

Comprehensive Plan Steering Committee Meeting Minutes

February 10, 2022 – 3:30pm

Members Present: Kathleen Belanger, Mable Cannings, Ken Deppisch, Juan Gonzalez, Paul Jackson, Larry King, Brad Maule, Kurt Sutton, Marilyn Walton, Steele Wright, Nicole Ivancic and Taylor Talavera

Members Not Present: Roy Boldon, Carrie Charley, Michara Delaney-Fields, Jacob Lusk, Denise McDonald, James Montoya, Ed Pool and Sydney Register

Staff Present: Steve Bartlett, Larissa Philpot-Brown, Jessica Sowell, Mario Canizares, Juan Pollette and McKenzie Rogers

1. Call the meeting to order: Meeting was called to order by Ken Deppisch at 3:45pm

2. Project Branding Discussion and Questionnaire.

Chairman Deppisch discussed the principals of project branding and the idea behind the project branding questionnaire. The questionnaire was passed out to the steering committee and Ken Deppisch began to discuss the questions and asked for input.

Brad Maule noted that the Historic/Authentic theme was not on the questionnaire.

City Planner Alaina Helton stated that it was a typo and will be corrected.

Kathleen Belanger asked if a discussion could be had on the survey questions.

Ken Deppisch stated that feedback is welcome.

Kathleen Belanger stated her concern about branding that is focused on the current condition and not being able to use it in the future.

Alaina Helton stated that using the “name and city” combination allows for the long term use of the project branding.

Kurt Sutton stated his concern for using the “name and city” format verses “city and date” is that by not putting a date, it would be harder to differentiate the current plan from the previous one.

Alaina Helton stated this is not going to be the actual name of the comprehensive plan that gets adopted, but merely a preparation practice to help facilitate the community engagement process.

Larry King asked what are the questionnaires going to be used for and will there be an opportunity to discuss the results.

Ken Deppisch stated that the questionnaires will be going to Civic Brand to give them some basic ideas about the branding.

Kathleen Belanger stated that the value of having the steering committee is to have discussions rather than just filling out a survey.

Kurt Sutton asked if this brand is going to incorporate the downtown plan as well.

Alaina Helton stated that those are two different processes but there will be some overlap and that whether there will be two different brands or one for both is something that could be discussed once the results are in.

City Manager Mario Canizares stated that while it is two distinct processes, once the final product is finished, it will be one document.

Juan Gonzalez asked if the Downtown Committee went through the branding questionnaire process.

Ken Deppisch stated they have and continued to go through the questionnaire with the committee.

Ken Deppisch asked what colors would make the most sense for Nacogdoches.

Larissa stated the city typically uses the color blue.

3. Review and discuss Frequently Asked Questions (FAQ) Document.

Alaina Helton asked if anyone had any comments on the FAQ that was presented in the last meeting.

Kathleen Belanger suggested that question number five, which asked “Why don’t we spend the money budgeted on badly needed water and sewer?” should be either removed or clarified because the council woman believes it is a trigger question because the money could be spent on other things for the city instead of only highlighting water and sewer.

4. Presentation and continued discussion regarding the elements and themes in the current 2003 Comprehensive Plan. This item includes a review and discussion of the goals and objectives found in the 2003 Comprehensive Plan.

Ken Deppisch stated the sections that needed to be reviewed and began the discussion with the Housing and Neighborhoods chapter.

Brad Maule stated that there is a concern with the future use of manufactured homes in the city such as the one that was put on Appleby Sand Road zoned single family.

Alaina Helton stated that was not a manufactured home and was a site built home that was built to the city’s residential building codes. Alaina Helton stated that although it doesn’t look like a traditional site built home, the city does not regulate building material or aesthetics.

Alaina Helton stated that goal number four talks about making manufactured homes a viable option. Alaina Helton also stated that large multi-family complexes or large estate single family homes are typically what are available with not much in between.

Ken Deppisch asked if anyone had an opinion on manufactured housing in the city.

Merilyn Walton stated that there are many types of manufactured housing available today that look just as good as a traditional house but are more affordable.

Alaina Helton stated that industrialized housing is a type of prefabricated house that is built offsite but meets the same building code as a traditional site built home and is a more affordable alternative.

Brad Maule asked if we should state if we are for or against manufactured homes.

Ken Deppisch asked if manufactured housing as an affordable option should be a goal in the new plan.

Brad Maule stated that neighborhoods feel like they have a certain look to them and by allowing these houses would be changing the rules.

Ken Deppisch stated that it is one of the goals in the 2003 Comprehensive Plan and felt that it should not be in the new plan because typically manufactured housing does not hold its value compared to a traditional house.

There was discussion on whether manufactured housing should remain as an affordable housing option in the new plan.

Alaina Helton stated that while the placement of new manufactured homes is no longer allowed in the city, the use of industrialized houses is allowed and an affordable alternative to the traditional site built home.

Kathleen Belanger stated that removing that goal was a good idea and replacing it with exploring ways to make sure we have an increase in housing and home ownership at all income levels.

Mable Cannings asked what the city's role is in revitalization in the older neighborhoods and stated that the current plan does not go into detail on this issue.

Ken Deppisch stated that directly coincides with the following goal of Creating and Keeping Neighborhoods.

Paul Jackson stated that there are neighborhoods that don't meet current code and doesn't promote the health of the residents living in those homes.

Alaina Helton stated that a lot of the goals are aspirational in nature but staff will revisit the process during the public engagement process which is where the new goals will stem from.

Kurt Sutton stated that there are some non-profit programs in the community that target specific needs in certain areas and have made some drastic improvements. Kurt Sutton stated that we need to make a plan that acknowledges and promotes these actions.

Kathleen Belanger stated that the current plan talks about student housing appropriate to needs, and mentioned that almost every neighborhood in Nacogdoches has an influx of students who rent houses in single family areas with multiple students living in one house causing a problem for the residents. Mrs. Belanger stated that issue needs to be addressed in the new plan.

Ken Deppisch moved to the Historic Preservation chapter.

Larry King asked how much tourism has brought in over the last few years.

Alaina Helton stated that the Convention and Visitors Bureau does an annual report and that information can be shared with the committee.

Kathleen Belanger stated that we need to explore all of the histories in Nacogdoches and have historic preservation tied to all of the parks. Kathleen Belanger stated we need to preserve and celebrate our history.

Brad Maule stated that we need to find a way to encourage the redevelopment of the historic neighborhoods in a historic way.

Kurt Sutton stated that historic buildings are expensive to maintain and over the years those that haven't been properly maintained have had to be torn down like the historic houses along North Street.

5. Presentation and discussion regarding upcoming Comprehensive Plan Steering Committee Meetings.

Ken Deppisch stated that the next meeting in March will be during spring break and suggested that the meeting be postponed until April and that DTJ Consultants are planning to be in Nacogdoches for a meet and greet on the 24th of February.

Mable Cannings asked if it will be an early meeting.

Alaina Helton stated that the next meeting will be February 24th with the consultants and there will be no meeting in March. Staff will determine what would be the best time for the meeting based on everyone's schedule.

6. Adjourn: Adjourned at 5:27pm.