



Planning & Zoning Commission October 13, 2025

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & 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 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.
 - A. Approval of minutes for the Planning and Zoning Commission meeting held on September 8, 2025.
 - B. Approval of an extension to the expiration of Subdivision Case SD2025-12 regarding a Preliminary Plat for the Majestic Oaks Subdivision, consisting of approximately 25.35 acres, located on the east side of U.S. Highway 259 (US 259) approximately one mile north of U.S. Highway 59 (US 59). (City Planner)
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:** Consider and make a recommendation concerning an Ordinance of the City of Nacogdoches, Texas, Amending Chapter 34—"Environment", Article V—"Noise and Vibrations", and Chapter 118— Zoning", Article VII—"Performance Standards", of the Code of Ordinances of the City of Nacogdoches, Texas; providing a severability clause; providing a continuation clause; providing a repeal clause; and providing an effective date. (City Attorney)
 - B. **Public Hearing:** Discuss and consider action on Zone Change Case ZON2025-12 regarding a zone change from A, Agriculture to B-2, General Business district on two (2) parcels of land approximately 3.04 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcels 1000016787 & 81263; and generally located north and south of 200 North East Stallings Drive, Nacogdoches, Texas. (City Planner)



- C. **Public Hearing:** Discuss and consider action on Zoning Case PD2025-02 regarding an amendment to the Kenbrook North Townhouse Subdivision zoned Planned Development, for two (2) parcels of land approximately 0.18 acres ± in size, for the construction of one (1) single-family residence. The subject property is more particularly described as Nacogdoches Central Appraisal District Parcels 85345 & 85344; and located at 1723 and 1725 Maroney Drive, Nacogdoches, Texas. (City Planner)

- D. Receive a presentation on the Floodplain Management Ordinance. (Director of Public Works/City Engineer)

- 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.

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 by 5:00 p.m. on October 7, 2025, and remained posted until the meeting convened.

Jasmine Flores, Planning Coordinator