



**October 14, 2024**

**PLANNING & ZONING COMMISSION**

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. in the Council Chambers for the purpose of considering the following agenda items.

Some Commission Members may attend via videoconference but a quorum of the Commission and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person at the specified location.

**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. Introduction of Executive Director of Development and Public Infrastructure, Mike Neu.
5. **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 August 12, 2024, Planning and Zoning Commission meeting (This item was tabled at the last regular meeting).
  - B. Approval of Minutes: Consider approval of minutes from the August 22, 2024, Joint Planning &

**City of Nacogdoches Planning Department**  
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963  
936-559-2574 □ Fax 936-559-2912 □ [www.nactx.us](http://www.nactx.us)  
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Zoning Commission and City Council workshop.

- C. Approval of Minutes: Consider approval of the minutes from the September 9, 2024, Special Planning and Zoning meeting.
  - D. Approval of Minutes: Consider approval of the minutes from the September 9, 2024, Regular Planning and Zoning meeting.
6. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following 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. Preliminary Plat: Consider approval of a Preliminary Plat for Lots 2R & 3, Block 1 Nacogdoches Industrial Park West Subdivision, consisting of approximately 18.6 acres, located on the southeast corner of US Highway 59 North and Ernest McLain Road. This request has been submitted by Jose Gonzales of Kimberly-Horn & Associates on behalf of the owner, Earl Herrera of EH Holdings, LLC.
  - C. **Public Hearing:** Consider a recommendation to the City Council for a Specific Use Permit, in a B-2, General Business and R-4, Multi-Family Zoning District for Stone, Sand, Gravel & Mineral Extraction, for approximately 5 acres, on Lot 1, City Block 47, generally located on the east side of Old Tyler Road, approximately one-half mile north of the Powers Street and Old Tyler Road intersection. This request has been submitted by James Wood on behalf of the owner, John Mast Separate Property Partnership, L.P. Case File ZON2024-06.
  - D. **Public Hearing:** Consider a recommendation to the City Council for a proposed Zone Change from 1-2, Heavy Industrial to R-4, Multi-Family for approximately 2.87 acres, on Lot 78-S-5, City Block 56 located at 808 East Lane Drive and 2924 Hunter Street. This request has been submitted by the property owners, Lee and Tracy Saenz. Case File ZON2024-03.
  - E. **Public Hearing:** Consider a recommendation to the City Council for a proposed Zone Change from R-2, Single Family to R-3, Two Family for approximately 1 acre, on Lot(s) 1&2, of the Larry Wade Subdivision and Lot(s) 6, 7, 8, 9, & 10, City Block 47, generally located on the north side of Powers Street, approximately 350 feet east of the Ritchie Street and Powers Street intersection. Case File ZON2024.04.
  - F. Consideration and possible action to appoint two (2) Planning & Zoning Commission Commissioners to the City of Nacogdoches Zoning Ordinance Amendment Committee.



7. Minor Plats with Staff Approval: Plats approved since the last meeting are as follows:
  - A. Nacogdoches Industrial Park West was recorded on September 5, 2024, under Document Number 2024-5982 in the records of the Nacogdoches County Clerk.
  - B. Spradley East Subdivision was recorded on October 8, 2024, under Document Number 2024-6745 in the records of the Nacogdoches County Clerk.
  - C. R.J. Bohac Subdivision was recorded on October 9, 2024, under Document Number 2024-6776 in the records of the Nacogdoches County Clerk.
8. 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.
9. ADJOURN.

*Aimee Cloutier*

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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 the Attorney General of Texas at 1-800-252-8011; the City Secretary at (936) 559-2506 or visit the City of Nacogdoches web site at [www.nactx.us](http://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 October 9, 2024, by 6:00 p.m. and remained posted until the meeting convened.

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Aimee Cloutier, Planning Coordinator

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