



**Planning & Zoning Commission
June 8, 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. CONSENT AGENDA.
 - A. Consider approval of minutes from the Planning and Zoning Commission meeting held on April 13, 2026.
4. REGULAR AGENDA.
 - A. Presentation on the extraterritorial jurisdiction of a municipality.
5. Zoning Ordinance Subcommittee Report.
6. Future Agenda Items.
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, June 2, 2026, and remained posted until the meeting convened.

Juan Pollette, City Planner



Planning and Zoning Commission

Date: June 8, 2026

Agenda Item: 3.A.

PRESENTER:

ITEM/SUBJECT: Consider approval of minutes from the Planning and Zoning Commission meeting held on April 13, 2026.

OVERVIEW:

STAFF REVIEW:

CITY CONTACT: Juan Pollette,
City Planner

ATTACHMENTS: 1. P&Z Minutes 04.13.2026



**Regular Meeting Minutes
Nacogdoches Planning and Zoning Commission
April 13, 2026 – 5:00 p.m.**

City Council Chambers, 202 E. Pilar Street, Nacogdoches, TX

Commissioners present: Shannon Conklin, Bridget Arrant, Charles Zemanek and Lily Phou (virtual)

1. CALL TO ORDER.

Chair Conklin called the meeting to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

There were no public comments.

4. CONSENT AGENDA

Commissioner Zemanek moved to approve the minutes as presented. Commissioner Arrant seconded. The motion passed (3-0).

5. REGULAR AGENDA:

- 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.

Jessica Sowell, Community Services Director, addressed questions from the Commission regarding the responsibilities of a property owner after a property is designated with a historic overlay. Sowell explained that maintenance of a historically designated property remains the responsibility of the property owner and that the City's historic preservation ordinance includes provisions related to demolition by neglect. She also explained that historic overlay designation is property-owner initiated and primarily regulates exterior changes to preserve historic character.

Commissioners discussed maintenance requirements, the purpose of historic overlay designation, future use of the property, and the relationship between the subject property and the adjacent historically designated medical office. Sowell stated that the Historic Landmark Preservation Committee unanimously recommended approval of the request.

Chair Conklin opened the public hearing. There were no public comments, and the public hearing was closed.

Commissioner Arrant moved to approve the item as presented. Commissioner Zemanek seconded. The motion passed (3-0).

- B. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-03 regarding a Specific Use Permit request for a Utility Facility (Major) in R-2, Single Family district on one (1) parcel of land approximately \pm 2.91 acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 25733; and generally located on the south side of SE Stallings Drive approximately 200 feet west of Lovaire Drive, Nacogdoches, Texas

City Planner Juan Pollette presented the staff report, noting that the property is developed with an existing Oncor substation and that the proposed expansion would occur on the southern portion of the property. Pollette stated that the surrounding area includes residential uses to the east and industrial-type uses to the west, and that the property is designated Industrial on the Future Land Use Map.

Pollette explained that staff recommended conditions intended to address concerns raised by nearby residents, including installation and maintenance of an eight-foot masonry screening wall adjacent to residential uses, preservation of existing vegetation where feasible, minimizing noise and light impacts during maintenance activities, and limiting access to the approved access point from SE Stallings Drive.

Ashton Miller, Project Manager with Oncor, addressed the Commission. Miller explained that Oncor has owned the property since 1969 and that the proposed improvements include replacement of existing transformers and installation of additional equipment to improve reliability and capacity. Miller also discussed the proposed masonry wall, transformer setbacks, reduced noise from newer equipment, and overall service benefits.

Commissioners asked questions regarding service capacity and electromagnetic fields. Miller responded that the improvements would increase load capacity and reliability, and that newer transformer equipment typically results in reduced measurable electromagnetic field levels outside the station fence.

Chair Conklin opened the public hearing. There were no public comments, and the public hearing was closed.

Commissioner Zemanek moved to approve the item with the following conditions: an eight-foot masonry screening wall shall be installed and maintained along the portion of the property adjacent to residential uses as shown on the site plan; existing vegetation along the eastern property line shall be preserved where feasible to maintain a natural buffer between the substation and adjacent residential properties; routine maintenance activity shall be conducted in a manner that minimizes impacts on adjacent residential properties, including noise and light, where practicable; and access to the site shall be limited to the approved access points, with no access taken from adjacent residential properties. Chair Conklin seconded. The motion passed (3-0).

- C. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-04 regarding a Specific Use Permit request for a Radio, TV, Microwave, or Cellular Transmission Tower (Commercial), in a R-2 Single Family district on one (1) parcel of land approximately 15.97 \pm acres in size, more particularly described by Nacogdoches Central Appraisal District Parcel 24944; and generally located on the south side of Douglass Road approximately one-quarter mile east of NW Sta.;omgs Drive, Nacogdoches, Texas.

City Planner Juan Pollette presented the staff report, noting that the proposed 240-foot communication tower would be located near the center of the approximately 16-acre tract, providing separation from surrounding properties. Pollette stated that the tower was reviewed by the Federal Aviation Administration

and determined not to pose a hazard to air navigation. Staff reported no opposition and recommended approval with no additional conditions.

Michael Crane, representing Oncor, stated that the tower would be used for Oncor's internal electrical grid communication system.

Chair Conklin opened the public hearing. There were no public comments, and the public hearing was closed.

Commissioners asked general questions regarding the purpose of the tower and whether it would be used for outside commercial telecommunications. Crane responded that the tower would be used strictly for Oncor's internal communication needs.

Commissioner Zemanek moved to approve the item as presented. Commissioner Arrant seconded. The motion passed (3-0).

- D. **Public Hearing:** Consider and make a recommendation concerning an amendment to Chapter 118- "Zoning", Article II "Administration", Division 2 "planning and Zoning Commission", of the Code of Ordinances of the City of Nacogdoches, Texas, regarding the appointment of alternate members to the Planning and Zoning Commission.

Executive Director of Development and Infrastructure Mike Neu presented the proposed ordinance amendment regarding the appointment of alternate members to the Planning and Zoning Commission. Neu explained that the Commission consists of five members and that the proposed amendment would allow appointment of two alternates to help ensure quorum and allow the Commission to meet statutory timelines, particularly for subdivision and platting matters.

Neu discussed state-mandated timelines for plat approvals and explained that failure to act within required timeframes may result in automatic approval. He stated that recent attendance challenges have created quorum concerns, and alternate members would help ensure meetings can proceed when regular members are absent.

Chair Conklin opened the public hearing. There were no public comments, and the public hearing was closed.

Commissioners discussed how alternate members would be appointed, when they would participate, whether they would attend regularly, how remote participation would interact with alternate participation, and how procedures may need to be clarified. City Attorney Jerry Baker explained that if a quorum of voting members is present in person, members participating remotely may participate and vote. Neu stated that staff would summarize the Commission's questions and procedural concerns for City Council and that additional procedures could be addressed administratively or through rules of procedure.

Chair Conklin moved to recommend approval of the ordinance amendment as presented. Commissioner Zemanek seconded. The motion passed unanimously (4-0).

6. FUTURE AGENDA ITEMS

No future agenda items were requested.

7. ADJOURN.

Chair Conklin adjourned the meeting at 5:54 p.m.

Video Archive: A video recording of the Planning and Zoning Commission regular meeting held on April 13, 2026, may be viewed online at <https://www.youtube.com/watch?v=Fbt2iav8xx0&t=447s>

Shannon Conklin, Chair
Planning and Zoning Commission
City of Nacogdoches

ATTEST:

Juan Pollette, City Planner
City of Nacogdoches

PRESENTER: Juan Pollette, City Planner

ITEM/SUBJECT: Presentation on the extraterritorial jurisdiction of a municipality.

OVERVIEW: At the Commission meeting held on March 9, 2026, the Commission requested a future agenda item regarding extraterritorial jurisdiction (ETJ) in Texas. This presentation will review the legislative origins of the ETJ, the evolution of municipal authority within the ETJ under Texas law, and review recent legislative changes affecting annexation and ETJ regulation. This presentation will also summarize the City's authority within its ETJ, the role of subdivision regulation in managing growth, and the implications of these changes on future development, infrastructure planning, and growth management in areas surrounding the city of Nacogdoches.

ETJ relevance for development

- Orderly growth and future annexation
- Protecting health, safety, and infrastructure investments
- Coordinating development and regional service delivery
- Economic development and fiscal planning
- Balancing property rights and city powers

STAFF REVIEW:

CITY CONTACT: Juan Pollette,
City Planner

ATTACHMENTS: