

NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED MORTON C.R. 411 SUBDIVISION

Notice is hereby given that the Commissioners Court of Nacogdoches County, Texas will hold a public hearing on **Tuesday, May 13, 2025, at 8:45 a.m.** in the **Commissioners Courtroom, 101 West Main, Suite 170**, Nacogdoches, Texas, to consider a proposed new Morton C.R. 411 Subdivision in the J M Mora Survey, A-827, located in Precinct 4, Nacogdoches County, Texas. Any person interested in the proposed subdivision should appear at the public hearing.

FILED
NACOGDOCHES COUNTY
TEXAS
2025 MAY -8 PM 1:43
Donna Kelly
COUNTY CLERK

This public hearing is being held as required by the Nacogdoches County Anti-NIMBYism policy that was adopted by the Commissioners Court. NIMBY is an acronym for "Not In My Backyard". The County of Nacogdoches understands the importance of informed residents, the importance of fair housing, and a diversified tax base that does not rely on one type of use within the county. The county lacks the authority to enact ordinances or codes that would require certain buffering or screening between different uses and zoning categories; however, policies are authorized and in place that regulate developments in flood plain areas, septic installation and septic maintenance. The county does have a policy in place for the development of subdivisions, but it only addresses road construction, lot sizes and drainage. Since there are no zoning codes in the county proper, there are no administrative practices that will impede fair housing choice.

Nacogdoches County holds public hearings on proposed subdivisions to allow an opportunity for the exchange of information between the developer and the interested citizens.