



April 14, 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 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 Minutes: Consider approval of minutes from the March 10, 2025, Planning & Zoning Commission meeting.
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. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. Discuss and consider approval of a Preliminary Plat for the Majestic Oaks Subdivision, consisting of approximately 25.35 acres, located on the east side of U.S. Highway 259 (US 259)



approximately one mile north of U.S. Highway 59 (US 59). (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 (1) parcel of land approximately one (1) acre \pm in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26489; and located at 521 East Parker Road, Nacogdoches, Texas. (Interim City Planner)

 - D. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-03 regarding a zone change from A, Agriculture to B-2, General Business district for two parcels of land approximately 2.27 acres \pm in size, more particularly described by Nacogdoches Central Appraisal District Parcel 81424, Lots 17 and 18, Block 72; and located at 7013 North Street, Nacogdoches, Texas. (Interim City Planner)

 - E. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118– “Zoning”; Article I–Section 118-5–“Fees”; Article II–Section 118-67–“Public Hearing Postponement, Recess and Continuations”; and Article IV–Section 118-325–“Urban Core Overlay District Sidewalks”, to clarify where the fee and fee amounts are specified in the Code of Ordinances. (City Attorney)

 - F. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118– “Zoning”; including Article I, Section 118-1– “Definitions” – Adding definitions for Beauty Salon and Tattoo Studio and amending the definition for Piercing Studio., Article III, Section 118-273 – “Land Use Schedule” – Updating the classification of Beauty Salon, Body Piercing Studio, and Tattoo Studio to align with the correct definitions. (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 meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on April 9, 2025, by 5:00 p.m., and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator