



March 10, 2025

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. 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. **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 the minutes for the meeting held on January 13, 2025.
5. 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. **Public Hearing:** Discuss and consider action regarding Zone Change Case ZON2025-01 for a zone change from A- Agriculture to R-4, Multi-Family district on two parcels of land approximately 0.38 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel(s) 28789; and generally located on the south side of West Seale Street, approximately 215 feet west of the intersection of West Seale Street and Reedy Street, Nacogdoches, Texas. (Interim City Planner)



- B. **Public Hearing:** Discuss and consider action regarding Zone Change Case ZON2025-02 for a zone change from A- Agriculture to R-4, Multi-Family district on two parcels of land approximately 0.37 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel(s) 28788 & 28790; and generally located on the southwest corner of the intersection of West Seale Street and Reedy Street, Nacogdoches, Texas. (Interim City Planner)
- C. **Public Hearing:** Discuss and consider action regarding Specific Use Permit Case SUP2025-01 for an Accessory Apartment in an R-1, Single-Family district on one parcel of land approximately 1 acre ± in size, more particularly described by Nacogdoches Central Appraisal District as Parcel 26489; and located at 521 East Parker Road, Nacogdoches, Texas. (Interim City Planner)
- D. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118- "Zoning", Article I. – "In General," Section 118-1 – "Definitions" to revise and clarify the definitions of housing types and adding definitions related to group homes, Article II. – "Administration", Division 3.- "Board of Adjustment" Section 118-97 – "Officers and compensation" to remove compensation provisions and add the position of vice chair and remove the position of secretary, Article II. – "Administration", Division 3.- "Board of Adjustment", Section 118-98 – "Procedures" to recognize City Council approval of adopted procedural rules, Article II. – "Administration", Division 3.- "Board of Adjustment", Section 118-99 – "Powers" to add language related to special exceptions and clarification of procedures for variances, Article III. – "District Regulations", Section 118-273 – "Land Use Schedule" to update housing types in accordance with the correct definitions, and Article VI – "Development Standards", Section 118-429 – "Commercial Sites with Residential Adjacency" to authorize the Zoning Board of Adjustment rather than the Planning & Zoning Commission to hear requests for fence exceptions. (Executive Director of Development & Infrastructure)
6. Zoning Ordinance Subcommittee Report.
7. 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.
8. ADJOURN.

Aimee Cloutier

Aimee Cloutier, Planning Coordinator

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Commission



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 the notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on March 5, 2025, by 3:00 p.m., and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator