



July 14, 2025

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning and 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 minutes for the Planning and Zoning Commission meeting held on June 9, 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 on Historic Overlay Case HO2025-01 regarding a request to apply Historic Overlay designation on one parcel of land approximately 0.24 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 27682; and is located at 1301 Raguet Street, Nacogdoches, Texas.
 - B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-09 regarding a zone change from I-1, Light Industrial to R-4, Multi-Family district for two (2) parcels of land approximately 0.64 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 215496 and 23218; and generally located west of Bremond Street, approximately 500 feet north of the intersection of West Cox Steet and Bremond Steet, Nacogdoches, Texas.



- C. **Public Hearing:** Discuss and consider action on Zoning Case ZON2025-10 regarding a zone change from B-2 General Business, to R-1, Single family district for one (1) parcel of land approximately 2.49 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23683; and located at 101 South Sanders Street, Nacogdoches, Texas.

 - D. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2025-04 regarding Distillation of Liquors, Spirits, etc. -Craft in a B-3, Central Business District for property more particularly described by Nacogdoches Central Appraisal District Parcel 22764; and located at 403 and 405 East Hospital Street, Nacogdoches, Texas.

 - E. Consider action on Subdivision Case SD2025-01 regarding the Park Hill Preliminary Plat for three (3) parcels of land approximately 44.03 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26834, 24677 and 24696; and generally located south of the intersection of Park Street and Martinsville Street, Nacogdoches, Texas.

 - F. 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)
6. FUTURE AGENDA ITEMS: A Planning and Zoning Commission 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.
7. ADJOURN.

Jasmine Flores, 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 July 9, 2025, at 5:00 p.m., and remained posted until the meeting convened.

Jasmine Flores, Planning Coordinator