



Planning & Zoning Commission July 13, 2026

Notice is hereby given of a regular meeting of the Nacogdoches Planning and 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. There will be an opportunity for the public to comment on agenda items in person. A live stream and video archive link of the meeting will be available at <https://www.nactx.us/21>.

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 limit remarks to no more than three (3) minutes.
4. CONSENT AGENDA.
 - A. Consider approval of minutes from the Planning and Zoning Commission meeting held on June 8, 2026.
5. REGULAR AGENDA.
 - A. **Public Hearing:** Discuss and consider action on Specific Use Permit Case SUP2026-05 regarding a Specific Use Permit request for a Radio, TV, Microwave, or Cellular Transmission Tower (Commercial), in a R-1, Single Family district on one (1) parcel of land approximately 40.66 acres $\pm$ in size, more particularly described by Nacogdoches Central Appraisal District Parcel 26160; and generally located on the south side of SE Stallings Drive approximately one-half mile south of East Main Street, Nacogdoches, Texas.
 - B. **Public Hearing:** Discuss and consider action on Zoning Case ZON2026-04 for a Comprehensive Plan amendment to update the Nacogdoches Future Land Use Plan by adding a Two Family Mixed Residential future land use class, which is compatible with Single-Family, Two-Family, and Manufactured Home residential land uses in certain areas within the city limits of Nacogdoches, Texas.
 - C. **Public Hearing:** Discuss and consider action on amendments to the Code of Ordinances of the City of Nacogdoches, Texas, including Chapter 118 "Zoning", Article I "In General", Section 118-1 "Definitions"; Article III "District Regulations"; and Article IV "Supplementary District Regulations", Section 118-317 "Manufactured housing" to establish a new residential zoning district which provides for manufactured home land uses and to update supplemental regulations.



- D. **Public Hearing:** Discuss and consider action on Zoning Case ZON2026-05 for a zone change from R-3, Two Family (Duplex), to R-3M, Two Family (Mixed), for platted properties in the Millard's Apple Park Subdivision, Sections 1-8, consisting of approximately 30.10 acres and 69 lots, generally located near the intersection of Woden Road and Apple Boulevard, Nacogdoches, Texas.

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 July 7, 2026, and remained posted until the meeting convened.

Juan Pollette, City Planner