



**December 19, 2024**

Notice is hereby given of a Regular Meeting of the Zoning Board of Adjustment to be held at 4:00 p.m., via videoconference, for the purpose of considering 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. **CONSENT AGENDA**

A. Approval of Minutes: Consider approval of minutes from the November 21, 2024, Zoning Board of Adjustment meeting.

4. **REGULAR AGENDA**

A. Consider Case File ZBA2024-09, a request for a variance to Zoning Ordinance Section 118-427(a) *District development chart* to reduce minimum lot width requirements in an R-4 Multi-Family district on one parcel of land approximately 0.16 acres  $\pm$  in size, more particularly described by the Nacogdoches Central Appraisal District Parcel 23937; and generally located on the south side of Looneyville Road, 90 feet west of the Wade Street and Looneyville Road intersection. This request has been submitted by Guadalupe Salinas and Shivam Patel, representatives of property owner Patsal Capital Group, Inc.

5. Zoning Ordinance Subcommittee Report.

6. ADJOURN.

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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 Americans 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 notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on December 13, 2024, by 4:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

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Aimee Cloutier, Planning Coordinator