



March 11, 2024

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 March 11, 2024. 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 February 12, 2024, Planning & Zoning Commission meeting.
5. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
936-559-2574 □ Fax 936-559-2912 □ www.nactx.us
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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 approval for a Specific Use Permit to operate a Halfway House in an R-4, Multi-Family District, on Lot 8, Block 3 of the Banita Subdivision, located at 2019 Pearl Street. This request has been submitted by New Hope Communities of Texas, Inc. Case Number SUP2024-01.

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 March 6, 2024, by 5:00 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator

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**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 12, 2024, AT 5:00 P.M.
REGULAR HYBRID MEETING**

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; Assistant City Engineer, Jason Vickery; City Attorney, Jerry Baker; Planning Consultant, Nathan Dietrich (virtual);

OTHERS PRESENT : Applicant, David Rhodes; Fay Rhodes; Yanli Zhang; Brad Bell; Sammy Smith; Mariela Gonzalez with KTRE; Jacob Crawford; Richard Humphreys; Amber Jolley;

OTHERS PRESENT (Via Remote): Elizabeth Downey;

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:00 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 December 11, 2023 Planning and Zoning Commission meeting.

Commissioner Phou moved to approve the minutes from the December 11, 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 for a Specific Use Permit to operate a Halfway House in an R-4, Multi-Family District, on Lot 8, Block 3 of the Banita Subdivision, located at 2019 Pearl Street. This request has been submitted by New Hope Communities of Texas, Inc. Case Number 2024-01.

Interim City Planner (ICP), Juan Pollette presented the request to the Commission stating the applicant is requesting to operate a halfway house in an existing 3,000 sq ft, 9-bedroom home with acceptable parking. ICP Pollette stated the residents who will be living in the home will possibly have criminal records and are transitioning from addiction or intellectual disabilities back into society. ICP Pollette explained the goal of this type of land use is to help the resident evolve from short-term to long-term housing and provide skills and support for a positive outcome. ICP Pollette stated staff believes that from a land use perspective, the request meets the conditions for approval but stated the one condition that is questionable is compatibility because it is subjective.

ICP Pollette stated staff held a neighborhood meeting prior to the public hearing and two people attended in support of the Specific Use Permit. ICP Pollette stated staff has received three letters in opposition and one in support of the Specific Use Permit.

Chairman Conklin asked staff why the notification letter's definition and use were not expanded on. ICP Pollette explained the applicant was in attendance and was planning to present the details of the proposal and answer any question from the Commission.

There was discussion amongst the Commission and City Attorney (CA), Jerry Baker regarding what types of conditions could be imposed and the criteria for a Specific Use Permit (SUP).

Applicant David Rhodes with New Hope Communities of Texas, Inc. addressed the Commission giving the details of his proposal for the requested SUP. Mr. Rhodes stated there is a dire need in Nacogdoches County stating the high interdictions and suicide rate for the County. Mr. Rhodes went on to explain in detail the intent of the transition house stating there would be an in-house manager, applicants would be tightly screened making sure they did not have violent backgrounds, and explained the requirements of the residents once they were accepted into the program.

Mr. Rhodes read a letter from the 217th District Court Judge, Bob Insleman. Judge Inselman's letter stated he is the president and manager of transitional houses in Angelina County and went on to describe the rules, conditions, and operations of the recovery houses. Judge Inselman's letter stated the success rate of a residential recovery house is over 80 percent.

There was a discussion between the Commission and the Applicant regarding experience running a recovery house, qualifications for an in-house manager, and drug statistics of Nacogdoches County.

Chairman Conklin asked if the residents in the halfway house would be from Nacogdoches County.

Mr. Rhodes replied yes and would either be referred by the court or could come to the recovery house on their own.

There was a discussion between the Commission and the Applicant regarding limitations on criminal history and what types of offenses the residents would have to qualify to be residents at the halfway house.

Chairman Conklin opened the hearing for public comment.

Sammy Smith, a resident who resides at 1801 York Drive stated the neighborhood of the requested SUP has deteriorated in the last 43 years and does not understand where the need is for a halfway house in Nacogdoches County. Mr. Smith stated the halfway house is not a positive element for the neighborhood and encouraged the Commission to not recommend approval to the City Council.

Brandon Rowell, a resident who resides at 1911 Pearl Street stated children get off the school bus close to the proposed halfway house and is genuinely concerned about safety. Mr. Rowell stated if the SUP was approved, he would like to see continuous controls and audits ensuring everything is being done according to the conditions of the SUP.

Brad Bell, a resident of 302 N. Raguet stated he was a licensed Chemical Dependency Counselor and Clinical Director for ADAC who serves Angelina and Nacogdoches Counties. Mr. Bell stated that ADAC does not get to treat as many people from Nacogdoches County as Angelina County due to the limited support. Mr. Bell explained the strict rules and enforcement of the recovery houses he has had experience with and how transitional housing is so important. He also stated that Nacogdoches is in need of this type of housing.

Elizabeth Downey, property owner of 1927 Pearl Street stated her daughter lives at the property with two other roommates while they attend SFA. Ms. Downey stated the safety of her daughter and tenants is very important and does not feel comfortable with the halfway house being three houses down from where they live. Ms. Downey expressed this type of property will decrease property values and if the City Council approves the SUP, she will sell her rental home as she does not feel a halfway house is appropriate to be in such proximity to a college or residential neighborhood.

Yanli Zhang, a resident of 2120 Pearl Street #210 stated he strongly supports people in need of addiction intervention but the Commission and Council need to consider what is positive for SFA University. Mr. Zhang stated he does not think a halfway house belongs in the area.

Gary Griffin, property owner of 127 W. College St. stated his primary concern was the notification he received from the City and the purpose of the SUP was poorly explained. Mr. Griffin stated he is generally in support of the halfway house and does not believe property values will decrease. Mr. Griffin expressed he would like the SUP to be approved with stipulations.

Jake Crawford, who resides at 240 CR 726 stated he owns two properties within 200' of the subject property. Mr. Crawford reached out to the applicant of the SUP regarding his intentions with the property. Mr. Crawford went into detail regarding his experiences with halfway houses and addiction and stated he was in full support of the SUP. Mr. Crawford explained to the Commission there is a lot of drug abuse and alcoholism along Pearl Street and the halfway house may help clean the area up.

Amber Jolley, who resides at 159 Sundown Dr stated she was a realtor and property manager. Ms. Jolley explained that the applicants are doing this with passion and the organization is completely faith-driven. Ms. Jolley stated the halfway house is a beacon for the community and statistics show that transitional housing helps criminals successfully transition into the real world. Ms. Jolley expressed her support for the approval of the specific use permit.

After no other public comment, Chairman Conklin closed the public hearing and opened for Commission Discussion.

Commissioner Carrol expressed there was a great need for recovery houses in Nacogdoches and felt we should help people get their lives in order. She stated that this housing would be a great benefit.

Commissioner Perry expressed the need for transitional housing but also understood the surrounding property owners concerns.

Commissioner Phou stated the Commission must take into consideration the neighbors' concerns regarding the SUP and also does not think the City has the manpower to enforce potential conditions of the SUP if they were violated. Phou expressed that the alcohol and drug use in the neighborhood is apparent and having two liquor stores in proximity to the subject property concerns her.

Commissioner Forbes expressed that it would be critical for conditions to be included with the SUP for her support of the recommendation to the City Council. Commissioner Forbes stated it is very important to not accept people with violent and sexual crimes into the halfway house and would like the city to follow up if the SUP was approved to make sure a nuisance was not created.

There was discussion amongst the Commission and Staff regarding the communication with property owners close to the subject property regarding the details of the SUP request as well as the definition of what a halfway house is according to the ordinance.

There was discussion between the Commission and the applicant regarding consequences if residents break the rules. Mr. Rhodes stated they would be automatically removed from the program.

Commissioner Phou made the motion to postpone the meeting until the March 11, 2024, Planning & Zoning Commission meeting to hear from Judge Inselman and his experience with Commissioner Forbes seconding. The postponement of the meeting was approved unanimously (5-0).

6. WORK SESSION

- A.** Discuss amending Chapter 118-141(b), "Zoning," Article II, "Administration", Division 4, "Generally," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.

Planning Consultant (PC), Nathan Dietrich addressed the Commission stating the change would be to replace the word "Commission" with "Council".

- B.** Discuss amending Chapter 118, "Zoning," Article IV, "Development Standards", Division II, "Off-Street Parking Standards," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.

PC Dietrich stated the proposed changes would include a duplex parking ratio. Strip center parking ratio, and additionally will provide flexibility for parking standards. There was discussion amongst staff and the Commission regarding parking in front yards and driveway requirements.

- C.** Discuss amending Chapter 118-1, "Definitions," Article 1, of the City of Nacogdoches, Texas Code of Ordinances, "In General", clause; providing a repeal clause; and providing an effective date.

PC Dietrich explained to the Commission that some definitions were lacking in the ordinance and staff is proposing to define duplex, streets, and public right of way as the words are used throughout the code without a definition. PC Dietrich also explained staff is proposing to include the different types of dwelling units in the definition section of the ordinance so the public can find them in one place.

- D. Discuss amending Chapter 118, "Zoning," Article II, "Administration", Division 3 and 4, "Board of Adjustment and Amendment Procedure," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.

PC Dietrich explained that the Zoning Board of Adjustment is reviewing their Rules & Procedures and the proposed changes need to take place in the actual ordinance to reflect the Local Government Code. PC Dietrich stated the proposed changes will clean up the duplications in various sections of the ordinance.

- E. Discuss amending Chapter 118-427, "Zoning," Article VI, "District Development Standards" of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.

PC Dietrich explained to the Commission that staff is proposing to add additional flexibility to lots that have been in the same configuration before the zoning ordinance. PC Dietrich stated he is proposing a five percent rule and if the lot is within the minimum requirements, staff will be able to approve the building permit versus having to go to the Zoning Board of Adjustment to request a variance.

- F. Discuss amending Chapter 118. "Zoning," Article II, Division 5, "Administration", "Nonconforming Structures and Uses," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.

PC Dietrich expressed there are numerous non-conforming lots within the city and the proposed changes would allow for improvements to occur but not allow the increase in the footprint of the home or business. The applicant would not have to apply for a variance if they met the minimum development standards.

- G. Discuss amending Chapter 118, "Zoning," Article V, "Planned Developments" of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.

PC Dietrich explained that the staff is trying to simplify the Planned Development process and the proposed updates will remove the concept plan and merge it with the development plan as one step. PC Dietrich stated staff is proposing that a Planned Development be a minimum of three acres.

There was discussion amongst the Commission and staff regarding extensions of plans and expirations of Planned Developments after two years.

- H. Discuss land use options, and zoning districts, including but not limited to Cluster Development. High-level discussion on expanding options in the ordinance for more dense development.

PC Dietrich stated there are numerous ways to incorporate affordable housing and cluster development into the city which include additional zoning amongst many things. Commissioner Forbes stated the city could do high-density developments in which developers could make a profit while building larger homes mixed with affordable homes. Commissioner Forbes and Phou stated they would like a presentation in front of the City Council.

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 the agenda for a subsequent meeting.

There was no discussion.

6. Previous City Council Decisions on Planning & Zoning cases: On December 5, 2023, the City Council took the following action on the items listed below:

- A. Approved 4-0: Request for 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.
- B. Approved 4-0: Request for 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.

7. Adjourn

Chairman Conklin adjourned the meeting at 7:21 p.m.

Chairman Shannon Conklin

Attest: Aimee Cloutier, Planning Coordinator



PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Consider approval for a Specific Use Permit to operate a Halfway House in an R-4, Multi-Family District, on Lot 8, Block 3 of the Banita Subdivision, located at 2019 Pearl Street. This request has been submitted by New Hope Communities of Texas, Inc. Case Number SUP2024-01.

OVERVIEW:

This agenda item was tabled/postponed on February 12, 2024 by the Commission, to review and hear additional information regarding this land use from the applicant and other Halfway House operators.

The required public hearing for this item was held on February 12, 2024 where eight individuals came to the meeting to express their opinions on the request. Of the eight (8) people, four (4) were in support of the project because they felt there was a need for a recovery house in the community and four (4) were opposed because they felt that it was not a good location and the safety of the neighborhood. The request is for a Specific Use Permit (SUP) to operate a Halfway House at 2019 Pearl Street. The property is zoned R-4, Multi-Family, and is surrounded by multifamily apartments. Per the Zoning Ordinance, a Halfway House is permitted in the R-4, Multi-Family zoning district with the approval of a SUP. The SUP process allows staff, the Commission, and the City Council the opportunity to review and impose reasonable conditions, if necessary, on the development.

The applicant is proposing to utilize the existing 3,150-square-foot building located on the southwest corner of West College Street and Pearl Street. The house was constructed in 2012 for East Texas Behavioral Resources Inc. and was operated by the Burke Center as a Family Group Home for high-functioning people with Intellectual or Developmental Disabilities until the middle of last year. Family Group Home is a permitted land use by right in an R-4 zoning district and did not need the approval of an SUP at the time that it was approved since that land use was allowed by right. The residents were required to maintain gainful employment, pay rent and provide for themselves. The house has two levels with nine bedrooms, 3.5 bathrooms, and parking in the back for 10 vehicles.

Adjacent Land Use & Zoning

The subject property is zoned R-4, Multi-Family, and currently developed as a commercial multi-family. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Multi-Family Residential	R-4, Multi-Family	Commercial
South	Single-Family Residential	R-4, Multi-Family	Commercial
East	Single-Family Residential	R-4, Multi-Family	Commercial

West	Rural Development	R-4, Multi-Family	Commercial
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The surrounding areas are zoned and developed as Multi-Family properties with single-family development to the south and a major commercial corridor one block to the east. The proposed SUP will not change the allowed uses permitted under the current R-4 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 one block west of the city's main commercial corridor and is surrounded by multi-family developments. The central location allows for close proximity to the commercial corridor and provides convenient access to employment, public transportation, retail, entertainment, and other essential services. The goal of this land use is to help people transition from temporary into long-term housing. Additionally, the program provides skills and support for this transition to occur. The home will utilize the existing 3,150-square-foot multi-room house that fronts Pearl 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 will be located in an existing 3,150-square-foot building and all of the surrounding properties are fully developed. Again, this location was used and built for a similar use. The approval of the SUP would not impede the normal development of the surrounding properties.

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 West College Street, a collector street that functions as the 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 provide 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 driveways or parking. The existing parking area has ten (10) spaces and 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;

The proposed use should not create any nuisances to adjacent properties. The house was originally constructed for a similar use in 2012 and since then, there have not been any major incidents at that location. Staff verified this with Code Enforcement and Police Records Department.

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 *Single-Family Residential* in the Future Land Use Plan (FLUP). This Land Use category is defined as “Conventional one-family detached dwellings (also includes duplexes)”.

Staff believes that although the FLUP designation is not consistent with the current underlying R-4, Multi-Family zoning because the house has multiple bedrooms that share a common space, the house could be used as a single-family home in the future. Approval of the SUP will not change the land uses permitted by the R-4 zoning district.

NOTICES:

Staff mailed out 52 courtesy notices to property owners within 500 feet of the subject notifying them of the new meeting dates. Since the time of this report, Staff has received two (2) additional responses in opposition of the request.

This zoning application was also subject to the additional noticing practices that were approved by the City Council in January 2021. These include a zoning notice 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.

Staff held a neighborhood meeting for the property owners within 500 feet on January 23, 2024, to discuss and answer questions about the request. None of the surrounding property owners attended the meeting.

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

ATTACHMEN 1. Aerial Map
TS: 2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Site Photos
6. Property Owner Consent Form
7. Response Forms as of 02.12.24

SUP2024-01 Aerial Map

This aerial map displays various land parcels and buildings. The map includes a legend, scale bar, north arrow, and date information.

Legend:

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

Scale: 0 60 120 180 240 Feet

Date Created: 01/18/24 13:28 | 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.

Nacogdoches County Engineering Department

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SUP2024-01 Zoning Map

The map displays various zoning districts across a city area. A yellow rectangle highlights a specific parcel at the intersection of Pearl St and Banita St.

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

Scale: 0 to 240 Feet

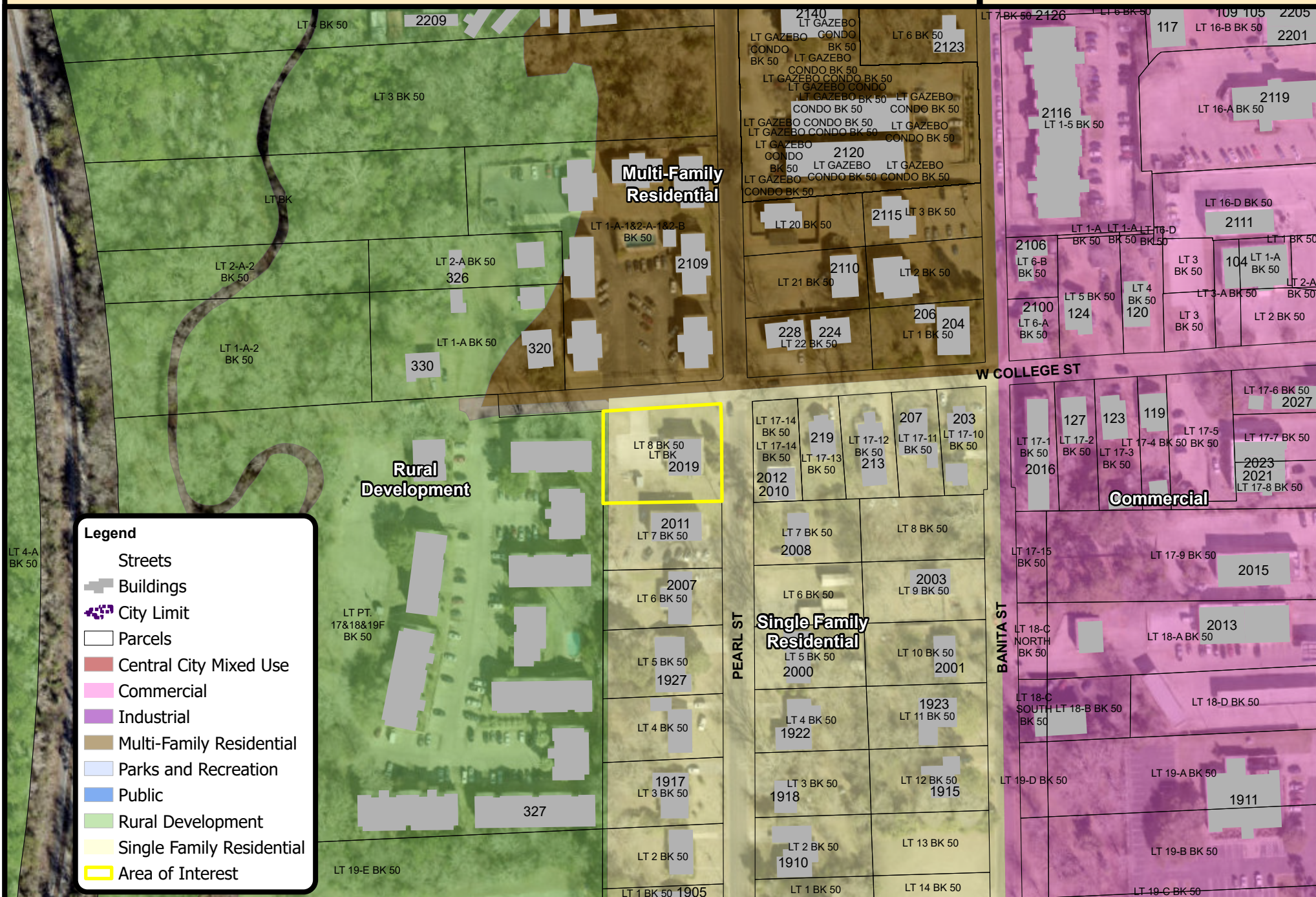
Date Created: 01/18/24 13:29 | Document Generated Automatically

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Nacogdoches County Engineering Department

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SUP2024-01 Future Land Use Map



200 Foot Notification Map

SUP2024-01: 2019 Pearl Street

Legend

 200 Foot Buffer

 Proposed SUP

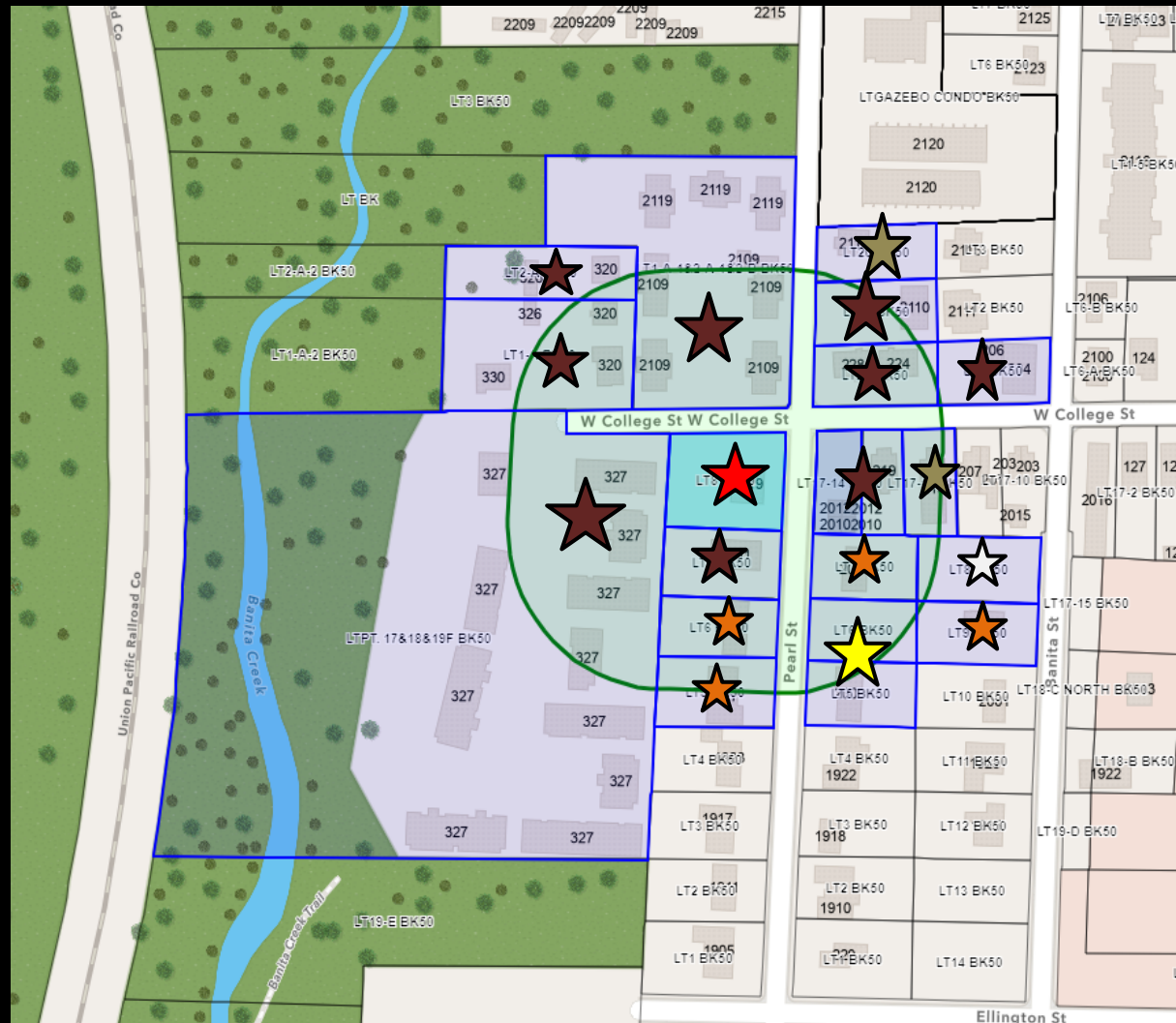
 Single Family- Rental

 Single Family-
Owner Occupied

 Vacant

 Duplex- Rental

 Multi-Family



SUP2024-01 Site Photos

Subject property view from
Pearl Street.





Subject Property view
from W. College St.

Banita Creek Apts. view
from W. College St.





Multi-family adjacent
to the south

Heritage Arms Apts. to
the north





Multi-family to the east





PROPERTY OWNER CONSENT LETTER FOR SPECIFIC USE PERMIT

I _____, am the owner of the property located at

(Property owner)

2019 Pearl St. Nacogdoches, Texas. I have granted

(Property address)

DAVID RHODES of NEW HOPE COMMUNITIES, consent to

(Applicant)

(Applicant's business name)

open and operate a REHAB HALFWAY HOUSE at this

(Type of operation requiring permit)

location.

Solely for the purposes of the application for a Specific Use Permit, I designate _____ as my authorized representative

(Name of applicant)

as provided under the City of Nacogdoches Zoning Ordinance Section 118-137.

Property Owner Signature

1/17/2024

Date



Response Form

Project Number: SUP2024-01
2019 Pearl Street (Halfway House)

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. **All response forms and written protests must be submitted no later than Monday, February 12, 2024, at 12:00 p.m. Protests and responses submitted after this deadline will not be accepted.**

Please complete and return the 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: SUP2024-01

Please circle one: ☐ In favor of request ☒ Opposed to request

Comments:

We purchased our property for our daughter to live in while attending SFA. We lease out two rooms ^{and} are concerned for the safety of our student tenants. We are not comfortable

Signature: *with the unknown risk of reformed criminals living so close.*

Printed Name: *We are worried how this would impact our property value.*

Street Address: *Elisabeth Downey Elizabeth Downey 1927 Pearl St.*

City, State and Zip Code: *Nacogdoches, TX 75965*

Phone Number: *713-828-2811*

Email Address: *elizabeth@navarroig.com*

Physical Address of Property within 200 Feet: *1927 Pearl St.*

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Project Number: SUP2024-01

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I am concerned for the safety of my tenants at Heritage Arms with a halfway house across the street.

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

Physical Address of Property within 200 Feet: _____

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

2019 Pearl Street

2 messages

Jacob Crawford <jake@jbccnac.com>

Mon, Feb 12, 2024 at 10:40 AM

To: Aimee Cloutier <cloutiera@nactx.us>, "Pollette, Juan" <pollettej@nactx.us>

To all concerned,

My name is Jacob Crawford w/ Crawford Construction. I have a home within 200 feet of 2019 Pearl St. I have met, and reached out to the Applicant (David Rhodes) about the proposed halfway house. Mr. Rhodes was very informative as well as being open in his plans. Mr. Rhodes showed me the property at 2019 Pearl. The property is set up for this halfway house and it is my understanding that there were people in this home with mental disabilities before. Upon further investigation I learned that Mr. Rhodes is doing this to help people. We have Offenders as neighbors all over Nacogdoches that do not have the supervision, as well as the structure that will be provided here. I am in support of this Halfway house and the work that Mr. Rhodes is doing.

Thank you,

--
Jake Crawford

JB Crawford Construction, LLC
Crawford Plumbing & HVAC
JBC Excavation, LLC
JB Crawford Development, LLC

2802 Durst St.

Nacogdoches, TX 75964

(936) 553-1806

www.jbccnac.com



Cloutier, Aimee <cloutiera@nactx.us>

Mon, Feb 12, 2024 at 10:51 AM

To: Jacob Crawford <jake@jbccnac.com>

Cc: "Pollette, Juan" <pollettej@nactx.us>

Jake,

Thank you for the response to the proposed Specific Use Permit. I will forward this on to our P&Z Commissioners and the City Council.

Regards,

[Quoted text hidden]

--
Aimee Cloutier

Planning Coordinator

Planning and Zoning

City of Nacogdoches

(936) 559-2574

cloutiera@nactx.us

Re: SUP-2024-01

1 message

Pollette, Juan <pollettej@nactx.us>

Mon, Feb 12, 2024 at 9:58 AM

To: Brandon R <bwmechanic@gmail.com>, Aimee Cloutier <cloutiera@nactx.us>, "Dietrich, Nathan" <dietrichn@nactx.us>

Good morning Brandon, thank you for your email expressing your concern over the proposed specific use permit. You will be able to speak at the meeting and address your concerns to the Planning & Zoning Commission even though you live outside of the 200' area. The meeting starts at 5:00 p.m. and you'll be able to speak when they open that item for public comments.

Regards,

On Mon, Feb 12, 2024 at 6:51 AM Brandon R <bwmechanic@gmail.com> wrote:

I would like to speak to the city of nacogdoches on this proposal for the halfway/rehab house being set up at 2019 pearl street. While I do not live directly within that 200ft area, that proposal is going to sit dead center of a public school bus stop for small children. My children will be on that bus, therefore as a parent this concerns me. Am I allowed to speak to the city on this matter if I live outside that 200ft zone?

Thank you for your help with this question

Brandon W Ryan
Maintenance Coordinator
TFP Nutrition
936-234-2439

--

Juan Pollette

Interim City Planner
City of Nacogdoches
[202 E Pilar Street Rm 239](#)
P.O. Box 635030
Nacogdoches, TX 75963-5030
Phone: (936) 559-2559 Fax: (936) 559-2910
pollettej@nactx.us

Received after the
February 12, 2024
deadline.



Response Form

Project Number: SUP2024-01
2019 Pearl Street (Halfway House)

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. **All response forms and written protests must be submitted no later than Monday, February 12, 2024, at 12:00 p.m. Protests and responses submitted after this deadline will not be accepted.**

Please complete and return the 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: SUP2024-01

Please circle one: ☐ In favor of request ☒ Opposed to request

Comments:

This type of zoning is not appropriate so close to SFASU. Further, I am next door and I'll have to explain to my tenants 1/2 way house parolles are next door? Don't we have more rural areas to zone for this purpose?

Signature: *BLOVE*

Printed Name: *BRUCE LOVE*

Street Address: *~~2011 Pearl St~~ or 1503 S 1st St. Lufkin TX 75901*

City, State and Zip Code: *LUFKIN TX 75901*

Phone Number: *936 631-3110*

Email Address: *bllove@dpsol.com*

Physical Address of Property within 200 Feet: *2011 Pearl St. Nac. 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



Received after the
February 12, 2024
deadline.

Stan Carney Realty

Real Estate Brokerage

To Whom it May Concern:

February 13th, 2023

I am writing this letter at the behest of a client interested in a Real Estate Broker's opinion of whether a Substance Abuse Halfway House would impact property values and resale on the corner of Pearl and College St.. After doing some online research on value impact, crime statistics, and having worked with the general public for 24 years in a Real Estate role, my professional opinion is this:

I think a substance abuse halfway house would affect property and resale values in the area they are proposing. There is a real chance the crime rate will increase based on unknown factors and post from people living near these properties. While doing internet research, I found a lot of advertisements saying how good the homes are and how they really help people. I could also see this was paid propaganda from a company trying to install these houses to make money. Here are a few comments from people who actually live or work next to these types of homes in Texas from Reddit forums:

- Some halfway houses are used for homeless people and can house recently released criminals.
- Some residents might have been court-ordered to reside in the home for a set period.
- I don't live near one now but when i did it was always police being called for fights or other problems. Always sketchy people outside at odd hours of the night. Car windows being broken if anyone parked in front of the place.
- I live a block away and they are an actual menace to the block. They have a makeshift auto body shop on the street, two cars that are packed with trash, and another car that hasn't had tags for about 2 year now. I don't even know who to contact in the city. I've called code enforcement with no avail. It seriously sucks.
- I grew up next to one, and I found myself living across from one when I got my first apartment.
- Constant fights, and guys hanging outside yelling. I personally never had any interaction with any tenants, but I never felt safe when walking past.
- I worked near one for the last year and boy was that house eventful. Ambulances multiple times a week, fire trucks, people in and out, doing drugs in cars our front. But by far the worse was the constant COUGHING. Like all day and night, people coughing. But I just worked near it, I feel so bad for anyone living next to it.
- They opened one up a block over from me last year. Property management made everyone get renter's insurance. Installed cameras in parking lot. They also began locking the laundry room because they tried to do laundry and sleep there
- Since most of the sober living participants don't have cars, that means a lot more people walking around the properties. They sit at the bus stop or by it and play laundry music and drink

I sure believe helping people is a worthy cause and that the halfway house is a good program. However, I think there are better locations that would have less impact on the quality of living of the residences around the proposed home.

You have a right to attend the city meeting and express your feelings on this matter. Feel free to present them this opinion. One of the jobs of a city's Planning and Zoning Department is to consider the impact to the residences around an area where a special permit is requested. As I understand, the final decision will come from the City Council. I have included all contact information for both parties should you choose to contact them.

City Planner
Juan Pollette pollettej@nactx.us

City Council
Randy Johnson johnsonre@nactx.us
Kathleen Belanger belangerk@nactx.us
Brad Maule mauleb@nactx.us
Chad Huckaby huckabyc@nactx.us
Roy Boldon boldonr@nactx.us

Let me know if I can be of further assistance,

Stanton L. Carney

Stanton L. Carney