



Notice of Meeting & Agenda
Building Standards Commission
4:00p.m., Thursday, November 1, 2018
City Council Chambers
202 E. Pilar Street, Nacogdoches, TX 75961

1. **Call to Order:**

2. **Approval of Minutes:** Minutes of September 6, 2018

3. **Discussion:**

Boat Dock Extension – Variance Request

4. **Public Hearing:** Consider the following structures for demolition:

- 812 Moore St – Lot 1, Blk 11, J G Orton Subdivision
- 812 Barker – ½ Lt 5 West Heights Subdivision
- 810 Shawnee St – Lot 26-A, Blk 53
- 1110 Shawnee St – Lot 3, Blk 1 Cleaver Subdivision
- 110 Porter St – Lot 5, Blk 53
- 404 Lamar St – Lot 2 Deckard Subdivision

5. **Adjourn:**

All interested parties are invited to attend.


Linda Andrew, Office Assistant II

The Nacogdoches 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 Inspections Department at (936) 559-2551 for further information.

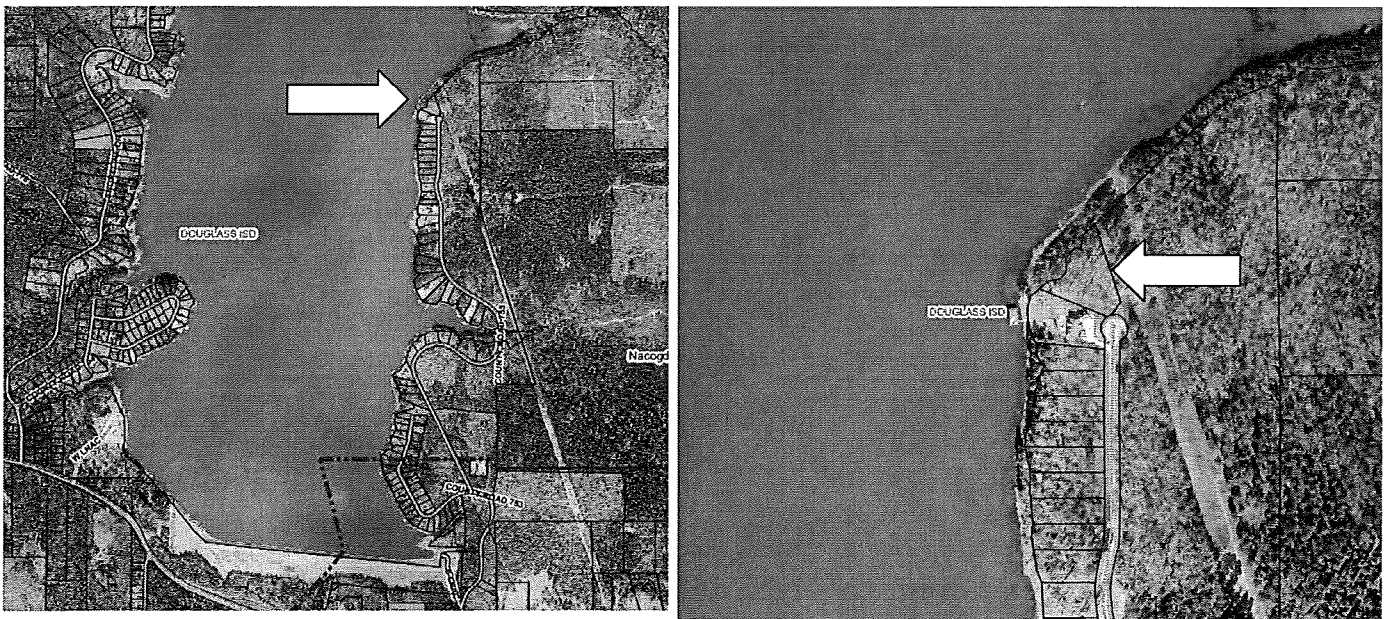
Nacogdoches

the oldest town in Texas

JASON HINSON
BOAT DOCK EXTENSION – VARIANCE REQUEST

Background

Mr. Jason Hinson purchased Lot 1 in The Bluffs at Mill Branch Subdivision on Lake Nacogdoches. He is in the process of completing his house design and also the layout for his boathouse. As part of this effort, his surveyor noted that his boathouse may not have access to lake for several months of the year if built in accordance with City Ordinance 114-80 (c) which states "... nor shall any such dock extend more than 50 feet into the lake from the 279-foot level ...". This lot is located on a long flat point which does not allow access to the water if the lake is much below full pool elevation. This situation is unusual as most other lots along the lake shoreline slope more quickly giving reasonable depths for boathouse structures within the 50 feet, even when the lake is at normal summertime low elevations.



Lake Elevations

Lake Nacogdoches has a full pool elevation of 279 which is established by the primary spillway. The City's property line is at elevation 286. Typical summer months see a water level drop of over 3 feet (to elevation 276 below).

Request

Mr. Hinson is requesting an extension of 15 feet beyond the normal 50 foot rule. The 50 foot rule for dock length is designed to keep boathouses close to the shoreline and out of the main boat lanes.

Mr. Hinson had a local surveyor stake several elevation lines along his shore to determine where the outer limits of his dock could be. The white PVC pipes in these photos are approximately 5 to 7 feet beyond the regulatory 50 foot line. The water is only a couple of feet deep at these locations. With a 15 foot extension (8 to 10 feet beyond the PVC pipe), it would help allow use of his boat during a normal summer low water periods.

