



March 18, 2025

Notice is hereby given of a Nacogdoches City Council Work Session starting at 4:00 p.m. and a Regular City Council Meeting starting at 5:30 p.m., of the Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council 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. WORK SESSION STARTING AT 4:00 P.M.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM.
4. WORK SESSION.
 - A. Discuss possible regulation of short-term rental properties.
5. ADJOURN.
6. CALL TO ORDER. REGULAR MEETING AGENDA STARTING AT 5:30 P.M.
7. AWARDS AND RECOGNITIONS:
 - A. Receive a presentation and read a proclamation declaring the month of March as The American Red Cross Month. (Mayor)
8. OPEN FORUM. Open Forum is an opportunity for citizens to address the City Council about items listed on the agenda, as well as on matters that are not specifically listed on the agenda. Alternatively, a citizen may address the City Council about an agenda item when the item comes up for consideration during the meeting. In order to address the City Council, please complete the Public Comment Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the City Council will not discuss, deliberate, or make any decisions on items not listed on the agenda. Comments are limited to 3 minutes per person.
9. ITEMS TO BE REMOVED FROM CONSENT AGENDA.
10. CONSENT AGENDA: Items included under Consent Agenda require little or no deliberation

by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.

- A. Consider Resolution No. 1387-04-25 authorizing the submission of a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the Downtown Revitalization Program. (Community Services Director)
- B. Consider approval of a quote from Iteris, Inc. for the replacement of a traffic signal at Park Street and Tower Road, utilizing BuyBoard contract #695-23, for a not-to-exceed amount of \$49,519.00. (Public Works Operations Manager)
- C. Consider approval of minutes for the March 4, 2025, Regular City Council Meeting.

11. 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- Agricultural to R-4, Multi-Family district for two parcels of land approximately 0.38 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel(s) 2889; and generally located on the south side of W. Seale Street, approximately 215 feet from the W. Seale & Reedy Street intersection. (Executive Director of Development & Infrastructure)
- B. **Public Hearing:** Discuss and consider action regarding Zone Change Case ZON2025-02 for a zone change from A- Agricultural to R-4, Multi-Family district for two parcels of land approximately 0.37 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel(s) 28788 & 28790; and generally located on the southwest corner of the West Seale and Reedy Street intersection. (Executive Director of Development & Infrastructure)
- C. **Public Hearing:** Discuss and consider action regarding Special Use Permit Case SUP2025-01 for an Accessory Apartment in an R-1 Single-Family district on one parcel of land approximately 1 acre $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District as Parcel 26489; and located at 521 East Parker Road, Nacogdoches, Texas. (Executive Director of Development & Infrastructure) ***This item has been postponed until the May 6, 2025, Regular City Council Meeting.***
- 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)

- E. Consider approval of an ordinance of the City of Nacogdoches, Texas, amending Chapter 102 – “Traffic and Vehicles”, Article V. – “Stopping, Standing and Parking”, Sec. 102-167 – “Trailers and semitrailers”, of the Code of Ordinances of the City of Nacogdoches, Texas; providing a Severability Clause; providing a Continuation Clause; providing a Repeal Clause; and providing an Effective Date. (City Attorney)
- F. Consider approval of an ordinance of the City of Nacogdoches, Texas, adding a Master Fee Schedule to the Code of Ordinances of the City of Nacogdoches, Texas; providing a Severability Clause; providing a Continuation Clause; providing a Repeal Clause; and providing an Effective Date. (City Attorney)
- G. Receive and accept the Annual Financial Audit for the fiscal year ending September 30, 2024, prepared by independent auditors Pattillo, Brown & Hill, LLP. (Pattillo, Brown & Hill, LLP)

12. EXECUTIVE SESSION: Executive Sessions are for City Council to receive information and deliberate on matters specified in Subchapter D of the Texas Open Meetings Act. Council may reconvene in open session to vote on the matter.

A. Deliberation regarding Economic Development negotiations under Government Code Section 551.087 as follows:

- 1. Discuss or deliberate regarding commercial or financial information the governmental body has received from business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and
- 2. Deliberate the offer of financial or other incentives to business prospects described by Subdivision 1 above (Executive Director of Economic Development).

B. Deliberation regarding Real Property under Government Code Section 551.072 is as follows:

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

13. Open for action, if any, on Executive Session item(s).

14. ADJOURN.



Rhonda Lewis
City Secretary



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 Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Council 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 Local Government Code Sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [deliberations regarding economic development negotiations]. 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 meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on March 14, 2025, by 1:00 p.m., pursuant to Chapter 551 of the Texas Government Code.

Rhonda Lewis, City Secretary