



December 11, 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 December 11, 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 November 13, 2023, Planning & 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. **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 1028 South Street. This request has been submitted by Wakefield Sign Service Case File SVO2023-04.
 - C. **Sign Variance:** Consider a variance to Section 78-101 of the sign ordinance for a freestanding sign that exceeds the maximum allowed height requirements, maximum sign area requirements, and minimum sign setback requirements for property located at 1304 NW Stallings Drive. This request has been submitted by Murtaza Doctor, of Victory Signs & Imaging. Case File SVO2023-05.
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, Planning Coordinator

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.

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

CERTIFICATION

I certify the notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on December 6, 2023, by 5:00 p.m. and remained posted until the meeting convened.

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Aimee Cloutier, Planning Coordinator

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**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
NOVEMBER 13, 2023, AT 5:00 P.M.
REGULAR HYBRID MEETING**

MEMBERS PRESENT: Shannon Conklin; Lily Phou; Ruth Carroll; Matt Perry; Margaret Forbes;

MEMBERS ABSENT: None

STAFF PRESENT: Office Assistant III, Aimee Cloutier; Planning Technician, Juan Pollette; City Engineer & Interim Planner, Steve Bartlett; Planning Consultant, Nathan Dietrich;

OTHERS PRESENT: Applicant, Krysta Robertson; Phillip Blackburn; Sammie Smith; Mariela Gonzalez; Brittney Holden; Thomas Muser; Christopher Patton;

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:01 p.m.
2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.
3. **Open Forum:** Chairman Conklin 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 October 9, 2023 Planning and Zoning Commission meeting.

Commissioner Phou moved to approve the minutes from the October 9, 2023, meeting as written. Commissioner Perry seconded the motion, and the minutes were approved unanimously (5-0).

5. **REGULAR AGENDA:**

- A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- B. **Public Hearing:** Consider approval of a Specific Use Permit to operate a Tattoo Salon/ Piercing Studio in a B-2, General Business District, on Lot 16-H, City Block 50, located at 2311 North Street. This request has been submitted by Krysta Robertson. Case Number SUP2023-06.

Planning Technician (PT), Juan Pollette presented the Specific Use Permit (SUP) request to the Commission and proposed the conditions of the operating hours are Tuesday through Saturday 11 am through 8 pm, and closed on Sunday with tattoos being by appointment only. PT Pollette stated the applicant has already completed interior renovations and showed the Commission the proposed signage. PT Pollette stated there was a neighborhood meeting held on September 23rd with four people in support and one against stating the neighborhood has declined over the years and did not feel the proposed land use would improve the neighborhood. Staff reached out to both Police and Code Enforcement and it was reported there have been no code violations or elevated criminal activity in the area. PT Pollette stated staff recommends approval of the SUP with the presented conditions.

Applicant, Krysta Robertson addressed the Commission stating this property is completely different from the previous request and they found the proposed property and it is more compatible and have already done interior renovations to the building.

Chairman Conklin opened the hearing for public comment.

Sammie Smith stated he owns property on Mitchell Street and is against the requested SUP. Mr. Smith stated the neighborhood has deteriorated and there is a lot of police activity and does not think a tattoo studio would be appropriate in this area. He stated it is within 200 feet of the SFA's fine art building and believes it would not improve the area or the economy in Nacogdoches.

Brittney Holden stated she lives within 200' of the proposed SUP. Ms. Holden stated they have put a lot of work into the building over the past month to improve the building to make the neighborhood a more desirable place.

Commissioner Phou asked about the duration of the lease for the proposed location of the tattoo salon/ piercing studio.

Brittney Holden stated they signed for a year but want to stay until they are ready to build something of their own.

Chairman Conklin closed the public comment.

Commissioner Forbes stated she loved the applicant's business plan and thinks the business will be an asset to the area of town and she supports her as tattoos are becoming more of body art and these are times of transition.

Commissioner Perry stated that having a vacant building that is not generating any revenue is not good for the town but having a business that is growing and thriving would be a great thing for the vacant building.

Commissioner Phou stated she thinks about the businesses that are proliferating all around town and has deliberated and researched the statistics and supports the SUP and understands times are changing.

Commissioner Phou moved to approve the Specific Use Permit as presented with Commissioner Perry seconding the motion. The requested SUP was approved unanimously (5-0).

- C. Public Hearing:** Consider approval of a Zone Change from R-4, Multi-Family to R-1, Single-Family for approximately 0.5 acres being Lot 12, City Block 40, located at 803 North Mound Street. This request has been submitted by Brad Maule. Case File ZON2023-08.

Planning Technician (PT), Juan Pollette presented the zone change request to the Commission stating the property is currently developed as a single-family home and being used as a rental property in an R-4, Multi-Family zoning district. PT Pollette stated the owner of the property plans to sell the property and wants to ensure it stays a single-family property and the density does not increase. PT Pollette stated the proposed use complies with the future land use designation. PT Pollette stated staff has received one response in support of the zone change and none opposed it. PT Pollette stated staff recommends R-2, Single-Family zoning rather than the requested R-1, Single-Family zoning stating that R-2 is closer in proximity and contiguous to the subject property than the requested R-1 zoning.

There was discussion amongst the Commission regarding the differences in lot size between R-1 and R-2, Single-Family.

PT Pollette stated that if the property were to be subdivided, R-2 would allow three single-family lots fronting Houston Street.

Phillip Blackburn, the Applicant's representative addressed the Commission and stated the applicant is okay with the R-2 zoning.

Commissioner Forbes asked Mr. Blackburn what the owner's intention was with the property and the requested zone change.

Mr. Blackburn stated the owner is intending to sell the property and make sure the property can't be turned into a multi-family.

Chairman Conklin opened the hearing for public comment.

Sammie Smith, a resident of Nacogdoches, addressed the Commission stating that anything originally zoned for a single-family home, he would love to see the property zoned back to single-family residential as it will be a positive impact on the city of Nacogdoches.

Chairman Conklin closed the public hearing and opened the meeting up for Commission discussion.

Commissioner Carroll moved to approve the zone change from R-4, Multi-Family to R-2, Single-Family with Chairman Conklin seconding the motion. The zone change was approved unanimously (5-0).

- 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 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.**

There was a discussion regarding presenting the workshop the previous City Planner presented to the Commission to the City Council.

City Engineer (CE), Steve Bartlett addressed the Commission stating Planning Consultant (PC), Nathan Dietrich is working on ordinance changes and would like to present those items in a workshop with both the Planning & Zoning Commission as the Zoning Board of Adjustment, possibly in a joint workshop.

PC, Nathan Dietrich said he would schedule a workshop with staff once he had the proposed ordinance changes completed but at this time, he did not have a definite date.

Commissioner Forbes stated she would like the presentation in front of the City Council and the Commission concurred.

7. Adjourn

Chairman Conklin adjourned the meeting at 5:42 p.m.

Chairman Conklin

Attest: Aimee Cloutier, Planning Coordinator

PRESENTER: Juan Pollette, Interim City Planner

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 1028 South Street. This request has been submitted by Wakefield Sign Service Case File SVO2023-04.

OVERVIEW: The applicant is requesting to install a 32 square feet sign cabinet to a legal nonconforming freestanding multi-tenant sign, requiring a variance to the minimum sign setback requirements for freestanding signs. The existing sign location encroaches into the required setback from the street making the sign pole a legal non-conforming sign structure.

BACKGROUND INFORMATION

There is an existing freestanding sign located at 1028 South Street with a 13' x 3' vertical sign cabinet. The original freestanding sign also had a 4' x 8' Family Dollar sign cabinet below the current sign but was taken down in early 2000. The applicant is proposing to re-install the 32 square foot sign cabinet in the same previous location.

The existing freestanding multi-tenant sign is approximately 32 feet tall. Under the current ordinance the setback requirement would require the sign pole and new sign cabinet to be installed 48 feet from the back of the street curb. The existing multi-tenant sign is approximately 15 feet from the back of the street curb requiring a 33-foot encroachment variance.

Variance Specifics:

Variance Specifics for Freestanding Pole Sign

Sign Standard	Required/Minimum	Existing
Setback	48 ft. back of curb	15 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 668 feet of street frontage along South Street.
2. **Access:** The subject property takes access from South Street.
3. **Topography and vegetation:** The site is relatively flat.

4. **Floodplain:** The subject property is not located within the FEMA regulated floodplain.

STAFF REVIEW:

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 existing wall signage.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

The granting of the requested variance would not be directly materially detrimental to the property owners in the vicinity. Using an existing nonconforming legal sign pole which is allowed.

3. Any hardship is not in any way the result of the applicant’s own action or the result of a self-created or personal hardship or for financial reason alone. Simply dividing a building into multiple occupancies shall not be sufficient grounds for granting a variance. Hardship caused to the sign user under a literal interpretation of this chapter is due to conditions unique to that property and does not apply generally to the city.

The unique circumstance is that the sign is existing and constructed prior to the adoption of the sign ordinance.

4. The granting of the variance would not be contrary to the general objectives of this chapter.
The general objectives of the sign ordinance are to:

1. Balance the rights of individuals to convey their messages through signs and the right of the public to be protected from potential harm;
2. Promote the health, safety, welfare, convenience and enjoyment of the public;
3. Protect the public from damage or injury caused or attributable to distractions and 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.

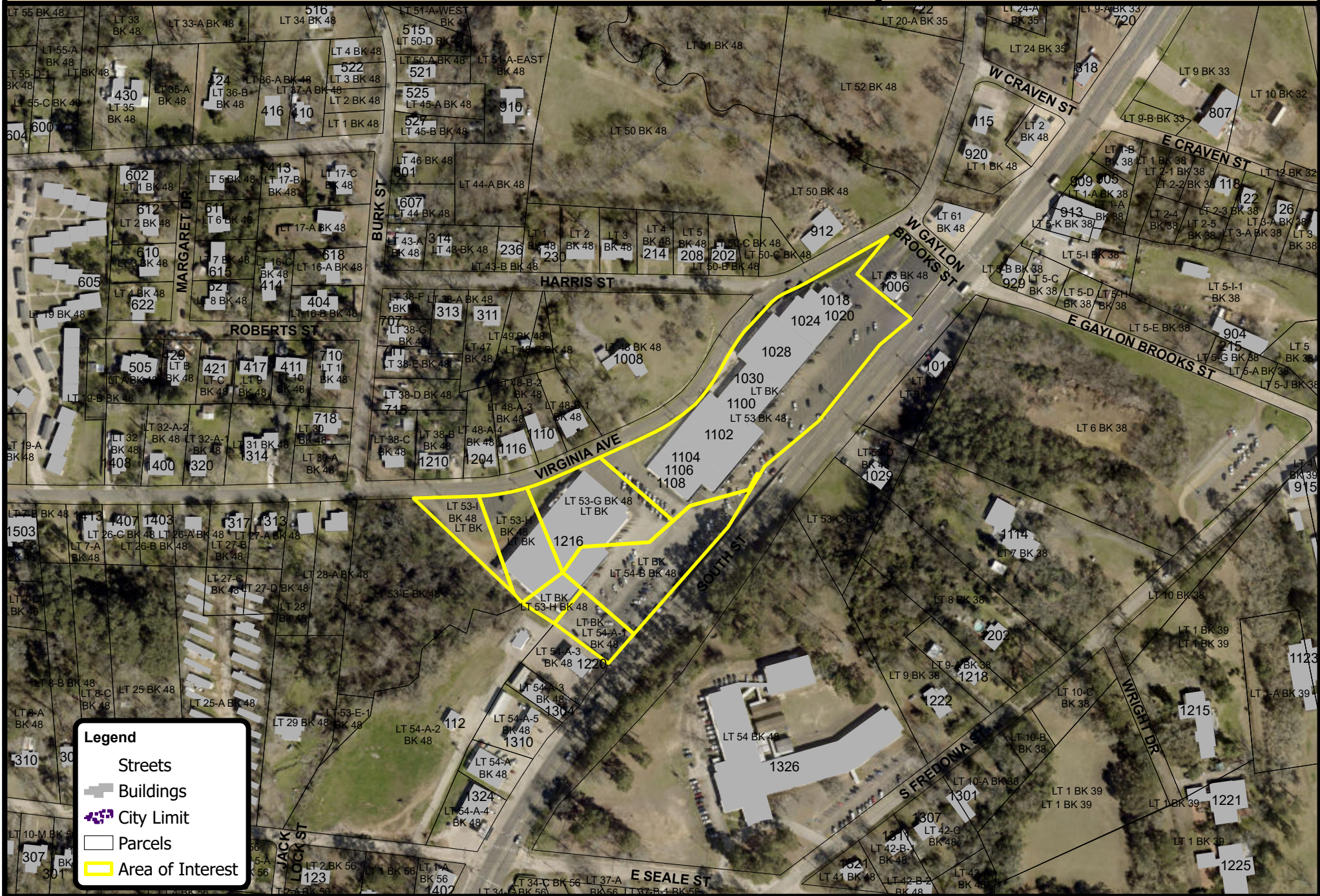
Staff Recommendation

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. Staff believes the additional 32 square feet of sign cabinet would not be contrary to the general objectives of the sign ordinance and not cause any undue hardship on the existing strip center-

CITY CONTACT: Juan Pollette, Interim City Planner
pollettej@nactx.us
(936) 559-2559

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Site Plan
 4. Sign Plans
 5. Site Photos

SVO2023-04 Aerial Map



Legend

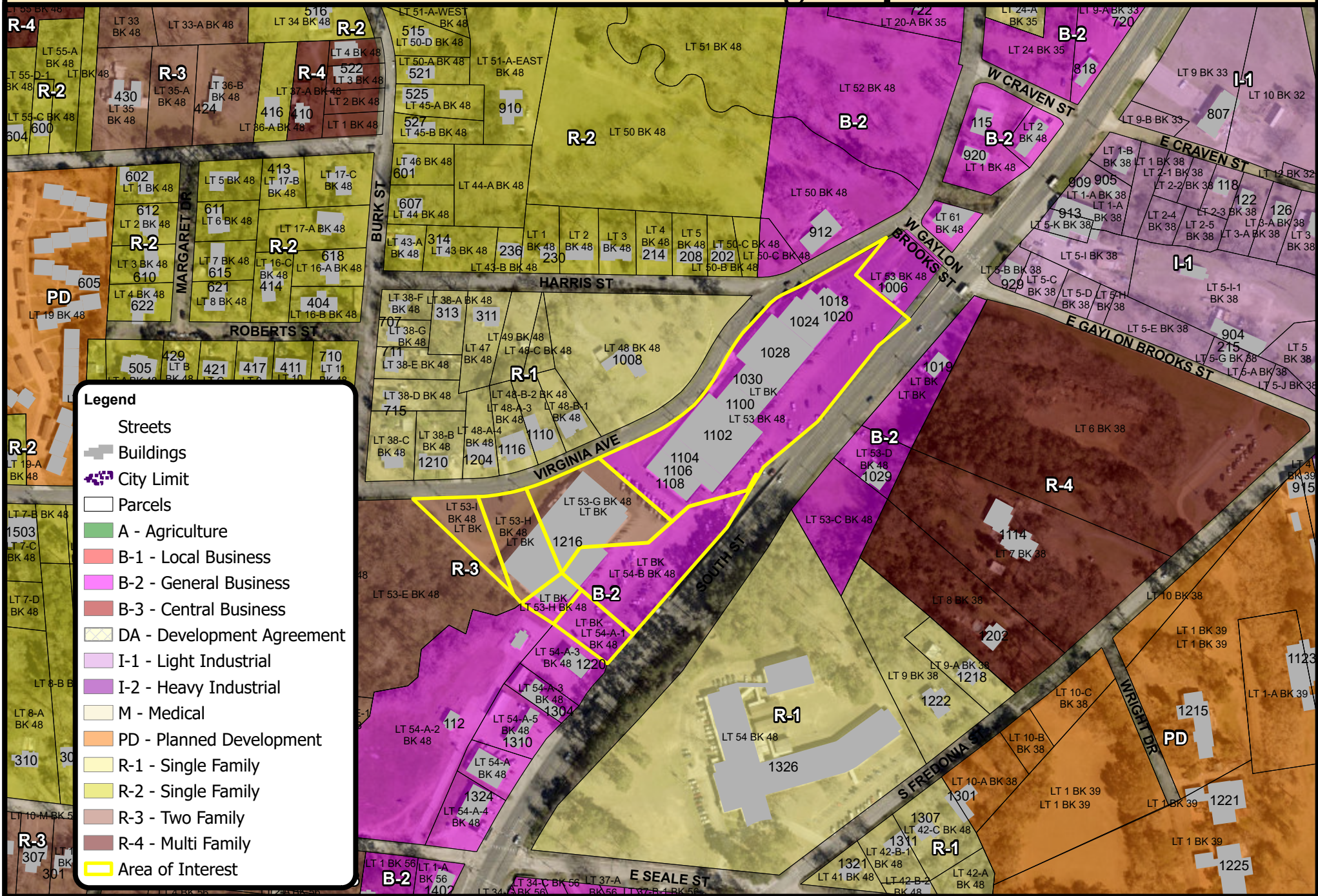
- Streets
- Buildings
- City Limit
- Parcels
- Area of Interest

0 110 220 330 440 Feet

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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.

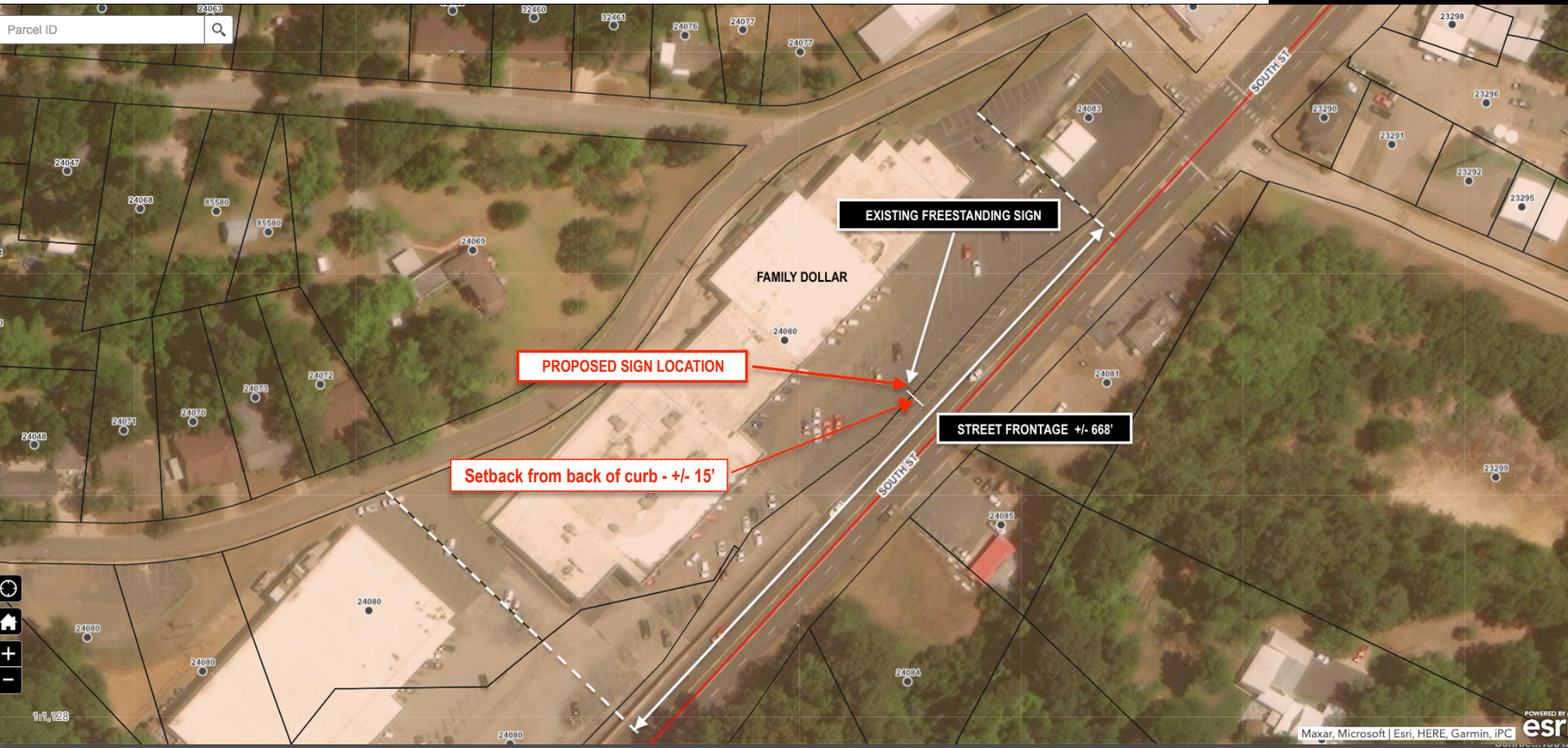
SVO2023-04 Zoning Map



0 110 220 330 440 Feet

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SCOPE OF WORK:		
MANUFACTURE AND INSTALL (2) PAN SIGNS.		
NOTE:	N/A	
PERMITTING	N/A	
FINAL ELECTRICAL CONNECTION BY:	N/A	
FABRICATION SPECIFICATIONS		
FACE	TYPE	.090 ALUMINUM
	COLOR	UNFINISHED ALUMINUM
VINYL	LAYER	1ST SURFACE
	COLOR	SEE COLOR KEY
FRAME	TYPE	1.5" ANGLE
COLOR KEY		
VINYL	DIGITAL PRINT	
NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.		





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CENTRAL TEXAS

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yesco@signsourcetx.com
www.yesco.com/centraltexas

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of Wakefield Sign Service. Permission to copy or revise this drawing can only be obtained thru a written agreement with Wakefield Sign Service. The use of these drawings without permission from Wakefield Sign Service will result in a \$500 fee.

10187 State Highway 30
College Station, TX 77845

CLIENT:
FAMILY DOLLAR #21086

PROJECT ADDRESS:
1028 SOUTH ST

CITY / STATE / ZIP:
NACOGDOCHES, TX

CLIENT NAME:
YESCO NATIONAL SERVICE

DESIGNER:
ZACH ROARK

ORIGINAL DATE:
06/28/2023

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

**RECEIVE 5% OFF
YOUR ORDER**

All we ask is you leave an ***honest*** review on our Google Business listing.

We will provide a link via email with the final invoice.
(single use offer / \$300 max)



CLIENT CONTACT / BILLING

YESCO National Service
5119 S Cameron St
Las Vegas, NV 89118

DESIGN NUMBER:
22-0125

PAGE 1 OF 1

Page 13 of 30

SVO2023-04 Site Photos

Subject Property



PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Sign Variance: Consider a variance to Section 78-101 of the sign ordinance for a freestanding sign that exceeds the maximum allowed height requirements, maximum sign area requirements, and minimum sign setback requirements for property located at 1304 NW Stallings Drive. This request has been submitted by Murtaza Doctor, of Victory Signs & Imaging. Case File SVO2023-05.

OVERVIEW:

Plans have been approved for the construction of the “On the Road” mini truck stop to be located at 1304 NW Stallings Drive just north of Sandia Drive. The applicant is proposing to increase the freestanding sign height from the maximum allowed height of 50 feet to 70 feet. Based on the current total street frontage of 448 feet, the maximum allowed sign area is 225 square feet, and the applicant is proposing a total sign area of 585 square feet. The proposed sign is 70 feet tall, requiring the sign to have a setback of 105 feet from the back of the street curb. The applicant is proposing to locate the new sign 69 feet from the back of the curb, seeking a 36-foot setback variance. The applicant is looking for an opportunity to use the height of the sign to give potential customers ample time to make a lane change in order to safely turn into the business.

Two similar sign variance requests were approved for the TA Express truck stop in December 2021 and the Morgan Oil Truckstop in November 2022, both located approximately 2 miles north of the subject property. Below are the variance specifics for the current and previously approved variances for comparison.

Variance Specifics:

Variance Specifics for "On the Road" Freestanding Pole Sign
1304 NW Stallings Drive

Sign Standard	Required/Maximum	Proposed
Height	50 ft. (Max)	70 ft.
Area	225 sq. ft. (Max)	585 sq. ft.
Setback from street	105 ft. (Min.)	69 ft.

Previous Variances:

Variance Specifics for TA Express Travel Center Freestanding Pole Sign (2021)
2615 North Stallings Drive

Sign Standard	Required/Maximum	Proposed
Height	50 ft. (Max)	120 ft.
Area	300 sq. ft. (Max)	897 sq. ft.

Setback from street	180 ft. (Min)	92 ft. back of curb
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Variance Specifics for Morgan Oil Truckstop Freestanding Pole Sign (2022)
4919 NW Stallings Drive

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

Requesting variances to these Ordinances

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

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

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

Physical Characteristics

1. **Frontage:** The subject property has approximately 448 feet of street frontage along NW Stallings Drive.
2. **Access:** The subject property takes access from NW Stallings Drive.
3. **Topography and vegetation:** The site is relatively flat, with no vegetation.
4. **Floodplain:** The subject property is not located within the FEMA-regulated floodplain.

STAFF REVIEW:

(Staff Comments Underlined)

The Sign Ordinance states that variances should be granted where the Ordinance would create an “undue hardship for the sign user,” and several criteria are met. These criteria include:

1. a literal application of this chapter would not allow the property to be used.
If the sign variance were denied, the property could still be used with the size and height maximums allowed by the sign ordinance.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

There are no residential homes or residential zoning adjacent to this site. This request does not look to have any detrimental impact to the property owners in the area.

3. Any hardship is not in any way the result of the applicant’s own action or the result of a self-

created or personal hardship or for financial reasons 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.

The property is located 30 to 40 feet lower in elevation than properties to the north and south of the subject property along NW Stallings Drive.

4. The granting of the variance would not be contrary to the general objectives of this chapter.

The general objectives of the sign ordinance are to:

- a. Balance the rights of individuals to convey their messages through signs and the right of the public to be protected from potential harm;
- b. Promote the health, safety, welfare, convenience, and enjoyment of the public;
- c. Protect the public from damage or injury caused or attributable to distractions and destruction caused by improperly designed or located signs;
- d. Protect and promote property values;
- e. Promote community environmental setting and appearance, especially where scenic beauty is important; and
- f. To support the objectives of the individual zoning districts.

With the construction of the I-69 bypass, this section of the highway will become a major freeway, which will significantly increase traffic along this corridor. Because this property is at a lower elevation, the increased height and sign area would increase the sign visibility and provide northbound drivers cresting the Douglass Road overpass more time to make safe lane changes prior to the exit.

Staff Recommendation

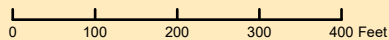
Based on the above findings, Staff recommends approval of the proposed sign area of 585 square feet, height of 70 feet, and setback of 69 feet.

CITY CONTACT: Juan Pollette, Interim City Planner
pollettej@nactx.us
(936) 559-2559

ATTACHMENTS:

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

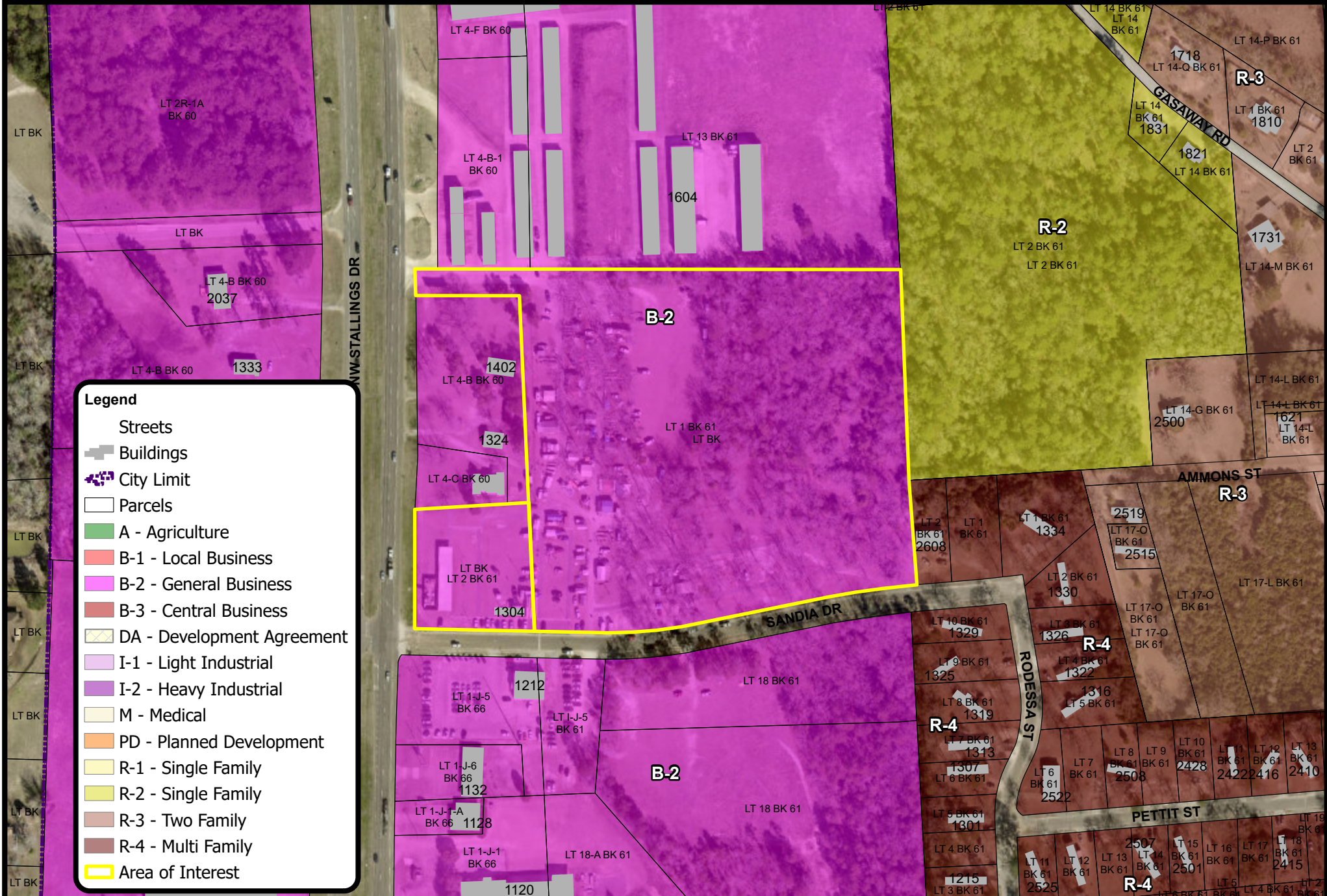
SVO2023-05 Aerial Map



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SVO2023-05 Zoning Map



Legend

Streets

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

Area of Interest

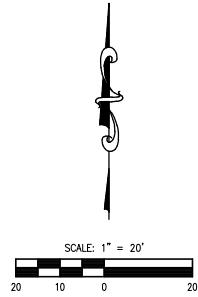


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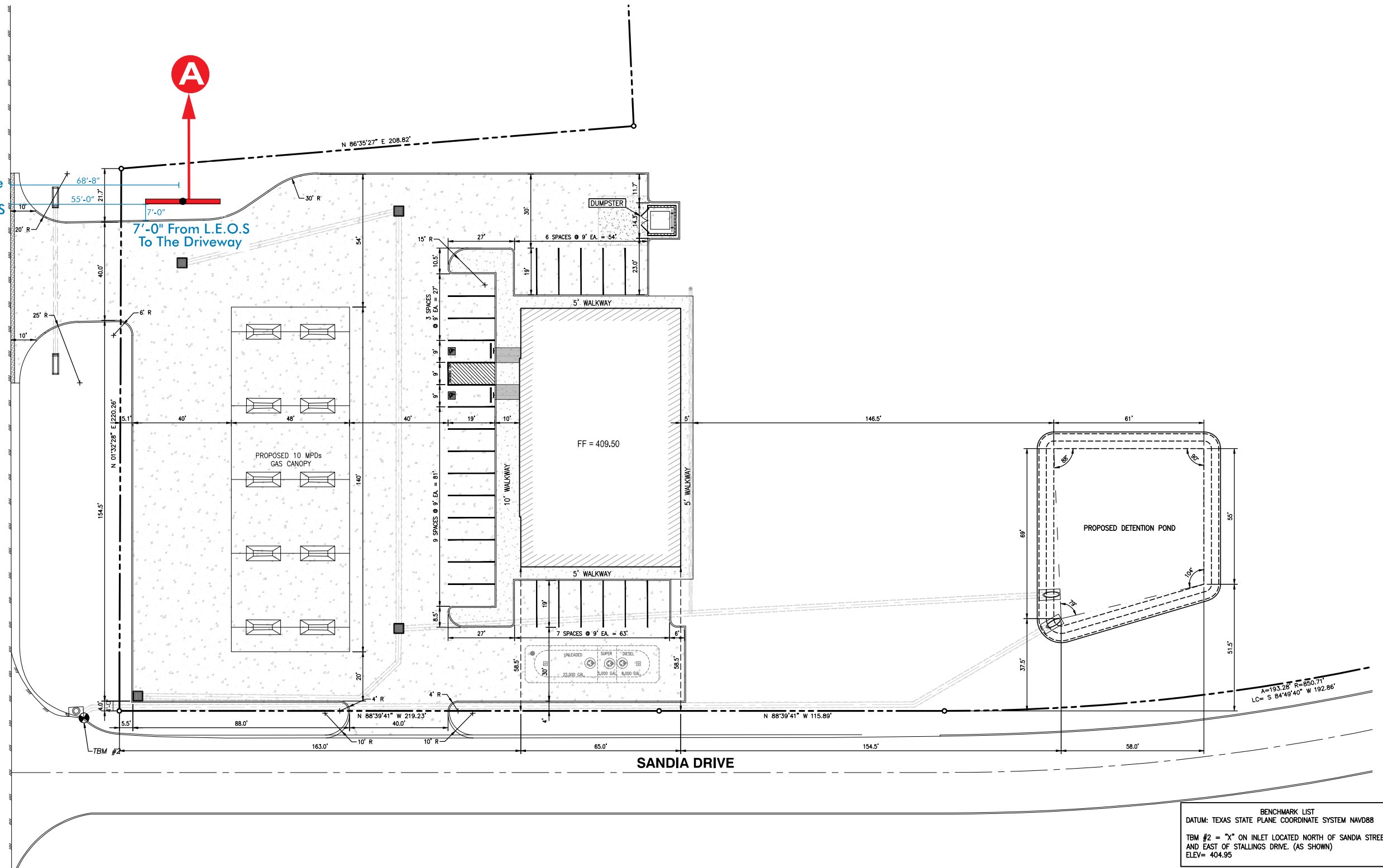
Nacogdoches
Engineering Department
City of Nacogdoches



68'-8" From L.E.O.S
To The Base Of The Pole

55'-0" From L.E.O.S
To The Curb

NORTHWEST STALLINGS DRIVE
(STATE HIGHWAY LOOP NO. 224)



NOTE:
DIMENSIONS SHOWN ARE TO FACE OF
CURB, UNLESS OTHERWISE NOTED

No.	Description	By	Date



ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

BENCHMARK LIST
DATUM: TEXAS STATE PLANE COORDINATE SYSTEM NAVD88
TBM #2 = 2" ON INLET LOCATED NORTH OF SANDIA STREET
AND EAST OF STALLINGS DRIVE. (AS SHOWN)
ELEV= 404.95

ON THE ROAD
S.H. LOOP 224 AT SANDIA DRIVE
NACOGDOCHES, TEXAS

SITE DIMENSION PLAN

Designed By: RFF	Drawn By: FJA	Scale: 1"=20'
Surveyed By: EGA	Checked By: BS	F.B. No. MCE-2022
Calculated By: RFF	Date: 08/03/2023	Save Name: OTR-11AC

Drawing or Job No. E S-187
Sheet 2 of 5

VICTORY SIGNS & IMAGING
FABRICATORS & INSTALLERS



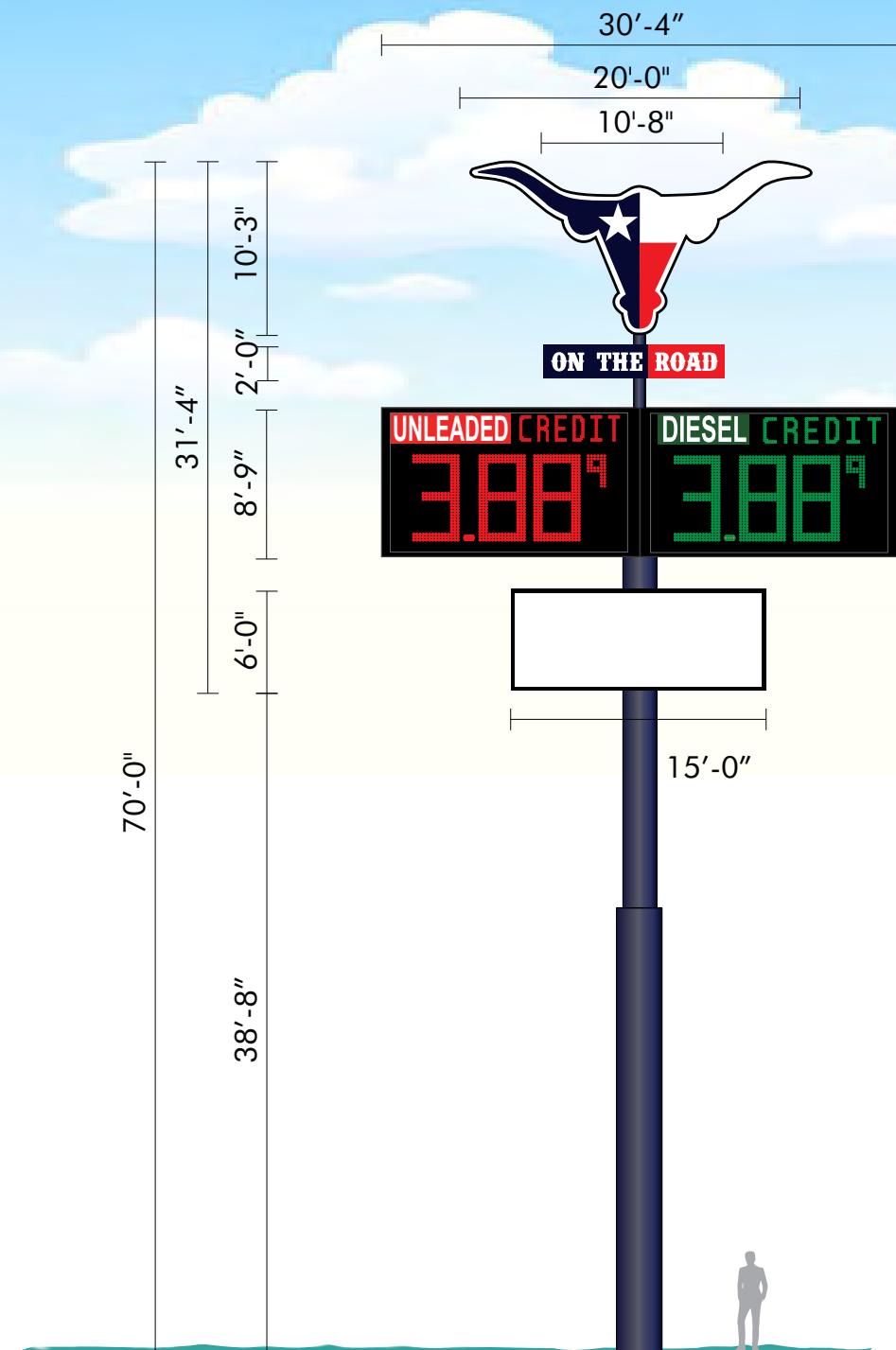
ON THE ROAD

ON THE ROAD
1304 NW STALLINGS DR
NACOGDOCHES, TX 75964

ADDRESS: 6530 Queenston Blvd
Houston, TX 77084

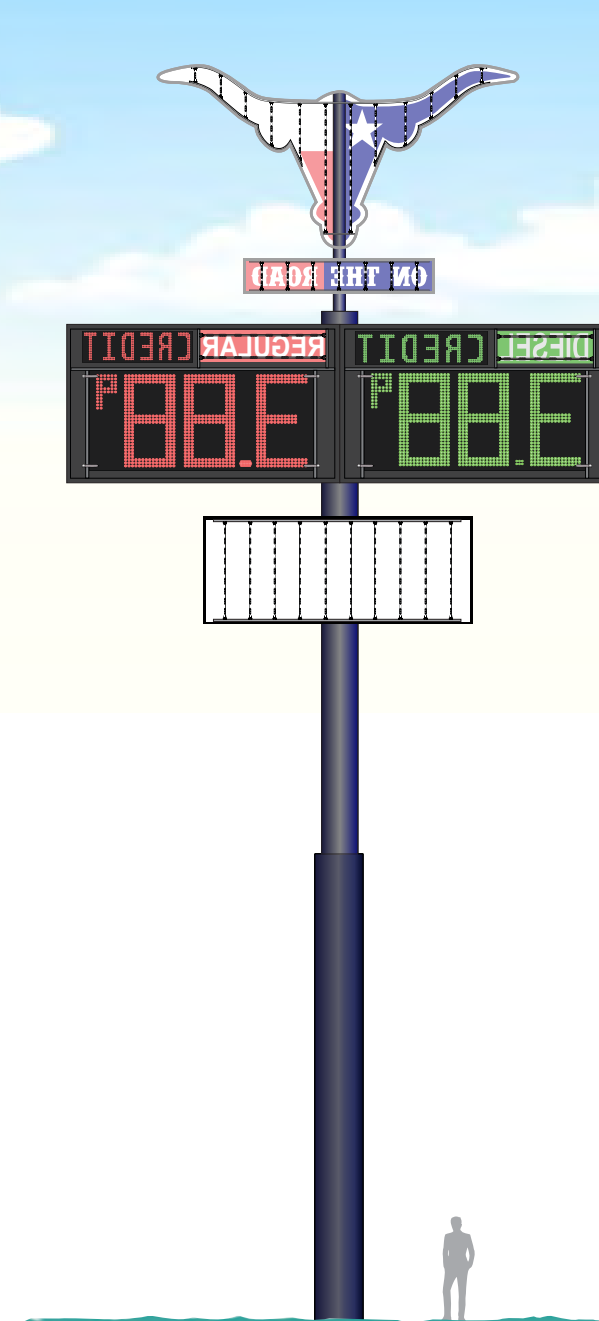
PHONE: 832-873-5253

EMAIL: murtaza@victory-signs.com



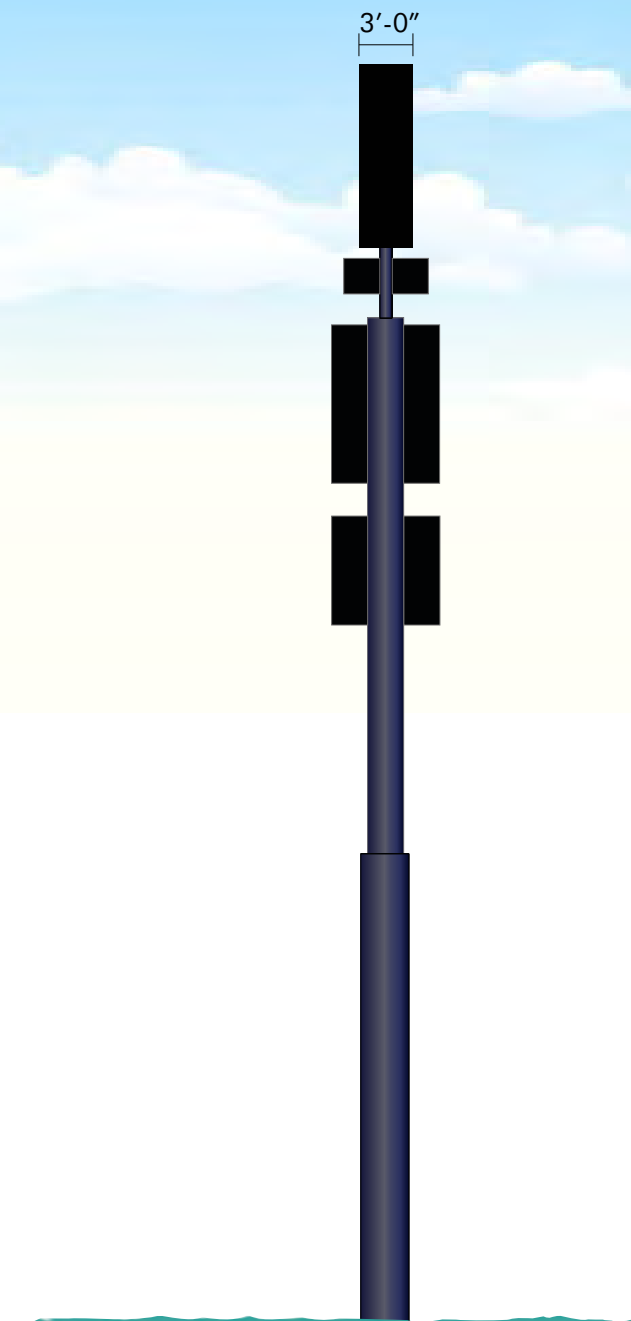
1 PROPOSED GROUND SIGN
SCALE: 3/32" = 1'-0"

SCALE: $3/32'' = 1'-0''$



2 | BACK VIEW DETAIL

SCALE: $3/32'' = 1'-0''$



2 | SIDE VIEW DETAIL

SCALE: $3/32'' = 1'-0''$



VICTORY SIGNS & IMAGING

6530 QUEENSTON BLVD

HOUSTON, TX 77084
Ph: (832) 873-5253

PROJECT: ON THE ROAD

DESIGNER: MURTAZA

ADDRESS: 1304 NW STALLINGS DR
NACOGDOCHES, TX 75964

NACOGDOCHES, TX 75964

SCALE: NTS

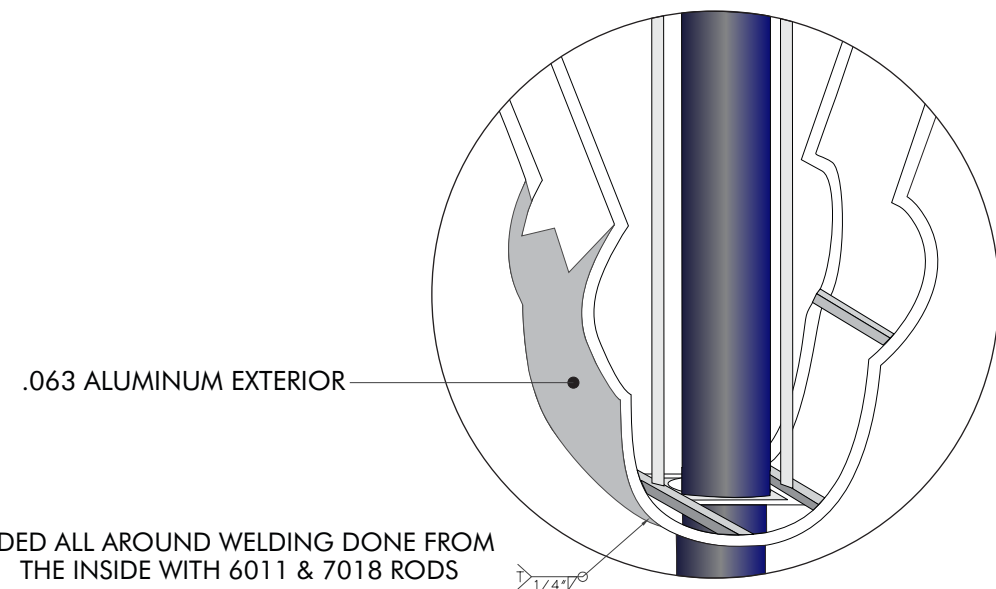
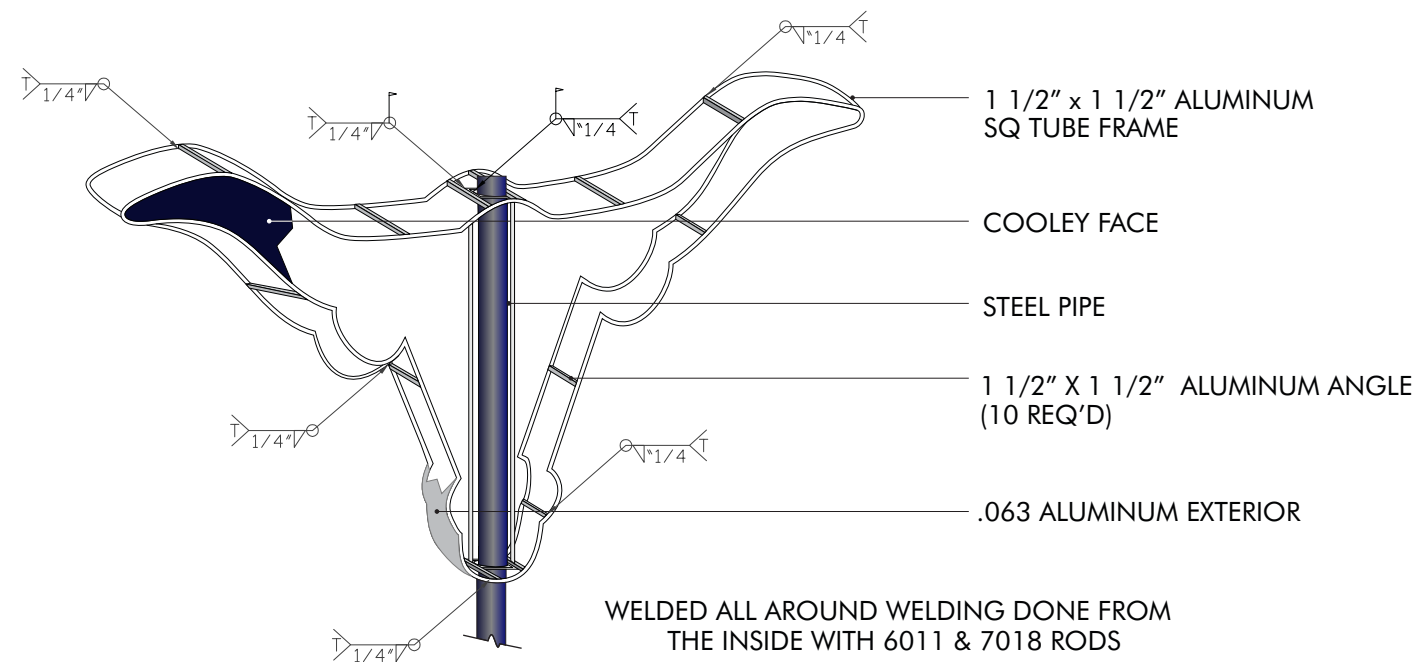
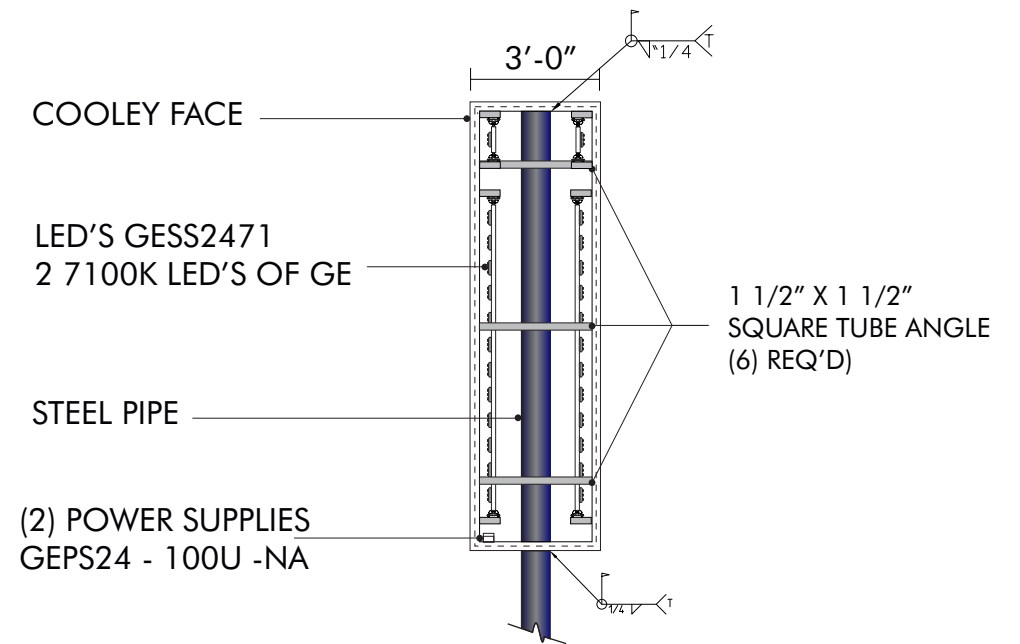
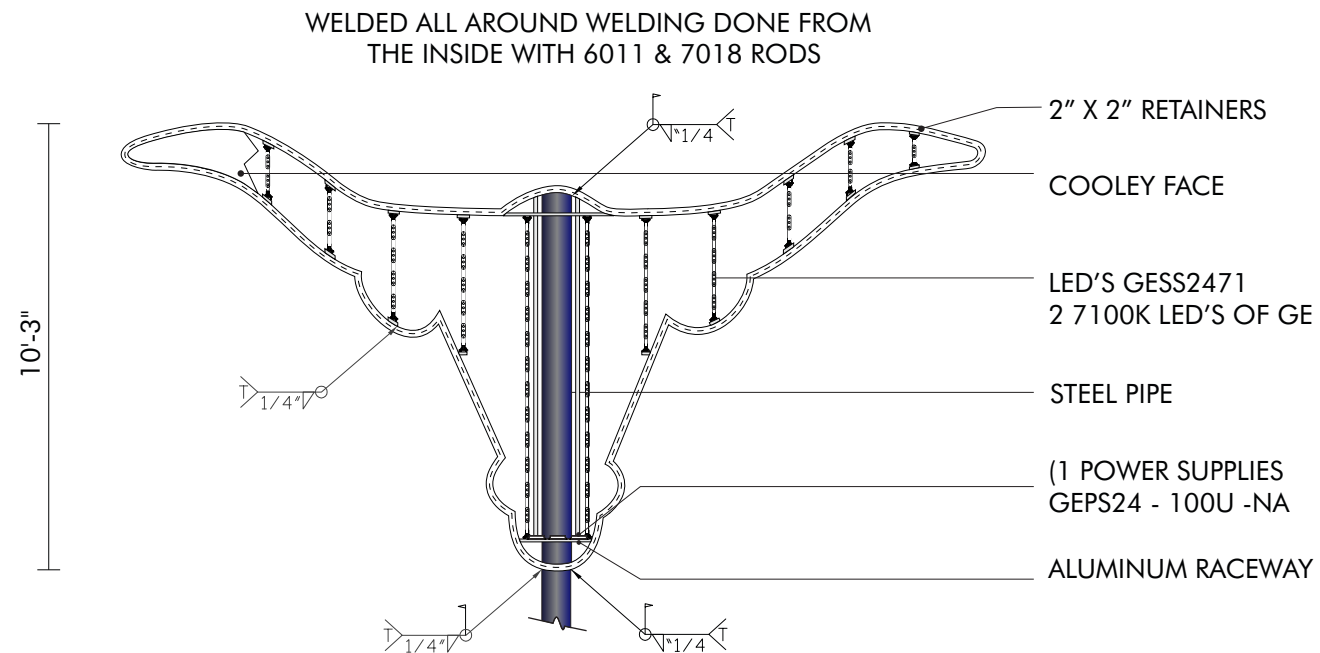
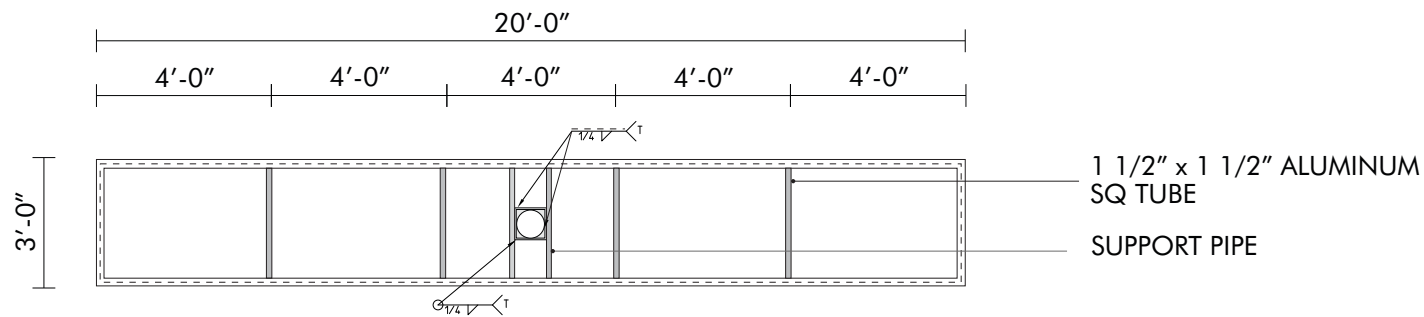
CUSTOMER APPROVAL: _____

COMMENTS: _____

VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

PLEASE NOTE: INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600
OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY
AND LOCAL CODES

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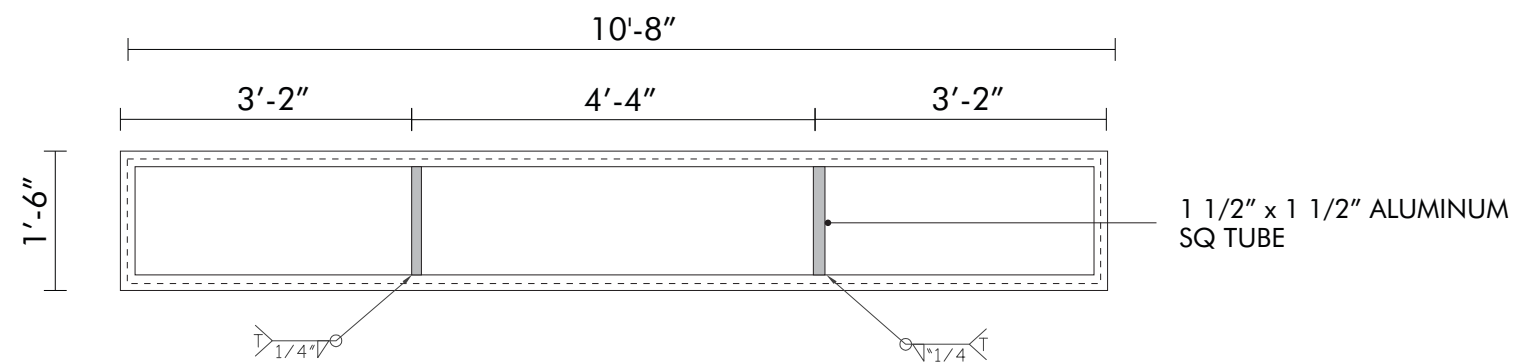
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CUSTOMER APPROVAL: _____
COMMENTS: _____

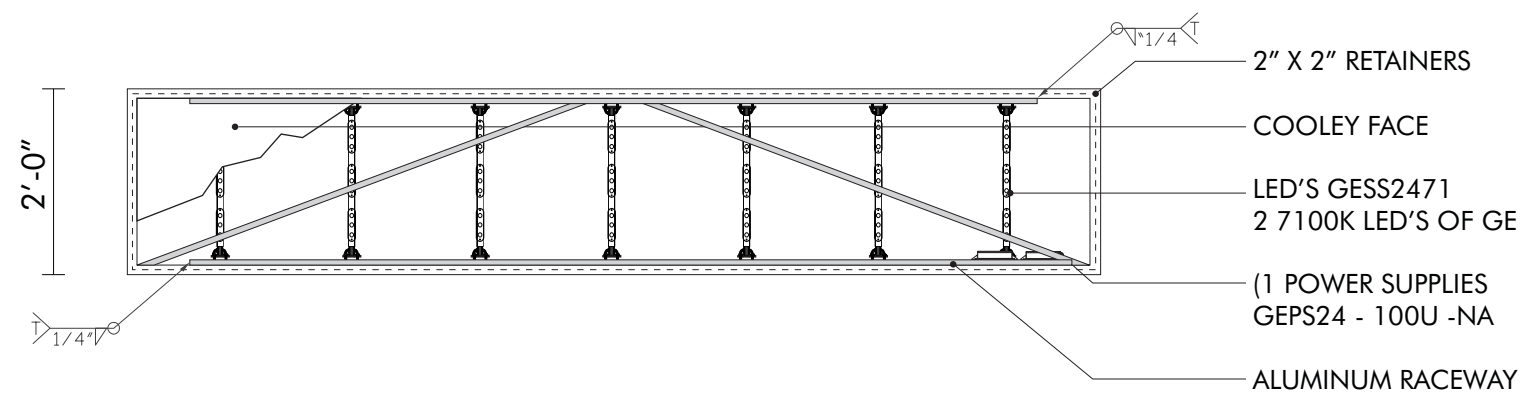
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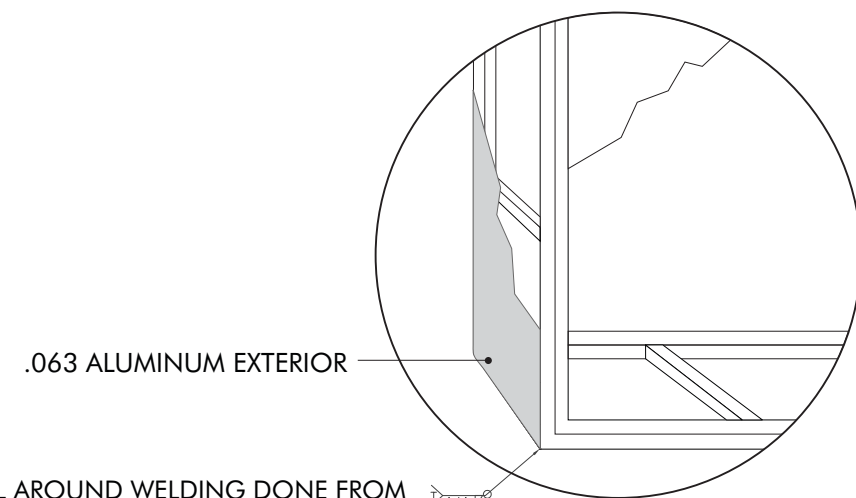
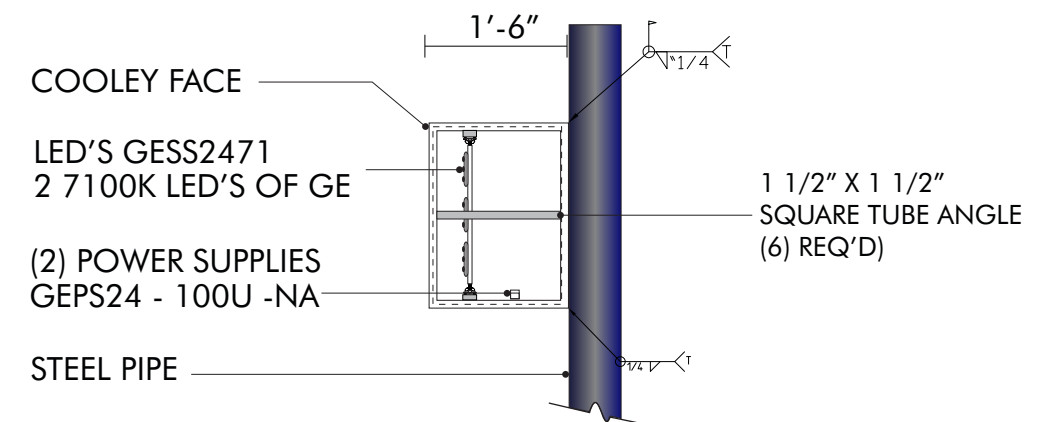
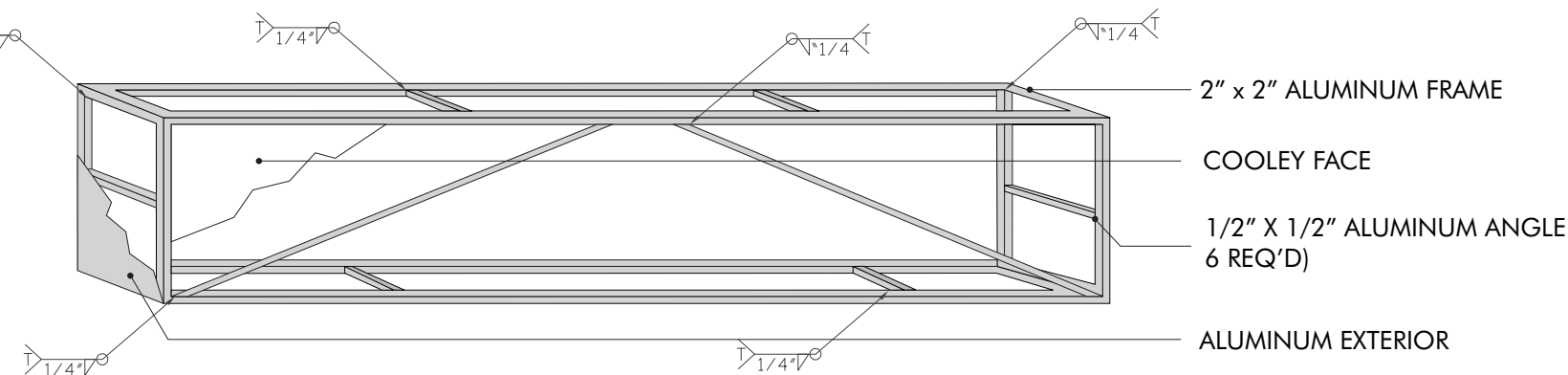
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WELDED ALL AROUND WELDING DONE FROM THE INSIDE WITH 6011 & 7018 RODS



WELDED ALL AROUND WELDING DONE FROM THE INSIDE WITH 6011 & 7018 RODS



WELDED ALL AROUND WELDING DONE FROM THE INSIDE WITH 6011 & 7018 RODS

2) Qty 1 - 120V/20A Circuit, Primary electrical to LED supplies and day/night on/o ffcontrol power by others

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

120VOLT/20AMP

TOTAL AMP DRAW

0.38 AMP

PRIMARY ELECTRICAL TO LED POWER SUPPLY/SUPPLIES BY OTHERS
SECONDARY LOAD .84 KVA



VICTORY SIGNS & IMAGING

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PROJECT: ON THE ROAD

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NACOGDOCHES, TX 75964

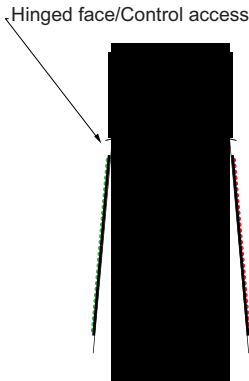
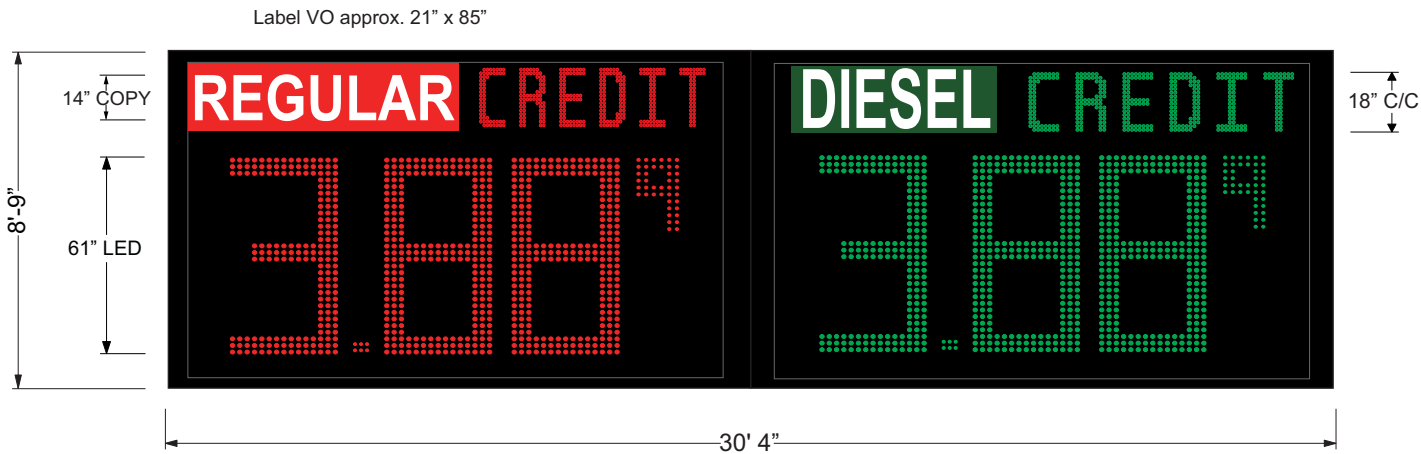
SCALE: NTS

CUSTOMER APPROVAL: _____
COMMENTS: _____

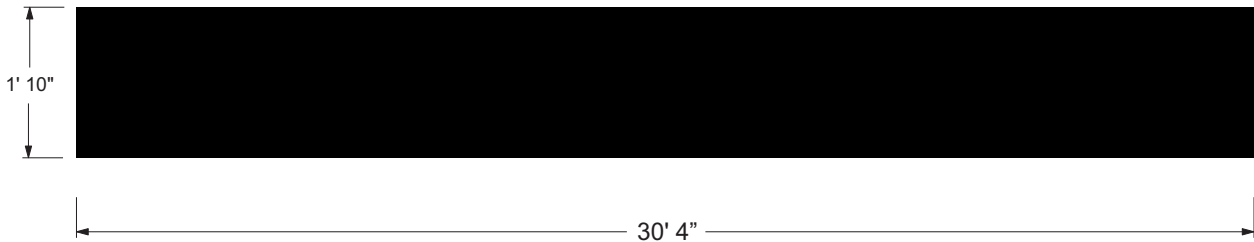
VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

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* Digits back to back



Cabinet Specs		Label Specs		Other	
Digit Size & Style:	61" LED	LED Backlit Label Panel -		* Optimum digit spacing	This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user. * Actual LED size and configuration may vary  LISTED UL File Number: E340294 CCN: UXYT  ETL LISTED CONFORMS TO UL STD 48 UL STD 1433 CERTIFIED TO CAN/CSA STD C22.2 NO. 207
Digit Color:	Red/Green	Label Font:	Helvetica Bold	* Label and cabinet colors for representation only	
Overall Cabinet Size:	8'8"h x 30'4"w x 1'10"d	Label Panel Color:	White	* 265.4 sq ft	
Cabinet Color:	Black	Label Type Color:	3M 3630-73 Dark Red	* 8.19 total AC amps including both sides	
Single or Double Face:	Double			* Cabinet(s) will have lifting/install eyebolt(s)	
Build type:	New cabinet			* Electrical to be knocked out and ran at installer's preference	



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SCALE: NTS

CUSTOMER APPROVAL: _____
COMMENTS: _____

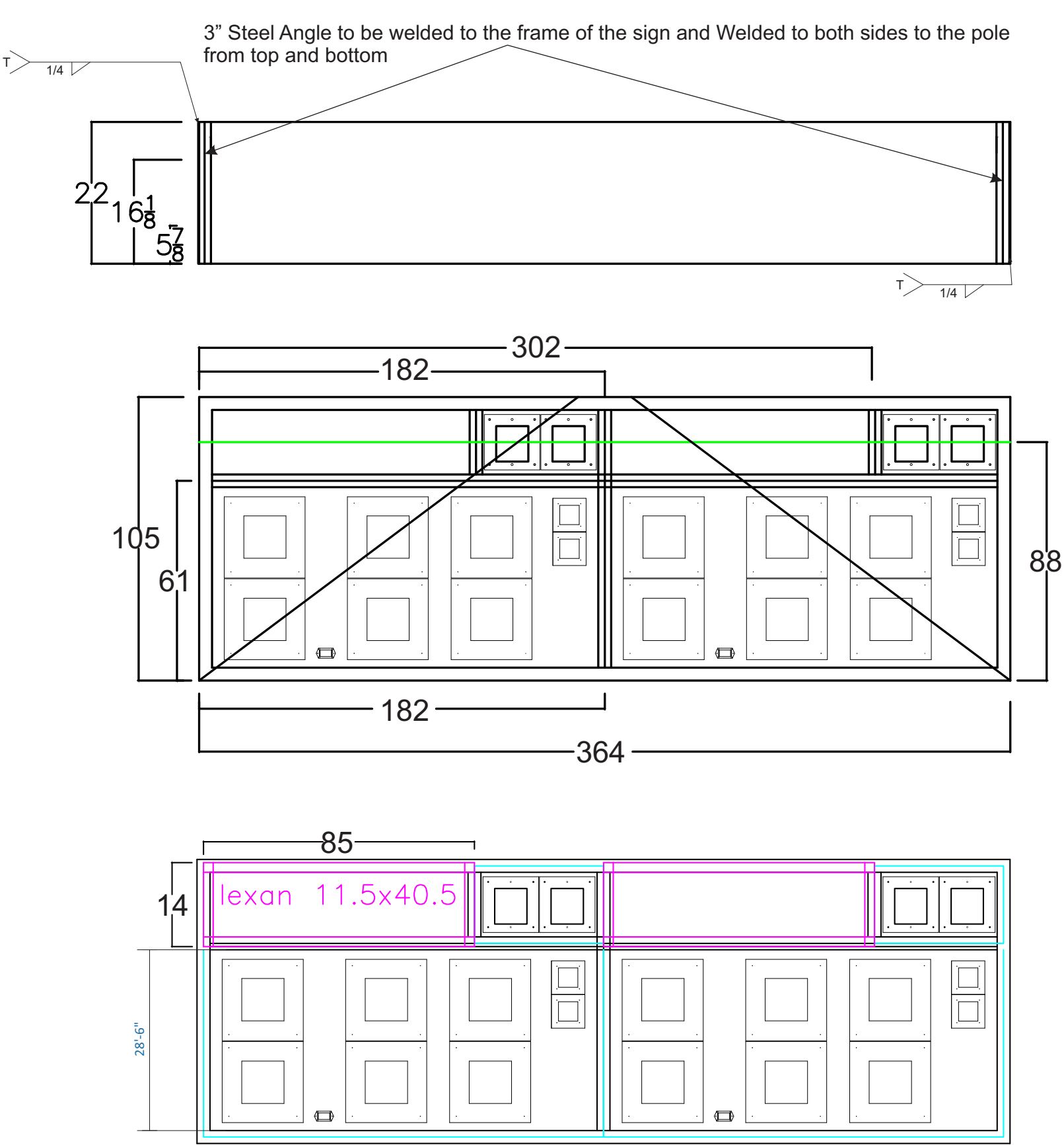
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3" Steel Angle to be welded to the frame of the sign and Welded to both sides to the pole from top and bottom



SIGN SPECIFICATIONS

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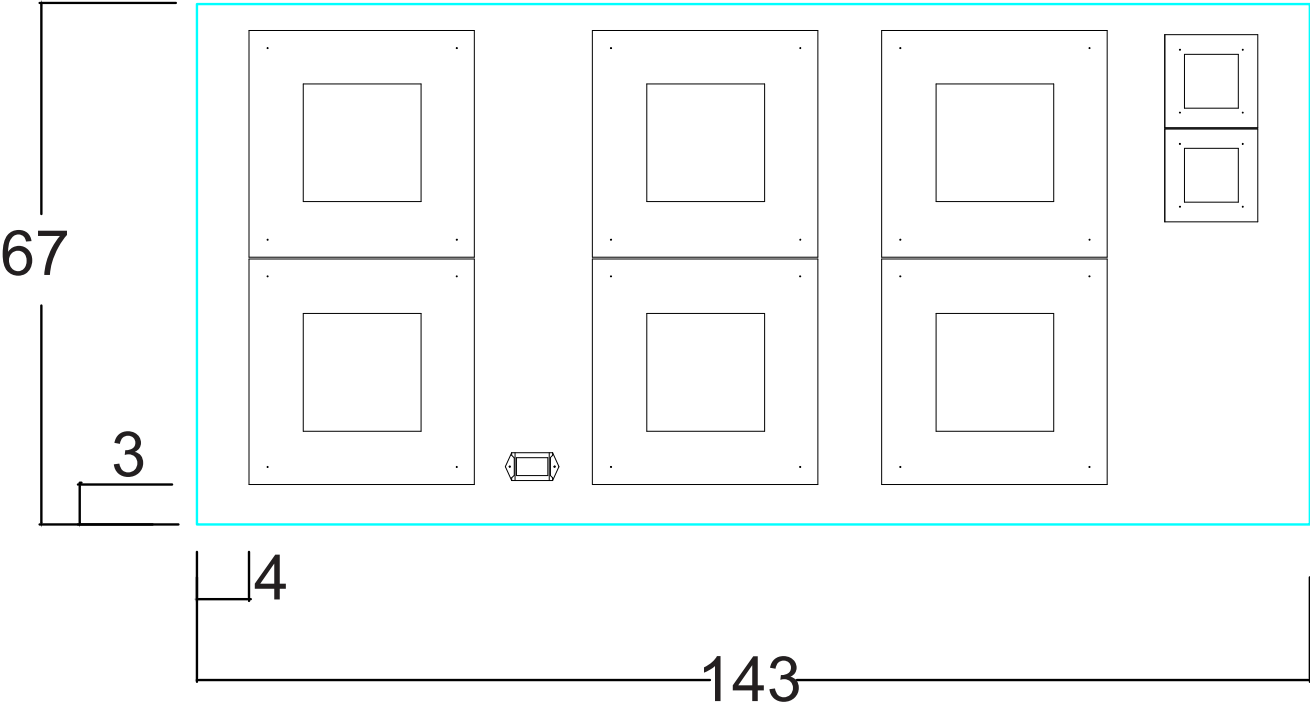
	LED Numeral detail	Cabinet Detail
	BACKGROUND BLACK	HEIGHT 105
	LED COLOR R/G	WIDTH 364
	DIGIT HEIGHT 61"	DEPTH 22
		COLOR BLA
ETL LISTED	MOUNTING DETAILS:	
Conforms to ANSI/UL1433	over 8" square pole	
& ANSI/UL48		

Sunshine Electronics Model 24" product LED fuel price display	CUSTOMER	Victory Sign		
	JOB #	19258001		
	JOB LOCATION	TX		
	MISC			
		REVISIONS	DATE	APPROVED
ZONE	REV	DESCRIPTION		
		Sq foot	10-24-21	SHEET

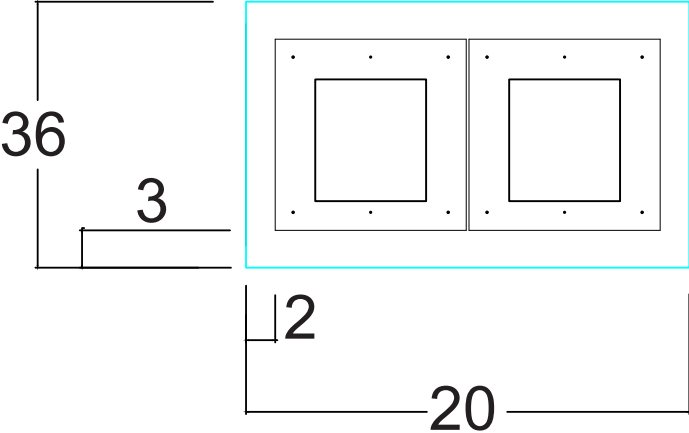


qty—8

Optimum

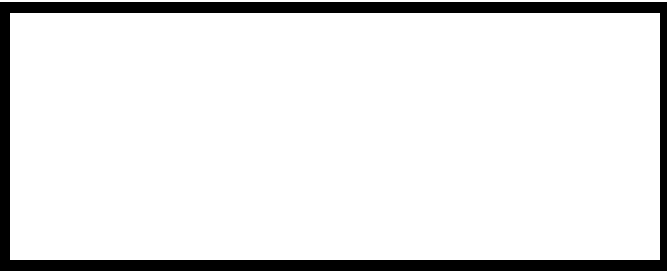
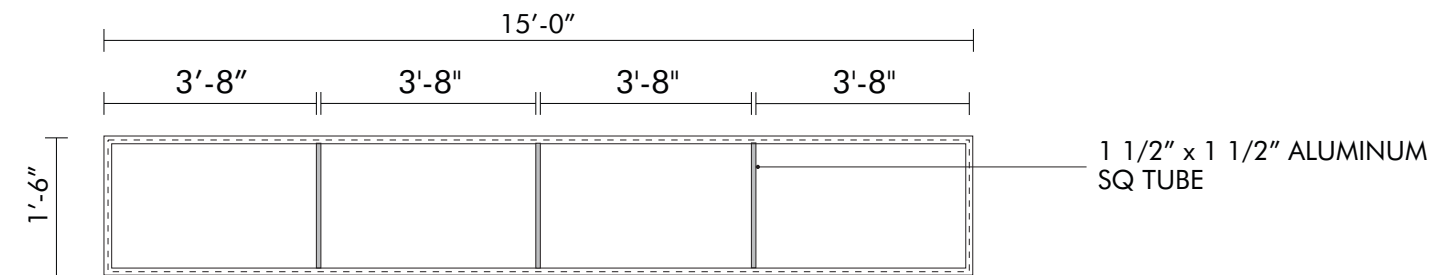


qty—8

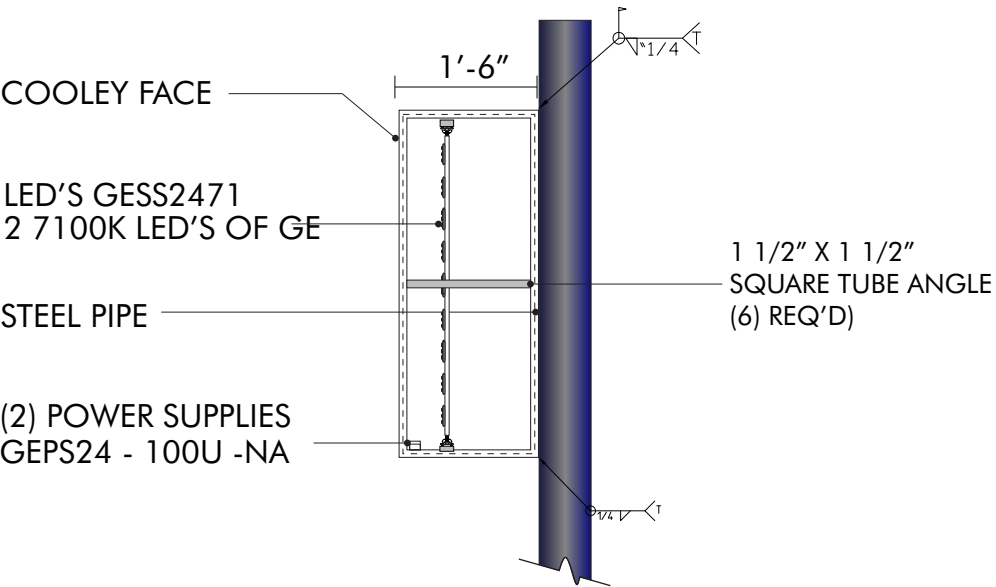
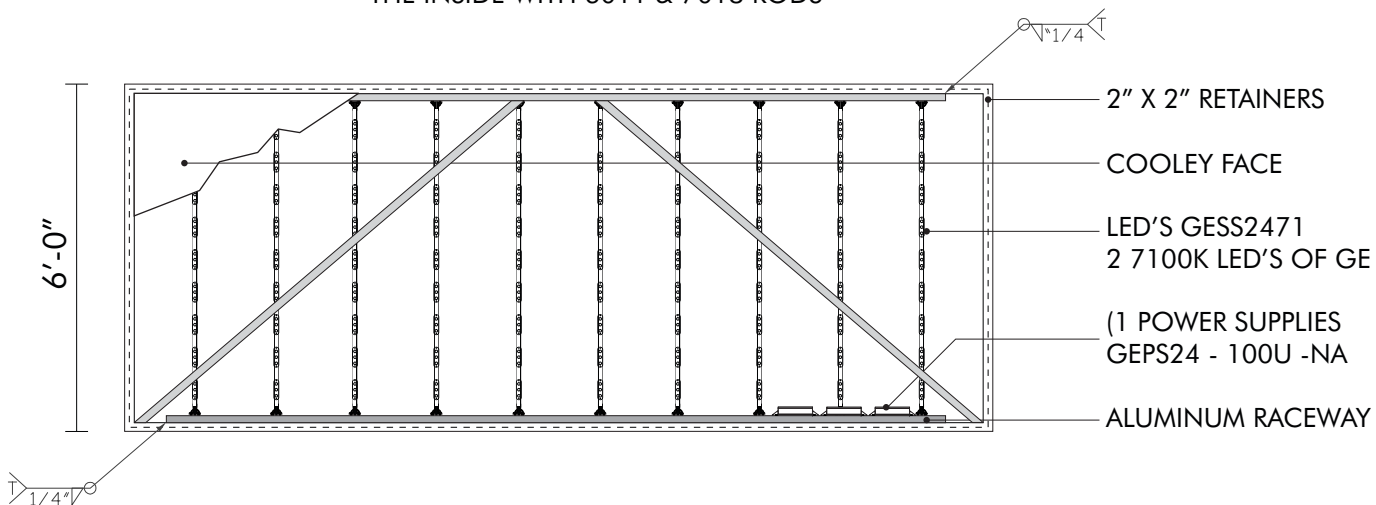


SIGN SPECIFICATIONS			
ELECTRICAL	This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/User.	LED Numeral detail	Cabinet Detail
		BACKGROUND	BLACK
		LED COLOR	R/G
		DIGIT HEIGHT	61
Estimated weight	ETL LISTED Conforms to ANSI/UL1433 & ANSI/UL48	MOUNTING DETAILS:	
		over 8" square pole	

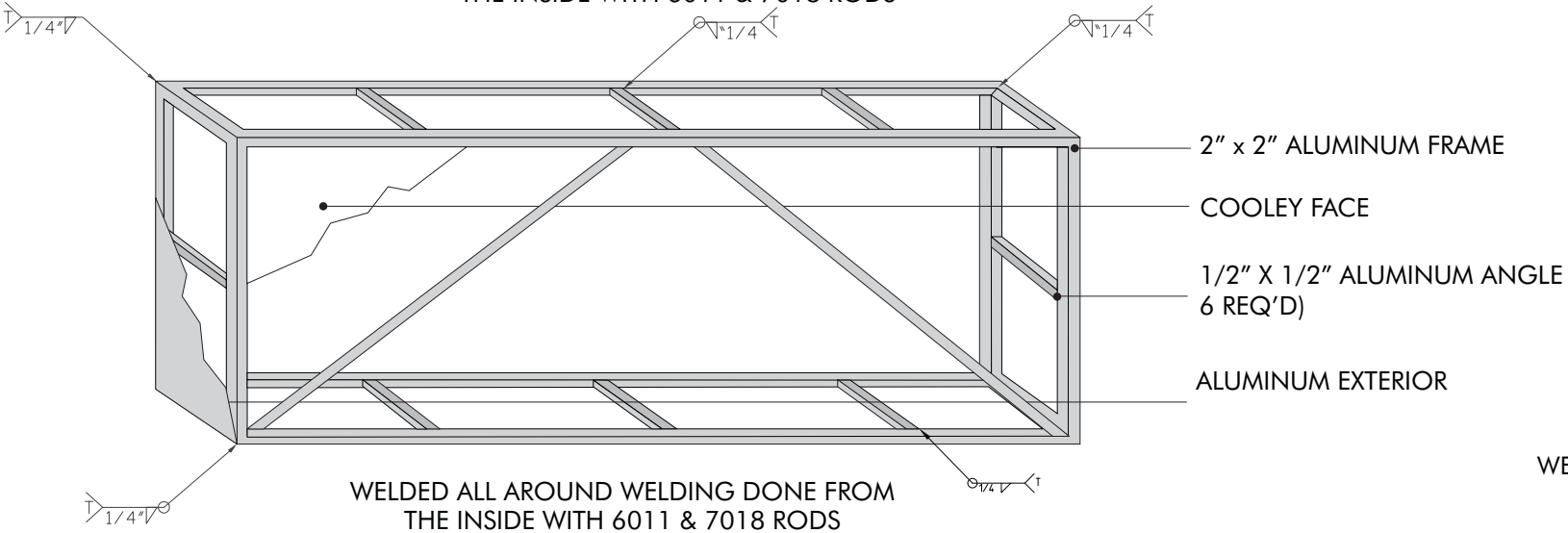
CUSTOMER		Victory Sign	
JOB #		19258001	
JOB LOCATION		Houston TX	
MISC			
Sunshine Electronics Model 24" product LED fuel price display		Sq foot	DATE
			10-24-21
			SQFT
			SHEET
		REVISIONS	APPROVED
			DATE
			DESCRIPTION
			REV
		ZONE	



WELDED ALL AROUND WELDING DONE FROM THE INSIDE WITH 6011 & 7018 RODS

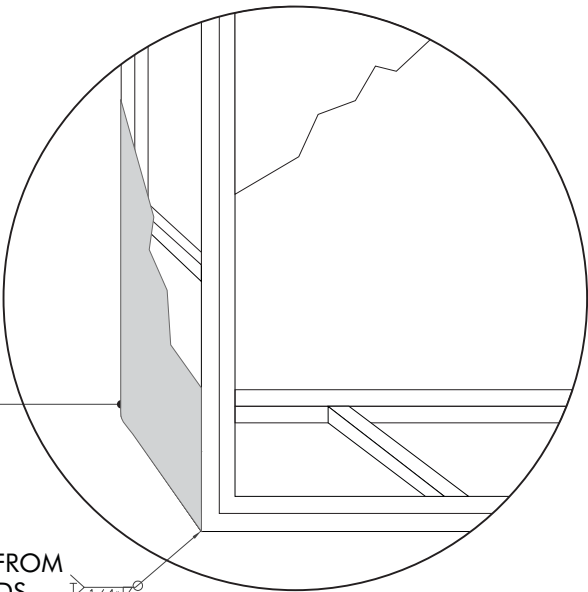


WELDED ALL AROUND WELDING DONE FROM THE INSIDE WITH 6011 & 7018 RODS



.063 ALUMINUM EXTERIOR

WELDED ALL AROUND WELDING DONE FROM THE INSIDE WITH 6011 & 7018 RODS



2) Qty 1 - 120V/20A Circuit, Primary electrical to LED supplies and day/night on/o fcontrol power by others

**ELECTRICAL REQUIREMENTS**
PRIMARY CIRCUIT
120VOLT/20AMP
TOTAL AMP DRAW
1.38 AMP
PRIMARY ELECTRICAL TO LED POWER
SUPPLY/SUPPLIES BY OTHERS
SECONDARY LOAD .84 KVA



VICTORY SIGNS & IMAGING
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HOUSTON, TX 77084
Ph: (832) 873-5253

PROJECT: ON THE ROAD

DESIGNER: MURTAZA

ADDRESS: 1304 NW STALLINGS DR
NACOGDOCHES, TX 75964

SCALE: NTS

CUSTOMER APPROVAL: _____
COMMENTS: _____

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SVO2023-05 Site Photos

Subject Property





Street View
Looking South

Street View
Looking North

