



August 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 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. Administer Statement of Officer and Oath of Office for newly appointed Commissioners to the Planning & Zoning Commission.
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 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 from the May 7, 2024, Joint Workshop (Planning and Zoning Commission and City Council).

City of Nacogdoches Planning Department
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- B. Consider approval of the minutes from the May 13, 2024, 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. **Public Hearing:** Consider a recommendation to the City Council for a Zone Change from B-2, General Business District to B-3, Central Business District legally described as approximately 0.17 acres, Lot 13, City Block 3 located at 216 North Church Street. This request has been submitted by Grace Garrigan on behalf of the owner, Matthew Moore. Case File ZON2024-02.
- C. **Public Hearing:** Consider a recommendation to the City Council for a Specific Use Permit, in the B-2, General Business Zoning District for Stone, Sand, Gravel & Mineral Extraction, legally described as approximately 3.3 acres, Lot 17-5, City Block 95, generally located on the west side of North West Stallings Drive approximately 350 feet north of the NW Stallings Drive and West Austin Street Intersection. This request has been submitted by Jeff Cupit on behalf of the owner, Drewery Wheaton Investments, LLC. Case File ZON2024-05.
7. Minor Plats with Staff Approval: The following minor subdivision plats were approved by staff since the last P&Z meeting:
- A. Replat of Rodriguez Subdivision was recorded on May 23, 2024, under Document Number 2024-3527 in the records of the Nacogdoches County Clerk.
- B. Replat of Lots 6T-8T of Kenbrook North Addition was recorded on May 23, 2024, under Document Number 2024-3528 in the records of the Nacogdoches County Clerk.
- C. TSC Subdivision was recorded on June 11, 2024, under Document Number 2024-3961 in the records of the Nacogdoches County Clerk.
- D. Replat of Lot 7, Block 1, C.S. Jones Subdivision was recorded on June 27, 2024, under Document Number 2024-4382 in the records of the Nacogdoches County Clerk.
- E. Beck's South Street Subdivision was recorded on July 12, 2024, under Document Number 2024-4688 in the records of the Nacogdoches County Clerk.



- F. Hannah Subdivision was recorded on August 5, 2024, under Document Number 2024-5176 in the records of the Nacogdoches County Clerk.
8. City Council Decisions on Planning & Zoning cases: On May 21, 2024, City Council took the following action on the items listed below:
- A. Approved (5-0): Request for approval of a Specific Use Permit for Distillation of Liquors, Spirits, etc.- Crafts in a B-3, Central Business District, located at 403 East Hospital Street.
 - B. Approved (5-0): Request for approval of a Specific Use Permit for Liquor by the Drink on Lots 30, 49, 49-A & 49-B, and Outlot 47-A, City Block 43, located on the southwest corner of Bremond Street and West Main Street.
 - C. Approved (5-0): Request for approval of a Specific Use Permit to operate a Tattoo Salon/ Piercing Studio in the North half Lot no Eight (8) in Block FortyTwo (42) of the Robert Berger Subdivision located at 1203 Douglass Road, Suite 101.
 - D. Approved (5-0): Request for approval of 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 Street.
9. 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.
10. 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.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on August 7, 2024, by 5:00 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator