken down into 5 Sidewalk Strategies:
    - 1. Repair, level and repave damaged sidewalks. Widen sidewalks where it does not destroy brick streets. Recommends widening sidewalks to at least 5 feet to accommodate people and amenities.
    - 2. Tactical urbanism to test out ideas. Low-cost, temporary changes to the built environment intended to test out ideas before permanent improvements are made. Ex. Parklets or adding temporary seating or additional green spaces. (Activate Commerce Alley or extending seating behind the CVB)
    - 3. Add landscaping to blend height differences along sidewalks. Green and creative way to point pedestrians to safe places to enter or exit sidewalks.
    - 4. Resolve corners without ADA access. How can we improve corners to allow accessibility to all people?
    - 5. Consider creating a shared street - give it back to the people. Lack of public event space (other than the square or shutting down Main). Having a permanent third space may allow us to keep Downtown open while having events.
- Three Square Strategies:
    - Insert several seating types to increase pedestrian comfort. Add chairs/tables, a coffee shop inside the CVB, and find ways to keep people Downtown.
    - Add experiences. Sculpture, signage, interactive elements, chess tables, etc. Rotating art program?

- Consider converting existing hardscape into greenscape to encourage alternate uses. Convert part of the hardscape on the east side of CVB to multipurpose green space.

Downtown Walking Tour

During the February 9th Advisory Committee meeting the members of the committee went on a brief walking tour of the Downtown area. Areas that were looked at were the old Story-Wright building, Downtown Fire Station, Regions Bank and bank parking lot, Commerce Alley, Church Street and the old Wettermark Bank. Members of the committee discussed parking concerns, traffic flow, diversity of businesses, residential needs downtown, potential event spaces, landscaping, lighting, ADA accessible sidewalks, historic preservation and several other topics. There were also several members of the public that accompanied the committee on the walking tour. The members were reminded that the tour covered a very small section of the Downtown area and they were encouraged to go and drive, walk or bike other areas of the Downtown area at different times of the day and during events.

Visioning Meeting with DTJ Designs



DTJ Designs and their subconsultants traveled to Nacogdoches for a two day Visioning Meeting with the Downtown Advisory Committee and the Comprehensive Plan Advisory Committee as well as meetings and driving tours with City staff. The meeting started off with a presentation from CivicBrand on engagement and why public engagement is so important to this project. They then proceeded to review and discuss several project branding ideas. There were 4 different brands presented to the groups. Members then had a discussion on what they would like to see Downtown in the future and what challenges they believe Downtown currently faces. Those specific ideas and challenges are listed in the minutes from February 25th. The members then broke into two work groups and developed what they believe are the core values of Downtown and developed vision statements. Those statements were, “Create a space where everyone is welcome and connected.” and “Oldest town, newest destination”. The groups also drew their ideal boundaries of Downtown on an existing map and marked special places as well as places they believe need improvement. The group closed the meeting by talking about what they want to see more, less or the same of in Downtown (ex. Townhomes, offices, parking, entertainment).

2-Day Design Charrette

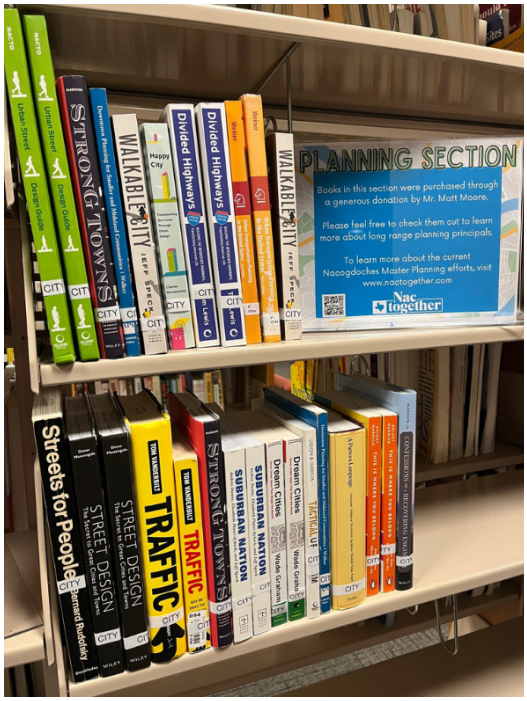
DTJ Designs and several subconsultants traveled to Nacogdoches for a two day collaborative design day. DTJ created a temporary design space at the Cole Art Center and asked for community input on potential designs for multiple downtown areas. After two days of designing, DTJ presented their initial designs to members of the Downtown Advisory Committee, City staff and people who attend past focus groups.

Downtown Public Meeting at The Fredonia Hotel

DTJ and City staff hosted a Downtown Public Meeting at The Fredonia Hotel for anyone in the public to come and discuss issues and ideas pertaining to the Downtown area. We had several group mapping exercises, voting activities and group discussions about Downtown priorities and projects. Small groups worked together to determine priorities and a vision statement for the Downtown area and then presented that to the larger group for feedback and discussion.

Planning Library

The City of Nacogdoches received a donation from local resident, Mr. Matt Moore, to develop a planning section for our Public Library. With the donation, he requested our planning consultant provide a list of recommended books to add to the section. Listed below are the books purchased with the donation.



- Strong Towns - A Bottom Up Revolution, Chuck Marohn
- Happy City, by Charles Montgomery
- Walkable City Rules, Jeff Speck, 2018
- Cities for People, Jan Gehl, 2010
- Downtown Planning for Smaller and Mid-Sized Communities, Philip Walker, 2009
- Tactical Urbanism, Mike Lydon and Anthony Garcia, 2015
- Street Design: The Secret to Great Cities and Towns, Victor Dover and John Massengale, 2014
- Traffic: Why We Drive the Way We Do and What It Says About Us, Tom Vanderbilt
- Divided Highways: Building the Interstate Highways, Transforming American Life, Tom Lewis, Author Viking Books (352p)
- Urban Street Design Guide, National Association of City Transportation Officials, 2013
- Walkable City, by Jeff Speck
- Urban Transportation Planning in the United States - History, Policy, and Practice, Edward Weiner, Author

The Downtown Advisory Committee was also encouraged to recommend planning books they think would fit in this section. To date, we have added one additional book, *Streets for People* by Bernard Rudovsky, donated by Mr. John Anderson, and hope to add more as we move through this process.

Meetings & Minutes:

For a complete look at the work done by the Downtown Master Plan Advisory Committee, please see the meeting recordings and meeting minutes at www.nacogdochesplans.com

1. December 8, 2021 Meeting
2. December 13, 2021 Meeting
3. January 12, 2022 Meeting
4. February 9, 2022 Meeting
5. February 25, 2022 Meeting
6. April 13, 2022 Meeting
7. May 11, 2022 Meeting
8. June 8, 2022 Meeting
9. August 18, 2022 Meeting
10. September 14, 2022 Meeting
11. October 12, 2022 Meeting

Attachments:

1. Downtown “Wish List” created by Committee Members

Downtown Wish List- Items supplied by Committee Members

Topic: Lighting
Items listed in this section refer to all types of lighting features
Working building exterior lighting - Decorative lighting in a consistend design
Better lighting on buildings. It could help make Downtown more inviting for the evenings
I would like to see better lighting down town and maybe with a theme that represents Nacogdoches
Topic: Signage/Gateways
Items listed on this sheet refer street signs, wayfinding signs, building signs and gateway entrance signs
Entrance gateway
Tower to Downtown
Creative signage. Consistent and branded to be visually pleasing. Use cohesive signage for buildings and businesses-size and color
Topic: Walkability/Sidewalks
Items listed on this sheet refer to sidewalk damage, ADA accessibility, new sidewalks needed, and walkability
Walkable Downtown
Sidewalk zones that include: consistent sidewalk paving materials, adequate street lighting, street furniture - pedestrian amenities, gathering places, create cut-throughs and walkable paths, reducing visual clutter, underground utilities, providing uniform fixtures for dispensing newspapers, aggregating street signs/wayfinding, unifying streetscape elements, enforcing regulations regarding private business signage, displays, and seating and maintaining landscaping.
I would like to see walking accessibility. The quality of life is important for our community.
Mexico - people walking to all kinds of stores. Easier for peope to see and interact with their neighbors. Lots of sidewalks to connect people.
Kerrville - walkable, curated and intentional
TX Highways Magazine - 10 of the good small towns and all include connection with people
Live Oak/Metro area - great infastructure, streets, bikeability and streets
Jefferson - accessability and walkability were great. Always felt comfortable there.
Spain - intense walkability to lots of specialty shops
Italy - walkability is so developed that residents no longer feel the need to own a car
Topic: Parking/Traffic
Items listed on this sheet refer to traffic patterns, current parking issues, parking "fixes", opening/closing roads
No parking in front of stores and businesses
Have drop-off zones in front of businesses - Drop-off zones for stores without storefront parking
Slanted parking
Traffic calming structures for speed reduction

Parking needs to be addressed. Almost everyone I've talked to says parking is an issue, but when I dig further its parking during events and festivals. Which is valid, but we also need to make sure there is enough parking for more businesses being Downtown.
Improve public parking signage
Having golf cart transportation from parking lots further away during festivals
Central parking areas and a central starting point for all visitors.
Corpus Christi should be a warning - growing and becomeing much more card dependent and sprawling
Topic: Landscaping
Items listed on this sheet refer to new landscaping, changing current landscaping, pocket parks, parklets, water features, etc.
Work with the landscape to develop unique character and identity. Enhance couthouse landscape, mature landscaping/street trees, formal landscaping, consistent fencing to separate public and private spaces
Human scale details to add interest and break up building mass (i.e. architectural bays, engaged columns, tri-partite facades, transom windows, window mullions and cornices. Human scale elements include outdoor seating and furniture, landscaping, muli-paned windows, canopies, trellises, a porch, lighting fixtures and traditional materials.)
Anne - read 2 books from the planning section. Liked the discussions about green spaces and open spaces. But those spaces need to be connected to other spaces so they are accessible.
Anckorage, Alaska - planters around the trees to add more landscaping but also protects the trees
Tulsa - so many trees and shade and rest areas.
Topic: Design/Art
Items listed on this sheet refer to murals, artwork, historic preservation, design standards, building facades, etc.
Pedestrian orientated ground floor for buildings and public spaces
Pronounced entrance oriented to the corner and/or primary streets
Lots of windows on the ground floor. Glazed siding or roll up doors increase ground floor flexibility
Overhangs (canopies, awnings) for protection from the weather. Paint in a consistent paint color to be visually appealing
Limit building murals to existing murals
Use consistent and appropriate blank wall treatments
Cohesive color scheme and quality materials used in the downtown zone
Enhance building facades
Clerestory or transom windows as part of the large storefront system
Glass windows that flank the door (no mirrored, neon LED, or darkly tinted glass)
Large glass entry doors
Recessed entry bays for businesses if appropriate
Artwork/3-D art in public spaces
Incorporating consistent paving materials and consistent color along the building frontage
Driftwood - very beautiful; homes are a little sparse
Topic: New Spaces/Events

Items listed on this sheet refer to new spaces, additions to downtown, redeveloping underutilized assets, event issues or desires
Community spaces
Pop up event space with amenities
Prominent and updated farmers market
Reclaimed/open spaces - parks and waterfront (Banita Creek)
Redo/Renew/Enlarge and re-brand farmers market
Central park with amenities
Local attractions and stuff for tourists. Too much of one or the other makes it hard for people to enjoy the space
Pocket parks with place for eating. Picnic style tables as well as chairs with a table in between to put food and drinks on
Tables that are put out whenever a food truck comes to town
Childrens Discovery Center- something with a large space for birthday parties as well. Perhaps the Bright owned building next to City hall could be considered for something like this
Extending downtown to inlucde the farmers market and the train depot making Main Street inviting all the way to the loop. Perhaps seeing if a chick-fil-a or other super popular fast food place would buiding at the exit to Main Street
Bridge across Banita Creek to access Railroad Depot and Auntie Pastas by foot. Perhaps making additional parkign on that side of the creek for festival days
Park play spaces along paved trail in Festival Park - example
Water features that look good even when water is turned off - example
https://austin.com/austin-area-splash-pads-2016-schedules/
https://daniellehuddlestonphotography.com/41st-street-plaza-tulsa-ok/
I wish university rentals would keep a bouncy house opened on their little lot so that kids would have something to do when their parents come downtown!
I love all the benches downtown, but it would be nice if they were little café tables next to them so people could use them to eat lunch, read the paper, etc
Noticed there are a lot of people Downtown in the evenings, but there doesn't seem a lot of things for them to do. We should create more opportunities for those people that are already in the space.
Ketchikan, Alaska - the small town and tourism center are all mixed together in a very organic way.
Mixed Use Buildings - retail on bottom, residential spaces on top
Colorado - multi use buildings in central downtown provide grocery stores central to downtown areas; you can find what you need within close proximity
Cisco - cool bars & grill; helps create traditions downtown
Topic: Maintenace/Upkeep
Maintenance issues downtown and upkeep needs.
Powerwash everything
No vacant buildings
Plastic wrapped trash cans that can help advertise local businesses or events. They look good and can be changed out.
Topic: Miscellaneous
Downtown needs to be cooler. We should invest in shade including awnings, trees and shade covers. We should have misters available and possibly small pocket water/spray parks for kids and adults both!

There should also be outdoor access to free water that is not in plastic bottles. The visitor center has a nice water fountain but there should be a few others available to the public, with signage indicating that.
Bike rentals should be available. The only bicycle shop in town would like to relocate to somewhere downtown. We should help him find a good shop and encourage bicycle rentals. All Airbnb‘s should offer bicycle rentals to visitors!
Downtown borders should be extended East to Shawnee St., as far as the newly designated historical overlay on the EJ Campbell building. There used to be a block of successful black businesses downtown, and just because it was destroyed does not mean we shouldn’t have the African-American community represented. We should work with the African-American heritage project on facilitating this representation.
An Olympic-sized pool with resort amenities (entry fee-based) would be a great unifying "third place" for people to spend these brutally hot East Texas Summers. A community pool would also be a great way to engineer community connection, and residents over 55+ could use the pool for "select" adult swim times- without children. Currently, our town has pools/ swimming areas but they are not equitably accessible by all residents without major expense. The examples below are all based in Texas and have been in use for more than 20-40+ years. This should not be such a "grand" request as we know it is truly a possibility for our community.
Georgetown - seamless transition form day to night life
55+ communities. Accessible/engineer connection opportunities for density. About to retire group needs something to do.
Bling/Antique/Glamor/Botique - all misnomers for decline
Jefferson - tons of people everywhere. All restaurants had lines. Great marketing/signs and all businesses are open and ready to take your money.

Summary
Comprehensive Plan Advisory Committee

Introduction

The Comprehensive Plan Advisory Committee (CPAC) was established by the Nacogdoches City Council on December 7, 2021, and is made up of 19 members of the public representing a wide variety of community interest groups. The purpose of the Committee is to guide the city in the planning process regarding updates for the Comprehensive Plan, act as a community sounding board, provide input and feedback on policy recommendations and act as advisors and ambassadors of the planning process.

Meetings

The Comprehensive Plan Steering Committee has had 10 meetings to date. These meetings are scheduled on the second Thursday of each month at 3:30 pm. They have met outside of this established meeting time when necessary but generally follow the set meeting

schedule. The committee has been incredibly adaptive, being willing to meet virtually when needed and moving meeting locations on occasion. The meetings are well attended by the committee members and are usually attended by members of the general public. All meetings are recorded and placed on the project website, www.nactogether.com, after each meeting. Please read below for a summary of each meeting. ***The full Minutes of each meeting can be found on the project website under the Resources page.***

December 9, 2021 - The first meeting of the Comprehensive Plan Advisory Committee was held on December 9, 2021 at the Nacogdoches Recreation Center. This meeting was an opportunity for the newly appointed committee members to meet one another and be introduced to City Staff. Mario Canizares, City Manager, reviewed the committee's responsibilities and charges, explained the role of the chair and vice chair and reminded the members that all meetings would be open to the public and recorded. The binders that were provided to the committee members were also reviewed. The committee established a meeting schedule and Chairman Ken Deppisch ended the meeting by thanking everyone for participating in the process.

December 13, 2021 - The second meeting of the Comprehensive Plan Committee focused on providing background information to the committee members. This information included a presentation by Larissa Philpot-Brown, President and CEO of the Nacogdoches Economic Development Corporation, on what long range planning is and why it's important. Alaina Helton, Director of Planning & Neighborhood Services, reviewed the scope and the different elements of the Comprehensive Plan update process, including the study of future I-69 Corridor and the Housing Needs Assessment.

Ken Deppisch, Committee Chairman, gave a summary of the current 2003 Comprehensive Plan and gave the committee the task of reading over and familiarizing themselves with the current plan and the goals outlined in each chapter. Ken Deppisch reminded the committee that one of their tasks will be to look at the goals of the current plan and identify those that should be kept, refined, or discarded.

January 13, 2022 - Ken Deppisch gave opening remarks, discussed meeting procedures and introduced the SFA student representative, Taylor Talavera, to the committee. Alaina Helton stated that the next few committee meetings will be focused on reviewing the different elements of the 2003 Comprehensive Plan and reviewing the goals and objectives of the various chapters. The committee discussed and gave feedback on Chapters 4-7 of the 2003 Plan, including Environment, Land Use, Transportation and Utility Infrastructure. Due to time constraints the committee agreed that the remaining chapters of the 2003 Plan would be covered at the February committee meeting. The committee then reviewed a FAQ document created by City staff. This document was developed to help answer some of the questions asked by the public about the master planning process.

February 10, 2022 - KenDeppisch reviewed the principles of project branding and staff handed out the branding questionnaire to the committee for them to complete. It was emphasized that this brand would be used exclusively for this planning process, and would not be a brand for the City as a whole. The committee then did a final review of the FAQ document created by City staff and provided recommendations. The committee then finished reviewing and discussing the remaining major elements of the 2003 Comprehensive Plan, including Housing & Neighborhoods, Community Facilities & Services, Parks & Recreation, and Historic Preservation.

February 24, 2022 - This meeting was attended and led by Francois de Kock of DTJ Design and their sub-consultants. The meeting was started by asking committee members what their most memorable Nacogdoches moment was. The committee heard a presentation on branding, held discussions and broke into small work groups. ***Additional information about this Visioning Event is included in a section below.***

April 14, 2022 - The April 14th meeting was focused on working through the Murals Personas websites and adding the names and contact information for groups, organizations and people that should be contacted during the outreach phase of the planning process. Alaina Helton then gave a presentation regarding neighborhoods and

places in Nacogdoches, and the committee reviewed some of the specific neighborhoods identified by the committee that needed attention or should be recognized during the February 24th committee meeting. Alaina Helton gave a short presentation explaining a neighborhood survey exercise for the committee to complete to assist the DTJ team in defining these neighborhoods further by taking photos that capture the defining characteristics of each area. The committee members were then assigned various neighborhood areas to complete the exercise. The committee also reviewed the books added to the planning section of the city library and a partial schedule of upcoming meetings and events.

May 12, 2022 - This meeting was attended (via video call) by Francois de Kock of DTJ Design and their sub-consultants Ryan Short and Brisa Byford of CivicBrand. Ryan Short and Brisa Byford gave a presentation and training on how to use the Meeting-in-a-Box (MIB) engagement tool. Ryan Short explained that this is a tool intended to assist citizen groups who are interested in conducting their own meetings and discussing important Comprehensive Plan topics. Facilitator guides were provided to the group for the purpose of take home study so that committee members may assist with MIBs in the future. Alaina Helton explained that this tool is a small piece of the overall public engagement process and there will be other forms of engagement. Brisa Byford also reviewed the 'on-the-street' engagement tips handout to the committee and staff members. The committee also reviewed a schedule of upcoming meetings and events.

June 9, 2022 - This meeting was attended (via video call) by Francois de Kock of DTJ Design and their sub-consultants. Francois and the sub-consultants gave a presentation reviewing a summary of the Existing Conditions report. Francois de Kock explained that this report provides the background and baseline data necessary to help understand the city's current conditions, and identify issues that should be addressed in the Comprehensive Plan update. The presentation covered population and demographics, economic market, environmental resources, land use, transportation, infrastructure, parks, and historic preservation.

Alaina Helton then gave the group a brief introduction to the newly launched NacTogether website (www.NacTogether.com). Alaina Helton then gave an overview of the data collected thus far regarding the neighborhood survey. Alaina Helton thanked the committee members for their efforts in submitting data and stated that there had been hundreds of survey responses and photos submitted by the committee members.

Kathleen Belanger stated she had concerns with some of the questions in the Meeting-in-a-Box tool and would like to start a sub-committee to review and discuss the questions. City staff coordinated a sub-committee of members from both the Comprehensive Plan and the Downtown Plan committees to discuss the MIB questions. This group met in June and July and additional information about these meetings is included below.

The group then discussed the upcoming engagement opportunity at the Blueberry Festival, and stated that city staff and committee members would host a booth at the festival for the purpose of raising awareness of the downtown project and also engage in casual conversations with the public centered around the NacTogether project.

June 30, 2022 - A sub-committee, made up of members of the Downtown and Comprehensive Plan committees, to review Meeting-in-a-Box (MIB) questions was formed. The meeting started by city staff stating that the MIB tool is intended to aid in some data collection, but would not be the only avenue for collecting community feedback. Some committee members expressed support for the current MIB questions while others expressed concern regarding the generality of the questions. Alaina Helton and Jessica Sowell explained that there would be multiple surveys that went into more detail regarding various elements of the Comprehensive and Downtown plans, and that MIB questions were just an extra measure for promoting community engagement.

July 28, 2022 - The meeting began with an explanation of documents provided by Alaina Helton. These documents included: the meeting agenda; minutes from the June 30th sub-committee meeting; copy of the updated MIB questions based on the feedback

received at the June 30th meeting; summary of the public engagement process including a list and timeline for the various surveys, meetings, and engagement events planned for this process; and, a list of public engagement tactics that will be utilized as part of the planning process. The sub-committee held extensive conversation on the role of the advisory committee and the amount of input they have in developing survey questions. Significant discussion and consideration was paid to how the Nacogdoches community can be well represented in the community outreach materials and the resulting Master Plans.

August 17, 2022 - This meeting was attended by Francois de Kock of DTJ Design and their sub-consultants. The meeting began with a discussion about individual committee member roles, and the anticipated project process. The group also reviewed the project schedule, and reviewed the community engagement process, strategies, and schedule. Some issues with data collection discussed during the meeting included how to better engage the hard-to- reach population such as the Hispanic and minority communities. Committee members also discussed the need for the committee to spend more time thinking about the big picture for the Comprehensive Plan and not get caught up in the details of the process. The meeting concluded with a brief rundown of the upcoming events that NacTogether would be participating in.

October 13, 2022 - The October 12th meeting centered around input and concerns regarding the community visioning survey and the broader Comprehensive Plan. The committee discussed various methods for addressing stated problems including improved communication, a more personalized approach for collecting community input, focusing community responses, and using demonstrative tools to aid community visualization.

November 2022 - The committee did not hold a meeting in November. Instead of a regularly scheduled meeting, the committee members were asked to volunteer to work booths at the Nacogdoches Senior Living Expo and the Dia de los Muertos event in Downtown Nacogdoches. City staff and the committee handed out flyers, asked people to take surveys and gave away NacTogether swag (pens, stress balls and notepads).

2003 Comprehensive Plan

Below is a summary of the current 2003 Comprehensive Plan that contains a vision statement, goals, objectives and recommendations for the City of Nacogdoches. This plan was given to and reviewed by the Comprehensive Plan Advisory Committee.

The Comprehensive Plan was written in 2003 by Wilber Smith Associates, Engineering and Planning Consultants from Houston, Texas.

- Starts with a community profile and economic analysis of Nacogdoches in 2003. Most/all changes in population, births, education, etc. are calculated by comparing 1990 to 2000. Population projected into 2020 (34,000)
- Vision & Goals
    - Vision Statement was as follows: Nacogdoches, the “Oldest Town in Texas,” appreciates and protects its historical, natural, and cultural character, promotes a healthy living environment, and enjoys future growth and prosperity.”
    - Identified community assets and challenges and listed summaries of the Plan Goals by Plan Element. Plan Elements include: Environment, Land Use, Transportation, Utility Infrastructure, Housing, Community Facilities & Services, Parks & Recreation, and Historic Preservation.
- Implementation
    - Identified strategies for implementation of the Plan Goals and recommendations for reviewing and updating the 2003 Plan.

Visioning Meeting with DTJ Design

DTJ Design and their sub-consultants traveled to Nacogdoches for a two-day Visioning Session with both the Downtown and Comprehensive Plan Committees, as well as a driving tour and meetings with City staff. The meeting started with a presentation from CivicBrand on engagement and why public engagement is so important to this project. They then proceeded to review and discuss several project branding ideas. There were 4 different brands presented to the groups. Members then discussed what they would like to see for the city in the future and what challenges they believe the community currently faces. Those specific ideas and challenges are listed in the minutes from February 24th. The members then broke into two work groups and developed what they believe are the core values of the city and developed vision statements. Those statements were, “A community united through faith, family, education, and history in a beautiful environment”, and “Be a nature-conscious community connected to the past, present, future and each other”. The groups also drew boundaries on a map of Nacogdoches of identifiable neighborhoods and marked special places as well as places they believe need improvement. The group closed the meeting by talking about what they want to see more, less of, or more of the same throughout the city (ex. Housing, businesses, entertainment, etc.).

Planning Library

The City of Nacogdoches received a donation from local resident, Mr. Matt Moore, to develop a planning section for our Public Library. With the donation, he requested our planning consultant provide a list of recommended books to add to the section. Listed below are the books purchased with the donation. The Downtown Steering Committee was also encouraged to recommend planning books they think would fit in this section. To date, we have added one book, *Streets for People* by Bernard Rudovsky, donated by Mr. John Anderson, and hope to add more as we move through this process.

- Strong Towns - A Bottom Up Revolution, Chuck Marohn
- Happy City, by Charles Montgomery
- Walkable City Rules, Jeff Speck, 2018
- Cities for People, Jan Gehl, 2010
- Downtown Planning for Smaller and Mid-Sized Communities, Philip Walker, 2009
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- Traffic: Why We Drive the Way We Do and What It Says About Us, Tom Vanderbilt
- Divided Highways: Building the Interstate Highways, Transforming American Life, Tom Lewis, Author Viking Books (352p)
- Urban Street Design Guide, National Association of City Transportation Officials, 2013
- Walkable City, by Jeff Speck
- Urban Transportation Planning in the United States - History, Policy, and Practice, Edward Weiner, Author

PHASE 1 - Project Setup

Community Driving Tour

Develop Project Branding

Launch English & Spanish project website

PHASE 2 - Initial Engagement

Launch Meeting-In-A-Box

8 done.
8 left.

Initial Focus Groups (up to 16 total) - Some virtual and some in-person

*shifted from starting in June to starting in August

Initial Interviews (10 by consultant team, 5 by staff)

Series of 5 online surveys
Proposed topics - (1. Community Vision, 2. Downtown 3. Transportation
4. Business & Economy 5. Housing)

One-off questions on project website as needed

Two multi-day engagement events
(One for the Comprehnesive Plan and one for the Downtown Master Plan)

One public meeting is included as part of each of the 2 day engagement events to announce and explain the process. This includes a Virtual Engagement Room as part of the process.

Two public meetings for both the comp plan and downtown to share findings, solicit input, and to confirm what the consultant team has heard.

PHASE 3 - Equitable Engagement

The consultant team is committed to equitable engagement, meaning we want to provide all groups of people to provide their input and feedback. This is achieved through:

Equitable engagement
(As we work through engagement we will monitor demographics we haven't reached and turn to the persona sheet to tap into local organizations and contacts to see how we can reach these groups.)

4 half days of man-on-the-street engagement (SFA, Downtown, Art Fest, Día de los Muertos)

*shifted from starting in June to September to allow students to return and avoid summer vacations

Online Survey to collect Public Comment on Community Vision

Youth activities and child care at public events

PHASE 4 - Draft Feedback

Online Survey to collect Public Comment on Draft Plan

One final "wrap up" public meeting for both the Comprehensive Master Plan and Downtown Master Plan to present the final plans

DRAFT

Nac together

ENGAGEMENT REPORT

LAST UPDATED 11.18.2022

CivicBrand

BRANDING

WHAT WE DID

To create greater awareness, participation and pride we developed branding for the project. The goal was to develop an identity that could not only be used for the current planning efforts but that could live on and serve as a community engagement and planning identity for future projects within the community. A key theme and goal of the project is to reach and engage the entire community and for this to be a ground-up planning effort that brings everyone together to create a shared vision for the future of Nacogdoches. Through multiple meetings with staff and meetings with each committee, we received feedback and input on the project name and designs that were ultimately approved and implemented as the project branding.

CMYK 90/33/99/26
RGB 0/104/55
Hex #006837
Pantone 349 C

WEBSITE

DEMOGRAPHICS

Date:	Duration of project
Group:	Public
Number of Visitors:	XXXXXXX
Primary Language:	English & Spanish
Location:	Online

WHAT WE DID

We launched a project website at NacTogether.com. The website features the project branding and serves as the 24/7 hub for all information related to the project. This includes documents, events, project timeline,and the ability to sign up for project notifications. The website is provided in both English and Spanish and is fully responsive for all devices.

WEBSITE STATS

WEBSITE VISITORS BY MONTH (ENGLISH & SPANISH)

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

JANUARY

FEBRUARY

MARCH

WILL UPDATE STATS AT END OF PROJECT

EMAIL NEWSLETTERS

September 2022 Project Update

Shape Downtown's future!

DEMOGRAPHICS

Date:	Duration of project
Group:	Public
Number of Participants:	XXXXXXX
Primary Language:	English
Location:	Online

WHAT WE DID

We sent project updates and notifications via email to those that signed up for the newsletter list on the project website.

EMAIL MARKETING STATS

AUGUST

1 email sent. 434 recipients. 230 opens, 12 clicks.

SEPTEMBER

OCTOBER

NOVEMBER

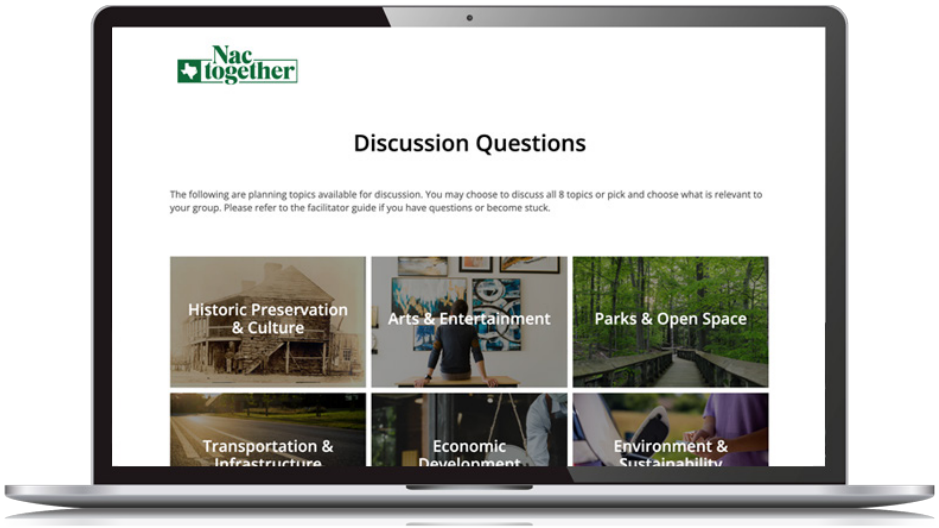
DECEMBER

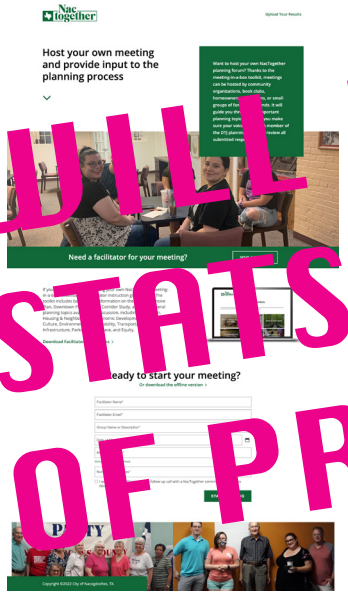
JANUARY

FEBRUARY

MARCH

MEETING IN A BOX





WILL UPDATE STATS AT END OF PROJECT

DEMOGRAPHICS

Date:	N/A
Group:	N/A
Number of Participants:	N/A
Primary Language:	English & Spanish
Location:	nactogether.com/meeting

WHAT WE DID

Built a meeting-in-a-box toolkit that community members can use to facilitate their own focus group.

SUMMARY

The meeting-in-a-box toolkit allows community members to facilitate their own focus groups. It is meant to be supplemental to consultant-led focus groups and other engagement opportunities.

The toolkit is available online and participants can either answer the questions digitally or by downloading a worksheet and submitting that online. There is also a detailed instruction guide available for download to walk participants through the process and help them when they may get stuck.

A total of X groups provided feedback via the meeting in a box.

GROUP - KENBROOK NEIGHBORHOOD

Date: June 14, 2022

Number of Participants: 30

HISTORIC PRESERVATION & CULTURE

Would you support the addition or expansion of historic districts? Why or why not?

- It all depends
- Historic overlays are good, great particularly for this town
- Long discussion of what overlay is, how it can be just one structure or larger tract.

Are there groups, areas or cultures that are not represented in our historic preservation and/or cultural events?

- Depends what you mean by "represented"
- Could use more history particularly of founding Spanish settlers and Caddo (and other) Indians
- All histories should be presented, all flags, African American, Mexican Spanish, even Irish… (one of the flags)… the revolution

What is Nacogdoches doing well in regards to historic preservation?

The Friends of Historic Nac is wonderful!!!! The Federation of Women's Clubs is working hard to save and promote the Old University.

Would you be for or against the City offering historic preservation incentives to developers? Why or why not?

All depends on what preservation and which incentives. Open to it.

ARTS & ENTERTAINMENT

What challenges does Nacogdoches face in regard to arts and entertainment?

distance from metro areas and money; but need more highlighting of local talent

PARKS & OPEN SPACE

What concerns you about parks and open spaces in Nacogdoches? Why?

safety, problems with bathrooms, always filthy; nighttime lighting

What amenities or facilities do you like that are currently provided in parks and open spaces? What amenities or facilities are needed that are not currently provided in parks and open spaces?

like trails the most; they need to be maintained well, something done with roots. It would be great if there could be a bike trail along with a walking trail. Like kids playground equipment.

How might we maintain and expand greenspace, natural resources, and conservation efforts for the benefit of all of Nacogdoches? Please come up with at least 5 ideas.

we have a lot of it; don't need to expand, except having a full trail all the way around the city.

Are you able to access and feel safe using the parks, playgrounds, trails and/or open spaces in Nacogdoches? Why or why not?

Trail is getting less safe; parks aren't as safe, particularly at night. Need much better lighting, possibly some kinds of video equipment. Need neighborhood pocket parks to gather…. Restrooms are VERY problematic!!!!!!

ECONOMIC DEVELOPMENT

Need broadband!!!!! The most important thing to economic development

We absolutely need to reduce barriers for current businesses to expand, and stop making work for them, unnecessary hurdles, problematic code enforcement, uneven code enforcement; favoritism with people who are in NEDCO and people who city staff know. Has to stop.

ENVIRONMENT & SUSTAINABILITY

Want the environment protected —

Biggest problem is DRAINAGE!!!! THE WHOLE NEIGHBORHOOD IS IMPACTED!!! Don't understand our building codes if building is allowed that undermines current houses. Need to correct it now. This neighborhood consistently floods, but not from the creek, from poor drainage and the high school.

HOUSING NEIGHBORHOODS

What does a healthy, thriving neighborhood look like to you?

Home ownership, neighbors knowing each other, visiting, walking… sidewalks whenever possible…. Traffic slow and not a cut through….

What types of housing are missing or needed in Nacogdoches?

Mostly enough single family homes and owned duplexes, townhomes, etc. Low end homes to OWN. Ownership is the key!!!! Patio homes. Way too much student housing, and students rent in neighborhoods resulting in fewer people knowing each other. Too much turnover, cars, too little responsibility.

What do you feel affects the health of your neighborhood the most?

Renting homes to others: students, but also drug dealers and prostitutes; no regulation of who is occupying rental properties in town. Lots of issues with this in this neighborhood.
ALL our neighborhoods are ignored and neglected.

GENERAL

- Need to preserve the historic nature of downtown, including historic buildings.
- Should prioritize putting wires underground (even across town).
- Make sure that all curb cuts for wheelchairs have curb cut endings so bikes and chairs aren't stranded.

GROUP - NACOGDOCHES ART COMMUNITY

Date: August 28, 2022

Number of Participants: Unknown

ARTS & ENTERTAINMENT

What types of visual arts, performing arts and entertainment events have the greatest potential for growth in Nacogdoches?

- Film Fest
- Art Fairs

How might we make visual arts, performing arts and entertainment events more accessible to more people in the community? Come up with at least 5 ideas.

- Give artists some grants to give artists a cheaper amount to come to Nac. They have to pay
- musicians and artists and $25 is not a realistic table fee. It should be closer to $10 / table.
- Something for all ages
- Maybe offer scholarships?
- Advertising for events
- Comprehensive place to advertise events so people can know what's going on that is easy to navigate
- Downtown is not accessible for disabled individuals.
- Shade needed downtown (tree shade, not just building shade)
- Need volunteers to help (more than empty trash) – a more comprehensive group of volunteers downtown

What challenges does Nacogdoches face in regard to arts and entertainment?

- Art Fest -collaborative and Firehouse; gets more vendors every year. If City could give small grants ($100-$300) to help. We are abusing the labor of the artists. They need to compensate the artists
- Had to tell bands that we can't pay them and all money for art and music fairs go directly to artists instead of also to the organizers. City needs to offer grants to artists to help organize the events.
- We need more institutional support for art
- Tech or manufacturing / solar industry. Economic growth needs to happen. Currently, if you weren't BIN (born in Nac) and own a business, you have a hard time finding a job that can sustain you in Nac.
- Could they provide funds from large events like Wine Swirl to provide money to smaller groups to put on festivals as well.

Are there certain types of arts and entertainment venues missing from Nacogdoches? If so, what kind?

- Texas Monthly held a fest here that was awesome but Nac did not agree the second year and it wasn't the same.
- Art Fairs enrich the community. It may not bring in a lot of money but it brings in art and supports the artists. Artists need these events to pay the rent.
- It gets people downtown in these areas and comfortable being downtown. It attracts people that wouldn't want to go to large events.
- There is a lack of Performance Arts venues where you know where something will be going on.
- Provide gallery space, provide a place where students could come and teach pottery, etc. (Meow Wolf-one in Santa Fe, Las Vegas, Denver, etc.)

DOWNTOWN

What does a vibrant Downtown Nacogdoches look like to you?

- Walkability, shade, community spaces (art/playground where people are walking)
- Lights, art everywhere, people dancing,
- Crosswalk decoration, electrical box painting (paying local artists to do these)

What types of places and businesses are missing that you would like to see added to Downtown in the future?

- Grants for local artists that live in Nac
- Artist galleries, live music, within walking distance of each other downtown.
- Need gallery space that isn't exclusive
- Need dog-friendly businesses

What types of projects should the City prioritize for City funding? Why should the City prioritize them?

- Full grants for local artists that live in Nac
- Festivals
- Garden improvements
- Blues music, not just bluegrass
- Need organizational support (like Angelina Arts Alliance)
- Light pollution is terrible downtown (streetlights that shine up into apartments)
- Need a bodega (little grocery store) or somewhere walkable

What areas or places in Downtown face accessibility issues? What ideas do you have for addressing those issues?

- Sidewalks have issues, no shade.
- Commerce/fredonia have issues
- Dolly's Diner corner
- Getting to Festival Park – nothing
- Statues taking up parking. Needing to create statues of Caddo Indians. Need less "generic white men"
- Safe crossing from Pecan Park to SFA campus

Please add any other notes or comments your group has regarding this topic.

- Love the food plants in the gardens downtown
- Need to pay someone full-time horticulturalist/gardener
- Need Beautification downtown
- Cole Art Building – will SFA keep it? Are they going to sell it? Student gallery? More local galleries
- Need reliable hours for Cole Art Center and pay students who work in Cole Art Center
- Get jobs for students downtown so other students will come see their friends.
- Get volunteers to run Cole desk.
- Need living wage jobs. Most people do "gig work".
- Keep businesses open later than 5 p.m.
- Need coffeeshops
- The landlords are wishy-washy or maintain their buildings

TRANSPORTATION & INFRASTRUCTURE

Are there areas in Nacogdoches that you would consider inaccessible, whether by vehicle, transit, biking or walking?

- Southside of town. Hard to walk from south side to downtown
- Train goes through park and can't go around it.
- No shade anywhere
- Kilgore College – overpass to use to walk campus.
- Durst/(road) on hill... very dangerous (five points)
- Access to Kroger from Pearl
- Lots of cracks of road, and then extra gravel to turn on different streets

In what areas do you experience the greatest traffic congestion/safety issues in Nacogdoches?

- Area in front of Big Kroger

Do you ever have issues getting to work/school/home/etc.? What transportation issues do other groups in the community face?

- No walkability, bikability, having to carry everything back. Need regular public transportation.
- Shade issues at bus stop

HOUSING & NEIGHBORHOODS

What does a healthy, thriving neighborhood look like to you?

- Shaded and walkable.
- Community Gardens, block parties

What types of housing are missing or needed in Nacogdoches?

- More affordable single family homes. People are buying these homes that single families should be buying but are buying them and turning them into AirBnB and Rentals.
- Need every neighborhood having multiple types of homes in each one. Also need condos with small footprint that doesn't disrupt trees
- Need affordable rent $650-$700/month.
- Need laws to require places to be built that are affordable.

What do you feel affects the health of your neighborhood the most?

- Need every neighborhood having multiple types of homes in each one. Also need condos with small
- footprint that doesn't disrupt trees
- Need affordable housing

Are there neighborhoods you feel are ignored or neglected (either by residents or the community at large)? If so, what problems or challenges exist in these neighborhoods?
Harris Street, Virginia Street, spreading out North Street that would make it less congested
Arbor Oaks Neighborhood; Southside, East and West side of town

Please add any other notes or comments your group has regarding this topic.
Lower homestead exemption to be lower and raise property taxes.

ENVIRONMENT & SUSTAINABILITY

How important is it to you that the environment in and around Nacogdoches is protected?
The environment around us is important and would love the city to make changes that have to happen.

What challenges are there to building and maintaining a more sustainable Nacogdoches?

- Lake Nacotiche needs to be looked at again to store water for Nacogdoches
- Capitalism – not financially stable to act this way. Need ot realize that our land is "not our own". Need
- to realize that Climate Change is real and need to act on it. Need to look at more sustainable land
- management.
- Need "earth ships" in town that utilize green resources.
- Consciousness shift needs to happen to speak and act regarding climate change.

Are there places or neighborhoods in Nacogdoches that are currently negatively affected by the environment and/or sustainability practices? Some examples include, but are not limited to: A neighborhood consistently floods, A place is not walkable because it does not have shade to protect from the heat, Sewage issues
All of the above. Pearl Street, North Street.

Climate resilience is defined as the "capacity of social, economic and ecosystems to cope with a hazardous event or trend or disturbance." How might we ensure all communities/ neighborhoods in Nacogdoches achieve a high degree of climate resilience? Come up with at least 5 ideas.

- Instead of buying tanks, maybe buy snowplows for city. Build more cooling centers. Need some on the south side of town.
- Need shade in communities; places to go when power is out. Need creek management. Take care of the water in the creeks!

Please add any other notes or comments your group has regarding this topic.

- Community Solar farm.
- Paying city council members to be members so others would have the option of running because they have the income needed to pursue this opportunity

PARKS & OPEN SPACE

What concerns you about parks and open spaces in Nacogdoches? Why?
Need bathrooms for everyone. Unhoused population needs access to a restroom.
Trashcans on sidewalks – need to be moved

What amenities or facilities do you like that are currently provided in parks and open spaces? What amenities or facilities are needed that are not currently provided in parks and open spaces?

- Bathrooms * facilitator did explain that some are coming . More places to walk in a park. Things to do in a park.
- Dog poop bag station.
- Another dog park in general
- More bike fixing stations
- Dog bowl/ bottled water station needed
- Need small parks where people in the community can get together and swing

How might we maintain and expand greenspace, natural resources, and conservation efforts for the benefit of all of Nacogdoches? Please come up with at least 5 ideas

- Cleaning the creeks
- More accessibility to the creeks

- More trees – expanded greenspace
- More accessible walking trails
- Want trails to be connected. This is transportation and shaded

Are you able to access and feel safe using the parks, playgrounds, trails and/or open spaces in Nacogdoches? Why or why not?

Sometimes. Use trails to get around town. More lights at parks would be nice – specifically green space in Festival Park. Need more emergency poles with phones that work

Please add any other notes or comments your group has regarding this topic.

- Food deserts. Could plant food gardens.
- Nacogdoches needs a skate park

HISTORIC PRESERVATION & CULTURE

Would you support the addition or expansion of historic overlay districts? Why or why not?

No because most of them are based in white supremacy

Are there groups, areas or cultures that are not represented in our historic preservation and/or cultural events?

- Need to represent other cultures. There's more than the old white men that founded the town. The urban renewal that shoved African Americans to Shawnee Street.
- Need to show history that is not whitewashed.
- More people would be invested downtown if we taught the actual history

What is Nacogdoches doing well in regards to historic preservation?

- Zion Church restoration. (who will manage it?)

Would you be for or against the City offering historic preservation incentives to developers? Why or why not?

- What is the city able to do, money wise

Please add any other notes or comments your group has regarding this topic.

Build homes that are era-specific

GROUP - LEADERS OF TOMORROW

Date: November 8, 2022

Number of Participants: 10-15 8th graders

DOWNTOWN

What does a vibrant Downtown Nacogdoches look like to you?

Lots of people, accessibility and walkability (sidewalks for kids), recreational activities, an arcade, music venues and performance spaces, places where kids can hang out, a candy store, areas for dogs, a bookstore with a hangout space, good food (specifically bubble tea), cultural restaurants (asian food), coffee shops and hangout spaces, a food court, cafes, variety of clothing stores, inviting environment (doors open, good signage), places to play sports, trails for riding horses, fine arts spaces for theater and dance (indoor or outdoor), a variety of shops and stores.

What types of places and businesses are missing that you would like to see added to Downtown in the future?

More outdoor seating, an asian market, a drink store, a dessert store, men's clothing stores, teen clothing stores, a bakery or cookie shop, an ice cream parlor, bookstores, Bass Pro Shop, a lego store, an ice skating rink, rage rooms, escape rooms, a candy store, an aquarium, SFA store, and a food truck park with movies.

What types of projects should the City prioritize for City funding? Why should the City prioritize them?

Helping with downtown store facades, better lighting on trails, redoing the old murals, changing the farmer's market location (commerce st.), store names painted on the back of buildings, food trucks, improved livability, help promoting the oldest town in Texas logo, and movies or a theater in commerce.

What areas or places in Downtown face accessibility issues? What ideas do you have for addressing those issues?

Steep drop offs from sidewalks - create ramps for access

Not enough parking - create parking in Commerce, demolish buildings for parking, create a parking lot, paid parking garage

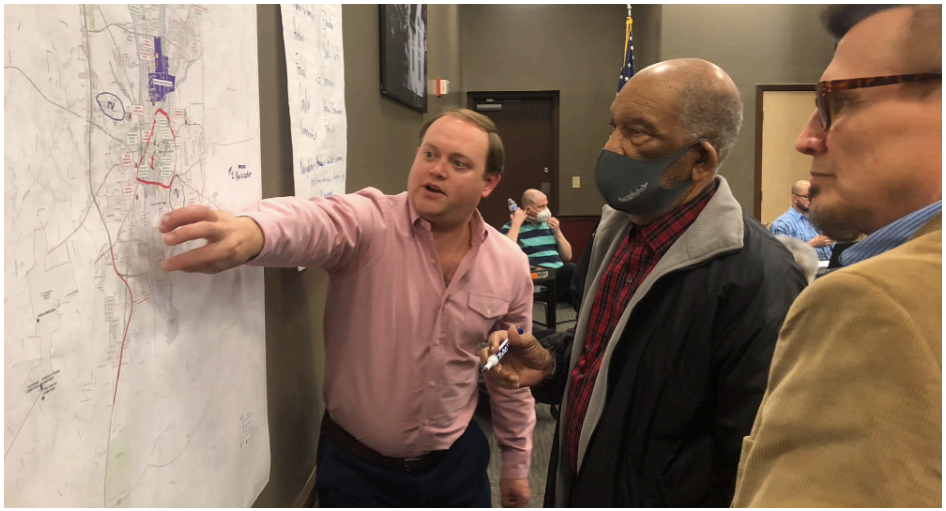
Please add any other notes or comments your group has regarding this topic.

Don't move the firestation, keep buildings historic, more festivals and events (music festivals and live music), no food hall

ONLINE MEETING IN A BOX RESPONSES

COMMITTEE MEETINGS

COMP PLAN COMMITTEE MEETING 2-24



DEMOGRAPHICS

Date:	February 24, 2022
Group:	Comp Plan Committee
Number of Participants:	~16
Primary Language:	English
Location:	Rec Center

WHAT WE DID

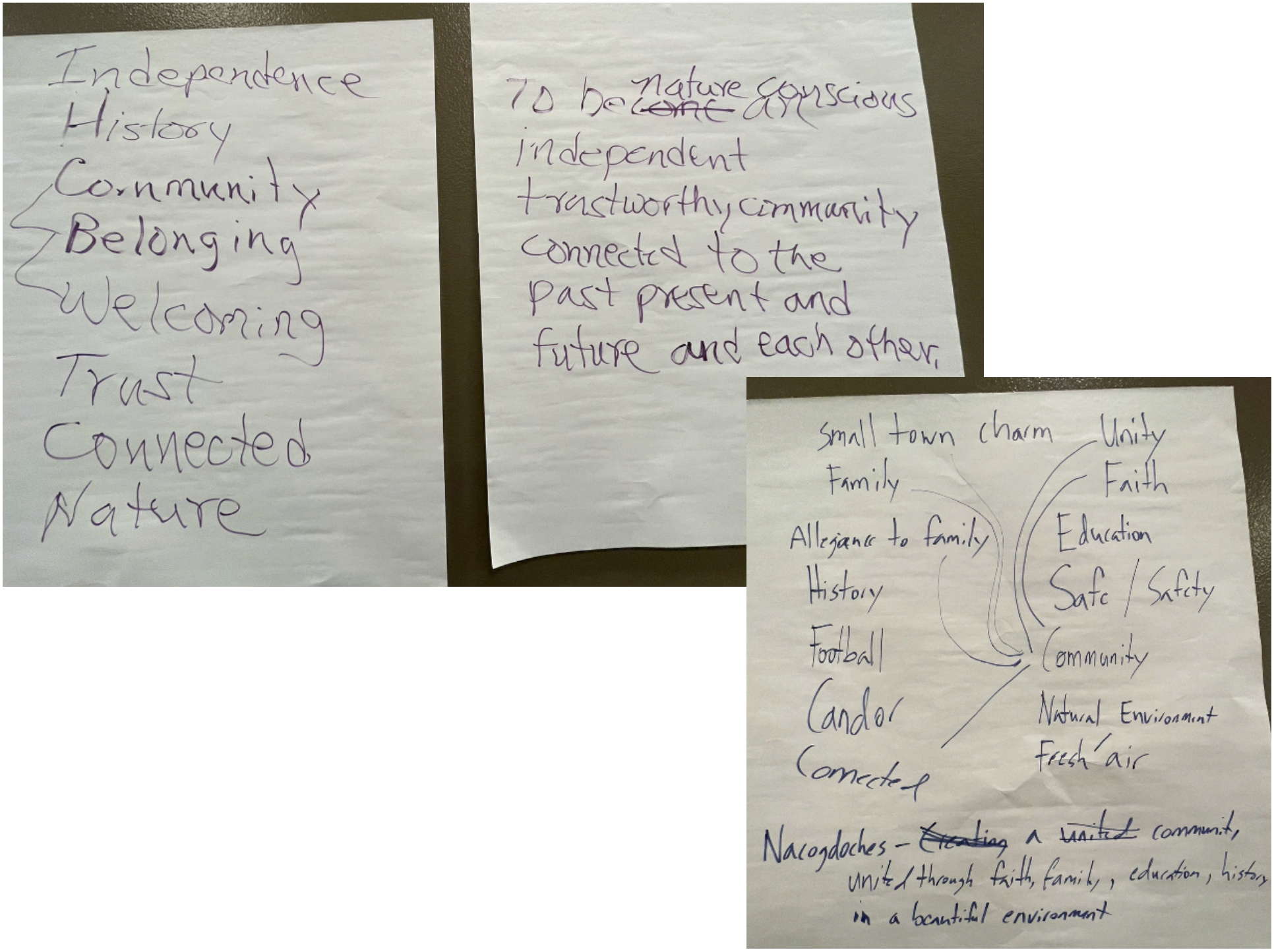
Introductions were made, with everyone sharing their most “quintessential Nacogdoches moment.” CivicBrand then explained the engagement process and introduced the engagement mural. Project branding concepts were shown and feedback was given. The committee then divided into groups for a visioning exercise and mapping exercise.

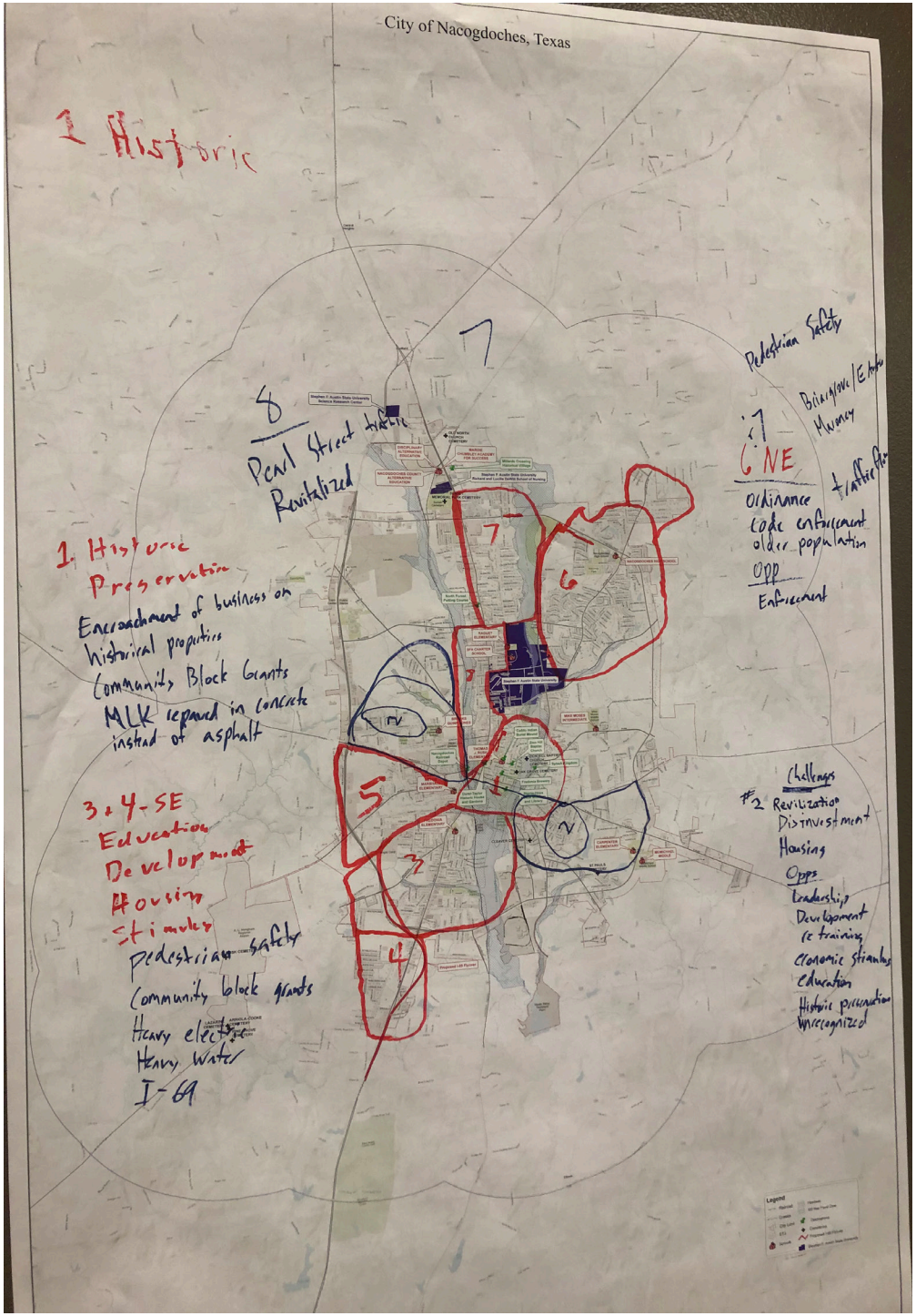
SUMMARY

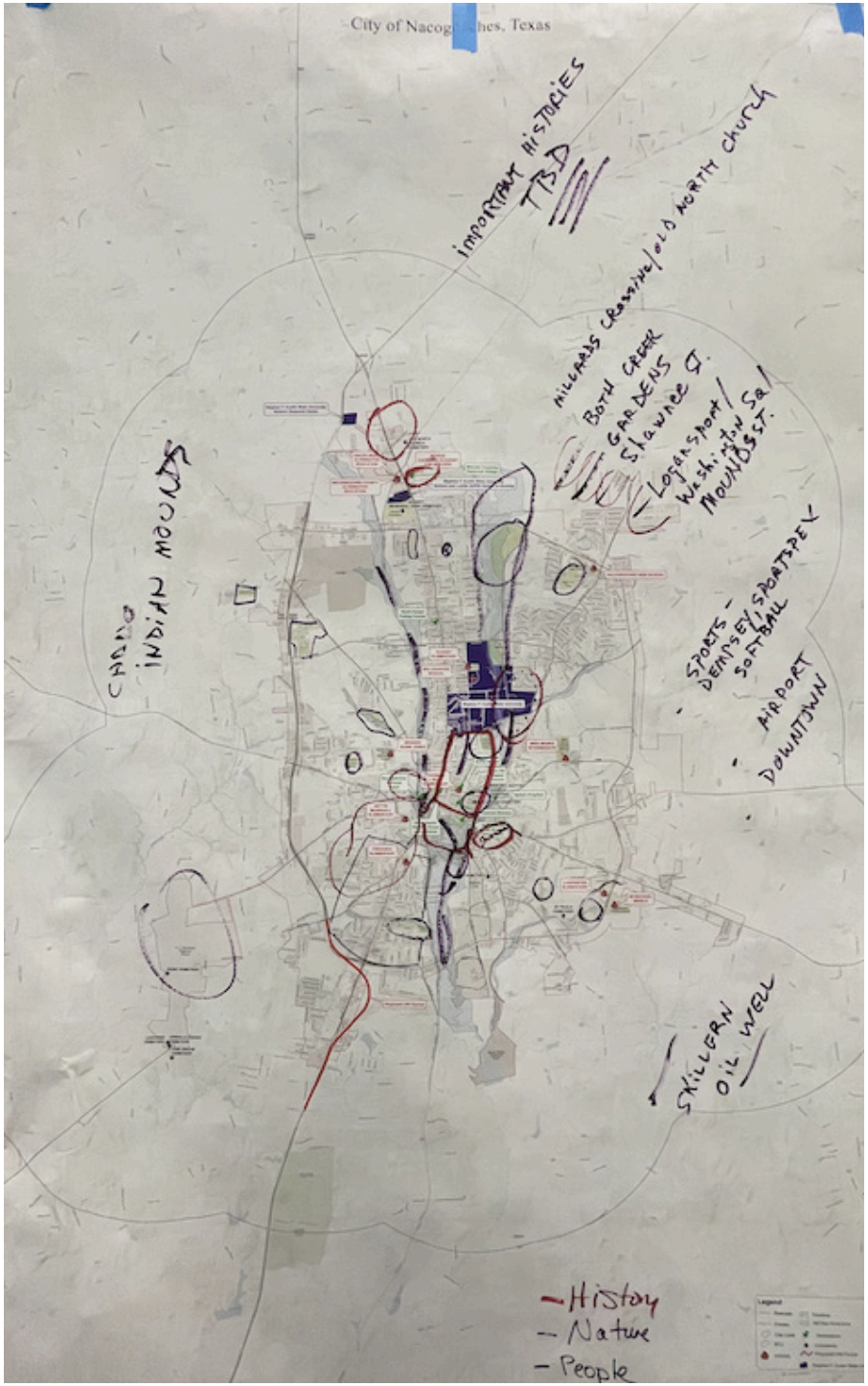
Regarding branding the overall consensus was that green was the best choice. Purple was much too tied to SFA. This group was in favor of Texas icons rather than using any type of pine tree icons or historical images. The room was split on naming — some liked NacTogether, some liked the city name shortened to Nac and others liked the full city name spelled out.

Through a values and visioning exercise the group captured the values that are shown on the following pages.

Through a mapping exercise the groups identified different neighborhoods in the city and identified opportunities and challenges within those areas as they related to history, natural spaces and people.


Independence
History
Community
Belonging
Welcoming
Trust
Connected
Nature
To be ~~come~~ nature conscious
independent
trustworthy, community
connected to the
past present and
future and each other.
small town charm
Family
Allegiance to family
History
Football
Candor
Connected
Unity
Faith
Education
Safe / Safety
Community
Natural Environment
Fresh air
Nacogdoches - ~~Creating~~ a ~~united~~ community
united through faith, family, education, history
in a beautiful environment


City of Nacogdoches, Texas
1 Historic
Pearl Street traffic
Revitalized
1. Historic
Preservation
Encroachment of business on
historical properties
Community Block Grants
MLK repaved in concrete
instead of asphalt
3 & 4 - SE
Education
Development
Housing
Stimulus
pedestrian safety
Community block grants
Heavy electric
Heavy Water
I-69
Pedestrian Safety
Bilingual/Ethnic
Nuance
traffic flow
NE
Ordinance
Code enforcement
older population
Opp
Enforcement
Challenges
#2 Revitalization
Disinvestment
Housing
Opps
Leadership
Development
re training
Economic Stimulus
Education
Historic preservation
unrecognized


City of Nacogdoches, Texas
IMPORTANT HISTORIES
TBD
MILITARY CROSSING/OLD NORTH CHURCH
BOTH CREEK GARDENS
SLAUNCE ST.
LOGANSPORT/WASHINGTON SQ/MOUNDS ST.
CADDO INDIAN MOUNDS
SPORTS - DENSEY SPARTPEY SOFTBALL
AIRPORT
DOWNTOWN
SKILLERN OIL WELL
- History
- Nature
- People

COMP PLAN COMMITTEE MEETING 8-17

DEMOGRAPHICS

Date:	August 17, 2022
Group:	Comp Plan Committee
Participants	~10
Primary Language:	English
Location:	Rec Center

WHAT WE DID

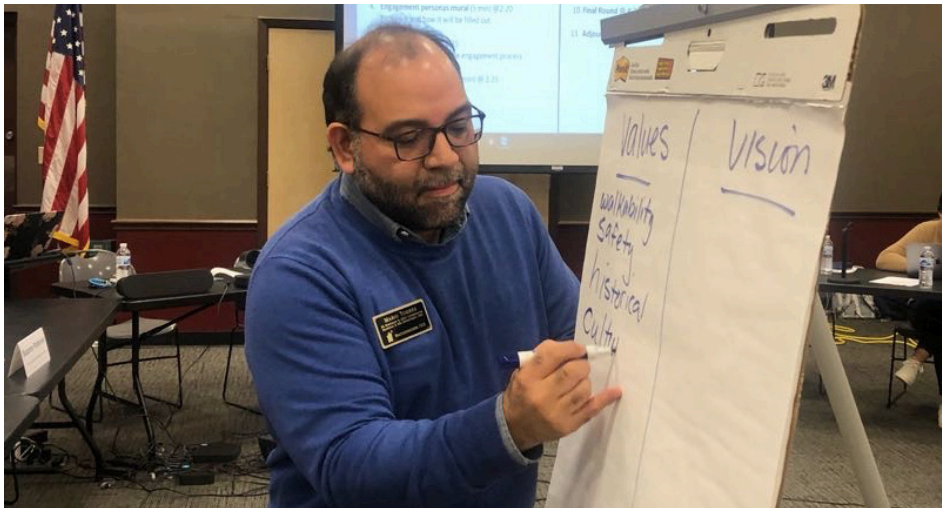
Discussed project progress and concerns.

SUMMARY

Questions/Concerns on Progress/Process for the Plans:

- How does group reach minority communities if there are no connections to them? Churches are a good start. Online surveys will identify those not reached.
- Concerns about process being on track. CPAC has began to look at detail issues, needs to take a step back and look at larger issues. Anxiety may subside as they see more information about the process and how it will be translated into the plan.
- Need representation and way to connect to high schools. Potentially during class? Also connections to underserved population, especially latinx
- Perception that consultants want to get rid of SF residences (from the 16 books). This is one of the fears of people in Nacogdoches, the top-down management.
- Need an educational workshop so city and CPAC are more educated on zoning and SF zoning issues.
- Main concern is about data being collected; is it being collected for issues that may not be the main issues of Nacogdoches? CPAC/Kathleen wanted to add questions to survey or give input on data they want to collect but were told by staff they can't do that.
- How will the certificate of correlation affect planning in the future, and would it affect the process of the comprehensive plan?
- Common perception is consultants are just there to tax the residents, make the lots smaller, and change Nacogdoches to an urban town

DOWNTOWN COMMITTEE MEETING 2-25



DEMOGRAPHICS

Date:	February 25, 2022
Group:	Downtown Committee
Number of Participants:	~16
Primary Language:	English
Location:	Rec Center

WHAT WE DID

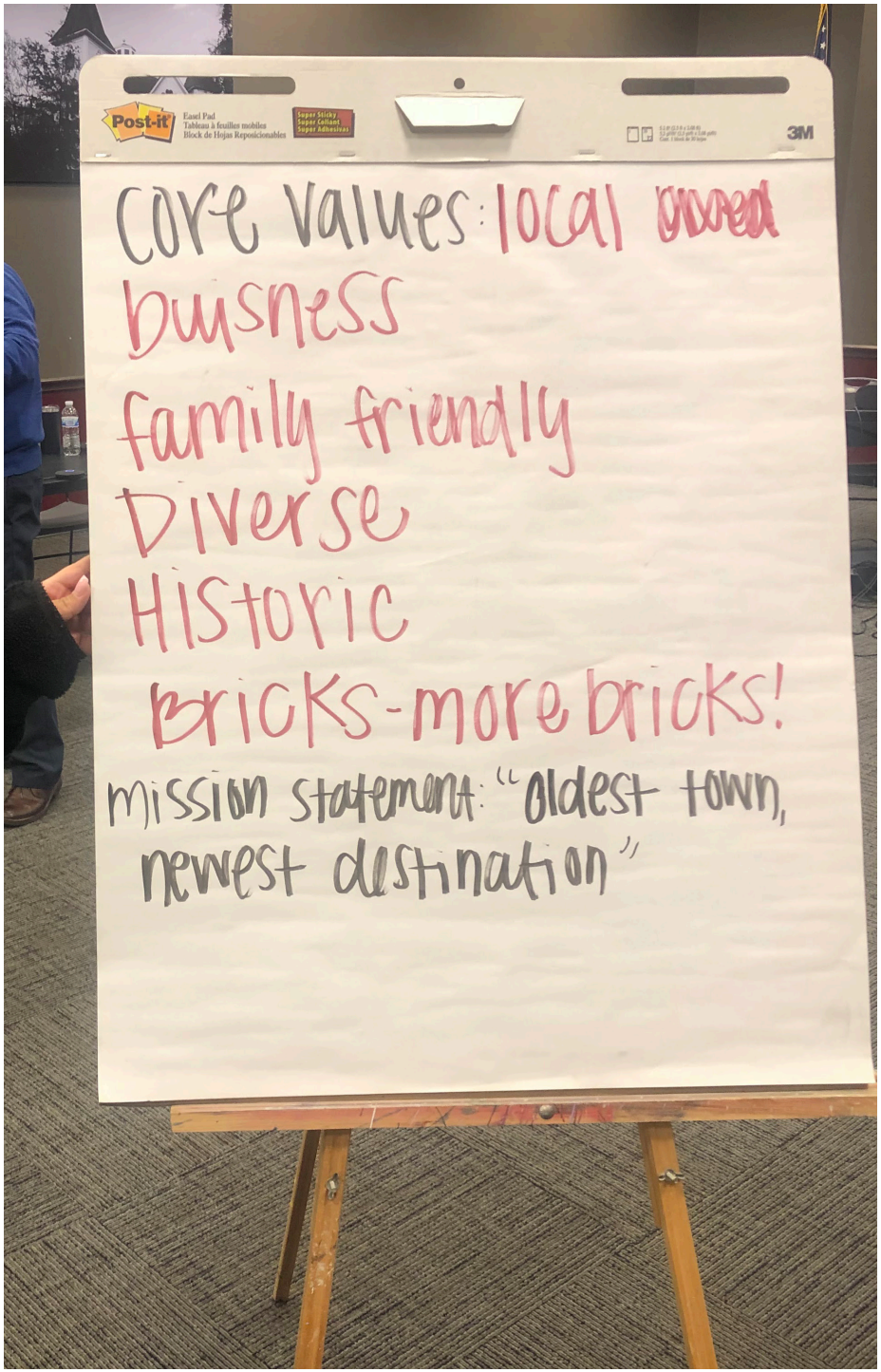
Introductions were made, with everyone sharing their most “quintessential Nacogdoches moment.” CivicBrand then explained the engagement process and introduced the engagement mural. Project branding concepts were shown and feedback was given. The committee then divided into groups for a visioning exercise and mapping exercise.

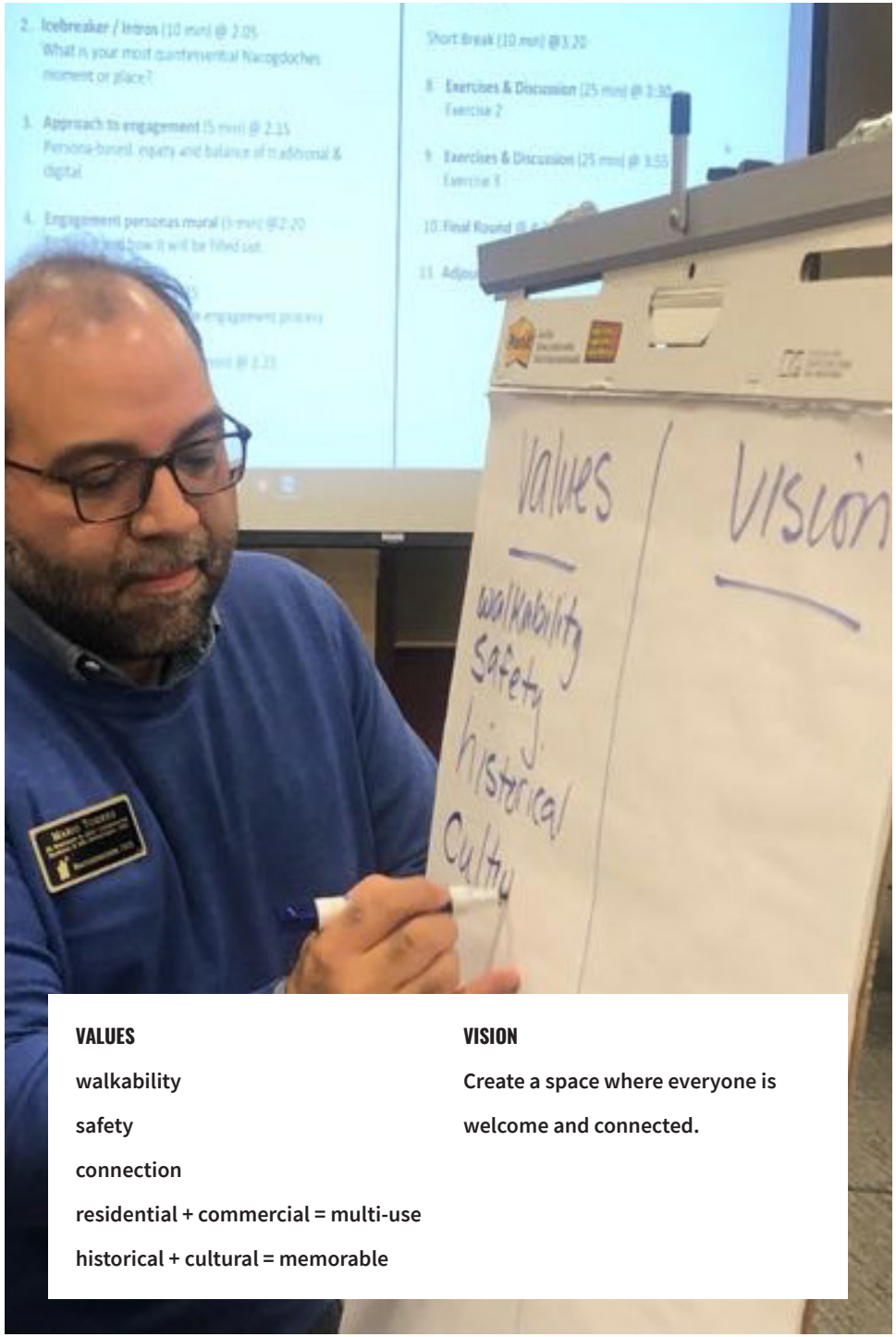
SUMMARY

Regarding branding, green was also the favorite color and elements of Texas were favored over the trees — a common theme with both groups. This group was more in favor of NacTogether and liked the idea of shortening Nacogdoches to Nac because it is easy to say, commonly done, and easy to spell.

Through a values and visioning exercise the group captured the values that are shown on the following pages, with the highlighted theme being “Oldest Town, Newest Destination.”

Through a mapping exercise, the groups captured the different boundaries and gateways of downtown. The group then identified opportunities and challenges for specific locations in regards to public space.





VALUES

walkability

safety

connection

residential + commercial = multi-use

historical + cultural = memorable

VISION

Create a space where everyone is welcome and connected.

Downtown Nacogdoches
SFA
CENTER
IMPN
Community
Community
Community

Downtown Nacogdoches
Power street
GW
Fe
Fd
Legend

DOWNTOWN COMMITTEE MEETING 8-18

DEMOGRAPHICS

Date:	August 18, 2022
Group:	DTAC
Participants:	9
Primary Language:	English
Location:	C.L. Simon Recreation Center

WHAT WE DID

After discussing the roles and responsibilities of the advisory committees, we discussed the 4 phases of the engagement schedule that includes: 1) Project Setup, 2) Initial Engagement (which is the current phase of engagement), 3) Equitable Engagement, and 4) Feedback on the draft report. This was followed by discussing any and all concerns and/or questions related to NacTogether that either the members themselves had, or that they have heard from people within the community.

SUMMARY

Questions/concerns on process/progress of plans:

- Hispanic community: reaching out is difficult as many of them don't have emails. The schedule can be an obstacle for showing up at events, how do we engage families?
- Minorities: Communication between minorities is often through churches. There is perception that plan is only for the privileged communities, need to show them that plan is meant to bring all communities together. Need intentional inclusion of minorities, should be careful and strategic.
- Process: How do we move from autocratic to a democratic process? Need to show public conceptual options instead of asking what they want — by showing visuals it will give them something to respond to. Show images even on surveys (if people haven't seen something it's hard for them to make decisions if they can't visualize).
- Community's concerns: Materials in library that were donated by former councilmember have been labeled as liberal propaganda by public. There are frequent complaints/concerns about implementation and accountability (because nothing came out of the previous plan).
- DTAC member has been asked how I-69 will affect downtown — concern is that downtown will be left out as the focus shifts to I-69 (which worries business owners). CP could help make this complementary rather than competitive.
- Young generations: Find ways to instill love and appreciation for Nacogdoches when they are young to help motivate them to stay when they grow up. There are no family-friendly places or areas for kids downtown. Schools should be able to take students downtown to learn about the rich history.
- Very important to educate people to understand what they want. Need education in planning, zoning, housing, comprehensive plans, etc.

DOWNTOWN EXISTING CONDITIONS MEETING

DEMOGRAPHICS

Date:	August 24, 2022
Group:	DTAC
Primary Language:	English
Location:	C.L. Simon Recreation Center

WHAT WE DID

Reviewed the existing conditions report with the committee.

SUMMARY

Comments on Existing Conditions:

- New character zone 11 for Shawnee
- New gateway on Mound St to connect to SFA
- Sidewalk connecting EJ Campbell and TJR Elementary
- Scenic overlook at W/E gateway
- There are other brick streets around town that have been covered up
- Need to make it easier for people to get stuff done (renovations). Only around buildings downtown have correct fire suppressant systems — this must be addressed first if we want to bring more people downtown, there should be standards.
- Brewery attracts a lot of people downtown, should have other businesses downtown
- that cater to them to keep them there longer
- No places to buy clothes, and need specialty grocery store

PUBLIC MEETINGS

COMPREHENSIVE PLAN PUBLIC MEETING

DEMOGRAPHICS

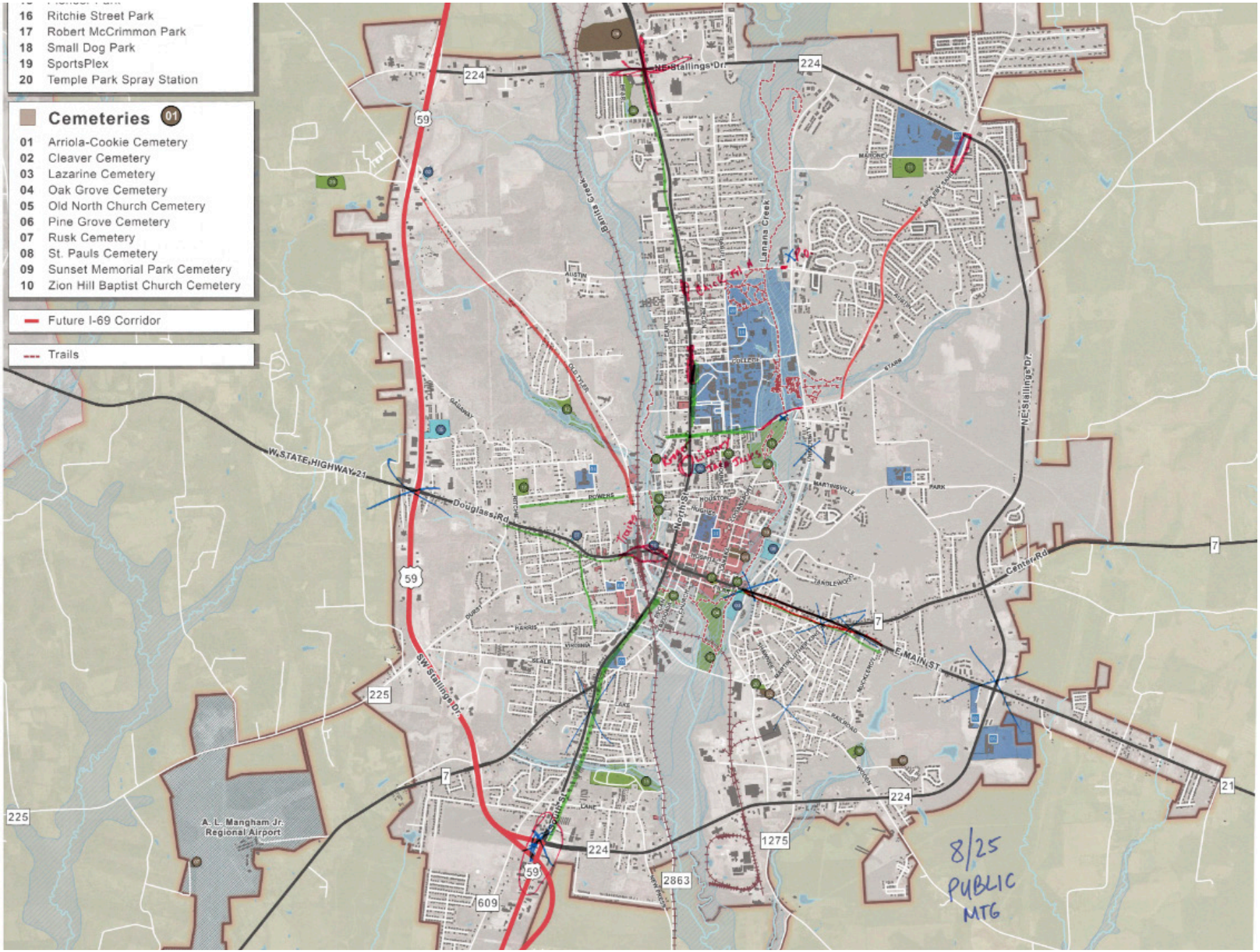
Date:	August 25, 2022
Group:	General public
Number of Participants:	200+
Primary Language:	English
Location:	Nacogdoches High School CTE Center

SUMMARY

Results of the mapping exercises, polling questions, printed survey (for those who could not complete the polls electronically), and index cards left on tables for participants to write additional notes are included on the following pages.

WHAT WE DID

A public meeting regarding the Comprehensive Plan was held. A sign language interpreter, a Spanish translator, and kids activities were available. The consultant team did an overview of what a comprehensive plan is and why it matters, as well as an overview of the engagement process, project timeline, interactive polling, mapping exercises and open Q&A.


16 Ritchie Street Park
17 Robert McCrimmon Park
18 Small Dog Park
19 SportsPlex
20 Temple Park Spray Station
Cemeteries 01
01 Arriola-Cookie Cemetery
02 Cleaver Cemetery
03 Lazarine Cemetery
04 Oak Grove Cemetery
05 Old North Church Cemetery
06 Pine Grove Cemetery
07 Rusk Cemetery
08 St. Pauls Cemetery
09 Sunset Memorial Park Cemetery
10 Zion Hill Baptist Church Cemetery
Future I-69 Corridor
Trails
NE Stallings Dr
W STATE HIGHWAY 21
Douglass Rd
SW Stallings Dr
E MAIN ST
Center Rd
A. L. Mangham Jr. Regional Airport
Lanana Creek
Ibanita Creek
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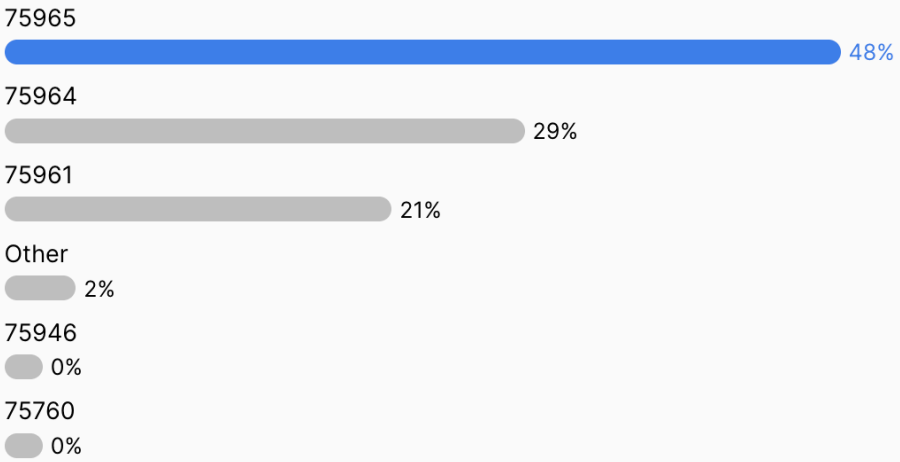
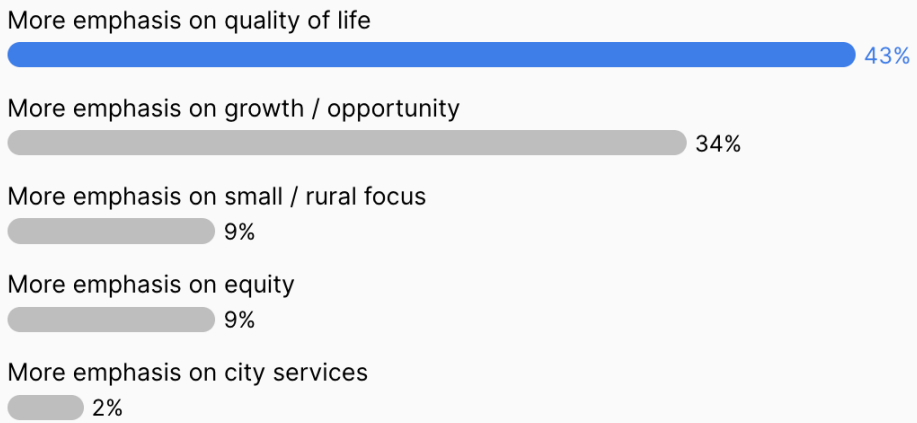
8/25
PUBLIC
MTG

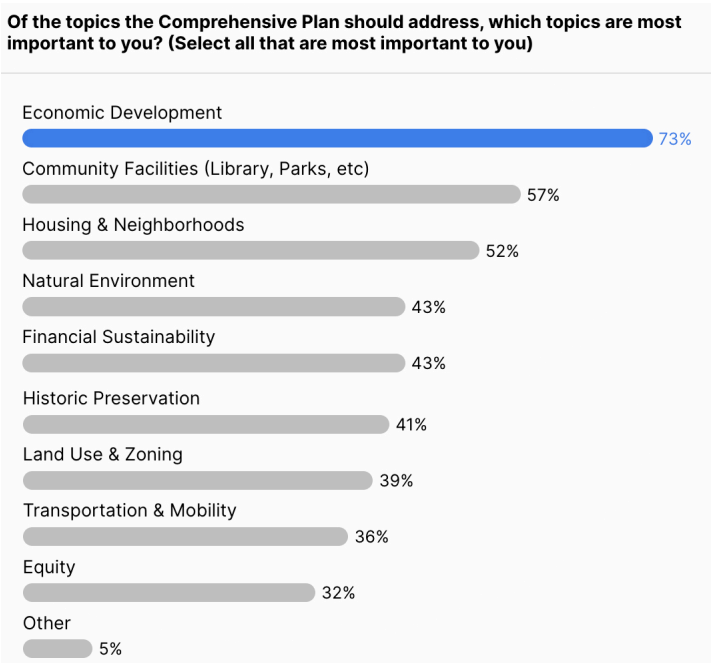
What is your Zip Code?



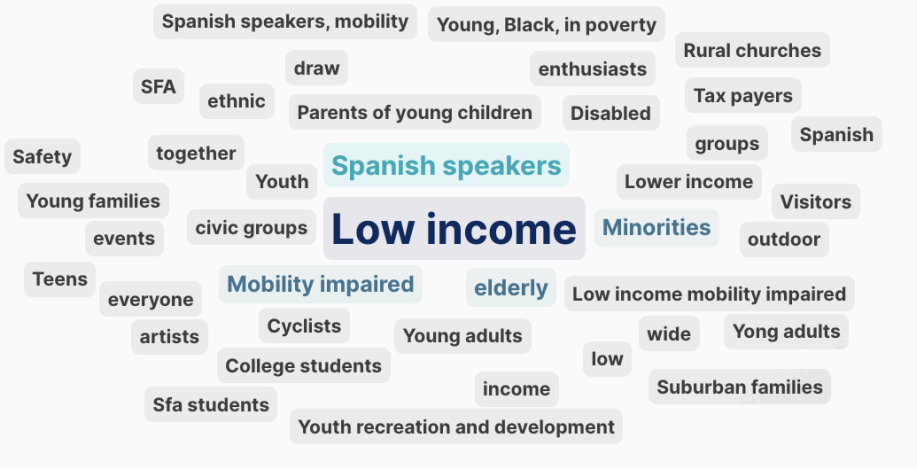
Which most resonates with you regarding developing a vision statement for Nacogdoches?



Of the topics the Comprehensive Plan should address, which topics are most important to you? (Select all that are most important to you)

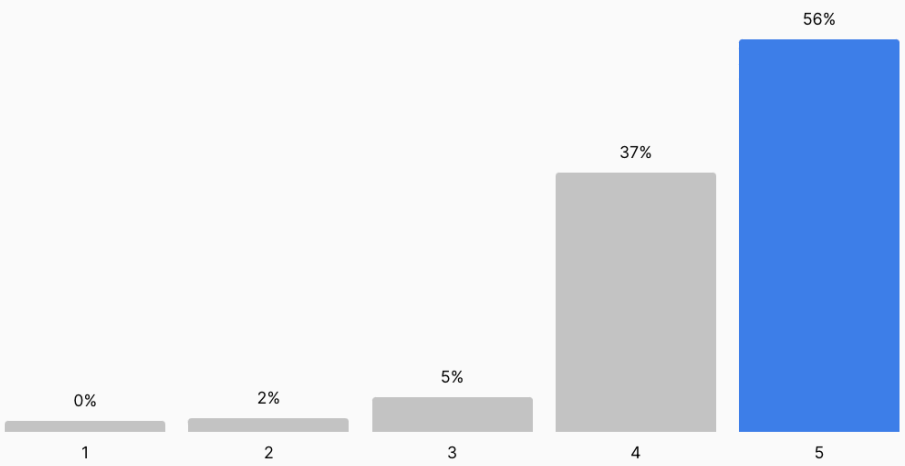


What demographics or groups of the population do you feel we need to apply extra effort to reach in the engagement process? (Ex. Spanish speakers, Mobility impaired, Cyclists, Low Income)



How important is it that the City invests in beautification efforts across the City?

Score: 4.5



Given the current state of roads & traffic and the current pedestrian & cycling conditions, which do you most agree with?

Both are equally important and should be addressed together.
47%

The City should focus on improving pedestrian and/or cycling safety, and walkability.
35%

The City should focus on improving roads and traffic congestion.
14%

I do not agree with any of the options above.
5%

What is your ZipCode?

75961- **1** response

75964- **1** response

75965- **3** responses

Which most resonates with you regarding developing a vision statement for Nacogdoches?

__**2**__ One with more emphasis on growth and/or opportunity

__**1**__ One with more emphasis on city services

__**1**__ One with more emphasis on quality of life

__**2**__ One with more emphasis on equity

Of the topics the Comprehensive Plan should address, which topics are most important to you?

(Select all that are most important to you)

__**1**__ Land Use / Zoning

__**3**_ Housing & Neighborhoods

__**6**__ Community Facilities

__**3**__ Transportation & Mobility

__**3**__ Natural Environment

__**6**__ Economic Development

__**4**__ Financial Sustainability

__**3**__ Equity

__**1**__ Historic Preservation

_**1**__ Other- **youth and family emphasis**

What demographics or groups of the population do you feel we need to apply extra effort to reach in the engagement process?

- **Low income- 5 responses**
- **Spanish Speakers**
- **Minorities**
- **People without cars**
- **Students**
- **Southeast area of Nacogdoches**
- **Runners**
- **Youth/families**

On a scale of 1-5, how important is it that the City invests in beautification efforts across the City?

(3)- **3** responses

(4)- **2** responses

(5)- **1** responses

Given the current state of roads & traffic and the current pedestrian & cycling conditions which do you most agree with?

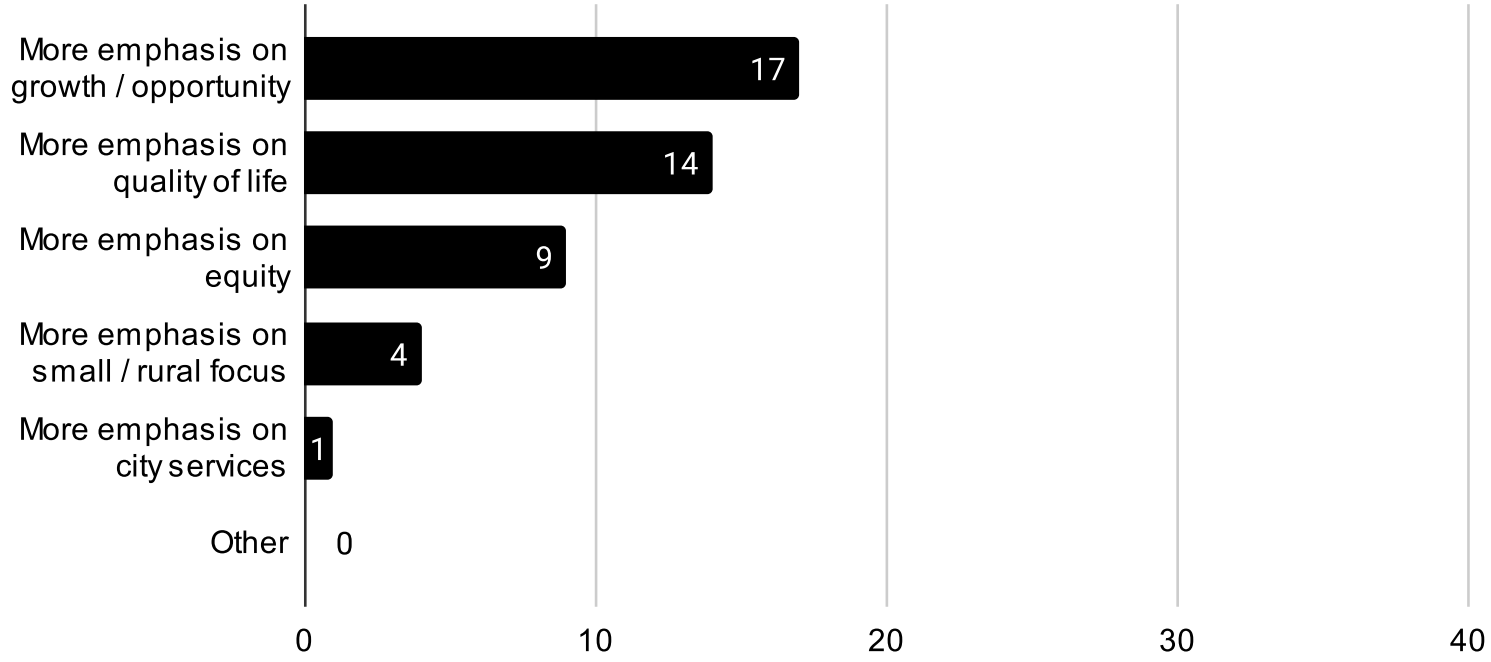
__1__ The City should focus on improving roads and traffic congestion.

__1__ The City should focus on improving pedestrian and/or cycling safety, and walkability.

__4_ Both are equally important and should be addressed together.

Which most resonates with you regarding developing a vision statement for Nacogdoches?

45 total responses

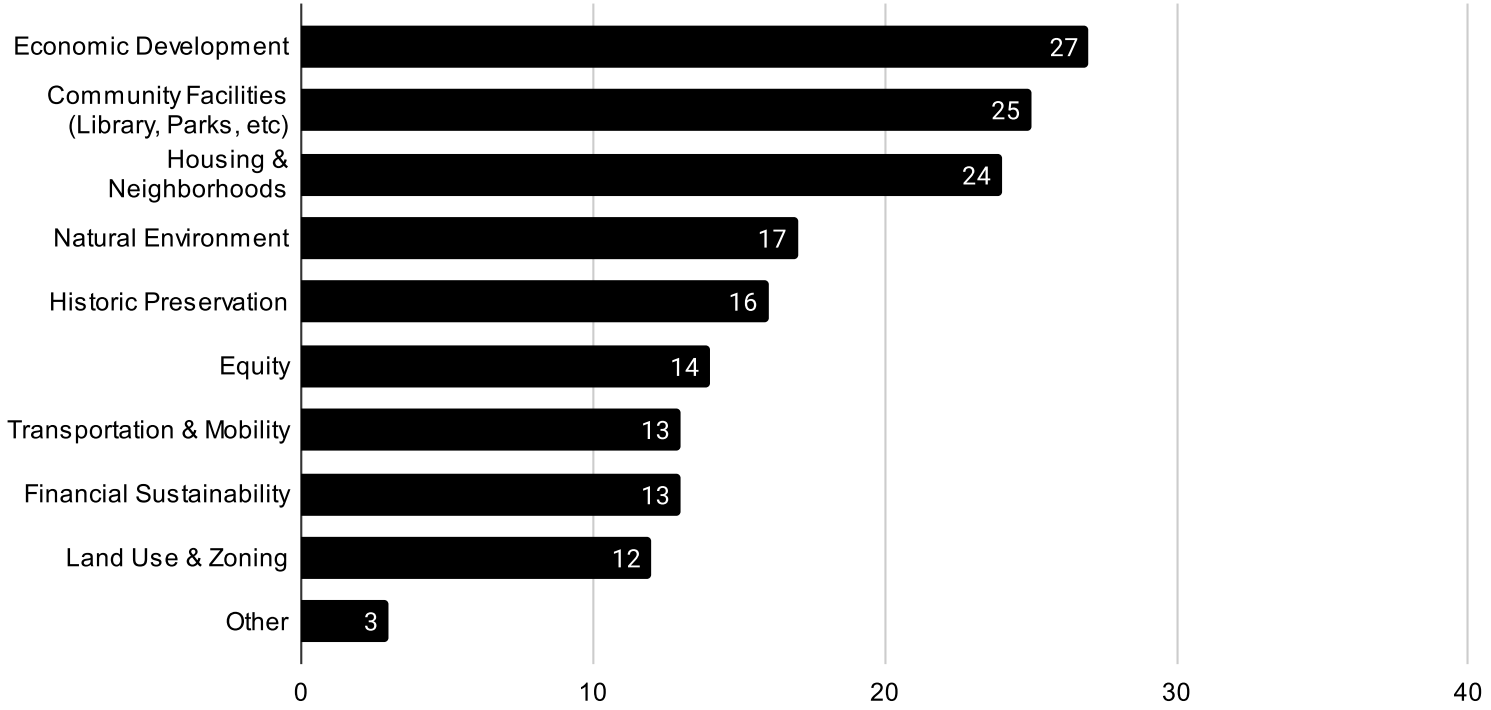


If you selected 'Other' or have additional thoughts on a crafting a Vision Statement for the future of Nacogdoches please explain here:

- This is a totally misleading question! We need both rural and economic development!!! I'm very worried about this process.
- Quality of life and equity very much go hand-in-hand. Have to improve quality of life for everyone.

Of the topics the Comprehensive Plan should address, which topics are most important to you? (Select all that are most important to you)

45 total responses



If you selected 'Other' or have additional thoughts on focus areas, topics or areas of concern please explain here:

- **I would like to see more development in vocational adult education, for instance a trade school where people in the community can take classes like welding, carpentry, programming, or small business management.**
- **Concern for youth involvement and retention.**

What demographics or groups of the population do you feel we need to apply extra effort to reach in the engagement process? (Ex. Spanish speakers, Mobility impaired, Cyclists, Low Income)

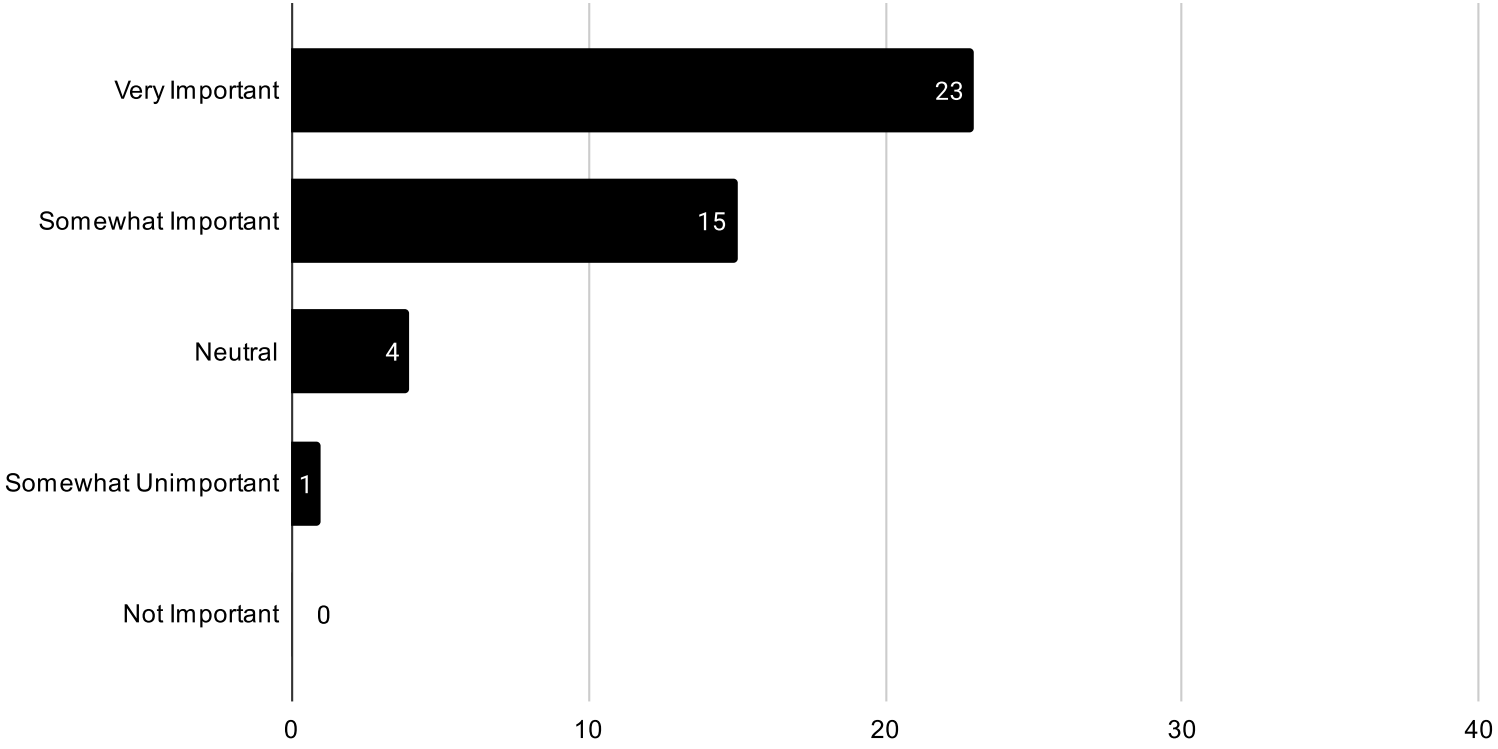
- Business owners, youth serving organization leaders, church leaders, developers
- original spanish/native descendents
- None, if they want to participate they will
- Those who refuse to work and conform to the laws of society and are a drain on city services.
- Low income minorities and people with mobility disabilities.
- POC and low income
- African American community
- Spanish speakers, low income, minority populations, etc.
- Low Income; Foreign Language Speaking, especially non-Spanish (eg. Vietnamese, Somali, etc.)
- low income
- A balanced sample
- Black people, Spanish speakers, low income
- Spanish speakers
- Low income, students, and young families.
- cyclists, disabled
- Unhoused people. People with chronic mental health issues.
- Low income, Black, Hispanic and People of Color,
- people who are not tech savvy. pedestrians, low income
- Mobility impaired
- Low income and Spanish speakers
- All citizens of Nacogdoches
- Low income: one of the highest proportions of people living under the poverty line of any town in Texas.
- College students and their prospective employers. Remote work has been a boon to this community and can provide jobs for not only SFA grads who would have otherwise had to leave the community to find employment, but for out of towners who can move here and make real money.
- Mobility impaired, cyclists
- Parents, high school students, homeless
- Cyclists, pedestrians
- mobility impaired, cyclists
- low income
- none, we all have an equal oppurtunity here. Learn English and prosper.
- Low income
- Spanish speakers, College students

For any groups you listed or mentioned do you have ideas, contacts, channels, or organizations in which you think we could reach or partner with to better reach those groups? Please list that information below.

- None in particular
- I do not know what organizations or groups can help with this but it needs to be a group that can convince that demographic that the city is not here to give a free ride and it should be made apparent that if they do not become contributing members of society who have jobs and obey laws then they are not welcome in our city.
- Dept of Diversity at SFA and Concerned Black Men of Nac
- partner with churches, county relief agencies, etc.
- Church outreach teams. Several churches in town have spent time reaching out to low income areas of town.
- There are 32 churches in the Nacogdoches ministerial alliance, should be able to reach the majority of citizens in the low to moderate income citizens.
- Black churches, Hispanic Churches, NAACP, Black professionals and business owners
- Partnering with the school system to improve civic participation. I'm not sure about channels, but it seems that much of the city planning and development would benefit from additional input from young people.
- Bring the issue to the forefront so that the general population becomes aware of the scope of people who are living in parks and wóods in the city. Bring attention to how many mentally ill people fill the jail charged with offenses associated with unhoused. With this consciousness raising may come some resources to help. Resources that are not faith based
- 21/7 organization
- People who are from the area/populations mentioned need to go to senior center, low-income housing, neighborhoods and get feedback. Someone from the area with one of the planning committee members if that would work.
- Churches
- Neighborhood association
- Church groups
- School groups
- Organizations
- Community groups
- Hispanic soccer league; public housing projects; 21/7 Association; Brown Family Health Center; Family Crisis Center and store on North Street.
- Sorry I dont.
- For mobility or sight-impaired information, contact Lara Sowell, 936-552-1405 (Lara is a vision-impaired, smart lady who has worked with local committees and attended numerous national conferences dealing with all topics related to creating opportunities for the vision-impaired)
- Nacogdoches Bike Club - FB page
- Partner w/HOPE
- Hold meetings near low income areas as well as meetings and informational boards near the area. Whether it is near campus or low income neighborhoods.

How important is it that the City invests in beautification efforts across the City?

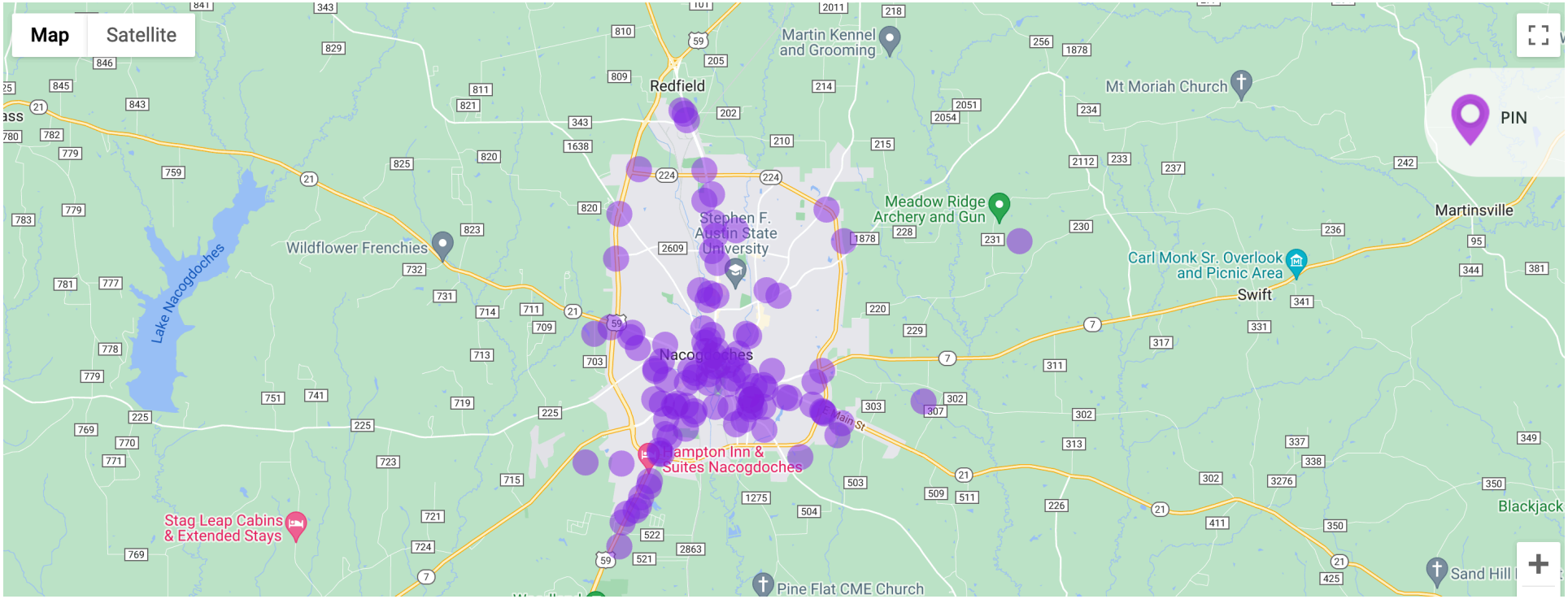
43 total responses



STATION 3 – BEAUTIFICATION (Step 2)

Drag and drop a pin to identify areas in the city where you feel beautification efforts should be focused. Then explain why you chose that area and what you feel should be done. (PURPLE Pin)

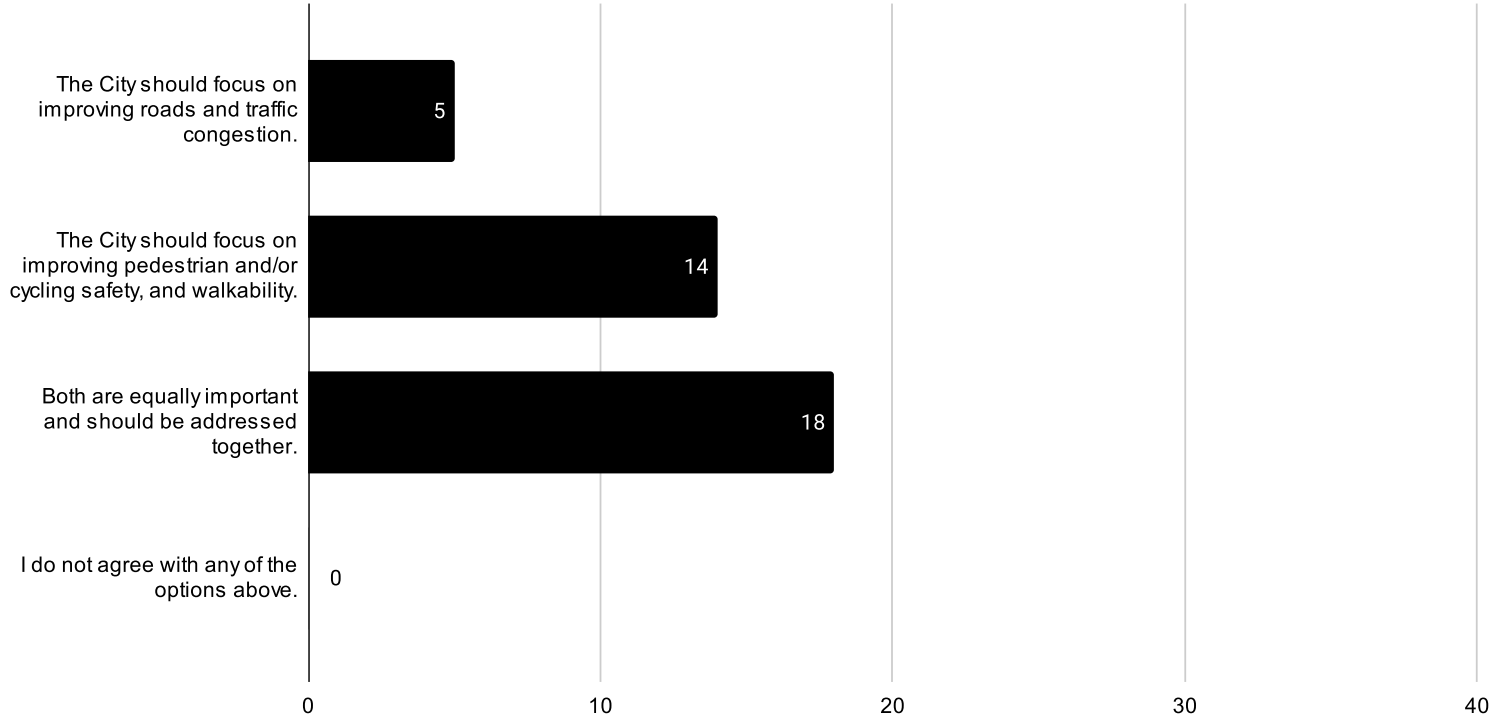
Step 1 Drag & Drop the Pins **Step 2** Scroll Down Below the Map to Leave Comments **Step 3** Submit the Form



https://nactogether.com/virtual/questions/station-3-beautification-2

Given the current state of roads & traffic and the current pedestrian & cycling conditions which do you most agree with?

37 total responses



STATION 4 – MOBILITY (Step 2)

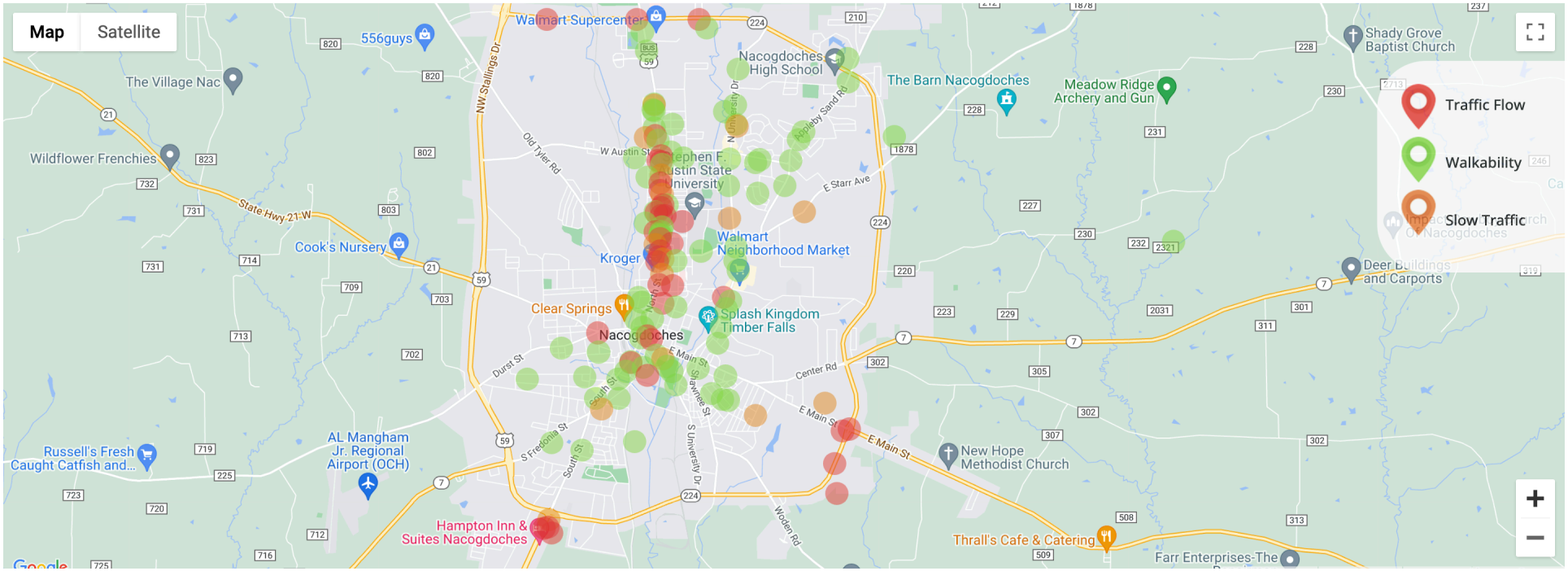
For each question below, drag and drop the appropriate color pin to identify areas in the city where those efforts should be focused. (map pin drop)

Where should we improve traffic flow / congestion? (RED Pin)

Where should we improve walkability or pedestrian / cycling safety? (GREEN Pin)

Where should slow traffic or reduce the amount of cars on the road? (ORANGE Pin)

Step 1 Drag & Drop the Pins **Step 2** Scroll Down Below the Map to Leave Comments **Step 3** Submit the Form



https://nactogether.com/virtual/questions/station-4-mobility-2?v=2&station=5

Card 1

- Gun safety
- Activities for young people

Card 2

- Gun safety
- Inclusion for all demographics

Card 3

- From presentation to engaging elements and visuals, it was well done and informative

Card 4-

- Upgrade North street
- Beautification
- Safety
- Traffic flow improvement

Card 5-

- Informative and engaging

Card 6-

- Very informative
- Liked group engagement
- Visuals to mark

Card 8-

- Trade schools, education
- Churches
- The kids at school to talk to parents
- Flyers for employers

Card 9-

- How to reach demographic groups
- Social media

Card 10-

- Runners social media

Card 11-

- Include suburban families (not jus downtowners)
- Meetings at local schools

Card 12-

- City and SFA collaborating

Card 13-

- Fix the fire department downtown

Card 14-

- Noise pollution
- Drainage of pollutants need to be considered for neighborhoods near SW Stallings

Card 15-

- Speed bumps through neighborhoods
- Sidewalks and bike lanes
- Big trash pick up days
- Recycle

Card 16-

- Beautification of the right side of old Tyler road from intersection of Powers street to railroad cross over at fraternity streets

Card 17-

- Congestion
- Root cause of congestion is motorists travelling to goods/services. In order to discourage traveling through routes which become congested, offer similar services throughout city.
- College increases stress on infrastructure/services spring/fall
- Encourage other routes besides North street

Card 18-

- Maintain parks, add restrooms that are locked at night and sanitized
- Support city water pipe/sewage infrastructure
- Speed bumps in neighborhoods (Clarice and Esther ?)
- Lonestar air pollution
- Recycling needed
- Heavy trash pickup, 1-2 days
- Fix fire department downtown

Card 19-

- Vision themes
- Cultural celebration, arts, history, ethnicity

Card 20-

- The farmers market is an important community gathering place. However it is too small, does not have adequate parking, and has to turn down vendors.
- Move the farmers market to the master gardener's demo garden, which is underutilized.
- It is easily accessible, has room for parking and more vendors, and event entertainment. Also, it is a nicer environment than by railroad.

Card 21-

- Men on the street
- McCrimmon park basketball
- Ritchie Street

Card 22-

- Healthcare
- Mother/infant resources for low income families

Card 23-

- Maintain quality of life and character of the past while maintaining our unique identity to thrive in the future

Card 24-

- Ongoing improvement in quality of life executed through safety, sense of being, family values, historical integrity, community

Card 25-

- Family
- Historic
- Economic

Card 26-

- Preserve
- Improve
- Infill

Card 27-

- Blueberry festival
- Nac ISD bond

Card 28-

- Thoughtfully grow quality of life

Card 29-

- Flooding

Card 30-

- Gun safety
- Public swimming pool
- Plant shade and fruit trees along all sidewalks

Card 31-

- First speaker: difficult accent to understand in these poor acoustics
- All speakers are hard to understand- the acoustics are very poor. Next time choose a different meeting place
- All speakers need to practice speaking slowly and clearly into a microphone

Card 32-

- People without cars
- Youth: ask student groups, talk with youth from solid foundation and boys and girls clubs
- Families and young people, housing units
- People in SE Nac, 21/7 association churches
- Housing units, cypress ridge and orton hill summit

Card 33-

- Youth and families with young children

COMPREHENSIVE PLAN VISIONING SESSION

DEMOGRAPHICS

Date:	August 26, 2022
Group:	Focus group and interview participants
Number of Participants:	11
Primary Language:	English
Location:	Nacogdoches County Courthouse Annex

SUMMARY

Small group visioning session – Focus group and interview participants followed up on ideas discussed during their previous meetings. Participation in this meeting was by invite only, however, the public was welcome to attend and watch the meeting.

WHAT WE DID

Consultant team presented an overview of what was learned in the recent engagement events. The participants were shown a list of key takeaways from the engagement exercises with the community, and they had the opportunity to give their feedback, add important items, and prioritize them.

HOUSING & NEIGHBORHOODS

- Protect my neighborhood integrity
- Need for more quality
- Improve neglected properties
- Stronger code enforcement
- Help people with those instead of fining
- A lot of run down properties
- Quality student housing
- Ensure affordable housing
- Housing options
- Locations of housing? Ex. apartment by Banita Creek
- Housing supply
- Walkability & connections within neighborhoods
- Clean energy for housing / sustainable
- Neighborhood Identity
- Weatherization of low income housing
- Financial hurdle of retro fitting

HISTORIC PRESERVATION

- Everyone loves the bricks
- Very historic architecture
- Challenge & cost of rehabbing historic homes
- Future development doesn't obscure character

HISTORY & CULTURE

- Maintain history & culture
- Celebrate positives & acknowledge negatives
- Storytelling to keep those alive (team name, signage, naming)
- Use art to celebrate
- Acknowledge negative side of history
- Quiet & Charming
- Improve but not lose what we love
- Contradicting
- Diverse but segregated
- Preserve history but capitalize on it more
- Reinforce core values (family, community, small town)
- Shawnee - as a center for that community
- Church Street black businesses forced out - Trail?

BEAUTIFICATION

- Need more attractive gateways
- Ranked high as important
- Vocal about lack of investment
- Law office is exception on North
- Zero scaping
- North Street could look so much better

FINANCIAL SUSTAINABILITY

- Increased transparency
- Know what we can afford
- "Touchy feely" equitable expenditures takes money from our basic infrastructure need
- Be equitable in how prioritizing
- Future investment needs to be ROI focused
- General education
- Tie dept budgets/goals to comp plan goals

OPPORTUNITY & GROWTH ECONOMIC DEV

- Partnerships (University)
- Development of subsidery benefits
- It's a priority
- Education in trades
- Better skilled workforce
- Logistics / Distribution
- Biotech, High Tech Mfg, Softare Dev
- More entertainment for families and young adults
- Expanding tourism
- Not only on historic
- Behind in technology so virtual workers is hard
- Not enough lodging when evenets
- More events that bring the community together
- Want to grow but also value small
- Increase quality jobs
- Foster existing / small businesses
- Invest infrastructure to Attract talent

LAND USE & ZONING

- Not enough retail
- Challenges with R4
- Future industrial areas
- More opportunities for industrial
- Update zoning to protect neighborhood integrity
- Development along creeks / waterways
- Primary jobs

INFRASTRUCTURE

- Broadband
- Water / Sewer issues
- Critical to invest in core infs
- Alignment of CIP with economic dev
- Maintence of existing / reslience
- Green infrastructure / storm water
- Concrete vs Asphalt

NATURAL ENVIRONMENT

- Protect creeks and floodplains
- Trees and beauty of outdoors is key reason many love it here
- Have many parks
- Unique habitats - mill pond, etc

EQUITY

- Get non-profit and orgs together quarterly to collaborate more
- Build parks and amenities in underserved areas first
- connect our lower income families to walk to get groceries
- New industry in parts of town that need it most
- More shops and opportunity in key areas
- Increased skill sets / training / education
- Food deserts
- Funding Opps The Lift Fund - lends to people with credit issues for start ups.
- Encouraging ownership & financial education

HEALTH & WELLNESS

- Not enough senior living
- Working poor can't afford health services
- Balanced health offerings
- We need stores on the East Side
- Food deserts
- Unlock sales tax from existing bonds
- Infrastructure in parks to support use of parks

COMMUNITY FACILITIES

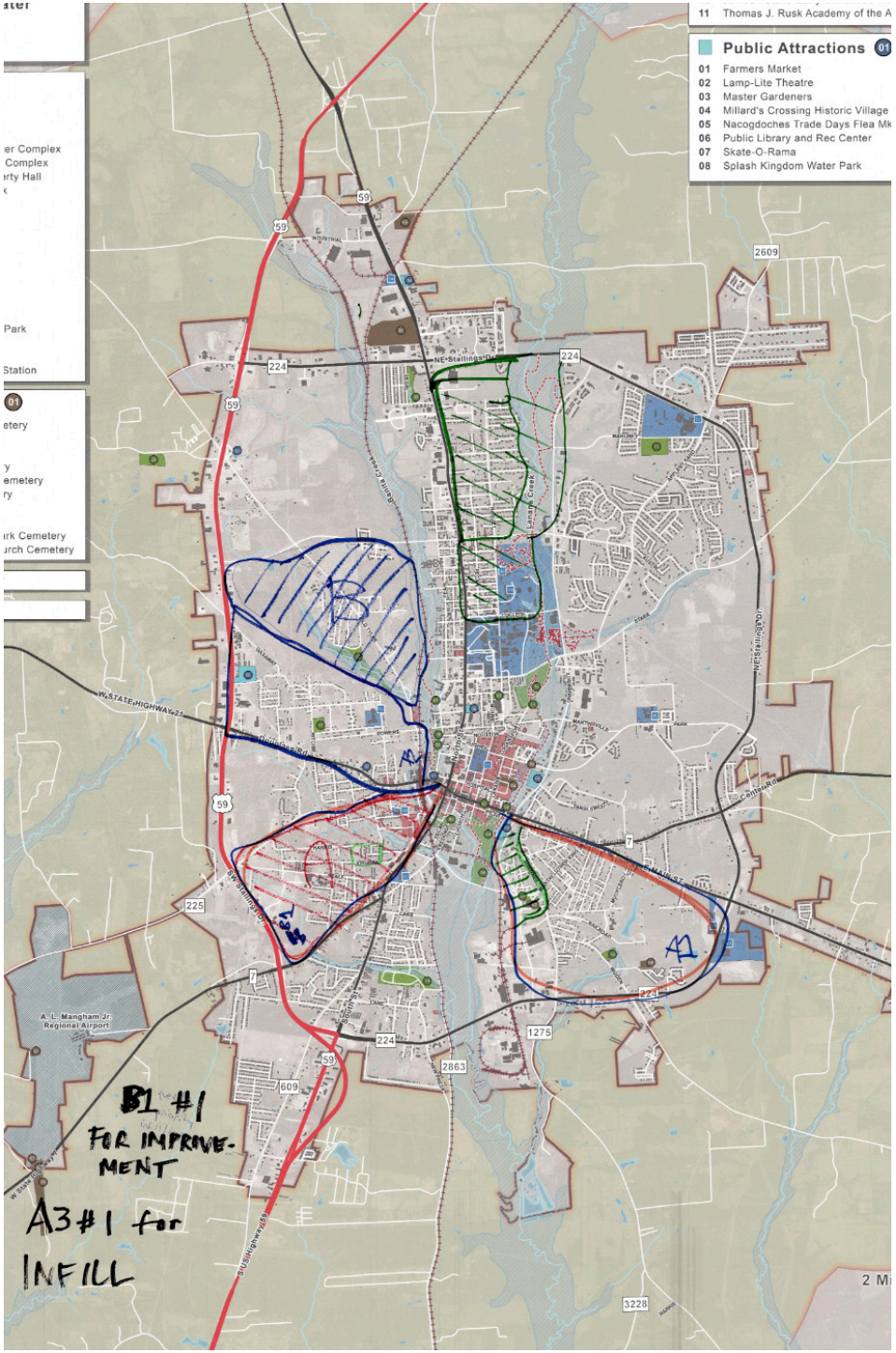
- Protection and restoration of Community Center on Shawnee
- New library as single community resource HUB
- Parks in areas that don't have close access
- Rec Center closer to areas where walking is needed

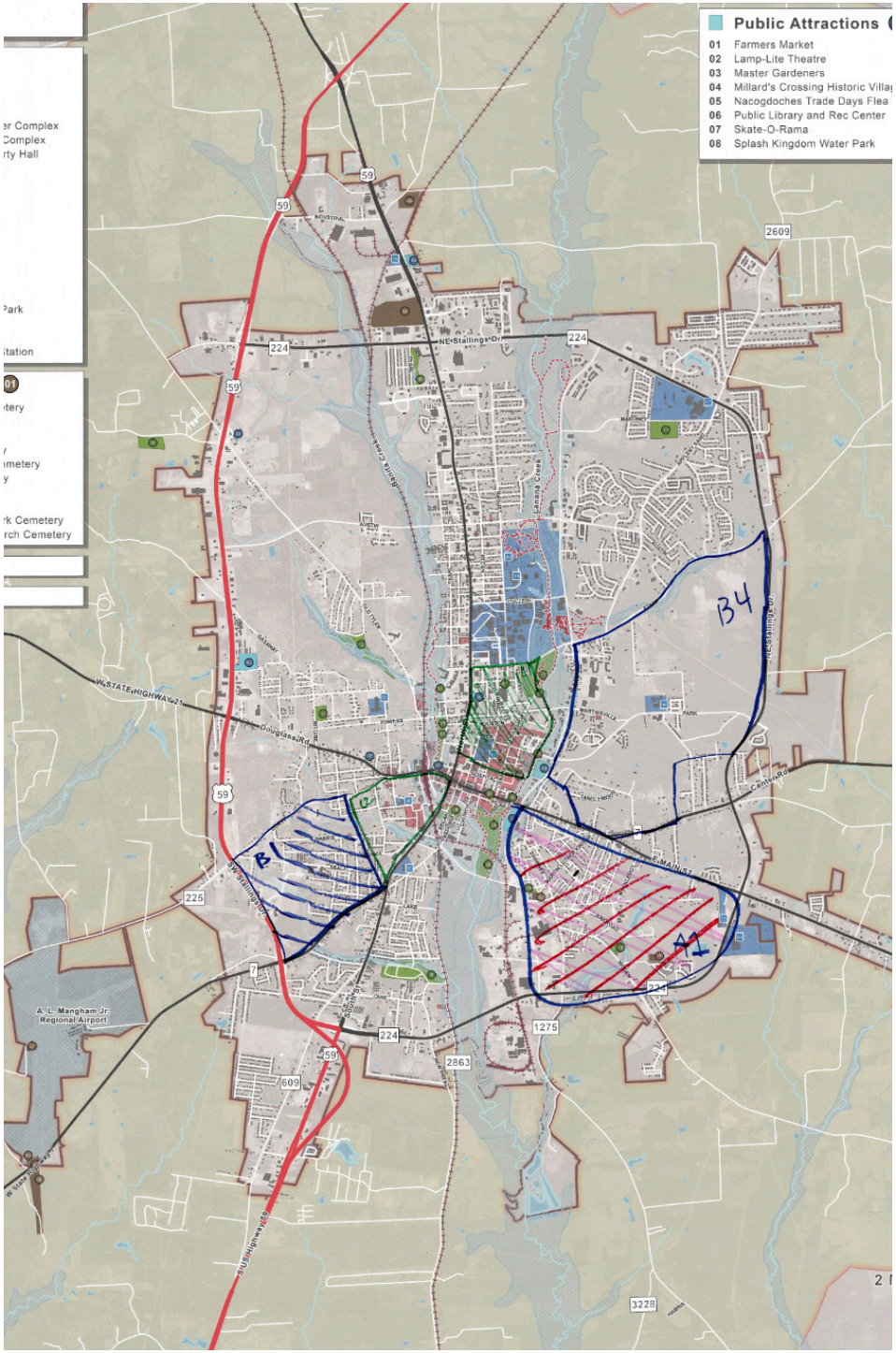
WALKABILITY & PEDESTRIAN

- Cycling connections & safety
- Sidewalks
- Too car 1st oriented
- Pedestrian bridges, safer crossing
- East West options for bikes
- North South for bikes too
- Create hike & bike trail for East Texas
- Certain communities need better connection to basic services
- Connectivity
- Complete Streets
- Safe routes to school

ROADS, TRAFFIC, TRANSPORATION

- Better Bus Stops
- Better Last Mile
- North Street is a problem
- Parking perception downtown
- Signal light timing
- I-69 is an opportunity for land use and access to different parts of Nac
- Mobility impaired - what are their issues?


11 Thomas J. Rusk Academy of the A
Public Attractions 01
01 Farmers Market
02 Lamp-Lite Theatre
03 Master Gardeners
04 Millard's Crossing Historic Village
05 Nacogdoches Trade Days Flea Mk
06 Public Library and Rec Center
07 Skate-O-Rama
08 Splash Kingdom Water Park
B1 #1 FOR IMPROVE-MENT
A3#1 for INFILL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04 Millard's Crossing Historic Villa
05 Nacogdoches Trade Days Flea
06 Public Library and Rec Center
07 Skate-O-Rama
08 Splash Kingdom Water Park
B4
B1
A1

DOWNTOWN PLAN PUBLIC MEETING

DEMOGRAPHICS

Date:	September 19, 2022
Group:	Public
Number of Participants:	30
Primary Language:	English
Location:	Fredonia Hotel

WHAT WE DID

Mapping exercises, discussion questions and polling questions.

SUMMARY

Exercise 1: (map)

Indicate on a 200 scale map of the downtown area what your group consider as being:

- The downtown core - RED
- The larger downtown area - BLUE
- Transition areas between downtown and the surrounding neighborhoods - GREEN

Exercise 2:

Choose 5 out of the 12 items that your group considers the most important needs for downtown and prioritize them from highest to lowest priority.

Item 1: Walkability: -Better sidewalks, trails, and connections

Item 2: Landscaping: -More greenery, flower beds, planters, trees, etc.

Item 3: Children Activities: -More things for children to do

Item 4: Plazas + Parks: -More plazas, parks and/or open spaces

Item 5: Retail + Restaurants: -More variety retail and restaurants

Item 6: Housing: -More housing options in and/or adjacent to downtown

Item 7: Gateways + Signage: -More/better Downtown gateways + signage

Item 8: Festival Park:-Improvement to the park

Item 9: Parking: -More parking

Item 10: Bicycle Facilities: -Addition of bicycle lanes and bicycle parking

Item 11: Outdoor Events + Festivals: -More outdoor entertainment

Item 12: Other: (please specify)

Exercise 3:

Draft a vision statement for downtown.

GROUP 1

1. Retail
2. Housing
3. Walkability
4. Signage/Gateway
5. Festival Park

Vision: Restoring the charm of being the oldest city in Texas.

GROUP 2

1. Walkability
2. Retail & Restaurants
3. Children's stuff to do
4. Bike & bike parking
5. Entertainment

Vision: In Downtown Nacogdoches, we strive for a family-oriented destination being inclusive to all residents. Preserving our true history, with a vision of what the future and growth of Nac could be for our children.

GROUP 3

1. Walkability
2. Gateway/Signage
3. Bicycle Facilities
4. Outdoor Events & Festivals (Permanent Awnings + Shade, Misters/Fans)
5. Landscaping

*Draw them in with beauty then add more retail + restaurants

Vision: Downtown Nacogdoches is connection, community, and experiences. (The destination for the arts in East Texas!)

GROUP 4

1. Parking
2. Retail & Restaurants (and more)
3. Public Restrooms
4. Outdoor Events & Festivals
5. Landscaping/ Shade/ Trees

Vision: Nacogdoches, TX. Preserving the past, building a future.

GROUP 5

1. Walkability
2. Landscaping
3. Parking
4. Gateway/Signage
5. Building Vacancies

Vision: A walkable and accessible downtown linked by clearly marked and landscaped walkways from Banita to Lanana Creeks.

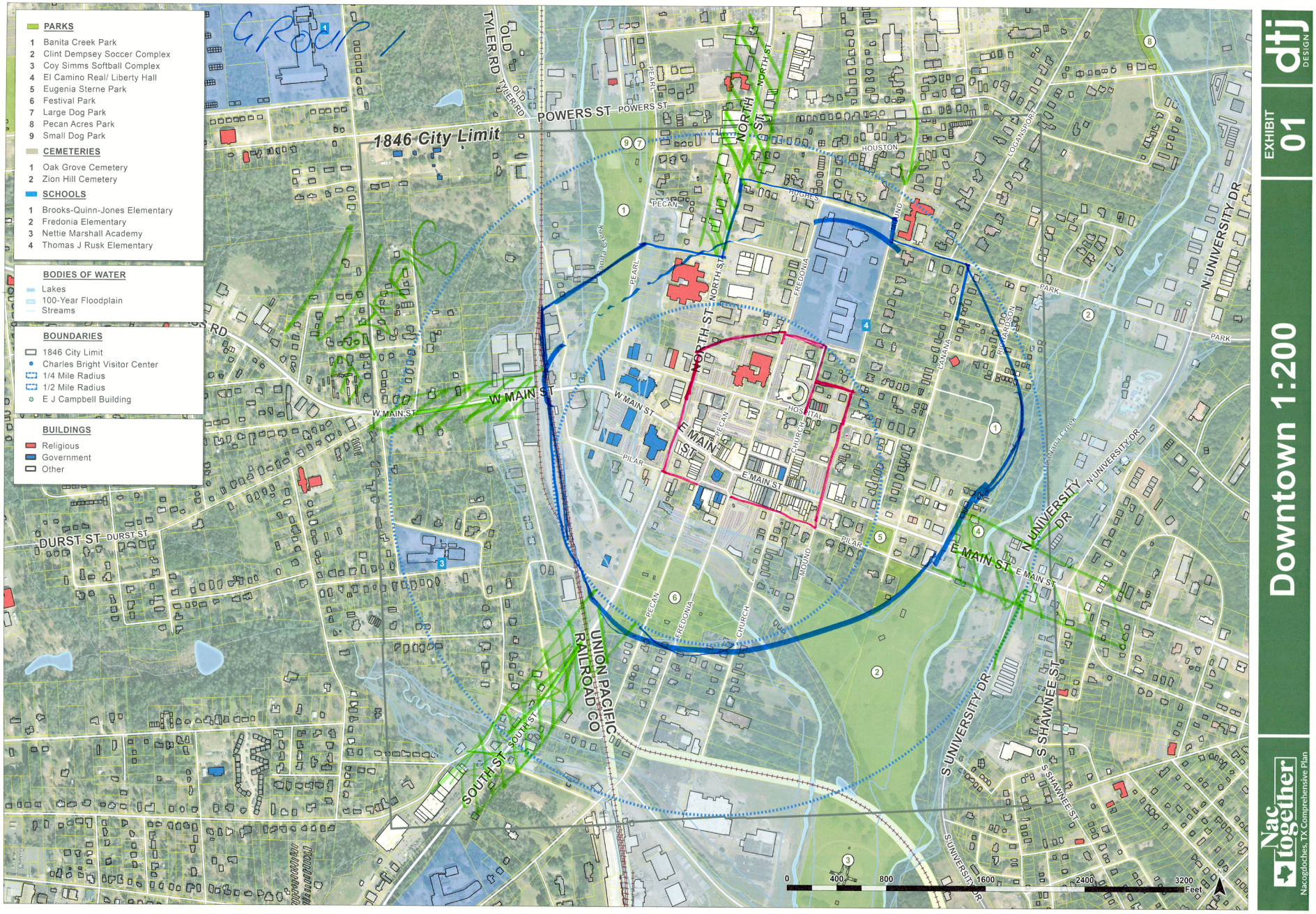
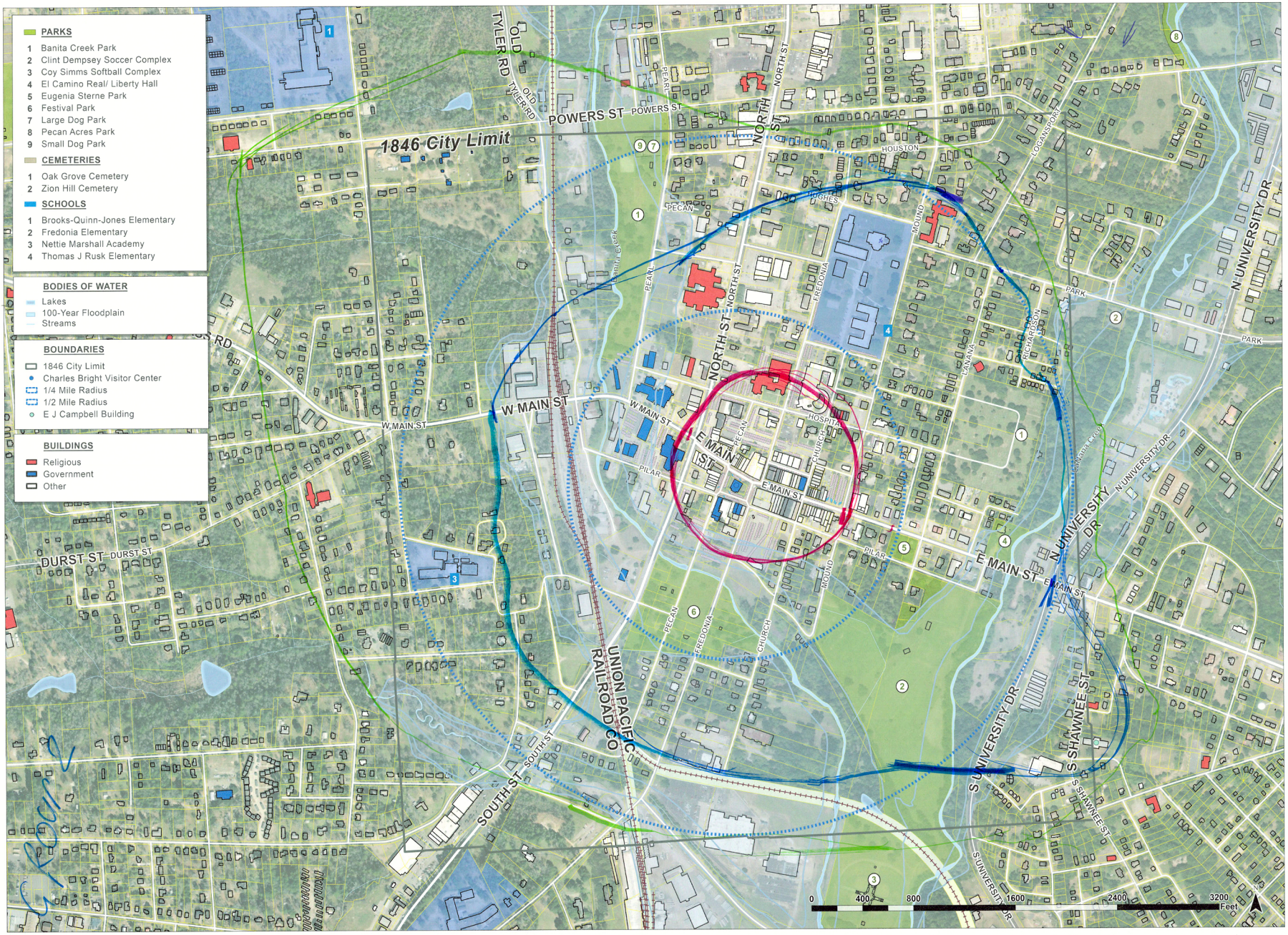


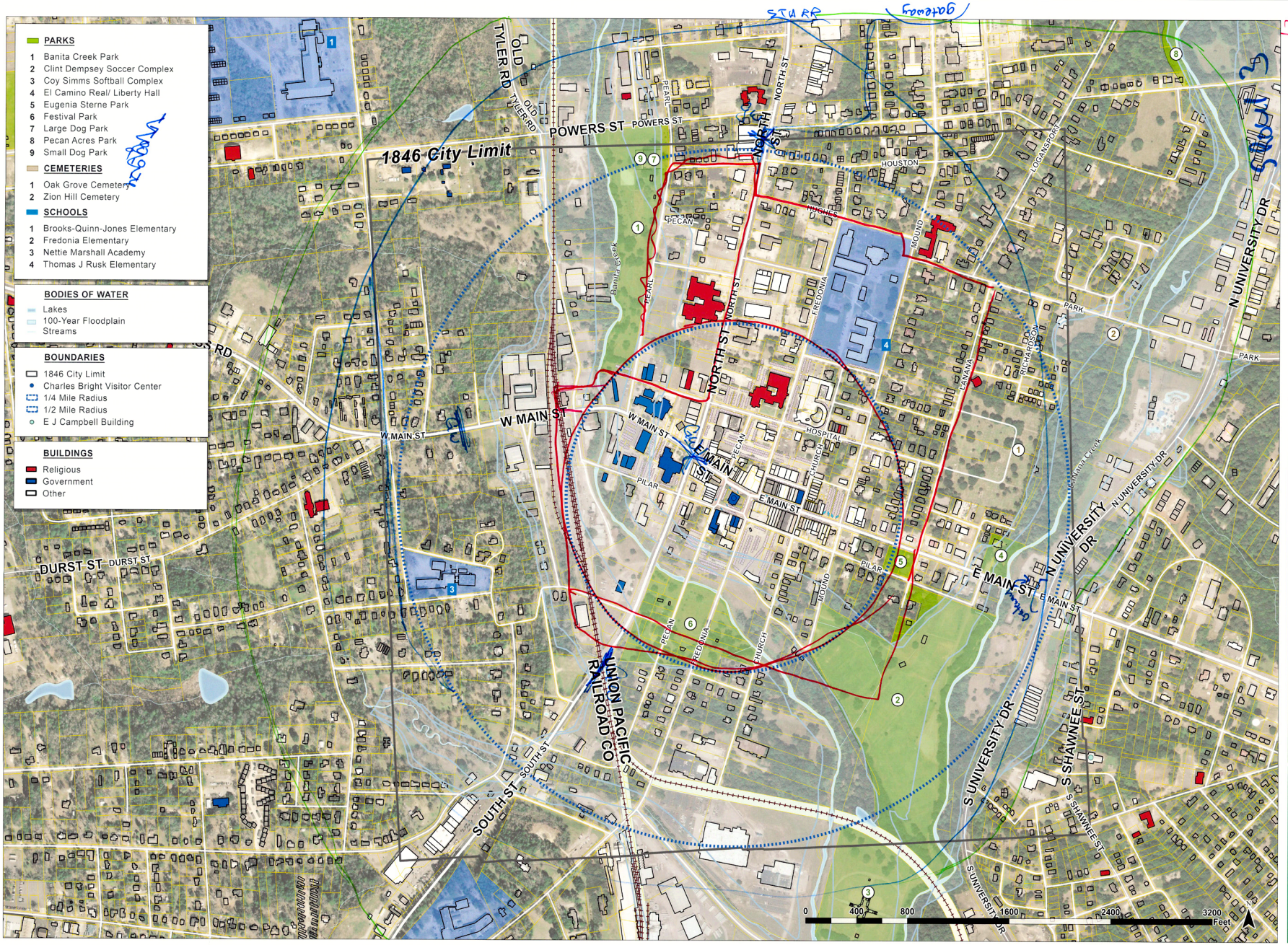
EXHIBIT 01

Downtown 1:200

Nac together — Nacogdoches, TX Comprehensive Plan

dtj DESIGN


PARKS
1 Banita Creek Park
2 Clint Dempsey Soccer Complex
3 Coy Simms Softball Complex
4 El Camino Real/ Liberty Hall
5 Eugenia Sterne Park
6 Festival Park
7 Large Dog Park
8 Pecan Acres Park
9 Small Dog Park
CEMETERIES
1 Oak Grove Cemetery
2 Zion Hill Cemetery
SCHOOLS
1 Brooks-Quinn-Jones Elementary
2 Fredonia Elementary
3 Nettie Marshall Academy
4 Thomas J Rusk Elementary
BODIES OF WATER
Lakes
100-Year Floodplain
Streams
BOUNDARIES
1846 City Limit
Charles Bright Visitor Center
1/4 Mile Radius
1/2 Mile Radius
E J Campbell Building
BUILDINGS
Religious
Government
Other
1846 City Limit
POWERS ST
W MAIN ST
E MAIN ST
NORTH ST
DURST ST
SOUTH ST
UNION PACIFIC RAILROAD CO
N UNIVERSITY DR
S UNIVERSITY DR
S SHAWNEE ST
TYLER RD
OLD TYLER RD
PECAN
PEARL
FREDONIA
CHURCH
PILAR
MOUND
HOUSTON
HIGHER
LOGANSPORT
RICHARDSON
LANANA
PARK
HOSPITAL
Banita Creek
0 400 800 1600 2400 3200 Feet
EXHIBIT 01
Downtown 1:200
dtj DESIGN
Nac together
Nacogdoches, TX Comprehensive Plan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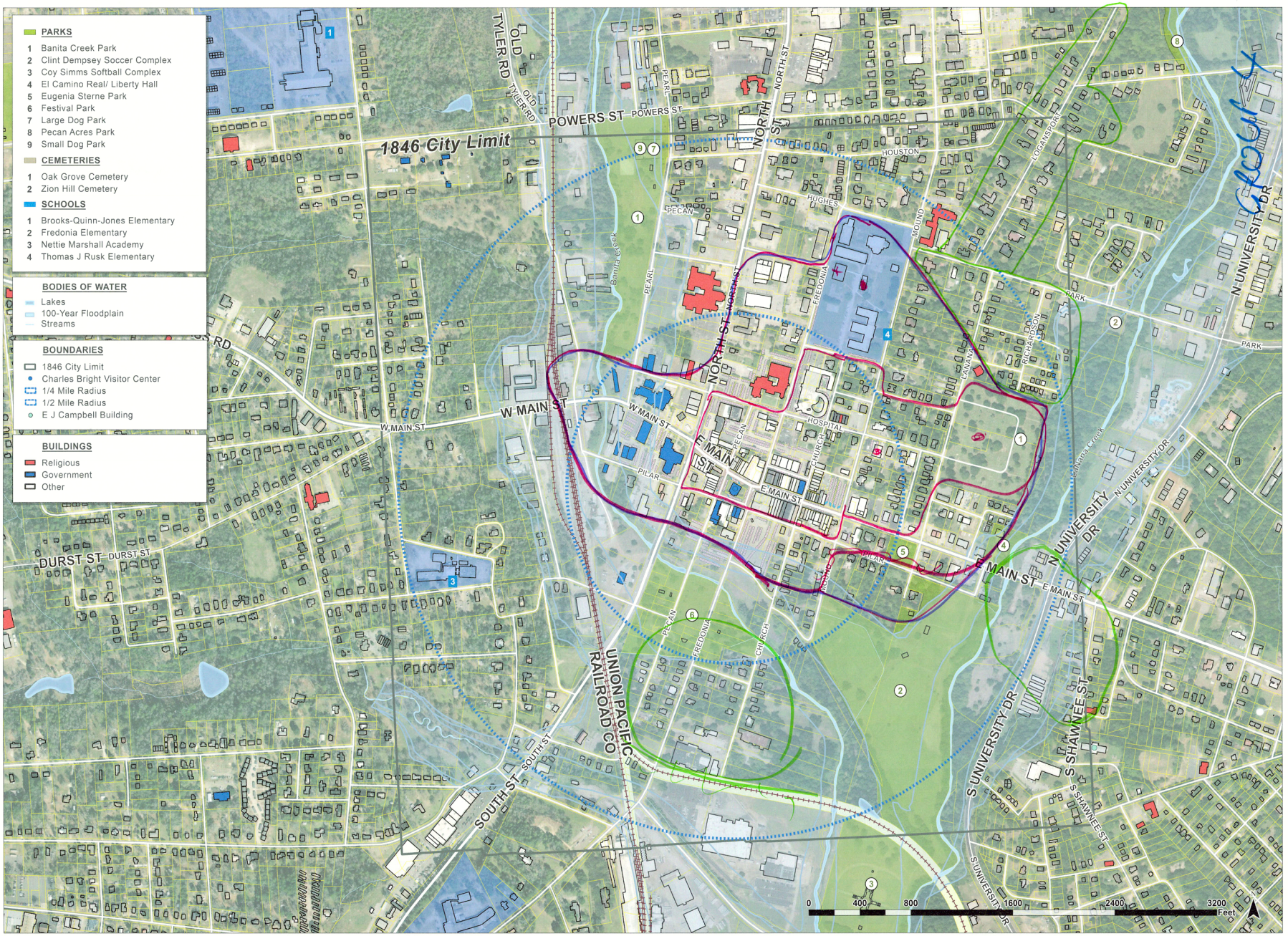
Nac Together
Nacogdoches, TX Comprehensive Plan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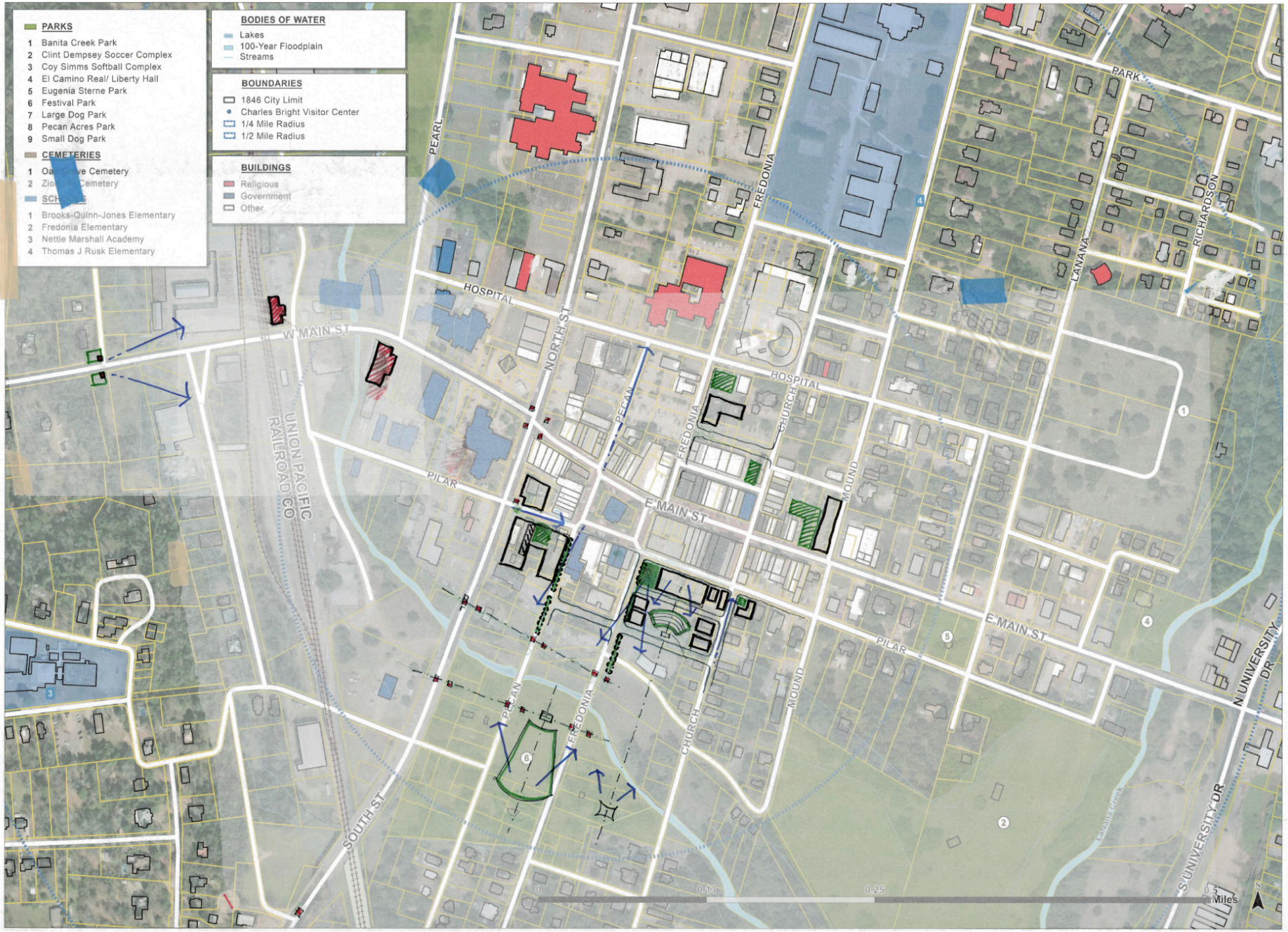
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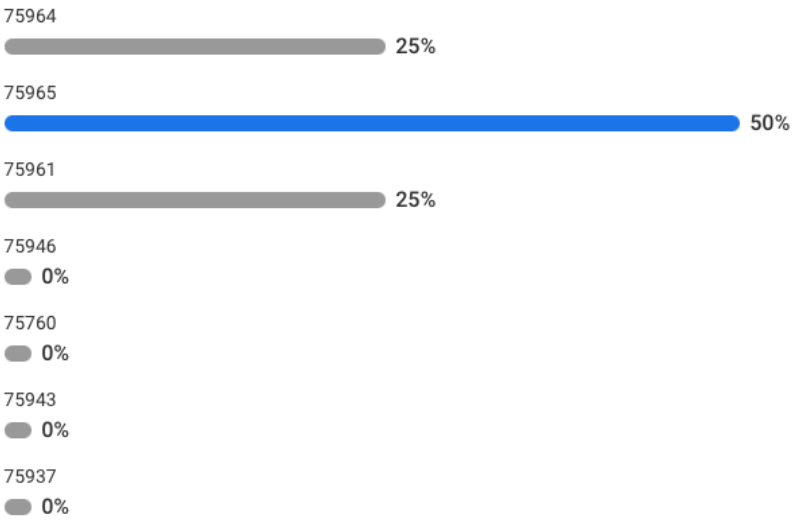
POLLING QUESTION RESULTS

What is your ZipCode?

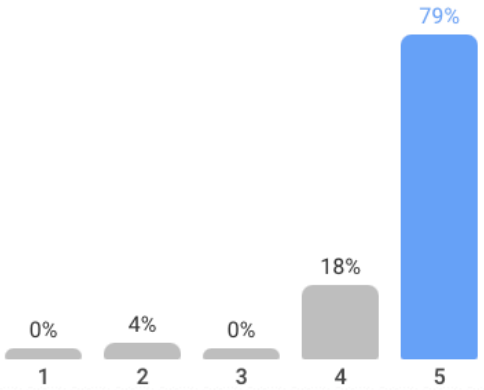
24



I feel safe in downtown.(1 star = strongly disagree to 5 star = strongly agree)

28

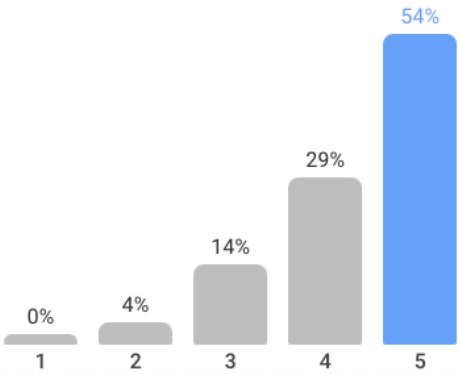
Score: 4.7



I feel welcome in downtown.(1 star = strongly disagree to 5 star = strongly agree)

28

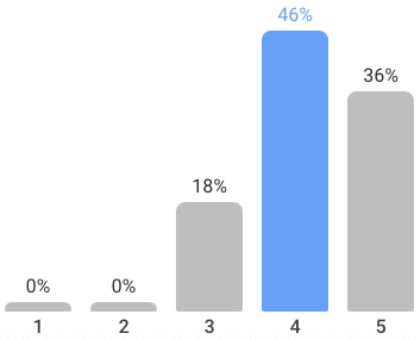
Score: 4.3



It is easy for me to walk within downtown.(1 star = strongly disagree to 5 star = strongly agree)

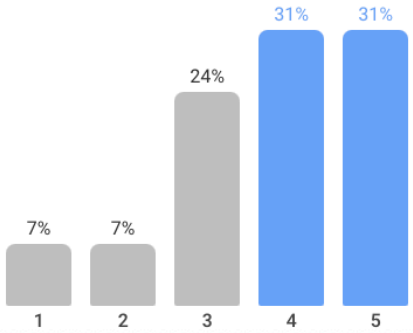
28

Score: 4.2



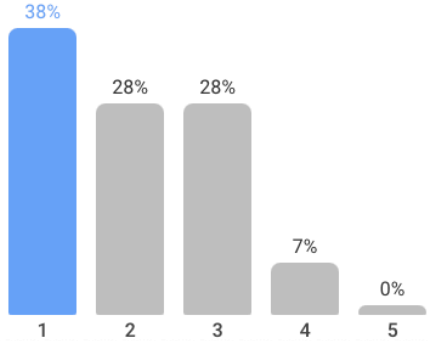
It is easy for me to find parking in downtown.(1 star = strongly disagree to 5 star = strongly agree) 29

Score: 3.7



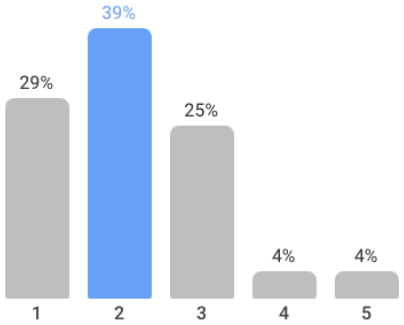
I like the shopping options downtown.(1 star = strongly disagree to 5 star = strongly agree) 29

Score: 2.0



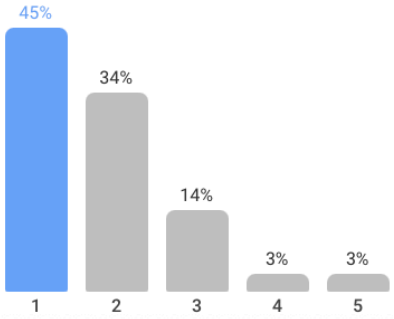
I like the variety of dining options downtown.(1 star = strongly disagree to 5 star = strongly agree) 28

Score: 2.1



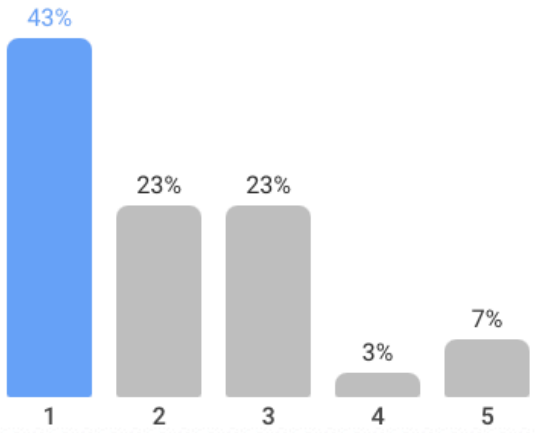
I have plenty of entertainment options downtown(1 star = strongly disagree to 5 star = strongly agree) 29

Score: 1.9



There is an adequate supply of housing options downtown.(1 star = strongly disagree to 5 star = strongly agree) 30

Score: 2.1



Which best describes you? 31

I live in Downtown Nacogdoches
3%

I live in Nacogdoches, but not Downtown
77%

I own a business in Downtown
10%

I own real estate in Downtown
3%

I work in Downtown
10%

DOWNTOWN DESIGN CHARRETTE

DEMOGRAPHICS

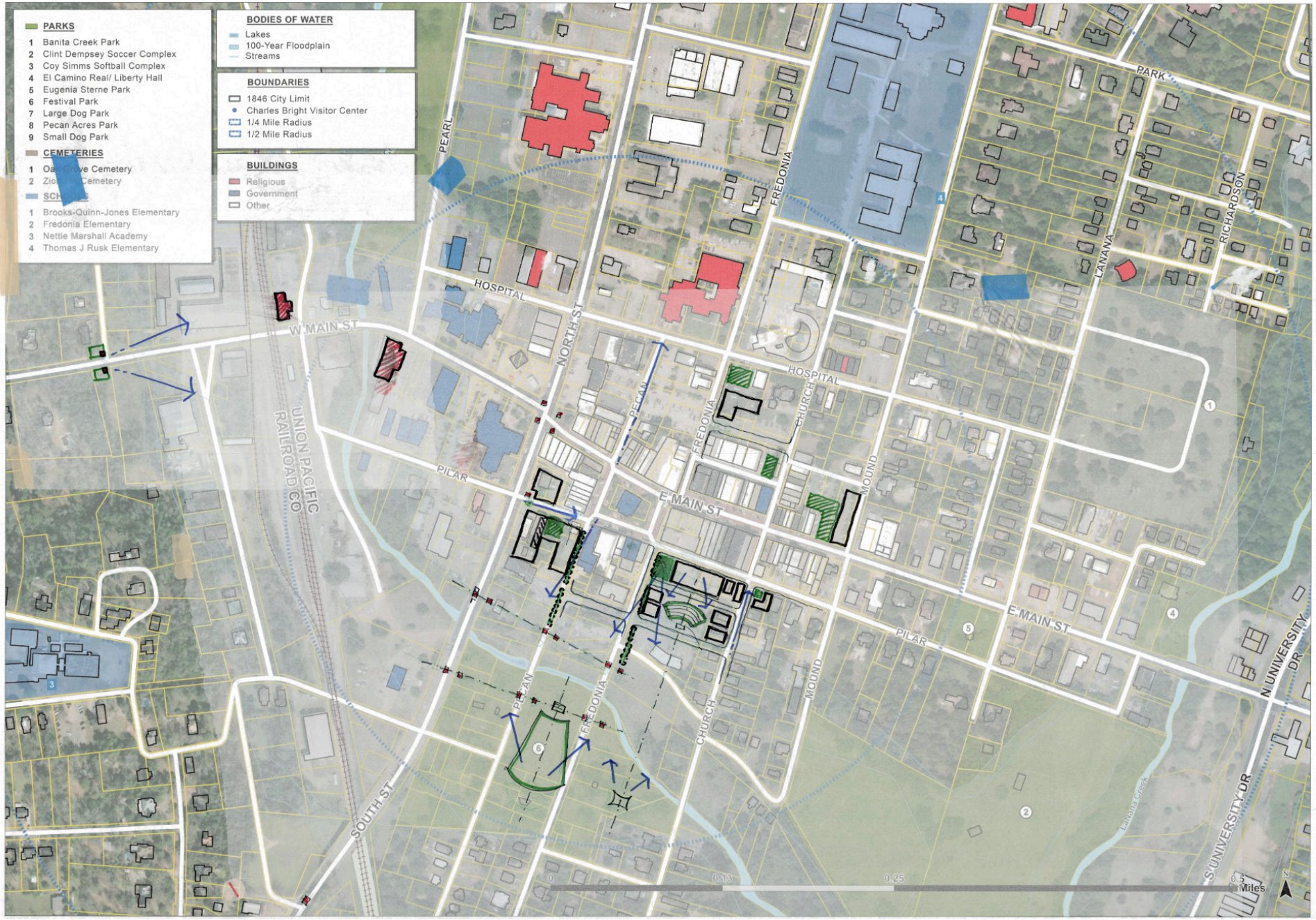
Date:	September 20-21, 2022
Group:	Open to public but only invited participants could give feedback
Number of Participants:	10 at presentation, multiple visitors throughout charette
Primary Language:	English
Location:	Cole Art Center

WHAT WE DID

The downtown design charrette took place over two days. The consultant team brainstormed various downtown ideas and topics, including historic preservation, parking, event spaces, plazas, walkability, catalyst projects, etc. They sketched out their ideas and then shared them with staff, downtown business owners and stakeholders for their feedback at the end of each day.

SUMMARY

A design charrette is a collaborative event during which designers brainstorm ideas for feedback from stakeholders during the event itself. Members of the public were welcome to stop by between 12pm and 2pm each day to observe the design team's process of brainstorming and sketching out ideas.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Streams
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1/4 Mile Radius
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BUILDINGS
Religious
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Other
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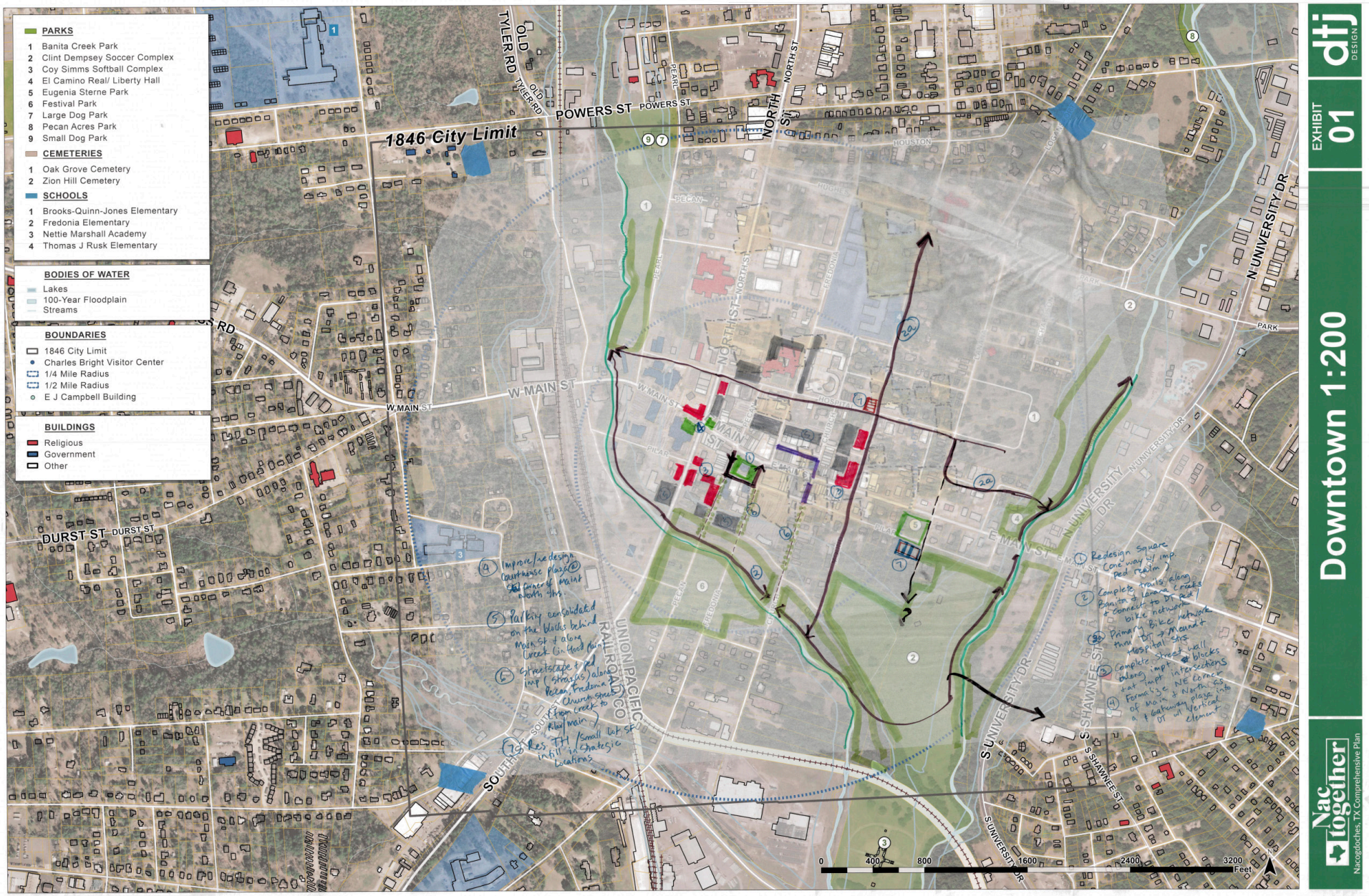
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dtj DESIGN
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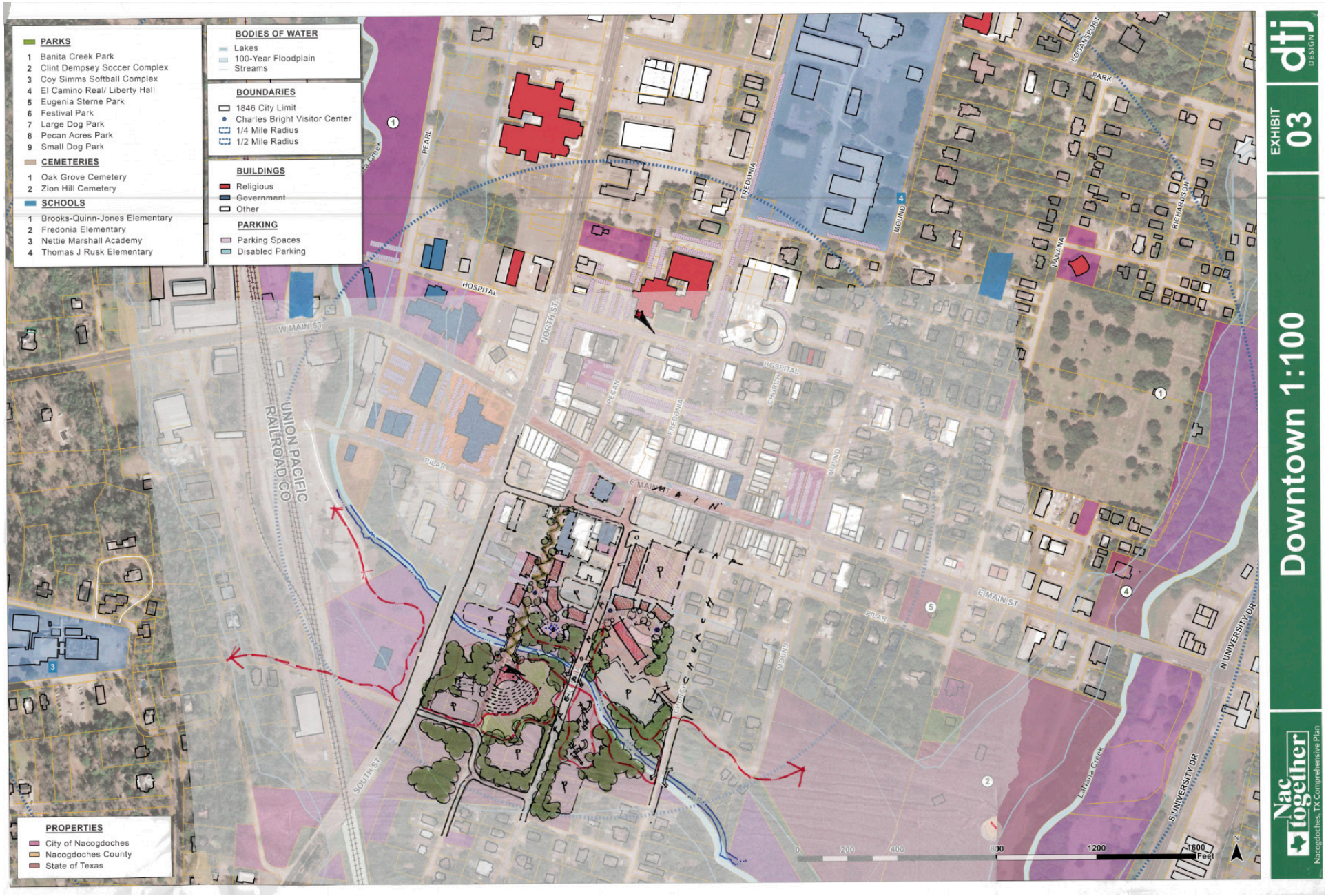
Nacogdoches TX Comprehensive Plan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Disabled Parking
PROPERTIES
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Nacogdoches County
State of Texas
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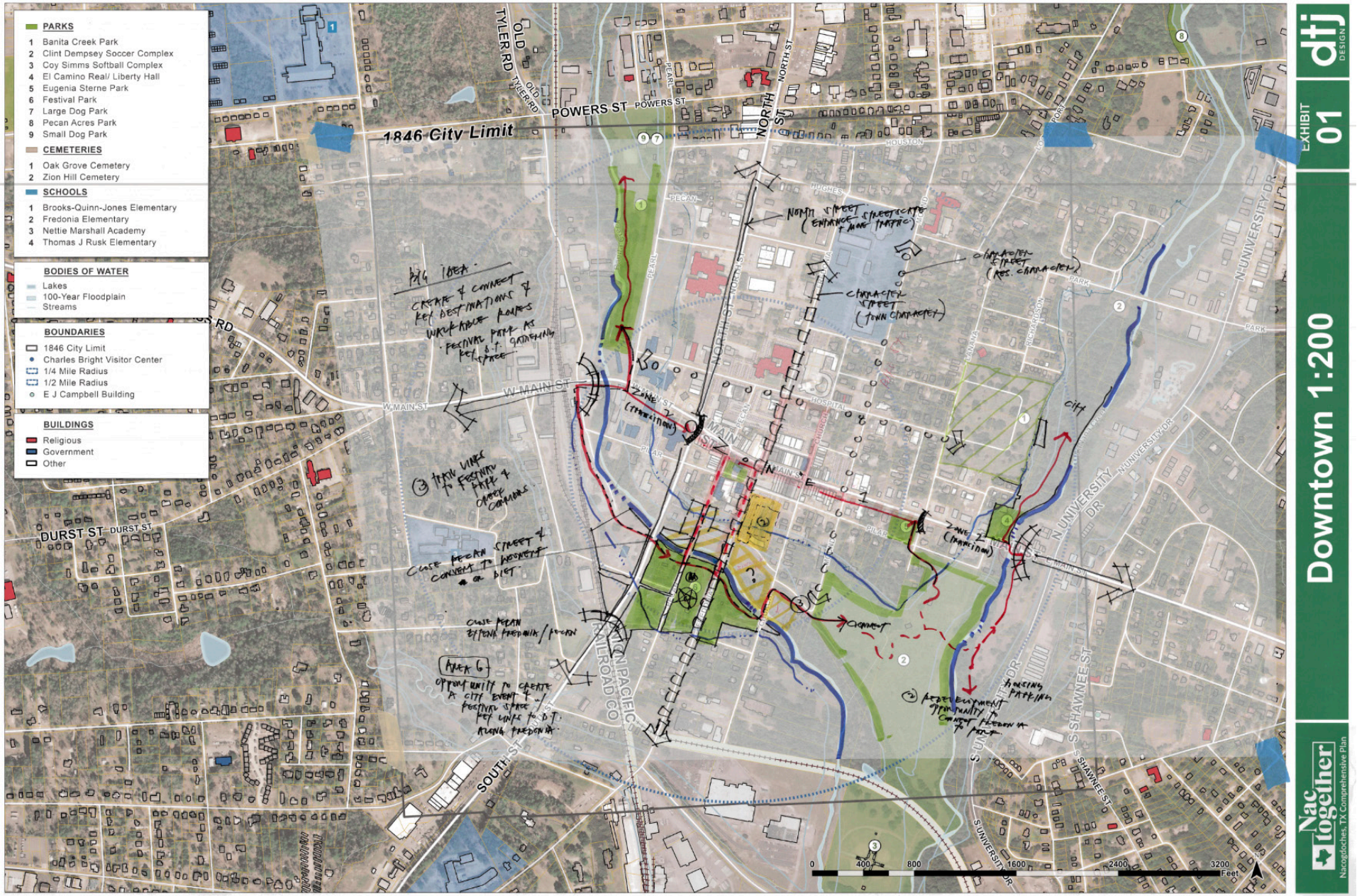
Downtown 1:100
Nac Together
Nacogdoches, TX Comprehensive Plan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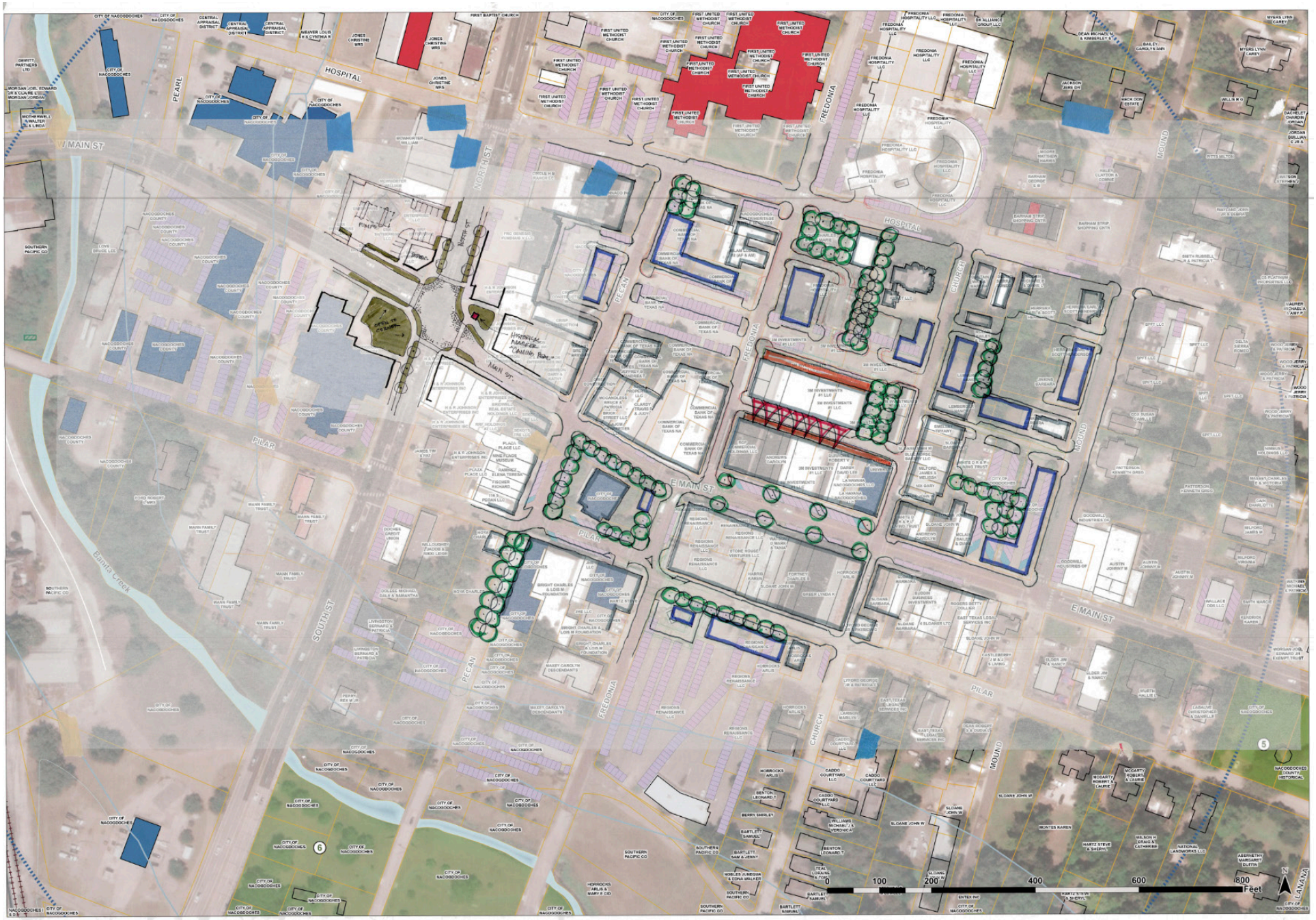
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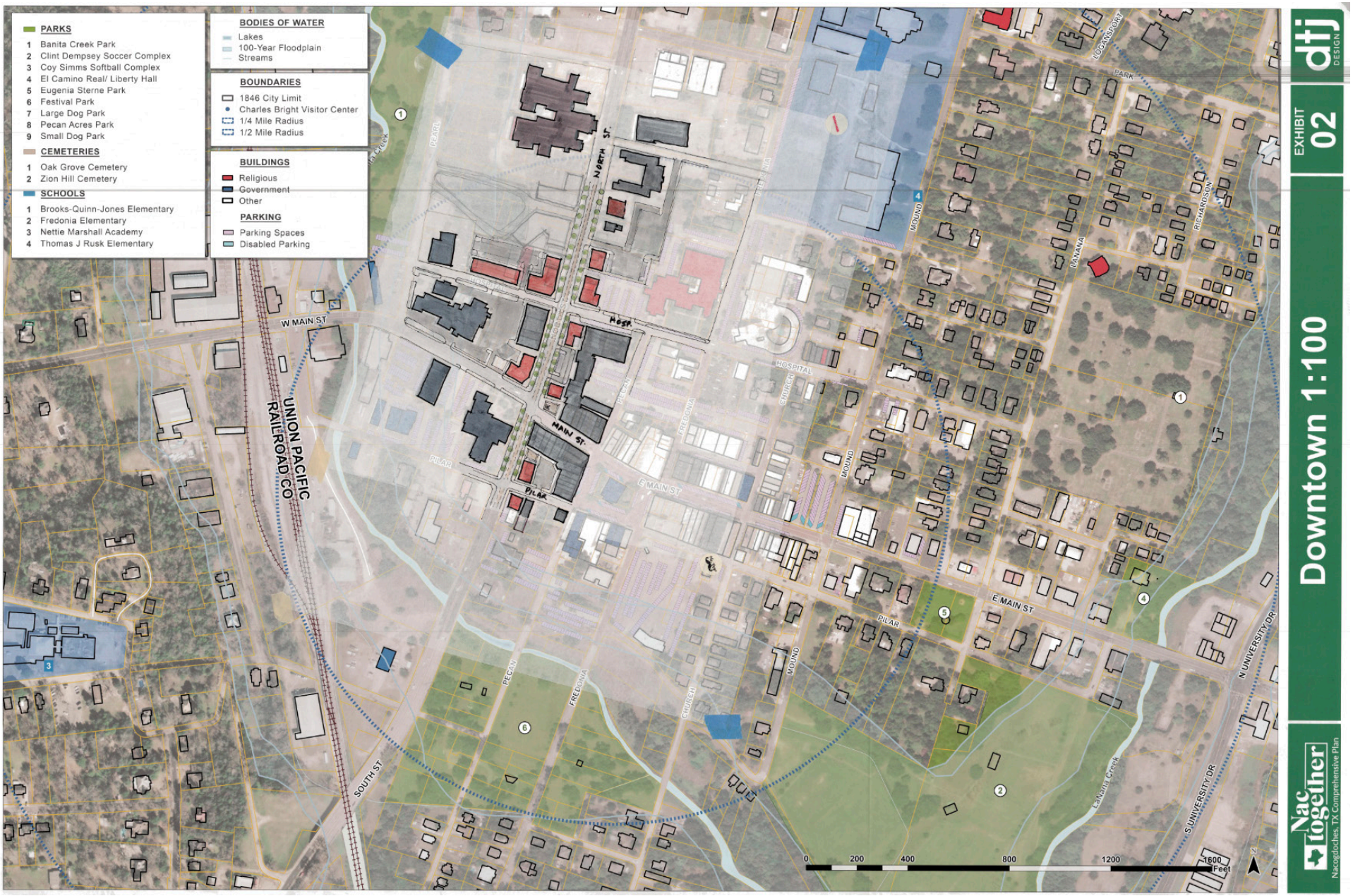
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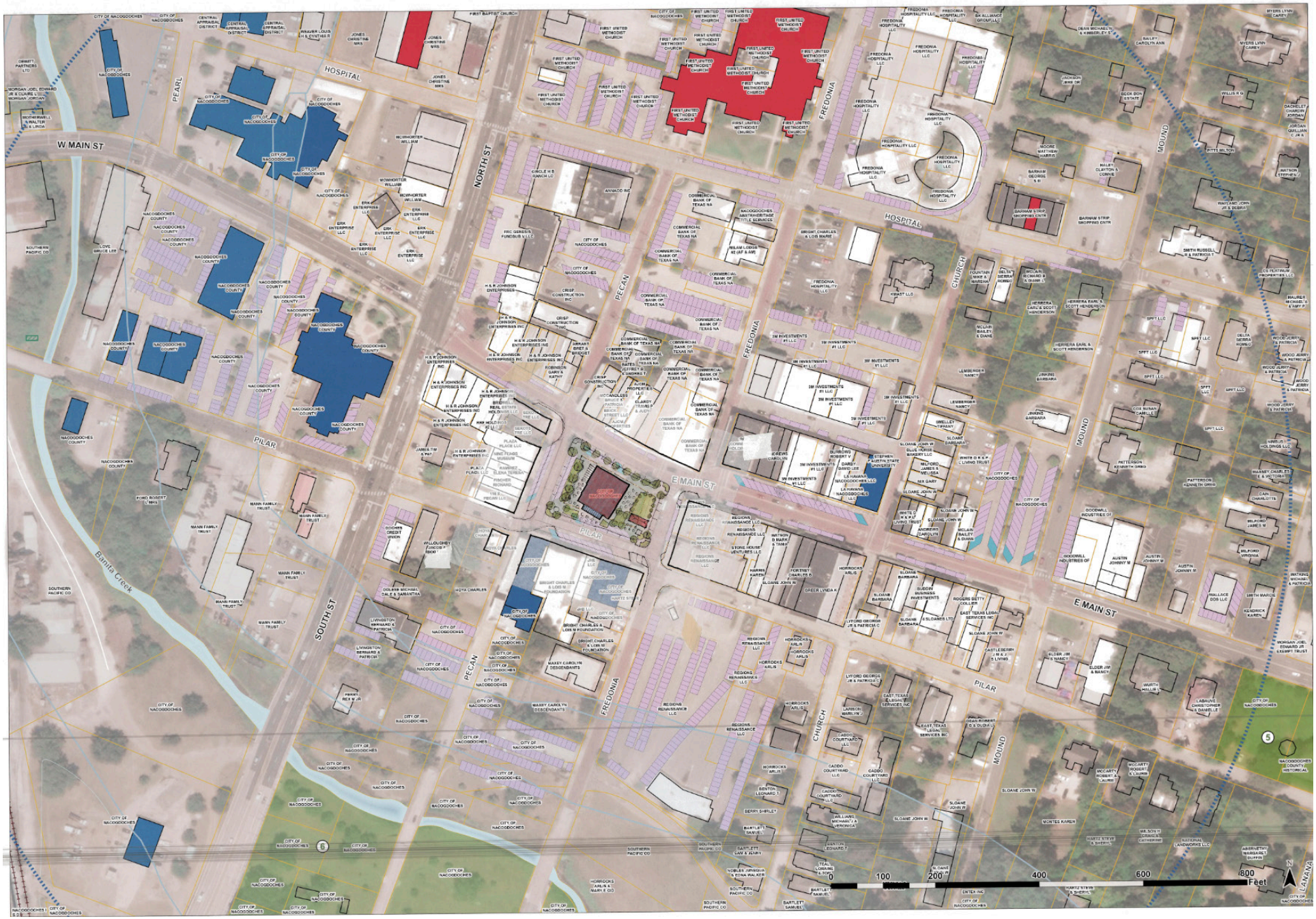
EXHIBIT 02
Downtown 1:100
dtj DESIGN
Nac together
Nacogdoches, TX Comprehensive Plan

① Intersection of North & Main
② Pedestrian Realm improvements in core
③ SQUARE - Increase usable pedestrian area
④ Visitor Center - combine w/ other uses to activate the space
⑤ CONNECT PARKS/TRAILS TO DOWNTOWN/ GREENWAYS
⑥ PLAN FOR BIKES & MICROMOBILITY (connection to campus)
⑦ MOVE Farmers Market to SQUARE
⑧ PLAN THE SCHOOL SITE - EMPHASIZE HISTORIC BUILDING
⑨ PED. CROSSING @ BARKER & NORTH AVE
⑩ HIGH PARK VIEW DEVELOPMENT
⑪ "GREEN PARKING" IN FLOOD ZONE
Main
North
Madison Farmers Market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ON-THE-STREET ENGAGEMENT

ON-THE-STREET ENGAGEMENT AT BLUEBERRY FESTIVAL

DEMOGRAPHICS

Date:	June 11, 2022
Group:	
Number of Participants:	
Primary Language:	English
Location:	Downtown

WHAT WE DID

xxx

SUMMARY

xxx

NEED INFO FROM CLIENT

ON-THE-STREET ENGAGEMENT 9-24

DEMOGRAPHICS

Date:	September 24, 2022
Number of Participants:	66
Primary Language:	English
Locations:	Farmer's Market, Downtown, Arts Festival, SFA football game

WHAT WE DID

Talked to people about the project, encouraged them to take the survey, and quickly discussed what they want to see from Nacogdoches.

SUMMARY

- Young entrepreneurs (especially women) want to continue to see more opportunities like the arts festival and farmers market to be able to showcase their work.
- College students want more night life in downtown.
- Residents want to see new businesses respect the identity of Nacgodoches and to protect downtown's charm.
- People want more things to do and pointed at the weekend's programming as moving in the right direction.
- A couple of college students mentioned they would consider staying in Nacogdoches post-graduation.

In summary...people want things to do downtown! Bars, restaurants, events, etc.

Demographics:

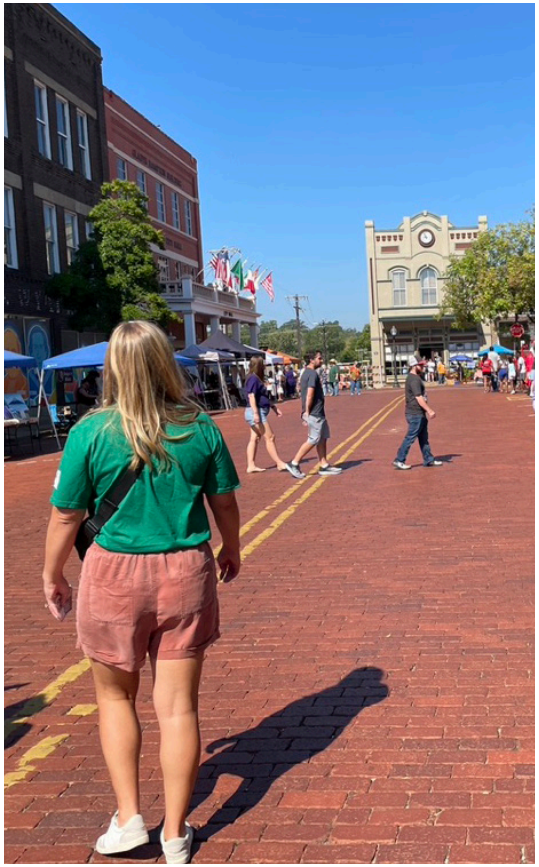
Total engagements	66		
Under 18	1	American Indian or Alaska Native	0
18 to 24 years	40	Asian	0
25 to 34 years	5	Black or African American	13
35 to 44 years	8	Hispanic or Latino	11
45 to 54 years	5	Multi-ethnic	0
55 to 64 years	4	Native Hawaiian or Other Pacific Islander	0
65 to 74 years	3	White or Caucasian	42
75+	0		
SFA Students	40		

Welcome
NACOGDOCHES
Est. 1779
OLDEST TOWN IN TEXAS
home sweet home
NACOGDOCHES, TEXAS

NO SMOKING ALLOWED

TEXAS REVOLUTIONARY WAR SOLDIER
"RUNNING TO THE

Banita Creek
Hall



KAPPA EPSILON
BETTER MEN FOR A BETTER WORLD
TAU KAPPA EPSI
BETTER MEN FOR A BETTER WORLD

ON-THE-STREET ENGAGEMENT AT DIA DE LOS MUERTOS FIESTA

DEMOGRAPHICS

Date:	November 5, 2022
Number of Participants:	44
Primary Language:	English
Locations:	Downtown

WHAT WE DID

Talked to people about the project, encouraged them to take the survey, and quickly discussed what they want to see from Nacogdoches.

SUMMARY

- Many people echoed what we have heard in other conversations — they want more things to do in downtown! They loved the event and would like more reasons to come downtown more often.
- Some people also mentioned wanting Nacogdoches to be more walkable and bikeable.

This event would have benefited from a live translator – we missed out on talking to several people because we did not speak Spanish.

Demographics:

Total engagements	44		
Under 18	5	American Indian or Alaska Native	0
18 to 24 years	5	Asian	0
25 to 34 years	0	Black or African American	3
35 to 44 years	13	Hispanic or Latino	31
45 to 54 years	11	Multi-ethnic	0
55 to 64 years	5	Native Hawaiian or Other Pacific Islander	0
65 to 74 years	0	White or Caucasian	10
75+	2		

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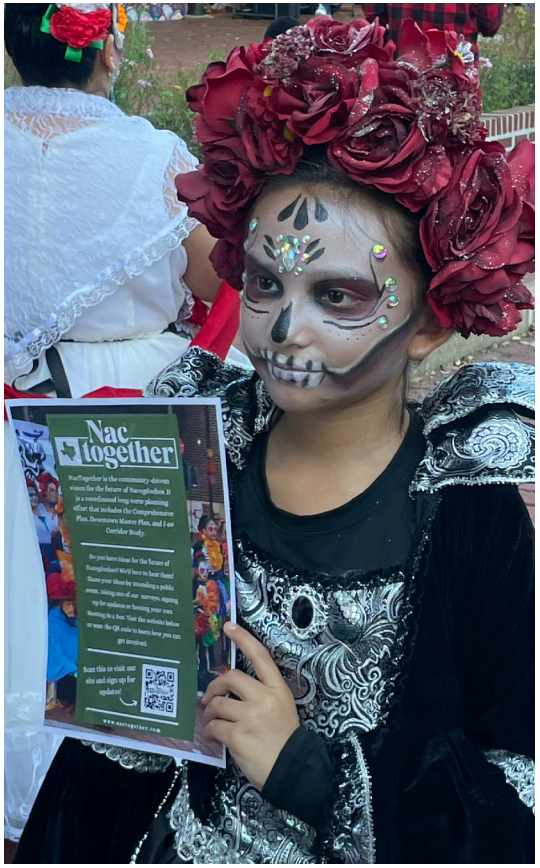
Be sure to visit our website at www.nactogether.com and fill out our surveys! Sign up for project updates while you're there.
Scan this to visit our website!

Nac together
Para obtener más información sobre el proyecto de planificación NacTogether, escanee el código QR o visite nactogether.com


Nac together

Nac together

FOCUS GROUPS

ECONOMICS FOCUS GROUP

DEMOGRAPHICS

Date:	August 17, 2022
Primary Language:	English
Number of Participants:	9
Location:	C.L. Simon Recreation Center

WHAT WE DID

Led a discussion with the group about local economic priorities, needed industries, tourism, housing, and increasing and retaining local talent.

SUMMARY

Economic priorities for Nacogdoches:

- Preparation for the completion of I-69
- Available housing
- Connectivity- building internet/cable communications
- Attracting large scale big box industries to Nacogdoches
- Hospital district tax issue
- More educated and skilled workforce
- Grow SFA (enrollment growth)
- Infrastructure is lacking, behind on construction costs because there are no incentives
- Must identify sites for future economic development
- Expansion of airport- aviation industry.
- More funding for law enforcement (Nac thoroughfare for drug activity)
- Cemeteries run by city should be income neutral
- Expand tax base
- Culture: promote tourism. Capitalize and take advantage of downtown
- Concerns about community complacency pulling back progress
- Rest stop could be in Nac, generally every 40 miles

Industries needed in Nacogdoches:

- More trades (trade schools). Includes plumbing, electrical, general building trades
- Healthcare: (lab, lab techs, therapists, etc)
    - Training for more roles, there are programs for 2 year certificates that give people great careers.
    - Broad healthcare abilities to maintain people from going out of town, need to expand Nacogdoches healthcare (cancer treatment, stroke, etc) so people don't have to refer to experts from outside markets, and grow Nac's healthcare business instead.
    - Healthcare for senior citizens (nursing home, Alzheimer's center, etc).
- Technology: high-tech manufacturing (example: BMW and Boeing in South

Carolina helped bring families and increase tourism). Software development — doesn't require much infrastructure besides connectivity. Biotechnology — could be located anywhere, it's a clean industry and high-paying.

- Capitalize on subsidiary businesses for businesses that are already in Nacogdoches. Take advantage of manufacturing (machine shops, providing parts for airline industries, etc) and attract those small businesses.
- Distribution centers and business parks (companies like Amazon, Walmart, etc)
- Senior citizens: more entertainment opportunities like senior citizen to help them be more active. Three nursing homes in south side of town
- Entertainment: Dave and Busters between Nac and Lufkin, bowling alley, large movie theater for families and students, more gaming opportunities. Entertainment that keeps people in town during weekends.
- Focus new industries on certain parts of town. There's a noticeable difference between north and south of town, need equitable attention across city
- More childcare options, 24/7 to provide for shift workers afterhours

Housing:

- Housing lacking at ALL levels, need housing inside city limits
- Students impacted by lack of housing if they look to live outside of campus. Apartments driven by students
- Affordable housing, SF houses between 200-250k or condominiums and townhomes for first time buyers. Difficult to find a temporary place to land.
- Luxury apartment projects, places around town with higher quality amenities

Tourism:

- More festivals/events year-round (other than Blueberry Festival, etc). People from surrounding towns drive 60+ miles to areas like Tyler, could motivate them to come too.
- Capitalize that the town is steeped in history.
- Provide transportation between Nac and Lufkin airport, and conference services
- Major events bring people downtown, there is a need for more lodging (high quality hotel rooms) to help with capacity during those events.
- Mobility: Mobile uses golf carts to help with mobility. Boston has self-guided walking tour. Micro-mobility to provide livable environment to enjoy neighborhoods and downtown.

Increasing and retaining talent:

- Find a way to keep in touch with students and see where they go. Look for possibilities to recruit them so they return to Nacogdoches
- Many leave after high school and return when they have families (with pre-k age students) to raise their children in Nac. Find a way to keep them during those 10 years they are gone, or market to those age groups to encourage them to come to Nacogdoches.

NEIGHBORHOODS FOCUS GROUP

DEMOGRAPHICS

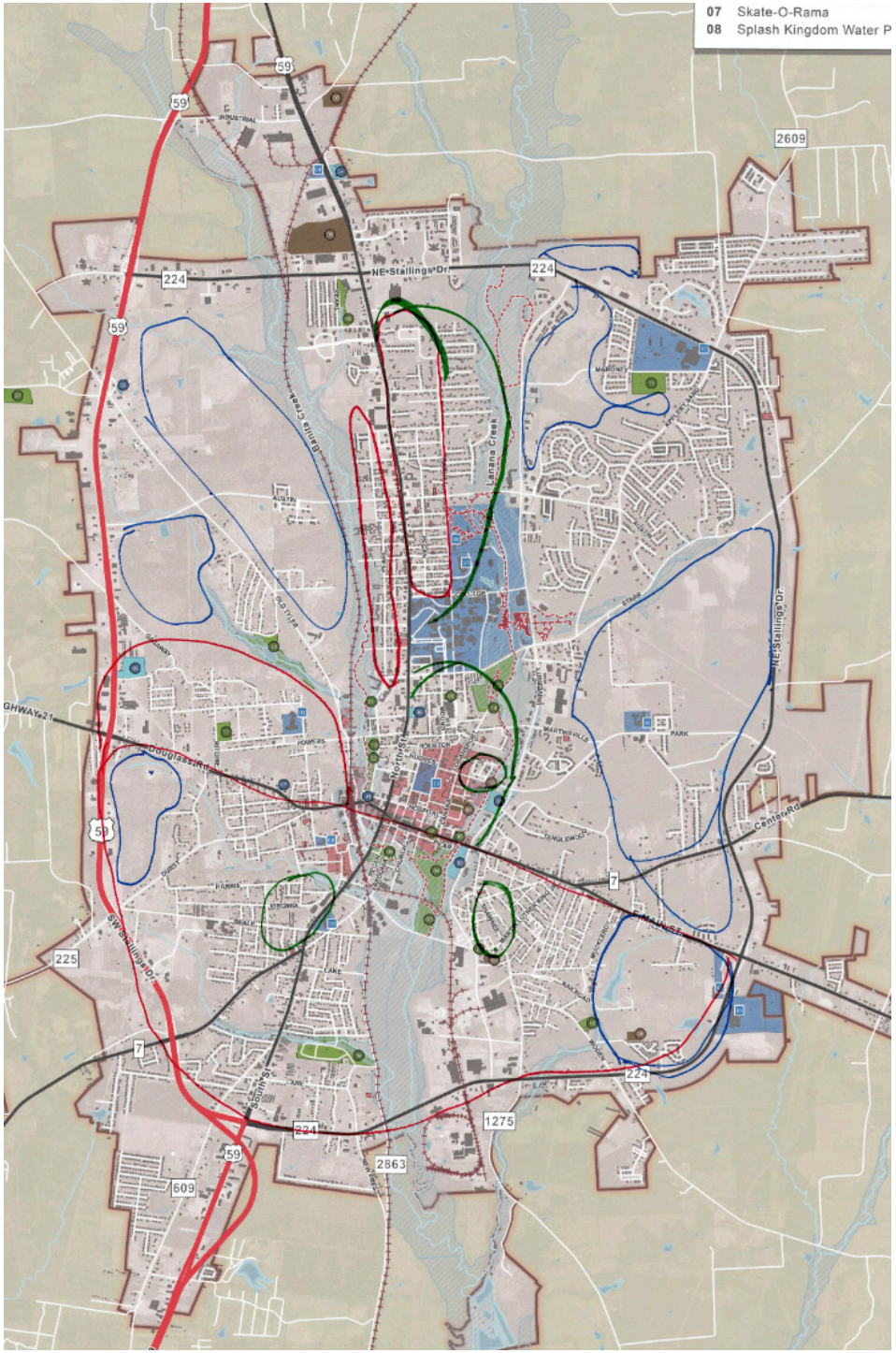
Date:	August 17, 2022
Number of Participants:	9
Primary Language:	English
Location:	C.L. Simon Recreation Center

WHAT WE DID

Participants were asked to describe both the best and worst qualities of the neighborhoods that they live in. This was followed with a discussion about housing types that are missing in Nacogdoches, as well as the existing neighborhoods that need to be preserved. For the final exercise participants were asked to indicate on a map of Nacogdoches three things and the reasons for it: 1) neighborhoods where there are concerns, 2) neighborhoods to preserve, and 3) areas where residential infill can occur.

SUMMARY

XXX


07 Skate-O-Rama
08 Splash Kingdom Water P
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NE Stallings Dr
Douglass Rd
Center Rd
E Main St
SW Stallings Dr
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225
1275
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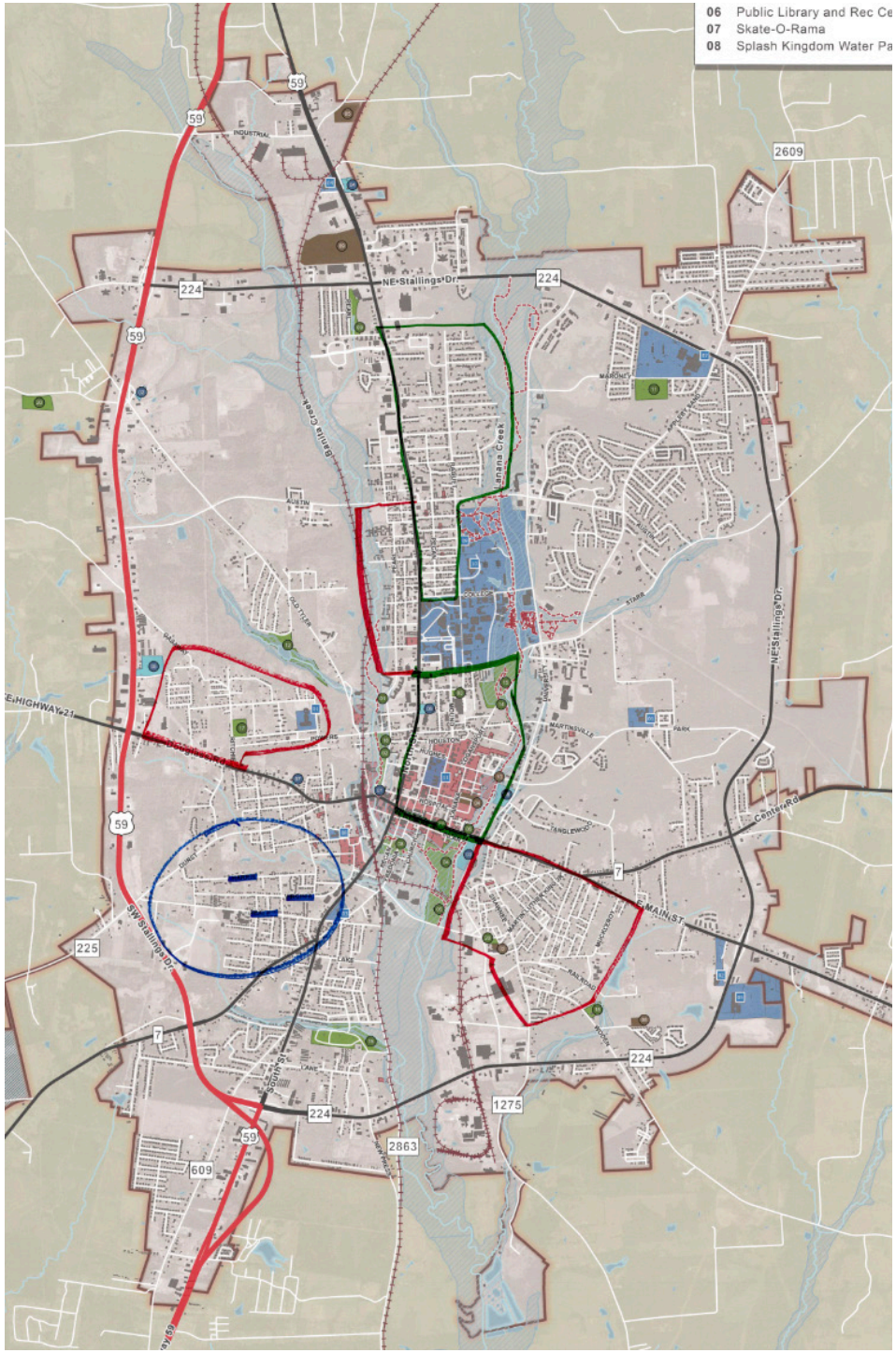
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07 Skate-O-Rama
08 Splash Kingdom Water Pa
59
224
2609
NE Stallings Dr
Center Rd
E Main St
SW Stallings Dr
7
225
1275
2863
609

TRANSPORTATION FOCUS GROUP

DEMOGRAPHICS

Date:	August 25, 2022
Group:	Transportation leaders
Number of Participants:	8
Primary Language:	English
Location:	C.L. Simon Recreation Center

WHAT WE DID

We led a discussion with local transporation leaders on their concerns and ideas regarding transportation in general, pedestrian and bike transportation, and the upcoming I-69 corridor.

See the summary on the following pages.

SUMMARY

As a whole, this group wants all the right things in terms of multi-modal transportation. The real question becomes if the community is interested in raising taxes and/or increasing density to achieve these things.

Main transportation concerns:

- **Congestion & capacity**
- **Bus stop infrastructure**
- **Transit for entire city**
- **Awareness of / access to public transportation**
- **Accessibility to all modes of transportation *and between modes***
- **North Street**
- **University**
- **Driver distraction**
- **Gateways are not attractive**

Main pedestrian / cycling concerns:

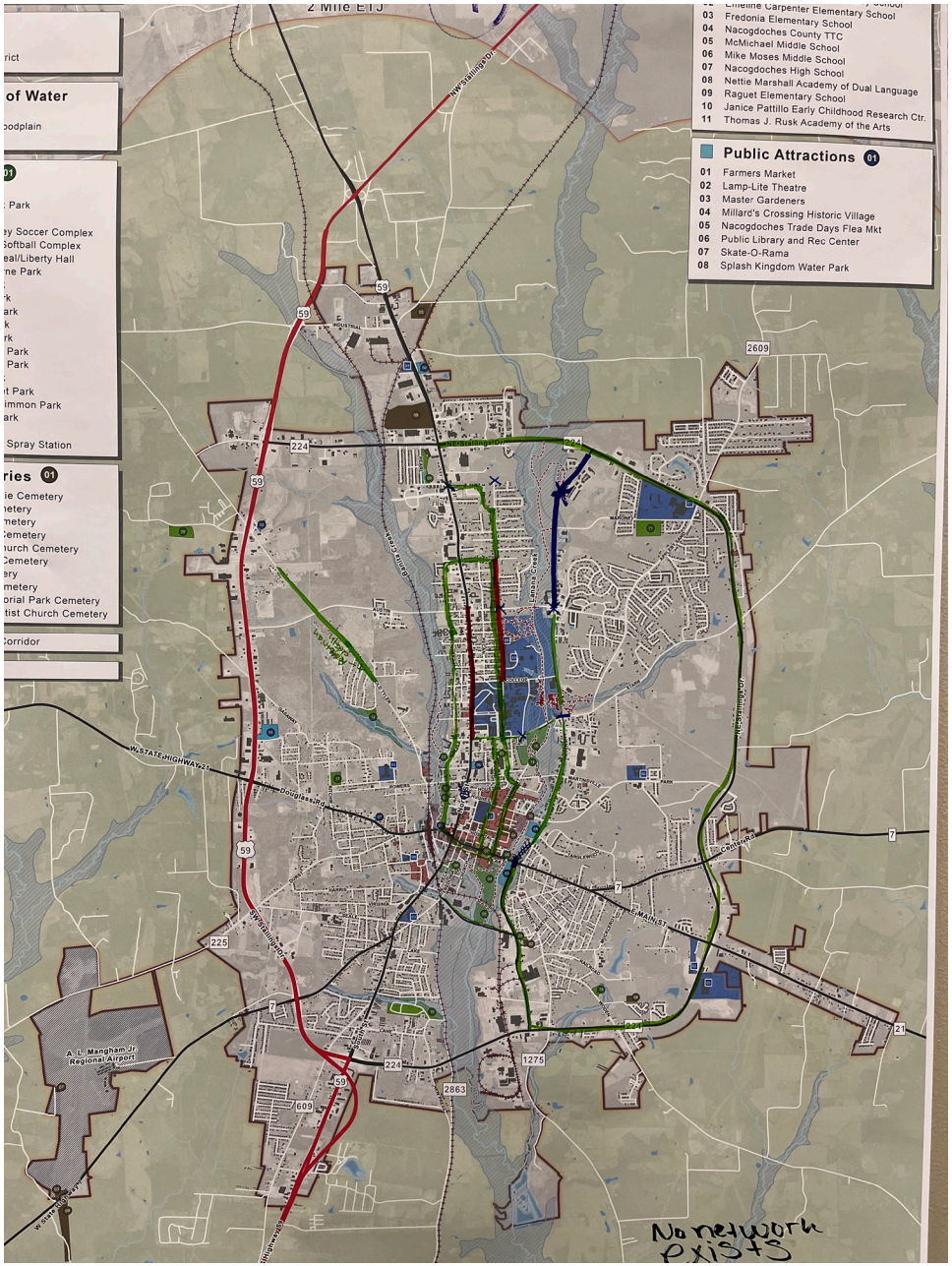
- **More hike & bike trails**
- **No connecting bike lane that is safe**
- **No sidewalk / cycle plan**
- **Beautification and how it relates to the pedestrian experience**
    - **Aesthetic and curb appeal — particularly on ingress streets (gateways) to the city**
- **Accessibility**
- **East / West arteries for bikes**
- **Star & University is a dangerous place to cross (not sure why they do it there)**
- **Safety (there have been 14 pedestrian accidents in last 18 months)**
- **Bike lane buffers**
- **First and last mile options (is there bike/scooter share in Nacogdoches?)**
- **Dedicated cyclist corridors (TXDOT says they can put that in their plan)**
- **Education for cyclist and pedestrians - they need lighting on bikes, safety equipment, etc.**
- **SFA campus has ATVs/mules and have to cross roads to get to different areas of campus. They are forced to take an ATV or ride a lawn mower down / across University because there isn't another option. The group understands a lot of that is internal at SFA but it does intersect with the City, TXDOT and County.**
- **Mapping out good routes for cyclists**
- **Getting across Star on bikes/ped (shown on map)**

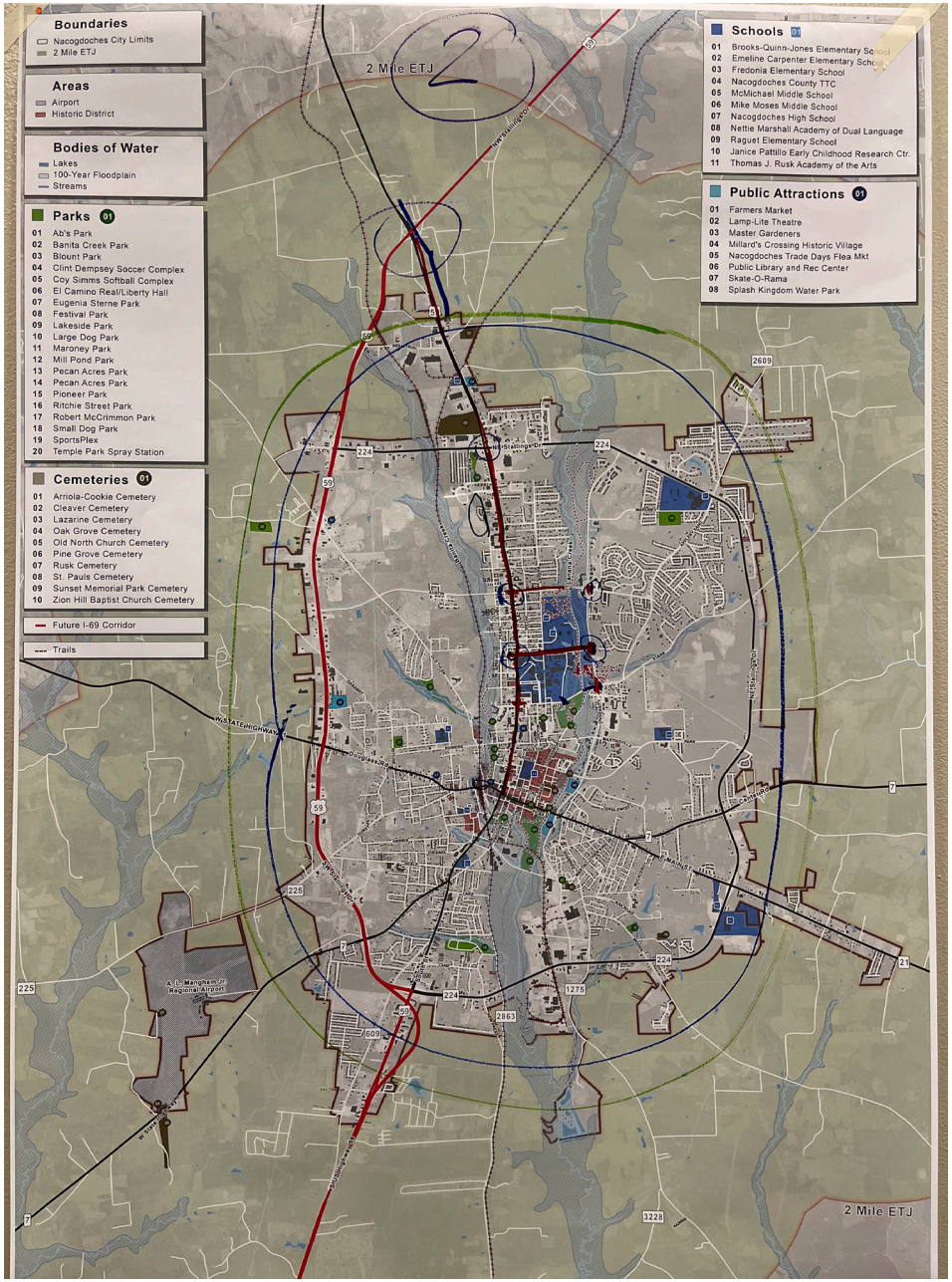
- Pedestrian bridge at SFA at North Street
- SE loop will have more congestion and there are new schools over there so its going to be a bigger issue with safely getting to schools.
- There is a rumble strip but it forces bikes to have to go into the road to not go over it.
- There are still signs that say bike on sidewalk and that's not a bicycle route.

I-69 thoughts:

- Excited that it might address congestion
- Concerned about the effects of it on the City
- Excited because it can help us be in line for more industry, more people coming through
- Concerned if the community will connect to it properly so that Nacogdoches isn't bypassed
- Concern is what will that mean once its up and running, hope its positive
- Concern is being bypassed easier
- If 1% of the budget being spent on this is committed to pedestrian / bike infrastructure, it would be huge
- Conern is there will be no regard for bike / ped
- Excited about city limits expanding because of this, Nac has been same size forever
- TXDOT doesn't have any concerns - main goal is to move the truck traffic

Attendees: Bill Forens, Mark Scott (SFA), Joe Max Green, Bill Kennedy (Police), Willie James, Roy Boldon, Taslima Khandaker (Brazon Transit District), Cleo Blanton (TXDOT)


2 Mile ETJ
03 Fredonia Elementary School
04 Nacogdoches County TTC
05 McMichael Middle School
06 Mike Moses Middle School
07 Nacogdoches High School
08 Nettie Marshall Academy of Dual Language
09 Raguet Elementary School
10 Janice Pattillo Early Childhood Research Ctr.
11 Thomas J. Rusk Academy of the Arts
Public Attractions 01
01 Farmers Market
02 Lamp-Lite Theatre
03 Master Gardeners
04 Millard's Crossing Historic Village
05 Nacogdoches Trade Days Flea Mkt
06 Public Library and Rec Center
07 Skate-O-Rama
08 Splash Kingdom Water Park
No network exists


Boundaries
Nacogdoches City Limits
2 Mile ETJ
Areas
Airport
Historic District
Bodies of Water
Lakes
100-Year Floodplain
Streams
Parks 01
01 Ab's Park
02 Banita Creek Park
03 Blount Park
04 Clint Dempsey Soccer Complex
05 Coy Simms Softball Complex
06 El Camino Real/Liberty Hall
07 Eugenia Sterne Park
08 Festival Park
09 Lakeside Park
10 Large Dog Park
11 Maroney Park
12 Mill Pond Park
13 Pecan Acres Park
14 Pecan Acres Park
15 Pioneer Park
16 Ritchie Street Park
17 Robert McCrimmon Park
18 Small Dog Park
19 SportsPlex
20 Temple Park Spray Station
Cemeteries 01
01 Arriola-Cookie Cemetery
02 Cleaver Cemetery
03 Lazarine Cemetery
04 Oak Grove Cemetery
05 Old North Church Cemetery
06 Pine Grove Cemetery
07 Rusk Cemetery
08 St. Pauls Cemetery
09 Sunset Memorial Park Cemetery
10 Zion Hill Baptist Church Cemetery
Future I-69 Corridor
Trails
Schools 01
01 Brooks-Quinn-Jones Elementary School
02 Emeline Carpenter Elementary School
03 Fredonia Elementary School
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2 Mile ETJ
2 Mile ETJ

DOWNTOWN FOCUS GROUP

DEMOGRAPHICS

Date:	September 19, 2022
Group:	Downtown business owners and other stakeholders
Number of Participants:	10
Primary Language:	English
Location:	Nacogdoches Recreation Center

WHAT WE DID

Mapping exercises and discussion questions.

SUMMARY

What will make downtown more active and enjoyable?

- Diversify business + improving visibility
- Food hall. Lack of food options downtown. Would bring people that generally get food at North St and bring them downtown.
- Extending hours of opportunity.
- Shade
- Patios and outdoor dining spaces (w/shade)
- Activities for kids. Small events or spaces to engage children
- Parking
- More public art- great for people to take pictures. Temporary art installations
- Expand downtown footprint. Potentially all the way to the Farmers Market
- Greenspace

- Make powerlines disappear- eyesores.
- Develop vacant spaces and buildings that are deteriorating.
- Pond like in SFA. A focal point where people can gather. Water is important, creek is there but can't be seen.
- Close streets behind visitor center and make it all a pedestrian plaza
- When holidays begin- decorate the streets. (October-January), people will be able to take pictures, bring interest
- Awareness of Nacogdoches, many clients don't know about places there. Advertisements
- Hanging flowers & baskets
- Multicultural events
- Tie in different communities with trails. Will help unite those areas.
- Bike accessibility/parking. E-Bikes.
- Gateways
- Mariachi fest or Taco fest
- Vending machines
- Parking is perceived problem. Parking can also be used for event space

What would bring more people to live downtown?

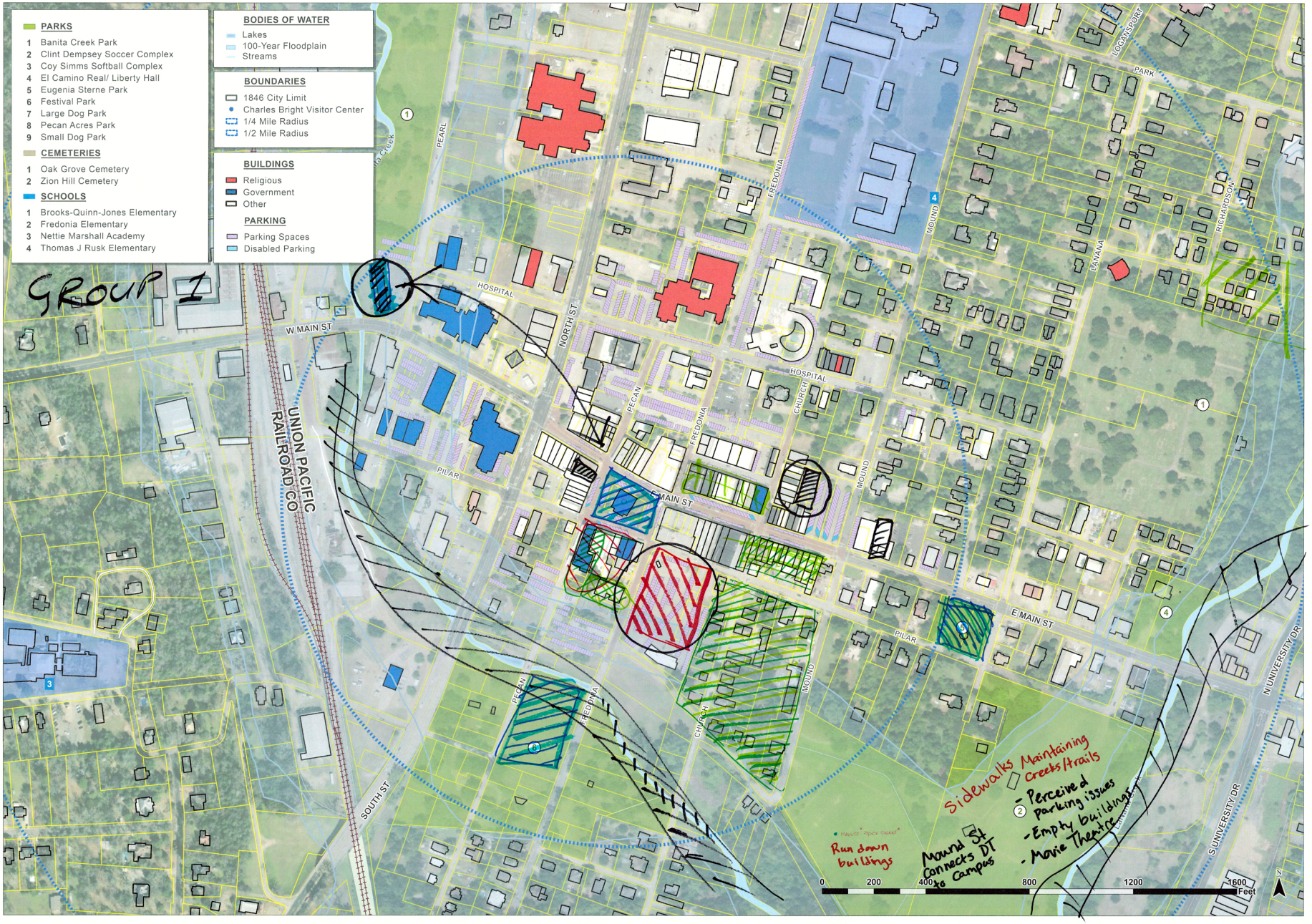
- Need to expend demographic of residents — retired/empty nesters, young people, college students
- Affordability for young professionals
- Better broadband for WFH, it's an opportunity to bring more young professionals and students
- Public Wi-Fi
- Market/Bodega
- Bring more nightlife/entertainment, places that are open late

What are reasons not to live downtown?

- It's too expensive
- Early morning and late — unsafe
- Mobility challenges in downtown
- Not a place for people w/ kids

What are amenities that are needed downtown for residents?

- More mixed-use
- Affordable
- More for sale units
- Small grocery/convenience store
- Public wi-fi
- Walkability/sidewalks/all modes
- Free trolley/other shuttle for events


PARKS
1 Banita Creek Park
2 Clint Dempsey Soccer Complex
3 Coy Simms Softball Complex
4 El Camino Real/ Liberty Hall
5 Eugenia Sterne Park
6 Festival Park
7 Large Dog Park
8 Pecan Acres Park
9 Small Dog Park
CEMETERIES
1 Oak Grove Cemetery
2 Zion Hill Cemetery
SCHOOLS
1 Brooks-Quinn-Jones Elementary
2 Fredonia Elementary
3 Nettie Marshall Academy
4 Thomas J Rusk Elementary
BODIES OF WATER
Lakes
100-Year Floodplain
Streams
BOUNDARIES
1846 City Limit
Charles Bright Visitor Center
1/4 Mile Radius
1/2 Mile Radius
BUILDINGS
Religious
Government
Other
PARKING
Parking Spaces
Disabled Parking
GROUP 1
W MAIN ST
E MAIN ST
HOSPITAL
NORTH ST
PECAN
FREDONIA
CHURCH
MOUND
PILAR
PEARL
PARK
LOGANSPORT
LAMAMA
RICHARDSON
UNION PACIFIC RAILROAD CO
SOUTH ST
N UNIVERSITY DR
S UNIVERSITY DR
Sidewalks Maintaining Creeks/trails
- Perceived Parking issues
- Empty buildings
- Movie Theatre
Mound St connects DT to campus
Run down buildings
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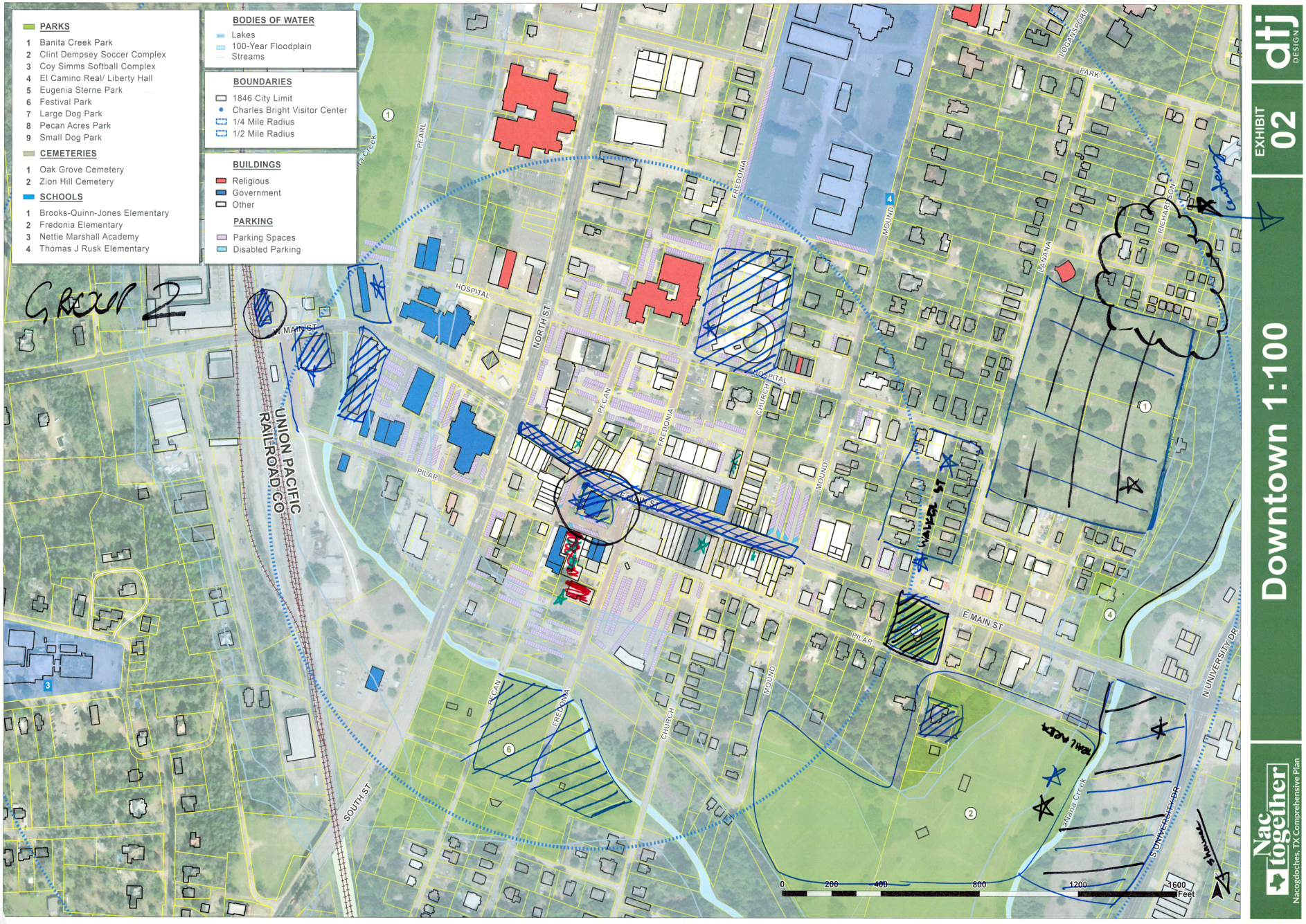
N
EXHIBIT 02
Downtown 1:100
dtj DESIGN
Nac together
Nacogdoches, TX Comprehensive Plan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MOUND
PILAR
SOUTH ST
PEARL
LOGANSPORT
PARK
RICHARDSON
MANANA
N UNIVERSITY DR
Banita Creek
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EXHIBIT 02
Downtown 1:100
dtj DESIGN
Nac together
Nacogdoches, TX Comprehensive Plan

CIVIC/NON-PROFIT PARTNERS FOCUS GROUP

DEMOGRAPHICS

Date:	August 26, 2022
Group:	Local Civic and Non-profit leaders
Number of Participants:	17
Primary Language:	English
Location:	C.L. Simon Recreation Center

WHAT WE DID

We led a discussion with representatives from local civic organizations and non-profits about communication and ways changes to the built environment could affect and/or improve their work as local leaders.

SUMMARY

Three themes were prominent in the discussion:

1. Regulations/codes

- Attendees were most concerned with regulations/codes and addressing the dilapidated homes that many poor/elderly live in. They advocated for stronger code and zoning enforcement so homes aren't over crowded and so those that aren't local are held accountable for their properties.
- They want a more pedestrian-friendly city for biking and walking — to connect lower income families so they can walk to get groceries, as well as recreation and to take care of our planet.

2.Communication

- They discussed how the City could be a connector for citizens and the organizations that could help them.
    - Instead of giving out ticket for not mowing lawns, connect people with or let them apply for a probationist to help out and mow the lawn, or do a grant with Mission Nac to give a list of 30 houses that need fixing instead of giving them tickets.
    - Organizational structure for connecting student organizations with community volunteer/service opportunities.
    - Have a non-profit coalition where those groups and individuals meet quarterly to see how they can coordinate and collaborate.

3. Storytelling / diversity

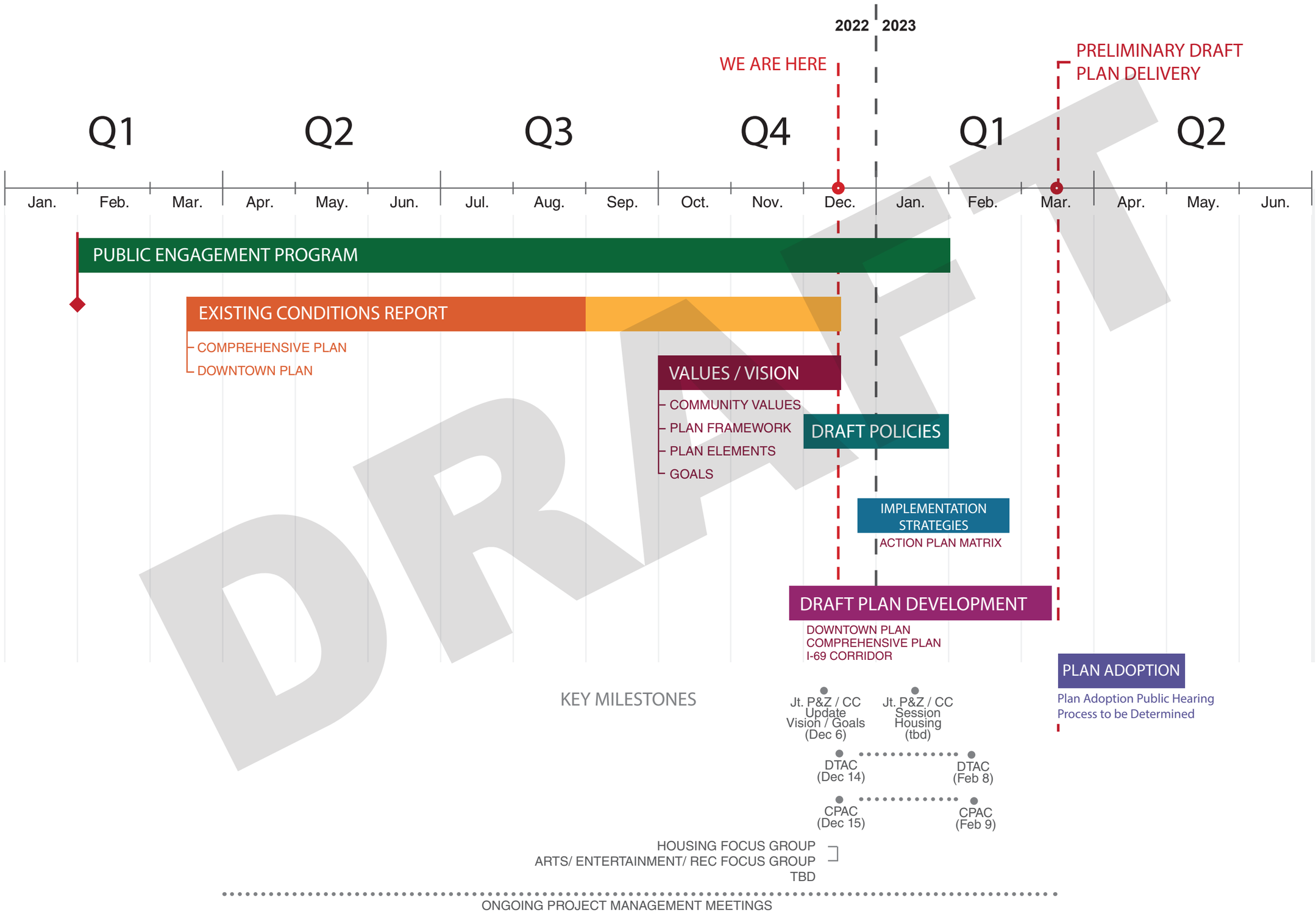
- Attendees discussed how the community can tell the stories and history of different people in order to carry their memory forward.
    - Example: naming sports teams in some rec leagues things from our diverse history.

Attendees: Erika Taylor, Jerri Jones, Patti Goodman, Chay Runnels, Tonya Harry, Kallie Pitcock, Greg Sowell, Darla O'Niel, Todd Brown, Tiki Perkins, John Denby, Emily Faulk, Elizabeth Payne, Jill Still, Dustin Beaver, Sean Hightower, Gary Lee Ashcroft

INTERVIEWS

INTERVIEWS CONDUCTED

Mayor James D. Mize
Councilmember Roy Boldon
Councilmember Kathleen Belanger
Councilmember Chad Huckaby
Former Councilmember Garth Hinze
John Sloane
Matt Moore & Vicki Lunell
Archie Rison
Ray Mitchum
Gary Roberts

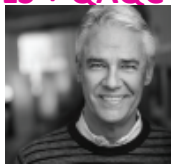

2022
2023
WE ARE HERE
PRELIMINARY DRAFT PLAN DELIVERY
Q1
Q2
Q3
Q4
Q1
Q2
Jan.
Feb.
Mar.
Apr.
May.
Jun.
Jul.
Aug.
Sep.
Oct.
Nov.
Dec.
Jan.
Feb.
Mar.
Apr.
May.
Jun.
PUBLIC ENGAGEMENT PROGRAM
EXISTING CONDITIONS REPORT
COMPREHENSIVE PLAN
DOWNTOWN PLAN
VALUES / VISION
COMMUNITY VALUES
PLAN FRAMEWORK
PLAN ELEMENTS
GOALS
DRAFT POLICIES
IMPLEMENTATION STRATEGIES
ACTION PLAN MATRIX
DRAFT PLAN DEVELOPMENT
DOWNTOWN PLAN
COMPREHENSIVE PLAN
I-69 CORRIDOR
PLAN ADOPTION
Plan Adoption Public Hearing
Process to be Determined
KEY MILESTONES
Jt. P&Z / CC Update Vision / Goals (Dec 6)
Jt. P&Z / CC Session Housing (tbd)
DTAC (Dec 14)
DTAC (Feb 8)
CPAC (Dec 15)
CPAC (Feb 9)
HOUSING FOCUS GROUP
ARTS/ ENTERTAINMENT/ REC FOCUS GROUP
TBD
ONGOING PROJECT MANAGEMENT MEETINGS

DRAFT

Master Plan Project Update

PRIME
VISIONING, PLANNING + DESIGN
for PARKS + TRAILS + QAQC

CHRIS MOORE
PRINCIPAL IN CHARGE



KEITH WALZAK
PROJECT MANAGER

SUBCONSULTANTS

PUBLIC OUTREACH + ENGAGEMENT

RYAN SHORT,
CEO

BRISA BYFORD,
SENIOR
STRATEGIST

INFRASTRUCTURE + FLOOD MANAGEMENT

BOB THURBER, PE
PROJECT MANAGER

DANNY HAYS, PE
PROJECT MANAGER

MARKET + ECONOMICS + HOUSING

JASON CLAUNCH
PRESIDENT

SMALL AREA PLANS + ZONING + REGULATIONS

JAY NARAYANA, AICP
PRINCIPAL

TRANSPORTATION PLANNING

JODY SHORT, PE
PRESIDENT + PROJECT MANAGER

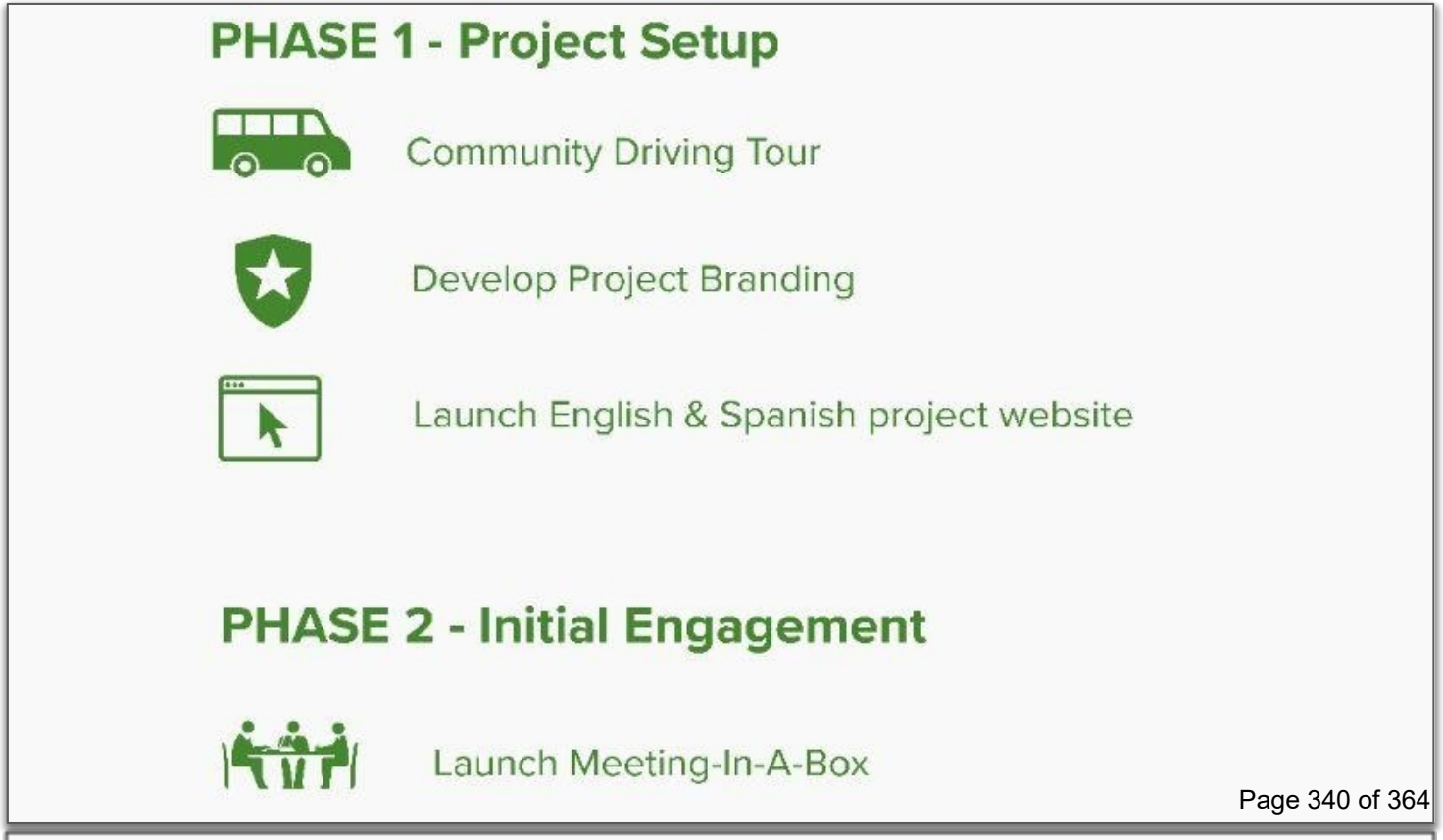
LOCAL RESOURCE

MICHAEL DELANEY, PE
PROJECT MANAGER

Engagement Steps - 4 Phases

*Items in **GREEN** are complete

Phase 1 & 2



Phase 2 Cont.

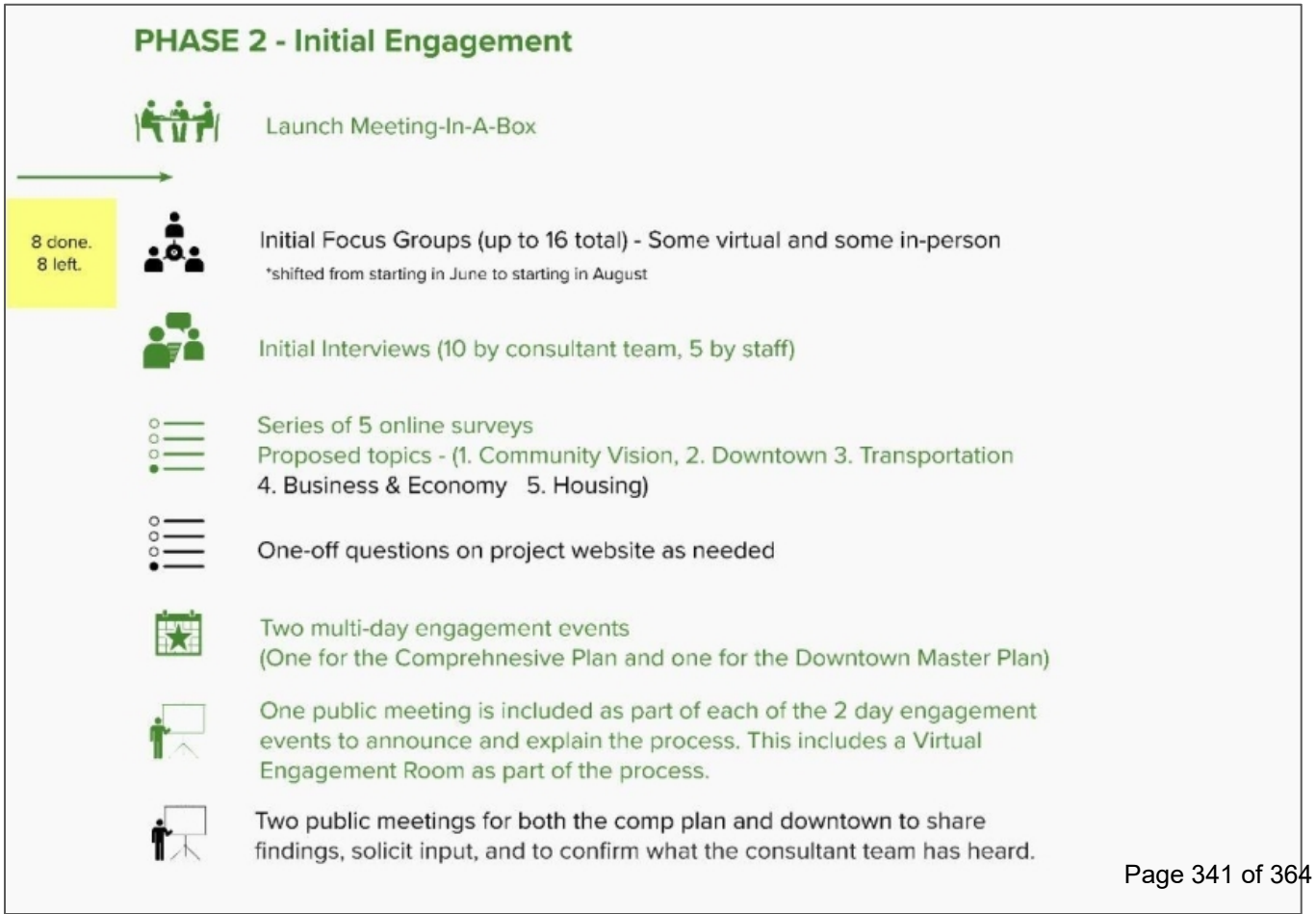
*Items in **GREEN** are complete

Focus Group Topics:

- Neighborhoods
- Non-Profit & Govt. Partners
- Economics
- Environment
- Diversity
- Transportation

Next Topics:

- Housing
- Arts/Culture & Recreation



Phase 3 & 4

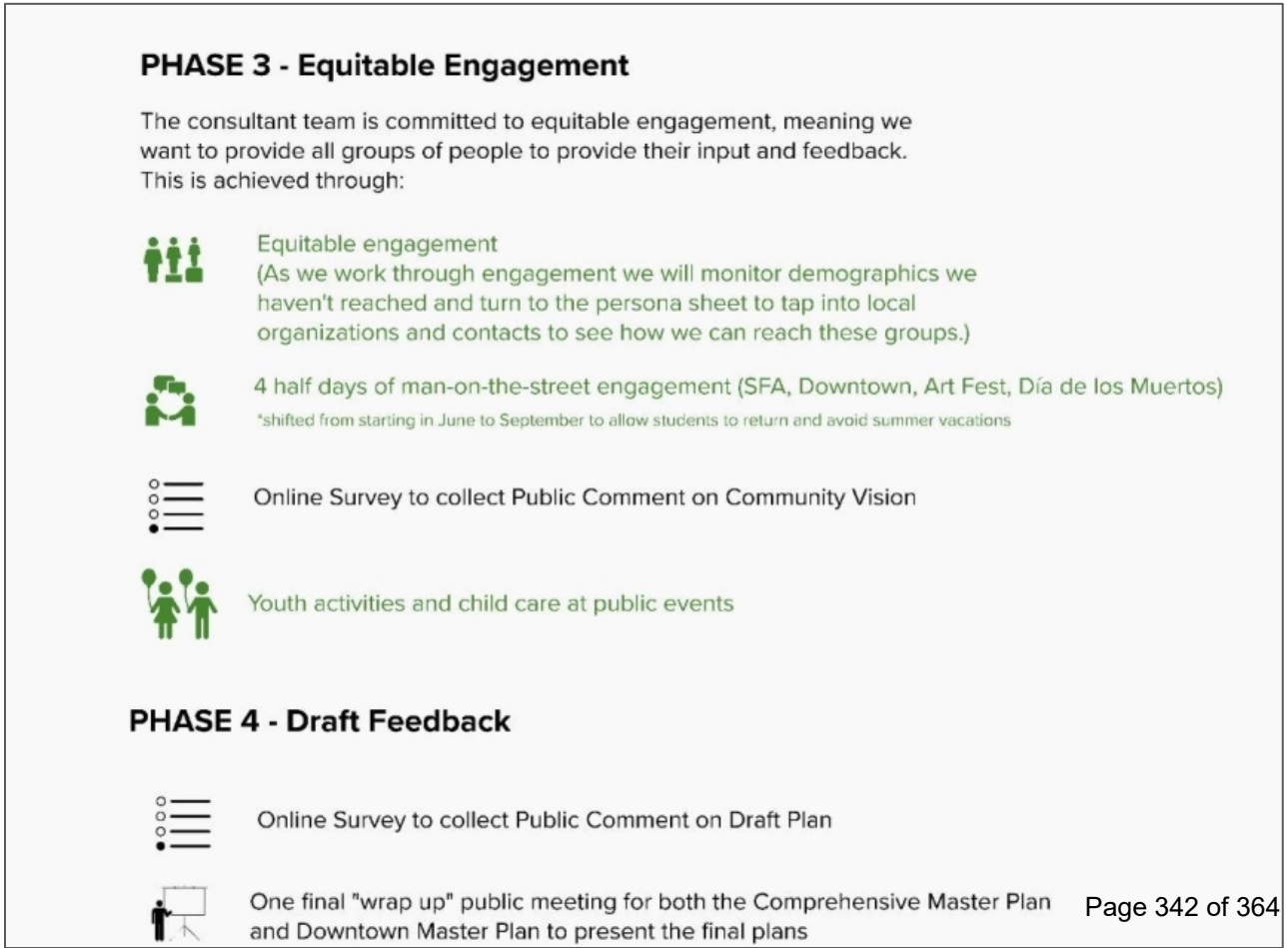
*Items in **GREEN** are complete

Survey Topics:

- Community Vision
- Downtown
- Transportation

Next Topics:

- Housing
- Economics



Nac
together
Tell us your ideas for future Nacogdoches!
Visit www.nactogether.com or scan the QR
code to visit our site.

Nac
together

Outreach

Marketing

- Project Branding
- NacTogether Website
- Email Newsletters
- Flyers, posters, rack cards, etc.
- Social Media posts
- Giveaways at events

Events & Activities

- Meeting in a Box
- Focus Groups
- Individual Interviews
- Public Meetings
- Surveys
- Man on the Street
- Community Events

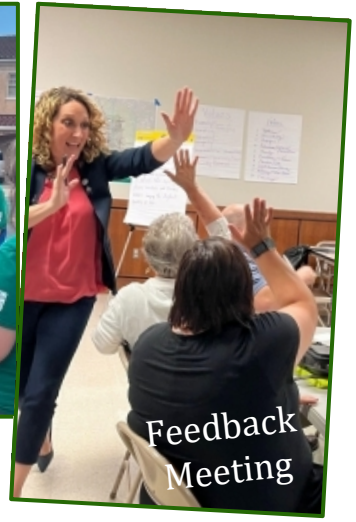
Meetings

- CPAC- monthly on the 2nd Thursday at 3:3 pm
- DTAC - monthly on the 2nd Wednesday at 3:30pm
- Subcommittee meetings as needed

Public Meetings

Blueberry Festival

Walking Tour


Feedback Meeting

Design Charette

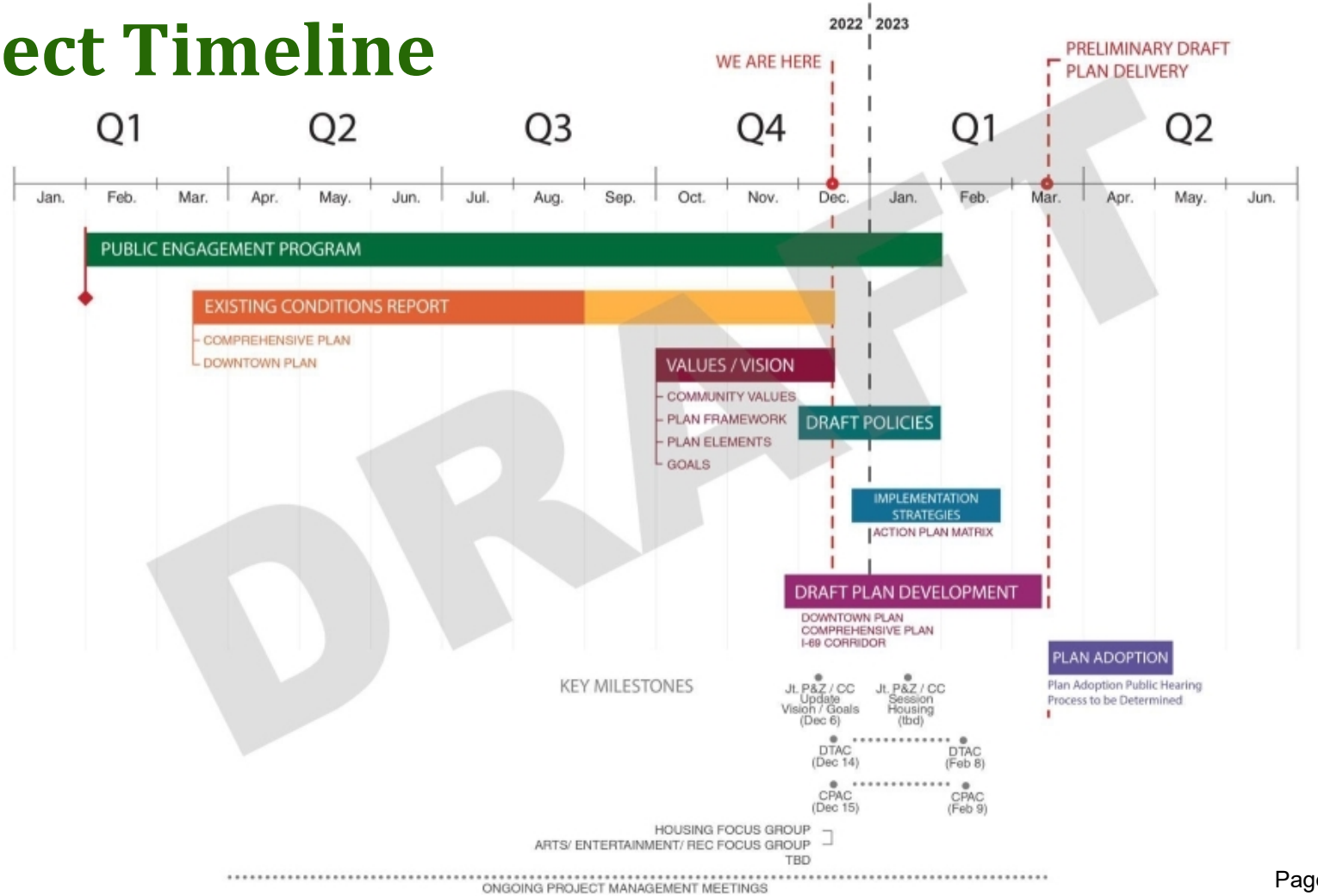
SFA Football Game

Dia de los Muertos Event

Where We Are Now. And What's Next.

- Products so far:
  - Downtown & Comprehensive Existing Conditions Report.
  - Draft Downtown design sketches.
  - Draft Engagement report
- What we do next:
  - Draft Vision & Guiding Principles for Downtown & Comprehensive Plan
  - Draft Future I-69 Corridor Study
  - Draft Policies
  - Draft Implementation Strategies
- Completion date - approximately April/ May 2023.

Project Timeline



DRAFT

PRESENTER: Michael Self, Fire Marshall/Inspections, Scott Weems, Police Chief

ITEM/SUBJECT: Receive an update on emergency planning and disaster communications. (Police and Fire)

SUMMARY/BACKGROUND: Michael Self, Fire Division Chief, and Scott Weems, Police Chief will provide a presentation about the City's emergency planning and disaster communications.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Community Engagement/Diverse Environment

CITY CONTACT: Michael Self, Fire Division Chief
selfm@nactx.us
9936-559-2557

Scott Weems, Police Cheif
weemss@nactx.us
936-559-2619

ATTACHMENTS: 1. PowerPoint Presentation

Emergency and Disaster Response

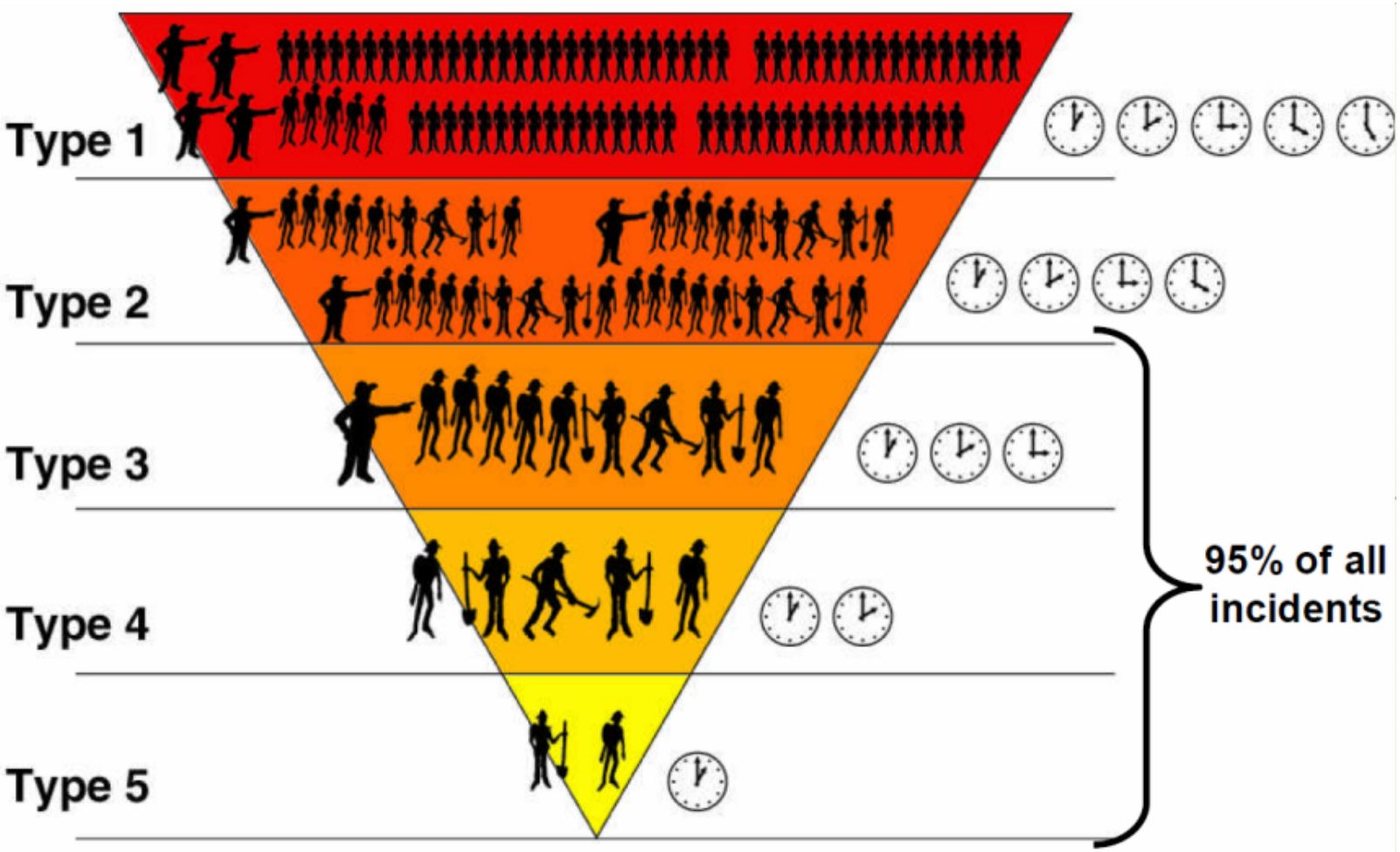
Emergency Response

- Immediate
- Follow Operating Procedures
- Follow Emergency Plans
- City of Nacogdoches Personnel
- Mutual Aid Partners

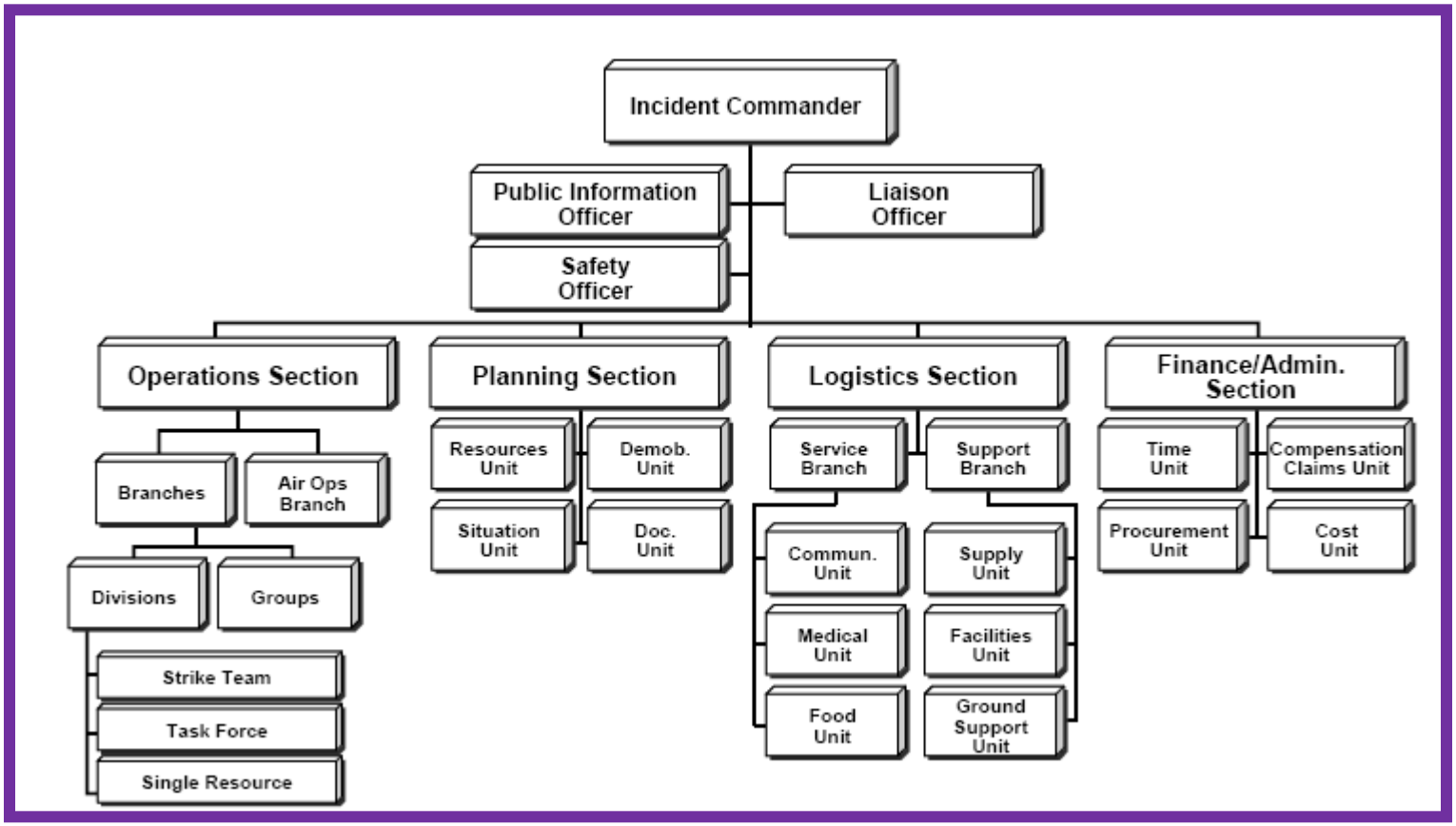
Disaster Response

- Immediate or Forewarned
- Follow Procedures and Plans
- City of Nacogdoches Personnel
- Nacogdoches County
- Texas Division of Emergency Management

Personnel and Time



Incident Command System



Types of Notices

- Tier 1 – Disaster (keep the public updated)
  - Ex. Prepare for a hurricane
- Tier 2 – Fluid/Acute (action-oriented)
  - Ex. Escaped prisoner – lock your doors
- Tier 3 –Notice to public (informing the public)
  - Ex. Boil water notice

Emergency Alerts

- Communication Dispatchers
  - Tier 2
    - Emergency Notifications
    - Situational Updates
- Fire and Police Command Staff
  - Very rare
- Public Information Officers
  - Tier 1/Tier 2
    - Situational Updates
    - Emergency Notifications

Questions and Direction from Council

PRESENTER: Council Member Kathleen Belanger

ITEM/SUBJECT: Hold a discussion regarding the City purchasing from local vendors. (Council Member Kathleen Belanger)

SUMMARY/BACKGROUND: Council Member Kathleen Belanger requested this item be placed on the agenda to discuss an ordinance or other mechanism to provide a boost for local vendors.

At the City Council meeting on April 5, 2022, the City Attorney discussed local preferences in procurement and provided a draft ordinance. At that time, the City Council directed staff to present a draft policy to provide local preference in procurement, and in six months to a year, transition into an ordinance.

Finance Department staff will present a procurement policy including local preference language to City Council in January 2023.

State law does allow local preferences for acquisition of services and goods. Under certain circumstances, the City may give a preference to local businesses. If a local business submits a bid that is 3% or 5% higher than the lowest non-local bid, the City may award the contract to the local bidder. The percentage varies depending on the type of purchase being awarded.

FINANCIAL:
No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES
Not Applicable

CITY CONTACT: Mario Canizares, City Manager
canizaresm@nactx.us
936-559-2501

ATTACHMENTS:
1. Draft Ordinance from April 5, 2022 Council Meeting
2. 04.05.22 Minutes

Chapter 2 – ADMINISTRATION

Article V Buy Nacogdoches

Sec. 2-210. - Declaration of policy.

(a) It is the policy of the city to use the city's spending powers in a manner that promotes fiscal responsibility and maximizes the effectiveness of local tax dollars by ensuring a portion of citizens' tax dollars remain in the local economy for economic benefit of the citizens by utilizing all available legal opportunities to contract with city businesses.

(b) It is the policy of the city to achieve the policy goal in subsection (a) above by utilizing all permissible tools.

(c) Nothing in this article prohibits the city from rejecting all bids.

Sec. 2-211. - Definitions.

The following words and phrases, when used in this article, have the meanings provided in this section:

Bid means any procurement method governed by the Texas Local Government Code, Title 8, Subtitle C, Acquisition, Sale or Lease of Property, or as it may be amended.

City business means a business with a principal place of business within the city limits. When a bidder is a joint venture, each joint venture partner must meet the definition of a city business to be eligible for the preference described in this article.

Local business means a business with a principal place of business in Nacogdoches County. When a bidder is a joint venture, each joint venture partner must meet the definition of a local business to be eligible for the preference described in this article.

Principal place of business means the location where the business is:

(1) headquartered; or

(2) has an established place or places of business from which

(a) 5 or more full time employees of the business, or

(b) 20% or more of the entity's workforce are regularly based,

and from which a substantial role in the entity's performance of a commercially useful function or a substantial part of its operations is conducted by those employees.

A location utilized solely as a post office box, mail drop or telephone message center or any combination thereof, with no other substantial work function, shall not be construed as a principal place of business.

State Law reference— Similar provisions, V.T.C.A., Local Government Code §§ 271.905, 271.9051

Sec. 2-212. - Purchases of personal property.

(a) In purchasing any personal property that is not affixed to real property, if the city receives one or more bids from a bidder that is a city business and whose bid is within three percent of the lowest bid price received by the city from a bidder who is not a city business, the city may, subject to the provisions of Section 2-216, enter into a contract with:

(1) The lowest bidder; or

(2) The bidder that is a city business, as defined in this article.

(b) In purchasing any personal property that is not affixed to real property, if the city receives one or more bids from a bidder that is a city business and whose bid is within five percent of the lowest bid price received by the city from a bidder that is not a city business, the city may, subject to the provisions of Section 2-216, enter into a contract for an expenditure of less than $500,000.00 with:

(1) The lowest bidder; or

(2) The bidder that is a city business, as defined in this article.

State Law reference— Similar provisions, V.T.C.A., Local Government Code §§ 271.905, 271.9051

Sec. 2-213. - Purchases of services.

(a) In purchasing services, not including professional or construction services, if the city receives one or more bids from a bidder that is a city business and whose bid is within five percent of the lowest bid price received by the city from a bidder who is not a city business, the city may, subject to the provisions of Section 2-216, enter into a contract for an expenditure of less than $500,000.00 with:

(1) The lowest bidder; or

(2) The bidder that is a city business, as defined in this article.

(b) In purchasing construction services, if the city receives one or more bids from a bidder that is a city business and whose bid is within five percent of the lowest bid price received by the city from a bidder who is not a city business, the city may, subject to the provisions of Section 2-216, enter into a contract for an expenditure of less than $100,000.00 with:

(1) The lowest bidder; or

(2) The bidder that is a city business, as defined in this article.

(c) In procuring architectural, engineering or land surveying services under the Professional Services Procurement Act, Tex. Gov't. Code, § 2254.004, the contracting department shall, when appropriate, consider knowledge of local conditions as part of the qualifications determination.–

State Law reference— Similar provisions, V.T.C.A., Local Government Code §§ 271.9051.

Sec. 2-214. - Purchases under $50,000.00.

When procuring goods or services valued at less than $50,000.00 that are not the subject of a blanket purchase order or contract, the city may, subject to the requirements of Section 2-216, select vendors and services providers who are city or local businesses, provided that any such vendor's quote is no more than five percent greater than the lowest quote in the event the lowest quote is from one other than a city business or a local business.

Sec. 2-215. - Buy Nacogdoches Program — Responsibilities and enforcement.

(a) The City Manager or his designee shall be responsible for establishing the documentation necessary to establish a principal place of business in the city or local area. Any entity claiming to be a city or local

business shall submit to the city a form promulgated by the City Manager, attested to by a duly authorized representative of the business. The City Manager shall make the final determination as to whether a business is a city or local business.

(b) The contracting or evaluating department shall award additional points to a local business in any bid based on a "best value" evaluation.

(c) The City Manager, in consultation with the City Attorney, is directed to provide guidance on best value bids to departments for implementing this article. Such guidance shall include a preference structure that grants the highest number of points to a city business, the next higher number of points to a local business, and no points to a business located outside of the city or local area.

(d) The submission of a form pursuant to subsection (a) above found to contain false information is grounds for debarment from any future contracts with the City.

Sec. 2-216. - Buy Nacogdoches Program—Exceptions.

(a) This program does not apply to any contract in which the federal government participates in the form of a grant or loan, or the city acts as a conduit for federal money.

(b) This program does not apply to contracts in which the contracting department has determined that it would unduly interfere with contract needs. In cases of purchases over $100,000.00, such determination shall be made in writing, expressly approved by the City Manager.

(c) In accordance with Local Government Code § 271.9051, this program does not apply to the purchase of telecommunications services or information services, as those terms are defined by 47 U.S.C. Section 153.

Sec. 2-217. - Buy Nacogdoches Program—Effective date.

(a) This article shall be effective as to solicitations for procurements published on or after _____, 2022.

(b) The program will expire upon the publication on the city website of a comprehensive purchasing policy.

Nacogdoches
the oldest town in Texas

Regular Session
Nacogdoches City Council
April 5, 2022 – 5:30 p.m.
City Council Room – City Hall
202 East Pilar Street

City Council present in person: Mayor Jimmy Mize, Council Members Kathleen Belanger, Roy Boldon, Amelia Fischer and Jay Anderson.

1. Called to order at 5:31 p.m.

2. Pledge of Allegiance.

3. Matt Moore spoke during open forum regarding the 380 Agreement between the City and Crawford Construction. He discussed other ways the money could have been spent. He also stated that all discussions regarding the subdivision and 380 Agreement could have been done in open session and not executive session. Mr. Moore requested that City Council make a presentation during a City Council meeting explaining how this development will follow the Comprehensive Plan.

4. No items removed from the Consent Agenda.

5. **CONSENT AGENDA**: **Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.**

   A. Consider approval of minutes for March 15, 2022 regular meeting.

   B. Consider a resolution amending authorized representatives to Texas Local Government Investment Pool (TexPool) to add Assistant Director of Finance.

   C. Consider an ordinance amending Chapter 34, Article IV "Junked Vehicles" of the City of Nacogdoches, Texas Code of Ordinances to update and streamline the regulation of junked vehicles.

   D. Consider cancellation of the construction contract of the ongoing 2021 Seal Coat Project.

   E. Consider rejecting bid for fleet vehicles.

Council Member Jay Anderson moved approval; motion duly seconded by Council Member Roy Boldon and carried by unanimous vote.

6. **REGULAR AGENDA:**

   A. Receive a presentation from the Texas Police Chiefs' Association by Chief Todd Hunter, Kilgore Police Department, regarding the successful completion of the TPCA Accreditation Program by the Nacogdoches Police Department.

Chief Todd Hunter, Kilgore Police Department and past President of the Texas Police Chiefs Association, presented the Nacogdoches Police Department with the Law Enforcement Accreditation Program Certification.

   B. Consider approval of a contract by and between the City of Nacogdoches and Stolz Mechanical Contractors, LLC for the 2021 SWTP Filter 7 Rehabilitation Project in a not-to-exceed amount of $885,732.00.

Sam Cramer, Project Engineer, stated that on March 17, 2022 staff received four bids with Stolz Mechanical Contractors being the lowest bidder at a total of $885,732. This project will include underdrain and filter media replacement, replacement of valves and actuators, replacement of effluent turbidimeters and replacement of ultrasonic level transmitters.

Council Member Kathleen Belanger moved approval; motion duly seconded by Council Member Jay Anderson and carried by unanimous vote.

C. Consider a resolution regarding the application of Centerpoint Energy Resources Corp., Beaumont/East Texas Division, to increase rates under the Gas Reliability Infrastructure Program; suspending Centerpoint's proposed effective date for forty-five days; and authorizing the City's continued participation in a coalition of cities known as the "Alliance Of Centerpoint Municipalities."

Steven Kirkland, City Attorney, stated the City should exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries, including increases requested under the GRIP statute to ensure compliance with the requirements of that law. This includes whether CenterPoint's current rates produce a rate of return in excess of its authorized rate of return.

To exercise diligence, it is necessary to suspend CenterPoint's proposed effective date of May 2, 2022, for forty-five days to June 16, 2022, so that the City can evaluate whether the data and calculations in CenterPoint's rate application are correctly done.

Therefore, ACM's Special Counsel, the law firm of Herrera Law & Associates, PLLC (through Alfred R. Herrera) recommends that the City adopt a resolution suspending CenterPoint's proposed effective date for forty-five days. Mr. Herrera will not charge the City for this work.

City Council discussed possible recourse if the rate calculations are not correct and poor customer service regarding construction clean up.

Council Member Kathleen Belanger moved approval; motion duly seconded by Council Member Amelia Fischer and carried by unanimous vote.

D. Consider approval of a fee waiver policy to leverage the efforts of nonprofit agencies in improving the lives of the citizens of Nacogdoches in a fiscally responsible manner.

Steven Kirkland, City Attorney, stated that City fees are required by the Texas Constitution to be tied to the costs of issuing the permit, regulating the activity or providing the service. Fees are periodically reviewed and revised to ensure the fee covers, but does not exceed, the costs of the activity associated with the fee. A waiver of the fee transfers those costs to other persons seeking that permit or service. These waivers may be di minimus in impact, but best practices require an accounting to ensure that is the case.

This policy outlines the types of fees at issue, requires an application setting out the nature of the agency, the specific request and the public purpose that will be served by the request. It gives the City Manager directions on the factors to be considered in granting the request and requires a budget be established for tracking the requests.

Council Member Amelia Fischer moved approval; motion duly seconded by Council Member Roy Boldon and carried by unanimous vote.

E. Receive a report, hold a discussion and give staff direction on an ordinance or policy to provide local preferences in procurement.

Steven Kirkland, City Attorney, stated the law does allow local preferences for acquisition of services and goods. Under certain circumstances, the City may give a preference to local businesses. If a local business submits a bid that is 3% or 5% higher than the lowest non-local bid, the City may award the contract to a local bidder. The percentage varies depending on the type of purchase being awarded.

Mr. Kirkland stated that local preference in procurement can be achieved via ordinance, policy or by practice and reviewed the pros and cons of each.

Brandi Cartwright spoke during public comment stating she is in full support of local preference procurement.

Council Member Fischer stated there should be a minimum for prevailing wages. She also stated she states she believes local preference by procurement in the form of an ordinance.

Council Member Belanger stated she'd like to start with a strict policy and then move to an ordinance.

Council Member Boldon discussed the cost of doing business with the City of Nacogdoches.

Jay Anderson discussed HUB (Historically Underutilized Businesses) bid requirements.

City Council directed the City Attorney to come back to City Council with a draft policy to provide local preference in procurement and in six months to a year transition into an ordinance. The policy can start out strict and can be adjusted or modified before it is written into an ordinance if necessary.

699
~~March 15, 2022~~ JV
April 5, 2022

7. Adjourned 7:02 p.m.

Mayor Jimmy Mize
City Council
City of Nacogdoches

ATTEST:

Jan Vinson, City Secretary

City Council Meeting

Date: December 6, 2022

Agenda Item: 7.A.

PRESENTER: Larissa Philpot, Economic Development Director

ITEM/SUBJECT: Deliberation regarding Economic Development negotiations under Government Code Section 551.087 as follows:

1. Discuss or deliberate regarding commercial or financial information the City has received from business projects the City body seeks to have locate in the City of Nacogdoches and with which the City is conducting economic development negotiations; and
2. Deliberate offer of financial or other incentive to business prospects described by Subdivision 1 above.

SUMMARY/BACKGROUND:

FINANCIAL:

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

CITY CONTACT: Larissa Philpot, Economic Development Director
lphilpot@nedco.org
936-559-1255

ATTACHMENTS: