



**May 13, 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 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. 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 March 11, 2024, 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 recommendation to the City Council for a Specific Use Permit for the Distillation of Liquors, Spirits, etc. -Crafts in B-3, Central Business District, on Lot 17, City Block 3, located at 403 East Hospital Street. The applicant is proposing to operate an approximately 1,200-square-foot craft distillery with a tasting room in an existing shopping center. This request has been submitted by Sheri Hatt with Mad Hatter Distillery. Case File SUP2024-02.
- C. **Public Hearing:** Consider a recommendation to the City Council for a Specific Use Permit for Liquor By the Drink for Lots 30, 49, 49-A & 49-B, and Outlot 47-A, City Block 43, as described in a deed dated July 17, 2020, recorded in Document Number 2020-4460 of the Real Property Records of Nacogdoches County, located on the southwest corner of Bremond Street and W. Main Street. This request has been submitted by Brent Ivy with Ivy Gott Property LLC. Case File SUP2024-03.
- D. **Public Hearing:** Consider a recommendation to the City Council for a Specific Use Permit for a Tattoo Salon/Piercing Studio in the North half Lot no Eight (8) in Block Forty-Two (42) of the Robert Berger Subdivision, of the City of Nacogdoches, a plat of which is recorded in Volume 126, Page 432, of the Deed Records of Nacogdoches County, Texas, located at 1203 Douglass Road, Suite 101. The applicant is proposing to use the existing 800 sf building for a tattoo salon. This request has been submitted by Caitlin Stabinski. Case File SUP2024-04.
- E. **Public Hearing:** Consider a recommendation to the City Council for a Zone Change from R-4, Multi-Family to R-2, Single-Family for approximately 1.0 acres, being Lot 12, City Block 41, located at 1102 Logansport St. This request has been submitted by Rudy Bohac. Case File ZON2024-01.
6. City Council Decisions on Planning & Zoning cases: On March 19, 2024, City Council took the following action on the items listed below:
  - A. Approved 5-0: Request for approval of Halfway House in an R-4, Multi-Family District, on Lot 8, Block 3 of the Banita Subdivision, located at 2019 Pearl Street.
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.



*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 the Attorney General of Texas at 1-800-252-8011; the City Secretary at (936) 559-2506 or visit the City of Nacogdoches web site at [www.nactx.us](http://www.nactx.us).

#### **CERTIFICATION**

I certify the notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on May 8, 2024, by 4:00 p.m. and remained posted until the meeting convened.

---

Aimee Cloutier, Planning Coordinator