



**June 13, 2022**

Notice is hereby given of a Regular Meeting of the Planning and Zoning Commission to be held on June 13, 2022 at 5:00 p.m., via videoconference, with the opportunity to appear in person in the **Council Chambers, Room 119 of City Hall, 202 East Pilar Street, Nacogdoches, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action.

The City of Nacogdoches Planning & Zoning meeting will be deemed as being conducted via videoconference. However, some Board Members may attend virtually, while others may be present in the above stated physical location. Regardless, the meeting will be streamed live at [www.nactx.us/1200/Channel-21](http://www.nactx.us/1200/Channel-21). There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item in writing or via teleconference must contact the Planning & Zoning office by email at [lewisr@nactx.us](mailto:lewisr@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 via teleconference must be received by 12:00 p.m. on Monday, June 13, 2022. 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. **WORK SESSION:**

A. Presentation, discussion, and possible action regarding future work sessions and an educational series related to Neighborhood Planning.

4. Open Forum: In addition to public comment on agenda items, the Commission offers an open forum whereby citizens may comment on governance issues over which the City of Nacogdoches has domain. 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.

5. **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 where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at

**City of Nacogdoches Planning Department**  
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963  
936-559-2574 · Fax 936-559-2912 · [www.nactx.us](http://www.nactx.us)  
Home of Stephen F. Austin State University · [www.sfasu.edu](http://www.sfasu.edu)



this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

- A. Approval of Minutes: Consider approval of minutes from the May 23, 2022 Planning & Zoning Commission meeting.
6. 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. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
  - B. Final Plat: Presentation, discussion, and possible action regarding a Final Replat for the OTR Place Subdivision. This request has been submitted by Irie Montes of Jim/RB LLC.
  - C. **Public Hearing:** Consider a request to amend and/or revoke the Specific Use Permit, pursuant to Section 118-174 of the Code of Ordinances, for a 'Garden Shop & Plant Sales – Display or Greenhouse', in a B-1 Local Business zoning district, for Lot 1, Block 1 of The Plant Shed Subdivision, located at 3123 Appleby Sand Rd. This request has been initiated by the Nacogdoches City Planner.
  - D. **Public Hearing:** Consider approval of a Zone Change from PD, Planned Development District to R-4, Multi Family for approximately 3 acres, being Lots 5 and 6, Block 4, of the Creek Bend Subdivision – Unit 2, generally located at the southeast corner of South Steen Drive and Creek Bend Blvd. This request has been submitted by Mario Wesley. Case File ZON2022-03.
7. City Council decisions on Planning & Zoning cases: On June 7, 2022 City Council took the following action on the items listed below.
  - A. Denied 0-4: Zone Change from R-1, Single Family to R-4, Multi-Family for approximately 0.3 acres, being Lot 1, Block 3, of the Banita Subdivision.
8. Discussion and possible action on future agenda items: A Planning & Zoning Member 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.
9. ADJOURN.



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Rhonda Lewis, Office Assistant II

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

#### **CERTIFICATION**

I certify that the above notice was posted on the public notice board at City Hall, 202 East Pilar Street, on Wednesday, June 8, 2022 at 5:00 p.m. I further certify that the News Media were properly notified of this meeting as stated above.

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Rhonda Lewis, Office Assistant II