



March 16, 2023

Notice is hereby given of a Regular Meeting of the Zoning Board of Adjustments to be held on March 16, 2023 at 2:00 p.m., via videoconference, with the opportunity to appear in person in the **Council Chambers, Room 119 of City Hall, 202 E. Pilar Street, Nacogdoches, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action.

The City of Nacogdoches Zoning Board of Adjustment meeting will be deemed as being conducted via teleconference or videoconference. However, some board members may attend virtually, while others may be present in the above stated physical location. Regardless, the meeting will be streamed live at www.nactx.us. 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 by telephone on a listed agenda item must contact the Planning and Zoning office by email at lewisr@nactx.us or by calling 936-559-2574 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments via telephone must be received by 12:00 p.m. on 16, March 16, 2023. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. **CONSENT AGENDA**

A. Approval of Minutes: Consider approval of minutes from the November 17, 2022 meeting of the Zoning Board of Adjustment.

4. **REGULAR AGENDA**

A. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance Section 118-427.(a), for a reduction in the minimum Lot Width requirements for a proposed subdivision of Lot 2, City Block 68, of the Wilson and Baker Subdivision, located at 4401 North Street. This request has been submitted by DW Clark Land Investments, LLC. Case File ZBA2023-01.

5. ADJOURN.

Aimee Cloutier, Office Assistant III

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



The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on March 13, 2023 at 2 p.m. and remained posted until meeting convened.

Aimee Cloutier, Office Assistant III

**MINUTES TO THE
ZONING BOARD OF ADJUSTMENT
November 17, 2022 – 4:00 p.m. Hybrid Meeting**

All Present: Sarah Jones; George Middlebrook; Rhonda Ward; Clayton Jones; Charles Wheeler

Members Absent: Olivia Kiritsy; Mary Ann Bentley

Staff Present: City Planner, Alaina Helton; Planning Technician, Juan Pollette; Office Assistant, Aimee Cloutier; Assistant City Engineer, Case Opperman;

Guests: Ed Pool

1. **Call to Order:** Chairman George Middlebrook called the meeting to order at 4:01 p.m.
2. **Pledge of Allegiance**
3. **Administer Statement of Officer and Oath of Office for newly appointed planning and Zoning Commission members.**

Planning Technician, Juan Pollette, administered the Statement of Officer and Oath of Office for newly elected member Clayton Jones.

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

Chairman Middlebrook called for a motion to approve the minutes as written. Board Member Sarah Jones made a motion to approve and was seconded by Board Member Wheeler. The minutes were approved unanimously (5-0).

5. Public Hearing:

- A. **Consider a request for a variance to the Zoning Ordinance Section 118-427.(a), for a reduction in the minimum lot dimension requirements for a proposed subdivision of Lot 12, Block 50, located on the west side of Pearl Street, approximately 600 feet south of W. Austin St. This request has been submitted by DW Clark Land Investments, LLC. Case File ZBA2022-06.**

City Planner (CP), Alaina Helton, explained to the board that the property in question is the location of an existing cellular tower that was built in late 2019. She further explained this specific property received approval of a Specific Use Permit (SUP) in 2018 and any amendment to the SUP has to come before the City Council for approval. CP Helton stated a subdivision is being proposed and the owner wants to retain the land covering the lease space for cellular tower, meaning the lot depth would be deficient per the zoning ordinance. CP Helton stated staff recommends approval for the variance due to the special use of the property as a utility.

Chairman Middlebrook opened the floor to the public for comments and questions.

Applicant, Ed Pool, representing DW Land Investments addressed the Board stating the property is currently under contract and the owner would like to retain the location of the cell tower. Ed Pool explained the property would be subdivided by an administrative plat

with lot one (1) being the remainder of the property and lot two (2) being the property with the cell tower.

Chairman Middlebrook closed Public comment.

Chairman Middlebrook asked CP Helton if they could impose additional conditions on the property. CP Helton stated yes, but staff doesn't recommend additional conditions because the ground lease is usually for several years.

Board Member Ward asked if the cell tower were to be removed, would it still be a non-conforming lot. CP Helton explained it would be conforming if the Board approves it, but anything placed on the lot would be subject to the building and zoning codes.

Board Member Ward asked how long the lease was for. Mr. Pool stated 20 years.

Chairman Middlebrook called for a motion. Board Member Ward made a motion to grant the variance and Board Member Wheeler seconded the motion. The variance was granted unanimously (5-0).

6. **Adjourn:** Chairman Middlebrook adjourned the meeting at 4:05 p.m.

Chairwoman, Olivia Kiritsy

Attest: Aimee Cloutier, Planning Department



Zoning Board of Adjustments

Date: March 16, 2023

Case No: ZBA2023-01

PRESENTER: Alaina Helton, City Planner

ITEM/SUBJECT: Public Hearing: Consider a request for a variance to the Zoning Ordinance Section 118-427.(a), for a reduction in the minimum Lot Width requirements for a proposed subdivision of Lot 2, City Block 68, of the Wilson and Baker Subdivision, located at 4401 North Street. This request has been submitted by DW Clark Land Investments, LLC. Case File ZBA2023-01.

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

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

The applicant is requesting a variance to the Zoning Ordinance ***Sec. 118-427(a). – District development standards*** to subdivide Lot 2, City Block 68, in order to create a new lot separating the Capri Apartments on the west (rear) side of the property from the office building on the east (front) side of the property. The property is zoned B-2, General Business. Section 118.427 (a) of the ordinance outlines the minimum lot dimensions for each zoning district, including lot width, depth, and lot area. The specific variance being requested is for a reduction in the minimum lot width (street frontage), from 50 feet to zero (0) feet. The applicant has proposed to utilize an existing access easement to satisfy the minimum street frontage requirement as outlined in the ordinance.

B-2, General Business Lot Dimensions:

Lot Standard	Minimum Required	Proposed Lot (Lot 2R)
Lot Width	50 ft.	0 ft.
Lot Depth	100 ft.	950 ft.
Lot Area	5,000 sq. ft.	190,000 sq. ft.

The purpose of minimum lot dimensions is to: create orderly, predictable and efficient development; safeguard and enhance property values; protect public and private investment by preventing landowners from overcrowding the property of others; and, allow for adequate spacing between buildings for emergency access.

BACKGROUND INFORMATION:

The subject property is a 5.2-acre tract zoned B-2, General Business, developed in the 1960’s with an office building on the front (east) portion of the property facing North Street, and apartments on the back (west) portion of the property. After the property to the south was

developed, a 30-foot shared access easement was filed in 1977 to provide legal access to North Street for both the apartments and the commercial property to the south. The access easement follows the existing driveway located along southern part of the subject property.

The applicant is proposing to subdivide a property into two (2) lots to separate the office building (Lot 1R) that fronts North Street from the remainder of the property that is developed as apartments (Lot 2R). The proposed subdivision meets the minimum lot dimensions of the zoning district with the exception of Lot 2R. Lot 2R would not meet the minimum lot width of the B-2 zoning district as shown in the table below:

Variance Specifics:

Lot Standard	Minimum Required	Lot 1R	Lot 2R
Lot Width	50 ft.	150 ft.	0 ft.
Lot Depth	100 ft.	250 ft.	920 ft.
Lot Area	5,000 sq. ft.	37,500 sq. ft.	184,000 sq. ft.

Most subdivisions are intended to create new lots for future private development. The purpose of this proposed subdivision is to create a new lot to separate the existing office building from the remainder of the property so that it can be sold separately. The new subdivision will not impact the overall density of the area, and will meet the required building setbacks for the B-2 zoning district.

Adjacent Land Use & Zoning

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

Direction	Zoning	Existing Land Use
North	B-2, General Business	Commercial
South	B-2, General Business	Commercial
East (Across North St.)	B-2 General Business	Undeveloped
West	PD, Planned Development	Undeveloped

Physical Characteristics

1. Frontage: The property has approximately 200 feet of frontage on North Street.
2. Access: Both lots will have access to North Street via an existing 30-foot shared access easement. Lot 2R will utilize an existing 30 ft. access easement to access North Street.
3. Topography and vegetation: The property is relatively flat with a 10 foot drop in elevation towards the western property line. The east side of the property borders North Street.
4. Floodplain: The subject property is not located within the FEMA regulated floodplain.

REVIEW CRITERIA & REQUIRED FINDINGS (STAFF COMMENTS UNDERLINED):

Per Section 118.99 of the Nacogdoches Zoning Ordinance, the applicant must demonstrate to the

satisfaction of the board that the decisions of the board will be in the best interest of the community and would carry out the spirit and intent of the zoning regulations. The board of adjustment may grant variances and exceptions upon finding that the following conditions have been met:

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

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

Most subdivisions are intended to create new lots for future private development. More specifically, the minimum lot width requirements outlined in the zoning ordinance help ensure that each new lot/development has adequate access to a public roadway. The purpose of the proposed subdivision is not to create a new lot for development, but to separate an existing office building from the remainder of the property that is developed as apartments. The existing 30-foot easement will ensure that public access is maintained for the apartments buildings in the rear of the property.

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

The property fronts North Street and all of the other surrounding properties are mostly developed with the exception of the property to the west which is part of a Planned Development. The office and apartments will continue to function as they do today.

3. Such variance will not adversely affect the health, safety or general welfare of the public. The purpose of minimum lot width requirements is to allow for adequate public and emergency access to private property. While the proposed subdivision will create a deficit for minimum lot width, the existing structures will still meet all other building setbacks.

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

The variance will not authorize a use other than those permitted under the current B-2, General Business zoning district.

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

Based on the current configuration of the property, both the office and apartment customers use the existing driveway and easement as the primary access for the property. Additionally, driveway access along commercial corridors such as North Street is limited and based on distance to other existing driveways. Shared driveways along this corridor are encouraged.

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

A self-created hardship is one that is created by the owner or his or her predecessor in interest,

rather than the nature of the property itself, and thus implies an intent to create a hardship. The current owner has an existing access easement along the southern property line that has served both the office and apartments since the 1960s.

STAFF RECOMMENDATION:

The purpose of the variance request is to separate an existing office building from the remainder of the property which developed as apartments. Staff recommends approval of the variance due to the current configuration of the property and the existing access easement which ensures the property will continue to function as intended.

NOTICES:

Staff mailed 16 notices to property owners within the 200-foot notification area. At the time of this report Staff has not received any responses.

- ATTACHMENTS:**
1. ZBA Application
 2. ZBA Exhibit
 3. Location Map
 4. Aerial Map
 5. Zoning Map
 6. Notification Map
 7. Site Photos

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION

PROPERTY INFORMATION:

Address: 4401 North Street, Nacogdoches, TX 75965

Legal Description: Lot(s) 2 in Block _____ of the Wilson & Baker Subdivision in City Block _____

OWNER INFORMATION:

Tim Badders (Tim Badderberry) 936-554-6346
Owner Name Daytime Phone Signature

P.O. Box 630670 Nacogdoches TX 75965
Mailing Address City State Zip Code

APPLICANT INFORMATION:

Tim Badders 936-⁵⁵⁴~~554~~-6346 timandsharonbadders@gmail.com
Applicant Name Daytime Phone Email Address Signature

P.O. Box 630670 Nacogdoches TX 75963
Mailing Address City State Zip Code

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

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

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

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

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

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

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

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

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

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

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

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

yes

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

yes

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

yes

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

yes

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

yes

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

yes

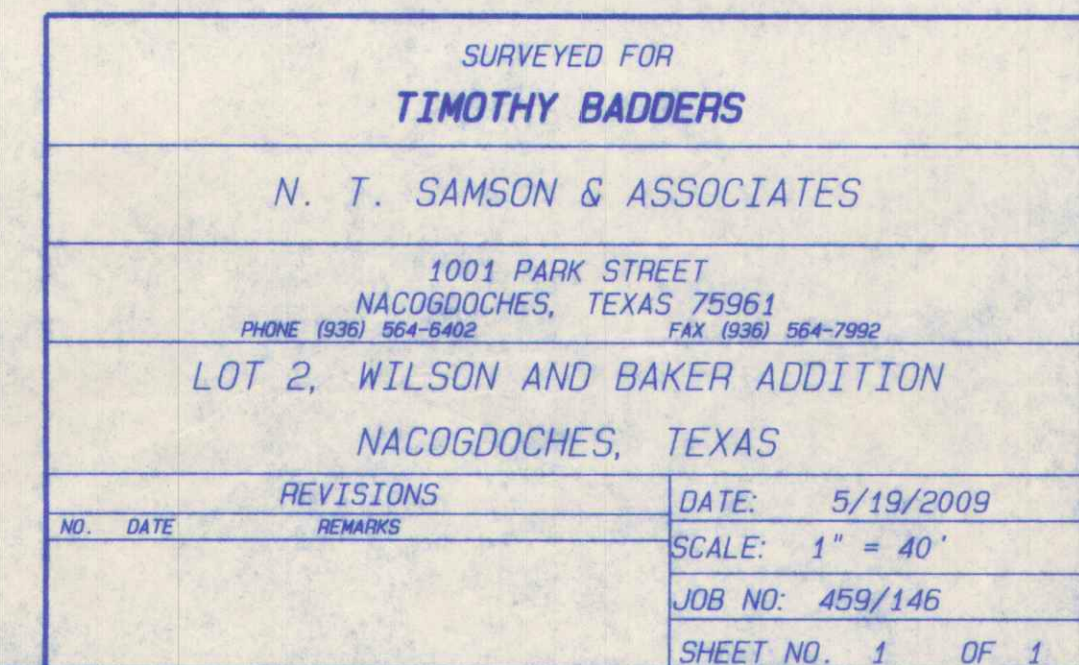
NOTE: This application **will not** be processed **unless** it is filled out in its entirety and accompanied by required attachments and filing fee of \$350.00.

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

FOR OFFICE USE ONLY

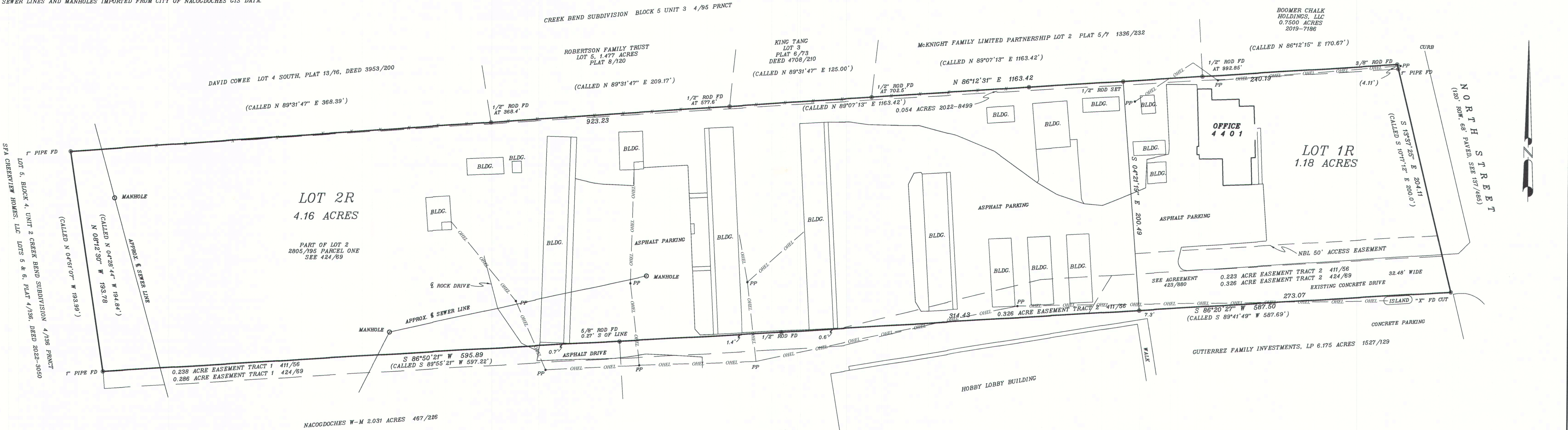
Date Filed: _____ Case Number: _____ Accepted By: _____ Tentative ZBA Date: _____

PRELIMINARY ONLY!



RE-PLAT LOTS 1 & 2 OF THE WILSON & BAKER ADDITION

SURVEYOR DID NOT ABSTRACT FOR EASEMENTS OR OWNERSHIP.
SURVEY PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.
BEARINGS ARE REFERRED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
1/2" RODS SET ARE TOPPED WITH A 1" RED PLASTIC CAP STAMPED "SAMSON 1915".
SEWER LINES AND MANHOLES IMPORTED FROM CITY OF NACOGDOCHES GIS DATA.



FIELD NOTES

All that certain tract or parcel of land lying and being situate in the City of Nacogdoches, Nacogdoches County, Texas, a part of the P.S. PADILLA GRANT, A-44, and being PART OF LOTS 1 & 2 of the WILSON & BAKER ADDITION, as shown in Volume 112, Page 472 of the Deed Records Nacogdoches County, Texas (DRNCT), and being part of a 5.301 acre tract described in a deed from Janell Badders to Timothy W Badders and Sharon Badders, dated February 27, 2008, recorded in Volume 2805, Page 195 of the DRNCT, see 424/69 for description, and a triangular strip containing 0.054 acres between the NBL of the 5.301 acre tract and the most easterly SBL of Creek Bend Subdivision as shown in Volume 4, Page 95 of the Plat Records Nacogdoches County, Texas (PRNCT) and described in a deed from Commercial National Bank to Timothy Badders dated September 30, 2022 recorded as document number 2022-8499 of the DRNCT, and more particularly described as follows:

BEGINNING at an X found cut for corner in the west right-of-way of North Street (60' from centerline) at the SEC of the 5.301 acre tract and the NEC of a 6.175 acre tract described in a deed from Raul Gutierrez to the Gutierrez Family Investments, L.P., dated December 27, 1999, recorded in Volume 1527, Page 129 of the DRNCT;

THENCE S 86°20'27" W, 587.50 feet (called S 89°41'49" W 587.69') with a SBL of the 5.301 acre tract and a NBL of the 6.175 acre tract to a 1/2" iron rod found buried in an asphalt drive;

THENCE S 86°50'21" W, 595.89 feet (called S 89°55'21" W 597.22') to a 1" iron pipe found for corner at the SEC of Lot 6, Block 4, Unit 2 of the Creek Bend Subdivision recorded in Volume 4, Page 136 of the PRNCT, from which the deed SWC of the 5.301 acre tract bears S 49°05' W, 1.7 feet;

THENCE N 08°12'30" W, 193.78 feet (called N 04°28'44" W 194.84') with the EBL of Lot 6 to a 1" iron pipe found for corner at an angle corner of Lot 6, the SWC of Block 5, Unit 3 of the Creek Bend Subdivision recorded in Volumes 4/139, 5/7, 6/73, & 8/120 and the west end of the 0.054 acre tract, from which the deed corner NWC of the 5.301 acre tract bears N 58°33' E, 1.5 feet;

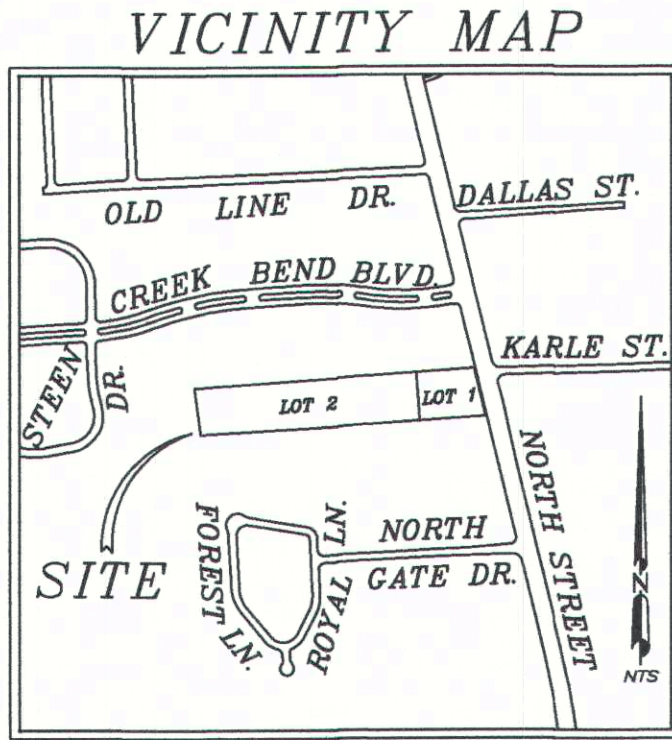
THENCE N 86°12'31" E, (called N 89°07'13" E, 1163.42') with the SBL of Block 5, Unit 3, and the NBL of the 0.054 acre tract, at 368.4 feet pass a 1/2" iron rod found, at 577.6 feet pass a 1/2" iron rod found, at 702.3 feet pass a 1/2" iron rod found, at 992.85 feet pass a 1/2" iron rod found, and in all a total distance of 1163.42 feet a 3/8" iron rod found for corner in the west right-of-way of North Street at the SEC of Block 5, Unit 3, at the SEC of a 0.7500 acre tract described in a deed from Moumir Tabch, et ux, to Boomer Chalk Holdings, LLC, dated September 30, 2019, recorded as document number 2019-7186 of the DRNCT, and the NEC of the 0.054 acre tract, from which the deed NEC of the 5.301 acre tract bears S 10°42'43" E, 4.11 feet;

THENCE S 13°37'25" E, (called S 10°17'12" E) with the west right-of-way of North Street, at 4.11 feet pass a 1" iron pipe found at the NEC of the 5.301 acre tract and continuing in all a total distance of 204.11 feet the place of **BEGINNING** containing within these calls 5.34 acres.

I, Tommy Findeisen, a duly Registered Professional Land Surveyor for the State of Texas hereby state that the above field note description was prepared from a survey made by me on the ground this the 27th day of September 2022. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK, AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

PRELIMINARY - FOR REVIEW ONLY THIS DOCUMENT MAY NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT

Tommy Findeisen
Registered Professional Land Surveyor No. 1915



STATE OF TEXAS
COUNTY OF NACOGDOCHES

We the undersigned, Timothy W. Badders and wife Sharon Badders, owners of the property subdivided in the above RE-PLAT OF LOTS 1 & 2 OF THE WILSON & BAKER ADDITION located in the PEDRO PADILLA GRANT, A-44, do hereby make subdivision of said property for and on behalf of Timothy W. Badders and Sharon Badders according to the lines, lots and easements therein shown and designate said subdivision as the REPLAT OF LOTS 1 & 2 OF THE WILSON & BAKER ADDITION, Nacogdoches Texas, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand in Nacogdoches, Nacogdoches County, Texas this ____ day of _____, 2022.

Timothy W. Badders

Sharon Badders

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF NACOGDOCHES

Before me, the undersigned authority, on this day personally appeared Timothy W. Badders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for Nacogdoches County, Texas

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF NACOGDOCHES

Before me, the undersigned authority, on this day personally appeared Sharon Badders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for Nacogdoches County, Texas

CERTIFICATE OF APPROVAL BY THE CITY PLANNER AND CITY ENGINEER

STATE OF TEXAS
COUNTY OF NACOGDOCHES

This is to certify that the City Planner and City Engineer of the City of Nacogdoches, Nacogdoches, Texas have approved this plat and subdivision of the RE-PLAT OF LOTS 1 & 2 OF THE BAKER & WILSON ADDITION as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the City Planner and the City Engineer of the City of Nacogdoches, Texas this ____ day of _____, 2022.

City Planner

City Engineer

CERTIFICATE OF REGISTRATION

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF NACOGDOCHES

I, June Clifton, County Clerk of Nacogdoches County, Texas, do hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on this ____ 2022, at ____ o'clock ____ M, in Clerk's Document Number 2022-____ of the Real Property Records for said County.

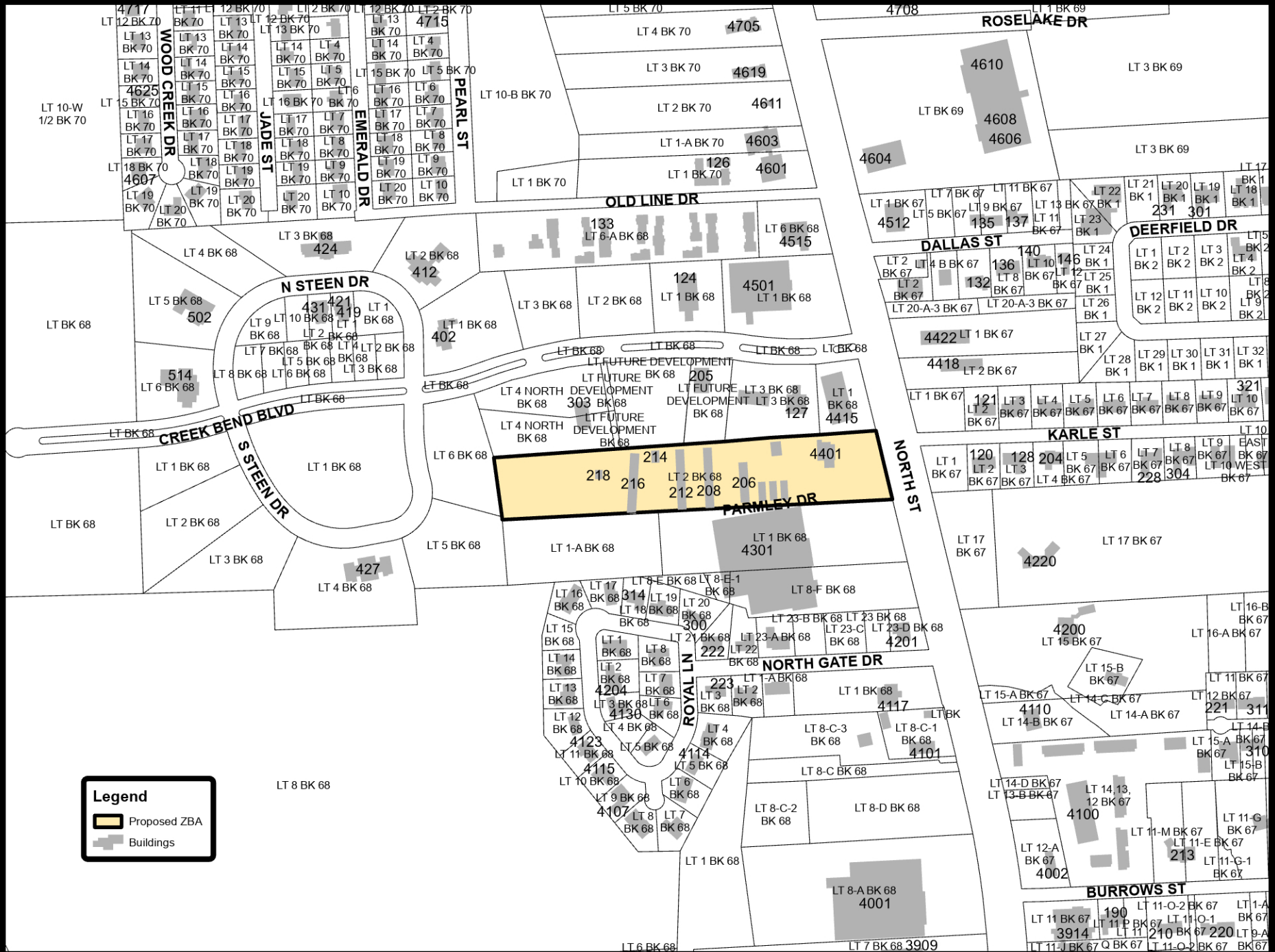
WITNESS my hand and seal of office, at Nacogdoches, the day and date last above written.

June Clifton, County Clerk
Nacogdoches County, Texas

By _____ Deputy Clerk

SURVEYED FOR TIM BADDERS	
N. T. SAMSON & ASSOCIATES FORM NUMBER 1000 1200 1001 PARK STREET NACOGDOCHES, TEXAS 75961 PHONE (936) 564-6402 FAX (936) 564-7992	
PART OF LOTS 1 & 2, WILSON & BAKER ADDITION NACOGDOCHES, TEXAS	
REVISIONS	DATE: 9/27/2022
NO. DATE	SCALE: 1" = 40'
REMARKS	JOB NO: 518/80
	SHEET NO. 1 OF 1

ZBA 2023-01



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

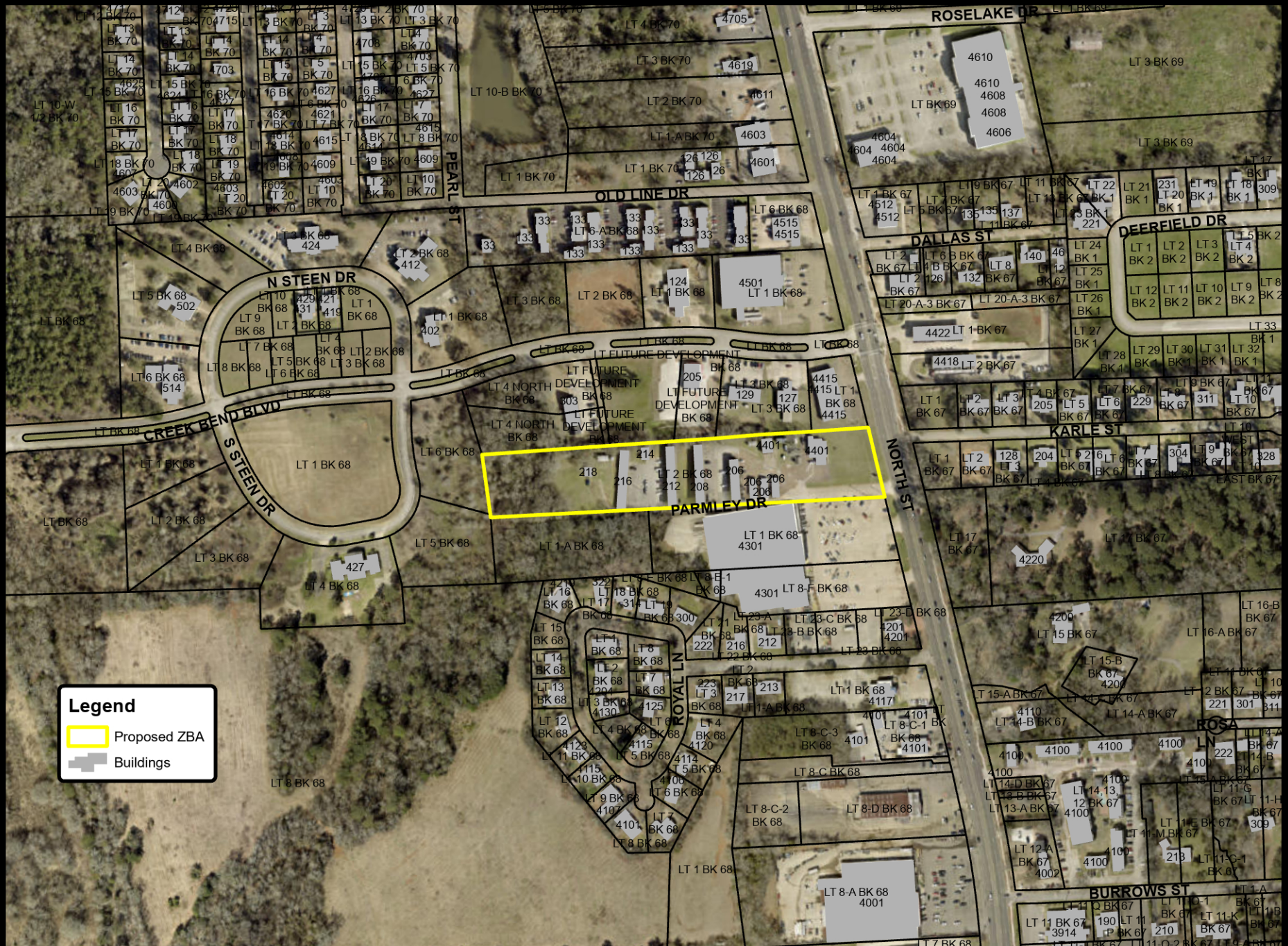


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Date Created: February 7, 2023 Software: ArcGIS Pro 3.0.3



ZBA 2023-01



Legend

- Proposed ZBA
- Buildings

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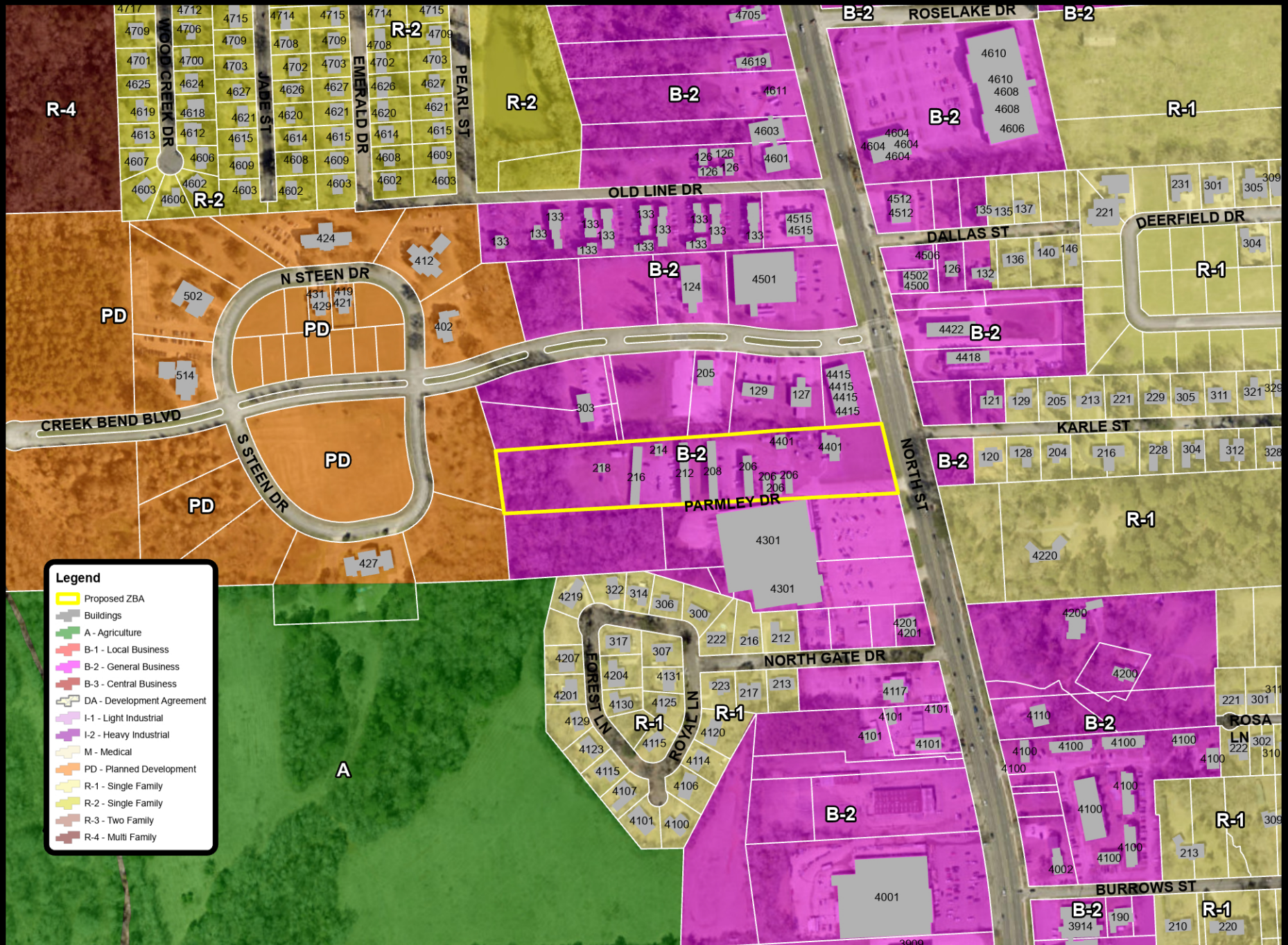


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ZBA 2023-01



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Date Created: February 7, 2023 Software: ArcGIS Pro 3.0.3



200 Foot Notification Map

Legend

 200 Foot Buffer

 Proposed Variance

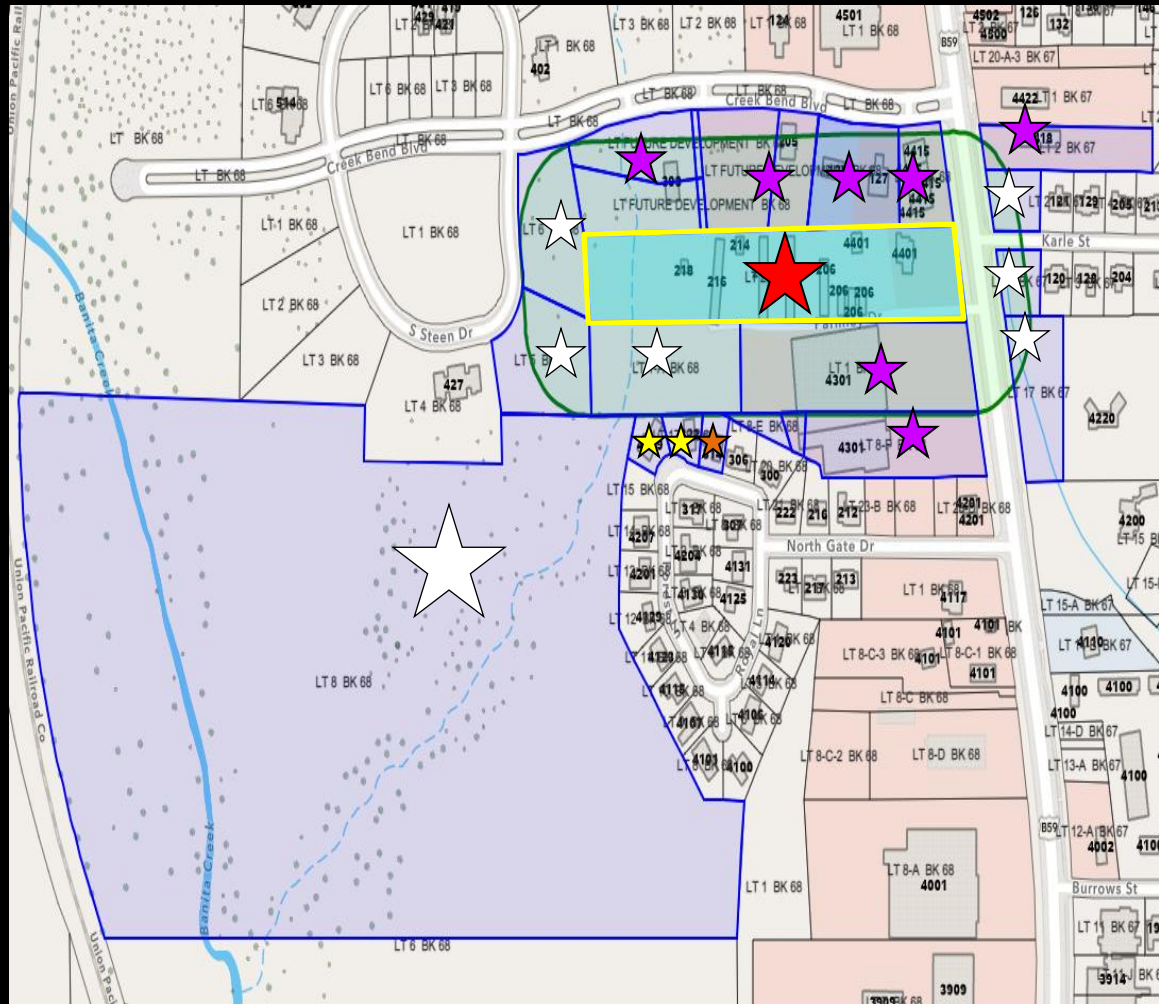
 Single Family- Rental

 Single Family-
Owner Occupied

 Undeveloped/ Vacant

 Commercial

ZBA2023-01: 4401 North Street



Site Photos: ZBA2023-01

Subject Property – Office fronting North St.



Apartments on rear side of subject property, behind office.





View of shared
driveway from
North St.

View of shared
driveway from
apartments



Commercial frontage along North St.

