



August 14, 2023

Planning & Zoning Commission

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date via videoconference beginning at 5:00 p.m. for the purpose of considering the following agenda items.

The City of Nacogdoches Planning & Zoning 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 pz@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 August 14, 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. Open Forum: In addition to public comment on agenda items, the Commission offers an open forum whereby citizens may comment on governance issues over which the City of Nacogdoches has domain. In accordance with the Texas Open Meetings Act, members of the Commission shall not discuss, deliberate, or make any decisions on topics not posted as an agenda item. Speakers should address all remarks to the Commission and limit your remarks to no more than 3 minutes.
4. **CONSENT AGENDA:**
All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

- A. Approval of Minutes: Consider approval of minutes from the May 8, 2023 Planning and Zoning Commission meeting.

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



5. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
 - A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. **Public Hearing:** Consider a Specific Use Permit to operate a Tattoo Salon/Piercing Studio in a B-2, General Business District, on Lot 6-B, City Block 6, located at 507 East Main Street. This request has been submitted by Krysta Robertson. Case Number SUP2023-05
 - C. **Public Hearing:** Consider amending a previously approved Specific Use Permit for a Piercing Studio to also include a Tattoo Salon in a B-2, General Business District, on Lot 16-A, Block 67, of the North Heights Addition Subdivision, located at 3500 North Street, Suite 10. This request has been submitted by Primal Piercing & Jewelry. Case Number SUP2023-03.
 - D. **Public Hearing:** Consider a Zone Change from R-1, Single Family to B-1, Local Business for approximately 1.32 acres, being of Lot(s) 1 of Block 8, 10-A, 10-B, & 11 of Block 1, of the Colonial Hills Subdivision, Section 1, generally located on the west side of Appleby Sand Road, 440 feet north of the intersection at East Austin Street and Appleby Sand Road. This request has been submitted by Courtney & Stephen Martin. Case Number ZON2023-05.
 - E. Final Plat: Presentation, discussion, and possible action regarding a Final Plat for Lot 1R & 2R of The Bipin & Ritesh Subdivision. This request has been submitted by Krishna Nacogdoches Investments LLC.
 - F. Sign Variance: Consider a variance to Section 78-101 of the Sign Ordinance for an existing legal nonconforming freestanding sign that fails to meet the minimum sign setback requirements for a property located at 1326 North University Drive. This request has been submitted by Olivia Kiritsy of Loblolly Properties LLC. Case Number SVO2023-02.
6. Discussion and possible action on future agenda items: A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. ADJOURN.



Aimee Cloutier, Office Assistant III

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 the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on August 9, 2023, at 3 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Office Assistant III



**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
MAY 18, 2023, AT 5:00 P.M.
REGULAR HYBRID MEETING**

MEMBERS PRESENT: Margaret Forbes; Lily Phou; Matthew Perry; & Ruth Carroll;

MEMBERS ABSENT: Shannon Conklin

STAFF PRESENT: City Planner, Alaina Helton; Office Assistant III, Aimee Cloutier; Planning Technician, Juan Pollette; & City Engineer, Steve Bartlett

OTHERS PRESENT: Rosa B. Coakley; Reba Malone; Travis Davis; Bryan Moore; Agatha Moreland; Shirley Richardson; Michael Delaney; Jacob Crawford; Willie C. Richardson; & Dorothy Pleasant;

1. **Call to Order:** Chairwoman Phou called the meeting to order at 5:00 p.m.
2. **Pledge of Allegiance:** Chairwoman Phou led the Pledge of Allegiance.
3. **Open Forum:** Chairwoman Phou opened the floor for public comment. There were no comments from the public.
4. **CONSENT AGENDA:** All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be a separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda, it may be moved to the Regular Agenda for further consideration.
 - a. **Approval of Minutes:** Consider approval of minutes from the April 10, 2023 Planning and Zoning Commission meeting.

Commissioner Perry made a motion to approve the minutes from the April 10, 2023 meeting as written. Commissioner Carroll seconded the motion, and the minutes were approved unanimously (4-0).

5. **REGULAR AGENDA:**

- A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission act
- B. **Preliminary Subdivision Plan:** Consider approval of a Preliminary Plan for the Park Ridge and Park Reserve Subdivisions, consisting of approximately 64 acres, located at the eastern terminus of Park Street. This request has been submitted by JBSC Development, LLC.

City Planner (CP) Helton noted there was an error on the staff report for the preliminary plan. She stated instead of 138 lots, the subdivision would include 176 lots.

CP Helton presented the preliminary subdivision plans for Park Ridge and Park Reserve to the Commission. She explained the development would be constructed in three phases and the plan would require two variances for the

block length on the north and south side of Jakelyn Street and Rhonda Street, which exceed the maximum block length.

CP Helton stated variances to street projections was also needed because there were no street projections being provided to the adjacent unsubdivided areas to the north and south.

CP Helton expressed that staff recommends approval for all four variances, with the condition that the area shown as the storm water detention facility be rezoned from PD, Planned Development to R-1, Single Family prior to the completion and approval of phase one of the preliminary plan.

Chairwoman Phou asked if there were any comments or questions from the Commission.

Commissioner Forbes asked if emergency services were okay with the subdivision only having one way in and one way out of the subdivision.

CP Helton stated the plans have been reviewed by the fire department and they are okay with the layout. CP Helton also mentioned that the plan is consistent with the Chapter 380 Economic Development Agreement approved by the City Council.

Chairwoman Phou opened the meeting for public comment.

Willie C. Richardson, who resides at 2210 John Richardson Road, asked where the subdivision was being built on Park Street.

Chairwoman Phou explained to Mr. Richardson where the development will be located.

Chairwoman Phou closed the public comment and opened the meeting for discussion from the Commission.

There was discussion among the Commission regarding the traffic patterns and possible containment of the roads being laid out on the plans, as well as the average lot size and private park.

Commissioner Carroll made the motion to approve the preliminary plan for Park Ridge and Park Reserve and all four variances presented with the condition that the storm water detention facility be rezoned from PD, Planned Development to R-1, Single Family prior to completion of phase one. Commissioner Forbes seconded the motion and the item was passed unanimously (4-0).

- C. Public Hearing:** Consider a Zone Change for Lot 3, City Block 54 from B-2, General Business to R-3, Two Family District, and a Zone Change request for Lot 3-C, City Block 54 from A, Agriculture to R-3, Two Family District, located at 2603 John Richardson Road. This request has been submitted by Bryan Moore. Case File ZON2023-03.

CP Helton presented the zone change request to the Commission. CP Helton stated that staff finds the request makes the property more compatible with the surrounding properties and recommends approval.

Chairwoman Phou opened the meeting up for comments and questions from the Commission.

There was discussion among the Commission regarding properties being zoned B-2, General Business near John Richardson Road and the possibilities of why the zoning was changed previously in the early 2000s.

Commissioner Forbes asked the applicant what kind of home he was intending to build.

Applicant, Bryan Moore, stated he was going to build one single-family home on Lot 3-C.

There was discussion among the Commission regarding the pros and cons of R-2 and R-3 zoning.

Commissioner Forbes asked the applicant and owners of the property if they were okay with re-zoning the property to R-2, Single Family instead of R-3. Two Family.

Both the applicant and owners stated they were okay with R-2, Single Family zoning.

Commissioner Carroll asked if there were any plans to widen John Richardson Road.

CP Helton stated that, to her knowledge, there was not an intention of widening the road at this time.

Chairwoman Phou closed the public hearing after there were no more public comments and opened the meeting up for discussion amongst the Commission.

Commissioner Forbes made the motion to change the zoning for Lots 3 and 3-C, City Block 54, to R-2, Single Family. Chairwoman Phou seconded the motion and the item was passed unanimously (4-0).

6. City Council decisions on Planning & Zoning cases: On April 18, 2023, City Council took the following action on the item listed below.

- A. Approved 5-0: Request for approval of an ordinance amending Chapter 118 "Zoning," Article I. "In General," Section 118-1 "Definitions," and Article II. "District Regulations," Section 118-273 "Land Use Schedule" and Article VI. "Development Standards," Section 118-466 "Off-Street Parking Requirements" of the Code of Ordinances to allow for the development of 'Distillation of Liquors, Spirits, etc. – Craft'.

CP Helton read the City Council decisions on the Planning & Zoning cases from the April 18, 2023 meeting.

7. **Discussion and possible action on future agenda items: A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

Commissioner Forbes stated she would like a future update on cluster zoning.

CP Helton stated there would be a workshop in the future regarding student housing and code enforcement.

8. Adjourn

Chairwoman Phou adjourned the meeting at 5:44 p.m.

Chairwoman Phou

Attest: Aimee Cloutier, Office Assistant III

PRESENTER: Juan Pollette, Planning Tech

ITEM/SUBJECT: Public Hearing: Consider a Specific Use Permit to operate a Tattoo Salon/Piercing Studio in a B-2, General Business District, on Lot 6-B, City Block 6, located at 507 East Main Street. This request has been submitted by Krysta Robertson. Case Number SUP2023-05

OVERVIEW: The request is for a Specific Use Permit (SUP) for the operation of a Tattoo Salon/Piercing Studio at 507 East Main Street. The property is zoned B-2, General Business, is located in the Downtown Historic District and was originally developed as the Main Theater. Per the Zoning Ordinance, a Tattoo Salon is only allowed in the B-2, General Business zoning district with approval of an SUP. The SUP process allows Staff, the Commission, and the City Council the opportunity to review and impose conditions if necessary on such development.

The applicant is proposing to utilize the existing 1,000 square foot theater lobby that was converted to tenant space, located at 507 East Main Street. The applicant will be sharing space with a licensed body piercer and has proposed that all tattoo services will be by appointment only, with business operating hours between 1 p.m. and 7 p.m., Tuesday through Saturday. The Tattoo Salon/Piercing Studio would be closed on Sunday and Monday.

Adjacent Land Use & Zoning

The subject property is zoned B-2, General Business, and is currently developed as a Business or Personal Services space. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Commercial	B-2, General Business	Commercial
South	Commercial	B-2, General Business	Commercial
East	Commercial	B-2, General Business	Commercial
West	Commercial	B-2, General Business	Commercial

The surrounding areas are zoned and developed as commercial properties. Commercial uses in the area include retail, restaurants, and offices. The proposed SUP will not change the allowed uses permitted under the current B-2 zoning district.

STAFF REVIEW:

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

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

The proposed SUP is located within the city's Downtown Historic District Overlay and is the site of the historic Main Theater. The applicant is in agreement of the importance of preserving the look of the historic theater and is proposing to maintain the appearance of the existing front facade. The applicant is proposing to have minimal signage on the front door and the name of the business in black letters above the entrance similar to the prior tenant, Monograms on Main. The applicant has offered to use the existing building marquees to advertise events happening in our community as well as display the name of the business.

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

The proposed SUP is located within an existing tenant space and no new construction is proposed. The surrounding properties are all developed.

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

The subject property takes direct access from East Main Street, a major arterial street which functions as primary access for the property. The roadway is adequate to accommodate the proposed use.

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

The new use will not require a redesign of any drives or parking. The existing parking is adequate for the proposed use.

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

All activities will be limited to the interior of the buildings, with hours of operation limited to no earlier than 1 p.m. and no later than 7 p.m. The proposed use should not produce any offensive odor, fumes, dust, noise, or vibration.

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

There is no new lighting proposed with this SUP. Outdoor lighting must meet the City's lighting ordinance restrictions, i.e. only down lighting with no spillover onto neighboring properties.

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

This proposed use is located within an existing commercial property and no renovations or expansions are being proposed requiring the installation of commercial district landscaping.

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

The 2003 Comprehensive Plan designates this area as *Central City Mixed Use* on the Future Land Use Plan (FLUP). This Land Use category is defined as "Central core of the City, in and around the traditional downtown, where a mix of retail, office, residential, and public uses is permitted and encouraged subject to development and compatibility standards.

Staff believes that the FLUP designation differs with the current underlying B-2, General Business zoning of the subject property. Approval of the SUP will not change the land uses

permitted by B-2 zoning district.

NOTICES:

Of the 15 notices mailed to property owners within the 200-foot notification area, Staff has received one (1) written response in support and three (3) in opposition of the request. The three (3) opposition response forms will prompt the 20 percent rule, requiring a favorable vote of three-fourths of all the members of the commission for the request to become effective.

Neighborhood Input: The applicant held a neighborhood meeting for the property owners within 500 feet on July 24, 2023, to discuss and answer questions about the request. Over fifty (50) community members and owners/tenants of the surrounding properties attended the meeting to show support or express their concerns on the impact that this business would have to the downtown area. The majority of the people present, which included downtown business owners, were there to show their support and expressed how this business would be an asset to the area.

Those citizens present who opposed the SUP, were mostly downtown business owners who generally felt that a tattoo/piercing studio was not an appropriate business for the historic downtown area. They also expressed concerns about the possible decrease in property values, the close proximity of residential homes, changes in the exterior of the building, and operational hours to name a few. The number of written responses from the community about this case has been significant, both for and against. The agenda packet will contain a copy of all correspondence received.

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

This item is scheduled to be heard by City Council on Tuesday, September 5th.

CITY CONTACT: Juan Pollette, Planning Technician
pollettej@nactx.us
(936) 559-2559

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Wall Signage
6. Combined 200' Responses
7. Community Responses
8. Site Photos

Aerial Map SUP 2023-05



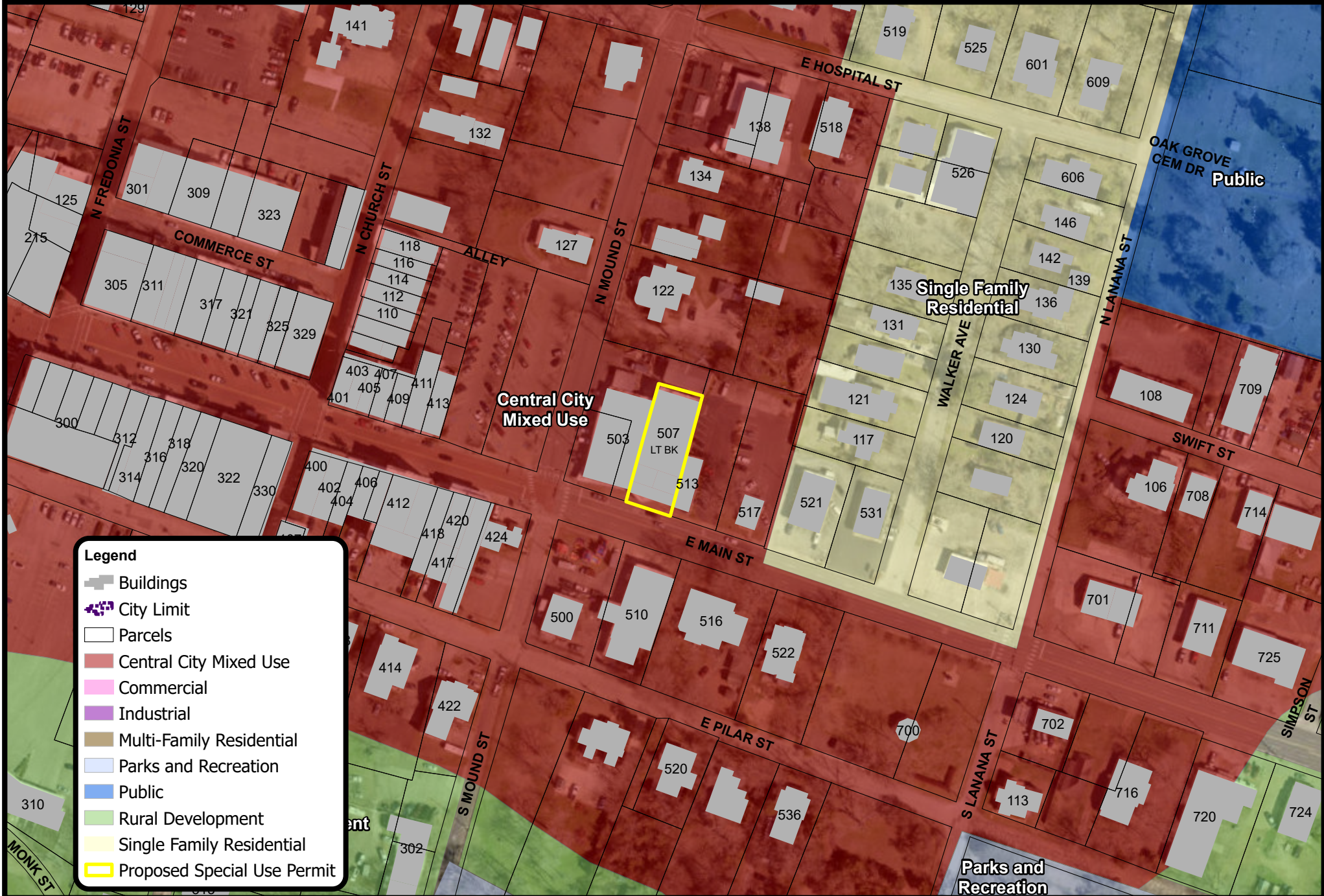
Date Created: 07/25/23 09:50 | Document Generated Automatically

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.

Zoning Map SUP 2023-05



Future Land Use Map SUP 2023-05



0 70 140 210 280 Feet

Date Created: 07/25/23 09:50 | Document Generated Automatically

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.

200 Foot Notification Map

SUP2023-05: 507 East Main St.

Legend

 200 Foot Buffer

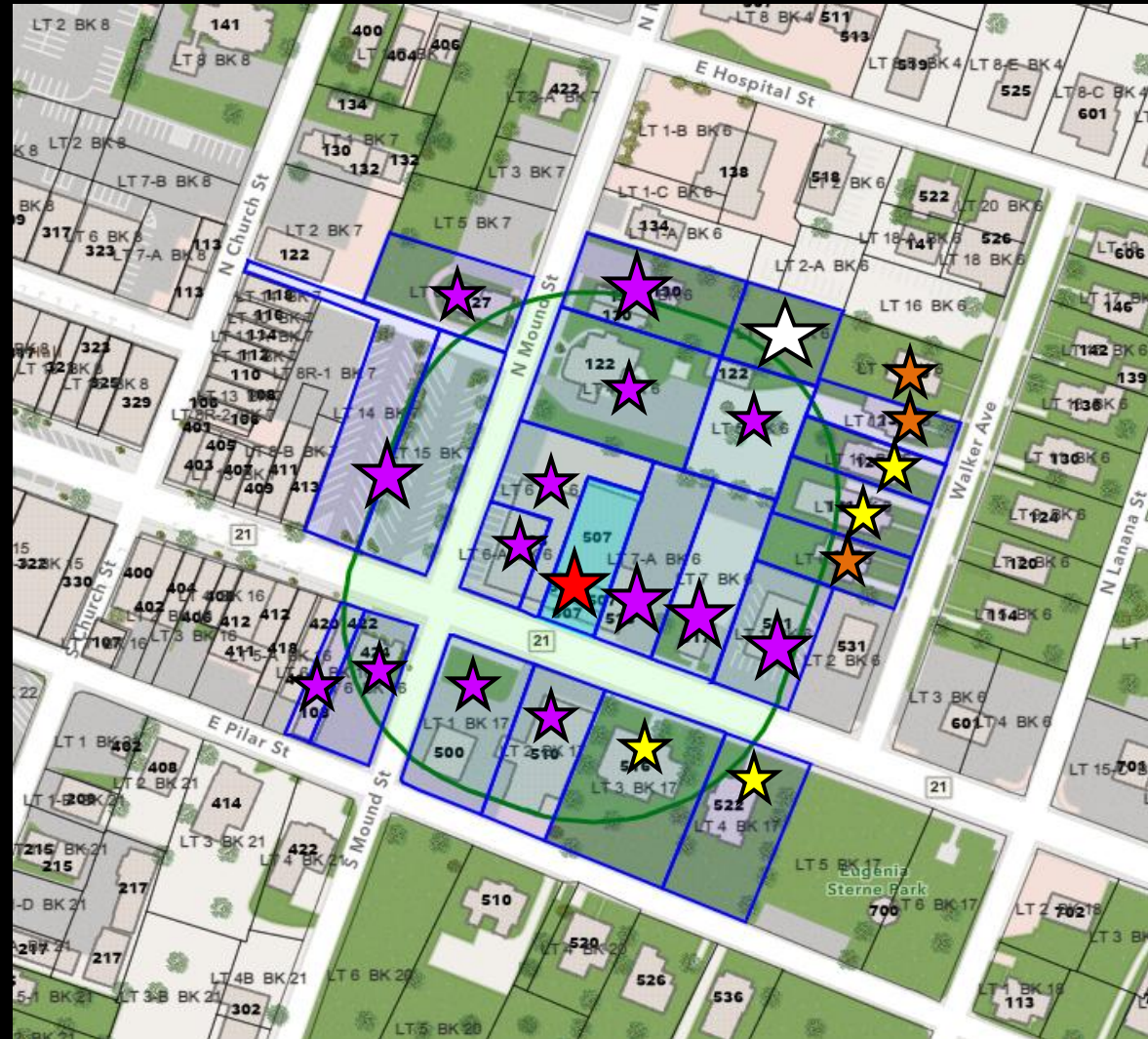
 Proposed SUP

 Undeveloped

 Single Family- Rental

 Single Family-
Owner Occupied

 Commercial



Proposed wall signage



SUP2023-05

507 EAST MAIN STREET

RESPONSES FROM
PROPERTY OWNERS
WITHIN 200' OF
PROPOSED
SPECIFIC USE PERMIT

Tattoo business Main St.

2 messages

'Susan Cox' via Planning & Zoning <pz@nactx.us>

Mon, Jul 31, 2023 at 12:32 PM

Reply-To: Susan Cox <camilecox@icloud.com>

To: pz@nactx.us

Cc: "camilecox600@yahoo.com" <camilecox600@yahoo.com>

To Whom it May Concern:

I own the property at 130 N. Mound St.

I have learned Cicada Tattoo is seeking a permit to open a shop on Main St. downtown Nacogdoches.

I'm 100 % in support of this business and have zero concerns regarding the business or it's location. I am also 100 % in support of women owned businesses and my hope is our city will be same.

I will be out of town traveling when the upcoming city meeting is scheduled. Please accept my letter of support for this woman owned business to open in our downtown Nacogdoches.

Sincerely,

Susan Camille Cox

512-790-1776

Sent by an imperfect iPhone that makes typos errors 😊

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You received this message because you are subscribed to the Google Groups "Planning & Zoning" group.

To unsubscribe from this group and stop receiving emails from it, send an email to pz+unsubscribe@nactx.us.

To view this discussion on the web visit <https://groups.google.com/a/nactx.us/d/msgid/pz/607B2632-A13C-4CC6-8827-940B7DA7E9E5%40icloud.com>.

Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 31, 2023 at 1:23 PM

To: Susan Cox <camilecox@icloud.com>

Good afternoon,

We have received your response and will forward this to the Planning and Zoning Commission as well as City Council. If you have any questions, please do not hesitate to contact us.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

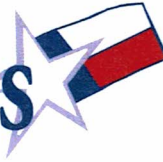
(936) 559-2574

cloutiera@nactx.us



Nacogdoches

the oldest town in Texas



#5

Response Form

Project Number: SUP2023-05

507 East Main Street

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

City of Nacogdoches Planning & Zoning Department

Attn: Aimee Cloutier

PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier at pz@nactx.us

Project Number: SUP2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I FEEL THIS IS NOT A GOOD DECISION FOR THE
FUTURE DEVELOPMENT OF 500/600/700 BLOCK OF
E. MAIN AS IT PERTAINS TO BECOMING AN ASSET
Signature: Jim Elder (SEE BACK)

Printed Name: JIM ELDER

Street Address: 702 NORTHWOODS CR

City, State and Zip Code: NACOG, TX 75965

Phone Number: (936) 554-5080

Email Address: JELDER52@YAHOO.COM

Physical Address of Property within 200 Feet: 510 E. MAIN
UNIVERSITY RENTAL
2 LOTS

City of Nacogdoches

202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963

936-559-2574 Fax 936-559-2910 www.nactx.us

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TO THE DOWNTOWN AREA. MUCH PROGRESS
HAS BEEN MADE IN OUR BLOCK TO INHANCE THE
PROPERTY VALUES FOR OUR BUSINESSES AND
THE RESIDENTS WHO LIVE IN THE AREA
THAT BLOCK IS STILL IN TRANSITION AND
COULD EASILY FALL BACK TO THE WAY IT LOOKED
20 YEARS AGO.

THE YOUNG LADY WAS SWEET, AND GAVE A NICE
PRESENTATION, YET TATTOO PARLORS CONTINUE
TO HAVE A POOR IMAGE IN MANY FOLK MIND.
THE RULES WERE PUT IN PLACE FOR A REASON,
AND I DON'T THINK A SPECIFIC USE PERMIT
IS THE PROPER THING TO DO AT THIS TIME.

I PLAN TO ATTEND THE HEARINGS.

THANK YOU

Jim Ed



Response Form

Project Number: SUP2023-05
507 East Main Street

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

City of Nacogdoches Planning & Zoning Department
Attn: Aimee Cloutier
PO Drawer 635030
Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier at pz@nactx.us



Project Number: SUP2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Our city already has several tattoo salons, and I don't think we need this type of business in the downtown area.

Signature: Janis S. Castleberry, trustee for the J.M. & J.S. Castleberry Living Trust

Printed Name: Janis S. Castleberry, trustee for the J.M. & J.S. Castleberry Living Trust

Street Address: 3602 Colony Creek Drive

City, State and Zip Code: Nacogdoches, TX 75965

Phone Number: 936-564-9716

Email Address: castleberry41@icloud.com

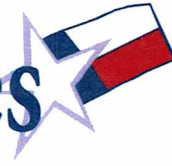
Physical Address of Property within 200 Feet: 424 E. main St.

City of Nacogdoches

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

Nacogdoches

the oldest town in Texas



#15

Response Form

Project Number: SUP2023-05
507 East Main Street

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

City of Nacogdoches Planning & Zoning Department
Attn: Aimee Cloutier
PO Drawer 635030
Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier at pz@nactx.us

Project Number: SUP2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Home purchased 7 years ago.

Comments:

I purchased my home directly across from 507 E. Main St. This is my personal home built by famous architect Diedrich Ruffs. My home is historic.

Signature: Hallie R. Wurth

Printed Name: Hallie Wurth

Street Address: 516 East Main St,

City, State and Zip Code: Nacogdoches, Tx. 75961

Phone Number: 936-244-6033

Email Address: H-daisy63@yahoo.com

Physical Address of Property within 200 Feet: 516 E. Main St., Nacogdoches, Tx 75961

City of Nacogdoches

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

If the tattoo parlor goes in across the street my property value will decrease.

SUP2023-05

507 EAST MAIN STREET

**COMMUNITY RESPONSES
IN OPPOSITION OF
SPECIFIC USE PERMIT**

Rezoning of old theatre building

2 messages

Debbie DuFrene <debbiedufrene6@gmail.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 5:15 PM

I am not in favor of rezoning the old theatre building on Main Street to allow a tattoo parlor to occupy that prime space in the historic downtown district.

Please reject this ill-advised idea.

Thank you,

Debbie DuFrene

Sent from my iPhone

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You received this message because you are subscribed to the Google Groups "Planning & Zoning" group.

To unsubscribe from this group and stop receiving emails from it, send an email to pz+unsubscribe@nactx.us.

To view this discussion on the web visit <https://groups.google.com/a/nactx.us/d/msgid/pz/853B9B07-5271-4F37-9ACC-801131944D26%40gmail.com>.

Cloutier, Aimee <cloutiera@nactx.us>
To: Debbie DuFrene <debbiedufrene6@gmail.com>

Fri, Jul 21, 2023 at 7:56 AM

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Main Theater

2 messages

Diana Walker <djwalker1945@gmail.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 10:49 AM

I'm not in favor of the rezoning for a Tattoo Parlor to be located at 507 E. Main. We have worked hard to preserve our history of our beautiful and historic downtown.
Diana Walker

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Diana Walker <djwalker1945@gmail.com>

Thu, Jul 20, 2023 at 10:50 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo parlour on Main street (507Main street)

2 messages

'ricardo estrada' via Planning & Zoning <pz@nactx.us>

Fri, Aug 4, 2023 at 1:20 PM

Reply-To: ricardo estrada <re18strada@yahoo.com>

To: "pz@nactx.us" <pz@nactx.us>

I am writing you with my concerns about the possibility of a Tattoo parlour which is going in on [Main street \(507 Main street Nacogdoches TX 75961 \)](#) i an a resident of Nacogdoches am opposed to this happening . My vote is NO !

Thanks Ricardo Estrada.

[Sent from Yahoo Mail on Android](#)

--

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[1691173234202%40mail.yahoo.com](https://groups.google.com/a/nactx.us/d/msgid/pz/1685726840.35975.1691173234202%40mail.yahoo.com).

Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 11:18 AM

To: ricardo estrada <re18strada@yahoo.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Project SUP2023-05, 507 East Main Street

2 messages

Kalin Kendrick <kalin.kendrick@gmail.com>
To: pz@nactx.us

Mon, Aug 7, 2023 at 11:09 PM

Dear Chairman and Members of the Planning and Zoning Board:

As a property owner of 531 E. Main Street, please consider NOT approving the Specific Use Permit request for the Tattoo Salon and Piercing Studio.

Our building is located in the historic downtown overlay, across from Eugenia Stern Park and is approximately 200 feet from the Main Street Theater. City leaders, staff and community volunteers have worked tirelessly to improve and preserve the integrity of historic downtown, and this business would not enhance the brick streets of Nacogdoches Texas.

I am NOT in favor of making this exception.

Sincerely,

Kalin Kendrick

--

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Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 11:22 AM

To: Kalin Kendrick <kalin.kendrick@gmail.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo Parlor

2 messages

Marcie Smith <marciesmith450@gmail.com>
To: Pz@nactx.us

Mon, Aug 7, 2023 at 5:06 PM

Committee members,

As an owner of a building in downtown Nacogdoches, I recently learned that a tattoo parlor wishes to rent a space in the historic Main Theatre. Our city has worked tirelessly over the years to develop our downtown into a lovely, charming and increasingly popular tourist spot. I absolutely vote against a tattoo business being allowed in historic downtown. Allowing these type of businesses would in time reverse all that has been achieved, and no doubt affect tourism. Next will be vape shops, etc and where does it end? Certainly it's of no benefit in a zoned historic district and can easily join the many strip malls that litter our town. Please draw the line now and allow business that enhance and preserve the historical beauty we have been striving to achieve.

Thank you for allowing downtown building owners to have a voice in this!

Sincerely,

Marcie Anderson Smith
531 E. Main St. building

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 11:21 AM

To: Marcie Smith <marciesmith450@gmail.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Not in favor of rezoning

2 messages

Harrelson JD <harrelsonjd@sbcglobal.net>
To: pz@nactx.us

Thu, Jul 20, 2023 at 10:20 AM

I am strongly NOT in favor of the rezoning for a tattoo parlor at 506 E. Main Street. Please don't allow this to happen.
Thank you,
Wilda Harrelson

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Harrelson JD <harrelsonjd@sbcglobal.net>

Thu, Jul 20, 2023 at 10:40 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Re-zoning Downtown

2 messages

'Katherine Morris' via Planning & Zoning <pz@nactx.us>

Mon, Jul 17, 2023 at 3:00 PM

Reply-To: Katherine Morris <morris.sunni@icloud.com>

To: pz@nactx.us

City of Nac. Planning & Zoning Dept. .

Although I do not reside, nor own a business within 500' of 202 East Pilar, I would like to voice my opinion in the matter.

I am not at all in favor of the zoning change that would allow a Tattoo/Piercing salon to set up shop in the historical district of Main Street Nacogdoches.

Is this a business that encourages the type of commerce that is cohesive to the existing businesses in our "Oldest Town in Texas". Discretionary business zoning is essential to any and every City, when it's not carried out as it should be you end up with a slow erosion of safe and successful businesses....Thus encouraging a future of abandoned buildings and unsafe streets.

My question to you all would be this, are you opening Pandora's Box....and if so, where will you draw the line, or will you at all?

Sincerely, Sunni Morris

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Tue, Jul 18, 2023 at 8:13 AM

To: Katherine Morris <morris.sunni@icloud.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Main St theater building. Please, let's not do this to our downtown. Marianne Young

2 messages

'Mary Ann Young' via Planning & Zoning <pz@nactx.us>

Fri, Jul 21, 2023 at 7:58 AM

Reply-To: Mary Ann Young <marianney60@yahoo.com>

To: pz@nactx.us

Sent from my iPad

--

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Cloutier, Aimee <cloutiera@nactx.us>

Fri, Jul 21, 2023 at 8:00 AM

To: Mary Ann Young <marianney60@yahoo.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo Parlor

2 messages

'pat dailey' via **Planning & Zoning** <pz@nactx.us>
Reply-To: pat dailey <pat75962@yahoo.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 2:30 PM

Sent from ms Dailey
A tattoo parlor could not possibly fit in with the culture and flavor of our downtown area.

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: pat dailey <pat75962@yahoo.com>

Thu, Jul 20, 2023 at 2:32 PM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



507 E Main specific use permit

2 messages

'Bailey McLain' via Planning & Zoning <pz@nactx.us>

Reply-To: Bailey McLain <rbaileymac@yahoo.com>

To: pz@nactx.us

Mon, Jul 17, 2023 at 4:56 PM

As a property owner of a downtown building within 500 feet of location in question I'd like to express my opposition to the permit for a tattoo/piercing salon. I don't feel like that is in keeping with the type of businesses that we are trying to bring to our historic downtown. Thank you.
Bailey McLain

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

To: Bailey McLain <rbaileymac@yahoo.com>

Tue, Jul 18, 2023 at 8:14 AM

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Main Street Theater

2 messages

Bret Arrant <barrant61@gmail.com>
To: pz@nactx.us

Fri, Jul 21, 2023 at 3:15 PM

Good afternoon, my wife and I have been living downtown since 2018. I am currently on the Main Street board. We do not think it is a good idea to have a tattoo and piercing shop downtown on Main Street. Especially with so many residential homes near that location.

Sincerely,
Bret and Bridget Arrant

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Bret Arrant <barrant61@gmail.com>

Fri, Jul 21, 2023 at 3:18 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



506 E. Main St

2 messages

Carol Odom <carolodom64@gmail.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 10:42 AM

As a lifelong resident of Nacogdoches, I am completely opposed to rezoning the Old Main Theater for a tattoo shop. Our historic downtown Main Street is not the place for a tattoo shop.
Yours sincerely,
Carol Odom

--

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To view this discussion on the web visit <https://groups.google.com/a/nactx.us/d/msgid/pz/CA%2Bw%3DX9Wr4PTz4CoK80zGKLZ%3D83wATMnpap3wx9VmYtn2Ogdrww%40mail.gmail.com>.

Cloutier, Aimee <cloutiera@nactx.us>
To: Carol Odom <carolodom64@gmail.com>

Thu, Jul 20, 2023 at 10:45 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.
[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo parlor proposal

2 messages

Charlene Chumley <cchumley@live.com>
To: "pz@nactx.us" <pz@nactx.us>

Thu, Jul 20, 2023 at 8:49 PM

Sent from [Mail](#) for Windows

I recently heard that a tattoo parlor is wanting to be in our old Main Theatre. I certainly oppose this use of this building, a landmark in Nacogdoches.

Charlene Chumley

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Charlene Chumley <cchumley@live.com>

Fri, Jul 21, 2023 at 7:55 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



507 E Main Specific Use Permit

2 messages

Danielle LaBauve <dani.labauve@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 1:42 PM

Dear Planning and Zoning Commission:

As a resident of our beautiful downtown, I urge you not to approve the specific use permit for a tattoo parlor in the Main Street Theater.

My husband and I decided to move to Nacogdoches two years ago after we visited and fell in love with the historic charm of downtown. We toured the Nelson-Davis house at 522 E Main St and immediately knew that is where we wanted to raise our family. We have found the Main Theater particularly charming and have often lamented that it is no longer used for its original purpose.

We do not believe that a tattoo parlor will serve a positive purpose in this particular location. A modern tattoo parlor does not fit with the historic or family friendly image of Downtown. As one of the first buildings one sees when approaching Downtown from the East, we think a tattoo parlor would be a turn off for visitors to our town. Further, there are already two other tattoo studios within a half mile of this location.

We have some concerns that the operational hours of the establishment will not be compatible with our residential area. We are also concerned that the addition of a tattoo parlor will cause a decrease in our land value and discourage family oriented businesses from moving downtown.

We hope you will not approve this specific use permit. We strongly believe that this kind of business would be better suited to a strictly commercial area outside of our wonderful historic districts.

Thank you for your consideration,
Danielle and Chris LaBauve
522 E Main Street

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Danielle LaBauve <dani.labauve@gmail.com>

Mon, Jul 24, 2023 at 2:38 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Old Main Theater

2 messages

Donna Christopher <donnachristopher.dc@gmail.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 11:47 AM

I know we need downtown business & something in the old Main Theater. Please don't allow a tattoo establishment there. Not the image we want to portray no matter how many people have tats nowadays.

Thank you,
Donna Christopher

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Donna Christopher <donnachristopher.dc@gmail.com>

Thu, Jul 20, 2023 at 12:21 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Old Main Theatre

2 messages

Eddy Owens <mredowens@aol.com>

Tue, Jul 18, 2023 at 10:38 AM

To: "cloutiera@nactx.us" <cloutiera@nactx.us>

Put me down for a NO to any tattoo, etc parlor. There are plenty up near the college.

We have no need for one downtown. Keep it family friendly.

-- Eddy Owens
624 Saint Charles Place
Nacogdoches, Texas 75961

Cloutier, Aimee <cloutiera@nactx.us>

Tue, Jul 18, 2023 at 10:44 AM

To: Eddy Owens <mredowens@aol.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Zoning

2 messages

Tip and Nanny <tipnanny@sbcglobal.net>
Reply-To: tipnanny@sbcglobal.net
To: Pz@nactx.us

Wed, Jul 19, 2023 at 1:23 PM

I am adamantly opposed to the proposed zoning change affecting the Main Theatre area downtown. This is part of Main Street and definitely should remain as is.

Respectfully,

George T. Smith
382 Raguet
Nacogdoches, TX 75965
936-552-1428

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: tipnanny@sbcglobal.net

Thu, Jul 20, 2023 at 9:20 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo/piercing salon

2 messages

Gilbert Rodriguez <gilrod1612@gmail.com>

Mon, Jul 17, 2023 at 1:20 PM

To: pz@nactx.us

I oppose the zoning change for the tattoo parlor.
Gilbert Rodriguez
Greers

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 17, 2023 at 1:25 PM

To: Gilbert Rodriguez <gilrod1612@gmail.com>

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



07 East Main St.

2 messages

I T <broadwaysmiles3@gmail.com>
To: pz@nactx.us

Sat, Jul 22, 2023 at 4:59 PM

To whom it may concern,

I do not feel that it would be beneficial to the town of Nacogdoches to put in yet another tattoo and piercing shop in the lobby of the old theater. There is already one 0.3 miles away from the theater downtown and three others close by. I am very much against this business move and believe that it will negatively impact the family atmosphere that is loved by so many in our little home town of Nacogdoches.

Sincerely,
A worried resident of Nacogdoches
Isabel Trapp

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: I T <broadwaysmiles3@gmail.com>

Mon, Jul 24, 2023 at 8:07 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo parlor

1 message

Jackie Warthan <jwarthan44@gmail.com>
To: pz@nactx.us

Wed, Jul 19, 2023 at 10:59 PM

Please do not allow a tattoo parlor to be ai in the downtown historic area of Nacogdoches. I am against the approval of a tattoo parlor! Let's keep Nacogdoches downtown beautiful!
Jackie Warthan

--

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To unsubscribe from this group and stop receiving emails from it, send an email to pz+unsubscribe@nactx.us.
To view this discussion on the web visit <https://groups.google.com/a/nactx.us/d/msgid/pz/CA%2BBRZ38mROsR2PRkJTjXOxSx3k6Hy7r%3D%2BQzpu5QWvRuebm5juA%40mail.gmail.com>.

Tattoo on Main Street

2 messages

'Julie Wright' via Planning & Zoning <pz@nactx.us>

Fri, Jul 21, 2023 at 10:52 AM

Reply-To: Julie Wright <jmrwright@yahoo.com>

To: "pz@nactx.us" <pz@nactx.us>

I do not want to see a Tattoo Parlor established on Main Street. There are plenty of other locations in town than our downtown!! We have created a beautiful downtown area and need to keep it that way. I am definitely against the idea.

Julie Wright
301 Hayter Street
Nacogdoches

--

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Cloutier, Aimee <cloutiera@nactx.us>

Fri, Jul 21, 2023 at 1:59 PM

To: Julie Wright <jmrwright@yahoo.com>

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Rezoning for Tattoo Parlor

2 messages

'Karen Kirk' via Planning & Zoning <pz@nactx.us>

Thu, Jul 20, 2023 at 9:21 PM

Reply-To: Karen Kirk <k.kirk671@yahoo.com>

To: pz@nactx.us

I am asking that you deny the request for rezoning for a tattoo parlor at 501 Main Street.

Karen Kirk
946-645-5545

--

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Cloutier, Aimee <cloutiera@nactx.us>

Fri, Jul 21, 2023 at 7:56 AM

To: Karen Kirk <k.kirk671@yahoo.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo Parlor

1 message

Kay Bauch <kaylbauch@hotmail.com>
To: "pz@nactx.us" <pz@nactx.us>

Wed, Jul 19, 2023 at 9:31 PM

I am not in favor of the rezoning for a
tattoo parlor at 506 E. Main.
Kay Bauch

Get [Outlook for iOS](#)

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Cloutier, Aimee <cloutiera@nactx.us>

Tattoo/Piercing Salon

2 messages

Greer Fabrics <greerfabrics@gmail.com>

Mon, Jul 17, 2023 at 10:38 AM

To: pz@nactx.us

City of Nacogdoches Planning and Zoning Department,

As a business owner at [322 East Main Street](#), I would like to register opposition to the above business. This is not the type of family friendly business that contributes to the growth of downtown retail shopping.

Thank you,
Lynda Greer
Greers
[322 East Main Street](#)
[Nacogdoches, Texas 75961](#)
[\(936\)560-9494](#)

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 17, 2023 at 1:06 PM

To: Greer Fabrics <greerfabrics@gmail.com>

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us

tattoo parlor

2 messages

Margaret Palm <margybp47@gmail.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 6:27 PM

Sent from my iPhoneNacogdoches Main Street should NEVER have a tattoo parlor! We have all worked so hard for many years to support a re-vitalized downtown. A tattoo parlor is a step in the other direction: towards the gutter! Please do NOT vote for the zoning change!!

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Margaret Palm <margybp47@gmail.com>

Fri, Jul 21, 2023 at 7:57 AM

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo parier

2 messages

Mary Roan <mroan.1861@gmail.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 10:31 AM

I would hope that our planning and zoning commission would have the good sense to NOT redone for a tattoo Parker in the old theater building DOWNTOWN.
Nacogdoches needs businesses that would be if interest to tourists. We need shopping downtown. It's the economy.
Thank you. Please do your job
-Mary Roan

When I stand before God at the end of my life, I would hope that I would not have a single bit of talent left, and could say, 'I used everything you gave me'.
-Erma Bombeck

In the life of faith, neutrality is not an option. We are either ranked under the banner of the Lord Jesus, to serve and fight His battles, or we are slaves of the dark prince, Satan. "To whom do you belong?"

1Samuel 30:31

"These are the times that try men's souls, when the summer soldier and the sunshine patriot will, in this crisis, shrink from the service to their country; but he that stands by it now, deserves the love and thanks of man and woman. Tyranny, like hell, is not easily conquered; yet we have this consolation with us, that the harder the conflict, the more glorious the triumph." Thomas Paine

"Silence in the face of evil is itself evil;

God will not hold us guiltless.
Not to speak is to speak,
Not to act is to act.
- Dietrich Bonhoeffer

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Mary Roan <mroan.1861@gmail.com>

Thu, Jul 20, 2023 at 10:38 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Re: Zoning Request for 507 East Main Street

2 messages

Meredith Janning <meredith.janning@gmail.com>
To: pz@nactx.us

Sat, Jul 22, 2023 at 4:53 PM

Dear Nacogdoches Planning and Zoning Department,

Good afternoon, my name is Meredith Janning. I have lived in Nacogdoches for five years, and I am writing to you to express my concerns about the permit for a tattoo/piercing salon in 507 East Main Street. I have to say I am wholeheartedly against this application.

First, Nacogdoches already has at least four tattoo shops—Casey's on South Street (0.8 miles away from 507 East Main St.), Tattoo Nac (0.3 miles away from 507 East Main St.), Blue Lotus on North Street, and Golden Cicada on the loop. I think it is absolutely unnecessary to add another shop just down the street from these already established salons. I have already been reading comments from Nacogdochians about the high volume of other businesses like donut shops, car washes, and drive-through daiquiri places, so to have three tattoo/piercing places within a mile of each other would just add "tattoo salon" to the list.

Second, a tattoo and piercing shop does not match the ambiance and image of Nacogdoches's historic downtown. There is so much pride for our Brick Streets, and so many unique storefronts to serve all ages of Nacogdoches citizens; a tattoo and piercing salon would be catering to only a fraction of those people.

Overall, I think it would be a much better idea to look for a business that will fit in with the surrounding businesses in the historic downtown strip while also diversifying our economy and the offered amenities in our beloved Nacogdoches. I will state again, I am wholeheartedly against this application.

Thank you for taking the time to read my concerns. I care deeply for Nacogdoches, and I want to see it and the people in it happy and thriving. I look forward to seeing you at the Planning and Zoning meeting on Monday.

Thank you,
Meredith Janning

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Meredith Janning <meredith.janning@gmail.com>

Mon, Jul 24, 2023 at 8:06 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us

Review a Potential Speific Use Permit For Tattoo/Piercing Salon at: 07 East Main Street

2 messages

pcskipper@suddenlink.net <pcskipper@suddenlink.net>
To: pz@nactx.us

Mon, Jul 17, 2023 at 4:54 PM

I would like to express my concern
about the application of permit for
a tattoo/piercing salon in
downtown Nacogdoches.
There are so many
of these types of businesses
in our town already.
As a proud citizen, I do not
think that yet another one
is a good fit for our charming
downtown.

I oppose this application
and I hope the city will too.
I wish any business owner
success but I think a different
location would be better
In this case.

CHERYL SKIPPER

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: pcskipper@suddenlink.net

Tue, Jul 18, 2023 at 8:15 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Rezoning of old theater

2 messages

Roger McNellie <mcnellie@mcnellie.com>
To: pz@nactx.us

Thu, Jul 20, 2023 at 10:56 AM

I am against the proposed change in zoning that would allow a tattoo business to operate there.
Roger Bruce McNellie, PhD

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Roger McNellie <mcnellie@mcnellie.com>

Thu, Jul 20, 2023 at 10:57 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.
[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo parlor

2 messages

'Ron Wood' via Planning & Zoning <pz@nactx.us>

Fri, Jul 21, 2023 at 4:50 AM

Reply-To: Ron Wood <dwk987@yahoo.com>

To: pz@nactx.us

As a resident of Nacogdoches, I would like to say that I am against the idea of allowing the Old Main Theatre to be used as a tattoo business. Let's keep our town as it is, a wonderful place that represents the oldest town in Texas.

Marcia Wood

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Fri, Jul 21, 2023 at 7:55 AM

To: Ron Wood <dwk987@yahoo.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tatoos

2 messages

Charlotte Sanderson <dds_ccs@hotmail.com>
To: "pz@nactx.us" <pz@nactx.us>

Thu, Jul 20, 2023 at 9:07 AM

Rezoning is seldom a good idea. The public trusts elected officials to honor those zoning designations when they invest their money in property.

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Thu, Jul 20, 2023 at 9:19 AM

To: Charlotte Sanderson <dds_ccs@hotmail.com>

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo Parlor

2 messages

Charlotte Sanderson <dds_ccs@hotmail.com>
To: "pz@nactx.us" <pz@nactx.us>

Thu, Jul 20, 2023 at 9:03 AM

Is that the kind of imagine we want for downtown? I m sure they can find a location away from the historic district.
Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Thu, Jul 20, 2023 at 9:18 AM

To: Charlotte Sanderson <dds_ccs@hotmail.com>

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo Parlor

2 messages

'Sharon Bradberry' via Planning & Zoning <pz@nactx.us>

Thu, Jul 20, 2023 at 3:00 PM

Reply-To: Sharon Bradberry <shbrnsa@yahoo.com>

To: pz@nactx.us

This email is to request a 'No' vote on approving a zoning change to allow a Tattoo Parlor in the Old Main Theater building. This type business is not conducive to improving tourism in our city or encouraging growth in the downtown area. In fact, it would be a deterrent to both.

Thank you for your consideration of this request.

Sharon Bradberry
3018 Skyline Dr
Nacogdoches, Tx 75965

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Thu, Jul 20, 2023 at 4:35 PM

To: Sharon Bradberry <shbrnsa@yahoo.com>

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo/Piercing Salon

2 messages

Temple Rodriguez <temprod12@gmail.com>
To: pz@nactx.us

Mon, Jul 17, 2023 at 10:30 AM

To whom it my concern,
Regarding the specific use permit for the tattoo piercing salon, I oppose this zoning change. This is not the type business we need representing downtown.
Thank you for your consideration,
Temple Rodriguez
Greer's

Regarding the specific use permit
Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Temple Rodriguez <temprod12@gmail.com>

Mon, Jul 17, 2023 at 1:06 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



SUP2023-05

507 EAST MAIN STREET

**COMMUNITY RESPONSES
IN **SUPPORT** OF
SPECIFIC USE PERMIT**

Nacogdoches Community

2 messages

Dana Martin <danacherimartin@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 10:55 AM

Dear Nacogdoches Community,

We hope this message finds you well. My name is Dana Martin, and I am writing to support Krista Robertson, a distinguished and respected tattoo artist in our community.

Krista is not only an artist but a dedicated business owner who upholds the values of professionalism, cleanliness, and community. Her tattoo studio, Golden Cicada, is far from being a place that encourages or attracts undesired elements; instead, it is a studio of creative expression, maintained with the utmost respect for health, safety, and clientele dignity.

Our family has trusted Krista with her talent and expertise over multiple generations, testifying to her wide-ranging skills, versatility, and the enduring trust our family, and many others, place in her work. She has consistently demonstrated her commitment to creating a welcoming and inclusive environment for everyone.

Golden Cicada prioritizes cleanliness and safety, strictly adhering to all health regulations. The studio ensures a sterile environment, uses industry-standard, single-use sterilized equipment, and diligently cleans and disinfects the workspace after each session. Furthermore, Krista regularly partakes in professional development and training sessions to stay updated on the latest safety protocols in the tattoo industry.

In terms of clientele, Krista's studio attracts people from all walks of life who appreciate the artistry and creativity that tattooing represents. Many are professionals, art enthusiasts, and individuals who consider tattooing a form of personal expression.

With the addition of Golden Cicada to the downtown area, Nacogdoches stands to gain an inclusive, artistic space that promotes creativity and expression. Her business will not only contribute to the economic vibrancy of downtown but will also create a culturally rich and diverse environment, appealing to both locals and tourists alike.

I understand and respect the concerns of those who have reservations. I encourage all members of the community, as well as the committee, to visit Golden Cicada at its current location to better understand the professionalism and cleanliness that define Krista's work.

We believe Krista's studio will bring a positive, artistic, and unique dynamic to downtown Nacogdoches. We look forward to a favorable resolution that aligns with the city's commitment to diversity, creativity, and small business support.

Best regards,

Dana Martin

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Dana Martin <danacherimartin@gmail.com>

Mon, Jul 24, 2023 at 1:07 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Testimonial for Golden Cicada Tattoo

August 1, 2023

To the Nac City Council, Boards, Downtown Businesses, and surrounding Downtown Neighborhoods,

My name is Alex Ranc and I am writing today to encourage the City Council, the boards involved in this decision, Main Street of Nac, the downtown community & surrounding neighborhoods to allow Krysta Robertson, the owner and operator of Golden Cicada Tattoo, to move her shop into the newly vacant theater location on E Main St. Not only is she a wonderful human, but she is also a fantastic business owner and treats each person she tattoos like they are family. I have known Krysta for over 5 years and throughout that time I have seen her grow as a small business owner, and treat the space she rents/occupies with respect. I would have ZERO doubt that if and when she moves into that space, she would keep its historic charm & honor its background. She has lived and tattooed many of the residents, including myself, in Nacogdoches for 12+ years and knows the rich history Nacogdoches has. Krysta wants to build upon that legacy and continue to bring her artistry as well as more business to downtown Nacogdoches in a very unique way.

I am on the Board of Directors for the CVB and I've done some research over the term "Tattourism" & tattoo tourism is on the rise across the United States especially with Gen Zer's and Millennials! This is something that we can 100% capitalize on having a tattoo shop in Downtown Nacogdoches! More and more travelers are getting tattoos as souvenirs when traveling to new, historic, and exciting locations! I am one of them! It is something I plan into my travel itinerary and budget. Nearly half of people aged 18 to 39 have tattoos, according to a 2022 poll from YPulse, and there are people who drive/fly more than 5 hours to get the tattoo artist they want. Krysta is that tattoo artist for MANY people, near & far.

Moreover, I would love to mention that we also have two other tattoo shops, both staples of Nacogdoches for YEARS, one literally 1 block from Main street & 1 mile down South St. I know both owners of those shops as well and are amazing individuals who do a lot for this community. Adding a third, this one being on E Main, nowhere near these other two, would be a positive move for the businesses nearby like for example: clients getting lunch or dinner at Cowboy Jacks before or after a tattoo session (sometimes they are long so eating before or after is CRITICAL) or a significant other/friend needing a place to hangout like at the Cottage Wine Bar, Nacogdoches Cigar Company or Fredonia Brewery while they wait on their partner to get their tattoo. Clients can shop around the many local boutiques and stores along the brick streets before or after a session as well. A win/win for everyone!

Lastly, I would like to share some demographic information with you that Krysta has collected recently in order to help break down the stereotype that “only a certain type of person gets tattoos”. Over a 100 people responded to a poll that she created on her social media made up of individuals who she has tattooed in Nacogdoches. From those 100 responses, 25% are 21-29, 48% are ages 30-39 and 15% are 40-49, and 10-15% are 50+! Over half are female and 32% hold a Bachelors Degree and over 13% have a Masters Degree! Over half are married and 36% have 2-4 children at home. Some of the most popular jobs or careers on this survey are as follows: Teacher, Professor, Nurse, Crane Operators, Marketing Managers, and stay at home moms!

To conclude, as you can see, this move would clearly appeal to a wide range of demographics while also working to bring a younger crowd downtown, 18-20 year olds specifically, which is much needed especially since we have a large university right down the street and not many of those students come downtown to experience what we have to offer. This could help bridge the gap. We want Nacogdoches to be a town that appeals to many demographics and what better way to do that than to put Golden Cicada within walking distance to our beautiful brick streets!!

Thank you for your time and consideration in this matter! If you have any questions or want an in-person testimonial/statement, I can be reached at ladyjack2011@gmail.com or 832-620-9348. For more information over tattoo tourism, [click here](#) and [here](#)!

Sincerely,

Alex Ranc

SFASU Class of '11 & '13

CVB Board of Directors

Former member of the City of Nac Communications Taskforce

Former Historic Land Preservation Committee Board of Directors

Resident of Nacogdoches since 2007

Krysta's Tattoo Shop Support

2 messages

'Ana Johnson' via Planning & Zoning <pz@nactx.us>

Sat, Aug 5, 2023 at 1:56 PM

Reply-To: Ana Johnson <ana121891@yahoo.com>

To: pz@nactx.us

To Whom It May Concern:

I am writing to express my admiration and appreciation for Krysta Robertson. Her tattoo abilities have long been an asset to the people of our community. I believe there would be no better location for bringing in people and money to the city than downtown Nacogdoches. I've had two tattoos done by Krysta, and I can say that she is one of the most respectable tattoo artists I've ever worked with. From drawing up art to doing the work, Krysta is thoughtful and attentive to her customer's every need. Her current shop is clean and businesslike in appearance while maintaining a feel of artistic style and welcome vibes. I will be going back to her as many times as I can while I'm living back home in Nac, (which is difficult because she stays booked due to such a high demand of work from her). I hope to see her downtown!

Thank you,
A'na Johnson

Sent from my iPhone

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To view this discussion on the web visit <https://groups.google.com/a/nactx.us/d/msgid/pz/D135FEB6-387A-4BDD-B710-424B7C2B2C7C%40yahoo.com>.

Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 11:19 AM

To: Ana Johnson <ana121891@yahoo.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Krysta Robertson

2 messages

'April Collins' via Planning & Zoning <pz@nactx.us>

Wed, Aug 2, 2023 at 12:14 PM

Reply-To: April Collins <collinsad1@aol.com>

To: pz@nactx.us

To whom it may concern, I wanted to reach out and share my personal experiences with Krysta Robertson. I have known her for the last 10 years personally and professionally and she has always represented herself and this community with the utmost respect and integrity. In this time period she started as a tattoo artist at Casey's tattoo and worked her way up to manager while continuing to tattoo herself. Recently she made the big leap to become a small business owner here in Nacogdoches adding to build and offer employment to fellow members of the community and now she wishes to expand her shop to do so even better. Krysta has always maintained a clean and friendly atmosphere and would only benefit our wonderful town of Nacogdoches, especially in the downtown area that so desperately needs thriving businesses to grow. Best regards and thank you for taking the time to read my opinion.

Sent from the all new AOL app for iOS

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Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 11:17 AM

To: April Collins <collinsad1@aol.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada Tattoo/Krysta Robertson

2 messages

'Jonanna Mason' via Planning & Zoning <pz@nactx.us>

Tue, Aug 1, 2023 at 2:16 PM

Reply-To: Jonanna Mason <JMason@morganins.com>

To: "pz@nactx.us" <pz@nactx.us>

Hi there – My husband (Jeff) and I have been going to Krysta Robertson for tattoo artwork over 7 years now! We started with her during her days at Casey's Tattoo in Nac, and followed her to her new shop, Golden Cicada on Justin. We schedule monthly appointments throughout the year with Krysta and look forward to our visits in her space. We all have the best time just hanging out, talking and laughing about life. It's refreshing!

There are tons of other tattoo shops in the area, but not every artist takes pride in their work like Krysta. She's thorough and can see and think outside the box. She brings ideas to life and is a joy to be around. We can't tell you how many people have complimented our tattoos and ask us who did it. It's exciting to refer people to her shop, knowing they'll be happy with their experience.

I personally think Krysta and her team occupying the old movie theater downtown would be awesome. It would bring energy and character to that old building. I would love to stroll the streets and check out the surrounding local businesses while the hubby sits for his tattoo, and vice versa. Grabbing dinner from Brendyn's BBQ (another local fav of ours) around the corner would be so convenient. 507 East Main St is the perfect match for Golden Cicada. We'd love to refer even more clients there, with such a rad new location!

Thanks for your time and consideration!

Jonanna Mason

Digital Marketing Mgr/IT Assistant

[MORGAN INSURANCE AGENCY, LTD](#)

[BARTLETT BAGGETT & SHANDS INSURANCE AGENCY](#)

[3708 S Medford Dr | Lufkin, TX 75901](#)

936.634.7755 x2201 | 800.856.4782 | Direct: 936.631.2201

[morganins.com](#)

Jonanna and Jeff Mason

936-404-8831 or 936-208-3799

[437 Deer Creek Rd – Huntington, TX 75949](#)

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Cloutier, Aimee <cloutiera@nactx.us>
To: Jonanna Mason <JMason@morganins.com>

Wed, Aug 2, 2023 at 8:20 AM

Good morning,
Thank you for your response regarding the specific use permit. Your response will be recorded and presented to the Planning and Zoning Commission on Thursday, August 14, 2023 at 5 p.m. and the City Council on Tuesday, September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.

Respectfully,
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

'Micah Lewis' via Planning & Zoning <pz@nactx.us>

Tue, Aug 1, 2023 at 12:31 AM

Reply-To: Micah Lewis <weaker_than@icloud.com>

To: pz@nactx.us

To whom it may concern:

Hello, my name is Micah Lewis. I have been getting tattooed by Krysta for several years now. I recently learned she was planning to open her own studio and join the heart of downtown Nac. I have been told there is opposition and I cannot fathom as to why someone wouldn't want her downtown. Krysta has been tattooing in Nac for 13 years, constantly giving back to her community (rallying people and doing fundraisers for the sick) and unlike other tattooers, has always offered a more elevated experience for her customers. I have had the pleasure of enjoying the safety, cleanliness and genuine friendliness she brings to her appointments and I hope that you are able to see this when the next zoning meeting comes. I do not live in Nac, but I travel 3 hours to get pieces from her. One of my favorite parts about my tattoo trips, is that she has made some killer recommendations on local coffee, food, activities and accommodations. Krysta cares about her community and genuinely loves Nacodoches. I just don't think you'll find that from anyone else. If anyone deserves a chance to open a tattoo shop downtown, Krysta will 100% help boost the economy and grow a stronger community in Nac.

Micah Lewis

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 2, 2023 at 8:26 AM

To: Micah Lewis <weaker_than@icloud.com>

Good morning,

Thank you for your response regarding the specific use permit. Your response will be recorded and presented to the Planning and Zoning Commission on Thursday, August 14, 2023 at 5 p.m. and the City Council on Tuesday, September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Krysta Robertson, Golden Cicada Tattoo

2 messages

Nancy Pike <nanaoftwins@gmail.com>
To: pz@nactx.us

Wed, Aug 2, 2023 at 1:55 PM

I am writing in support of the request for zoning approval for Krystqa Robertosn of Golden Cicada Tattoo, in connection with rental of the old theater in downtown Nacogdoches located at 507 East Main Street for the purpose of a tattoo shop.

First, please understand that I am a 73 year old grandmother of two young men, and I can personally attest to the character and professionalism of Ms. Robertson. I had a very large scar on my leg from a hematoma that occurred in 2017. It was a very ugly scar, and it caused me a great deal of distress. About two years ago, I had the idea to cover the scar with a tattoo. I contacted Ms. Robertson, and she covered the scar with a lovely tattoo -- a yellow rose and bluebonnets. I am a native Texan, after all! Not only is the scar covered up, and quite beautifully, I no longer have the phantom pains associated with the hematoma. Ms. Robertson made a real positive contribution to my physical and mental well-being with the tattoo.

This past March, I was blessed to be able to take a trip to the Holy Land. I was so happy with the first tattoo by Ms. Robertson that I commissioned her to add a tattoo to my forearm, commemorating my life-changing trip. For some history about tattoos, Razzouk Tattoo studio in Jerusalem's Old City is most likely the oldest in the world. It is an iconic landmark, attracting tourists from all corners of the Earth, because the Razzouk family has been tattooing since the year 1300. The Razzouks began by tattooing crosses on Coptic Christians in their homeland of Egypt. After a visit to the Holy Land about 500 years ago, the Razzouks decided to stay in Jerusalem, and have carried on the tattooing tradition for 28 generations.

The tattoo I chose to commemorate my trip to Israel is the Jerusalem cross, the cross generally associated with the Crusaders. The Jerusalem Cross has a large center cross and five smaller crosses surrounding it. It has been a symbol of faith for centuries. Some historians believe that the large cross represents Christ, while the four smaller crosses represent Matthew, Mark, Luke and John. Others suggest that the symbol is a visualization of the gospel being spread to the four corners of the Earth, while some believe that the five crosses are indicative of the five wounds of Christ from His crucifixion. With this, the four smaller emblems represent the four wounds of His hands and feet, and the large cross signifying His pierced heart.

People from all walks of life wear the Jerusalem Cross for protection, and as a symbol of their faith. Historians note that royal members including King Edward VII, King George V, and Kaiser Friedrich III had the Jerusalem Cross tattooed on their

bodies upon visiting Jerusalem in the 19th century.

When considering Ms. Robertson and her tattoo shop, please take into consideration that the negative connotations to tattooing is a recent occurrence, at least in the whole of world history. Ms. Robertson is a good steward of the tattooing tradition, and is a serious business woman, being honest and straightforward in her dealings. Above all else, Ms. Robertson is an artist, and would be a great asset to the Nacogdoches business community. During my visits to the tattoo shop, there has never been any activity other than professional.

Needless to say, I am very happy with the tattoos that Ms. Robertson has done for me. I look forward to a continuing relationship with her.

If you have any questions, please feel free to contact me by phone or e-mail.

Best regards,
Nancy Pike
728 Abbey Road
Lindale, Texas. 75771
214-315-0671

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Cloutier, Aimee <cloutiera@nactx.us>
To: Nancy Pike <nanaoftwins@gmail.com>

Tue, Aug 8, 2023 at 11:18 AM

Good morning,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Cicada Tattoo new location

2 messages

'rdhjkae@yahoo.com' via Planning & Zoning <pz@nactx.us>

Mon, Jul 31, 2023 at 5:18 PM

Reply-To: "rdhjkae@yahoo.com" <rdhjkae@yahoo.com>

To: pz@nactx.us

To whom it may concern,

I am writing in reference to Krysta Robertson's request to put Golden Cicada Tattoo shop in the old movie theatre.

I attended the first meeting last week. It was very well attended and I feel like some issues were dealt with. I know there is still concerns from the opposition. I feel like Krysta addressed the front of the building. Simply her shop logo on door with hours and phone number. She said she could put things happening in Nac or maybe benefits or events in the 4 places that use to have movie posters. I've know her 12 years. She has always been a supporter of Nacogdoches. I know she has held some benefits at her time at Casey Tattoo shop.

As for me. This location would be great. I could come early for my appointment and walk around some of the shops. I love old town Nac and her shop will be a place where her customers can visit. Some people may not even know about that area of town. Seems like a win win to me.

Her hours of 1-7 seemed to be ok with some of the opposition at the meeting.

Empty buildings are not good for people to see in that part of town. I would think they would welcome another shop owner there.

The one gentleman that spoke, I believe Jim kept talking about how much money had been spent to get it all looking nice. He seemed to think that a tattoo shop would be bad and undue everything they have done.

I mean there is a brewery bar in that area. I've been there. I believe it's a great asset. I've never saw any drunken fights there. It's a really good place. Just as Golden Cicada will be. Bringing even more customers to visit the shops.

I know that the topic came up about bad tattoo shops. Myself as well as Krysta and people that use her shop or Casey's. We also do not like bad shops.

This is just like all people that ride motorcycles are not bad people. But there are so many out there that are bad bike clubs or do crazy stuff on bikes. It don't mean all people that rides bikes are bad. As it means all tattoo shop are not bad. If that makes sense.

I am not sure what else I can say accept I feel that downtown will miss out on a great opportunity to have a tattoo studio. Many customers will not only get a tattoo, but will also check out many of the other shops.

I can guarantee 100% it will not be a place for riff raff, drinks or gangs going into her shop. Krysta is a high end tattoo artist and does not do that clientele. I should know. I've been using her for 11 years now.

If you have any questions or concerns please feel free to email me or contact me on my cell phone 936-239-7273.

Thanks so much, let's make this happen Ricky Taylor AEMT

Sent from Yahoo Mail for iPhone

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Cloutier, Aimee <cloutiera@nactx.us>
To: "rdhjkae@yahoo.com" <rdhjkae@yahoo.com>

Wed, Aug 2, 2023 at 8:29 AM

Good morning,

Thank you for your response regarding the specific use permit. Your response will be recorded and presented to the Planning and Zoning Commission on Thursday, August 14, 2023 at 5 p.m. and the City Council on Tuesday, September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

'Stacy Guerra' via Planning & Zoning <pz@nactx.us>

Tue, Aug 1, 2023 at 1:33 PM

Reply-To: Stacy Guerra <stacyguerra0427@yahoo.com>

To: pz@nactx.us

To whom it concerns:

I would like to show my support for Krysta Robertson and her tattoo shop, Golden Cicada Tattoos. I think having her shop at 507 East Main Street would be beneficial for the community. It would bring more people traffic to the surrounding businesses. Not all people who frequent tattoo shops are degenerate, drug/alcohol abusing people. Most likely, they will be normal, law-abiding citizens who just happen to like tattoos. Krysta has been my tattoo artist for 10 years now and I drive over an hour to see her. I am a registered nurse of 23 years and I have multiple tattoos. I like to say I am inked and educated! As a nurse, I would not let someone or go to a shop that is not clean and sanitary. Her shop is clean, nicely decorated and would be a nice addition to the area. Krysta follows all the state regulations and requirements for her shop. She will not tolerate anyone who doesn't. I always recommend her to anyone that asks for a tattoo artist recommendation.

Please consider approving the zoning for her shop. Thank you for taking your time to read my message.

Stacy Guerra RN, BSN

Sent from my iPhone

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 2, 2023 at 8:22 AM

To: Stacy Guerra <stacyguerra0427@yahoo.com>

Good morning,

Thank you for your response regarding the specific use permit. Your response will be recorded and presented to the Planning and Zoning Commission on Thursday, August 14, 2023 at 5 p.m. and the City Council on Tuesday, September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Krysta Robertson, Golden Cicada Tattoo

3 messages

Sunshine Minter <chucknshine@gmail.com>
To: pz@nactx.us

Wed, Aug 2, 2023 at 10:17 AM

My name is Sunshine Minter and I am a teacher at EJ Moss Intermediate School in Lindale, TX. I graduated from SFASU in 1996 and love the city of Nacogdoches. My family often visit and stay at the Fredonia Hotel for celebrations like birthdays, Mother's Day, and wedding anniversaries (my husband is also a SFA alumni). Part of these trips sometimes include getting a tattoo, which means a visit to see Krysta Robertson (formerly at Casey's Tattoo, recently at her own establishment Golden Cicada Tattoo). Getting a tattoo could easily be done by someone in my town of Lindale, in Tyler, or even Dallas (which is a shorter drive and has ample artists), but I consistently return to Krysta because of her beautiful artwork along with her professionalism. Krysta has done tattoos for my Mother, who is in her 70's, as well as my son's first tattoo when he turned 18. This tattoo was not taken lightly and Krysta was the only artist I trusted. She talked him through how the long term ink would age and the type of designs to avoid. Krysta is an asset to your community and has created a lovely, safe space to create her art with Golden Cicada Tattoo. This business would be a tremendous addition to historic downtown Nacogdoches, a city with so much charm due to its ability to embrace ideas that are both old and new.

--
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Sunshine Minter <chucknshine@gmail.com>
To: pz@nactx.us

Wed, Aug 2, 2023 at 10:29 AM

On Wed, Aug 2, 2023 at 10:17 AM Sunshine Minter <chucknshine@gmail.com> wrote:

My name is Sunshine Minter and I am a teacher at EJ Moss Intermediate School in Lindale, TX. I graduated from SFASU in 1996 and love the city of Nacogdoches. My family often visit and stay at the Fredonia Hotel for celebrations like birthdays, Mother's Day, and wedding anniversaries (my husband is also a SFA alumni). Part of these trips sometimes include getting a tattoo, which means a visit to see Krysta Robertson (formerly at Casey's Tattoo, recently at her own establishment Golden Cicada Tattoo). Getting a tattoo could easily be done by someone in my town of Lindale, in Tyler, or even Dallas (which is a shorter drive and has ample artists), but I consistently return to Krysta because of her beautiful artwork along with her professionalism. Krysta has done tattoos for my Mother, who is in her 70's, as well as my son's first tattoo when he turned 18. This tattoo was not taken lightly and Krysta was the only artist I trusted. She talked him through how the long term ink would age and the type of designs to avoid. Krysta is an asset to your community and has created a lovely, safe space to create her art with Golden Cicada Tattoo. This business would be a tremendous addition to historic downtown Nacogdoches, a city with so much charm due to its ability to embrace ideas that are both old and new.

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Cloutier, Aimee <cloutiera@nactx.us>
To: Sunshine Minter <chucknshine@gmail.com>

Tue, Aug 8, 2023 at 11:15 AM

Good morning Sunshine,
Thank you for your email. Your response has been recorded and will be provided to the Planning and Zoning Commissioner as well as City Council. If you have any questions, please let me know.

Respectfully,

Support of Special Use Permit for Krysta Robertson

2 messages

Thomas Moser <moser.repair.maintenance@gmail.com>
To: pz@nactx.us

Tue, Aug 1, 2023 at 3:50 PM

My name is Thomas Moser and I live and work in Nacogdoches Texas. I have lived here for 15 years and attended Stephen F. Austin University. I may not have grown up in this town but having been here for a decade and a half has given me enough experience to know that this town is very special. Not only to me but to the diverse peoples that live and attend school here.

I would absolutely love to see downtown flourish and thrive by bringing in many different types of businesses and people. I believe Krysta Robertson's tattoo studio would be a wonderful addition to downtown. She would be bringing art to downtown which is complimented nicely by the Cole Art Museum. She would be bringing people from all over Texas and the US to Nacogdoches to bring more money to Nacogdoches. And most importantly she is going to be a professional and cooperative addition to the downtown community.

Thank you for listening and I urge you to accept Krysta's shop and give her the special use permit.

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 2, 2023 at 8:18 AM

To: Thomas Moser <moser.repair.maintenance@gmail.com>

Good morning,

Thank you for your response regarding the specific use permit. Your response will be recorded and presented to the Planning and Zoning Commission on Thursday, August 14, 2023 at 5 p.m. and the City Council on Tuesday, September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Downtown Zoning Board / Krysta Robertson

2 messages

Shasta Thomas <roxy-21@sbcglobal.net>
To: "pz@nactx.us" <pz@nactx.us>

Thu, Jul 27, 2023 at 12:50 PM

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Downtown.docx
13K

Cloutier, Aimee <cloutiera@nactx.us>
To: Shasta Thomas <roxy-21@sbcglobal.net>

Mon, Jul 31, 2023 at 1:29 PM

Good afternoon,
Thank you for your response. We will forward this to the Planning and Zoning Commission for their meeting on August 14, 2023 at 5pm and to the City Council for their meeting to vote on the Specific Use Permit on September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



My name is Zac Ferguson and my wife is Shasta Ferguson. We are both 41 yrs old have been happily married for 16 years. We have also both been employed by our current jobs in Nacogdoches for 11+ years each. My wife is an Xray Technician and I am a Master Plumber. We have 2 children and have owned our own house for 17 years. I tell you this to show that we are both successful and productive citizens of this community.

We first met Krysta while she was tattooing @ Caseys Tattoo. I began getting tattoos from her and she is now the only person my wife and I will use. She is also the only person we recommend to friends and family. This is not only because of her talent but also because of her professionalism. I have received many tattoos over the years and Krysta is by far the best I have used. Her cleanliness and attention to details in all aspects go above and beyond. As mentioned before my wife works in the medical field and she too has commented on how professional Krysta is when it comes to cleanliness and sterilization.

Tattoos are becoming more popular among people of all ages and tattoo shops have come a long way since what they once were. Krysta has a system which makes the visit more personal and enjoyable for both the client and herself. You are unable to just walk in and hang around looking at tattoos at any time of the day like people once could. Like a doctors office or hair salon, an appointment is made and this is the time of your tattoo. She makes the appointment and she consults with you several times over text and/or email as to what you would like and you show up at your appointment time that you scheduled. . There will be no onlookers, no drunk after hours college kids walking in wanting to get a tattoo after the bar like it was back when I was in my 20's.

There are currently 3 bars downtown that have people coming in and out until 12-1 am, some having live music on many nights. This is by far more disruptive than what Krysta would be with her tattoo by appointment shop being downtown.

I believe Krysta would be a great addition to our downtown area which is growing and by far more active than it has ever been. Please consider allowing this business to join the downtown area so we can all continue watching her grow her already successful business!

Thank You,

Zac Ferguson / Shasta Ferguson

Golden Cicada Tattoo

2 messages

Bags of Love Charity <bagsoflovecharity23@gmail.com>
To: pz@nactx.us

Tue, Aug 1, 2023 at 12:37 PM

August 1, 2023

Nacogdoches Planning and Zoning,

To whom it may concern, I want to give my full support for Krysta Robertson and her Tattoo business. I have known this young lady for over 20 years and she is the most talented and amazing woman I have ever met. We have to grow and expand for a county make more revenue and business. It's 2023 and we cannot keep the same mentality as people once did in 1956 things are changing and evolving. I am a Veteran and love all of her work ethic. I have never once heard or seen any bad or negative things come from her tattoo shop. I have met some of the most giving and well behaved people there. As a christian and with good standing in my community I think we should open our arms and hearts to her new endeavor. Nacogdoches is a beautiful community and this will bring people from all over to see and explore this town and bring money to other businesses as well! She is very professional and I can tell you there wont be any silly business going on. Thank you for reading my letter and can't wait to see her and this community prosper.

Sincerely,
Hallie Lively

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Bags of Love Charity <bagsoflovecharity23@gmail.com>

Wed, Aug 2, 2023 at 8:24 AM

Good morning,
Thank you for your response regarding the specific use permit. Your response will be recorded and presented to the Planning and Zoning Commission on Thursday, August 14, 2023 at 5 p.m. and the City Council on Tuesday, September 5, 2023 at 5:30 p.m. If you have any questions, please let me know.

Respectfully,
[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



In support of Golden Cicada tattoo shop

2 messages

Georgia Brewer <georgiamb3@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 5:02 PM

Good evening,

I am writing in support of Golden Cicada tattoo shop. I feel that they would be a unique and important addition to downtown and should be afforded any opportunity to have a place for their business in the downtown area.

We are a diverse population and having a diverse representation of businesses would be an asset to the area. Currently downtown holds many businesses that are simply duplicates of one another (for example, the many 'antique' businesses) so it would be refreshing to see a new creative venture. Tattoo shops also have high traffic that would benefit other downtown businesses and this business would attract new types of shoppers downtown. It would also be a positive to see a downtown space utilized by a locally owned business that serves many people, rather than another space used for offices that cater only to a small demographic (for example, the buildings used as law offices).

Discrimination against this type of business would be highly disappointing, and seemingly without warrant, particularly when we already have businesses serving alcohol, businesses selling tobacco and other 'studio' type businesses, including photography and hair salons. These are all assets to our downtown, as Golden Cicada would also be. To discriminate against the installment of a tattoo shop when other diverse businesses have been allowed would be a disappointment and an injustice. I, as well as many of my friends and colleagues are customers of Krysta Robertson and I find her to be an incredible member of the community, a wonderful business women, and asset to both the creative and commercial demographics of Nacogdoches. Tattooing is an art form beloved by many in our community. I hope that those who are making this decision know how important the arts are to a community, and how much beauty and value it can add to our lives.

Please consider my full support of this business joining the downtown area.

Thank you,
Georgia Krygsman

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Georgia Brewer <georgiamb3@gmail.com>

Mon, Jul 24, 2023 at 5:02 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Support of Local Tattoo Shop

2 messages

Hannah Willis <hannah@hannahwilliscreative.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 5:52 PM

Hi there!!

I am writing in support of Golden Cicada tattoo shop. I feel passionate that they would be a beneficial addition to the overall downtown atmosphere and should be afforded any opportunity to have a place for their business in the downtown area.

There are many Nacogdoches residents that long for businesses like this and the environment that they create and foster. It's important to a large portion of us. We are a diverse population and having a diverse representation of businesses would be an asset to the area. Currently downtown holds many businesses that are simply duplicates of one another (for example, the many 'antique' businesses) so it would be refreshing to see a new creative venture. Tattoo shops also have high traffic that would benefit other downtown businesses and this business would attract new types of shoppers downtown. It would also be a positive to see a downtown space utilized by a locally owned business that serves many people, rather than another space used for offices that cater only to a small demographic (for example, the buildings used as law offices).

Discrimination against this type of business would be highly disappointing, and seemingly without warrant, particularly when we already have businesses serving alcohol, businesses selling tobacco and other 'studio' type businesses, including photography and hair salons. These are all assets to our downtown, as Golden Cicada would also be

To discriminate against the installment of a tattoo shop when other diverse businesses have been allowed would be a disappointment and an injustice. I, as well as many of my friends and colleagues are customers of Krysta Robertson and I find her to be an incredible member of the community, a wonderful business women, and asset to both the creative and commercial demographics of Nacogdoches.

Please consider my full support of this business joining the downtown area.

Thank you,
Hannah Willis

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Cloutier, Aimee <cloutiera@nactx.us>
To: Hannah Willis <hannah@hannahwilliscreative.com>

Tue, Jul 25, 2023 at 8:12 AM

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request and will be presented to the Planning and Zoning Commission on Thursday, August 14th, and City Council on Tuesday, September 5th. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada zoning support

2 messages

Chris Farr <chrisfarrelectric@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 12:56 PM

To whom it may concern, I have been a patron of Golden Cicada for over a year and have experienced nothing short of exceptional service. As a business owner myself owning an electrical contracting company operating out of east Texas, I've always expected the best quality of services on every level and field of work when money is being exchanged and Krysta has always surpassed my expectations not only in her artistic abilities but also in respect to the level of professionalism in her business practices. Her business has always been very clean and very well maintained and her business atmosphere has always been vibrant, colorful and uplifting with lots of creativity that would definitely be a great addition to any city's growth and culture. I will continue to frequent her business no matter the location and I do sincerely hope this message reaches those who would understand that the Golden Cicada would be nothing short of a wonderful addition to any thriving and artistic downtown and Nacogdoches should definitely seize the opportunity.

Sent from my iPhone

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Cloutier, Aimee <cloutiera@nactx.us>
To: Chris Farr <chrisfarrelectric@gmail.com>

Tue, Aug 8, 2023 at 1:04 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada tattoo

2 messages

keith murphy <murph7827@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 12:32 PM

My name is Keith Murphy and I am in favor of the Golden Tattoo shop operating in the downtown district . I have lived here for a little over a decade and feel it would bring new life into our community. Krysta Robertson has been tattooing for 10 years and has built up a reputable clientele from all over Texas . Having her business downtown will allow individuals from all over Texas to shop at local stores and experience the history of Nacogdoches.

Sent from my iPhone

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Cloutier, Aimee <cloutiera@nactx.us>
To: keith murphy <murph7827@gmail.com>

Tue, Aug 8, 2023 at 1:05 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Downtown Tattoo Shop

2 messages

Michael Cid <michaelcid81@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 12:20 PM

Hello,

I hope this email finds you well. Krysta has reached out to me regarding her challenges opening up a store front downtown. I just want to speak to Krysta's professionalism, creativity, and vision for her shop. I know a tattoo shop is iffy in this town. But owning a few buildings downtown and desperately hoping for the downtowns developmental success, I feel that variety to the downtown is key. I know that Krysta's vision is very clean and polished idea for a tattoo shop. I think for nacogdoches' downtown success it will need to let go of some its traditional thinking. I was in downtown Denton a few weeks back and there were 3 tattoo shops in the square and the entire downtown was clean, bustling, and vibrant. I simply want the same for this town. I would like to thank you for your consideration and hope the city makes a decision towards progress and success.

Thanks

Michael Cid,
719-232-3995

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Michael Cid <michaelcid81@gmail.com>

Tue, Aug 8, 2023 at 1:05 PM

Good afternoon,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Michael Payne

City Resident & Owner - Coexius, LLC

203 East Main Street
Suite 202
Nacogdoches, TX 75961
936-615-7454
michael@coexius.com

24th July 2023

Dear Planning and Zoning Committee Members,

I am writing to you as a resident of the City of Nacogdoches, Owner of a Small Local Business, Renter of Office Space in downtown Nacogdoches, and acquaintance of the owner of Golden Cicada, Krysta Robertson in full support of her art and business opening in downtown Nacogdoches.

Arts & Culture are vitally important to a thriving downtown life, and modern tattoo culture is not the same as past tattoo culture. It is important to keep in our thoughts that differing expressions of art and culture is precisely what makes Nacogdoches a great place to live and work. After all, we have many tattoo shops in town, all of which are thriving. To me, this indicates that these types of businesses are wanted by the population and would, in fact, serve to bring more traffic to downtown Nacogdoches.

And that point I think is the most salient. We should facilitate the means for businesses that can bring more people downtown to do exactly that. Our downtown needs more variety that will attract a younger crowd in the evening. Right now, the options are to visit one of the bars or restaurants that are downtown, and then leave the downtown area to do something else. Most other venues are not open to enjoy anything else since we've lost entertainment venues such as The Rusty Axe.

As a resident, I would love nothing more than to have more reasons to be downtown in the evenings. I always say as much whenever there's a night time event, such as the Christmas Parade and Wine Swirl. Golden Cicada is a locally owned and run business, just like my own, and I strongly feel that having this business downtown would be a wonderful opportunity for Krysta and the City of Nacogdoches.

Sincerely,



Michael Payne

Letter in support of Golden Cicada

2 messages

Michael Payne <michael@coexius.com>
To: "pz@nactx.us" <pz@nactx.us>

Mon, Jul 24, 2023 at 5:28 PM

Dear Planning and Zoning Committee Members,

I am writing to you as a resident of the City of Nacogdoches, Owner of a Small Local Business, Renter of Office Space in downtown Nacogdoches, and acquaintance of the owner of Golden Cicada, Krysta Robertson in full support of her art and business opening in downtown Nacogdoches.

Arts & Culture are vitally important to a thriving downtown life, and modern tattoo culture is not the same as past tattoo culture. It is important to keep in our thoughts that differing expressions of art and culture is precisely what makes Nacogdoches a great place to live and work. After all, we have many tattoo shops in town, all of which are thriving. To me, this indicates that these types of businesses are wanted by the population and would, in fact, serve to bring more traffic to downtown Nacogdoches.

And that point I think is the most salient. We should facilitate the means for businesses that can bring more people downtown to do exactly that. Our downtown needs more variety that will attract a younger crowd in the evening. Right now, the options are to visit one of the bars or restaurants that are downtown, and then leave the downtown area to do something else. Most other venues are not open to enjoy anything else since we've lost entertainment venues such as The Rusty Axe.

As a resident, I would love nothing more than to have more reasons to be downtown in the evenings. I always say as much whenever there's a night time event, such as the Christmas Parade and Wine Swirl. Golden Cicada is a locally owned and run business, just like my own, and I strongly feel that having this business downtown would be a wonderful opportunity for Krysta and the City of Nacogdoches.

Thanks,



Michael Payne

Digital Strategist Coexius, LLC

email: michael@coexius.com

website: www.coexius.com

phone: 936-615-7454

--

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Letter_in_support_Golden_Cicada.pdf

59K

Cloutier, Aimee <cloutiera@nactx.us>
To: Michael Payne <michael@coexius.com>

Tue, Jul 25, 2023 at 8:10 AM

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request and will be presented to the Planning and Zoning Commission on Thursday, August 14th, and City Council on Tuesday, September 5th. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Krysta Robertson - Golden Cicada - Special Use Permit Application

2 messages

paul fredoniabrewery.com <paul@fredoniabrewery.com>
To: "pz@nactx.us" <pz@nactx.us>

Tue, Aug 8, 2023 at 1:55 PM

Nacogdoches P & Z: Subject -Krysta Robertson - Golden Cicada - Special Use Permit Application

Greetings Nacogdoches Planning & Zoning Commitee,
I believe that Golden Cicada, owned and operated by Krysta Robertson, would be a positive addition to Nacogdoches Main Street businesses. I have known Krysta since 2008 and always found her to be pleasant, polite, professional, and courteous. I have no reason to believe that she would change or differ from that with her business being located in the old Main Street Theater. I would enthusiastically welcome her and her business to downtown Nacogdoches. I know that Krysta has the upmost respect and consideration for her neighbors and customers. I know she would never make her business (outside or inside) offensive or unappealing as that would go against everything, I know about her, while also being detrimental to her business. Thank you for allowing me to submit my opinion and thank you for your time and consideration to this matter.

Paul Murray



(936)645-0745
Nacogdoches, Texas

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Cloutier, Aimee <cloutiera@nactx.us>
To: "paul fredoniabrewery.com" <paul@fredoniabrewery.com>

Tue, Aug 8, 2023 at 1:56 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,
[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches

Support for Cicada Tattoo

2 messages

Sydney Kroll Register <sydneykr@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 1:40 PM

I just wanted to share my support for Cicada Tattoo to occupy the downtown property. I own two properties (518 E Hospital and 504 E Hospital) within the downtown area, along with a business, and as a result I feel strongly about encouraging new business and reducing empty storefronts in this area. After reviewing her proposal, I have no concerns whatsoever about any negative impact from this addition. In fact, I anticipate that this will bring a bright and positive business to our downtown that will encourage customers from Nacogdoches and outside of town.

I request the Committee and, eventually, the Council, to vote in support of this issue.
Thank you, if I can provide any other information please don't hesitate to contact me.

Dr. Sydney Kroll Register
Licensed Clinical Psychologist
Pineywoods Psychological Services

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Cloutier, Aimee <cloutiera@nactx.us>
To: Sydney Kroll Register <sydneykr@gmail.com>

Tue, Aug 8, 2023 at 1:47 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,
[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Special use permit

2 messages

Tracy Nicklas <tracynicklas@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 2:02 PM

I would like to throw my support behind golden cicada tattoo boutique. This shop will be an asset to our downtown. Krysta is a very talented artist and will maintain a beautiful and clean space. My belief is that in order to attract tourism, our downtown businesses need to be more eclectic in nature. And I think the golden cicada fits that bill. Thank you for this opportunity to take part in the improvement of our community.

Tracy Nicklas

Sent from my iPhone

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Cloutier, Aimee <cloutiera@nactx.us>
To: Tracy Nicklas <tracynicklas@gmail.com>

Tue, Aug 8, 2023 at 2:11 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

Skeeter Wayne <skeeterwg@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 12:17 PM

Hello! My name is Sebastian Gilbreath and I've lived in or around nac for the last 10 or so years. Golden Cicada exhibits everything great about Nacogdoches: amazing art, and a celebration of some of our local fauna! It's been so heartbreaking to see so many stores close down due to the pandemic, please allow this store to open and bring light to how great we know nac can be.

Thank you for your time!

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Cloutier, Aimee <cloutiera@nactx.us>
To: Skeeter Wayne <skeeterwg@gmail.com>

Tue, Aug 8, 2023 at 1:03 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo Shop Downtown

2 messages

Lizeth Rodriguez <rlizeth3@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 5:01 PM

Good afternoon,

I would like to share my support of a tattoo shop opening downtown. Tattoos are a form of art, all type of artist should be encouraged, acknowledged and be allowed to branch out within our community.

Best,

Lizeth R.

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Lizeth Rodriguez <rlizeth3@gmail.com>

Mon, Jul 24, 2023 at 5:01 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Support of Golden Cicada

2 messages

sarah love <sarahl0901@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:55 PM

I am writing in support of Golden Cicada tattoo shop. As someone who worked downtown for almost 14 years, I feel that they would be a unique and important addition to downtown and should be afforded any opportunity to have a place for their business in the downtown area.

We are a diverse population and having a diverse representation of businesses would be an asset to the area! There are quite a few duplicate businesses downtown so having a creative business such as Golden Cicada would be incredibly refreshing to see a new creative venture. Tattoo shops also have high traffic that would benefit other downtown businesses and this business would attract new types of shoppers downtown. It would also be a positive to see a downtown space utilized by a locally owned business that serves many people, rather than another space used for offices that cater only to a small demographic (for example, the buildings used as law offices).

Discrimination against this type of business would be highly disappointing, and seemingly without warrant, particularly when we already have businesses serving alcohol, businesses selling tobacco and other 'studio' type businesses, including photography and hair salons. These are all assets to our downtown, as Golden Cicada would also be. To discriminate against the installment of a tattoo shop when other diverse businesses have been allowed would be a disappointment and an injustice. I, as well as many of my friends and colleagues are customers of Krysta Robertson and I find her to be an incredible member of this community, a wonderful business woman, and an asset to both the creative and commercial demographics of Nacogdoches.

Please consider my full support of this business joining the downtown area.

Warmly,
Sarah

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: sarah love <sarahl0901@gmail.com>

Mon, Jul 24, 2023 at 5:00 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada

2 messages

'youngscissorhands' via Planning & Zoning <pz@nactx.us>
Reply-To: youngscissorhands <youngscissorhands@yahoo.com>
To: pz@nactx.us

Sun, Jul 23, 2023 at 6:56 PM

Good evening,

I am wanting to reach out in regards to the Golden Cicada wanting to move into the Main Street Theater. That is right next to my salon The Pinup Parlour. I was very excited to hear about them planning that move and am disappointed to hear that the owner, Krysta, was having a lot of negative feedback. As a business owner downtown and a born and raised Nacogdoches native I have really enjoyed watching our beautiful downtown grow these last few years. I believe The Golden Cicada would be a wonderful addition to the artsy district we have started to build. With the multiple salons, photographers, and other artists downtown they will be perfect. Krysta has been a part of this community for many years and is no longer taking walk-ins so the amount of traffic would not be a problem. They also are not open late so they would not be a disturbance. I can't wait to see how they would utilize that space. I just wanted to put my opinion out there and show support to another local business and owner. I hope to see her next to me soon.

Thank you,
Terea Covington

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: youngscissorhands <youngscissorhands@yahoo.com>

Mon, Jul 24, 2023 at 8:11 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Subject: Support for zoning of Krysta Robertson/ Golden Cicada Tattoo Downtown

2 messages

Autumn Anthony <autumnrnathony3@gmail.com>
To: pz@nactx.us

Sat, Jul 22, 2023 at 6:09 PM

Dear Planning and Zoning,

I hope this email finds you well. My name is Autumn Anthony, owner and founder of Special FX hair salon, and I am writing to express my wholehearted support for the special use permit request submitted by my tenant, Krysta Robertson, who is seeking permission to open a tattoo business in downtown Nacogdoches.

As a landlord for Ms. Robertson at her current tattoo studio location, I have had the pleasure of knowing her for many years, as well as a tenant for almost a year, and I can confidently attest to her character and professionalism. She has been an exemplary tenant, consistently paying rent on time, taking excellent care of the property, and always being considerate of their neighbors. She has proven to be a responsible and upstanding member of our community, and I have complete faith in their ability to run a successful and respectable tattoo studio.

I kindly request that you carefully consider the positive impact that Ms. Robertsons business could have on our community. I firmly believe that granting the special use permit request will be a step towards progress and the betterment of our town.

Thank you for your time and attention to this matter. I trust that you will give this request the thoughtful consideration it deserves.

Sincerely,
Autumn Anthony

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Autumn Anthony <autumnrnathony3@gmail.com>

Mon, Jul 24, 2023 at 8:07 AM

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Krysta's tattoo shop

2 messages

Brendyn Todd <brendynsbbq@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 3:19 AM

This letter is to acknowledge that Brendyn's BBQ is in full support of Krysta Robertson's Tattoo shop being open on Main Street. I know full well that we share the same amazing and supporting customers and believe she'll be an asset to the downtown growth of traffic and overall atmosphere. We look forward to her being our neighbor and we believe she'll continue to bring to good ole Nac.

-Brendyn Todd

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Brendyn Todd <brendynsbbq@gmail.com>

Mon, Jul 24, 2023 at 8:12 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo Shop Support

2 messages

'Cheryl Atkinson' via Planning & Zoning <pz@nactx.us>

Mon, Jul 24, 2023 at 4:41 PM

Reply-To: Cheryl Atkinson <catkinson@bncollege.com>

To: "pz@nactx.us" <pz@nactx.us>

Hello,

I am emailing you today about the issues and push back the business Golden Cicada has gotten. Not only are tattoo shops good for the local economy, but they are also great for making Nacogdoches a melting pot of a community. There are many people who think that melting pots are not a good idea, but what they fail to notice is that we are nothing without community.

Some people think that a community can only look one way, one color, or one race. So, I question you today, what are you willing to say with your actions requiring the Zoning of Golden Cicada. There are many different issues that plague our community, our failure to make sure everyone has easy access to travel by not having more sidewalks. The failure of the county about the 16% of houses in our town that are vacant and could be used for housing.

We have real issues in our city, and not one has to do with a tattoo parlor. I hope you hear me and listen to what I have to say.

Have a great day.

Cheryl Atkinson (She/Her) | Assistant Store Manager, Stephen F. Austin State University Bookstore

P: (936) 468-1280 | E: catkinson@bncollege.com

BN 044 1936 North Street #13057

SFASU.bncollege.com

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 4:46 PM

To: Cheryl Atkinson <catkinson@bncollege.com>

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us

Golden Cicada

2 messages

Christina Herrera <herrerack@outlook.com>
To: "pz@nactx.us" <pz@nactx.us>

Mon, Jul 24, 2023 at 4:45 PM

Hello,

My name is Stina Herrera and I am a long time Nacogdoches resident. I think the Golden Cicada would be a great addition downtown. Krista is a true artist! Tattoos are no longer a taboo thing only sported by nefarious people. Tattooing is a culturally celebrated art form and is popular among people from all walks of life. Adding the Golden Cicada downtown would help Nacogdoches keep progressing into the future and put us in line with other popular towns.

Thanks,
Stina Herrera

Sent from my iPhone. Please excuse any typos or brevity in my responses.

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Christina Herrera <herrerack@outlook.com>

Mon, Jul 24, 2023 at 4:49 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

Christine Broussard <cbroussard@sfasu.edu>
To: "pz@nactx.us" <pz@nactx.us>

Mon, Jul 24, 2023 at 8:41 AM

To the City of Nacogdoches,

I'm writing to express my full support of Golden Cicada Tattoo's request to lease space in the Main Street theater, both as a 16-year Nacogdoches community member and as a downtown resident.

Owner Krysta Robertson is kind. She epitomizes the type of professional business owner we would want present anywhere in the city, but especially gracing our historic downtown street. Over two decades, she's built a loyal, local client base — many of whom she ends up getting to know personally and who will willingly wait weeks if not months for an appointment because she's a talented and highly sought-after artist.

For over a decade, I have witnessed Krysta conduct her business with respect for clients, surrounding business owners, and local and state laws. She gained the respect and friendship of Pat Casey, owner of Casey's Tattoo and an esteemed local businessman, under whom she worked for many years. It was precisely her immense talent that led her (with Pat's loving blessing) to step out and start her own business.

Any opposition aimed at Golden Cicada's request to lease space I would presume is based, even if not on its face, in outdated stereotypes of tattoo shop settings and clientele. I imagine some may dream up scenes of dark, dirty spaces with loud music drowning out conversation. I can absolutely assure you this is the opposite of not only most modern-day tattoo shops but how Krysta conducts her business. She's a client-first professional. Like your favorite local barista, she befriends patrons and has even tattooed generations of families who continue to return for her exceptional talents. Krysta takes the business of tattoo artistry seriously — she keeps clean spaces and enforces safety practices both for herself and her clients.

In terms of an economic boost, a tattoo shop would also be an excellent way to draw SFA students more frequently to Nacogdoches' downtown streets. This has been a regular issue and topic of conversation for the 16 years I've lived in Nacogdoches and I imagine for some time before. Tattoos are no longer relegated to select groups (if they ever were) — CEOs and teachers have them, pastors and police have them, city and state officials have them. Tattoos have become accepted across the spectrum of society and are a key form of artistic expression that college students especially find interest in exploring. Having a tattoo shop on our downtown street would create a reason for students (and many others) to make their way downtown more regularly. And with how long a tattoo can take to get, client's friends and families are very likely to wander downtown and shop at stores, see the sites, and get to know their city better.

I ask that the City of Nacogdoches grant Golden Cicada Tattoo the permits and rights to lease the Main Street theater, not only because of the professionalism Krysta will show as a downtown business owner but also because of the economic boost it will undoubtedly create for the betterment of Nacogdoches citizens and visitors.

Best,



Christine Broussard

Assistant Director for Strategic Communications

Stephen F. Austin State University | Division of University Marketing
Communications

T (936) 468-2159

Need a project? sfasu.edu/umc-request

The views and opinions expressed in this message are my own and do not necessarily reflect the views and opinions of Stephen F. Austin State University, its Board of Regents or the State of Texas.

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 8:43 AM

To: Christine Broussard <cbroussard@sfasu.edu>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Zoning Request

2 messages

'deidra harrison' via **Planning & Zoning** <pz@nactx.us>

Sun, Jul 23, 2023 at 10:21 AM

Reply-To: deidra harrison <djlharrison@yahoo.com>

To: pz@nactx.us

I live on Walker Ave and I am in support of a zoning change for the old old Main Theatre to become Golden Cicada Tattoo. I believe this would be an asset and would not do anything harmful to our neighborhood. I am in favor of the zoning change.

Deidra Harrison
130 Walker Ave

Sent from Yahoo Mail for iPad

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 8:09 AM

To: deidra harrison <djlharrison@yahoo.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

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Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Downtown Tattoo Shop

2 messages

Dudley May <dudmay7@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:37 PM

Good Evening,

I just wanted to send my support for allowing a Tattoo Shop to be downtown. I think this is the perfect example of being inclusive of different arts and groups of people. It would send the message that all are welcome to our town as well as downtown.

Nacogdoches Resident
Dudley May

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Dudley May <dudmay7@gmail.com>

Mon, Jul 24, 2023 at 4:39 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Special meeting 7/24/2023

2 messages

Elizabeth Gaudette <angeleyes_012@hotmail.com>
To: "pz@nactx.us" <pz@nactx.us>

Mon, Jul 24, 2023 at 4:47 PM

To who it may concern,
I want to let the board and anyone else involved that I support the special permit that is being requested by Golden Cicada. Downtown is a wonderful, vibrant area of downtown with a variety of businesses to choose from. Thank you for your time.

Regards,
Elizabeth Gaudette

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Elizabeth Gaudette <angeleyes_012@hotmail.com>

Mon, Jul 24, 2023 at 4:49 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



In support of Golden Cicada tattoo

2 messages

Emily Dodson <emilydodsondesign@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:44 PM

I am writing in support of Golden Cicada tattoo shop. I feel that they would be a unique and important addition to downtown and should be afforded any opportunity to have a place for their business in the downtown area.

We are a diverse population and having a diverse representation of businesses would be an asset to the area. Currently downtown holds many businesses that are simply duplicates of one another (for example, the many 'antique' businesses) so it would be refreshing to see a new creative venture. Tattoo shops also have high traffic that would benefit other downtown businesses and this business would attract new types of shoppers downtown. It would also be a positive to see a downtown space utilized by a locally owned business that serves many people, rather than another space used for offices that cater only to a small demographic (for example, the buildings used as law offices).

Discrimination against this type of business would be highly disappointing, and seemingly without warrant, particularly when we already have businesses serving alcohol, businesses selling tobacco and other 'studio' type businesses, including photography and hair salons. These are all assets to our downtown, as Golden Cicada would also be. To discriminate against the installment of a tattoo shop when other diverse businesses have been allowed would be a disappointment and an injustice. I, as well as many of my friends and colleagues are customers of Krysta Robertson and I find her to be an incredible member of community, a wonderful business women, and asset to both the creative and commercial demographics of Nacogdoches.

Please consider my full support of this business joining the downtown area.

--
Emily Dodson
936-554-5912

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Emily Dodson <emilydodsondesign@gmail.com>

Mon, Jul 24, 2023 at 4:48 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Regarding Golden Cicada Tattoo

2 messages

Emily Kubisch-Sabrsula <emily.ksabrsula@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 9:34 AM

My name is Emily "Kubs" Kubisch-Sabrsula and I live in the Northwest District not too far from downtown. I wanted to voice my support for Krysta Robertson being able to open Golden Cicada Tattoo and piercing studio in the space in question downtown. Krysta has been an artist in this community for many years and is a great example of a Nacogdoches citizen and business owner. The downtown community is continuously growing and she would offer a unique business to the space. People are often loyal to their tattoo artists and even if students of residents of SFA and Nacogdoches move away, she can keep them coming back to our great little city in the woods. I ask that you please consider all of the good that can come from allowing a new type of business to keep our downtown vibrant and thriving.

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 9:39 AM

To: Emily Kubisch-Sabrsula <emily.ksabrsula@gmail.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo parlor consideration

2 messages

Grace Garrigan <gracegarrigan@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 5:07 PM

P & Z,

I heard that the board is considering an application for a tattoo parlor downtown. I think this would be a great use of a vacant building downtown. I believe that Nacogdoches would benefit from this addition in several ways. Some studies show that blocks with vacant buildings have 3.2 times as much crime as blocks without. Tattoos artists would bring more art to our downtown which I believe is part of our downtown plan. And, a tattoo parlor would bring more customers with disposable incomes to downtown that may not otherwise visit.

Thank you for your consideration,
Grace

Sent from my iPhone

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Cloutier, Aimee <cloutiera@nactx.us>
To: Grace Garrigan <gracegarrigan@gmail.com>

Mon, Jul 24, 2023 at 5:08 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



New Tattoo Shop

2 messages

Ismael Mendoza <mendozaismael19@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:43 PM

Good afternoon,

My name is Ismael Mendoza and I live in the northwest ward close to downtown. I want to voice my support for Golden Cicada tattoo shop opening downtown. Krysta Robertson has a great reputation as a tattoo artist in this town and she would make a great addition to the business owners in downtown Nacogdoches.

Thank you for your time.

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Ismael Mendoza <mendozaismael19@gmail.com>

Mon, Jul 24, 2023 at 4:45 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo Shop Downtown

2 messages

mcmahenjs@gmail.com <mcmahenjs@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:39 PM

I just wanted to reach out and voice my support for the Golden Cicada tattoo shop to be allowed to open in downtown. Nacogdoches has been stagnant over the last decade and businesses that will actually bring in customers and that aren't only for the rich and connected need to be allowed to open, especially downtown. There's only so many antique stores that are needed. If a cigar shop can open, then so should a tattoo shop.

Sincerely,

James McMahan

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: mcmahenjs@gmail.com

Mon, Jul 24, 2023 at 4:40 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Enthusiastic Recommendation for Golden Cicada Tattoo in Nacogdoches

2 messages

Jason Lee <jason@selfstoragescience.com>
To: Pz@nactx.us

Fri, Jul 21, 2023 at 10:57 AM

Dear, Planning and Zoning of Nacogdoches

I hope this email finds you well. My name is Jason Lee, and I hold the position of Director of Operations for Self Storage Science, overseeing more than 35 storage facilities across Texas, including North Street Storage in Nacogdoches. I am writing to express my utmost satisfaction and admiration for the services provided by Krysta Robertson, the owner of Golden Cicada Tattoo.

Over the years, I have had the pleasure of receiving multiple tattoos from Krysta, and I can confidently attest that her shop offers the finest tattooing experience in the area. Not only does she demonstrate an exceptional level of professionalism, but her parlor also maintains the highest standards of cleanliness and safety, surpassing any other tattoo studio I have encountered.

Given the exceptional quality of her artwork and the remarkable customer experience, I wholeheartedly recommend Krysta and her team at Golden Cicada to anyone seeking exquisite tattoo artistry. The citizens of Nacogdoches would undoubtedly benefit from having such a reputable and outstanding establishment in our county.

I kindly urge you to consider the possibility of permitting Golden Cicada to expand its services in Nacogdoches. As someone who has sought a local tattoo parlor meeting these stringent criteria for years, I firmly believe that Krysta's expansion would be a valuable addition to our community.

Should you require any further information or have any questions, please feel free to contact me at my cell number: 936-707-2510.

Thank you for your time and attention. I look forward to the potential growth of our community through the presence of Golden Cicada.

Sincerely,

Jason Lee
Director of Operations, Self Storage Science

--

Jason Lee
Self Storage Science
Director of Operations
936-707-2510



--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Jason Lee <jason@selfstoragescience.com>

Fri, Jul 21, 2023 at 1:58 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo business on Main

2 messages

'jerry wood' via Planning & Zoning <pz@nactx.us>

Sun, Jul 23, 2023 at 6:01 PM

Reply-To: jerry wood <jpwood1945@yahoo.com>

To: pz@nactx.us

We have no problem or concern about a tattoo business in our neighborhood.
Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 8:10 AM

To: jerry wood <jpwood1945@yahoo.com>

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo shop downtown

2 messages

ohredkat@gmail.com <ohredkat@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 5:08 PM

As someone who has been an enthusiastic supporter of all shops supporting our artist community, I am in full support of Golden Cicada opening up a downtown location.

Tattoos may not have been overwhelming popular among my age-set but they certainly are now, and among all ages!

If we want the support of a younger population downtown

(Including but not limited to SFA students)

then I hope the Golden Cicada receives a permit to open their shop!

Kathy Redman

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: ohredkat@gmail.com

Mon, Jul 24, 2023 at 5:09 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo and piercing

2 messages

Kimberly Ikpo <kimberlyfoli@gmail.com>
To: pz@nactx.us

Sun, Jul 23, 2023 at 4:03 PM

Hi,

I'm writing to express my support for a tattoo and piercing studio in the historic movie theater downtown. I was a resident of Nacogdoches for several years, and I thoroughly enjoy visiting with my family each year. One of the businesses that brings me to town is Krysta Robertson's tattoo shop. We also enjoy visiting the restaurants, brewery, and wine bar that are all located downtown. It's very exciting to see new types of businesses downtown, outside of antique shops (which I also love!). Having known Krysta Robertson for more than a decade, I can speak to her character and business ethic. Any business of hers would be a boon to downtown Nacogdoches, as people regularly drive from all around Texas to be tattooed by Krysta. She's selective of her clients, and she has no tolerance for riff raff of any kind. I also think that people would especially visit Nacogdoches for the unique opportunity to be tattooed in a historic movie theater. What a neat and exciting business for Nacogdoches!

- Kimberly Foli Ikpo

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Kimberly Ikpo <kimberlyfoli@gmail.com>

Mon, Jul 24, 2023 at 8:10 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Tattoo Shop Downtown

2 messages

Kirby Oakley <kirbyoakley14@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 1:50 PM

Nacogdoches Planning and Zoning,

My name is Kirby Oakley. I have lived and worked in Nacogdoches County for over 10 years now. I used to work downtown at Commercial Bank of Texas, and I currently have a booth in Blue Eyed Cocos Market Square. I also regularly attend downtown events, and I am a local artist who vends both with Fire House Nac and at Nac Arts Collaborative events downtown. I say all of this so you know how much the local art scene in Nacogdoches and specifically downtown mean to me.

I am writing this email in full support of Golden Cicada Tattoo and Piercing shop moving to downtown. I think this is a wonderful opportunity to expand what downtown offers, as well as support local artists who work at this shop, just as they have supported the arts in Nacogdoches for so many years.

I think having this shop downtown would have huge benefits, including bringing new people to downtown who may have not gone before. There are college students at SFA that go their entire college career without stepping foot downtown, but having a tattoo an piercing shop there would be a great incentive for them to visit an important part of Nacogdoches they may not have gone to before. I think having this shop downtown would bring a lot of business to the shops and restaurants that already occupy downtown.

Golden Cicada moving downtown would be a huge boost for downtown Nacogdoches and the local art scene. It is a fantastic shop run by people who truly care about Nacogdoches and the future of downtown. I truly hope you consider their bid to move downtown.

Thank you,
Kirby Oakley

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Kirby Oakley <kirbyoakley14@gmail.com>

Mon, Jul 24, 2023 at 2:39 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us

Regarding the relocation of Golden Cicada Tattoo

2 messages

Meaghan Morton <meaghanmorton@gmail.com>
To: pz@nactx.us

Fri, Jul 21, 2023 at 8:27 AM

Hello, my name is Meaghan Morton and I live in the Northeast ward of Nacogdoches. I have lived in Nacogdoches for six years while earning my bachelor's and master's degrees and now call this town home.

Golden Cicada Tattoo is trying to find a place to call home and attempted to find that space downtown. Upon making people aware of this, some were not happy, citing this is "historic" downtown. I believe this shop belongs in downtown.

In my opinion, just like everybody else who owns a business downtown, Golden Cicada Tattoo reserves the right to be there and I would love such a reputable place and owner to be in "historic" downtown.

Tattoos are historic themselves. Each one can have a different meaning letting others know what military branch you served in, how dedicated you are to your children, your favorite furry friend and so much more. Tattooing goes back thousands of years and has evolved over time.

Krysta, the shop owner, is well-known in the community for being involved, caring and talented. Similar to the owners of the other shops surrounding that area of downtown. She is only trying to provide Nacogdoches a safe, clean and open space for Nacogdochians to receive a piece of meaningful permanent art.

To deny her a space because it might not fit the ideals of a few, does not benefit the many who want her there. Krysta and Golden Cicada Tattoo belong in Downtown Nacogdoches.

Thank you for taking the time to read my email.

--

Meaghan Morton
Cell: (903) 340-2124

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Meaghan Morton <meaghanmorton@gmail.com>

Fri, Jul 21, 2023 at 8:33 AM

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us

Krysta Robertson Golden Cicada Tattoo

2 messages

'Micheal Stidham' via Planning & Zoning <pz@nactx.us>

Sun, Jul 23, 2023 at 9:39 AM

Reply-To: Micheal Stidham <michealstidham@yahoo.com>

To: pz@nactx.us

My wife, Charlene Stidham, and I live at 124 Walker Ave and received a notification about Tattoo parlor in the Main Street Theater building. We not only have no objection to this business but support artists occupying business in our downtown.

Thank You
Micheal Stidham
124 Walker Ave
Nacogdoches, Tx. 75961
713-392-5040

Sent from my iPad

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 8:08 AM

To: Micheal Stidham <michealstidham@yahoo.com>

Good morning,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Support

2 messages

Nicole Ivancic <nicole.ivancic@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:18 PM

Please allow Golden Cicada to open downtown. I have been going to Krysta for years for my tattoos. If your concern is that this business will bring unwanted customers downtown, I can tell you that it will more than likely not. I am a 38-year-old mom of kids that has a Master's degree and hold a professional position at a university and I have tattoos.

Krysta keeps a clean shop and is very professional. I believe her business would be an asset to the community.

Nicole Ivancic.

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Nicole Ivancic <nicole.ivancic@gmail.com>

Mon, Jul 24, 2023 at 4:38 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--
Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Tattoo parlor

2 messages

'Terry Bounds' via Planning & Zoning <pz@nactx.us>

Sun, Jul 23, 2023 at 9:58 AM

Reply-To: Terry Bounds <terrybounds@icloud.com>

To: pz@nactx.us

I agree allow this business
Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Mon, Jul 24, 2023 at 8:09 AM

To: Terry Bounds <terrybounds@icloud.com>

Good morning,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Support for Golden Cicada in downtown district

2 messages

Trey Cartwright <treycartwright@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:59 PM

I'm a Nacogdoches resident (who consistently votes in all local elections) sending in a note of support for Golden Cicada moving their business into our downtown area.

It seems to me that our downtown shouldn't be turning away potential businesses with as much empty retail space as we have. Having a variety of business types will bring more customers to our downtown area.

I understand that a tattoo shop has a certain historical stigma of seediness to it, but tattoos are no longer only the accessories of criminals and sailors. People recognize the artistic value of decorating themselves and it's currently acceptable at all levels of society.

There is already a tattoo shop located in our downtown district on south street. Why would we want to discourage friendly competition between entrepreneurs?

I would also like to point out that tobacco and alcohol pose a much larger risk of damage to personal and public health than tattoos do but we have a cigar store, a brewery and a winery all in the downtown district.

Thank you,
--Trey Cartwright

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Trey Cartwright <treycartwright@gmail.com>

Mon, Jul 24, 2023 at 5:01 PM

Good afternoon,
Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Downtown Tattoo Shop

2 messages

Veronica Herrera <herrerav1125@gmail.com>
To: pz@nactx.us

Mon, Jul 24, 2023 at 4:52 PM

To whom it may concern,

I will not bore you with the repetitive reasons as to the need for downtown to grow and be more in tune with the younger generations. Truth is tattoos are not what we once thought of in the taboo sense. Tattoos are also not a "younger generation" fad. Tattoos are an artistic expression very similar to the intergenerational "Picking on the Porch." Tattoos are as artistic as our annual "Art Walk." Just like our Downtown Cole Art Gallery expresses all forms of art, which has a good reception from our citizens, allowing the Golden Cicada Tattoo to open a location downtown will not be detrimental to our town's image or reputation. On the contrary it will continue the already established and loved appreciation for art and artistic expression. Again, tattoos and tattoo shops are no longer the stereotypical taboo and allowing the Golden Cicada to open is the right choice. Krysta is an established member of our town and is a respectable service provider. Krysta's customers are of all ages, ethnicities, and social statuses. I say that to say, opening her tattoo shop downtown will not be a constant stream of what our opposition might refer to as a "seedy type." As one of her loyal customers and self proclaimed best friend (she doesn't know that part) I can say that of all the tattoo shops in town prior to Golden Cicada, Krysta worked at Casey's and I would recommend my pastor to go to anyone at Casey's especially Krysta. Once Krysta moved out and opened her independent shop, I followed her. I still recommend people to Casey's but I definitely would even tell YOUR grandmother to go see Krysta at Golden Cicada.

Krysta is friendly, caring, easy to talk to, knowledgeable, funny and genuinely cares about our town and our citizens so much. So just as Krysta's laugh is boisterous as it is healing, allowing her tattoo shop to open downtown will be a new bright addition to our artistically growing downtown. The Golden Cicada will be healing to all who come to our little slice of hometown living. We cannot continue to live in the shadows of our former selves as a town. We have to step into the "Golden" light to grow!

Veronica Herrera (Krysta's BFF)

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Veronica Herrera <herrerav1125@gmail.com>

Mon, Jul 24, 2023 at 5:02 PM

Good afternoon,

Your comments have been noted and are in the neighborhood meeting file for this request. We encourage you to show up to the neighborhood meeting to voice your concerns on Monday, July 24th at 5:30 p.m. in the City Council Chambers. If you have any questions, please let me know.

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden cicada

2 messages

ashley wall <ashley518200@hotmail.com>
To: "pz@nactx.us" <pz@nactx.us>

Tue, Aug 8, 2023 at 2:59 PM

My name is Ashley Wall, I am a manager of a local shoe store in Nacogdoches, Tx. I have lived her all my life and currently reside in downtown Nacogdoches. I would love to see more business downtown that isn't outdated. My spouse and myself enjoy doing things downtown as it is a beautiful are to spend our time. But unfortunately, most businesses close at 3-7p.m. I believe letting businesses that would stay open a little later on weekends would definitely bring new business to the area which in turn could become a great revenue for our town. I see so many abandoned buildings that are boarded up there. And I hate to see our towns history go to waste. What once was our busiest street has become a ghost town. Please allow Golden Cicada to practice business downtown and perhaps more businesses will follow. Thank you, Ashley Wall, a concerned resident.

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: ashley wall <ashley518200@hotmail.com>

Tue, Aug 8, 2023 at 3:03 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



RE: Golden Cicada Tattoo and Piercing zoning

2 messages

Chris Edwards <cedwardsmusic@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 3:02 PM

Greetings City of Nacogdoches Planning and Zoning committee,

My name is Chris Edwards. Although it has been more than a decade since I last received mail within the Nacogdoches city limits, in many ways the city is still home to me, and I visit it for various reasons as often as possible.

That being said, the city and county still receive some tax revenue from me. Aside from that, my ties to the city should allow me an opportunity to opine on topics as the affect the ability of the city to bring people in, whether as visitors, or those looking to relocate within the boundaries of Texas's oldest town.

While there has never been any sort of ironclad agreement, ordinances notwithstanding, between places of business and the general public as to what types of businesses are allowed within a community, businesses must be the right fit for a community and the onus is upon entrepreneurs to be good stewards of the public trust; to treat the people they serve with respect and professionalism. Golden Cicada Tattoo & Piercing will be a great neighbor among the downtown Main Street merchants. The staff of the Golden Cicada are true professionals and masters of their art in their own right, and have studied under true masters of the art of tattooing and body piercing.

While the stigma of years' past was such that "only circus freaks, sailors and women of ill-repute" had tattoos, that has all but vanished. The most recent statistics I could put my finger on showed that about 40% of the workforce in the United States has some sort of body art, and young professionals are statistically more likely to have tattoos than the older generation.

The 40 and below demographic is a key component of the buying power and cultural makeup of Nacogdoches, for alongside the town's history, it is largely marketed as a college town. Having an emporium for quality tattoo art and piercing downtown is one more offering to get foot traffic downtown, and the collateral effect of young people keeping dollars in the local ecosystem for body art and piercing carries over to many other businesses where they would likely be inclined to darken doors while in the neighborhood for a tattoo and/or piercing appointment.

In closing, I'll posit this: some might have reservations about a tattoo/piercing parlor downtown, that such a business might not be the right fit or, even "non-essential." Please tell that to a grieving mother who wants to memorialize her late son with a tattoo that such a business isn't wanted or essential. Tell that, also, to the young man devastated over the loss of his older brother who died in combat, and who wishes to get a quality design on his forearm to forever be mindful of that lost loved one.

Thank you for your time and consideration on this matter.

– Chris Edwards,
409-381-1151

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Cloutier, Aimee <cloutiera@nactx.us>
To: Chris Edwards <cedwardsmusic@gmail.com>

Tue, Aug 8, 2023 at 3:03 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

Golden Cicada Tattoo and Piercing

2 messages

gohannifer <gohannifer@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 2:56 PM

Greetings,

I am writing to you today to urge you to vote YES to allow Golden Cicada Tattoo and Piercing into the downtown shopping area.

The square needs to have more than just salons, lawyers, and antique shops. It will create a destination spot that hundreds, if not thousands, of people will visit per year.

Krysta Robertson is our neighbor. Her clientele is our neighbors.

Let her business into our neighborhood.

Kind regards,

Jenny Alvarez

--

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[3DHudeD7M71rOn%3DsT%2B7%2B0Ro7f6UvAknorHW_hvqzNJdfEA%40mail.gmail.com](https://groups.google.com/a/nactx.us/d/msgid/pz/CAF2Da%3DHudeD7M71rOn%3DsT%2B7%2B0Ro7f6UvAknorHW_hvqzNJdfEA%40mail.gmail.com).

Cloutier, Aimee <cloutiera@nactx.us>
To: gohannifer <gohannifer@gmail.com>

Tue, Aug 8, 2023 at 3:03 PM

Good afternoon,

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Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada Downtown Zoning

2 messages

Kat Tillar <klepage11@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 3:01 PM

To whomever it concerns,

I would like to appeal to you on the topic of the Golden Cicada Tattoo Shop moving into Downtown Nacogdoches.

My personal experience with Krysta, the owner, has been nothing but professional. Her shop, the Golden Cicada, is a very clean, artistic, and friendly space. Every part of how she runs her business is a 10/10 in my opinion. She keeps not only the inside of her shop clean but the outside as well, you can tell that this business is her pride and joy. She has been in the business for years, which has resulted in her overflowing with work. She has to be "appointment only" in order to make sure her clientele's needs are met. After meeting her and having the pleasure of being tattooed by her, I applaud her for fighting tooth and nail to create a new tattoo shop experience in Nacogdoches.

As our area keeps growing and expanding our duty is to keep our town alive. I would implore that bringing her tattoo shop downtown would do just that. Krysta is a well known artist with clientele all over the state. Imagine with me for a second—When they come into her shop for their appointment they get a taste of the heart of Nacogdoches, downtown. They decide to take a break from their tattoo appointment to grab lunch, peruse the brick streets, comb through antiques, grab a new book and meet the friendly faces of each of the business owners.

Not only will each client leave Nacogdoches with new art freshly inked on their skin, but they will tell their friends and family about the beautiful downtown that Nacogdoches has to offer.

I would challenge each person involved in this to cut through any preconceived notions they might have regarding tattoo shops, and give Krysta and her beautifully curated shop, the Golden Cicada a chance to prove that her shop is different.

Thank you for your time,
Sincerely a small business owner in the heart of East Texas.

--



DESIGNS
Kindred co.

KAITLYN TILLAR | OWNER + GRAPHIC DESIGNER

Cell: 832.350.4035 |  

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Kat Tillar <klepage11@gmail.com>

Tue, Aug 8, 2023 at 3:02 PM

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Respectfully,

[Quoted text hidden]

Golden Cicada Tattoo & Piercing

2 messages

Megan L Scogin <scoginml@jacks.sfasu.edu>
To: "pz@nactx.us" <pz@nactx.us>

Tue, Aug 8, 2023 at 2:43 PM

My name is Megan Scogin and I am in full support of Golden Cicada moving downtown on Main Street. I think they will be a wonderful new addition to the neighborhood and attract lots of locals, young and old, as well as out-of-towners. I am confident that this new addition will attract lots of great attention to the downtown area.

Get [Outlook for iOS](#)

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Cloutier, Aimee <cloutiera@nactx.us>
To: Megan L Scogin <scoginml@jacks.sfasu.edu>

Tue, Aug 8, 2023 at 3:03 PM

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Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Zoning

2 messages

Arrie Tucker <arrieallentucker@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 5:13 PM

To Whom It May Concern in the City Of Nacogdoches,

I live (412 East Main Street) and work (118 East Hospital Street) downtown and believe Krysta Robert's Golden Cicada Tattoo and Piercing shop would be a great asset to the neighborhood.

As a mental health professional providing yoga therapy services I have seen first hand the powerful benefits tattoo and piercing services can have on individuals.

As the President of the Nacogdoches Arts Collaborative I must also strongly advocate for the impact tattoo artists being their communities. Individuals seeking out tattoos, a rather expensive investment, often have disposable income and time and it would benefit many small businesses downtown to have them spending time downtown.

I strongly support shifting the zoning to accommodate a tattoo shop on Main Street.

-Arrie Allen Tucker
BIN, SFA graduate, small business owner.

Sent from my iPhone

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Cloutier, Aimee <cloutiera@nactx.us>
To: Arrie Tucker <arrieallentucker@gmail.com>

Wed, Aug 9, 2023 at 8:19 AM

Good morning,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada downtown location

2 messages

Berkeley Frazier <berkeley.frazier@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 6:11 PM

Valuable Asset to Nacogdoches, Texas

Dear Members of the Department of Zoning and Planning,

I am writing to express my strong support for the downtown location of Golden Cicada Tattoo shop and its presence within our community. Having had been a resident of Nacogdoches for several years, I have witnessed firsthand the positive impact that Krysta and her art has had on our city's growth, culture, and image.

Golden Cicada Tattoo shop is more than just a business; it is a safe, clean, and well-managed establishment that has become an integral part of our community self expression. The professionalism exhibited by the shop's staff, their commitment to adhering to health and safety regulations, and their dedication to maintaining a clean and inviting environment are commendable. I now even travel all the way back to Nacogdoches to get tattoos from Krysta at Gold Cicada.

This tattoo shop will contributed significantly to enhancing the cultural diversity and artistic vibrancy of Nacogdoches. It will serve as a platform for local artists to showcase their talents and express their creativity. By offering a space for unique and meaningful artistry, the Golden Cicada Tattoo shop fosters a sense of community pride and identity.

Furthermore, the presence of such a reputable and responsibly managed business like Golden Cicada Tattoo shop positively contributes to the city's image. It demonstrates that Nacogdoches is open to embracing various forms of art and creative expression while maintaining high standards of safety and professionalism. As a result, our city becomes a more attractive destination for residents, visitors, and potential investors alike.

In light of these reasons, I kindly request that the Department of Zoning and Planning continues to support the Golden Cicada Tattoo shop and downtown location in our city. I firmly believe that this establishment aligns with Nacogdoches' values of growth, diversity, and positive community development. Its presence enhances our local economy and cultural landscape, and I am confident that it will continue to do so for years to come.

Thank you for considering my viewpoint. I am confident that your decision will reflect the best interests of our city and its residents.

Sincerely,
Berkeley Church

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Cloutier, Aimee <cloutiera@nactx.us>
To: Berkeley Frazier <berkeley.frazier@gmail.com>

Wed, Aug 9, 2023 at 8:19 AM

Good morning,

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Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo shop

2 messages

'Brandon Walker' via Planning & Zoning <pz@nactx.us>

Tue, Aug 8, 2023 at 6:13 PM

Reply-To: Brandon Walker <bwalker9514@icloud.com>

To: pz@nactx.us

Krysta has a nice respectful shop it is a great place to go even with your mom to get a tattoo

--

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 9, 2023 at 8:18 AM

To: Brandon Walker <bwalker9514@icloud.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



RE: Golden Cicada Special Use Permit - Brigitte Kozash Letter

2 messages

Brigitte Kozash <cheekchewerproductions@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 4:52 PM

To the City of Nacogdoches Planning and Zoning Committee,

My name is Brigitte Kozash and I currently reside in the Southwest Ward of Nacogdoches at 410 Harris. St. I work in the Southeast Ward of Nacogdoches, about 2 blocks from the brick streets, at Fire House Nac. Fire House Nac is an art collective/studio that I manage and work full time as a stained glass artist. I have lived in Nacogdoches for 10 years this coming fall and graduated from SFA in December 2017.

I am writing to you today to express my complete support towards Krysta Robertson in her endeavor to receive a special use permit from the City of Nacogdoches to move her currently existing tattoo studio Golden Cicada to the Main Street Theater in Downtown Nacogdoches. I would like to express why I support her and her fellow studio piercer, Brittney Holden, with the following:

I've known Krysta for several years and I met her through mutual friends. My husband and I have been her clients for years and have always appreciated her professionalism and ability to provide a safe and clean space for the clients that she tattoos. Krysta takes herself and her job seriously. She tattoos some of the finest work in all of East Texas and has over a decade of experience working for Pat Casey (at Casey's Tattoo) and within her own existing space at Golden Cicada. Her professionalism is evident in her work, the way she speaks to everyone with respect, and surely, her presentation that she will be giving you on August 14th. I have the utmost confidence that she will provide Downtown Nacogdoches with a quality shop -- one that is clean, up to health standards, and aesthetically pleasing to all passersby. She is collaborative and plans to be with her fellow Downtown neighbors.

I've known Brittney Holden since 2016. Before I speak of her expertise as a piercer, I'd like to share my experience with Brittney. Personally speaking, Brittney is one of my best friends -- she is a powerful influence in our art/music community here in Nacogdoches. If you've seen/met her before, it is probable that you met her while she was supporting a local musician's show or vending her own art at an art fair in town.

Brittney and I have worked on many projects together, including an annual music show called "Nac Noise" that just had its third rendition this past June, a show that brings folks from all over Texas to Nacogdoches on the night of the Blueberry Festival. She also started Fire House Nac with me two years ago and has been a constant support throughout its formation. Because of her part in Fire House Nac, our building provides studio space to nine artists of several mediums and two bands. Fire House also provides a safe space for the community to enjoy music and for makers to sell their work and create small businesses for themselves. Brittney is a *community organizer* and she does so with enthusiasm and ease.

While she curates a safe and open space in our community, she also curates the same environment when she is working as a piercer. I have gotten several piercings from Holden. She is ethical, requires enthusiastic consent, is clean and safe in the tools that she uses, and she only pierces a client when they're absolutely ready and comfortable.

Both of these women are huge influences to myself as a freshly full-time artist. I was able to make my own transition to full-time art (like Krysta and Holden) about two years ago because I saw it being done in Nacogdoches. I saw them doing it and I felt it was possible. I do not feel that I would've made that leap if I didn't have them as role models to look up to. To me, seeing them applying to be a part of Downtown Nacogdoches, is truly inspiring. It feels like the natural next step in their careers as artists and inspires my hope that I can also open up my own stained glass artist brick and mortar in the future.

I have no doubt that there are folks writing to you who fear the unknown of having a tattoo shop in Downtown Nacogdoches. But, rather than focus on fear, I would like to write to you about my hope and excitement in seeing Krysta and Holden's presence in Downtown. These two women are incredibly talented individuals. Artists in this town revere them highly, as I do myself. Seeing them Downtown would be an encouraging moment for any self-employed/small business artist. I encourage you to let them set that precedent. For what my opinion is worth, they will not let you down.

Thank you for your time,

- Brigitte Kozash

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 9, 2023 at 8:22 AM

To: Brigitte Kozash <cheekchewerproductions@gmail.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Krysta Robertson

2 messages

Callie Chapman <calliechapman@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 6:44 PM

Hello,

My name is Callie Chapman and my husbands name is Charlie Chapman. I am emailing you concerning Krysta Robertson and her tattoo shop, Golden Cicada. I was born and raised in the town of Nacogdoches, Tx and have continued to grow my family here and work as a part of this community as a registered nurse in the hospital's ER and the surgery center of Nacogdoches. I have known Krysta now for 8 years and she has tattooed my husband's back tattoo and both of our wedding bands. My husband is a small business owner here in Nacogdoches, as well. Krysta is not only professional in her work, but also very sterile and clean and to a nurse that is a huge thing I look at when getting any tattoo or service done. I am 100% in support of the Golden Cicada becoming a part of our downtown and believe it would help our town demographically and fill one vacant space of many that inhabit downtown.

Thank you,
Callie Chapman

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Callie Chapman <calliechapman@gmail.com>

Wed, Aug 9, 2023 at 8:18 AM

Good morning,
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Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Planning and Zoning - Golden Cicada Tattoo

2 messages

Danielle Sponberg <dsponberg.13@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 9:06 PM

To whom it may concern,

I am writing regarding the Special Use Permit application for Golden Cicada Tattoo and Piercing. I fully support Krysta and her endeavor as I have known her for around 3 years and she is and has continued to be a kind, supportive, and encouraging person. I am proud to display her art on my body.

My fiancé, Christopher Patton, has lived in Nacogdoches for the majority of his life. Krysta has been mentoring him and inspiring him to pursue his artistic career. She has had a positive impact on my life, and I know she will continue to do so in the community.

Thank you for your time and consideration in this matter.

Very Respectfully,
Dani

--
Dani Sponberg
Email: dsponberg.13@gmail.com
Phone: 512-409-0809

--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Danielle Sponberg <dsponberg.13@gmail.com>

Wed, Aug 9, 2023 at 8:16 AM

Good morning,
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Respectfully,

[Quoted text hidden]

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Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada

2 messages

danise lepage <lekrazies2@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 8:07 PM

I am writing in regards to The Golden Cicada Tattoo Shop.

I have had the pleasure of having Krysta tattoo me. Krysta is a highly talented and caring artist that has worked hard to build her own brand and realize her dream of owning her own shop.

Krysta not only takes pride in her work but takes pride in her shop. She is so excited to have the opportunity to own her own shop and her pride in the shop shows. I love the cleanliness from the outside of the shop to the inside of the shop.

Golden Cicada brings a different type of tattooing experience with her boutique style shop offering limited hours, no walk-ins, by apt only. This allows Krysta to be able to chose the clientele and the art that she works with.

Having the shop located downtown would be a great boost in the exposure to the businesses in the surrounding area and will bring in clientele from different East Texas cities and help with tax revenue for the city.

Very Best Regards,

Danise LePage- Berry
51 yo professional woman

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: danise lepage <lekrazies2@gmail.com>

Wed, Aug 9, 2023 at 8:16 AM

Good morning,
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Respectfully,

[Quoted text hidden]

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Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



In support of Golden Cicada Tattoo shop

2 messages

Ethan Fatheree <ethan.fatheree@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 3:27 PM

Dear members of the Planning & Zoning Board,

My name is Ethan Fatheree. I was born in Nacogdoches and have lived in this region my entire life. I am a twice alumnus of SFA, most recently completing a master's degree in 2019. I have been an active member of this community since 2008 when I began my time at SFA as a freshman.

I write to you today to express my wholehearted support for Golden Cicada tattoo shop in moving into the historic Main St. Theater building downtown. I have known Krysta Robertson for nearly two decades, and can attest to the fact that she is a consummate professional, who has dedicated her entire adult life to the art of tattooing. She is dedicated to providing a professional, clean, and quality environment for her clients and for her community. She is an active member of our community, working with clients from all walks of life, and she deserves the opportunity to continue growing her small business in this new space.

From an economic standpoint, tattooing has become a worldwide, multi billion dollar industry that draws tourism and bolsters economic growth where it is found. Many historic downtown areas around the state and the country have begun allowing tattoo shops to open their doors within downtown spaces; Nacogdoches will be in good company in allowing Golden Cicada to join our other downtown businesses.

In summary, Krysta Robertson is a local artist, an absolute professional, and a dedicated and creative business owner. It would be a disservice to her and to our town to inhibit her ability to continue growing her business. We should be supporting local entrepreneurs as they seek to make our community better.

Thank you for your time, and I hope that you will decide in favor of Golden Cicada.

Best Regards,
Ethan Fatheree

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Ethan Fatheree <ethan.fatheree@gmail.com>

Tue, Aug 8, 2023 at 3:57 PM

Good afternoon,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us

Tattoo shop

2 messages

Herbert Midgley <midgleyfilm@gmail.com>

Tue, Aug 8, 2023 at 9:51 PM

To: pz@nactx.us

Cc: midgleyfilm@gmail.com

To: Planning and zoning

Regarding: Support of the tattoo shop receiving a waiver for downtown

Since I am a proponent of free enterprise I enthusiastically support the tattoo shop been approved for a zoning waiver for downtown.

Herbert Midgley

--

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 9, 2023 at 8:15 AM

To: Herbert Midgley <midgleyfilm@gmail.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Tattoo shop for Krysta

2 messages

Julie Osborn <julie@contractorsbuildingservices.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 4:30 PM

To whom it may concern,

I am writing this letter in behalf of Krysta Roberston, wonderful artist, wonderful person, hard working, started her own business and in less than a year needs to expand! Why are we even arguing this? It speaks for itself. A woman in her 30's, starting her own company in this world and being very successful, I am 57 years old and have known Krysta for all most 10 years and I know how hard she works and how passionate she is about her art. She will be great and make the town proud.

Thank You Julie Osborn

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 9, 2023 at 8:22 AM

To: Julie Osborn <julie@contractorsbuildingservices.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada Downtown

2 messages

Justin Oakley <jcoakley12987@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 4:38 PM

Nacogdoches Planning and Zoning,

Good afternoon. My name is Justin Oakley. I am a local artist and have lived in the Nacogdoches area for around 10 years now. I am writing in full support of Golden Cicada Tattoo and Piercing shop opening downtown.

I think having a tattoo and piercing shop downtown would be a great boost to the downtown economy. The employees there are also local artists who care about cultivating the arts in Nacogdoches. I think the shop would be a great benefit, and bring a lot of new visitors to the downtown area.

Thank you for your time,
Justin Oakley

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Justin Oakley <jcoakley12987@gmail.com>

Wed, Aug 9, 2023 at 8:22 AM

Good morning,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

'Lee Payne' via Planning & Zoning <pz@nactx.us>

Tue, Aug 8, 2023 at 4:25 PM

Reply-To: Lee Payne <leewpayne@icloud.com>

To: pz@nactx.us

Dear Planning and Zoning Members:

I am writing in support of Krysta Robertson's request to move Golden Cicada Tattoo to the vacant theater on Main Street. I recently attended the City Hall meeting dedicated to discussing Krysta's request. Many of the opposing opinions seemed to be based on antiquated views of what a "tattoo parlor" is. In response to a question I asked, I learned the ordinance requiring special permission for tattoo shops is 50 years old. This ordinance is antiquated as well.

Tattoo establishments are no longer frequented by seedy bikers and other "undesirables." People from all walks of life get tattoos today. Point in fact, I have a BS in Political Science from SFA (Axe 'em Jacks!), and a MA and PhD in Political Science from UH. I have been teaching at SFA since 2006. I started as an adjunct and worked my way to visiting lecturer, instructor, tenure-track assistant, tenured associate, and full professor of political science. I currently have 39 tattoos, 32 of which were done by Krysta. I have an appointment for number 40 in October.

Tattoos have special meanings. Five of mine memorialize my sweet English Bulldogs who have passed away. One is on the scar on my neck from surgery after I broke my neck in a diving accident almost 37 years ago. What's more, tattoos are a form of art covered under the free speech clause of the First Amendment. In short, voting against Krysta is a vote against constitutional protected symbolic speech (*Texas v. Johnson* 1989).

Krysta is an artist in the truest sense of the word. She runs a professional shop with respectable clientele. Having Golden Cicada Tattoo downtown will only help bring more business to the area. There simply is no downside to approving Krysta's request.

Best,

Lee W. Payne, PhD

Professor of Political Science

Political Science Program Coordinator

Stephen F. Austin State University

Department of Government

--

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Cloutier, Aimee <cloutiera@nactx.us>

Wed, Aug 9, 2023 at 8:23 AM

To: Lee Payne <leewpayne@icloud.com>

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

'Maddison Bailey' via Planning & Zoning <pz@nactx.us>

Tue, Aug 8, 2023 at 3:45 PM

Reply-To: Maddison Bailey <baileymm@ymail.com>

To: pz@nactx.us

To Whom It May Concern,

I am reaching out in support of Krysta Robertson, owner of Golden Cicada Tattoo.

I was born and raised in Nacogdoches and absolutely love this city. I am employed downtown as well.

Krysta is a fantastic addition to the business owners of downtown Nac. I have seen her on two separate occasions for tattoo appointments and she has been nothing but professional, kind, and welcoming. I believe her shop would bring further business to the downtown area and encourage more people to shop local.

She is supportive of other local businesses and I believe will do all she can to encourage her own customers to check out other local shops and businesses owners as well.

Please consider this email in her favor and thank you for your time!

-Maddison Bailey

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 3:57 PM

To: Maddison Bailey <baileymm@ymail.com>

Good afternoon,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Krysta Robertsons New Store

2 messages

'Merci Nicklas' via Planning & Zoning <pz@nactx.us>

Tue, Aug 8, 2023 at 3:13 PM

Reply-To: Merci Nicklas <mmercime@icloud.com>

To: pz@nactx.us

To whom it may concern,

I have known Krysta Robertson for at least 13 years. She is a wonderful member of this community and a very professional business person. I think her shop would be a lovely addition to our downtown area.

Thank you and have a great day!

Merci Nicklas

Merci's World Cuisine Catering
And
Chulita Hill Farm and Creamery

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>

Tue, Aug 8, 2023 at 3:27 PM

To: Merci Nicklas <mmercime@icloud.com>

Good afternoon,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada Tattoo

2 messages

'michael phillips' via Planning & Zoning <pz@nactx.us>
Reply-To: michael phillips <discovermikeyjohn@yahoo.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 7:20 PM

Hello!

My name is Michael Phillips & I am a hair stylist at Special FX. I'm writing to show support for my friend Krysta Robertson & her business Golden Cicada Tattoo to open downtown. Krysta is a shining example of professionalism & is well known in the community for her impeccable work. It would be so great to see her succeed and grow downtown.

Thank you,

-Michael

Sent from my iPhone

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: michael phillips <discovermikeyjohn@yahoo.com>

Wed, Aug 9, 2023 at 8:17 AM

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us



Golden Cicada Tattoo & Piercing Zoning

2 messages

Sunflower H <sunflower@xaflora.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 4:30 PM

Hey City of Nac, my name is Robert. Nice to meet y'all for the first time. I live downtown.

I am more than cool with supporting The Golden Cicada & Holden Showers setting up business in the downtown area. I am more than happy to support new, diverse businesses where I call home and support my family.

All the best, Robert



--
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Cloutier, Aimee <cloutiera@nactx.us>
To: Sunflower H <sunflower@xaflora.com>

Wed, Aug 9, 2023 at 8:23 AM

Good morning,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

Golden Cicada

2 messages

Mrs Woodard <mizwoodard247@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 4:56 PM

I attended the city meeting when the concerns were shared regarding the Golden Cicada's interest to rent downtown.

I would like to vouch for the character of this young entrepreneur- Krysta was a tenant of mine for a number of years. She was the perfect renter- paid on time and left the place better than it was when she moved in.

Ruby Woodard
936-371-1659

Sent from my iPhone

--

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To view this discussion on the web visit <https://groups.google.com/a/nactx.us/d/msgid/pz/C9EFFC1E-09B7-4E28-89B0-949E56F8EEB7%40gmail.com>.

Cloutier, Aimee <cloutiera@nactx.us>
To: Mrs Woodard <mizwoodard247@gmail.com>

Wed, Aug 9, 2023 at 8:21 AM

Good morning,
We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.
Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



Re: Golden Cicada Tattoo and Piercing

2 messages

Tim Bryant <thebosslight123@gmail.com>
To: pz@nactx.us

Tue, Aug 8, 2023 at 4:56 PM

Hello,

My name is Tim Bryant, and I am the manager and co-owner of The Bosslight and Nacogdoches T-Shirt Company in downtown Nacogdoches. I am writing to express my support for Golden Cicada Tattoo and Piercing. They would be a great addition to the downtown community. We will be happy to welcome them and will do everything we can to support them.

Thank you,
Tim Bryant

The Bosslight
Nacogdoches T-Shirt Co.

--

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Cloutier, Aimee <cloutiera@nactx.us>
To: Tim Bryant <thebosslight123@gmail.com>

Wed, Aug 9, 2023 at 8:21 AM

Good morning,

We have received your email and have recorded your response. Your email will be provided to the Planning and Zoning Commissioners as well as City Council. If you have any questions, please let me know.

Respectfully,

[Quoted text hidden]

--

Aimee Cloutier
Planning and Zoning
City of Nacogdoches
(936) 559-2574
cloutiera@nactx.us



SUP2023-05 – Site Photos



Subject property view
from Main Street.



East side of building and parking



PRESENTER: Juan Pollette, Planning Tech

ITEM/SUBJECT: Public Hearing: Consider amending a previously approved Specific Use Permit for a Piercing Studio to also include a Tattoo Salon in a B-2, General Business District, on Lot 16-A, Block 67, of the North Heights Addition Subdivision, located at 3500 North Street, Suite 10. This request has been submitted by Primal Piercing & Jewelry. Case Number SUP2023-03.

OVERVIEW: ITEM/SUBJECT: Consider amending a previously approved Specific Use Permit for a Piercing Studio to also include a Tattoo Salon in a B-2, General Business District, on Lot 16-A, City Block 67, also being part of Block 4 of the North Heights Addition, located at 3500 North Street, Suite 10. This request has been made by Primal Piercing & Jewelry. Case Number SUP 2023-03.

SUMMARY/BACKGROUND: The request is for an amendment to a Specific Use Permit (SUP) that was originally approved in October 2022, for the operation of a Piercing Studio located at 3500 North Street, Suite 10. The applicant is proposing to add a tattoo salon to his current location. The property is zoned B-2, General Business and is developed as a retail shopping center with a mix of commercial uses. Per the Zoning Ordinance, a Tattoo shop is only allowed in the B-2, General Business zoning district with approval of an SUP. The SUP process allows Staff, the Commission, and the City Council the opportunity to review, and impose conditions if necessary on such development.

The Piercing Studio/Tattoo Parlor will operate as part of a jewelry store located in a 1,200 square foot tenant space (Suite-10) in the building located along the eastern perimeter of the shopping center. The applicant is proposing to have a guest and/or permanent tattoo artists utilize his shop as needs and demand dictate, with the maximum of two piercers and two tattoo artist operating at the same time. The proposed operating hours are as follows:

Jewelry Store: 10:00a.m. – 9:00p.m. Tuesday through Saturday.

Piercing Studio/Tattoo Parlor: 1:00p.m. – 9:00p.m Tuesday through Saturday.

Adjacent Land Use & Zoning

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

Direction	Comprehensive Plan	Zoning	Land Use
North	Single Family	R-1, Single Family	Single Family
South (Across E. Lakewood St.)	Single Family	B-2, General Business	Commercial

East	Single Family	R-1, Single Family	Single Family
West	Single Family & Commercial	B-2, General Business	Commercial

The surrounding areas to the west and south are zoned and developed as commercial properties, with the properties to the north and east zoned and developed with single family residences. The shopping center is made up of a mix of uses, including medical, retail, office and service-oriented businesses. The proposed SUP will not change the uses permitted under the current B-2 zoning district.

STAFF REVIEW:

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

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

The proposed SUP is located within one of the City's main commercial corridors, and will utilize an existing 1,200 square foot tenant space that fronts North Street.

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

The proposed SUP is located within an existing shopping center and no new construction is proposed. There is no vacant land located adjacent to the property.

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

The subject property takes direct access from North Street, a major collector street which functions as primary access for the property and other commercial uses in the area. The property takes secondary access from E. Lakewood Street.

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

The SUP will not require a redesign of any drives or parking. The existing parking is adequate for the proposed use.

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

All activities will be limited to the interior of the building, with hours of operation limited to no later than 9 p.m. The proposed use should not produce any offensive odor, fumes, dust, noise, or vibration.

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

There is no new lighting proposed with this SUP.

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

This proposed use is located within an existing commercial center and all activities will take place entirely within the structure. No renovations or additions are proposed, therefore no additional landscaping is required.

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

The 2003 Comprehensive Plan designates this area as *Residential* on the Future Land Use Plan (FLUP). This Land Use category is defined as “Conventional one-family detached dwellings (also includes duplexes).”

Staff finds that the FLUP designation is not consistent with the developed uses or the underlying B-2, General Business zoning of the subject property. Approval of the SUP will not change the land uses permitted by current B-2, General Business zoning designation.

NOTICES:

Of the nine (9) notices mailed to property owners within the 200 foot notification area, Staff has received one (1) response in opposition and one (1) in favor of the request.

Neighborhood Input: The applicant held a neighborhood meeting for the property owners within 500 feet of the subject property on July 12, 2023, to discuss and answer questions about the request. None of the surrounding property owners attended the meeting.

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

This item is scheduled to be heard by City Council on Tuesday, September 5th.

CITY CONTACT: Juan Pollette, Planning Technician
pollettej@nactx.us
(936) 559-2559

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Site Photos

Aerial Map SUP 2023-03

Legend

- Buildings
- City Limit
- Parcels
- Proposed Special Use Permit

0 70 140 210 280 Feet

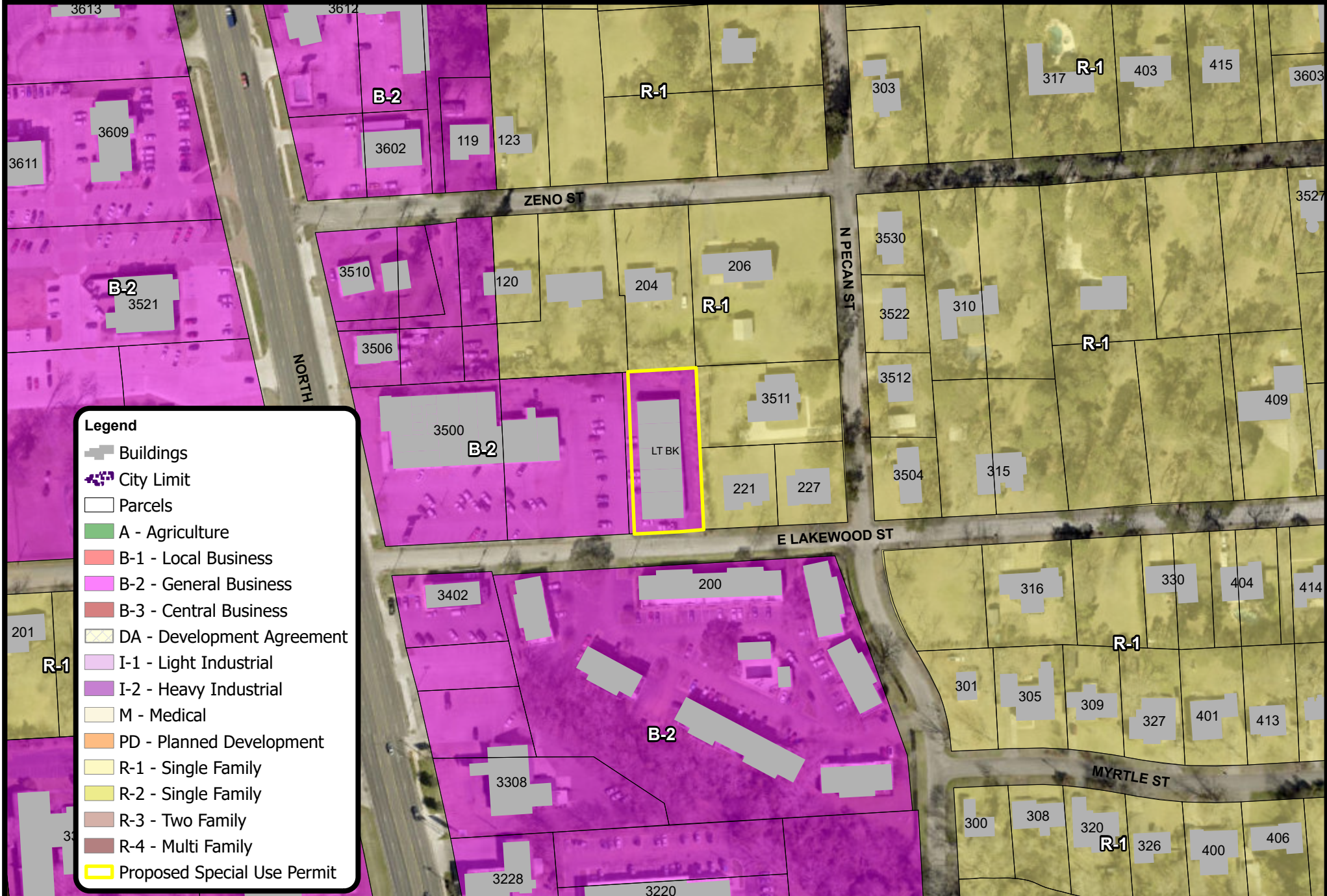
Date Created: 08/09/23 11:49 | Document Generated Automatically

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Nacogdoches
Engineering Department
426 Division

Page 151 of 217

Zoning Map SUP 2023-03



Legend

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



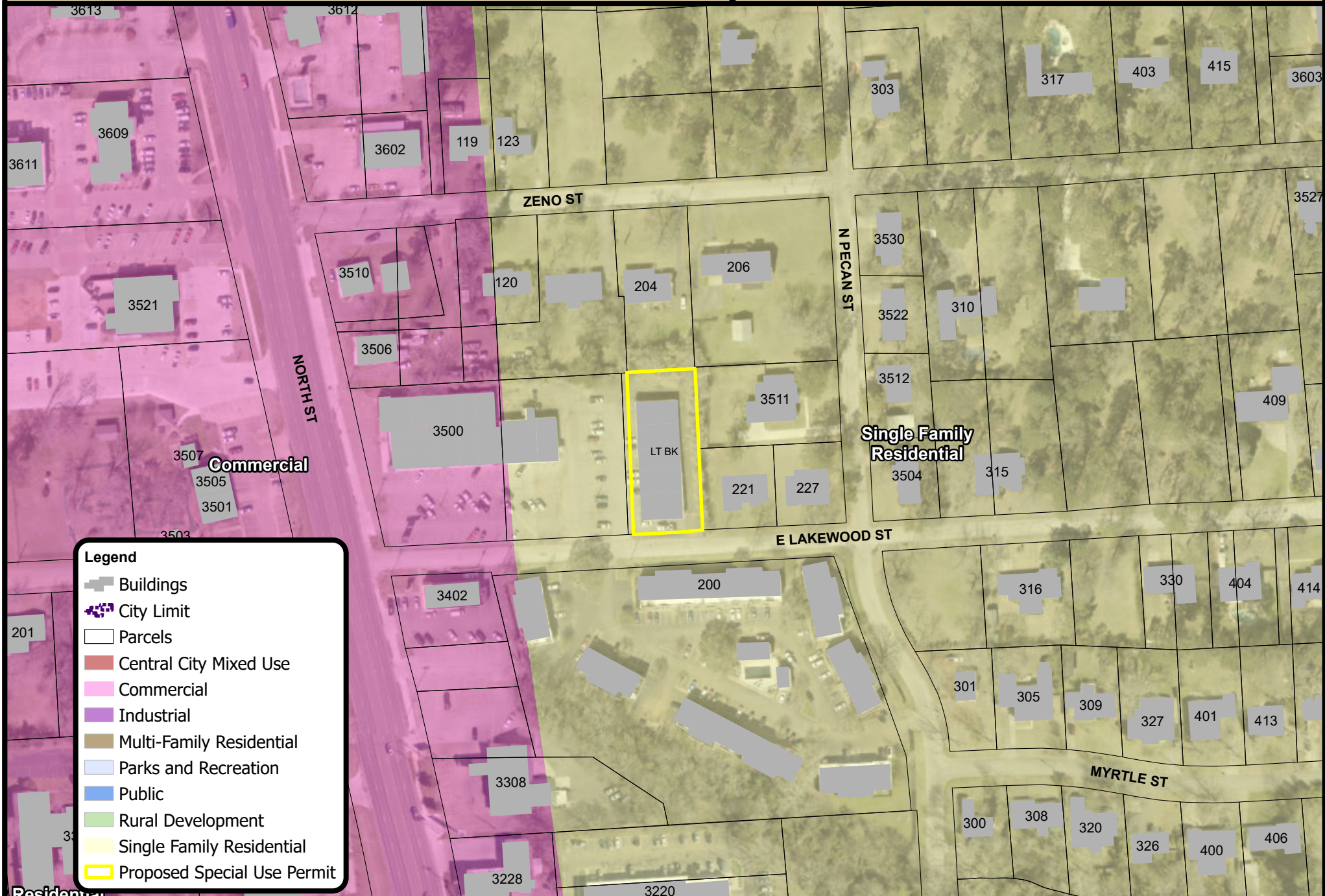
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Nacogdoches
Engineering Department
City of Nacogdoches

Future Land Use Map SUP 2023-03



0 70 140 210 280 Feet

Date Created: 08/09/23 11:49 | Document Generated Automatically

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200 Foot Notification Map

SUP2023-03: 3500 North St., Suite 10

Legend

 200 Foot Buffer

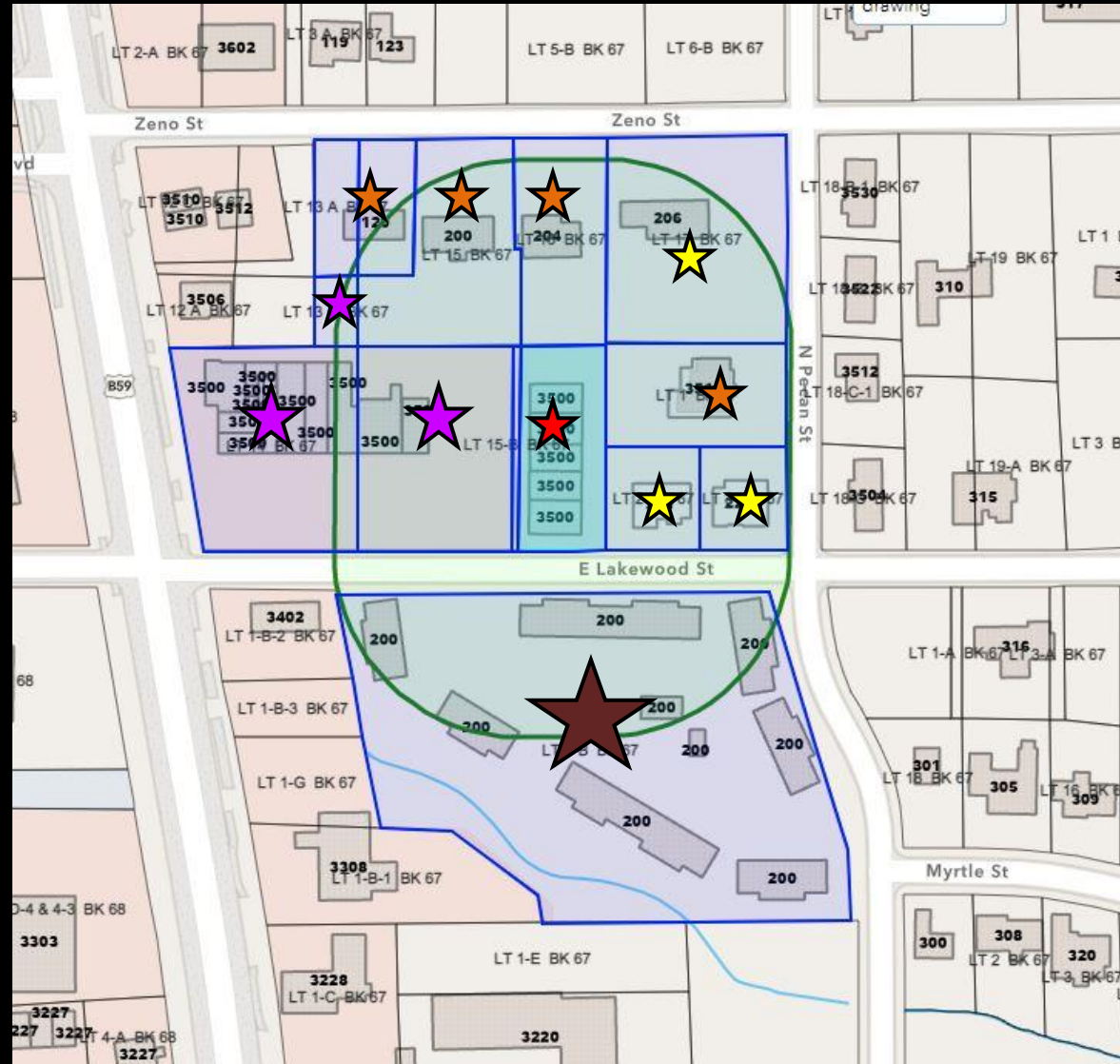
 Proposed SUP

 Multifamily

 Single Family- Rental

 Single Family-
Owner Occupied

 Commercial



SUP2023-03 – Site Photos



Subject property view
from parking lot





Street view from E.
Lakewood St.

West side of the
shopping center



PRESENTER: Juan Pollette, Planning Tech

ITEM/SUBJECT: Public Hearing: Consider a Zone Change from R-1, Single Family to B-1, Local Business for approximately 1.32 acres, being of Lot(s) 1 of Block 8, 10-A, 10-B, & 11 of Block 1, of the Colonial Hills Subdivision, Section 1, generally located on the west side of Appleby Sand Road, 440 feet north of the intersection at East Austin Street and Appleby Sand Road. This request has been submitted by Courtney & Stephen Martin. Case Number ZON2023-05.

OVERVIEW:

ITEM/SUBJECT: Public Hearing: Consider a Zone Change from R-1, Single Family to B-1, Local Business for approximately 1.3 acres, being of Lot(s) 1 of Block 8, 10-A, 10-B, & 11 of Block 1, of the Colonial Hills Subdivision Section 1, generally located on the west side of Appleby Sand Road, 520 feet north of the intersection at East Austin Street and Appleby Sand Road. This request has been submitted by Courtney & Stephen Martin. Case Number ZON2023-05.

OVERVIEW: The request is for a zone change from R-1, Single Family to B-1, Local Business for approximately 1.3 acres of land located on the west side of Appleby Sand Road, 520 feet north of the intersection at East Austin Street and Appleby Sand Road. The B-1 district is intended to accommodate those business activities supplying the day-to-day commercial needs of nearby residents. The types and intensity of uses allowed in this district are limited so as to not adversely affect neighboring residential areas.

The property is currently undeveloped and the applicant is planning on constructing a four (4) tenant general office space building.

Adjacent Land Use & Zoning

The subject property is zoned R-1, Single Family and is undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Single Family Residential	R-1, Single Family	Single Family
South	Single Family Residential	B-1, Local Business	Local Business
East	Single Family Residential	R-1, Single Family	Single Family
West	Single Family Residential	R-1, Single Family	Single Family

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for zoning change:

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

The properties within the immediate vicinity are primarily zoned and developed with single family residential uses, except for the adjacent properties to the south that are zoned B-1, Local Business. Staff believes that the zone change request is consistent with the existing single family zoning and local business development pattern in the area.

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

The majority of the surrounding property is currently developed. The rezoning should not impede the orderly growth of adjacent properties.

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

The subject properties take direct access from Appleby Sand Road. The properties have access to public utilities, with an 8-inch water main located along Appleby Sand Road and a 6" sewer main located along the rear property line. The applicant will also be required to provide detention and connect his storm water drainage line to a proposed city initiated storm drain that will be located along the rear property lines of the adjacent properties to the south fronting Appleby Sand Road to mitigate the additional water runoff to the lower elevation lots to the west.

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

Future development will be required to meet all current driveway and parking regulations.

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

If the zone change is approved, future development will comply with City regulations regarding the prevention of offensive odor, fumes, dust, noise and vibrations.

Lighting: Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties; If the zone change is approved, any new outdoor lighting would be subject to the City's current standards, which requires light fixtures to utilize a downcast lighting design.

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

The applicant will be adding street trees between the front property line and 35 feet from the front property line to satisfy the commercial street landscaping requirements, as well as 6-foot wooden privacy fence along the western and northern property line with a 10-foot landscape buffer. The applicant will also be preserving the existing trees along the northern and western property lines to serve as a natural landscape buffer if site grading allows.

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

Future Land Use

Per the 2003 Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Single Family Residential*. This land use category is described as, "Sparsely-

populated areas with limited development that are still distinct from more urbanized areas.” The applicant has provided a Comprehensive Plan Amendment Letter with their reason for amending the Comprehensive Plan.

Thoroughfare Plan

Appleby Sand Road is a collector road that will serve as direct access for this property and the other residential uses in the area. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use.

Land Use Policies, Goals & Objectives

This rezoning is a response to the current needs for commercial growth and therefore Staff believes it fits into the goals of the Comprehensive Plan; specifically, the goal to encourage *Avoiding Undesirable Development Outcomes – High-quality development that respects community character and the natural environment and does not overburden public services and infrastructure*. Some of the targeted objectives include:

- Ensure compatible development when differing land use types or intensities are located in close proximity.
- Assure the quality of development in both residential and non-residential areas. Promote growth where adequate infrastructure exists.
- Coordinate future development with the physical environment to preserve and protect natural features.

Staff believes that while the FLUP designation of the property is not consistent with the proposed zoning, the request is otherwise in compliance with the Comprehensive Plan.

NOTICES & COMMUNITY INPUT:

Staff mailed 24 notices to property owners within 200 feet of the subject properties . Since the time of this report, Staff has received eleven (11) written responses in opposition and one (1) in favor of the zone change. The eleven (11) opposition response forms will prompt the 20 percent rule, requiring a favorable vote of three-fourths of all the members of the commission for the request to become effective.

Neighborhood Input: The applicant held a neighborhood meeting for the property owners within 500 feet on July 20, 2023, to discuss and answer questions about the request.

Approximately 14 residents attended the meeting to express their concerns about the impact this business would have on the area. The most notable concerns were the water drainage impact that this development would have on the downhill residential lots to the west, as well as the Colonial Hills Subdivision deed restriction covenants that state the proposed lots are to be developed as single family residential. Other concerns were the increase in traffic and concern for pedestrian safety, decrease in property values and noise and light pollution.

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

This item is scheduled to be heard by City Council on Tuesday, September 5th.

CITY CONTACT: Juan Pollette, Planning Technician

polletej@nactx.us
(936) 559-2559

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Future Land Use Map
 4. Notification Map
 5. Comprehensive Plan Amendment Letter
 6. 200' Response Forms
 7. Site Photos

Aerial Map ZON 2023-05



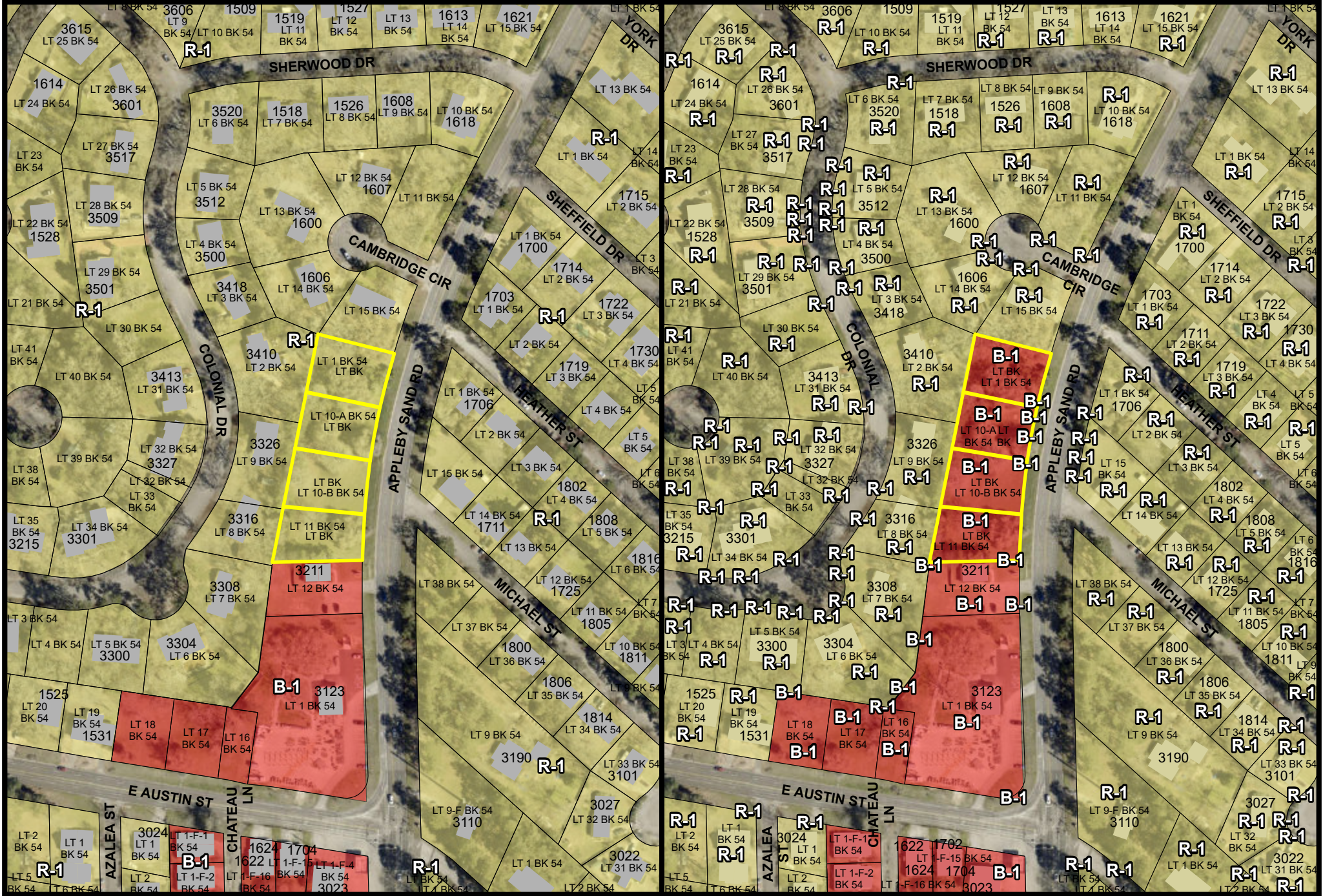
Date Created: 07/21/23 11:33 | Document Generated Automatically

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.

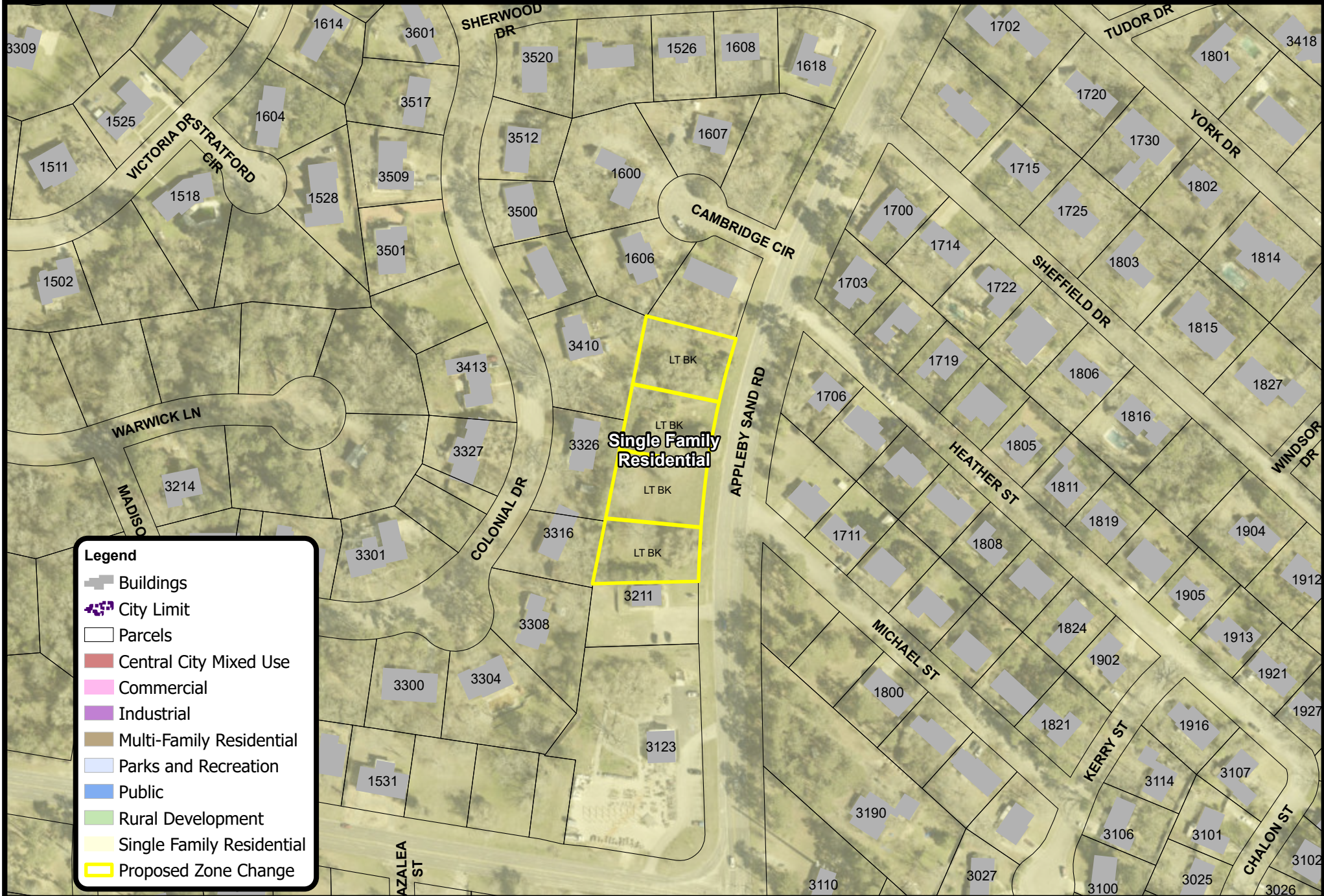
Existing Zoning

ZON2023-05

Proposed Zoning



Future Land Use Map ZON 2023-05



0 80 160 240 320 Feet

Date Created: 07/21/23 11:33 | Document Generated Automatically

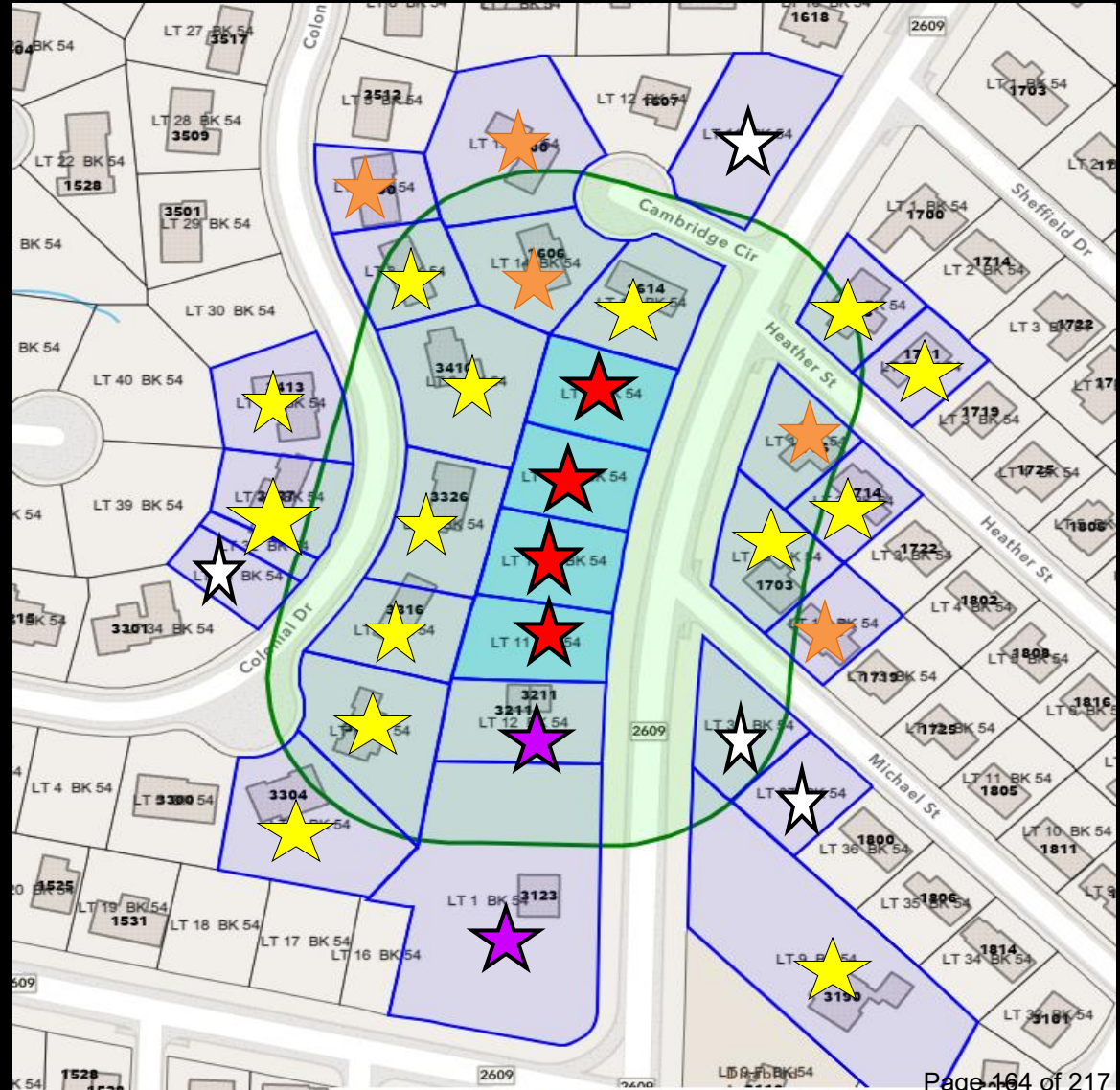
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

200 Foot Notification Map

ZON2023-05

Legend

-  200 Foot Buffer
-  Proposed Zone Change
-  Single Family- Owner Occupied
-  Single Family- Rental
-  Undeveloped/ Vacant
-  Commercial
-  Duplex Rental



FOR OFFICE USE ONLY

ZON CASE NO.: _____

DATE SUBMITTED: _____

STAFF: _____

COMPREHENSIVE PLAN AMENDMENT LETTER

☒ Related to Future Land Use

(Check all applicable)

☐ Related to Transportation

☐ Related to Other _____

ZO Sec. 118-4. - Relationship to comprehensive plan and thoroughfare plan.

"If a zoning or rezoning request differs from what the comprehensive plan recommends for that area, the city planner will advise the applicant of this and will request the applicant to submit a written letter stating the reasons the comprehensive plan should be changed, if he wishes to proceed with the zoning request."

PROPERTY INFORMATION:

Address: TBD Total Acres: _____

Legal Description: Lot(s): 1, 10-A, 10-B, 11 City Block: 54

Subdivision (If Platted): Colonial Hills Sec 1 Subdivision Block: _____

APPLICANT / PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name(s): Courtney and Stephen Martin

Phone Number: 409) 886-3285 E-mail: martin-construction@hotmail.com

Street Address: 325 CR 214 City: Nacogdoches State: TX Zip Code: 75945

Signature: _____

PROPERTY OWNER'S INFORMATION:

Name(s): Five Star Land Holdings LTD

Phone Number: 936) 564-3711 E-mail: _____

Street Address: P.O. Box 630009 City: Nacogdoches State: TX Zip Code: 75943

Signature: _____

DESCRIPTION OF REQUEST:

1. Present zoning classification: ☐ A ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ M ☐ B-1 ☐ B-2
☐ B-3 ☐ I-1 ☐ I-2 ☐ PD

2. Proposed zoning of property: ☐ A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ M ☒ B-1 ☐ B-2
☐ B-3 ☐ I-1 ☐ I-2 ☐ PD

3. Present zoning classification of all abutting property:

North: R-1, Single Family
East: R-1, Single Family
South: B-1, Local Business
West: R-1, Single Family

4. Current Future Land Use Map classifications and proposed classifications of property:

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

5. Current Future Land Use Map classifications of all abutting property:

North: R-1, Single Family
East: R-1, Single Family
South: R-1, Single Family
West: R-1, Single Family

6. Current and proposed thoroughfare alignments:

Expressway: _____

Major Arterial: _____

Minor Arterial: Appleby Sand and East Austin

Major Collector: ~~Appleby Sand and East Austin~~

Minor Collector: _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Future Land Use designation, Thoroughfare Plan, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

~~F~~ Future Land Use designation

2. What is the amendment request?

Zone Change from R-1, Single family to B-1, Local Business.

3. Explain the reason for this amendment.

Looking to build a multi unit B-1 Structure

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

Severe drainage issues of property owners below the lots.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

Surrounding properties are zoned B-1 directly adjacent to lots. major drainage issues will be addressed.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

Helps improve drainage and continues the flow of B-1 occupancy located on the corner.

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

Proposed new drainage plan from the city to move water to Colonial drive that would work in conjunction with a B-1 Structure/zone change.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Signature and title:  owner

Date: 8/8/2023

Century Mearns, owner

Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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

City of Nacogdoches Planning & Zoning Department

Attn: Aimee Cloutier

PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

No Noise

Project Number: ZON2023-05

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Provided That the zoning change only allows
small business / office too low traffic
This is a busy intersection before & after work hours

Signature: Jeffrey Asher

Printed Name: JEFFREY S. ASHER

Street Address: 1714 HEATHER ST.

City, State and Zip Code: NACOGDOCHES 75965

Phone Number: 479 857 1222

Email Address: jaffasher@yahoo.com

Physical Address of Property within 200 Feet:

City of Nacogdoches Planning Department

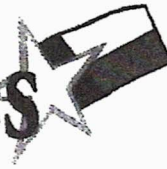
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Response Form

Project Number: ZON2023-05

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PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one: ☐ In favor of request

☒ Opposed to request

(specifically)

Comments:

Drainage issues that will affect my property.
~~Street lights~~ ~~and lights~~ ~~at~~ ~~the~~ ~~end~~ ~~of~~ ~~the~~ ~~block~~

The proposed lighting in this project will glare into my house, (like living right by Walmart).

Signature: John Blathner

Printed Name: John Blathner

Street Address: 1600 Cambridge Circle

City, State and Zip Code: Nacogdoches, Tx 75965

Phone Number: 936-240-9222

Email Address: John Blathner 35@gmail.com

Physical Address of Property within 200 Feet: 1600 Cambridge Circle

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Handwritten text, possibly a signature or date, located in the middle section of the page.

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Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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Nacogdoches, TX 75963

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Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

The increase in the amount of massive erosion of sand and water runoff from the lots on Appleby Sand Rd. and what it costs to constantly repair, is in direct proportion to the businesses that occupy the previously empty lots. I am opposed to any construction on the lots until the city fixes the current drainage problems.

Signature: Janet Wyatt Fults

Printed Name: Janet Wyatt Fults

Street Address: 3316 Colonial Drive

City, State and Zip Code: Nacogdoches, TX 75965

Phone Number: (936) 615-4540 (cell) (936) 596-6102 (home)

Email Address: jbrad01@suddenlink.net

Physical Address of Property within 200 Feet: 3316 Colonial Dr.

City of Nacogdoches Planning Department

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REPAIR OF SINKHOLE WAS WASHED OUT

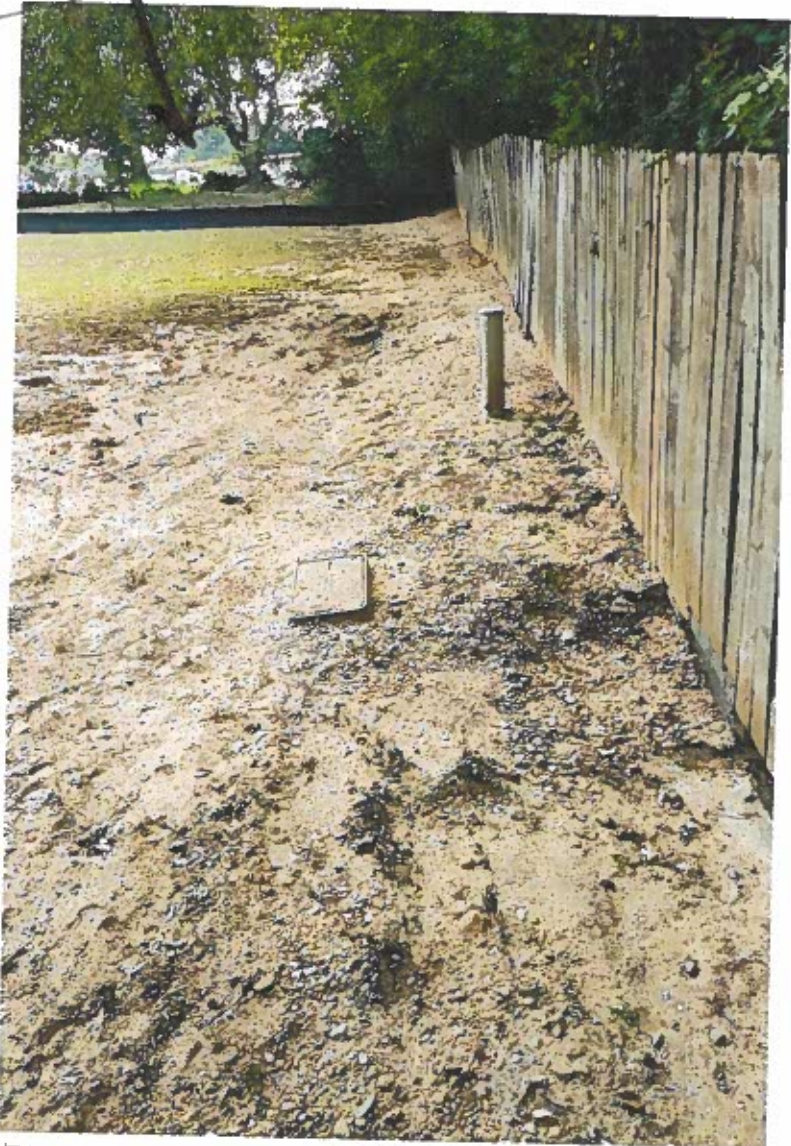


MASSIVE AMOUNTS OF WATER ARE ROUTED UNDER THE FENCE TO MY BACKYARD

← EAST AUSTIN →



← APPEBY SAND RD →



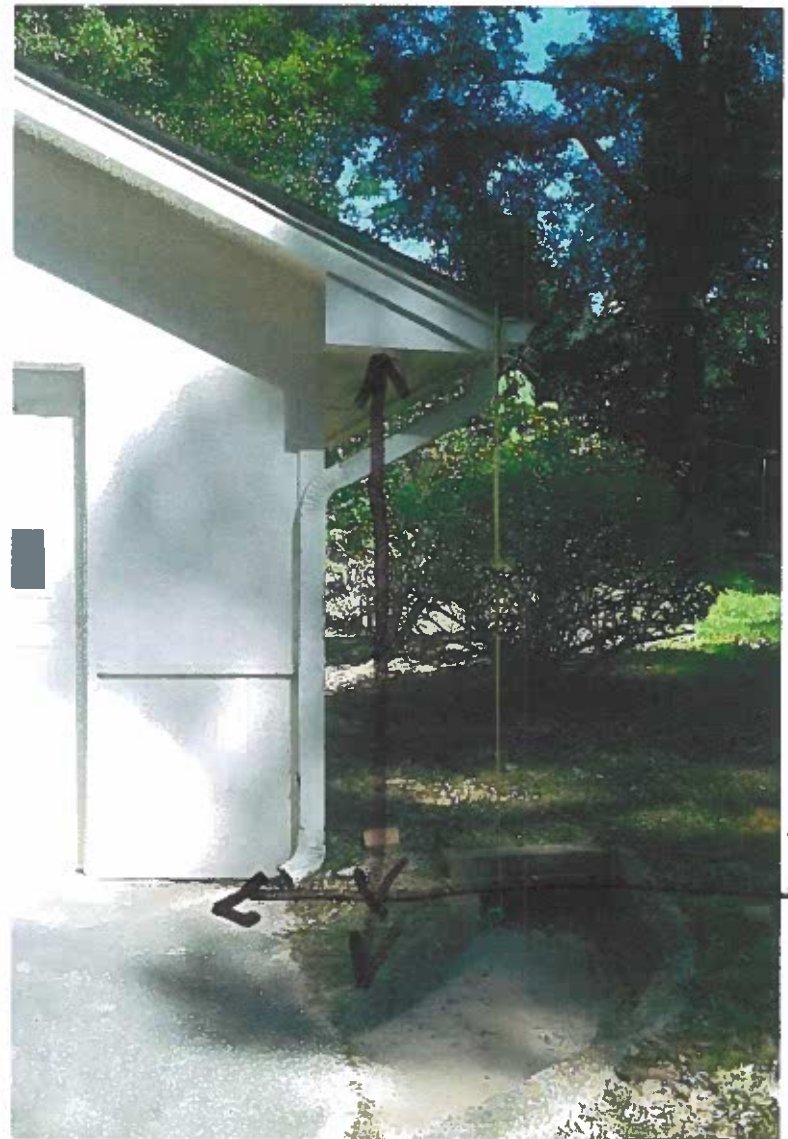
THE PLANT SHED

* EROSION PATH OF SAND AND WATER



7ft. to
ground

FRONT OF GARAGE



7ft to
ground



BACK OF GARAGE SHOWING
AMT. OF DEPOSITED SAND



BRICK PATIO COMPLETELY
COVERED IN SAND (HAPPENED TWICE)



ONE OF MANY WASHOUTS THAT HAS
TO BE FILLED AFTER STORMS



BRICK PATIO COMPLETELY
COVERED IN SAND WASHED
DOWN FROM FIELD OF
APPLEBY SAND RD./EAST AUSTIN



A "MOAT" HAD TO BE DUG AROUND MY GARAGE IN AN ATTEMPT TO CHANNEL THE WATER



11 INCHES OF SEDIMENT

PICTURES SHOW HOW MUCH SEDIMENT WAS DEPOSITED AGAINST THE SIDE OF THE GARAGE.

SAND NOW COMES FROM THE SIDE OF THE GARAGE B/C OF WATER RUNOFF FROM THE PLANT SHED



13" WASHOUT - ONE OF MANY



BACK PATIO COVERED IN SAND THAT WASHED FROM FIELD OF APPLEBY SAND AND EAST AUSTIN



12 INCHES OF TABLE'S FRONT LEG IS BURIED IN SAND



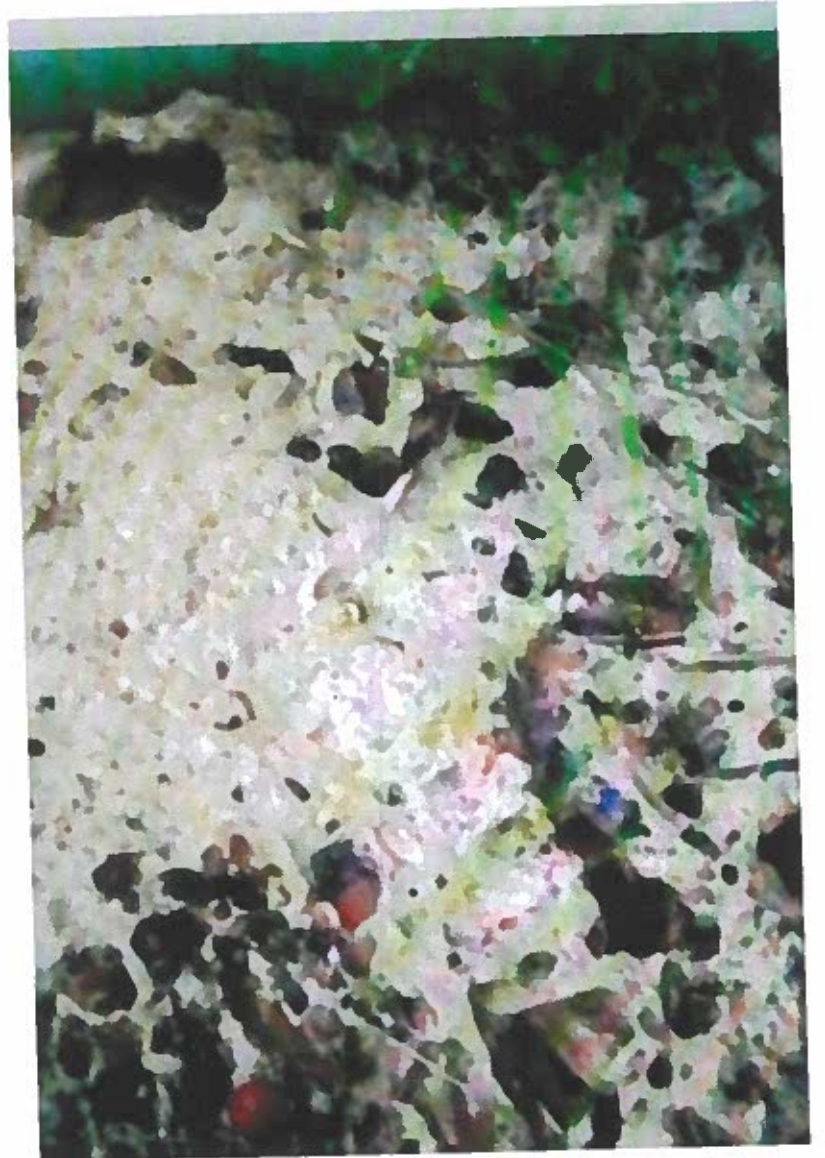
24 INCH BACK LEG OF TABLE



5 INCHES OF WATER ON PATIO



BACKYARD FLOODED AFTER HEAVY RAINFALL
WATER ALMOST CAME IN THE HOUSE
(1ST TIME IN 50 YRS.)



OLD CITY SEWER MANHOLE ON
MY PROPERTY CRACKED AFTER
THE PLANT SHED WAS ADDED TO
THE LINE - SEWAGE WAS
DEPOSITED IN MY YARD.

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Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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

City of Nacogdoches Planning & Zoning Department

Attn: Aimee Cloutier

PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature: _____

Margie Parrott

Printed Name: _____

Margie Parrott

Street Address: _____

3326 Colonial Dr.

City, State and Zip Code: _____

Nac TX 75965

Phone Number: _____

936 234-4241

Email Address: _____

connieschaefer09@yahoo.com

Physical Address of Property within 200 Feet: _____

3326 Colonial Dr.

Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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Nacogdoches, TX 75963

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Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Changing these lots to commercial will greatly impact our property values

because of the close proximity of a business to our home. Parking lot lighting will detract

from the appeal of our home. Already existing drainage issues must be resolved first.

Signature: Dwayne Shinn

Printed Name: Dwayne Shinn

Street Address: 3410 Colonial Dr

City, State and Zip Code: Nacogdoches, Tx. 75965

Phone Number: 936-552-9498

Email Address: dwayneshinn@gmail.com

Physical Address of Property within 200 Feet: 3410 Colonial Drive

City of Nacogdoches Planning Department

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Response Form

Project Number: ZON2023-05

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PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one: ☐ In favor of request

☒ Opposed to request

Comments: Bought home to be in a residential area.
Do not want increased traffic, noise, light. Have
a toddler who plays outside & another baby on way.

Signature: Jessica Harris

Printed Name: Jessica Harris and Jordan Harris

Street Address: 1606 Cambridge Circle

City, State and Zip Code: Nacogdoches, TX 75965

Phone Number: 936-553-2060

Email Address: johansenjessie89@aol.com

Physical Address of Property within 200 Feet: 1606 Cambridge Circle
Nacogdoches TX 75965

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Project Number: **ZON2023-05**

Please circle one:

☐ In favor of request

Very opposed

☒ Opposed to request

Comments:

We live at 1703 Heather St. We already have a huge amount of fast moving traffic on Appleby-Sand Rd. We sure do NOT need more. Comments see next page

Signature: *Barbara Winfield*

Printed Name: *Joe & Barbara Winfield*

Street Address: *1703 Heather St*

City, State and Zip Code: *Nacogdoches TX 75965*

Phone Number: *936-305-3488 home, cell 281-743-3783*

Email Address: *firespitter51@yahoo.com*

Physical Address of Property within 200 Feet: *1703 Heather Street*

City of Nacogdoches Planning Department

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Comments cont:

Not only will a professional building cause more traffic, but it will devalue our homes. Having a business building right across the street will not be a good selling point.

We have had several wrecks at Heather Street and Appleby Sand Rd and also Sheffield and Appleby Sand Rd because of the traffic. It is almost impossible to get across Appleby Sand Rd because of the Volume of traffic. And now the City of Nacogdoches wants to add more traffic? This makes NO sense. If the City of Nacogdoches is doing this for more money then shame on you! ^{your} ~~you're~~ citizens should be more valuable to you than a business building. Please, please don't consider building this building right in the middle of a subdivision.

Thank you,
Barbara Winfield
1703 Heather St
home 436-305-3488
cell 281-743-3783

Response Form

Project Number: ZON2023-05

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Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

We are still experiencing the house flooding during rains and
having to buy dirt to replace the yard washing out (dumptrucks full).
The last drainage solution that was voted on wasn't worked and

Signature: Kathryn Cox

adding businesses will

Printed Name: Kathryn Cox

make it worse

Street Address: 3304 Colonial Dr

City, State and Zip Code: Nacogdoches, Tx 75965

Phone Number: 903 692 2065

Email Address: _____

Physical Address of Property within 200 Feet: Lt 6 BK 54

City of Nacogdoches Planning Department

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Response Form

Project Number: ZON2023-05

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City of Nacogdoches Planning & Zoning Department

Attn: Aimee Cloutier

PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one: ☐ In favor of request

☒ Opposed to request

Comments:

I am concerned about traffic, particularly w/ NHS in session. I am concerned for pedestrian safety & car safety.

Signature: ESing

Printed Name: Susan Smager

Street Address: 1607 Cambridge Circle

City, State and Zip Code: Nacogdoches TX 75965

Phone Number: (936) 564-4724

Email Address: rsmsketch@suddenlink.net

Physical Address of Property within 200 Feet: 1607 Cambridge Circle

City of Nacogdoches Planning Department

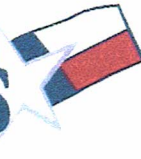
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Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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

City of Nacogdoches Planning & Zoning Department

Attn: Aimee Cloutier

PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I have suffered property damage, and currently have a collapsed retaining wall because of excessive erosion and water runoff from the Appleby Sand lots.

Signature: Vera Clouty Schwab

Printed Name: VERA CLOUTY SCHWAB

Street Address: 3300 Colonial Drive

City, State and Zip Code: Nacogdoches, Texas 75965

Phone Number: 936-564-4527

Email Address: veraschwab2@gmail.com

Physical Address of Property within 200 Feet: 3300 Colonial Drive

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



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Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

The City needs to put better
drainage in Colonial Hills ~~Before~~
Anything is built on those lots

Signature: [Signature]

Printed Name: Wilson Castleberry

Street Address: 3413 Colonial Drive

City, State and Zip Code: Nacogdoches TX, 75965

Phone Number: 713-502-8799

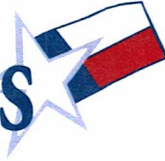
Email Address: WhCastleberry@gmail.com

Physical Address of Property within 200 Feet: 3413 Colonial Drive

City of Nacogdoches Planning Department
202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963
936-559-2574 Fax 936-559-2910 www.nactx.us
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Nacogdoches

the oldest town in Texas



22

Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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Attn: Aimee Cloutier

PO Drawer 635030

Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I am protesting the sale of Lots on Appleby Sand Rd. until the drainage issue is addressed and fixed! We agreed to a similar situation before the Plant Shed opened. They

Signature: Cathy German (see back)

Printed Name: Cynthia P GERMAN

Street Address: 3308 Colonial Dr

City, State and Zip Code: Nacogdoches, TX 75965

Phone Number: 936-564-7258 or 360-941-0869

Email Address: _____

Physical Address of Property within 200 Feet: 3308 Colonial Dr.

City of Nacogdoches Planning Department

202 E. Pilar – PO Drawer 635030 – Nacogdoches, TX 75963

936-559-2574 Fax 936-559-2910 www.nactx.us

Home of Stephen F. Austin State University www.sfasu.edu

Were to implement an approved engineer's plan but nothing was done and they opened for business. AFTER The rain April 13, 2022. We all flooded. I called Steve Bartlett & ALAINA Helton AND WAS told by both of them, the city "dropped the ball" AND NO ONE HAS come to check to see if it had been done or if any progress had been made. Another design WAS made and approved. It is NOT operational and WAS told it needed some work. The Plant Shed HAS now been in business going on three years and drainage issues are accelerating. The current design was supposed to be able to take 8" of water. On May 11, 2023 we received 4" of rain, the system failed and all three of our homes flooded again. The city said it was fixed but I have pictures that prove otherwise. Steve Bartlett & Mike Delaney both met with me and agreed it needs work, again!

I do not trust the city to do their job after the fiasco with the PLANT SHED & BEAUTY SHOP. We were told if owners above us don't fix, sue them. Erosion has been a problem for years and the city knows it.

We attended the Neighborhood meeting on July 20, 2023, Steve stated that there would be NO drainage fix unless we agreed to the proposed zone change and sale of lots. I feel like this is extortion by the city!

There is an existing sewer drain that runs the length of easement. Why can't a storm drain run beside it?



TAKEN FROM MY FENCE



3 CATCH BASINS FILLED WITH SAND - HAVE TO REPLACE



RETAINING WALL IS COMING DOWN DUE TO RUN OFF
HAVE A \$13,500.00 BID TO REPLACE



Water comes over and under retaining wall



RUN OFF



RUN OFF between 3304 + 3308
Colonial Dr.



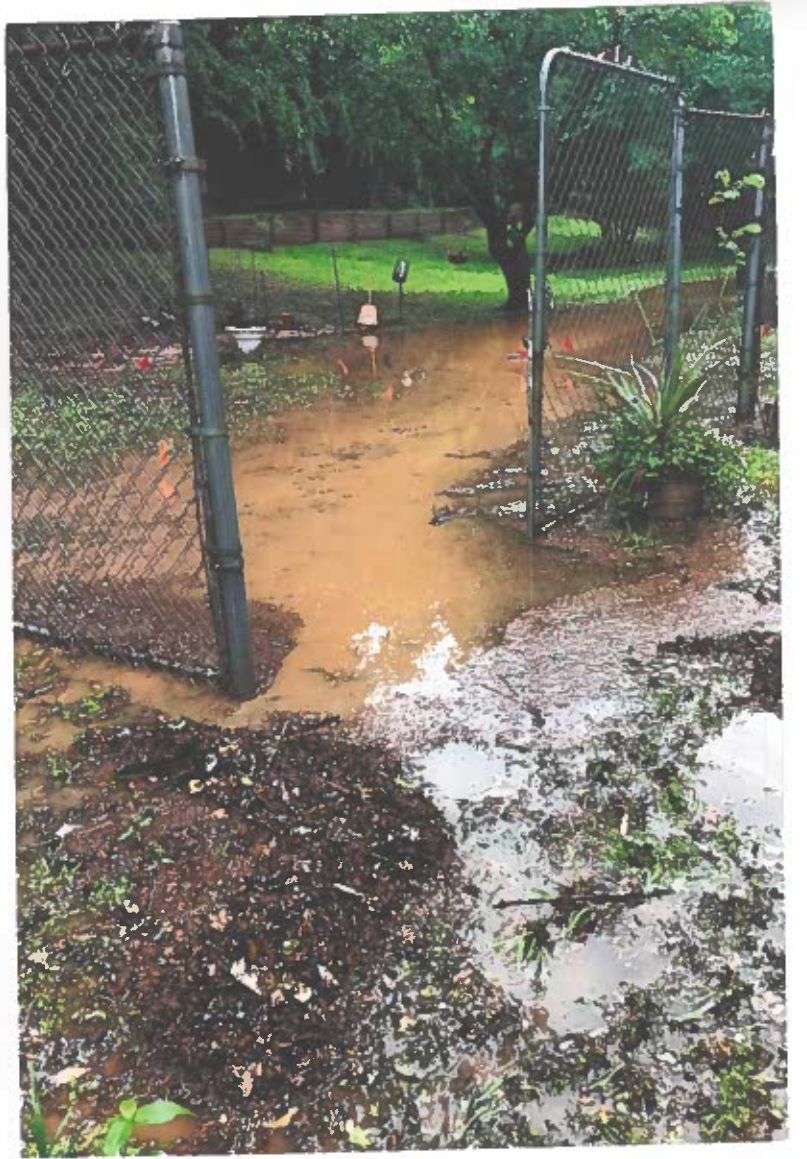
TAKEN FROM MY back yard
fence. PIPE POINTED AT US.



12/30/21 - PLANT SHED HAD BEEN
OPENED SINCE NOV 2020



NOTE AMOUNT OF SAND ON driveway
WE NEVER HAD A PROBLEM
WITH STANDING WATER





What is Now 5/24/2020
Covered in SAND.



Ratheryn Co. Replaced fence



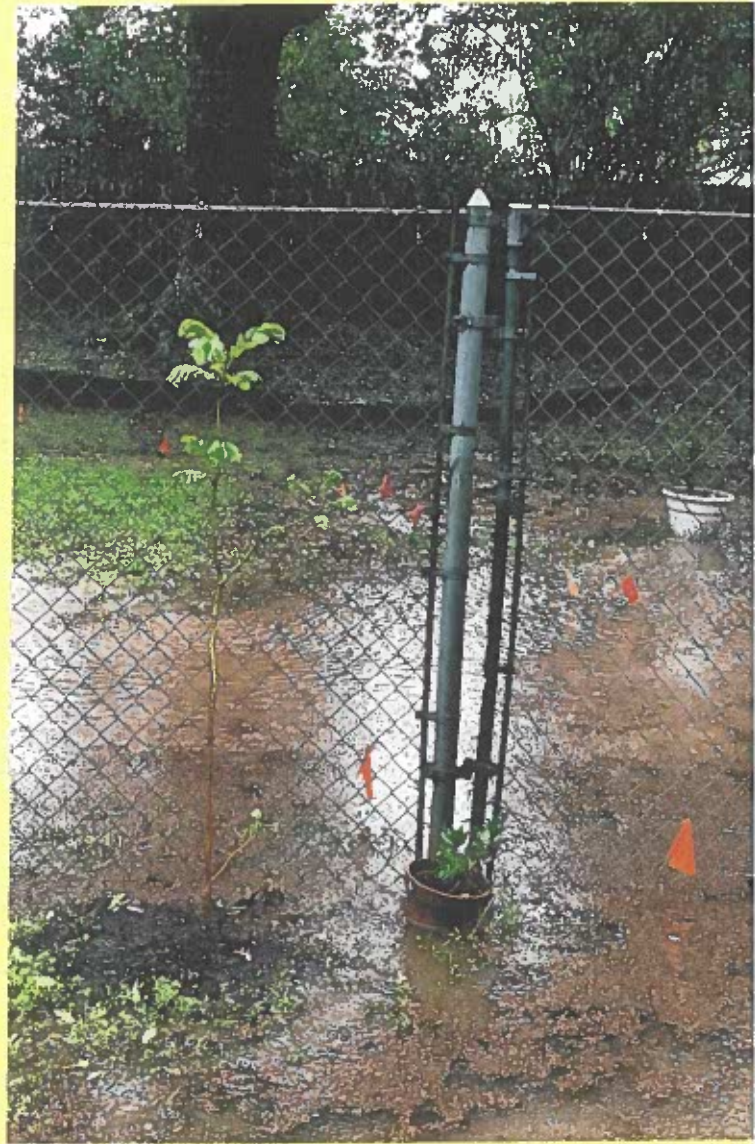
3 catch
basins
plugged



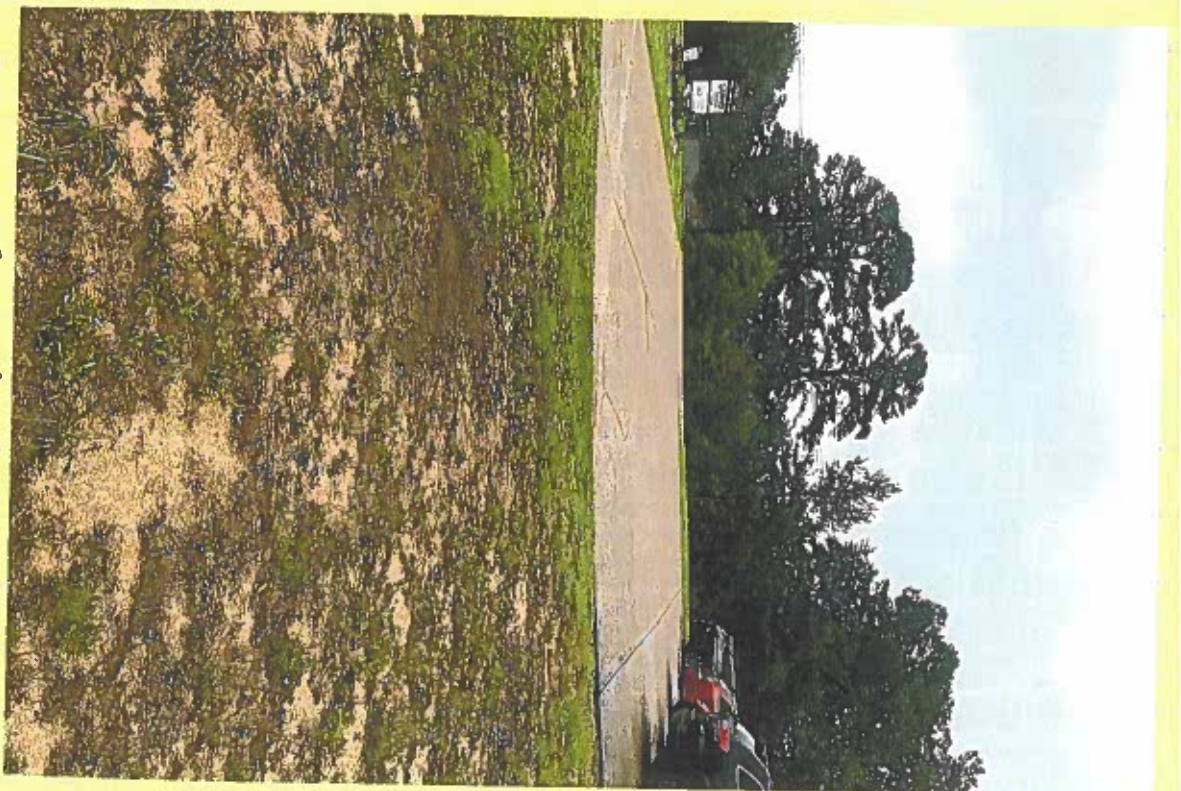
Dec 2019



TAKEN FROM BACK FENCE
Looking towards Appleby Sand.



*Beauty Shop driveway from
their side of fence*



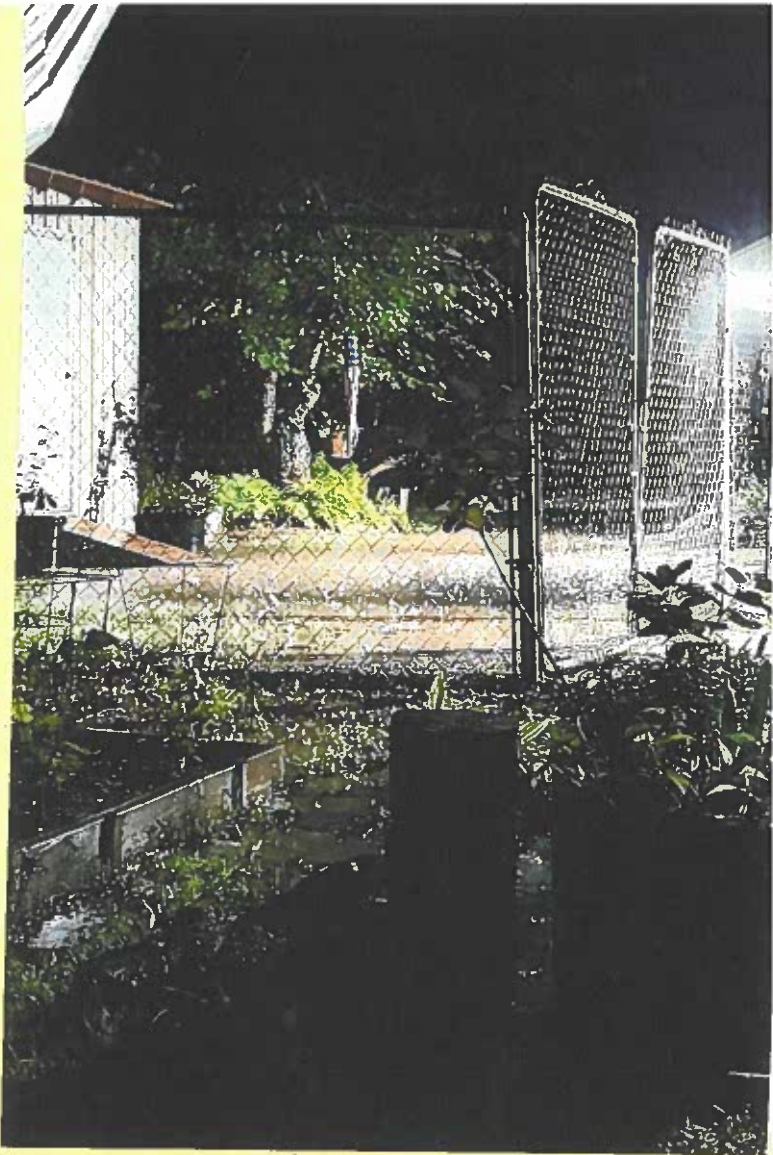


5/1/23 This was covered in San Augustine

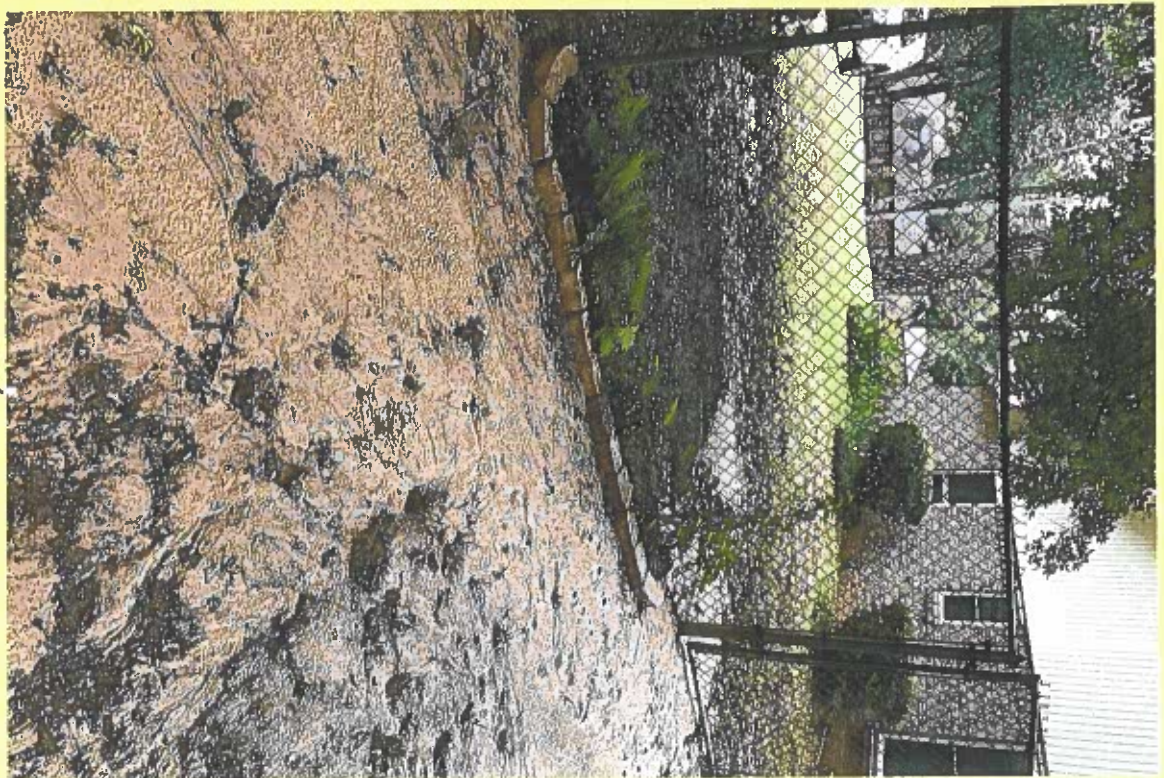




5/11/23



5/11/23

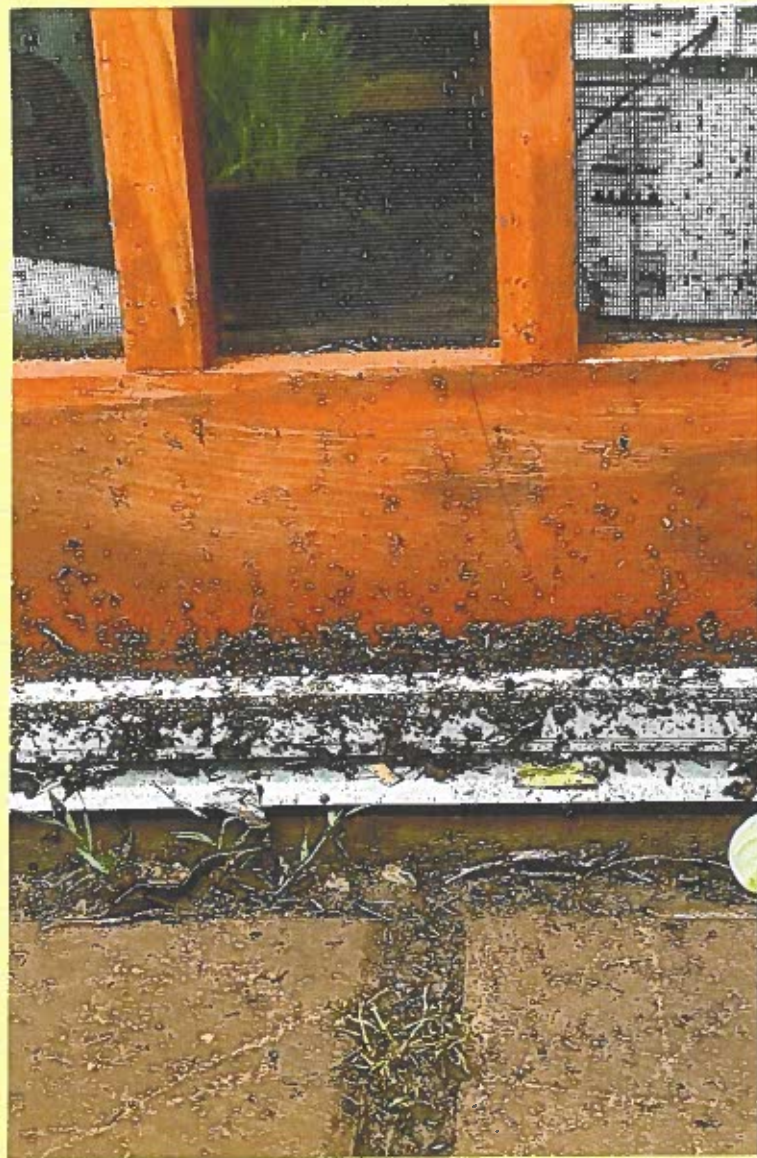


5/11/23

KEEP IN MIND - we were told
this was fixed prior to this rain-



5/11/23



5/11/23



5/11/23

THIS SHED
WAS built
in 2020.
I have to
dig a note
After rain
Dirt is to
bottom of floor



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Response Form

Project Number: ZON2023-05

Lot(s) 1 of BK 8, 10-A, 10-B, & 11 of BK1 of Colonial Hills Subdivision

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Attn: Aimee Cloutier
PO Drawer 635030
Nacogdoches, TX 75963

You may also email a copy to Aimee Cloutier, pz@nactx.us.

Project Number: ZON2023-05

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

Comments:

We prefer to keep the (parcels) Subdivision Zoned as Residential to preserve home values and maintain the character of the neighborhood - per original covenants / deed restrictions.

Signature: Mario Torres Bradley D. Brill

Printed Name: Mario Torres Bradley D. Brill

Street Address: 3327 Colonial Drive

City, State and Zip Code: Nacogdoches Texas 75965

Phone Number: (512) 736-4584 or (512) 669-2436

Email Address: mario.torres@utexas.edu or Bradley Brill@hotmail.com

Physical Address of Property within 200 Feet: Same as street address above

Please infill in empty available commercial properties - such as downtown before random rezoning of residential areas.

City of Nacogdoches Planning Department

202 E. Pilar - PO Drawer 635030 - Nacogdoches, TX 75963

936-559-2574 Fax 936-559-2910 www.nactx.us

Home of Stephen F. Austin State University www.sfasu.edu

Thank you.

ZON2023-05 Site Photos

Subject Property





Subject Property
looking east

Subject Property
looking south



Residential
subdivision to the east

Commercial property to the south

PRESENTER: Steve Bartlett, Public Works Director

ITEM/SUBJECT: Final Plat: Presentation, discussion, and possible action regarding a Final Plat for Lot 1R & 2R of The Bipin & Ritesh Subdivision. This request has been submitted by Krishna Nacogdoches Investments LLC.

OVERVIEW:

Lot 1R & 2R of the Bipin & Ritesh Subdivision is generally located in the southeast corner of South Street and South East Stallings Drive. The subdivision includes two (2) lots; Lot 1R and 2R of the subdivision will be the sites for two (2) proposed hotels.

STAFF REVIEW:

The Interim City Planner / City Engineer has reviewed the proposal and found that the design conforms to City standards. The City Engineer has determined there are currently no drainage issues that can't be mitigated with designs following our drainage ordinance.

Plat Design & Proposed Development

The original Bipin & Ritesh Patel Subdivision consisted of one (1) 3.5 acre lot. This replat will consist of two (2) lots. Lot 1R being 1.8 acres and Lot 2R being 1.6 acres. Lot 1R has a 20 foot wide private sewer easement that runs the length of the southern property line terminating at the western property line of Lot 2R providing sewer utilities for that lot. The sewer line for Lot 2R will be installed by the owner during the near-future development of Lot 1R. Occupancy for and buildings on Lot 1R will be contingent on the sewer line being installed.

The proposed final plat complies with the subdivision regulations.

Zoning Issues

The subject property is zoned B-2, General Business and the proposed lot sizes and dimensions comply with the City's zoning regulations.

Drainage, Utility, and Access Issues

The Engineering Department has reviewed the plat and determined there are adequate utilities in the area. The property is bounded by water lines and sanitary sewer is available about 75 feet south of the site. Since utilities do not need to be extended for future use, the City will be providing a simple sewer tap at the cost of the owner or developer. There are currently no drainage issues. Any new development that occurs must meet the City's drainage ordinance requirements. Access drives must meet the City's driveway guidelines. The northern section of the subdivision fronts an onramp to S.E. Stallings Dr. Staff has made contact with TxDOT for their review of the proposed northern entry/exit point and stated they will require the owner to conduct a Traffic Impact Analysis to determine if the proposed driveway is in the ideal location.

Review and Approval by Planning and Zoning Commission

This subdivision plat must be reviewed by the Planning and Zoning Commission because it

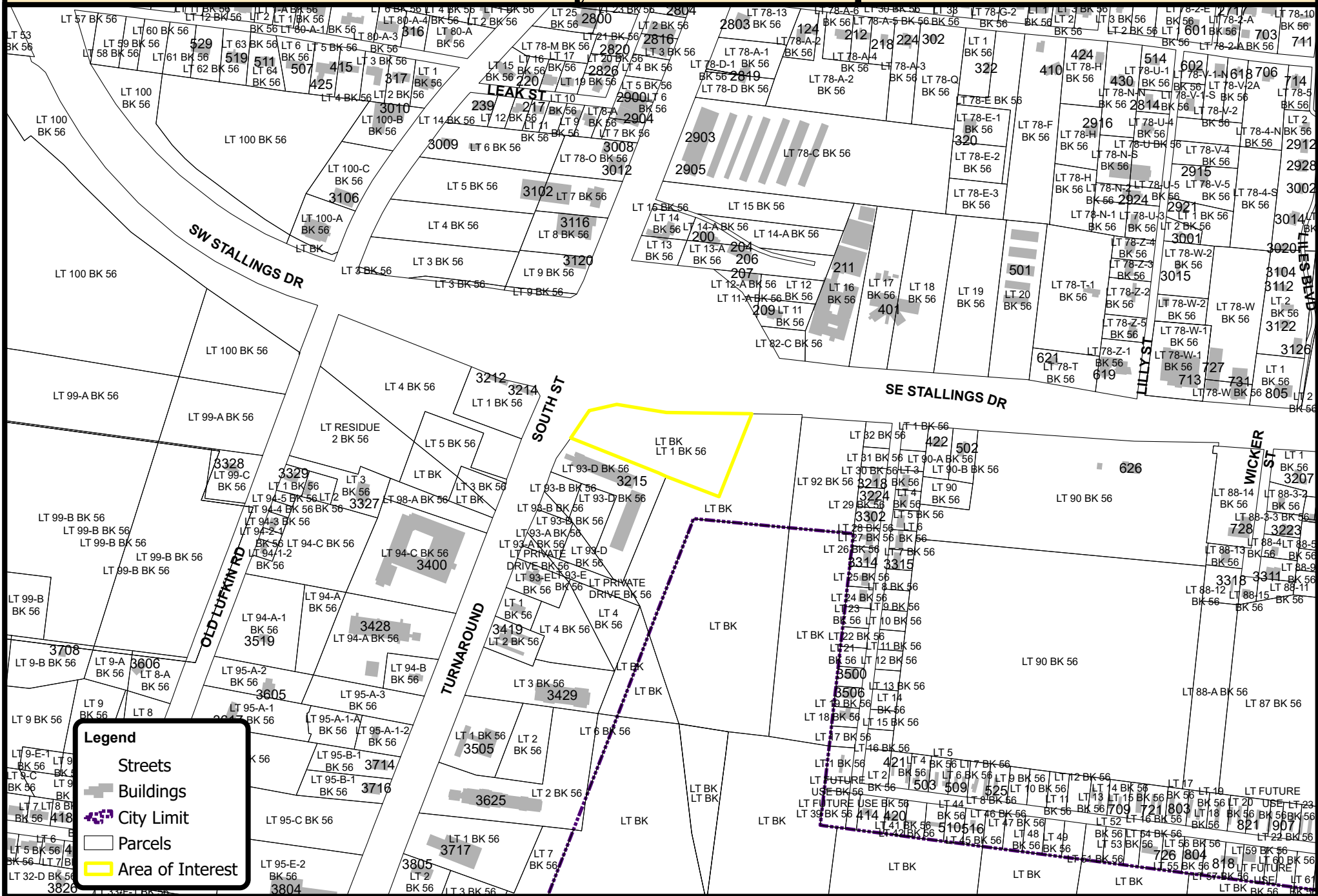
contains a private 20' utility easement and a sewer service tap that extends offsite.

CITY CONTACT: Steve Bartlett, Interim City Planner
bartlett@mac.tx.us
(936) 559-2522

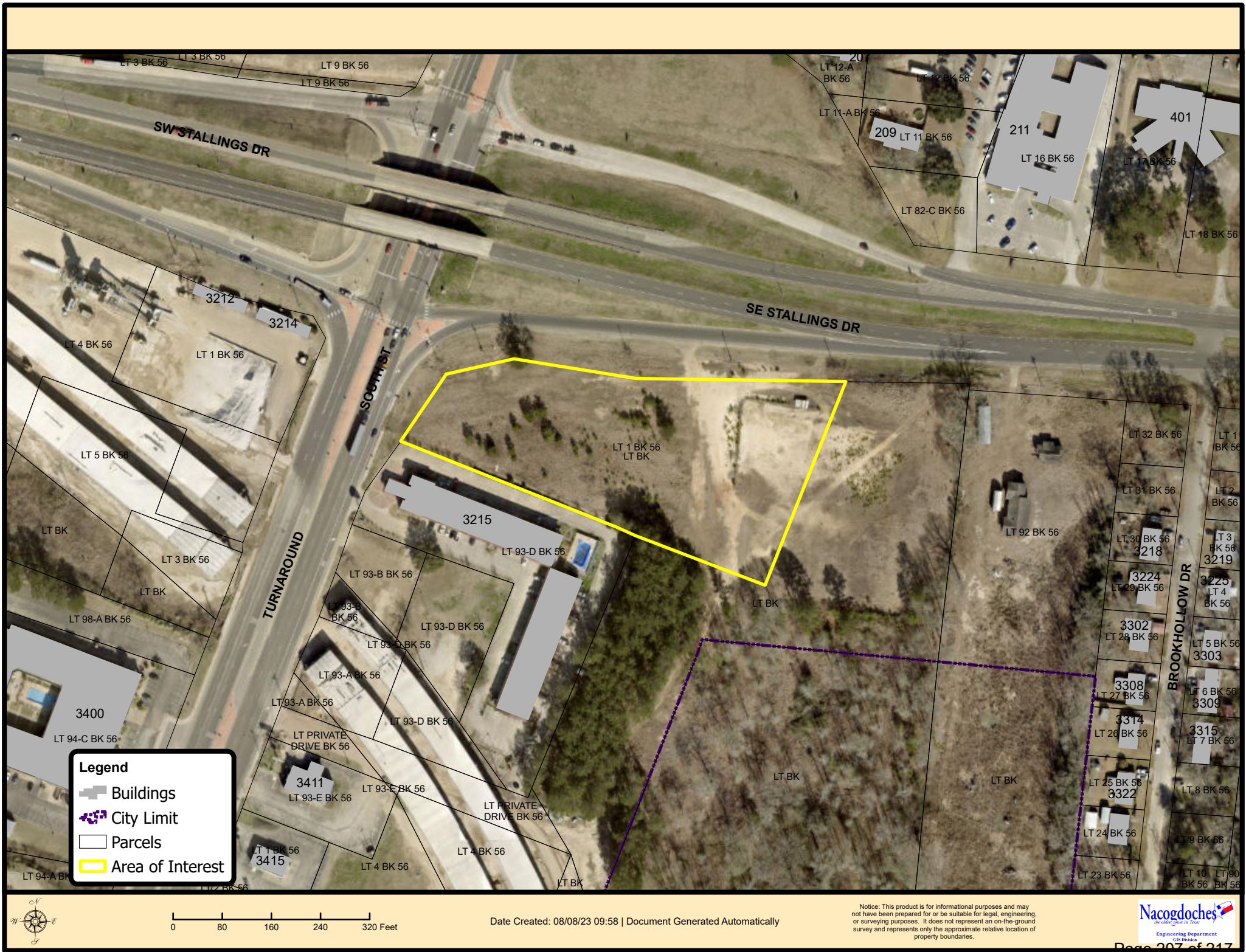
ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. Plat Exhibit

Vicinity Location Map



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.



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest

Date Created: 08/08/23 09:58 | Document Generated Automatically

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.

STATE OF TEXAS
COUNTY OF NACOGDOCHES

WHEREAS, KRISHNA NACOGDOCHES INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOSE LUIS DE LA BEGA SURVEY, ABSTRACT NO. 7, NACOGDOCHES COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF BIPIN & RITESH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 12, PAGE (PG.) 47 OF THE MAP OR PLAT RECORDS OF NACOGDOCHES COUNTY (N.C.M.R.), TEXAS, CONVEYED TO KRISHNA NACOGDOCHES INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY AS DESCRIBED IN A DEED FILED FOR RECORD UNDER NACOGDOCHES COUNTY CLERK'S FILE NUMBER (N.C.C.F. NO.) 2012-0000788; SAID 3.5000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE)

BEGINNING AT 3/4 INCH IRON ROD WITH CAP FOUND AT THE SOUTHEAST INTERSECTION CORNER OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59 (SOUTH STREET) (WIDTH VARIES) AND THE SOUTHERLY R.O.W. LINE OF STATE HIGHWAY LOOP 224 (WIDTH VARIES RECORDED IN VOL.306, PG. 128, OF THE DEED RECORDS OF NACOGDOCHES COUNTY (N.C.D.R.), FOR THE SOUTH END OF A CUTBACK LINE OF SAID LOT 1 AND MOST WESTERLY NORTHWEST CORNER OF SOUTH 80 DEGREES 35 MINUTES 07 SECONDS EAST, ALONG SAID STATE HIGHWAY LOOP 224, A DISTANCE OF 202.60 FEET TO A CONCRETE MONUMENT FOUND AT AN ANGLE CORNER OF LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 77 DEGREES 05 MINUTES 53 SECONDS EAST, ALONG SAID CUTBACK LINE, A DISTANCE OF 111.80 FEET TO A 3/4 INCH IRON ROD WITH CAP STAMPED "HOVIS SURVEY" FOUND AT THE SOUTHERLY R.O.W. LINE OF STATE HIGHWAY LOOP 224 FOR THE NORTH END OF SAID CUTBACK LINE SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80 DEGREES 35 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID STATE HIGHWAY LOOP 224, A DISTANCE OF 202.60 FEET TO A CONCRETE MONUMENT FOUND AT AN ANGLE CORNER OF LOT 1 AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 00 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID STATE HIGHWAY LOOP 224, A DISTANCE OF 340.85 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BK SURVEY" FOUND FOR THE NORTHWEST CORNER OF SOUTH STAR PLAZA SUBDIVISION RESIDUAL ACREAGE OF LOT 93, BLOCK 56 CONVEYED TO TEXAS FARM PRODUCTS COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP AS DESCRIBED IN A DEED FILED FOR RECORD IN VOL. 1467, PG. 279, D.R.N.C., SAME BEING THE NORTHEAST CORNER OF LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 21 DEGREES 25 MINUTES 20 SECONDS WEST, DEPARTING SAID STATE HIGHWAY LOOP 224, A DISTANCE OF 352.67 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BK SURVEY" FOUND FOR AN ANGLE CORNER OF SOUTH STAR PLAZA SUBDIVISION RESIDUAL ACREAGE OF LOT 93, BLOCK 56, SAME BEING THE SOUTHEAST CORNER OF LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21 DEGREES 34 MINUTES 40 SECONDS WEST, AT 235.26 FEET PASSING THE COMMON NORTH CORNER OF SAID SOUTH STAR PLAZA SUBDIVISION RESIDUAL ACREAGE OF LOT 93, BLOCK 56 AND CALLED 2.580 ACRES OR 112,658 SQ. FT. PLAT PLATTED AS LOTS 93-C AND 93-D, BLOCK 56 CONVEYED TO HARI OM HOSPITALITY LLC FILED FOR RECORD UNDER N.C.C.F. NO. 2019-5460 AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 639.33 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY 59 (SOUTH STREET) FOR THE NORTHWEST CORNER OF SAID LOTS 93-C AND 93-D, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 34 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG SAID CUTBACK LINE AND U.S. HIGHWAY 59 (SOUTH STREET), A DISTANCE OF 131.85 FEET TO A 3/4 INCH IRON ROD FOUND AT THE SOUTH END OF SAID CUTBACK LINE TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 1.8542 ACRES OR 80,770 SQUARE FEET OF LAND AS SHOWN.

THAT KRISHNA NACOGDOCHES INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE LOT 1R & 2R OF THE BIPIN & RITESH SUBDIVISION DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, PARKS, AND EASEMENTS THERE SHOWN, AND DESIGNATE SAID SUBDIVISION AS LOT 1R & 2R OF THE BIPIN & RITESH SUBDIVISION, IN THE JOSE LUIS DE LA BEGA SURVEY, ABSTRACT NUMBER 7, NACOGDOCHES COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED, OR OCCASIONED BY THE ALTERATION OF ANY PORTION OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THERE IS ALSO DEDICATION FOR UTILITIES AN OBSTRUCTED AERIAL EASEMENT NOT LESS THAN TEN (10) FEET WIDE FROM A PLANE NO LESS THAN TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

WITNESS OUR HAND IN NACOGDOCHES COUNTY, TEXAS THIS 31 DAY OF July, 2023.

Birju Patel
BIRJU PATEL, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BIRJU PATEL, MANAGING MEMBER OF KRISHNA NACOGDOCHES INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF July, 2023.

Hunter Olivarez
NOTARY PUBLIC IN AND FOR Bexar COUNTY, TEXAS
Hunter Olivarez
PRINT NAME



MY COMMISSION EXPIRES: 09-28-2025

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT I, HENRY M. SANTOS, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OR OTHER APPROPRIATE MONUMENTS, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Henry M. Santos
HENRY M. SANTOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5450



GENERAL NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99991678356.
- 2.) THIS PLAT WAS PERFORMED IN CONNECTION WITH THE CITY PLANNING LETTER FURNISHED BY INTEGRITY TITLE INSURANCE AND JOB NO. 2341015A, DATED JANUARY 30, 2023.
- 3.) BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A "100 YEAR FLOOD HAZARD AREA" AS DESIGNATED ON THE NATION FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY PANEL NUMBER 48347C 0195C FOR THE CITY OF NACOGDOCHES, TEXAS DATED 05/20/2010. THE "100 YEAR FLOOD HAZARD AREA" IS SUBJECT TO CHANGE AS DETAILED STUDIES BECOME AVAILABLE AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE.
- 4.) ROAD EASEMENT AGREEMENT AS RECORDED IN VOLUME 599, PAGE 457 OF THE REAL PROPERTY RECORDS OF NACOGDOCHES COUNTY, TEXAS. (DO NOT APPEAR TO AFFECT SUBJECT TRACT)
- 5.) EASEMENT AGREEMENT FOR ACCESS AS RECORDED IN VOLUME 3142, PAGE 268 OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS. (DO NOT APPEAR TO AFFECT SUBJECT TRACT)
- 6.) NON-EXCLUSIVE ACCESS ON THE 30' ACCESS AND UTILITY EASEMENT AS SET FORTH IN INSTRUMENT NO. 2012-9788 OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS. (30' ACCESS EASEMENT ABUTS THE SOUTHWESTERLY LINE OF PROPOSED LOT 2)

STATE OF TEXAS
COUNTY OF NACOGDOCHES

KNOW ALL MEN BY THESE PRESENTS

I, SANDRA "SANDY" YATES, COUNTY CLERK OF NACOGDOCHES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED

AND DULY RECORDED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D.,

AT _____ O' CLOCK, _____ M., IN VOLUME _____ PAGE _____ OF RECORD OF NACOGDOCHES FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT NACOGDOCHES, THE DAY AND DATE LAST ABOVE WRITTEN.

Sandra Yates
SANDRA "SANDY" YATES, COUNTY CLERK
NACOGDOCHES COUNTY, TEXAS

BY _____
DEPUTY

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF NACOGDOCHES, TEXAS, HAS APPROVED THIS PLAT, AND SUBDIVISION OF LOT 1R & 2R OF THE BIPIN & RITESH SUBDIVISION AS SHOWN HEREON.

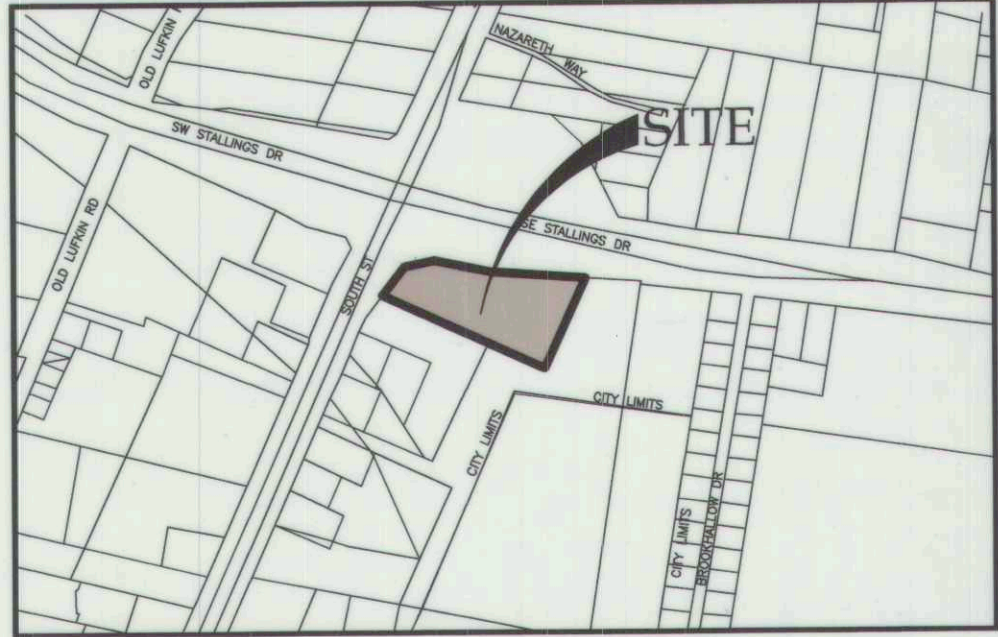
IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND THE CITY SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF NACOGDOCHES, TEXAS, THIS _____ DAY OF _____, 2023.

SECRETARY

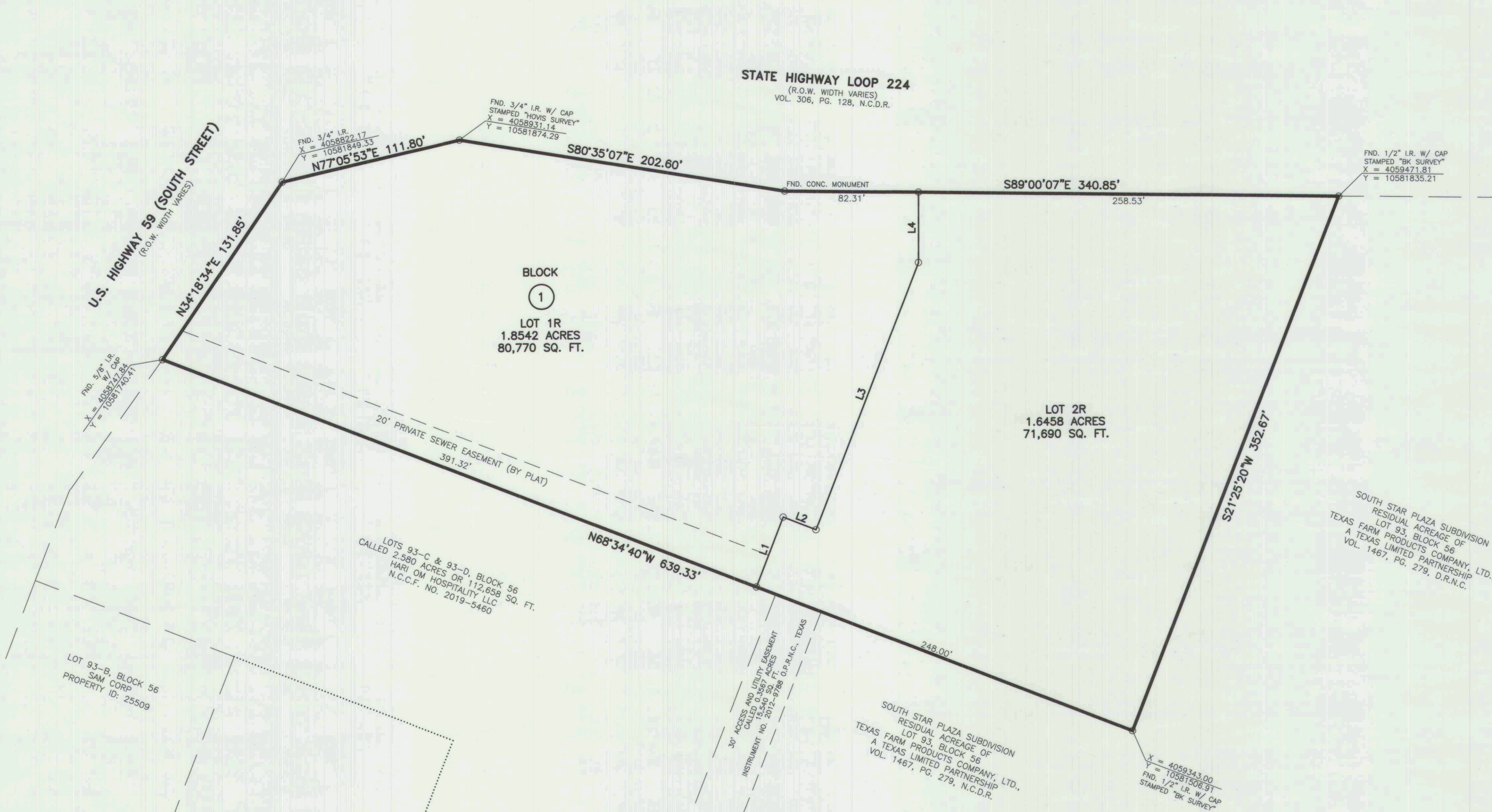
CHAIRMAN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°25'20"E	22.00'
L2	N87°06'40"E	58.30'
L3	N21°19'39"E	175.88'
L4	N00°22'15"E	43.46'

LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FILM CODE
N.C.C.F. - NACOGDOCHES COUNTY CLERK'S FILE
N.C.D.R. - NACOGDOCHES COUNTY DEED RECORDS
N.C.M.R. - NACOGDOCHES COUNTY MAP RECORDS
HL&P - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET



VICINITY MAP N.T.S.



LOT 1R & 2R OF THE BIPIN & RITESH SUBDIVISION

A SUBDIVISION OF 3.5000 ACRES OR 152,460 SQUARE FEET OF LAND
SITUATED IN THE JOSE LUIS DE LA BEGA SURVEY, ABSTRACT NO. 7,
NACOGDOCHES COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1 OF
BIPIN & RITESH SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 12, PAGE 47 OF THE MAP OR PLAT RECORDS OF
NACOGDOCHES COUNTY, TEXAS;

REASON FOR REPLAT
TO CREATE TWO (2) LOTS AND ONE (1) BLOCK

SCALE: 1"= 40' DATE: JULY, 2023

OWNER:
KRISHNA NACOGDOCHES INVESTMENTS LLC,
A TEXAS LIMITED LIABILITY COMPANY
1510 HARBOUR ESTATE CIRCLE
SEABROOK, TEXAS 77586

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advancesurveyingtx.com
FIRM NO. 10099200

JOB NO. 0112761-23-01

PRESENTER: Juan Pollette, Planning Tech

ITEM/SUBJECT: Sign Variance: Consider a variance to Section 78-101 of the Sign Ordinance for an existing legal nonconforming freestanding sign that fails to meet the minimum sign setback requirements for a property located at 1326 North University Drive. This request has been submitted by Olivia Kiritsy of Loblolly Properties LLC. Case Number SVO2023-02.

OVERVIEW:

REQUEST: Consider a variance to the sign ordinance for an existing legal nonconforming freestanding sign that fails to meet the minimum sign setback requirements for a property located at 1326 North University Drive. This request has been submitted by Olivia Kiritsy, of Loblolly Properties LLC. Case File SVO2023-02.

TYPE OF REQUEST: The applicant is requesting to add twelve square feet of sign area to a legal nonconforming freestanding sign, requiring a variance to the minimum sign setback requirements for freestanding signs. The existing sign height creates an encroachment into the required setback from the street.

BACKGROUND INFORMATION

There is an existing freestanding sign located at 1326 North University Drive with two (2) 9' x 16' sign cabinets and one (1) small additional 2' x 7' placard at the bottom. The applicant is proposing to increase the top sign cabinet by 12 square feet to incorporate the company logo. The applicant plans to divide the current building in half and lease the other half. The lower sign cabinet will be for the new tenant space.

The proposed additional 12 square feet of sign area will increase the overall sign height from 27 feet to 30 feet in height, and to increase the sign area from 96 square feet to 108 square feet. Based on the total street frontage of approximately 230 feet, the maximum allowed sign area for this property is 125 square feet, which the proposed sign is 108 square feet. The proposed sign is 30 feet tall requiring the sign to be setback 45 feet from the back of the street curb. The existing sign is approximately 24 feet from the back of the street curb requiring a 21-foot setback variance.

Variance Specifics:

Variance Specifics for Freestanding Pole Sign

Sign Standard	Required/Minimum	Proposed
Setback	45 ft. back of curb	24 ft. back of curb

Pertinent Ordinance Sections

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

Physical Characteristics

1. **Frontage:** The subject property has approximately 230 feet of street frontage along North University Drive.
2. **Access:** The subject property takes access from North University Drive.
3. **Topography and vegetation:** The site is relatively flat.
4. **Floodplain:** The subject property is not located within the FEMA regulated floodplain.

STAFF REVIEW:

REVIEW CRITERIA (Staff Comments Underlined)

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

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

If the sign variance were denied, the property could still be used with the size and height of the current sign.

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

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

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

There are no unique conditions on this property.

1. The granting of the variance would not be contrary to the general objectives of this chapter.

The general objectives of the sign ordinance are to:

1. Balance the rights of individuals to convey their messages through signs and the right of the public to be protected from potential harm;
2. Promote the health, safety, welfare, convenience and enjoyment of the public;
3. Protect the public from damage or injury caused or attributable to distractions and destructions caused by improperly designed or located signs;
4. Protect and promote property values;

5. Promote community environmental setting and appearance, especially where scenic beauty is important; and
6. To support the objectives of the individual zoning districts.

Staff Recommendation

Although there are no undue hardships for the user, because this sign has been in this location and configuration prior to the adoption of the current sign ordinance without any known issues, Staff believes the additional 12 square feet of proposed sign area would not be contrary to the general objectives of the sign ordinance.

CITY CONTACT: Juan Pollette, Planning Technician
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ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Sign Plans
4. Site Photos

Aerial Map SV2023-02



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Zoning Map SV2023-02

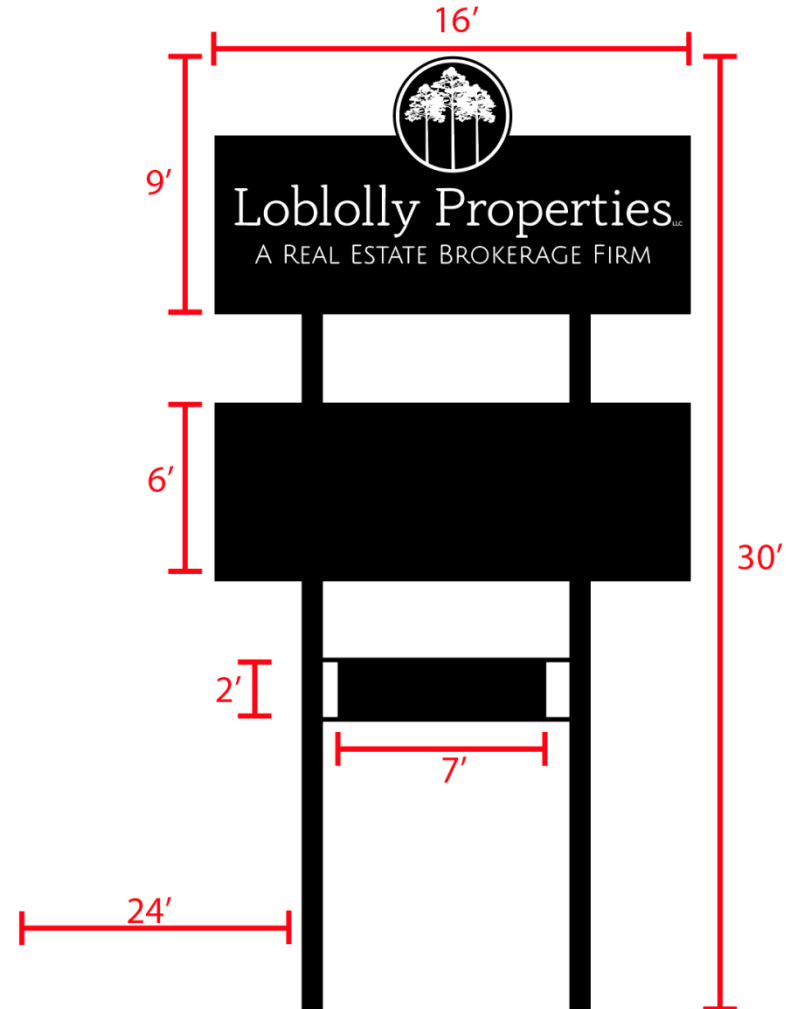
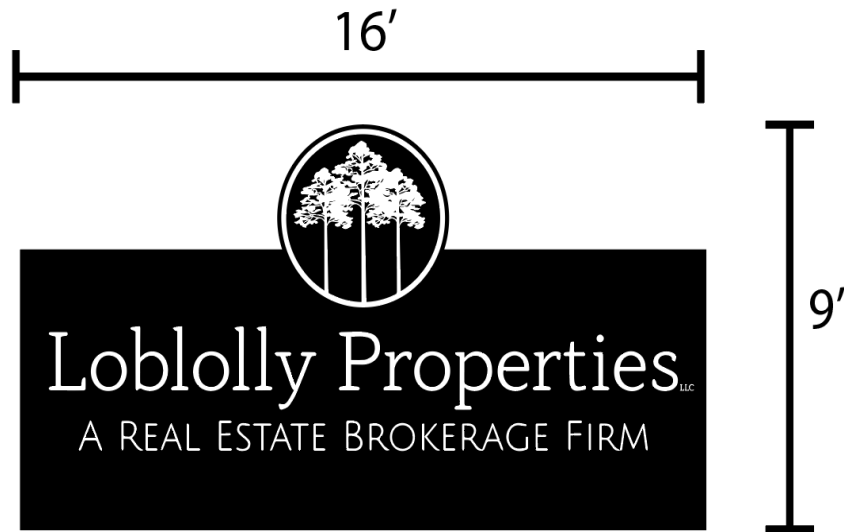


0 75 150 225 300 Feet

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SVO 2023-02 Sign Plans



Current Sign



Proposed Sign



SVO2023-02 Site Photos

Subject Property



Street View
Looking South



Street View
Looking North

