



August 24, 2023

Zoning Board of Adjustment

Notice is hereby given of a Special Meeting of the Zoning Board of Adjustments to be held on August 24, 2023, at 4:00 p.m., via videoconference, with the opportunity to appear in person in the **Council Chambers, Room 119 of City Hall, 202 E. Pilar Street, Nacogdoches, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action.

The City of Nacogdoches Zoning Board of Adjustment meeting will be deemed as being conducted via 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 Thursday, August 24, 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. Administer Statement of Officer and Oath of Office for newly appointed Zoning Board of Adjustment members.
4. **CONSENT AGENDA**
 - A. Approval of Minutes: Consider approval of minutes from the July 6, 2023, Zoning Board of Adjustment meeting.
5. **REGULAR AGENDA**
 - A. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance Section 118-427. (a), for a reduction in the minimum lot dimension requirements for a proposed subdivision of Lot 7, Block 1 of the C.S. Jones Subdivision, located at the southeast corner of Pearl Street and West Lakewood Street. This request has been submitted by Charles E. Pool Jr. Case File ZBA2023-07.

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



6. 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.

Aimee Cloutier, Office Assistant III

Aimee Cloutier, Office Assistant III



**MINUTES TO THE
ZONING BOARD OF ADJUSTMENT
July 6, 2023, 4:00 p.m. Hybrid Meeting**

All Present: Sarah Jones; George Middlebrook; Clay Jones; Mary Ann Bentley; Olivia Kiritsy;

Members Absent: None

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

Guests: Applicant, Christie Benton; Martha Rogers; Gracie Castilaw;

Call to Order: Chairwoman Olivia Kiritsy called the meeting to order at 4:00 p.m.

1. Pledge of Allegiance: Chairwoman Kiritsy led the pledge of allegiance.

2. Consent Agenda: Approval of the Minutes: May 18, 2023, Regular Session

Chairwoman Kiritsy called for a motion to approve the minutes as written. Board Member Mary Ann Bentley made a motion to approve which was seconded by Board Member Sarah Jones. The minutes were approved as presented unanimously (5-0).

3. Public Hearing:

- A. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance Section 118-202. (2)b, for the expansion of an existing legal nonconforming Single Family residence, and Section 118-427(a) for the encroachment of the minimum building setbacks for the I-2, Heavy Industrial zoning district for Lot 22, City Block 29, located at 611 South Church Street. This request has been submitted by Christie Benton and Kayla Griffith. Case File ZBA2023-05.

Planning Technician (PT) Juan Pollette presented the requested variances to the Board stating the property is zoned I-2, Heavy Industrial, and the single-family home on the property is grandfathered due to the zoning ordinance being applied after the home was built.

PT Pollette stated the applicants are wishing to construct an attached 22'x30' lean-to style carport on the north side of the home. PT Pollette stated the carport would encroach into the 20' side yard setbacks of the I-2, Heavy Industrial zoning district.

PT Pollette stated the applicants are requesting approval of the side yard setbacks to be set at 6', the same as a single family zoning district. PT Pollette stated the property is located in the 100-year flood zone and after speaking with the flood coordinator, the carport is considered flood worthy.

PT Pollette stated that staff recommends approval for the expansion of the legal non-conforming single family residence but does not have a recommendation for the side yard setback variance.

PT Pollette expressed that staff would like clarification on the interpretation of ordinance section 202(b), the non-conforming use of a structure, and how it should be applied to future cases.

Chairwoman Kiritsy opened the meeting up for discussion from the Board.

There was discussion amongst the board regarding the carport being in the flood plane and how it is considered legal.

Board Member Bentley asked about the home's condition.

There was discussion regarding the condition of the home and the home being built before the zoning ordinance was adopted.

Board Member Clay Jones asked the applicant why the carport needed to go on the north side of the home and not at the back of the home.

Applicant Benton stated the door on the side of the house goes straight into the kitchen. Benton stated she and the co-applicant acquired a base flood elevation study for the property and it would not be possible to pour a slab for a carport at the back of the home.

Chairwoman Kiritsy opened the public hearing up for public comment. There were no comments from the public and asked for a motion from the board.

Board Member Bentley made the motion to grant both variances being requested, and Board Member Sarah Jones seconded the motion. The variance was granted unanimously (5-0).

The Board stated they would like the interpretation item to be placed on a future agenda to be voted on.

4. Adjourn: Chairwoman Kiritsy adjourned the meeting at 4:27 p.m.

Chairwoman, Olivia Kiritsy

Aimee Cloutier, Planning Department

Attest:



Zoning Board of Adjustments

Date: August 24, 2023

Case No: ZBA2023-07

PRESENTER: Juan Pollette, Planning Tech

ITEM/SUBJECT: Public Hearing: Consider a request for a variance to the Zoning Ordinance Section 118-427. (a), for a reduction in the minimum lot dimension requirements for a proposed subdivision of Lot 7, Block 1 of the C.S. Jones Subdivision, located at the southeast corner of Pearl Street and West Lakewood Street. This request has been submitted by Charles E. Pool Jr. Case File ZBA2023-07.

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

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

The applicant is requesting a variance to the Zoning Ordinance *Sec. 118-427(a). – District development standards* in order to subdivide Lot 7, Block 1, of the C.S. Jones Subdivision into three lots. This section of the ordinance outlines the minimum lot dimensions for each zoning district, including lot width, depth, and lot area. The specific variance being requested is to reduce the minimum lot depth for a property with a zoning designation of R-4, Multi-Family.

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

BACKGROUND INFORMATION:

The lot is undeveloped and is zoned R-4, Multi-Family which has a minimum lot width of 50 feet and a minimum lot depth of 100 feet resulting in a minimum lot area of 5,000 sq. ft. per lot. The purpose of the proposed subdivision is to create three new developable lots where the applicant plans to construct three single-family homes. The new lots created by the proposed subdivision do not meet the minimum lot depth of the R-4 zoning district as shown in the table below:

Lot Standard for R-4	Minimum Required	Proposed Lot 1R	Proposed Lot 2R	Proposed Lot 3R
Lot Width	50 ft.	68.5 ft.	67 ft.	67 ft.
Lot Depth	100 ft.	97.5 ft.	95 ft.	92.6 ft.

Lot Area	5,000 sq. ft.	6,750 sq. ft.	6,450 sq. ft.	6,285 sq. ft.
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Although the new proposed lots do not meet full-compliance of the minimum lot depth of the current zoning district, the resulting replat would not negatively affect the neighboring lots which are already developed. The additional lots will not significantly impact the overall density of the area and the proposed single-family homes will meet the required building setbacks for the R-4 zoning district which are as follows:

Minimum Setbacks	Front	Rear	Side
R-4, Multi-Family	20 ft.	10 ft.	6 ft.

Adjacent Land Use & Zoning

The subject property is zoned R-4, Multi-Family and is undeveloped. The surrounding zoning and land uses are as follows:

Direction	Zoning	Existing Land Use
North (Across Lakewood St.)	B-2, General Business	Commercial
South	R-4, Multi-Family	Multi-Family
East	R-1, Single Family	Single Family
West (Across Pearl St.)	R-1, Single Family	Single Family

Physical Characteristics

1. Frontage: The property has approximately 100 feet of frontage on West Lakewood Street and 202 feet of frontage on Pearl Street.
2. Access: Lot 7 has direct access to Pearl & West Lakewood Streets. The proposed single family homes will take direct access from Pearl Street.
3. Topography and vegetation: The property is relatively flat with several mature trees located on the east and south sides of the property.
4. Floodplain: The subject property is not located within the FEMA regulated floodplain.

REVIEW CRITERIA & REQUIRED FINDINGS (STAFF COMMENTS UNDERLINED):

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

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

The general purpose of the comprehensive plan and zoning ordinance is to promote the health, safety, and welfare of Nacogdoches through orderly and efficient development. More specifically, the purpose of minimum lot dimensions are to: create orderly, predictable and efficient development, safeguard and enhance property values; protect public and private

investment by preventing landowners from overcrowding the property of others; and, allow for adequate spacing between buildings for emergency access.

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

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

The property is bound on the west side by Pearl Street, on the north side by West Lakewood Street. Single-family residences are located east and west of the parcel with commercial uses to the north and multifamily apartments to the south. The proposed single family lots will not impact the adjacent land uses.

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

The purpose of minimum lot dimensions is to protect public and private investment by preventing landowners from overcrowding the property of others, and allow for adequate spacing between buildings for emergency access. The proposed subdivision will only create a lot depth deficit of between 2.5 feet and 7.4 feet. The 50-foot minimum lot width dimensions for the R-4 zoning district and all other building setbacks will be maintained.

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

The variance will not authorize a use other than those permitted under the current R-4, Multi-Family zoning district.

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

There are no unique circumstances existing on the property; nor has one been identified by the applicant.

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

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

STAFF RECOMMENDATION:

Although the variance itself is a self-created hardship, the request would not adversely impact the adjacent properties, and should not significantly impact the overall density of the area. The lots proposed for this parcel are of a developable size for single family residences and exceed the minimum lot area requirements of the zoning district.

NOTICES:

Staff sent out 8 notices to property owners within the 200-foot notification area. At the time of this report, Staff has not received any written responses in opposition or in favor of the request.

Staff did receive one phone call from the adjacent property owner to the east with general questions about the proposed development and property values, but was not in opposition of the request.

- ATTACHMENTS:**
1. Variance Application
 2. C.S. Jones Subdivision Plat
 3. ZBA Exhibit
 4. Aerial Map
 5. Zoning Map
 6. 200' Notification Map
 7. Site Photos

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION

PROPERTY INFORMATION:

Address: W. LAKEWOOD @ PEARCE ST
 Legal Description: Lot(s) 7 in Block 1 of the CS JONES Subdivision in City Block 68

OWNER INFORMATION:

Owner Name CHARLES E POOL JR Daytime Phone 936-529-4779 Signature Ch E Pool Jr
 Mailing Address 3505 NORTH ST City NACOGDOCHES State TX Zip Code 75965

APPLICANT INFORMATION:

Applicant Name CHARLES E POOL JR Daytime Phone 936-529-4779 Email Address cpool@cpres.com Signature Ch E Pool Jr
 Mailing Address 3505 NORTH ST City NACOGDOCHES State TX Zip Code 75965

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

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

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

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

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

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

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

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

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

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

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

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

THE INTENDED USE OF THE LOTS IS FOR
RENTAL UNITS AND IS IN ACCORDANCE W/ COMP. PLAN

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

THE CONSTRUCTION OF THE NEW RESIDENCES WILL
INCREASE THE VALUE OF SURROUNDING PROPERTIES

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

IT WILL NOT ADVERSELY AFFECT THE GENERAL PUBLIC

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

THE PROPERTY IS CURRENTLY ZONED R-4

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

THE LOT DEPTH IS NOT 100 FT DEEP

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

THE ORIGINAL SUBDIVISION PLAN DID NOT
CALL FOR 100 FT DEPTH

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

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

FOR OFFICE USE ONLY

Date Filed: 7/28/2023 Case Number: ZBA2023-07 Accepted By: a clatter Tentative ZBA Date: 8/17/2023

KNOW ALL MEN BY THESE PRESENTS THAT I, C.S. JONES, OWNER, hereby adopt this Plan of Subdivision of part of City Block 68 located on the ISAAC G. PARKER SURVEY in Nacogdoches County, Texas.

C. S. JONES, Owner

SUBSCRIBED AND SWORN TO BEFORE ME this the 19th day of November A. D. 1969

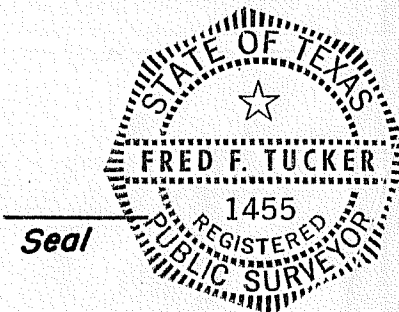
Reg. Montgomery
NOTARY PUBLIC in and for
Nacogdoches County, Texas

STATE of TEXAS

COUNTY of NACOGDOCHES

I, FRED F. TUCKER, a duly Registered Public Surveyor for the State of Texas, do hereby certify that the above Plat of C.S. JONES SUBDIVISION is true and correct and that said Plat was compiled from a survey on the ground and corners marked. There are no encroachments from adjacent property lines.

This the 19th day of November A. D. 1969



Fred F. Tucker
FRED F. TUCKER, Registered Public Surveyor No. 1455
County Surveyor, Nacogdoches County, Texas

SUBSCRIBED AND SWORN TO BEFORE ME this the 19th day of November A. D. 1969

Reg. Montgomery
NOTARY PUBLIC in and for
Nacogdoches County, Texas

APPROVED AND ADOPTED by the Council of the City of Nacogdoches, Nacogdoches County, Texas.

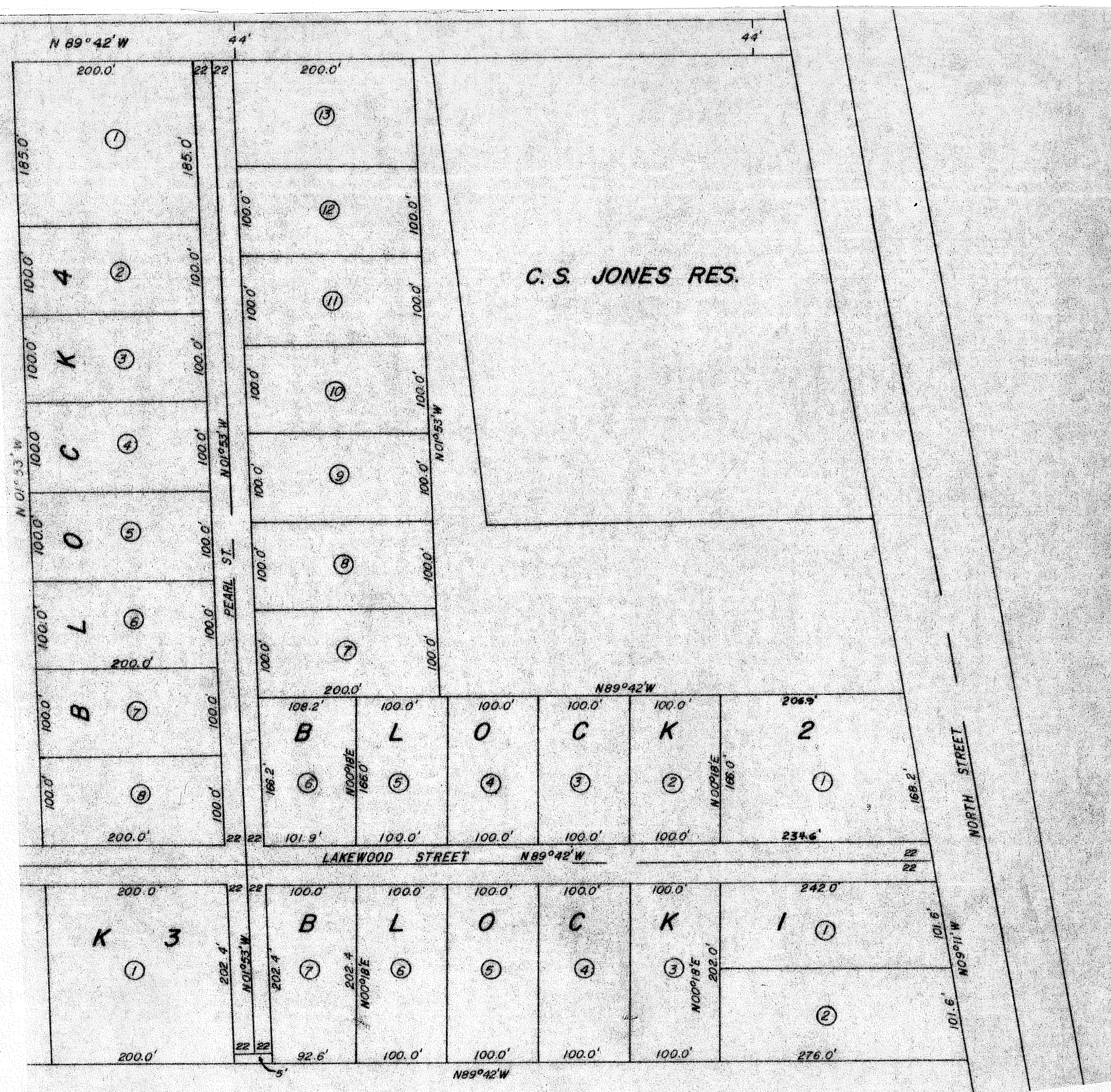
ATTEST: Cleon Cantelero
CITY SECRETARY

R.D. Muckleroy Jr.
MAYOR

FILED AT 10:30 CLOCK A M

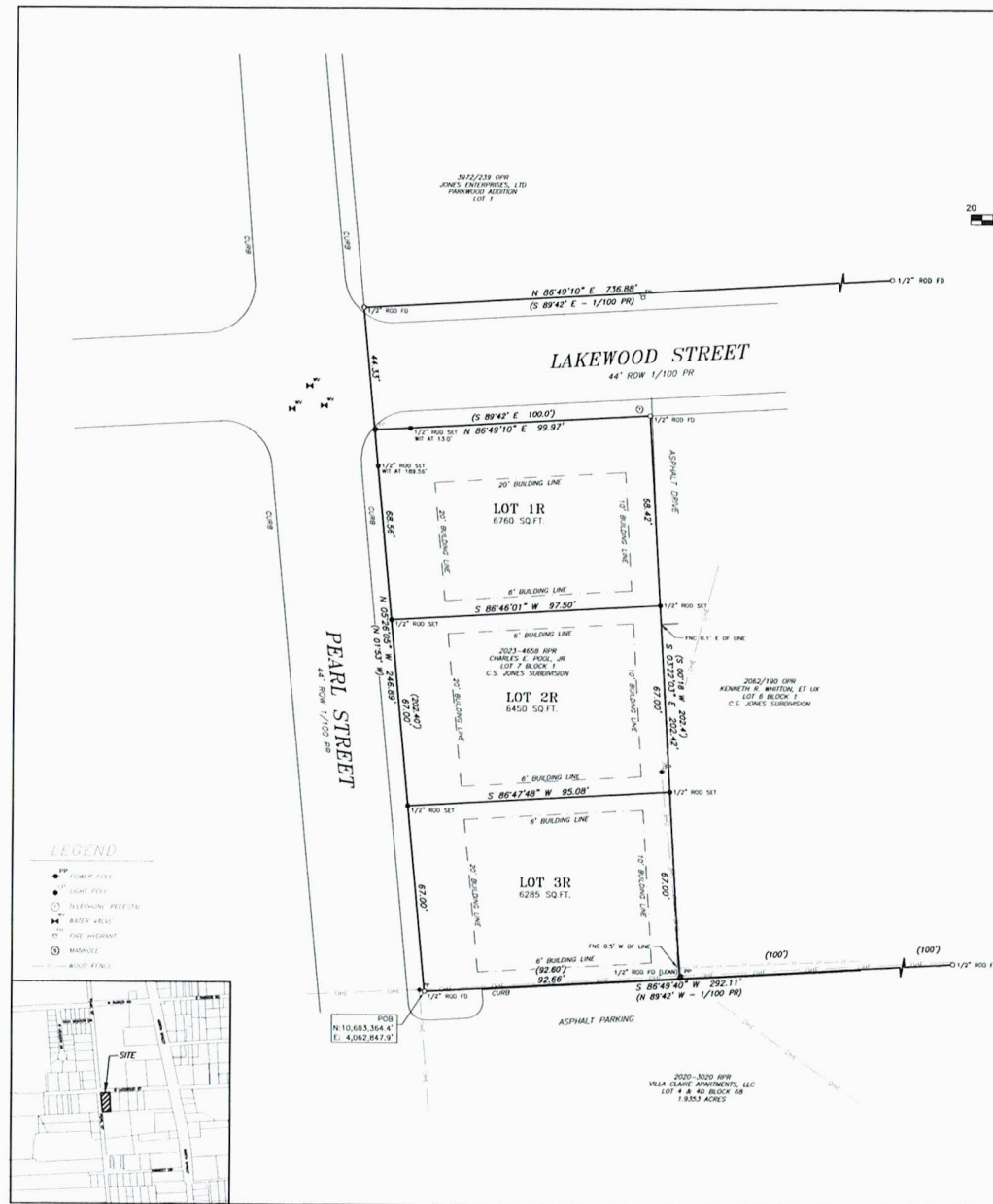
NOV 20 1969

HOPE SKIPPER, CLERK, COUNTY COURT
NACOGDOCHES COUNTY, TEXAS
By Hope Skipper DEPUTY



C. S. JONES SUBDIVISION
ISAAC G. PARKER SURVEY
NACOGDOCHES, TEXAS
Scale 1 in = 100 ft.
AMENDED

Filed for record on the 20th day of November A. D. 1969 at 10:30 o'clock A M.
Recorded this 20th day of November A. D. 1969 at 2:00 o'clock P M.
By Hope Skipper Deputy Clerk, County Court, Nacogdoches County, Texas



FIELD NOTES

All that certain lot or parcel of land, lying and being situate in the City of Nacogdoches, about 2.2 miles north of the Nacogdoches County Courthouse, Nacogdoches County, Texas, on the 15466 G. PARKER SURVEY, A-45, and being Lot 7, Block 1, of the C.S. Jones Subdivision as shown on subdivision plat recorded in Volume 1, Page 100 of the First Records of Nacogdoches County, Texas (PR), and being described in Warranty Deed from Charles E. Pool, et ux, to Charles E. Pool, Jr., dated June 21, 2023, recorded in Clerk's Document Number 2023-4608 of the Real Property Records of Nacogdoches County, Texas (RPR), and being more particularly described as follows, to-wit:

BEGINNING at a 3/4" iron rod found, 1.4 feet southeast of a utility pole in the east right-of-way of Pearl Street, for the southwest corner of Lot 7 and the northwest corner of a 1.9355 acre tract described in Warranty Deed from The Rule Family Limited Partnership No. 2, LTD, to Visa Choice Apartments, LLC, dated May 15, 2020, recorded in Clerk's Document Number 2020-3020 RPR;

THENCE N 05°26'05" W (called N 01°53' W) with the east right-of-way of Pearl Street and the west boundary line of Lot 7, at 189.56 feet pass a 3/4" iron rod set for witness 6.0 feet from back-of-curb, and continuing for a total distance of 202.56 feet (called 202.4 feet) to a point for corner in the concrete base of a light pole, from which a 3/4" iron rod found for the southwest corner of Lot 1 of the Parkway Addition, described in plat dated February 15, 1991, recorded in Volume 4, Page 140 PR, and being described in Warranty Deed from Christine Jones, et al, to Jones Enterprises, LLC, dated November 27, 2012, recorded in Volume 3972, Page 239 of the Official Public Records of Nacogdoches County, Texas (OPR), bears N 05°26'05" W, 44.33 feet, at the intersection of the north right-of-way of Lakewood Street and the east right-of-way of Pearl Street;

THENCE N 86°49'10" E (called S 86°42' E) with the north boundary line of Lot 7 and the south right-of-way of Lakewood Street, at 13.00 feet pass a 3/4" iron rod set for witness, 6.1 feet from back-of-curb, and continuing for a total distance of 99.97 feet (called 100.0 feet) to a 3/4" rod found for corner, 0.6 feet west of an asphalt drive and 6.0 feet from back-of-curb, for the northeast corner of Lot 7 and the northwest corner of Lot 6, Block 1, of the C.S. Jones Subdivision, described in a Warranty Deed from Tom Harbert, et ux, to Kenneth H. Whitton, et ux, dated April 2, 2004, recorded in Volume 2062, Page 190 OPR;

THENCE S 03°22'03" E, 202.42 feet (called S 00°18' W, 202.4 feet) with the common line between Lots 6 and 7 to a warning 3/4" iron rod found, up 0.5 feet, 0.8 feet southeast of a utility pole, and 0.5 feet north of the concrete curb, for the southeast corner of Lot 7 and the southeast corner of Lot 6, from which a 3/4" iron rod found for the southeast corner of Lot 5, Block 1, of the C.S. Jones Subdivision, bears N 86°49'40" E, 199.45 feet;

THENCE S 86°49'40" W, 92.66 feet (called N 89°42' W, 92.6 feet) with the south boundary line of Lot 7 to the point of BEGINNING.

I, George F. Middlebrook, IV, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that above field note description and plat was prepared from a survey made on the ground, under my supervision, completed July 6, 2023.

WITNESS my hand and seal of registration:
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
TX RPLS #5875

STATE OF TEXAS
COUNTY OF NACOGDOCHES

I, Charles E. Pool, Jr., owner of the property subdivided in the above and foregoing map of the Replat of Lot 7, Block 1, of the C.S. Jones Subdivision, do hereby make subdivision of said property, according to the lines, streets, lots, parks, and easements there shown, and designate said subdivision as the Replat of Lot 7, Block 1, of the C.S. Jones Subdivision, in the name C. Parker Survey, A-45, Nacogdoches County, Texas, and dedicate to public use, as such, the streets, parks and easements shown thereon forever, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

Charles E. Pool, Jr.

BEFORE ME, the undersigned authority, on this day, personally appeared Charles E. Pool, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for Nacogdoches County, Texas

CERTIFICATE OF APPROVAL BY THE CITY PLANNER AND CITY ENGINEER

This is to certify that the City Planner and the City Engineer of the City of Nacogdoches, Texas, have approved this Replat of Lot 7, Block 1, of the C.S. Jones Subdivision, as shown hereon.
IN TESTIMONY WHEREOF, witness the official signatures of the City Planner and the City Engineer of the City of Nacogdoches, Texas, this ____ day of _____, 2023.

CITY PLANNER _____ CITY ENGINEER _____

STATE OF TEXAS 6
COUNTY OF NACOGDOCHES 6

I, June Clifton, County Clerk of Nacogdoches County, Texas, do hereby certify that the foregoing instrument is in writing, with its certificate of authentication was filed and duly recorded in my office on this ____ day of _____, 2023, A.D., at ____ o'clock, ____ M. in Clerk's Document Number ____ of the Real Property Records for said County.

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

June Clifton, County Clerk
Nacogdoches County, Texas

By _____ Deputy

General Notes

1. Surveyor did not abstract for easements or ownership.
2. Survey prepared without benefit of the commitment.
3. "N" ROD SET (2.157) indicated a woman photo, cap marked "2.15 RPLS 5875" affixed to a 3/4" rebar (#4).
4. Bearings, distances and coordinates are based upon the Texas Coordinate System of 1983 (2011), Central Zone, U.S. Survey feet, having a convergence angle of 2°52'28" and a combined scale factor of 0.999930.
5. See Field Notes dated July 6, 2023.

1	ISSUED FOR REVIEW	7/19/23
No.	Revision	Date

TWO FIFTEEN CONSULTING
ENGINEERS & SURVEYORS

442 North St.
Nacogdoches, TX 75591
p 809-569-0505

TYPE F-1401
TRPLS 10294393

**REPLAT OF
LOT 7, BLOCK 1
C.S. JONES SUBDIVISION**

**CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS**

Scale: 1" = 20'	Date: 7/6/2023
Drawn By: CKL	Checked By: GFM
File: 23034_050.dwg	Drawing No. V-050

This drawing was prepared by the Surveyor and is subject to the Surveyor's professional seal and signature. It is not to be used for any purpose other than that for which it was prepared. The Surveyor assumes no responsibility for the accuracy or completeness of the information provided by others, and the Surveyor does not warrant the accuracy or completeness of the information provided by others. The Surveyor's liability is limited to the professional services rendered by the Surveyor. The Surveyor does not warrant the accuracy or completeness of the information provided by others. The Surveyor's liability is limited to the professional services rendered by the Surveyor.

Aerial Map ZBA 2023-07

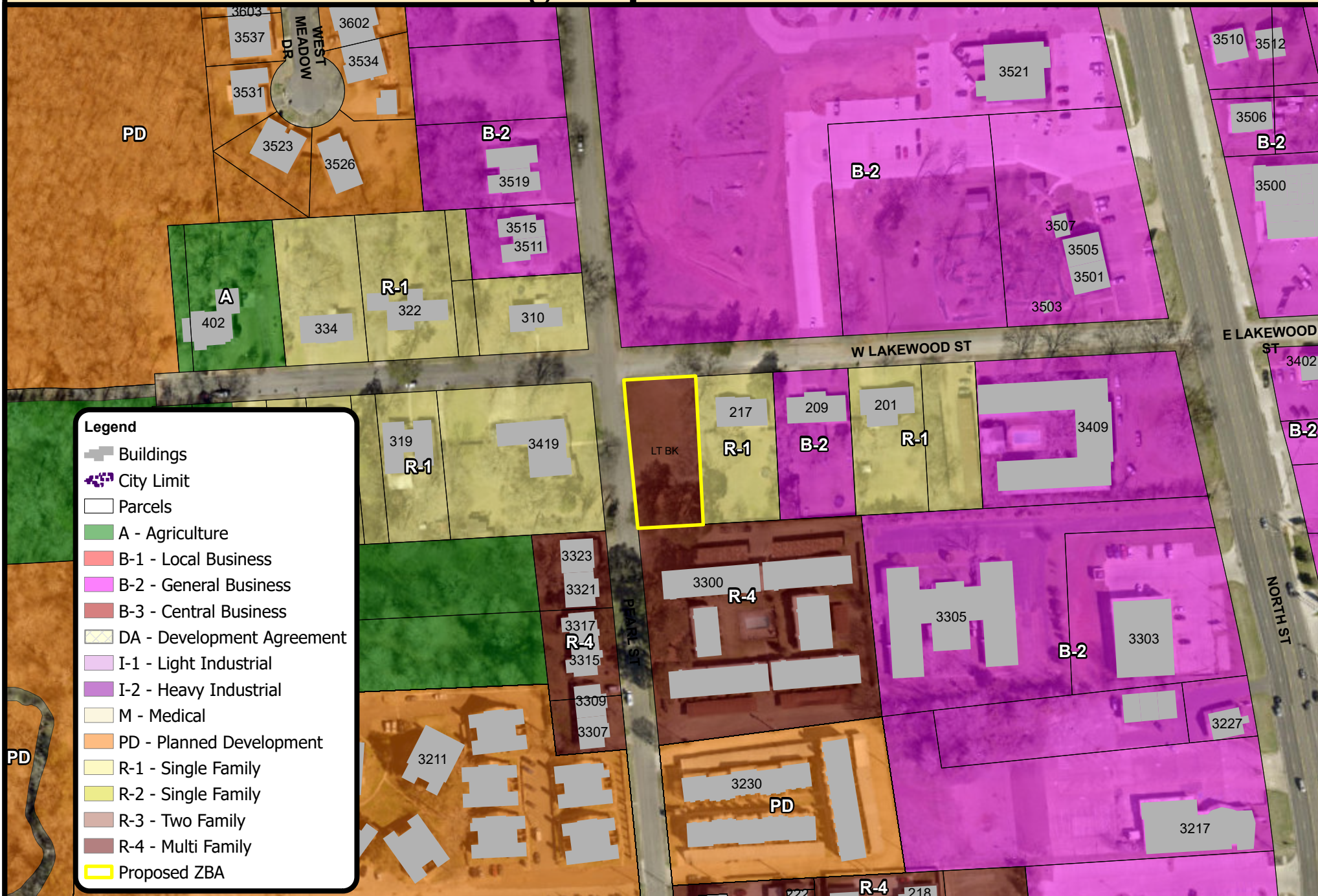


0 70 140 210 280 Feet

Date Created: 08/01/23 10:16 | 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 ZBA 2023-07

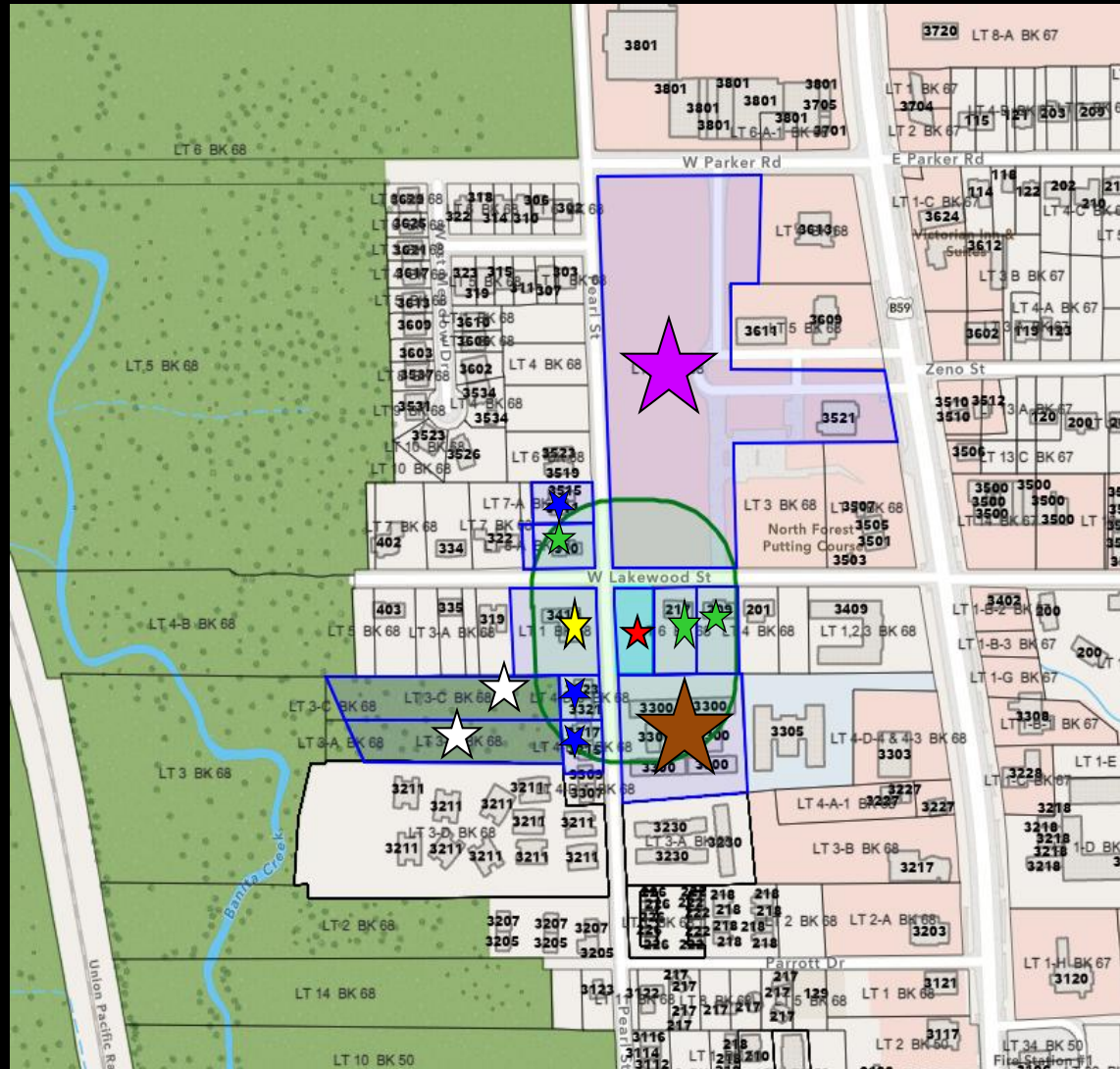


200 Foot Notification Map

Legend

-  200 Foot Buffer
-  Proposed Variance
-  Single Family-
Owner Occupied
-  Single Family- Rental
-  Apartments
-  Duplex Rental
-  Undeveloped
-  Commercial

ZBA2023-07: W. Lakewood & Pearl St.



Site Photos ZBA2023-07

View of subject property from Lakewood Street



View of subject property from Pearl Street

