

# Table of Contents

TC-1

## Chapter 1 – Introduction

Comprehensive Planning Authority .....	1-2
Why Should Nacogdoches Plan? .....	1-2
Intended Use of the Nacogdoches Plan .....	1-3
Development of the Nacogdoches Comprehensive Plan.....	1-4
A Continuous Planning Process .....	1-5
Essential Aspects of a Comprehensive Plan .....	1-5
Organization of the Nacogdoches Plan.....	1-6

## Chapter 2 – Community Profile

Growth Slowdown .....	2-1
Declining Share of County Population.....	2-2
Density Patterns.....	2-3
Future Growth Uncertain.....	2-4
Implications for Long-Range Planning and Urban Growth .....	2-6
College Town.....	2-6
Household Characteristics.....	2-6
Age Distribution.....	2-7
Educational Attainment .....	2-10
Housing Impacts .....	2-10
Tightened Labor Market .....	2-11
Economic Strengths .....	2-13
Income and Poverty Challenges.....	2-15
Race and Ethnicity.....	2-16
Websites for Further Community Profile Information.....	2-17

## Chapter 3 – Vision and Goals

Determining Vision .....	3-2
Assets of Life in Nacogdoches.....	3-2
Challenges to Life in Nacogdoches .....	3-3
Goals by Plan Element .....	3-4
Environment and Natural Resources .....	3-4
Land Use .....	3-4
Transportation .....	3-5
Utility Infrastructure.....	3-6
Housing and Neighborhoods.....	3-6
Community Facilities and Services .....	3-6
Parks and Recreation .....	3-7
Historic Preservation .....	3-8

## Chapter 4 – Environment and Natural Resources

Key Issues.....	4-1
Goals, Objectives and Actions.....	4-3
Sensitive Development Areas/Development Constraints.....	4-5

Existing Conditions .....	4-6
Soils .....	4-6
Topography .....	4-8
Floodplain .....	4-8
Wetlands .....	4-8
Surface Water .....	4-9
Water Quality .....	4-9
Threatened and Endangered Species .....	4-10
Forested Areas .....	4-11

## Chapter 5 – Land Use

Key Issues .....	5-1
Goals, Objectives and Actions .....	5-3
Existing Land Use and Development .....	5-8
Development Pattern .....	5-8
Expectations for Ongoing Growth and Development .....	5-10
Future Land Use Plan .....	5-11
Land Use Classifications .....	5-12
Key Features of the Future Land Use Plan .....	5-14
Land Use Policies .....	5-15
In General .....	5-15
Residential .....	5-16
Retail/Office .....	5-16
Commercial .....	5-17
Industrial .....	5-17
Parks and Open Space .....	5-17
Community Facilities .....	5-18

## Chapter 6 – Transportation

Key Issues .....	6-1
Goals, Objectives and Actions .....	6-5
Nacogdoches Thoroughfare Plan .....	6-11
Thoroughfare Plan Implementation .....	6-12
Plan Amendment Process .....	6-13
Ongoing Transportation Needs and Challenges .....	6-14
Interstate 69 .....	6-17
Existing Transportation Concerns .....	6-19
Key Traffic Locations .....	6-19
Access Management .....	6-23
“Traffic Calming” Measures .....	6-26
APPENDIX: Functional Classification of Roadway Network .....	6-29
Flexible Administration of Thoroughfare Plan .....	6-33
“Bicycle-Friendly” Roadways .....	6-33

## Chapter 7 – Utility Infrastructure

Key Issues.....	7-1
Goals, Objectives and Actions.....	7-2
Potable Water System.....	7-6
Wastewater System.....	7-7
Drainage System.....	7-8
Coordinating Land Use, Transportation and Utility Planning.....	7-10
Ongoing Utility Needs and Challenges.....	7-10

## Chapter 8 – Housing and Neighborhoods

Key Issues.....	8-2
Goals, Objectives and Actions.....	8-6

## Chapter 9 – Community Facilities and Services

Key Issues.....	9-1
Goals, Objectives and Actions.....	9-2
Nacogdoches Police Department.....	9-5
Police Facility.....	9-6
Police Staffing.....	9-7
Other Police Services.....	9-8
Future Police Department Priorities.....	9-9
Nacogdoches Fire Department.....	9-10
Fire Facilities.....	9-10
Adequacy of Fire Coverage.....	9-12
Fire Staffing.....	9-12
Other Fire Department Services.....	9-14
Future Fire Department Priorities.....	9-14
Nacogdoches Public Library.....	9-15
Library Facilities.....	9-16
Library Staffing.....	9-18
Other Library Services.....	9-18
Future Library Priorities.....	9-19
Other Public Facilities.....	9-20

## Chapter 10 – Parks and Recreation

Goals and Objectives.....	10-2
Current City Parks.....	10-7
Park Standards.....	10-9
Park Classification, Development Standards and Service Areas.....	10-10
Needs Assessment.....	10-12
Operations and Maintenance.....	10-14
Parks and Recreation Projects.....	10-15
Major Long- and Short-Term Needs.....	10-15
Prioritization of Projects.....	10-15

Major Projects Identified in the Parks Master Plan .....	10-15
Implementation.....	10-17
Funding Mechanisms.....	10-18
Private Financing Alternatives .....	10-21

**Chapter 11 – Historic Preservation**

Key Issues.....	11-2
Goals, Objectives and Actions.....	11-3
Economic Impacts of Historic Preservation .....	11-8
Existing Historic Resources.....	11-9
Tools and Incentives for Historic Preservation .....	11-9
Preservation Ordinances.....	11-10
Design Guidelines .....	11-11
Main Street Program .....	11-12
Nonprofit Historic Organizations .....	11-12
Historic Preservation Grants and Programs.....	11-13
Economic Incentives .....	11-17

**Chapter 12 – Annexation**

Recognizing the Value of Annexation to Cities .....	12-2
Annexation Policies and Priorities .....	12-2
Annexation Authority .....	12-5
Past Annexation Activity.....	12-5
Current Annexation Scenario .....	12-5
New Annexation Realities in Texas .....	12-10
Future Annexation Outlook.....	12-12

**Chapter 13 – Implementation**

Strategies for Implementation .....	13-1
Form Implementation Task Force .....	13-1
Maintain Citizen Involvement .....	13-2
Quality is Key .....	13-2
Make Success Quick and Constant.....	13-3
Solve Problems Creatively.....	13-3
Share Responsibility and Rewards .....	13-3
Integrate Planning into Daily Decisions .....	13-3
Financing.....	13-4
Plan Maintenance .....	13-4
Annual Plan Amendment Process.....	13-4
Annual Report of the Planning and Zoning Commission .....	13-5
Major Plan Updates.....	13-5
Requiring Updates and Implementation .....	13-6
Implementing the Plan.....	13-6
Strategic Implementation Plan.....	13-7
Results of Priority-Setting Exercise .....	13-8