



**May 12, 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. to consider 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 April 14, 2025, 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. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-04 regarding a zone change from R-2, Single Family to B-2, General Business district on four (4) parcels of land approximately 2.0 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 24134, 24135, 24136, and 32772; and from B-1, Local Business to B-2, General Business district on four (4) parcels of land approximately 1.44 acres ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcels 32768, 32769, 32770, and 32771; and is generally located on the north side of West Seale Street near property located at



803 West Seale Street. (Interim City Planner)

- B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-05 regarding a zone change from R-4, Multi-Family to I-1, Light Industrial on one (1) parcel of land approximately 0.8 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 77103; and from A, Agriculture to I-1, Light Industrial on seven (7) parcels of land approximately 3.4 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 28784 and 78740; and from R-2, Single-Family to I-1, Light Industrial on three (3) parcels of land approximately 3.0 acres ± in size, more particularly described by Nacogdoches County Appraisal District Parcels 81014, 32737, and 32738; and is generally located south of West Seale Street near property located at 803 West Seale Street. (Interim City Planner)
  
- C. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-06 regarding a zone change from B-1, Local Business to R-1, Single Family district on three (3) parcels of land approximately 0.74 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 28220, 28221, and 28222; and generally located on the north side of East Austin Street, west of the intersection of East Austin Street and Appleby Sand Road. (Interim City Planner)
  
- D. **Public Hearing:** Consider amending the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118- "Zoning"; Article II. – "Administration". Division 4. "Amendment Procedure" to require pre-application meetings for all zoning-related changes, require a minimum 15-day notice for public hearings, clarify zoning designation procedures upon annexation, clarify the city council's authority to impose conditions on certain zoning actions, and improve organization and clarity of the chapter. (Executive Director of Development and Infrastructure)

6. Zoning Ordinance Subcommittee Report.

7. Future Agenda Items.

8. 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 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 May 7, 2025, by 3:00 p.m., and remained posted until the meeting convened.

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Aimee Cloutier, Planning Coordinator