



August 24, 2021

Notice is hereby given of a Special Meeting of Nacogdoches City Council to be held on the above date via videoconference, with the opportunity to appear in person at the C.L. Simon Recreation Center, 1112 North Street, Nacogdoches, Texas, beginning at 5:00 p.m. for the purpose of considering the following agenda items.

In accordance with Orders of the Governor due to the COVID-19 pandemic, the City of Nacogdoches City Council meeting will be deemed as being conducted via teleconference or videoconference. However, some City Council Members may attend virtually, while others may be present in the above stated physical location. The recording of this meeting will be posted to the City's website as soon as possible after the meeting. There will be an opportunity for the public to comment on agenda items either by teleconference or in person at the C.L. Simon Recreation Center.

Members of the public who wish to submit comments on a listed agenda item must contact the City Planner's office by email at chafina@nactx.us or by calling 936-559-2574 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 p.m. on August 24, 2021. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. Call to order.
2. Pledge of Allegiance.
3. Open Forum.
4. WORK SESSION:
 - A. Receive an update, hold a discussion and give staff direction regarding the proposed Comprehensive Land Use Plan and Downtown Master Plan studies.
(City Planner)
5. Adjourn.

Jan Vinson, City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at 936/559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on August 18, 2021 at 10 a.m. and remained posted until the meeting convened.

Jan Vinson, City Secretary

PRESENTER: Alaina Chafin, City Planner

ITEM/SUBJECT: Receive an update, hold a discussion and give staff direction regarding the proposed Comprehensive Land Use Plan and Downtown Master Plan studies. (City Planner)

SUMMARY/BACKGROUND: During the December 15, 2020 and January 19, 2021 City Council meetings, Staff presented a list of long-range studies and strategies that would assist the City in creating long-term, strategic action-plans to help further current and future planning, engineering and economic development efforts. Based on input received from City Council at both work sessions, staff was provided direction to move forward with the advancement of these initiatives, including conducting the procurement process of the following two proposals: Hire a consultant to create a Downtown Master Plan; and, Hire a consultant to update the City's Comprehensive Plan.

The Downtown Master Plan would create a vision for downtown Nacogdoches and act as a framework for future ordinances and initiatives with strategies to help reinvigorate the downtown area. This plan would also include a market analysis to explore how much, and what type of new retail, entertainment, and housing exists, and might be needed in the years ahead. A design plan for downtown was last completed in 1974.

The Comprehensive Plan update would include a review of current conditions of land uses, recommend future land uses, a future transportation plan, and implementation strategies. The update would include an in-depth study of the proposed I-69 Corridor which would include more specific future land use, utility, and design suggestions. The update would also incorporate a housing needs assessment, which would include a review of the City's current housing stock and project housing needs for the near and long term. The Comprehensive Plan was last updated in 2003.

On May 18th, City staff provided an update to the City Council on the project and procurement process used for the two studies. At this meeting, City Council recommended that the City host two public forum sessions and establish two committees to work on the studies. The committees would work directly with the staff and the consultant at the beginning and throughout the study period.

The public forum sessions were held on Monday, June 7, 2021 and Tuesday, June 8, 2021. The attendance at the meetings drew approximately 165 and 155 people respectively. Many good questions were presented by the attendees. A survey was also created to allow for additional input from the community. The survey and committee application were made available on the City's website. On June 15th, staff presented the City Council with the survey results and feedback received at the public forums. On June 18th, the RFQ Evaluation Team met to finalize the scoring for the consultant selection for both the Comprehensive Plan Update and the Downtown Master Plan.

The purpose of the discussion with City Council on August 24, 2021 is to present the final scores and introduce the selected consultant, DTJ Design, for both long range studies. During this meeting, staff and City Council will also discuss the committee review and selection process.

FINANCIAL:

Not Applicable

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Community Engagement/Diverse Environment, Infrastructure, I-69 Development, Economic Development, Neighborhood Revitalization and Attainable Housing, *Downtown Entertainment & Destination District*.

CITY CONTACT: Alaina Chafin, AICP, City Planner
chafina@nactx.us
936-559-2572

ATTACHMENTS: 1. Presentation



Update on Comprehensive Plan and Downtown Master Plan

City Council Meeting - August 24, 2021

Timeline Recap

- December & January work sessions with Council, direction given to proceed.
- March 7, RFQ's published.
- March 26, deadline for RFQs.
- April 5, review panel met to review all RFQ submittals.
- May 1, City Election
- May 11 & 13, interviewed 3 semi-finalists for Comp. Plan & DT Master Plan.
- May 18, City Council work session.
- June 7 & 8, public forum meetings.
- June 15, public forum follow-up, presentation of survey results, direction given to proceed with selection of consultant.

Steering Committees: Applications due June 25

Comprehensive Land Use Plan – 15 persons

City Council Member, NISD Rep, Planning & Zoning Commission Member, SFA Rep, NEDCO Board Rep, and 10 from the community

Downtown Master Plan – 14 persons

City Council Member, Main Street Rep, NHLPC Rep, CVB Board Rep, and 10 from the community

- All committee meetings would be open to the public
- All committee members appointed by City Council

Discussion for City Council:

- RFQ procurement
 - Presentation by Consultant
 - Q&A with Council
- Steering Committee application review and selection
- Contract date



Q&A

Thank You!

Visit us at www.nacogdochesplans.com