



June 9, 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. **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 for the meeting held on May 12, 2025.

4. **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 ZON2025-07 regarding a zone change from B-2, General Business to R-2, Single Family Residential district for one (1) parcel of land approximately 0.34 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23897; and generally located east of Old Tyler Road approximately 0.50 miles north of the intersection of Powers Street and Old Tyler Road. (City Planner)

B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-08 regarding a zone change from I-1, Light Industrial, to R-4, Multi-family district for two (2) parcels of land approximately 1.16 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 23169 and 23166; and a zone change from B-2, General Business to R-4, Multi-family for one parcel of land approximately 0.25 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23167; and generally located on the west side of South Pecan Street, approximately 500 feet west of the intersection of South Pecan Street and



South Fredonia Street. (City Planner)

C. Consider action to appoint one (1) Planning and Zoning Commission member to serve on the City of Nacogdoches Zoning Ordinance Subcommittee. (Executive Director of Development and Infrastructure)

5. Zoning Ordinance Subcommittee Report.

6. AWARDS AND RECOGNITIONS.

A. Recognition of Ruth Carroll for her dedication and service as Commissioner on the Planning and Zoning Commission. (Chair)

7. Future Agenda Items.

8. ADJOURN.

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 June 5, 2025, by 9:00 a.m., and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator



PRESENTER: Aimee Cloutier, Planning Coordinator

ITEM/SUBJECT: Approval of minutes for the meeting held on May 12, 2025.

OVERVIEW:

STAFF REVIEW:

Attached are the minutes for the regular meeting held on May 12, 2025.

CITY CONTACT: Aimee Cloutier, Planning Coordinator

ATTACHMENTS: 1. P&Z Minutes 05.12.2025



**CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
MAY 12, 2025, AT 5:00 P.M.
REGULAR MEETING**

COMMISSIONERS PRESENT: Lily Phou; Ruth Carroll; Charles Zemanek; Shannon Conklin

COMMISSIONERS ABSENT: Matt Perry;

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; Executive Director of Development and Infrastructure, Mike Neu; City Attorney, Jerry Baker

OTHERS PRESENT: Gary and Sandra Stripling; Clem Russell

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:02 p.m.
2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.
3. **Open Forum:** No one spoke under Open Forum.
4. **CONSENT AGENDA:**
 - A. Approval of the minutes for the meeting held on April 14, 2025. Commissioner Carroll moved to approve the consent agenda, with Commissioner Phou seconding. The consent agenda was approved unanimously.
5. **REGULAR AGENDA:**
 - 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)

Pollette presented the request, noting that it is one of two related zone changes. This particular request pertains to eight parcels owned by Bright Coop on the north side of West Seale Street, currently used as an employee parking lot. The applicant is seeking to rezone the properties to bring them into compliance with current zoning regulations.

A neighborhood meeting was held, with four adjacent property owners in attendance. Initial concerns about potential impacts were resolved once attendees learned their properties would not be affected, resulting in no opposition. Staff mailed notices to property owners within 500 feet of the subject properties and received no responses for or against the request.

While the request does not align with the Future Land Use Plan, staff noted that the properties have historically been used for employee parking and the rezone would align with the current use.

Public Comment: none

Commissioner Conklin stated that the zone change is simply to align the zoning with the existing land use.

Commissioners and staff discussed potential implications for future development. Pollette clarified that, should redevelopment occur, the applicant would be required to install a fence between the subject property and any adjacent residential properties.

Commissioner Conklin moved to approve the zone change request. Commissioner Phou seconded the motion, and the motion passed unanimously.

- 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)

Pollette presented the request, noting that it is the second of two zone change applications submitted by the applicant. This request pertains to eleven parcels located on the south side of West Seale Street, owned by Bright Coop. As with the previous request, the applicant is seeking to rezone the properties to bring them into compliance with current zoning regulations.

The subject properties comprise Bright Coop's main operational site, which has been in continuous use for an extended period. A neighborhood meeting was held, and notices were mailed to property owners within 500 feet of the parcels. Staff received no responses in favor of or opposition to the request.

Although the request does not align with the Comprehensive Plan, Pollette stated that the properties have historically functioned under this land use designation and the rezone would align with the current use.

Public Comment: none

There was discussion among the Commission, staff, and the applicant regarding whether the lots were developed or undeveloped, as well as the intended use of the vacant parcels. The applicant stated there are no immediate plans for the vacant lots other than installing fencing around the property to deter trespassing. He added that, in the future, the lots may be used for storage.

Additional discussion took place concerning the possibility of quit claiming the remaining portion of Reedy Street that abuts the applicant's property.

Commissioner Phou moved to approve the request. Commissioner Zemanek seconded the motion. The motion passed unanimously.

- 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)

Pollette presented the request, explaining that the subject properties are currently undeveloped. The applicant is proposing to replat the lots for uniformity and construct three single-family homes. The proposed development is consistent with the Future Land Use Plan (FLUP). Staff mailed notices to property owners within both 200 and 500 feet of the property. No responses were received in favor or opposition to the request. Pollette stated that the zone change met all review criteria guidelines.

Public Comment: none

Commissioner Phou noted that there were existing drainage concerns in the area. Neu responded that the City is currently in the design phase for new drainage infrastructure and has already secured the necessary easements from the property owner.

Commissioner Conklin moved to approve the zone change request, with Commissioner Phou seconding the motion. The request was approved unanimously.

- 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)

Neu presented the proposed zoning ordinance amendments to the Commission, explaining that the changes resulted from ongoing discussions within the Zoning Ordinance Subcommittee. The amendments include requiring pre-application conferences for all zoning-related changes, updating notification deadlines to comply with current state law, and aligning notice requirements with City Council standards for joint public hearings. The proposal also designates Agriculture (AG) as the default zoning classification for any newly annexed property, with a separate application required if the applicant wishes to rezone to a different district.

In addition to these updates, several minor clarifications were made to administrative procedures, the review process for zoning items, and conditions for approval of specific use permits. Redundant language throughout the ordinance was removed and reorganized into a single, streamlined section to improve clarity and usability.

Public Comment: none

The Commission expressed support for the proposed requirement of a pre-application meeting. Neu explained the current staff procedures for conducting pre-development meetings with applicants pursuing future development projects.

Commissioner Conklin moved to approve the ordinance amendments, with Commissioner Phou seconding the motion. The amendments were approved unanimously.

6. Zoning Ordinance Subcommittee Report.

Neu provided an update on recent and upcoming zoning ordinance topics. He explained that City Council has already reviewed and approved several amendments, and that the next topics to be addressed include regulations for solar farms, battery storage, notification procedures, district development standards, nonconforming structures, and planned developments. The next subcommittee meeting is scheduled for May 27th.

Neu also noted that staff is currently discussing the Future Land Use Plan (FLUP) internally and plans to engage City Council in a broader conversation about housing priorities. This input will help guide staff's direction for updating the land use plan, which is anticipated to be a focus in the next fiscal year.

Zemanek provided an update on discussions related to off-street parking requirements, including the potential incorporation of green space. He also reported that the subcommittee has reviewed fencing regulations in greater detail.

Neu mentioned that various bills introduced during the current legislative session could significantly impact cities. As relevant legislation is passed, items may be referred to the subcommittee for review and response, particularly if state preemption is involved.

7. Future Agenda Items

The Commission would like to include a vote on Commissioner Carroll's replacement for the Zoning Ordinance Subcommittee on the agenda for the next meeting.

Chairman Conklin adjourned the meeting at 5:49 p.m.

Chairman Shannon Conklin

Attest: Planning Coordinator, Aimee Cloutier

PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Zoning Case ZON2025-07 regarding a zone change from B-2, General Business to R-2, Single Family Residential district for one (1) parcel of land approximately 0.34 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23897; and generally located east of Old Tyler Road approximately 0.50 miles north of the intersection of Powers Street and Old Tyler Road. (City Planner)

OVERVIEW: The applicant is requesting a zone change from B-2, General Business, to R-2, Single Family Residential, for the purpose of constructing a single-family home on the subject property. The property is currently undeveloped and fronts Old Tyler Road. The R-2 zoning district is intended to provide for slightly higher density residential areas. Lots in this area must be 6,000 square feet or larger.

Adjacent Land Use & Zoning

The subject property is zoned B-2, General Business and is undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Current Zoning	Land Use
North	Single Family Residential	B-2, General Business	Single Family Residential
South	Single Family Residential	B-2, General Business	Undeveloped
East	Single Family Residential	R-4, Multi-Family	Undeveloped
West (across Old Tyler Rd.)	Single Family Residential	B-2, General Business	Single-Family Residential

The subject property is surrounded by a mix of zoning districts and land uses. To the north, south and west, the adjacent properties are zoned B-2, General Business, but are developed with single-family homes. Across Old Tyler Road to the west, properties are zoned B-2, General Business and R-2, Single Family Residential, and are primarily developed as single-family homes. To the east is an undeveloped R-4, Multi-Family tract that was approved for dirt extraction late last year, with work operations now complete. This varied land use pattern contributes to the transitional character of the corridor.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for zoning change:

Compatibility: The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

While the subject property is currently zoned B-2, General Business, the immediate vicinity includes a mix of zoning designations. Many nearby properties, particularly those fronting Old Tyler Road, are developed with single-family homes despite being zoned for commercial use. The introduction of a single-family residence on an undeveloped lot aligns with the existing residential development pattern in the area and is not expected to negatively impact surrounding property values.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The proposed rezoning to R-2, Single Family Residential, is not expected to impede the normal and orderly development of surrounding vacant properties. The subject property is located along Old Tyler Road and serves a mix of residential and commercial development. Given that many nearby properties are mostly developed with single-family homes, the requested zoning would be consistent with the existing development pattern in the immediate area.

Supporting Facilities: Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

Adequate supporting facilities are available to serve the proposed use. The subject property has direct access to Old Tyler Road, a collector street with an 80-foot right-of-way that is capable of accommodating residential traffic. Public utilities are available at the site, including an 8-inch water main located along Old Tyler Road and a 6-inch sewer main located within an easement along the southern property line. These existing infrastructure improvements are sufficient to support the development of a single-family residence, and no additional upgrades are anticipated to be necessary for the proposed use.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

The proposed single-family residential use will require only a single driveway and on-site parking, which can be accommodated on the subject property without adversely impacting adjacent developments or public traffic flow. The design and placement of the driveway and parking areas will be reviewed at the time of permitting to ensure compliance with city standards for safety, visibility, and separation from adjacent driveways.

Nuisances: Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

The proposed use as a single-family residence is not anticipated to generate offensive odors, fumes, dust, noise, or vibration. Single-family residential uses are generally considered low-impact and compatible with surrounding residential and mixed-use areas. Any future development on the site will be required to comply with applicable building codes and city ordinances designed to minimize potential nuisances.

Lighting: Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;

As a single-family residential use, any exterior lighting installed on the property will be typical of residential development and is not expected to adversely affect neighboring properties. Any lighting fixtures will be required to be directional or shielded as necessary to minimize glare and prevent light spillover onto adjacent properties, ensuring compatibility with the surrounding

residential and mixed-use context.

Landscaping: Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;

The City of Nacogdoches does not currently require specific landscaping or screening standards for single-family residential development.

Comprehensive Plan: The proposed use is in accordance with the comprehensive plan.

Future Land Use

Per the 2003 Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject property as *Single Family Residential*. The *Single Family Residential* FLUP category is described as, “Conventional one-family detached dwellings (also includes duplexes).” R-2 meets this Comprehensive Plan designation.

Land Use Policies, Goals & Objectives

This rezoning is a response to the current needs for single-family residential growth and therefore Staff believes it fits into the goals of the Comprehensive Plan; specifically, the goal to encourage *Growing Inward – Long-term growth in appropriate areas to achieve an efficient, diverse, and balanced pattern of land uses*. Some of the targeted objectives include:

- Promote growth where adequate infrastructure exists.
- Encourage infill development where appropriate (utilities, compatibility, etc.)
- Ensure that development within targeted growth areas will not reduce the adequacy of public facilities and services.

Staff believes the FLUP designation of the property is consistent with the proposed zoning, and the request is in compliance with the Comprehensive Plan.

PUBLIC ENGAGEMENT:

- May 20, 2025 – Staff mailed thirteen (13) public meeting notice letters to property owners within 200 feet and four (4) notice postcards to property owners within 200-500 feet. Staff have not received any letters in opposition or in favor of the request from the neighboring residents.
- May 25, 2025 – Legal ad published in the Daily Sentinel newspaper.

NOTE – This application is subject to additional notification procedures, including signage posted on the subject property, as well as notices on the City website and social media pages.

This item is scheduled for City Council consideration on June 17, 2025.





CITY CONTACT: Juan Pollette, City Planner

- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Future Land Use Map
 4. Notification Map
 5. Site Photos

ZON2025-07 Aerial Map



Legend

-  Buildings
-  City Limit
-  Parcels
-  Area of Interest

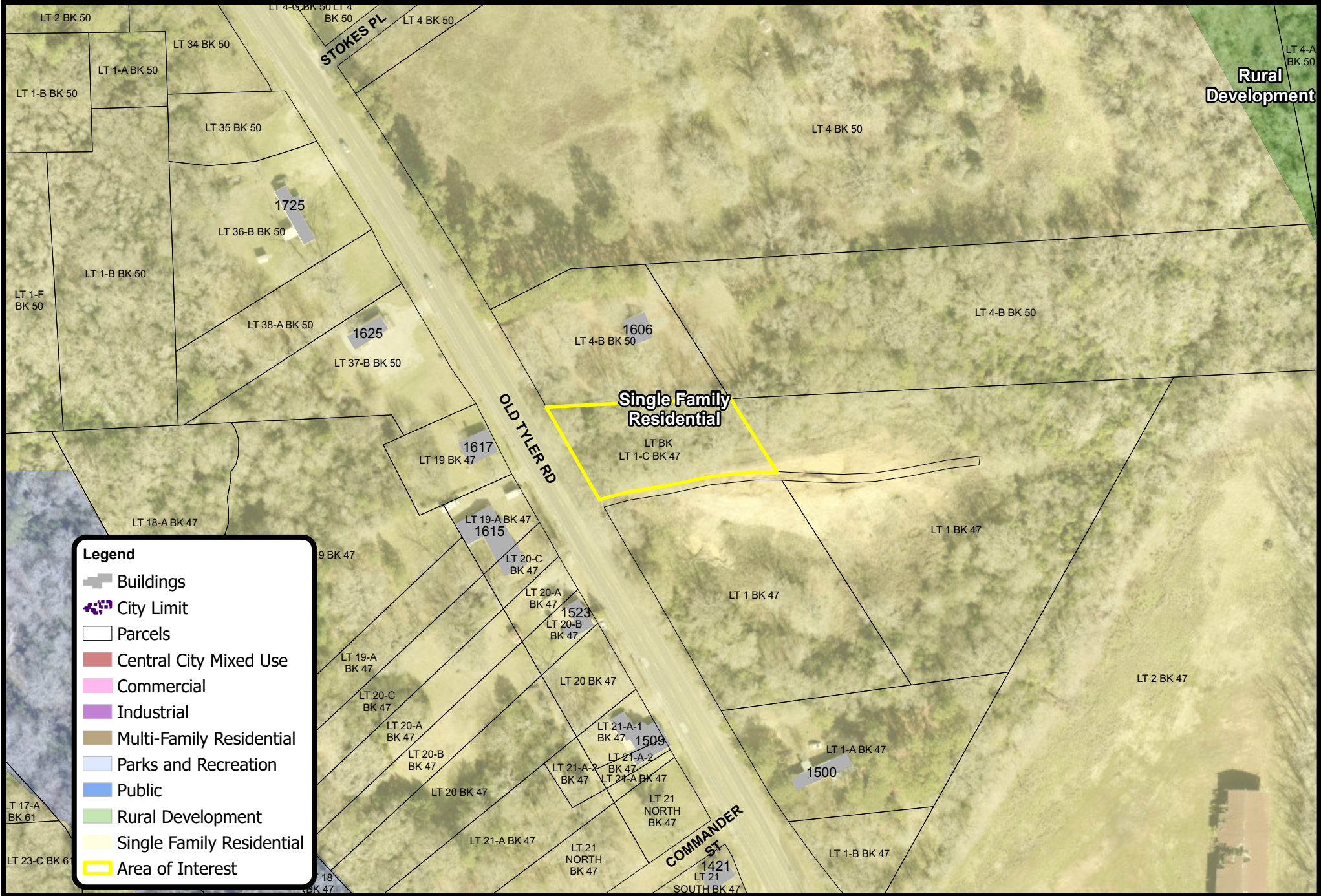


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Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

ZON2025-07 Future Land Use Map



Legend

- Buildings
- City Limit
- Parcels
- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential
- Area of Interest

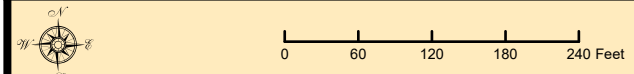
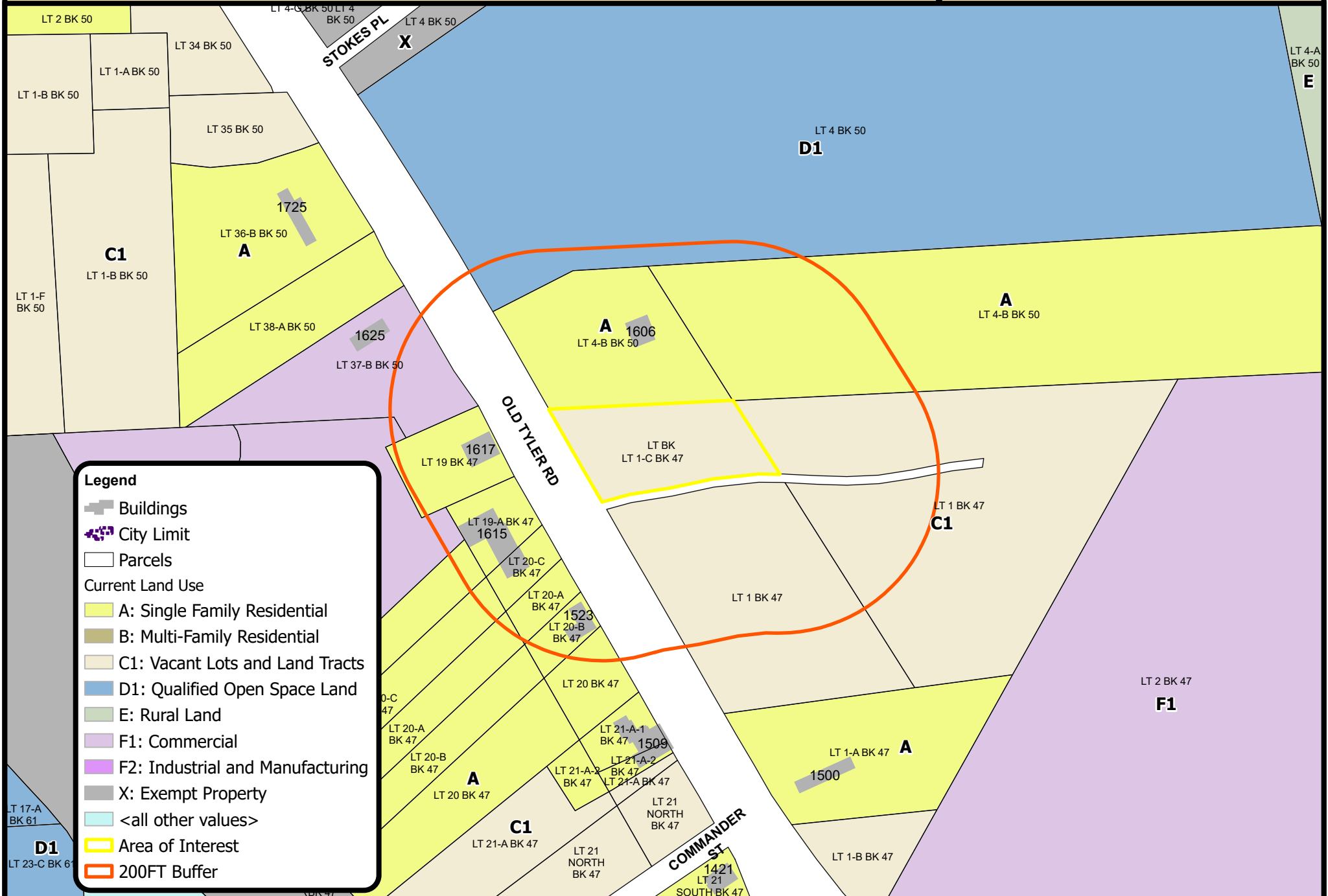


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ZON2025-07 Notification Map



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ZON2025-07 Site Photos

Subject property



Adjacent residential property to the west



Adjacent residential property to the north



PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Public Hearing: Discuss and consider action on Zoning Case ZON2025-08 regarding a zone change from I-1, Light Industrial, to R-4, Multi-family district for two (2) parcels of land approximately 1.16 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 23169 and 23166; and a zone change from B-2, General Business to R-4, Multi-family for one parcel of land approximately 0.25 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23167; and generally located on the west side of South Pecan Street, approximately 500 feet west of the intersection of South Pecan Street and South Fredonia Street. (City Planner)

OVERVIEW: The applicant, Roy Rodriguez, is requesting a zoning change for three parcels located on South Pecan just west of the intersection of South Pecan and South Fredonia Street. Two of the subject parcels are currently zoned Light Industrial, I-1 and one is zoned B-2, General Business. The applicant is requesting that all three parcels be rezoned to R-4, Multi-Family Residential to allow for the construction of three single-family homes.

The subject properties front a local street and are located within a predominantly residential use area, despite the surrounding non-residential zoning designations. A railroad track runs along the rear of the subject properties, creating a buffer from the residential and commercial uses to the south. Additionally, the subject parcels lie within a designated FEMA flood zone. All new structures in this area are required to be constructed at least two feet above the Base Flood Elevation (BFE), in accordance with local floodplain development regulations.

Adjacent Land Use & Zoning

The subject properties are zoned I-1, Light Industrial and B-2, General Business and are undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Current Zoning	Land Use
North	Rural Development	B-2, General Business	Residential
South (Across R.R. Tracks)	Rural Development	I-1, Light Industrial	Commercial
East (Across S. Pecan St.)	Rural Development & Industrial	I-1, Light Industrial & B-2, General Business	Residential & Commercial
West	Rural Development	I-1, Light Industrial	Commercial

The subject properties are located in a transitional area with a mix of zoning districts and land uses. To the north, the properties abut existing single-family homes that are zoned B-2, General Business. To the south, adjacent properties are zoned Light Industrial (I-1) and are developed with a mix of commercial and residential uses.

STAFF REVIEW:

Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for zoning change:

Compatibility: The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;

The proposed R-4 zoning is compatible with the surrounding area and serves as an appropriate transitional district between residential and non-residential uses. The subject properties are situated between single-family homes to the north, zoned B-2, and a mix of commercial and residential uses to the south, zoned Light Industrial. The R-4 designation provides a buffer that is more consistent with the area's existing residential character while allowing for lower-intensity development than the current industrial and commercial zoning.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

The proposed R-4 zoning is not expected to impede the orderly development of surrounding properties. The area is already developed with a mix of residential and commercial uses, and the requested zoning is consistent with the existing development pattern. The R-4 district supports continued residential use and provides a logical transition between more intense zoning to the south and residential areas to the north, supporting balanced and coordinated growth.

Supporting Facilities: Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

The subject properties take direct access from South Pecan Street which is a local two laned concrete road with a ROW of approximately 35 feet. The properties have access to public utilities with 6-inch water and sewer mains located along South Pecan Street.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

Any future development on the subject properties will be required to meet City standards for driveways and parking, ensuring safe and convenient access. No adverse impacts to the general public or adjacent properties are anticipated as a result of the proposed zoning change.

Nuisances: Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

Any future development will be required to comply with all applicable City codes related to nuisance prevention and property maintenance, ensuring compatibility with surrounding uses.

Lighting: Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;

Any future lighting on the subject properties will be required to comply with City regulations to ensure it is appropriately shielded and directed. Lighting will be designed to prevent glare or spillover onto adjacent properties, maintaining compatibility with the surrounding residential and commercial uses.

Landscaping: Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;

Any possible future multifamily development on the property will be required to comply with the City's commercial district landscaping and screening regulations.

Comprehensive Plan: The proposed use is in accordance with the comprehensive plan.

Future Land Use

Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan (FLUP) Map designates the subject properties as *Rural Development*. This FLUP category is described as “Sparsely-populated areas with limited development that are still distinct from more urbanized areas. It also includes areas that are gradually transitioning into urban uses and development.” This FLUP category identifies areas with limited development that are gradually transitioning into more urban uses. The proposed R-4 zoning aligns with this intent by supporting residential development in a manner consistent with the area's ongoing transition from industrial and commercial uses to residential character. Staff finds that this request is generally consistent with the goals of the Comprehensive Plan, specifically in *Avoiding Undesirable Development Outcomes* by ensuring compatible development when differing land use types or intensities are located in close proximity.

PUBLIC ENGAGEMENT:

May 20, 2025 – Staff mailed sixteen (16) public meeting notice letters to property owners within 200 feet and twenty (20) notice postcards to property owners within 200-500 feet. Staff has not received any letters in opposition or in favor of the request from the neighboring residents.

- May 25, 2025 – Legal ad published in the Daily Sentinel newspaper.

NOTE – This application is subject to additional notification procedures, including signage posted on the subject property, as well as notices on the City website and social media pages.

This item is scheduled for City Council consideration on June 17, 2025.

CITY CONTACT: Juan Pollette, City Planner

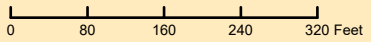
- ATTACHMENTS:**
1. Aerial Map
 2. Zoning Map
 3. Flood Zone Map
 4. Future Land Use Map
 5. Notification Map
 6. Site Photos

ZON2025-08 Aerial Map



Legend

- Buildings
- City Limit
- Parcels
- Area of Interest



Date Created: 05/13/25 10:39 | ArcGIS Pro 3.2.2

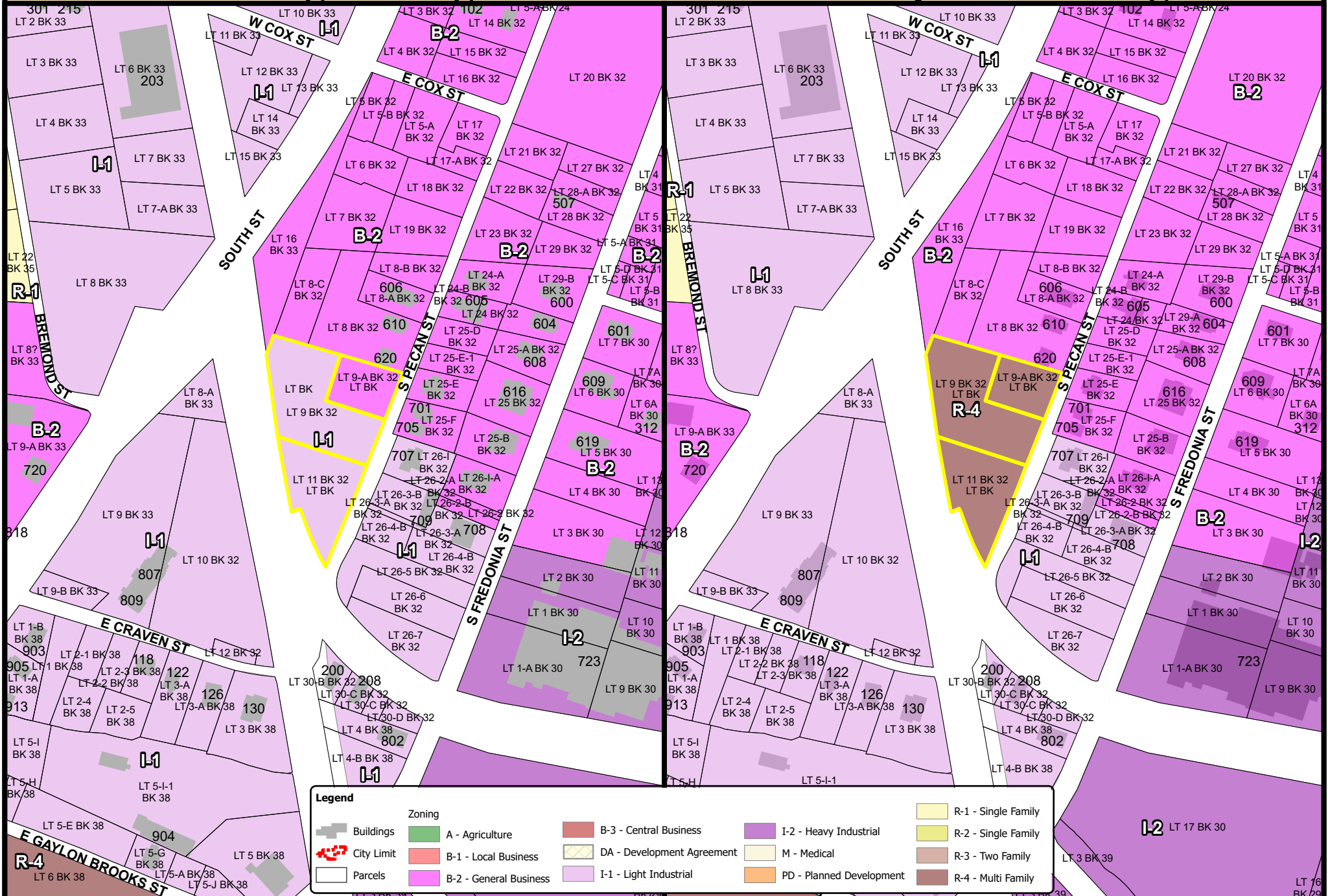
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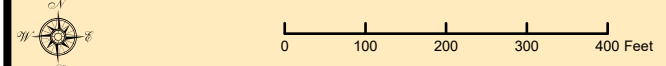
Existing Zoning

ZON2025-08

Proposed Zoning



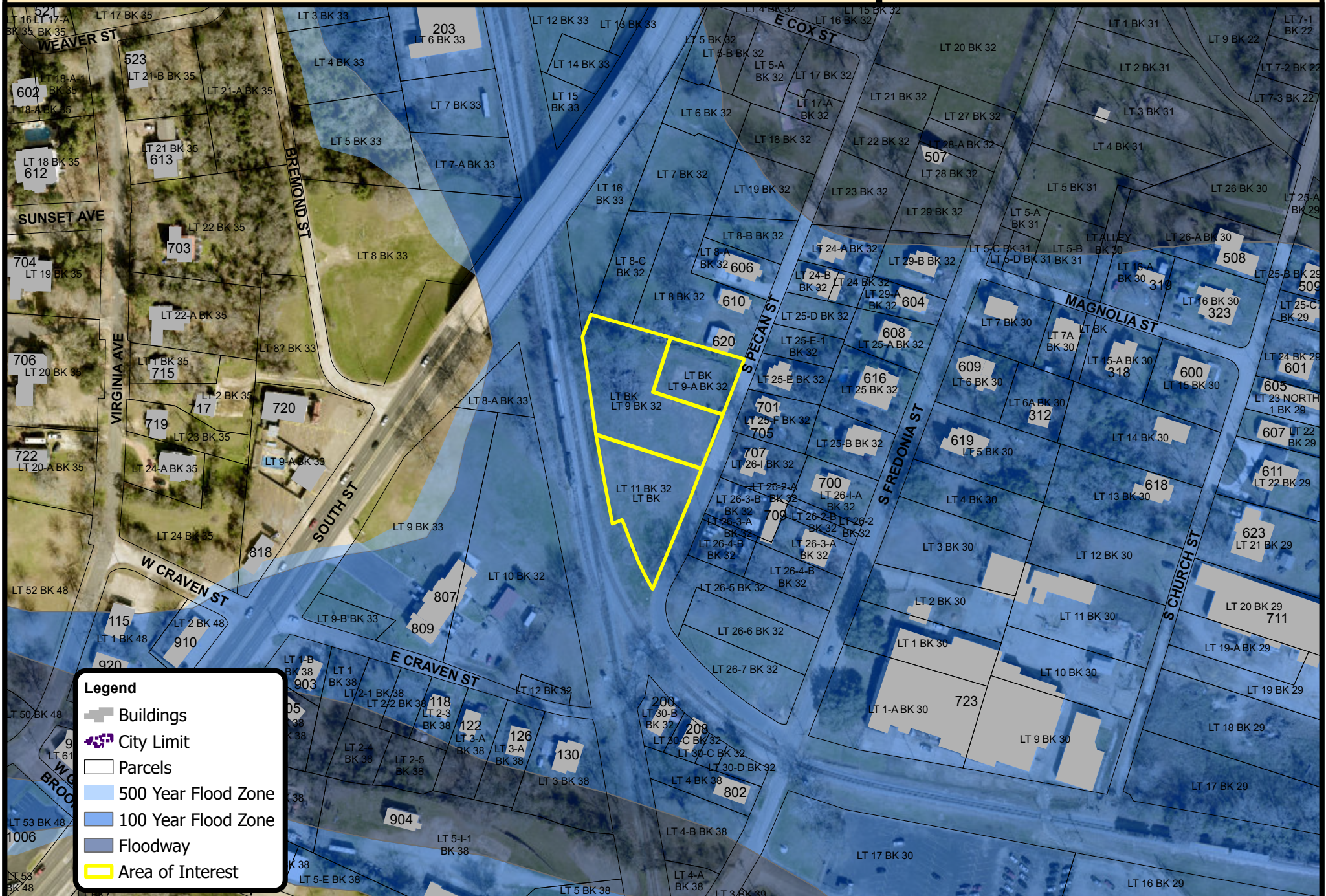
Legend		Zoning	
	Buildings		A - Agriculture
	City Limit		B-1 - Local Business
	Parcels		B-2 - General Business
	B-3 - Central Business		I-1 - Light Industrial
	DA - Development Agreement		M - Medical
	R-1 - Single Family		PD - Planned Development
	R-2 - Single Family		R-4 - Multi Family



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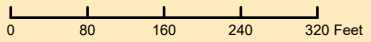
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ZON2025-08 Flood Map



Legend

- Buildings
- City Limit
- Parcels
- 500 Year Flood Zone
- 100 Year Flood Zone
- Floodway
- Area of Interest

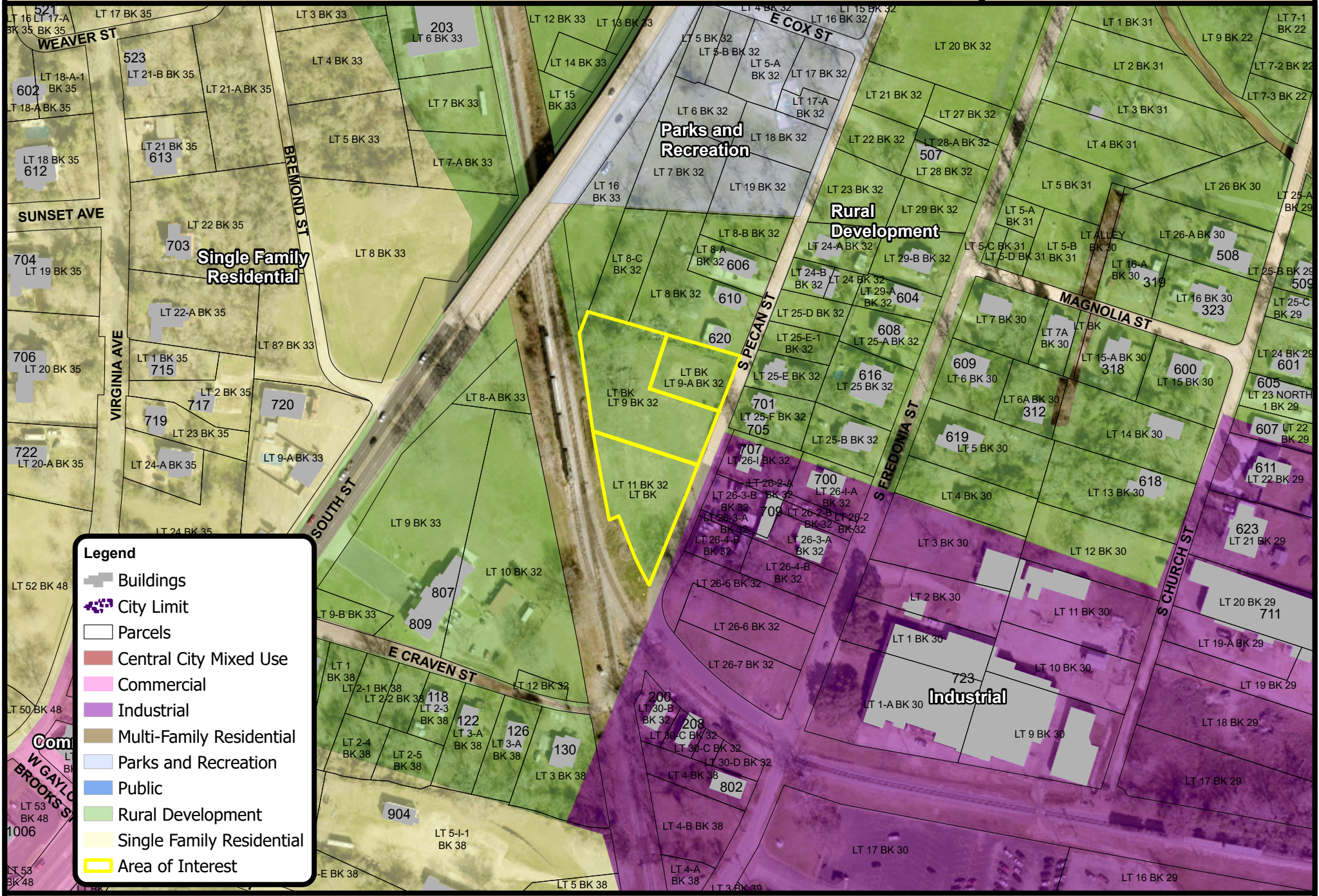


Date Created: 05/13/25 10:26 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

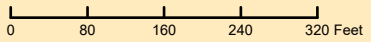


ZON2025-08 Future Land Use Map



Legend

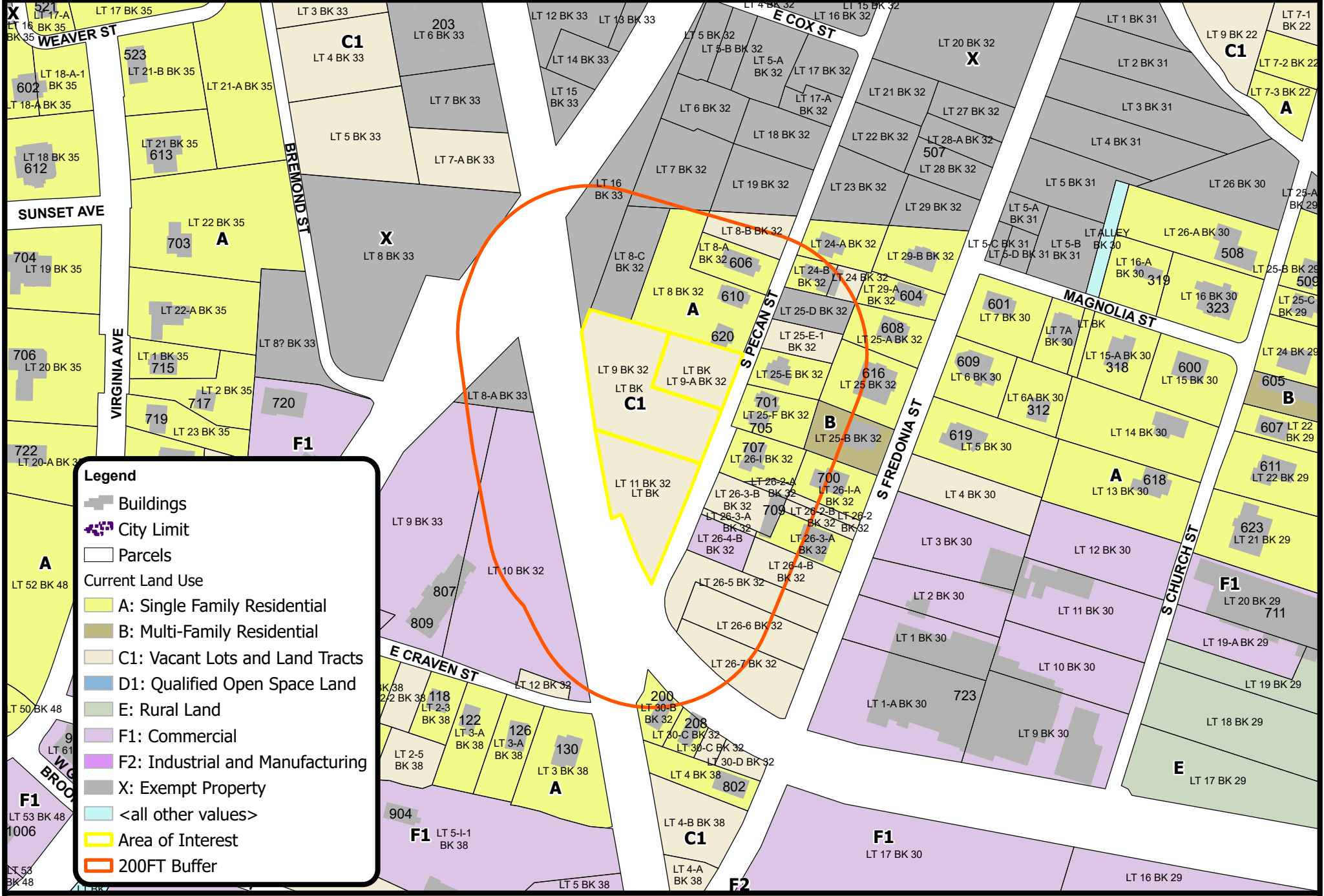
- Buildings
- City Limit
- Parcels
- Central City Mixed Use
- Commercial
- Industrial
- Multi-Family Residential
- Parks and Recreation
- Public
- Rural Development
- Single Family Residential
- Area of Interest



Date Created: 05/13/25 10:26 | ArcGIS Pro 3.2.2

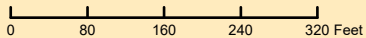
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

ZON2025-08 Notification Map



Legend

- Buildings
- City Limit
- Parcels
- Current Land Use
 - A: Single Family Residential
 - B: Multi-Family Residential
 - C1: Vacant Lots and Land Tracts
 - D1: Qualified Open Space Land
 - E: Rural Land
 - F1: Commercial
 - F2: Industrial and Manufacturing
 - X: Exempt Property
 - <all other values>
- Area of Interest
- 200FT Buffer



Date Created: 05/13/25 10:26 | ArcGIS Pro 3.2.2

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ZON2025-08 Site Photos

Subject property



Adjacent residential property to the north



Adjacent commercial property to the east





PRESENTER: Mike Neu, Executive Director of Development and Infrastructure

ITEM/SUBJECT: Consider action to appoint one (1) Planning and Zoning Commission member to serve on the City of Nacogdoches Zoning Ordinance Subcommittee. (Executive Director of Development and Infrastructure)

OVERVIEW:

The City of Nacogdoches Zoning Ordinance is a vital regulatory framework that guides land use, zoning, and development within the city. From time to time, amendments to the ordinance are necessary to reflect updates in city planning practices, respond to community input, and comply with evolving state and federal regulations.

At the Planning and Zoning Commission meeting held on October 14, 2025, members Charles Zemanek and Ruth Carroll were appointed to the City's newly formed Zoning Ordinance Subcommittee. The group consists of two representatives each from the Zoning Board of Adjustment, Planning and Zoning Commission, and City Council. Since its formation, the group has worked to propose Zoning Ordinance amendments for consideration by the applicable appointed and/or governing entities.

After Carroll's announcement in May that she intends to vacate her position on the Planning and Zoning Commission after June, this item seeks Commission action to appoint a new Commission member to serve on the Zoning Ordinance Subcommittee. This appointment will help ensure Commission representation in future Subcommittee discussions.

STAFF REVIEW:

Staff recommends appointing one (1) Planning & Zoning Commissioner to the City of Nacogdoches Zoning Ordinance Amendment Committee to fill the vacancy left by Ms. Ruth Carroll. At this time, the next committee meeting, originally anticipated for June/July 2025, has not been scheduled and is pending the appointment of a new representative.

CITY CONTACT: Mike Neu, Executive Director of Development and Infrastructure

ATTACHMENTS: