



November 14, 2022

Planning & Zoning Commission

Notice is hereby given of a Regular Meeting of the Planning and Zoning Commission to be held on November 14, 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. 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 cloutiera@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, November 14, 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. 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.
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 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 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.

City of Nacogdoches Planning Department
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- A. Approval of Minutes: Consider approval of minutes from the October 10, 2022 Planning & Zoning Commission meeting.
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. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
 - B. **Public Hearing** Consider a request for approval of a Development Plan for a PD, Planned Development District for Lots 1, 1-A & 1-B, City Block 64, located at 2827 Railroad Street. This request has been submitted by Warren Sparks. Case File PD2022-02.
 - C. Consider a variance to the sign ordinance for a wall sign that exceeds the allowed sign area requirements for a property located at 123 E. Austin Street. This request has been submitted by Titan Sign Company, LLC. Case File SVO2022-02.
 - D. Consider a variance to the sign ordinance for a freestanding sign that exceeds the maximum allowed height requirements, maximum sign area requirements, and minimum sign setback requirements for a property located at 4919 NW Stallings Drive. This request has been submitted by Morgan Oil Company. Case File SVO2022-03.
6. City Council decisions on Planning & Zoning cases: On October 18, 2022 City Council took the following action on the items listed below.
 - A. Approved 5-0 Request for Historic Overlay for Lot 90, City Block 42, located at 701 Cox Street. This request has been made by Lauren & Daniel Lawrence.
 - B. Approved 5-0 Request for approval of a Specific Use Permit for Manufactured Home Sales in a B-2, General Business District, on Lot 93-E, City Block 56, and Lot 4 of the South Star Plaza Subdivision, located at 3411 South Street.
 - C. Approved 5-0 Request to amend a Specific Use Permit for a RV Park in a B-2, General Business District, on Lot 1, Block 1, of the Westward Subdivision Phase 3, located at 5001 N.W. Stallings Drive.
7. 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.

8. ADJOURN.

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, November 9, 2022 at 5:00 p.m. I further certify that the News Media were properly notified of this meeting as stated above.

Rhonda Lewis, Office Assistant II