



August 11, 2025

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning and Zoning Commission to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, 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 found to be in 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 a 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 July 14, 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 Planned Development Case PD2025-01 regarding a zone change from A, Agriculture to PD, Planned Development district on one (1) parcel of land approximately 9.5 acres \pm in size, more particularly described by Nacogdoches Central Appraisal District Parcel 203177; and generally located south of West Austin Street, approximately 250 feet west of the intersection of West Austin Street and Opal Drive, Nacogdoches, Texas.
 - B. Consider action on Subdivision Case SD2025-02 regarding the Macias Preliminary Plat for two (2) parcels of land approximately 5.68 acres \pm in size, more particularly described by Nacogdoches Central Appraisal District Parcels 11204 and 72589; and generally located east of U.S. Highway 59 North approximately one-half mile south of the intersection of U.S. Highway 59 North and U.S. Highway 259 North.



- 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)
6. Future Agenda Items. A Commissioner 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.

A handwritten signature in black ink that reads "Jasmine Flores".

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 August 5, 2025 at 4:30 p.m., and remained posted until the meeting convened.

Jasmine Flores, Planning Coordinator