



## Planning & Zoning Commission March 9, 2026

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & 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 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 January 12, 2026.
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 HO2025-02 regarding a Historic Overlay designation on one (1) parcel of land approximately 0.18 ± acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 23796; and located at 515 Bailey Avenue, Nacogdoches, Texas.
  - B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2026-01 regarding a zone change from B-2, General Business to R-4, Multi-Family and from R-1, Single Family to R-4, Multi-Family, on one (1) parcel of land approximately 9.88 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26288, being Lots 19-A and 48, City Block 64; and located at 3607 East Main Street, Nacogdoches, Texas.
  - C. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-01 regarding a Specific Use Permit request for a Travel Trailer/RV Park in a R-4, Multi-Family district on one (1) parcel of land approximately 9.88 acres ± in size, more particularly described by Nacogdoches Central



Appraisal District Parcel 26288, being Lots 19-A and 48, City Block 64; and located at 3607 East Main Street, Nacogdoches, Texas.

- D. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-02 regarding a Specific Use Permit request for Stone, Sand, Gravel & Mineral Extraction in a R-4, Multi-Family district on one (1) parcel of land approximately 28.2 acres  $\pm$  in size, more particularly described by Nacogdoches Central Appraisal District Parcel 85393; and generally located north of Powers Street between North Sanders Street and Old Tyler Road, Nacogdoches, Texas.
  - E. Discuss and consider action on Subdivision Case SD2026-01 regarding a variance for Westmoreland No. 2 Preliminary Plat on one (1) parcel of land approximately 2.12 acres  $\pm$  in size, more particularly described by Nacogdoches Central Appraisal District Parcel 247251; and generally located northwest of the intersection of Park Street and N.E. Stallings Drive, Nacogdoches, Texas.
  - F. Discuss and consider action on Planned Development Case PD-2026-01 regarding a Site Plan for a 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.
  - G. Discuss and consider approval of Subdivision Case SD2026-03 regarding a Final Plat for Majestic Oaks Subdivision, consisting of approximately 25.35 acres located on the east side of U.S. Highway 259, approximately one mile north of U.S. Highway 59.
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, on or before Tuesday, March 3, 2026, and remained posted until the meeting convened.

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Juan Pollette, City Planner