



February 12, 2024

Planning & Zoning Commission

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date via video conference beginning at 5:00 p.m. for the purpose of considering the following agenda items.

The City of Nacogdoches Planning & Zoning meeting will be deemed as being conducted via teleconference or video conference. 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. 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 by telephone on a listed agenda item must contact the Planning and Zoning office by email at pz@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 telephone must be received by 12:00 p.m. on February 12, 2024. 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.
 - A. Approval of Minutes: Consider approval of minutes from the December 11, 2023, Planning & Zoning Commission meeting.

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
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Home of Stephen F. Austin State University □ www.sfasu.edu



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 approval for a Specific Use Permit to operate a Halfway House in an R-4, Multi-Family District, on Lot 8, Block 3 of the Banita Subdivision, located at 2019 Pearl Street. This request has been submitted by New Hope Communities of Texas, Inc. Case Number 2024-01.
6. **WORK SESSION:**
- A. Discuss amending Chapter 118-141(b), "Zoning," Article II, "Administration", Division 4, "Generally," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.
 - B. Discuss amending Chapter 118, "Zoning," Article IV, "Development Standards", Division II, "Off-Street Parking Standards," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.
 - C. Discuss amending Chapter 118-1, "Definitions," Article 1, of the City of Nacogdoches, Texas Code of Ordinances, "In General", clause; providing a repeal clause; and providing an effective date.
 - D. Discuss amending Chapter 118, "Zoning," Article II, "Administration", Division 3 and 4, "Board of Adjustment and Amendment Procedure," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.
 - E. Discuss amending Chapter 118-427, "Zoning," Article VI, "District Development Standards" of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.
 - F. Discuss amending Chapter 118. "Zoning," Article II, Division 5, "Administration", "Nonconforming Structures and Uses," of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal clause; and providing an effective date.
 - G. Discuss amending Chapter 118, "Zoning," Article V, "Planned Developments" of the City of Nacogdoches, Texas Code of Ordinances, providing a severability clause; providing a repeal



clause; and providing an effective date.

- H. Discuss land use options, zoning districts, density, and other additional options including but not limited to Cluster Development. High-level discussion on expanding options in the ordinance for more dense development.
- 7. City Council Decisions on Planning & Zoning cases: On December 5, 2023, City Council took the following action on the items listed below:
 - A. Approved 4-0: Request for approval of a Specific Use Permit to operate a Tattoo Salon/Piercing Studio in a B-2, General Business District, on Lot 16-H, City Block 50, located at 2311 North Street.
 - B. Approved 4-0: Request for approval of a Zone Change from R-4, Multi-Family to R-1, Single-Family for approximately 0.5 acres, being Lot 12, City Block 40 located at 803 North Mound Street.
- 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.

Aimee Cloutier

Aimee Cloutier, Planning Coordinator

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.

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 the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street,

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Nacogdoches, Texas on February 7, 2023, by 3:00 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator