



October 17, 2024

Notice is hereby given of a Regular Meeting of the Zoning Board of Adjustments to be held at 4:00 p.m., via videoconference, in the Council Chambers to consider the following agenda items. All agenda items are subject to action.

Some Board Members may attend via videoconference but a quorum of the Board 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 in Council Chambers.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. Introduction of Executive Director of Development and Public Infrastructure, Mike Neu.
4. **CONSENT AGENDA**
 - A. Approval of Minutes: Consider approval of minutes from the August 15, 2024, Zoning Board of Adjustment meeting.
5. **REGULAR AGENDA**
 - A. Recognition of Olivia Kiritsy for her dedication and service as a Board Member and Chairperson for the Zoning Board of Adjustment.
 - B. Consideration and possible action to appoint two Zoning Board of Adjustment Board Members to the newly formed City of Nacogdoches Zoning Ordinance Amendment Committee.
6. **WORKSHOP**
 - A. Welcome and introductions (Planning Consultant)
 - B. Presentation and discussion regarding the Zoning Board of Adjustment roles and responsibilities, terms of appointment, tentative meeting dates, meeting procedures, and general Planning and

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Home of Stephen F. Austin State University □ www.sfasu.edu



Zoning departmental policies and procedures (Planning Consultant).

- C. Presentation and discussion regarding conflict of interest provisions (City Attorney).
- D. Presentation and discussion regarding the Texas Open Meetings Act (City Attorney)
- E. Discuss proposed revisions to the Zoning Board of Adjustment Rules and Procedures as requested by Board Member Forbes:
 - (a) Discuss Board Members' responsibilities and lawsuits, specifically served lawsuits as Board Members, and the timing and impacts on the meeting outcome. Additionally, discuss how to handle such actions in the future.
 - (b) How to propose agenda items - who decides what is submitted and how to submit proposed items.
 - (c) Order of alternates - what the procedure is and add it to the Rules and Procedures.
 - (d) New state laws - Chapter 211. Review how the new state laws may impact the Board's rules and procedures as well as discuss if the ordinance and state law are not in agreement
- F. Discuss the possibility of outside Counsel for the Zoning Board of Adjustment as requested by Board Member Forbes including:
 - (a) Potential conflict of interest using the City Attorney
 - (b) Does the Zoning Board of Adjustment have a budget that can be used for consultation with an independent attorney.
 - (c) When is an independent attorney needed to be used in.
- G. Discussion and establishment of guidelines regarding participation via ZOOM (Chairwoman R. Ward).

7. ADJOURN.

Aimee Cloutier

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.

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 14, 2024, at 4 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator