



November 21, 2024

ZONING BOARD OF ADJUSTMENT

Notice is hereby given of a Regular Meeting of the Zoning Board of Adjustment to be held on the above date at 4:00 p.m. in the City Hall Council Chamber located at 202 East Pilar Street, Nacogdoches, Texas. One or more Board members may attend by video conference, but a quorum of the Board and Presiding Officer must be present at the above-stated physical location. There will be an opportunity for members of the public attending in-person to comment on the agenda items listed below. A live stream of the meeting is also available for public viewing at <https://nactx.us/21>.

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

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. **CONSENT AGENDA**

- A. Approval of Minutes: Consider approval of minutes from the October 17, 2024, Zoning Board of Adjustment meeting.

4. **REGULAR AGENDA**

- A. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance, Section 118-466 -*Off-street parking requirements*, for a reduction in the minimum off-street parking requirements in a B-2, General Business district, for Lot 7-T, City Block 69, generally located on the south side of N.E. Stallings Drive, approximately 250 feet east of Klein Drive. This request has been submitted by Jake Crawford with JB Crawford Construction on behalf of the owner, Carl Davis, MD. Case File ZBA-2024-06.
- B. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance, Section 118-430(d) -*Street landscaping*, for a reduction in the minimum requirements for street landscaping in a B-2, General Business district. for Lot 7-T, City Block 69, generally located on the south side of N.E. Stallings Drive, approximately 250 feet west of Klein Drive. This request has been submitted by Jake Crawford with JB Construction on behalf of the owner, Carl Davis, MD. Case File ZBA2024-07.
- C. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance, Section 118-427(a) -*District development chart*, for a reduction in the minimum side yard setbacks requirements in an I-1, Light Industrial district, for Lot(s) 2-2 and 2-5, CB 38, located at 114 East Craven Street. This request has been submitted by the owner, Rolando Rodriguez. Case File ZBA2024-08.



5. ADJOURN.

Aimee Cloutier

Aimee Cloutier, Planning Coordinator

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Board reserves the right to adjourn into Executive Session at any time during the meeting to discuss any of the above posted agenda, as authorized by Texas Government Code Section 551.071 [consultation with attorney]. The City of Nacogdoches is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, on November 15, 2024, by 4:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Aimee Cloutier, Planning Coordinator