



Planning & Zoning Commission November 10, 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. Consider approval of minutes from the Planning and Zoning Commission meeting held on October 13, 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 Zoning Case ZON2025-13 regarding a zone change from A, Agriculture to B-1, Local Business, on a portion of two (2) tracts of land approximately 4.31 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 24725, being Lots 44-D and 44-F, City Block 54; and generally located northwest of the intersection of Park Street and N.E. Stallings Drive, Nacogdoches, Texas.
 - B. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2025-05 regarding a Specific Use Permit request for the expansion of an existing Mini Warehouse Storage facility in a B-2, General Business district on one (1) parcel of land approximately 2.35 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 82326; and located at 5210 S.E. Stallings Drive, Nacogdoches, Texas.
 - C. Discuss and consider action on Sign Variance Case SV2025-02 regarding a variance to Section 78-101 of the Nacogdoches Sign Ordinance for a freestanding sign with a reduced minimum setback requirement on one (1) parcel of land approximately 2.12 acres $\pm$ in size, more particularly described



by Nacogdoches Central Appraisal District Parcel 51767; and located at 4501 North Street, Nacogdoches, Texas.

- D. 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)

6. SUBCOMMITTEE REPORT. Update on the previous Zoning Ordinance Subcommittee meeting.
7. 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.
8. 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 November 4, 2025, and remained posted until the meeting convened.

Jasmine Flores, Planning Coordinator