



**September 8, 2025**

**Planning & Zoning Commission**

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. Administration of Oath of Office – Planning & Zoning Commission Members
4. OPEN FORUM: 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.
5. 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.
  - A. Approval of minutes for the Planning & Zoning Commission meeting held on August 11, 2025.
  - B. Consider action on Subdivision Case SD2025-02 regarding the Macias Final 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.
6. REGULAR AGENDA: The Commission 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 action on Subdivision Case SD2025-01 regarding the Park Hill Subdivision Final Plat for three (3) parcels of land approximately 42.5 acres  $\pm$  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.

- C. Discuss and consider action on Subdivision Case SD2025-03 regarding the Final Plat for Lots 2R & 3, Block 1, Nacogdoches Industrial Park West Subdivision for two (2) parcels of land approximately 23.74 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 26671 & 216635; and generally located on the southeast corner of US Highway 59 North and Ernest McLain Road, Nacogdoches Texas.
  - D. Discuss and 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)
  - E. Discuss the scheduling and content of future agenda items previously requested by the Commission.
7. FUTURE AGENDA ITEMS: A Commissioner may inquire about a subject for which notice has not been given. Deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. ADJOURN.

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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 September 2, 2025, at 5:00 p.m., and remained posted until the meeting convened.

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Jasmine Flores, Planning Coordinator