



**CITY COUNCIL AND PLANNING AND ZONING
COMMISSION JOINT MEETING
SPECIAL CALL
September 29, 2016, 5:30 P.M.
Orange Public Library Auditorium
(City Council Chambers)
220 N. Fifth Street
Orange, Texas 77630**

1. Call to Order

- a. City Council
- b. Planning and Zoning Commission

2. Public Hearing

- a. Conduct a joint public hearing on the proposed re-zoning of a 5.289 acre tract of land out of the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of those certain 10.860 acre tract of land described in an instrument to Allen W. Peveto, et al, of record in Volume 54, Page 604 of the Deed Records of Orange County, Texas and called 44.010 acre tract of land described in an instrument to Charles Ray Peveto, et al, of record in Volume 475, Page 196 of said Deed Records, said 5.289 acre tract being more fully described as follows: Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4203-Texas Central Zone, with a scale factor of 0.999999926 and convergence mapping angle of 0321'14 at N:10,066,521.83 & E: 4,354,449.90; all areas and distances are based on surface measurements.

Called bearings () from deed.

Beginning at a capped rod set in the West right-of-way line of State Highway 62 (120' ROW), in the East line of said 10.860 acre tract, for the Northeast corner of the herein described tract, from which a found ½" iron rod bears N 0436'28" W 484.76';

Thence S 0436'28" E along and with the West right-of-way line of State Highway 62, the East line of the herein described tract for a distance of 147.00 feet (S 01'15"00" W) to a capped iron rod set at the Northeast corner of that certain tract of land described in an instrument to Inayat J. Khoja, of record in Volume 1097, Page 648 of said Deed Records, for the most easterly Southeast corner of the herein described tract;

Thence N 7836'16" W over and across said 10.860 acre tract, along and with North line of the said Khoja tract, for the most easterly South line of the herein described tract, for a distance of 256.13 feet (N 7301'00" W 255.43') to a capped iron rod set at

the Northwest corner of said Khoja tract, being an interior corner of the herein described tract;

Thence S 04°55'16" E over and across said 10.860 acre tract, along and with said Khoja tract, for the most southerly East line of the herein described tract, for a distance of 168.00 feet (S 00°40'00" E 168.05') to a capped iron rod set in the North right-of-way line of I.H. 10 (ROW width varies), in the South line of said 10.860 acre tract, at the Southwest corner of said Khoja tract, for the most southerly Southeast corner of the herein described tract;

Thence northwesterly along I.H. 10 right-of-way with a curve to the right having a radius of 5729.65 feet, chord bearing of N 74°19'36" W, a chord of 562.32 feet and a distance of 562.55 feet along the acre to a capped iron rod set at the Southeast corner of that certain Kathleen Swope tract of land bearing PID No. R15645, per OCAD, at the Southwest corner of said 44.010 acre tract, for the Southwest corner of the herein described tract;

Thence N 15°24'05" W along and with the East line of said Swope tract, the West line of said 44.010 acre tract, for the West line of the herein described tract for a distance of 369.76 feet (N 10°09.78' W) to a capped iron rod set in the East line of said Swope tract, in the West line of said 44.010 acre tract, for the Northwest corner of the herein described tract;

Thence S 74°10'15" E over and across said 44.010 acre tract and said 10.860 acre tract, for the North line of the herein described tract for a distance of 898.55 feet to the POINT AND PLACE OF BEGINNING, containing 5.289 acres of land, more or less

and located near the intersection of Interstate 10 and Highway 62 from R-1 "Low Density Residential" zoning district to IDC "Interstate Development Corridor" zoning district upon the property being annexed into the City of Orange.

4. Adjournment of City Council

5. Approval of Minutes

- a. May 31, 2016 Planning and Zoning Commission meeting

6. Discussion/Action Items

- a. Consider a recommendation to the City Council concerning the re-zoning of a 5.289 acre tract of land out of the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of those certain 10.860 acre tract of land described in an instrument to Allen W. Peveto, et al, of record in Volume 54, Page 604 of the Deed Records of Orange County, Texas and called 44.010 acre tract of land described in an instrument to Charles Ray Peveto, et al, of record in Volume 475, Page 196 of said Deed Records, said 5.289 acre tract being more fully described as follows: Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4203-Texas Central Zone, with a scale factor of 0.999999926 and convergence mapping angle of 0321'14 at N:10,066,521.83 & E: 4,354,449.90; all areas and distances are based on surface measurements.

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Thence N 7836'16" W over and across said 10.860 acre tract, along and with North line of the said Khoja tract, for the most easterly South line of the herein described tract, for a distance of 256.13 feet (N 73'01'00" W 255.43') to a capped iron rod set at the Northwest corner of said Khoja tract, being an interior corner of the herein described tract;

Thence S 0455'16" E over and across said 10.860 acre tract, along and with said Khoja tract, for the most southerly East line of the herein described tract, for a distance of 168.00 feet (S 00'40'00" E 168.05') to a capped iron rod set in the North right-of-way line of I.H. 10 (ROW width varies), in the South line of said 10.860 acre tract, at the Southwest corner of said Khoja tract, for the most southerly Southeast corner of the herein described tract;

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Thence N 1524'05" W along and with the East line of said Swope tract, the West line of said 44.010 acre tract, for the West line of the herein described tract for a distance of 369.76 feet (N 10'09.78' W) to a capped iron rod set in the East line of said Swope tract, in the West line of said 44.010 acre tract, for the Northwest corner of the herein described tract;

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and located near the Intersection of Interstate 10 and Highway 62 from R-1 "Low Density Residential" zoning district to IDC "Interstate Development Corridor" zoning district upon the property being annexed into the City of Orange.

- b. Consider a recommendation to the City Council concerning amending the Future Land Use Map to show a 5.289 acre tract of land out of the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of those certain 10.860 acre tract of land described in an instrument to Allen W. Peveto, et al, of record in Volume 54, Page 604 of the Deed Records of Orange County, Texas and called 44.010 acre tract of land described in an instrument to Charles Ray Peveto, et al, of record in Volume 475, Page 196 of said Deed Records, said 5.289 acre tract being more fully described as follows: Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4203-Texas Central Zone, with a scale factor of 0.999999926 and convergence mapping angle of 0321'14 at

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and located near the intersection of Interstate 10 and Highway 62 as commercial property upon the property being annexed into the City of Orange.

- c. Consider a request by the City of Orange to declare a .194 acre tract or parcel of land situated in ABST 74 J ENNER TR 013 and located at 2943 11th Street and currently owned by the City of Orange as surplus property.
- d. Consider a request by the City of Orange to declare a .26 acre tract or parcel of land situated as Lot 45.5X248' of I O/L-20 SHELDON and located at 1404 Burton Avenue and currently owned by the City of Orange as surplus property.

7. Adjournment of Planning and Zoning Commission

Texas Penal Code 30.06:

“Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun”

“De conformidad con la Sección 30.06 del código penal (entrada de persona con licencia de portar o llevar armas de mano oculta), una persona licenciada bajo el subcapítulo H, capítulo 411 del código de gobierno (ley de licenciación para portar o llevar armas de mano) no se permite entrar en esta propiedad con “ninguna armas de mano oculta”

Texas Penal Code 30.07:

“Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly”

“De conformidad con la Sección 30.07 del código penal (entrada de una persona con licencia de portar o llevar armas de mano visible), una persona licenciada bajo el subcapítulo H, capítulo 411 del código de gobierno (ley de licenciación para portar o llevar armas de mano visible) no se permite entrar en esta propiedad con ninguna “armas de mano visible”

No Firearms Allowed

No se permite ninguna armas de fuego

Public Hearing Policy (adopted on August 3, 2004)

- Public comment time limits
- The applicant’s presentation is limited to fifteen (15) minutes.
- All persons wishing to speak in favor of or against any item shall be limited to three (3) minutes
- If a unified group wished to forfeit their three minutes per person a spokesperson can be selected and comments will be limited to fifteen (15) minutes
- All comments should be directed to the Commission on the case being discussed and comments should focus on the facts of the case and all speakers should refrain from comments based on personalities.

PLANNING AND ZONING MEETING MINUTES

Tuesday, May 31, 2016

The Orange Planning and Zoning Commission and the City Council met for a joint session on **Tuesday, May 31, 2016**, in the meeting room of the Orange Public Library with the following members present to-wit:

Commissioners Present:

Cullin Smith Chairman
Joe Love Vice Chairman
Jim Pledger Commissioner
Jack Moore, Sr Commissioner
Michael Smith Commissioner

Commissioners Absent:

none

City Council Members Present:

Larry Spears, Jr.
Patrick Pullen
Essie Bellefield
Dr. Wayne Guidry

Staff Present:

Dr. Shawn Oubre, City Manager
Kelvin Knauf, Director of Planning & Community Development
Jim Wolf, Director of Public Works
Jennifer Krummel, Planning Secretary
Hillary Haynes, Social Media Coordinator

Council Member Larry Spears, Jr. called the City Council meeting to order at 3:04.

Council Member Essie Bellefield motioned
Council Member Patrick Pullen 2nd

Vote: 4-0

Called to order.

Chairman Smith called the P & Z meeting to order at 3:05 p.m.

PUBLIC HEARINGS

A. Conduct a public hearing on a proposed development plan for the Mixed Use Zoning District created by ordinance 1999-10 and located north of Interstate 10 at Simmons Drive (108, 109, 117, 507 and 537 Lucher Drive)

Mr. Knauf stated that back in 1999 the City Council rezoned the area where American Air Boats is located, to a mixed use zoning district. Under a mixed use zoning district, the zoning/restrictions were basically created for that classification in conjunction with a development plan, which was not attached to that ordinance. Mr. Knauf stated that Mr. Stan Floyd, owner of American Air Boats, would like to put up a billboard sign, but before he can do that, the zoning must allow billboard signs. He and Mr. Floyd put together a development plan with proposed uses & proposed landscaping.

Commissioner Pledger asked how many acres were involved. Mr. Knauf stated only the 5 parcels which are reflected on the map. Commissioner Pledger asked if the convenience store / gas station is included. Mr. Knauf stated it is not included and it is zoned IDC, but is compatible with the MUZD.

Council Member Bellefield asked about the parking for the proposed plan. Mr. Knauf stated approximately 50 parking spaces.

Mr. Thomas Knox, representative for Petroleum Wholesale convenience store - stated he thought it was a neat plan, but how would it be made into reality. Mr. Knauf stated that it's mostly developed now, but the items such as the alligator farm and RV park most likely depend on Mr. Floyd's finances.

Council Member Spears, Jr. asked how long before it is finished. President Smith stated it is already done. Mr. Knauf stated the industrial part is already finished, but as far as tourism there is no deadline.

Mr. Stan Floyd, 333 Lucher Drive, Orange, Texas - Mr. Floyd stated that he tried to retire about 4 years ago, but his children did not have the desire to continue the Air Boat Tour business. He stated that he sees a tremendous business that can be built; with TXDOT building their bridge higher, it will allow him to get under twin bridges easier. Mr. Floyd stated that he has also talked with some members of Texas Parks & Wildlife, and that within the city limits of Orange, South of IH 10, next to Bluebird's Fish Camp and out to the river, is approximately 500 to 600 acres which was a bird sanctuary 27 years ago. This area has numerous logging trails from the 30's & 40's, which he feels his company could give fabulous tours. Mr. Floyd stated that part of his additional plan is to work with the City of Orange and Texas Park and Wildlife to give airboat tours in the 500 acres.

Commissioner Pledger asked how many acres was in Blue Elbow Swamp. Mr. Floyd stated that the part Mr. Houseman had owned was 3,000 acres. Commissioner Pledger asked if he envisioned the operating tours in those areas. Mr. Floyd stated that he thinks the tourist business next to the Tourist Bureau would draw a lot of customers; probably more tourists than he could handle.

Councilwoman Bellefield asked if he was talking about both sides of the highway. Mr. Floyd stated he would like to expand the North side, but initially starting with the 500 acres that is in the City of Orange. Ms. Bellefield asked what he would do with the South side of the highway, next to the Bluebird Fish camp. Mr. Floyd stated he used to give tours in the canals adjacent to Bluebird, when he first started out in Orange, but Texas Parks & Wildlife did not want air boat tours because it was a bird sanctuary.

Chairman Smith stated that what's before them today is to approve what Mr. Floyd is already doing and also have the option to expand Mr. Floyd's business with the items listed for his tract of land.

Chairman Smith asked for any other comments.

No comments were made.

(Closed at 3:25 p.m.)

Council Member Larry Spears, Jr. asked for a motion to close the City Council meeting.

Council Member Guidry motioned

Council Member Pullen 2nd

Vote: 4-0

Meeting adjourned.

Approval of Minutes

Chairman Smith made a request for the minutes of the April 5, 2016 meeting to be approved.

Commissioner Moore motioned

Commissioner Smith 2nd

Vote: 5 - 0

Motion Carried

DISCUSSION/ACTION ITEMS

A. Consider a recommendation to the City Council on a proposed development plan for the Mixed Use Zoning District created by ordinance 1999-10 and located north of Interstate 10 at Simmons Drive (108, 109, 177, 507 and 537 Lucher Drive)

Chairman Smith asked for any comments.

No comments were made.

Chairman Smith asked for a motion.

Vice Chairman Love motioned

Commissioner Moore 2nd

Vote: 5 - 0

Approved

b. Consider recommending to the City Manager a list of capital improvements for the next five years.

Chairman Smith suggested from Cordrey along 16th street, going North almost to where the current HEB is that on both sides of 16th Street, put together some sort of plan to reroute the utilities so that a 300 foot depth of property would be available to develop on 16th Street. Chairman Smith stated that there is currently about 150 ft that have utilities running behind the houses which face 16th Street, and this prevents businesses developing on 16th Street due to not having enough depth. He stated that this area has been restricted in the past so that if someone moves out, it stays vacant due to the fact that it can no longer be residential; this adds an additional burden to those owning those properties. He would like to see the City consider a long term plan and stated that a successful example of this would be the Putnam Plaza.

Commissioner Pledger stated he whole heartedly supported Mr. Smith's recommendation and felt like 16th Street was a blight on Orange and in his opinion it is not a positive view on the City.

Commissioner Moore stated there are 3 or 4 pawn shops on 16th, which does not look very well. He also stated that our zoning on 16th is very vague and that almost any kind of business can go on 16th Street.

Chairman Smith stated his main concern was that the City doesn't have any building standards or codes regarding the appearance.

Commissioner Pledger stated that being presumably 150 feet deep hurts the types of businesses that can come into Orange on 16th Street. Chairman Smith agreed.

Chairman Smith asked if the bike route was just an example; he felt in the past the focus of the City has always been the quality of life issues. Chairman Smith feels the quality of life issues should correlate with rate of return. He would like to focus on things that make an investment in the community that can help generate revenue for itself, such as the utilities that were put down for M.L.K. (things for future development).

Commissioner Moore stated he would like the main entrance in Orange other than 16th Street; similiar to what Beaumont did with Calder Street.

Commissioner Pledger stated he thinks there are a lot of hurdles to go over as to what makes the best for the money, and for the people in Orange, long term. He is not so sure about the bike trail and wonders what the people would think. Mr. Knauf stated he thought some people would like it and at the public hearing, 5 people spoke in favor and noone spoke against.

Chairman Smith asked if it was fair to say that the council's position was not recommending the bike route. Commissioner Pledger stated the best thing they could do for the City of Orange is to spend the money more effectively.

Chairman Smith suggested some signage indicating a person is entering Orange, similar to the one by the Ford dealership.

Commissioner Mike Smith asked if the money spent on the bike route was being taken from 16th Street development. Mr. Knauf stated the vast amount of money, covering the cost of the bike route, was being funded by a TXDOT grant. Commissioner Smith stated that people go to bigger cities, like Beaumont & Houston, to do bike races or 5k runs which are not done in Orange. He runs a lot in Orange, and he feels more people would get out in Orange and it would make Orange look better if a bike route was added. Commissioner Moore agreed the bike route would attract residents and would improve the quality of life. Mr. Knauf feels the needs of the future generation, and what will attract them, need to be kept in mind.

Commissioner Moore feels the Historic district is being well protected, but is not sure the appearance and the rest of the City is being well protected.

Vice Chairman Love stated that everything has a cost benefit, and if the City spent money to get matching grants, for a bike path that is great. He stated if just City money is being spent, he would like to see things being done on 16th street, for example there is a house for sale on 16th street he would like to see the City buy and tear down, which would improve the look. Chairman Smith agreed; but with the stipulation that his concern with the grant money is the terms that come with it.

Commissioner Moore agrees with the suggestion of moving the utilities on 16th Street.

Chairman Smith asked for a motion to adjourn.

Commissioner Moore motioned.

Commissioner Pledger 2nd

Meeting adjourned at 3:43 p.m.

MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Conduct a public hearing on the proposed re-zoning of a 5.289 acre tract of land out of the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of those certain 10.860 acre tract of land described in an instrument to Allen W. Peveto, et al, of record in Volume 54, Page 604 of the Deed Records of Orange County, Texas and called 44.010 acre tract of land described in an instrument to Charles Ray Peveto, et al, of record in Volume 475, Page 196 of said Deed Records, said 5.289 acre tract being more fully described as follows: Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4203-Texas Central Zone, with a scale factor of 0.999999926 and convergence mapping angle of 0321'14 at N:10,066,521.83 & E: 4,354,449.90; all areas and distances are based on surface measurements.

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the Southwest corner of said 44.010 acre tract, for the Southwest corner of the herein described tract;

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Thence S 7410'15" E over and across said 44.010 acre tract and said 10.860 acre tract, for the North line of the herein described tract for a distance of 898.55 feet to the POINT AND PLACE OF BEGINNING, containing 5.289 acres of land, more or less.

from R-1 "Low Density Residential zoning district to IDC "Interstate Development Corridor" zoning district

Date: August 12, 2016

Background

An annexation petition has been received from multiple owners of a 5.289 acre tract of property located near the northeast corner of the intersection of Highway 62 and Interstate 10 (see attached map). The owners of the property are requesting this annexation as part of an arrangement to sell the property to Blue Beacon International, Inc. Blue Beacon International is a company that has facilities all over the nation including Beaumont. They want to close their Beaumont facility and re-locate to Orange. They anticipate hiring 50 to 60 employees at the facility and would give preference to Orange residents.

This property is close to the Flying J Truck Stop and the Pilot Truck Stop as well as convenience stores and fast food restaurants. Staff believes that the Blue Beacon Truck Washing facility is very compatible with surrounding uses. The City's zoning ordinance requires that newly annexed property is automatically zoned R-1 Low Density Residential until a more suitable zoning is adopted. Truck washing facilities are allowed in the IDC zoning district by right.

The surrounding property is zoned as follows:

North	Unzoned (not in the city limits)—vacant property
West	Unzoned (not in the city limits)—vacant property
South	Interstate Development Corridor—commercial property
East	Interstate Development Corridor—commercial property

Recommendation

I recommend that the Planning and Zoning Commission conduct a public hearing to receive comments on the proposed re-zoning of the above described property be re-zoned from R-1 Low Density Residential zoning district to IDC Interstate Development Corridor upon annexation.



**City of Orange, Texas
APPLICATION TO THE
PLANNING AND ZONING COMMISSION**

Please type or print (except for signature) and submit to: Department of Planning and Community Development, PO Box 520, 303 8th Street, Orange, Texas 77631 or fax to 409-988-7407.

Applicant:	Type of Request:	Has request been made before?
Name: <i>Blue Beacon International, Inc.</i> Mailing Address: 500 Graves Blvd City, State, ZIP: Salina, KS 67401 Telephone: 785-825-2221 Email: danam@bluebeacon.com	<input type="checkbox"/> Alley Abandonment <input type="checkbox"/> Ordinance change <input checked="" type="checkbox"/> Re-zoning <input type="checkbox"/> Preliminary plat <input type="checkbox"/> Final plat <input type="checkbox"/> Other (please state)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, date of last request _____ If yes, action from previous request:
Name and address of property owner (if different from applicant) See Attached List of owners Name: Mailing Address: John W. Johnson is the legal City, State, ZIP: authority signing on behalf Telephone: of all of them. Email:		Current zoning district _____ County _____ Requested zoning district <u> IDC </u>

For properties not in a recorded subdivision, submit a copy of a current survey or a plat showing the properties proposed and a complete legal field note description.

Address:	Tract:
Lot: OR	Plat:
Block Number:	Survey, Abstract #:
Addition:	

List Attachments (if any):

Legal Description

Dana Morse - Dana Morse 7/19/2016

Signature of Applicant: *[Signature]* Date: 7-29-2016

Signature of Owner (if different from applicant): *[Signature]* Date:

John W. Johnson, Creighton, Fox, Johnson & Mills, PLLC, Tx Bar No. 10757650, as Attorney in Fact for Sellers, JERRY W. PEVETO, JOE DON HUBBARD, CHARLES RAY PEVETO, BARBARA PEVETO, the heirs of Flurry Joe Peveto being JOANNA LYNN PEVETO, ANGELA MAE UECKER, AND NATALIE JAN WHEELER and the heirs of Perry Allen Peveto being Elizabeth Peveto, Scott Allen Peveto, and Kim Peveto Williams

Briefly describe the action you are requesting from the Planning and Zoning Commission (attach additional pages if necessary). If applicant or his/her representative is not present at a required public hearing, the application may not be considered and a new application must be filed.

Blue Beacon is under contract to purchase the tract of land described on page one of this application. We are currently in the process of requesting this site be annexed into the city limits of Orange. It is our understanding the tract, when annexed, will be zone RS 1. This zoning does not permit a truck wash as one of the permitted uses. In order for our use to be permitted on this tract it is our understanding the property needs to have an IDC designation.

Blue Beacon is requesting the Planning Commission consider our application to rezone the above described tract from RS 1 to IDC to allow a truck wash as a permitted use. It is our intent to relocate our truck washing business from Beaumont to Orange. We intend to build a double bay wash which is staffed by 50 employees as soon as permitting and construction will allow. The building will be a CMU or pre-cast building. Please see the attached elevations.

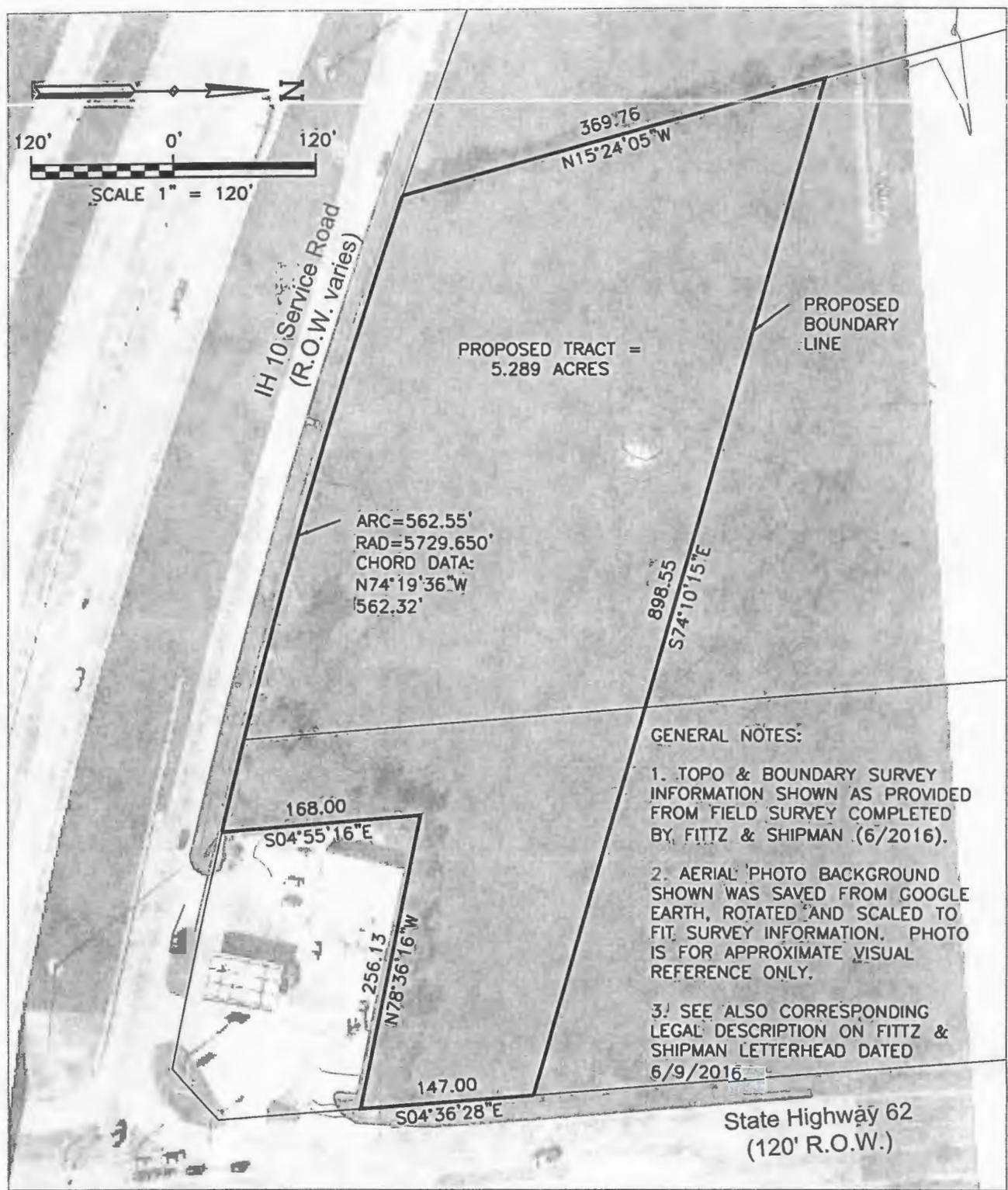
Please note a third bay is shown on the elevations but will not be constructed during Phase 1.

For office use	
Date Received and Staff:	7/29/16 <i>Belvin Pruitt</i>
Receipt Number:	Fee: \$305.00
P and Z Meeting Date:	9/29/16
P and Z Action:	<input type="checkbox"/> Approved as requested <input type="checkbox"/> Modified <input type="checkbox"/> Denied
City Council Meeting date:	
City Council Action:	<input type="checkbox"/> Approved as requested <input type="checkbox"/> Modified <input type="checkbox"/> Denied

Blue Beacon property

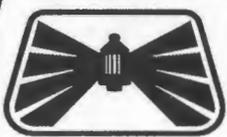


Plot Date: Time: 6/22/2016 3:28:33 PM
 Plot Driver: C:\A\BENTLEY\SYSTEM\PLOTDRIVER\F-581.plt
 Drawing Name: \\hbs\share\VE\DEPT\SDRAWING\GIS\Blue Beacon\03-Misc\locational\Orange TX\02-CADD\CIV\DWG\ps-ormg-LegalExhA.dwg



SURVEY EXHIBIT A (PROPOSED BOUNDARY SKETCH)

PROJECT: ORANGE, TX TRUCK WASH
 SHEET TITLE: ANEXATION SKETCH
 FILE DATE: 6/22/2016
 JOB NO.: TRUCK WASH #?
 FILE NAME: ps-ormg-LegalExhA.dwg

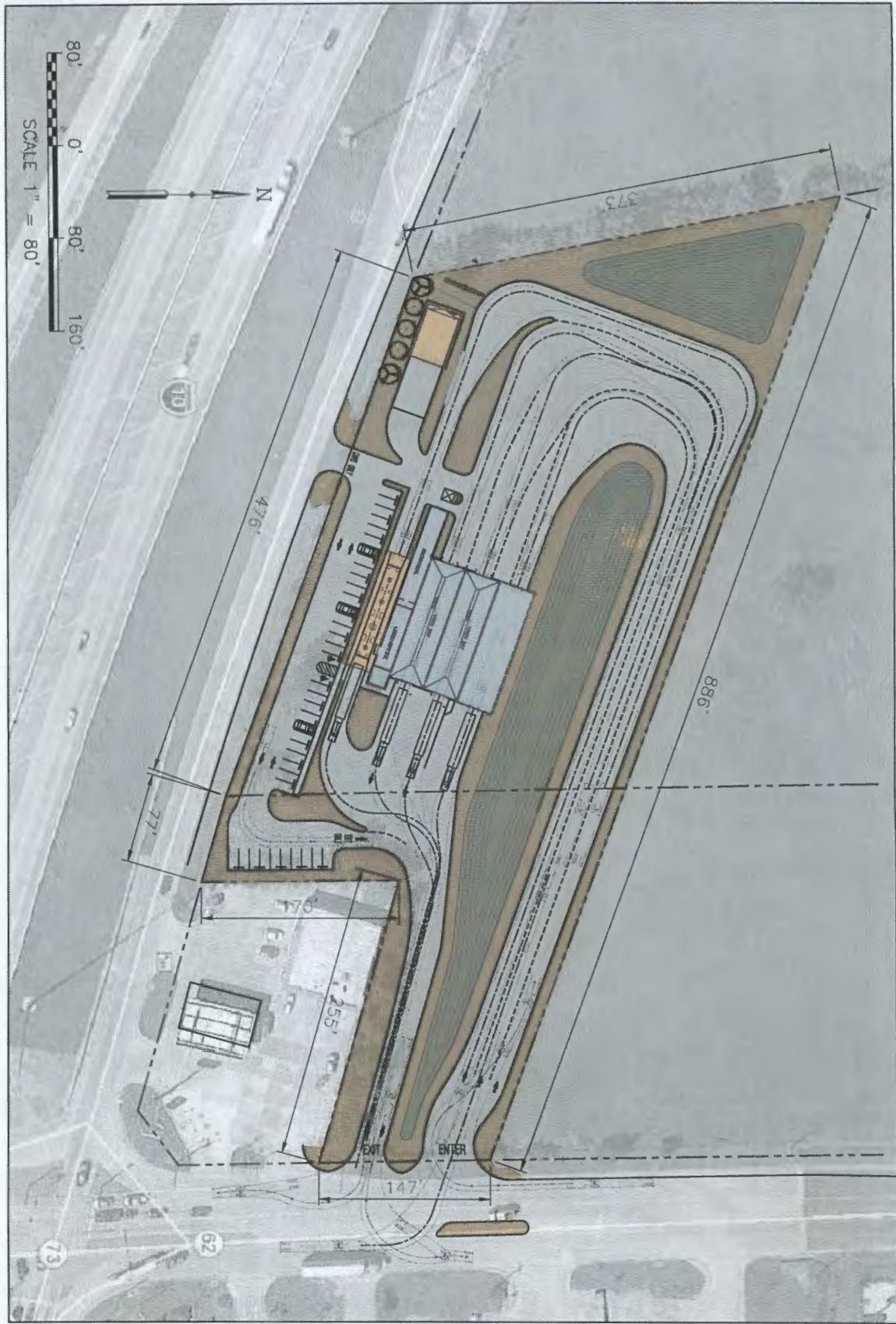


**BLUE BEACON
 INTERNATIONAL INC.**

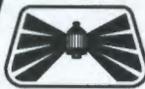
Plot Date/Time: 04/01/15 11:05:53

Plot Date/Time: 04/01/15 11:05:53

Plot Date/Time: 04/01/15 11:05:53



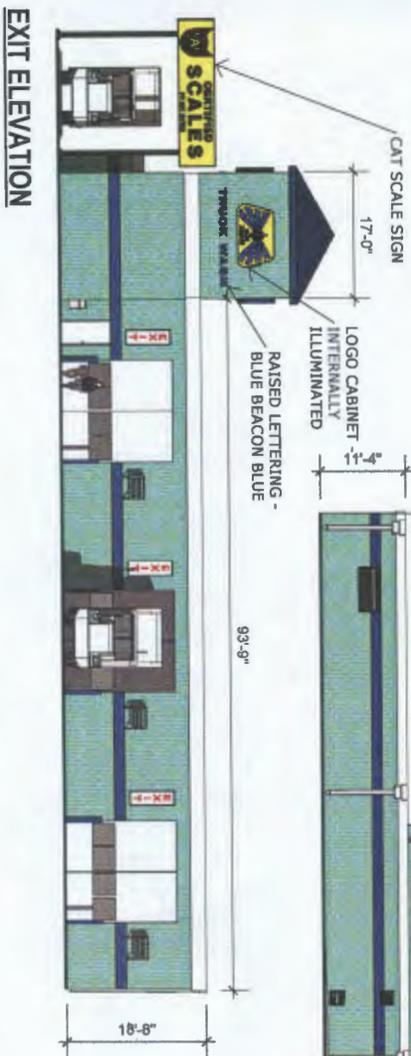
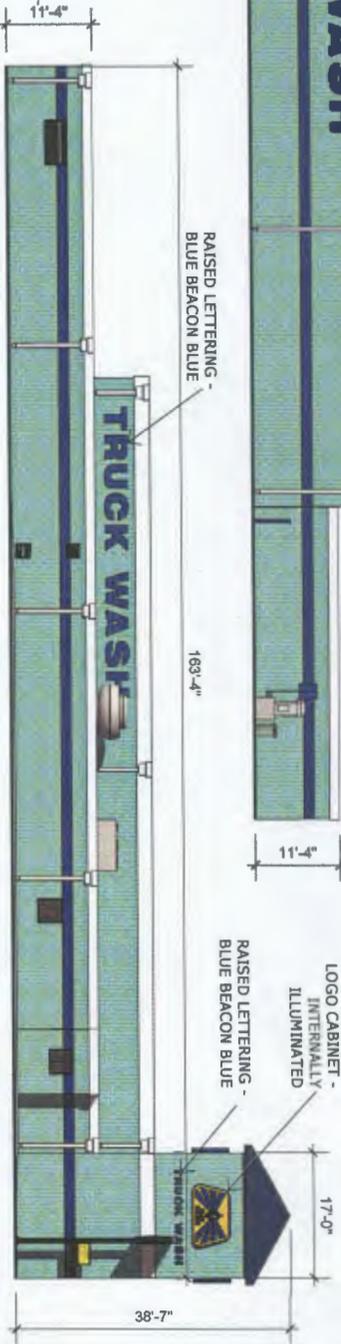
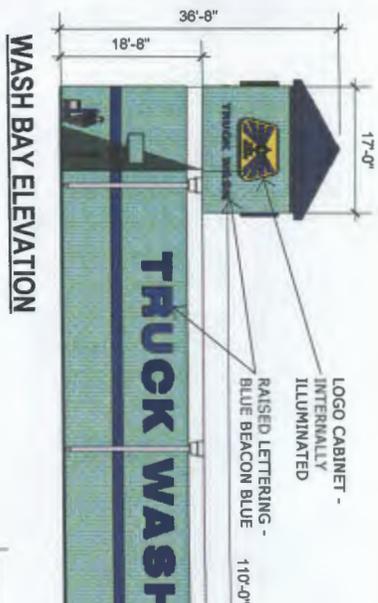
SHEET TITLE: **PRELIMINARY SITE LAYOUT**
 PROJECT: **BLUE BEACON OF ORANGE TX**
 FILE DATE: **11-12-2015**
 JOB NO.: **PROPOSED NEW BUILD**
 FILE NAME: **OrangeTX-PrelimSitePlan.PDF**



BLUE BEACON INTERNATIONAL INC.

THIS DRAWING IS THE PROPERTY OF BLUE BEACON INTERNATIONAL, INC. AND IS NOT TO BE REPRODUCED, COPIED, INCORPORATED IN, OR USED FOR ANY PURPOSE EXCEPT BY WRITTEN AGREEMENT WITH BLUE BEACON INTERNATIONAL, INC. ALL DRAWINGS SHALL BE RETURNED TO THE DESIGN AND CONSTRUCTION DEPT., BLUE BEACON INTERNATIONAL, INC. 500 GRAND BLVD., SALINA, KANSAS 67402-0884, COPYRIGHT ©2015.

EXHIBIT C



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TRUCK WASHES

* Multiple Locations





TRUCK WASHES

24 Hour Locations

AL	Tuscaloosa	-1-20/59, Exit 77	By TA	205-462-0019
AR	Little Rock	-1-40, Exit 161	By Pilot	501-945-7023
AR	West Memphis	-1-40/55, Exit 280/4	By Flying J	870-735-8068
AZ	Easa Grande	-1-10, Exit 200	At Petro	520-426-9362
AZ	Eloy East	-1-10, Exit 208	By Flying J	520-464-8011
AZ	Kingman	-1-40, Exit 53	Next to Flying J	928-757-9898
AZ	Phoenix	-1-10, 59th Ave, Exit 138	By Liberty	602-358-0165
CA	Barstow	-1-15, Exit 178	By Flying J	760-253-7395
CA	Corning	-1-5 & South Ave, Exit 630	Across from Lowe's	530-824-0474
CA	Flag City	-1-5 & Hwy 12, Exit 485	By Flying J	209-333-9210
CA	Los Angeles	-1-10 & Alameda St, Exit 15B W of I-5		213-477-1060
CA	Wheeler Ridge	-1-5, Laval Rd Exit, Exit 219 A	At TA	661-858-2090
CO	Commerce City	-1-70/270, Exit 278	Behind TA	303-288-2990
		(Quebec St Exit)		
CO*	Denver	-1-70, Exit 276A	At Pilot	303-292-6336
FL*	Dade City	-1-75, Exit 285	By Flying J	352-588-0095
FL*	Ft. Pierce	-1-95, Exit 131	By Flying J	772-429-1459
GA*	Atlanta	-1-285, Exit 53	Next to Speedco	404-361-4624
GA	Atlanta West	-1-285, Exit 12	By Petro	404-794-3621
GA	Brunswick	-1-95, Exit 29	At Love's	912-261-9338
GA	Carnesville	-1-85, Exit 160	At Petro	706-677-2600
GA	Jackson	-1-75, Exit 201	By TA	770-775-4901
GA	Temple	-1-20, Exit 19, On Hwy 113	Across from Pilot	770-562-5529
GA	Tifton	-1-75, Exit 60	At Pilot	229-556-9490
IA	Council Bluffs	-1-80/29, Exit 1B	At Sapp Bros.	712-322-7484
IA	Des Moines	-1-80, Exit 142	At Flying J	515-967-0141
IA	Walcott	Hwy Y40 & I-80	By North Pilot	563-284-4044
ID	Twin Falls	-1-84, Exit 173	At Flying J	208-324-1310
IL	Bloomington	-1-55, Exit 160A	Across from Pilot	309-828-2272
IL	Effingham	-1-70/57, Exit 160	By Flying J	217-342-4303
IL	Effingham West	-1-70/57, Exit 159	By Chrome Shop	217-347-8930
IL	Monroe	-1-57, Exit 335	By Petro	708-534-2900
IL	Pontoon Beach	-1-270 & SR 111, Exit 6B	Near Flying J	618-931-2591
IL	Rochelle	-1-39/Rt 38, Exit 99	At Petro	815-562-3496
IN	Evansville	-1-64 Exit 25 A/B, Hwy 41	At Love's	812-768-5606
IN	Ft. Wayne	-1-69, Exit 309A	By Pilot	260-471-3049
IN	Indianapolis	-1-465 S, Exit 4	By Pilot	317-782-0407
IN	Lake Station	-1-80/90, Rt 51 N	At Flying J	219-962-8361
IN	Lake Station North	-1-80/90, Rt 51 N	Behind Blue Ox	219-962-8360
IN	Whitealand	-1-65, Exit 95	By Flying J	317-535-8468
KS	Oakley	-1-70, Exit 76	At Mittens TA	785-672-3328
KS	Salina	-1-70, Exit 252	At Petro	785-827-1009
KY	Corbin	-1-75, Exit 29	Next to Pilot	606-528-4461
KY	Glendale	-1-65, Exit 86	By Petro	270-369-0171
KY	Walton	-1-75, Exit 171	By Flying J	859-485-7472
LA*	Hammond	-1-12/55, Exit 40	At Petro	985-542-7853
LA	Shreveport	-1-20, Exit 8	By Petro	318-671-6497
MD*	Elkton	-1-95, Exit 109A	By Flying J	410-398-9351
MI	Benton Harbor	-1-94, Exit 30	At Pilot	269-925-9555
MI*	Dexter	-1-94, Exit 167	By TA	734-426-5859
MO	Cuba	-1-44, Exit 208	By Midwest Petroleum	573-885-0320
MO	Joplin	-1-44, US 71, Exit 11A	By Flying J	417-206-4186
MO	Kansas City	-1-435, Exit 57	Front Street	816-231-6858
MO	Oak Grove	-1-70, Exit 28	By TA	816-690-7344
MS	Pearl	-1-20/55 Exit 45	At Petro	601-352-9445
NC	Haw River	-1-40/85, Exit 150	By Flying J	336-578-3503
NC	Kenly	-1-95, Exit 106	At Petro	919-284-6670

ND*	Fargo	-1-94/29	At Petro	701-277-7123
ND*	Minot	On the 2/52 Bypass East, Exit 17th St	At Schatz Crossroads	701-839-0941
NE	York	-1-80, Exit 353	At Petro	402-362-1655
NJ*	Bordentown	-1-295, Exit 56/57	At Petro	609-291-1812
		NJ Tnpk (I-95), Exit 7		
NM	Gallup	-1-40, Exit 16	By TA	505-722-2357
NV	Ferriley	-1-80, Exit 46	At Pilot	775-575-4446
NV	Las Vegas	-1-15, Exit 46	By Morton's	702-642-4999
NY*	Kirkwood	-1-81, Exit 2W, 3	By Love's	607-778-1230
NY*	Montgomery	-1-84, Exit 5	By TA	845-457-3991
OH	Beavertown	-1-75, Exit 135	By Flying J	419-643-8146
OH	Girard	-1-80, Exit 226	Behind Pilot	330-530-8273
OH	Hubbard	-1-80, Exit 234B	At Truck World	330-534-4419
OH	Lodi	-1-71/76 & US 224	By TA	330-769-4331
OH	New Paris	-1-70, OH/IN St Line, Exit 156B	At Petro	937-437-5533
OH	Stony Ridge	-1-280, Exit 1B	By Love's	419-837-1017
OK	Ok. City North	-1-35, Exit 134	Wilshire Blvd.	405-478-0833
OK	Ok. City West	-1-40, Exit 140	By Pilot	405-491-6224
OR*	Portland	-1-5, Exit 307	At Jubitz	503-283-3270
PA	Bentleyville	-1-70, Exit 32B	At Pilot	724-239-5090
PA	Breezewood	-1-20/PA Tpk, Exit 161	At Pilot	814-735-4888
PA*	Carlisle	-1-81/1-76	Between Petro & Flying J	717-218-5067
PA	Harborcreek	-1-90, Exit 35	At TA	814-899-9960
SC	Columbia	-1-20, Exit 70	By Flying J	803-691-1579
SC	Duncan	-1-85, Exit 63	Behind Pilot	864-486-9251
SC	Florence	-1-95, Exit 169	At Petro	843-679-9573
SD	Sioux Falls	-1-90, Exit 399	At Love's	605-335-0934
TN	Knoxville	-1-40/75, Exit 369	By Flying J	865-690-5228
TN	Memphis South	-1-240, Exit 21	At Love's	901-360-1570
TX	Amarillo	-1-40, Exit 74	By TA	806-372-9592
TX	Amarillo East	-1-40, Exit 75	Across from Petro	806-335-9033
TX	Baytown	-1-10, Exit 789	By TA	281-424-3710
TX	Beaumont	-1-10, Exit 848	At Petro	409-842-0927
TX	Dallas	-1-20, Exit 472	By Flying J	972-225-8570
TX	Dallas Washout Express	-1-20, Exit 472	Reeler/Box Washouts Only	
TX	El Paso	-1-10, Exit 37	By Petro	915-859-5596
TX	Ennis	-1-45, Exit 249	By Exxon	972-875-6732
TX	Houston	-1-610, Exit 24A	At Love's	713-670-7780
TX	Laredo	-1-35, Exit 13/12B	At Pilot	956-725-1060
TX	Laredo South	-1-35, Exit 8	Next to Speedco	956-723-4340
TX	Odessa	-1-20, Exit 115	By Love's	Comming Late 2016
TX	San Antonio	-1-10, Exit 582	At Petro	210-661-5897
TX	San Antonio East	-1-10, Exit 583	By Flying J	210-661-3223
TX	Weatherford	-1-20, Exit 409	By Petro	817-594-4601
UT	Salt Lake City	Hwy 201, Exit 17	Across from Flying J	801-975-1400
VA	Fort Chiswell	-1-81/77, Exit 80	At Flying J	276-637-3468
VA*	Fredricksburg	-1-95, Exit 133	Across from Target	540-371-3786
VA*	Raphine	-1-81/64, Exit 205	At Petro	540-377-2969
VA*	Ruther Glen	-1-95, Exit 104	At East Flying J	804-448-4899
WI	Millwaukee	-1-94, Exit 322	By Love's	414-761-1099
WI*	Portage	-1-90/94, Exit 108A	At Petro	608-742-8854
WY	Cheyenne	-1-25, Exit 7	By Flying J	307-634-6531
ON	Cornwall	Hwy 401, McConnells S, Exit 792		613-938-3868
ON	Grimmsby	QEW, Casablancia N, Exit 74		905-945-6411
ON	Millton	Hwy 401, 25 S, Exit 320		905-878-3060
ON	Woodstock	Hwy 401, Swaburg Rd N, Exit 230	By TA	519-539-4822

* Prices at these locations are approximately 8% higher.

www.bluebeacon.com

For fleet account information call 800-554-4552

MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Consider a recommendation to the City Council concerning the re-zoning of a 5.289 acre tract of land out of the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of those certain 10.860 acre tract of land described in an instrument to Allen W. Peveto, et al, of record in Volume 54, Page 604 of the Deed Records of Orange County, Texas and called 44.010 acre tract of land described in an instrument to Charles Ray Peveto, et al, of record in Volume 475, Page 196 of said Deed Records, said 5.289 acre tract being more fully described as follows: Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4203-Texas Central Zone, with a scale factor of 0.999999926 and convergence mapping angle of 0321'14 at N:10,066,521.83 & E: 4,354,449.90; all areas and distances are based on surface measurements.

Called bearings () from deed.

Beginning at a capped rod set in the West right-of-way line of State Highway 62 (120' ROW), in the East line of said 10.860 acre tract, for the Northeast corner of the herein described tract, from which a found ½" iron rod bears N 0436'28" W 484.76';

Thence S 0436'28" E along and with the West right-of-way line of State Highway 62, the East line of the herein described tract for a distance of 147.00 feet (S 0115'00" W) to a capped iron rod set at the Northeast corner of that certain tract of land described in an instrument to Inayat J. Khoja, of record in Volume 1097, Page 648 of said Deed Records, for the most easterly Southeast corner of the herein described tract;

Thence N 7836'16" W over and across said 10.860 acre tract, along and with North line of the said Khoja tract, for the most easterly South line of the herein described tract, for a distance of 256.13 feet (N 7301'00" W 255.43') to a capped iron rod set at the Northwest corner of said Khoja tract, being an interior corner of the herein described tract;

Thence S 0455'16" E over and across said 10.860 acre tract, along and with said Khoja tract, for the most southerly East line of the herein described tract, for a distance of 168.00 feet (S 0040'00" E 168.05') to a capped iron rod set in the North right-of-way line of I.H. 10 (ROW width varies), in the South line of said 10.860 acre tract, at the Southwest corner of said Khoja tract, for the most southerly Southeast corner of the herein described tract;

Thence northwesterly along I.H. 10 right-of-way with a curve to the right having a radius of 5729.65 feet, chord bearing of N 7419'36" W, a chord of 562.32 feet and a distance of 562.55 feet along the acre to a capped iron rod set at the Southeast corner of that certain Kathleen Swope tract of land bearing PID No. R15645, per OCAD, at

the Southwest corner of said 44.010 acre tract, for the Southwest corner of the herein described tract;

Thence N 1524'05" W along and with the East line of said Swope tract, the West line of said 44.010 acre tract, for the West line of the herein described tract for a distance of 369.76 feet (N 1009.78' W) to a capped iron rod set in the East line of said Swope tract, in the West line of said 44.010 acre tract, for the Northwest corner of the herein described tract;

Thence S 7410'15" E over and across said 44.010 acre tract and said 10.860 acre tract, for the North line of the herein described tract for a distance of 898.55 feet to the POINT AND PLACE OF BEGINNING, containing 5.289 acres of land, more or less

from R-1 "Low Density Residential zoning district to IDC "Interstate Development Corridor" zoning district

Date: August 12, 2016

Background

An annexation petition has been received from multiple owners of a 5.289 acre tract of property located near the northeast corner of the intersection of Highway 62 and Interstate 10 (see attached map). The owners of the property are requesting this annexation as part of an arrangement to sell the property to Blue Beacon International, Inc. Blue Beacon International is a company that has facilities all over the nation including Beaumont. They want to close their Beaumont facility and re-locate to Orange. They anticipate hiring 50 to 60 employees at the facility and would give preference to Orange residents.

This property is close to the Flying J Truck Stop and the Pilot Truck Stop as well as convenience stores and fast food restaurants. Staff believes that the Blue Beacon Truck Washing facility is very compatible with surrounding uses. The City's zoning ordinance requires that newly annexed property is automatically zoned R-1 Low Density Residential until a more suitable zoning is adopted. Truck washing facilities are allowed in the IDC zoning district by right.

The surrounding property is zoned as follows:

North	Unzoned (not in the city limits)—vacant property
West	Unzoned (not in the city limits)—vacant property
South	Interstate Development Corridor—commercial property
East	Interstate Development Corridor—commercial property

Recommendation

I recommend that the Planning and Zoning Commission vote to recommend that the above described property be re-zoned from R-1 Low Density Residential zoning district to IDC Interstate Development Corridor upon annexation.

MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Consider amending the Future Land Use Map on a 5.289 acre tract of land out of the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of those certain 10.860 acre tract of land described in an instrument to Allen W. Peveto, et al, of record in Volume 54, Page 604 of the Deed Records of Orange County, Texas and called 44.010 acre tract of land described in an instrument to Charles Ray Peveto, et al, of record in Volume 475, Page 196 of said Deed Records, said 5.289 acre tract being more fully described as follows: Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4203-Texas Central Zone, with a scale factor of 0.999999926 and convergence mapping angle of 0321'14 at N:10,066,521.83 & E: 4,354,449.90; all areas and distances are based on surface measurements.

Called bearings () from deed.

Beginning at a capped rod set in the West right-of-way line of State Highway 62 (120' ROW), in the East line of said 10.860 acre tract, for the Northeast corner of the herein described tract, from which a found ½" iron rod bears N 0436'28" W 484.76';

Thence S 0436'28" E along and with the West right-of-way line of State Highway 62, the East line of the herein described tract for a distance of 147.00 feet (S 01°15'00" W) to a capped iron rod set at the Northeast corner of that certain tract of land described in an instrument to Inayat J. Khoja, of record in Volume 1097, Page 648 of said Deed Records, for the most easterly Southeast corner of the herein described tract;

Thence N 7836'16" W over and across said 10.860 acre tract, along and with North line of the said Khoja tract, for the most easterly South line of the herein described tract, for a distance of 256.13 feet (N 7301'00" W 255.43') to a capped iron rod set at the Northwest corner of said Khoja tract, being an interior corner of the herein described tract;

Thence S 0455'16" E over and across said 10.860 acre tract, along and with said Khoja tract, for the most southerly East line of the herein described tract, for a distance of 168.00 feet (S 0040'00" E 168.05') to a capped iron rod set in the North right-of-way line of I.H. 10 (ROW width varies), in the South line of said 10.860 acre tract, at the Southwest corner of said Khoja tract, for the most southerly Southeast corner of the herein described tract;

Thence northwesterly along I.H. 10 right-of-way with a curve to the right having a radius of 5729.65 feet, chord bearing of N 7419'36" W, a chord of 562.32 feet and a distance of 562.55 feet along the acre to a capped iron rod set at the Southeast corner of that certain Kathleen Swope tract of land bearing PID No. R15645, per OCAD, at

the Southwest corner of said 44.010 acre tract, for the Southwest corner of the herein described tract;

Thence N 1524'05" W along and with the East line of said Swope tract, the West line of said 44.010 acre tract, for the West line of the herein described tract for a distance of 369.76 feet (N 1009.78' W) to a capped iron rod set in the East line of said Swope tract, in the West line of said 44.010 acre tract, for the Northwest corner of the herein described tract;

Thence S 7410'15" E over and across said 44.010 acre tract and said 10.860 acre tract, for the North line of the herein described tract for a distance of 898.55 feet to the POINT AND PLACE OF BEGINNING, containing 5.289 acres of land, more or less

to show the property as commercial upon annexation

Date: August 12, 2016

Background

An annexation petition has been received from multiple owners of a 5.289 acre tract of property located near the northeast corner of the intersection of Highway 62 and Interstate 10 (see attached map). The owners of the property are requesting this annexation as part of an arrangement to sell the property to Blue Beacon International, Inc. Blue Beacon International is a company that has a facilities all over the nation including Beaumont. They want to close their Beaumont facility and re-locate to Orange. They anticipate hiring 50 to 60 employees at the facility and would give preference to Orange residents.

This property is close to the Flying J Truck Stop and the Pilot Truck Stop as well as convenience stores and fast food restaurants. Staff believes that the Blue Beacon Truck Washing facility is very compatible with surrounding uses. The City's zoning ordinance requires that newly annexed property is automatically zoned R-1 Low Density Residential until a more suitable zoning is adopted. Truck washing facilities are allowed in the IDC zoning district by right.

The surrounding property is zoned as follows:

- North Unzoned (not in the city limits)—vacant property
- West Unzoned (not in the city limits)—vacant property
- South Interstate Development Corridor—commercial property
- East Interstate Development Corridor—commercial property

This property is currently outside the city limits but is in the process of being annexed into the City.

Recommendation

I recommend that the Planning and Zoning Commission vote to recommend that the above described property be designated as commercial property on the Future Land Use Map upon annexation.

MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Consider a request by the City of Orange to declare a .194 acre tract or parcel of land situated in ABST 74 J ENNER TR 013 and located at 2943 11th Street and currently owned by the City of Orange as surplus property

Date: September 14, 2016

Background

The City owns property located on 11th as indicated on the attached Exhibit "A". The City Charter requires that before there is a sale or exchange of City property, it must first be submitted to and considered by the Planning and Zoning Commission for a recommendation to the City Council.

The Comprehensive Plan does not address the disposal of City property and leaves this issue to the discretion of the Commission and City Council.

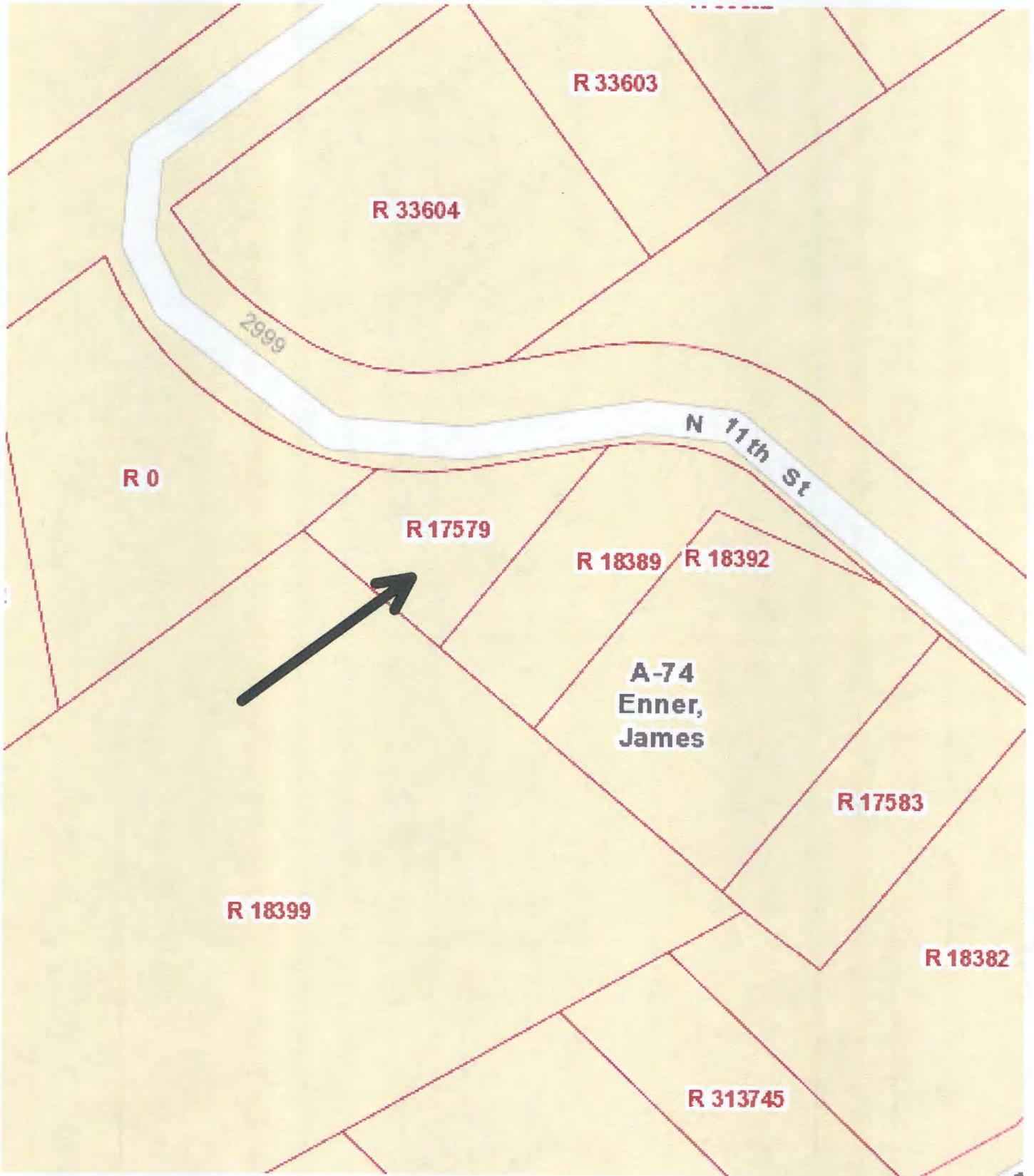
A person has expressed interest in buying the property. The sale of this property has been reviewed by the departments and no department has a need for the property.

Recommendation

I recommend that the Planning and Zoning Commission vote to recommend to the City Council that the property located at 2943 11th Street as indicated on the attached Exhibit "A" be declared surplus property and be abandoned by the City of Orange.

Exhibit A

2943 11th Street



2943 11th Street



Orange CAD eSearch

Property ID: R17579 For Year 2016



 Property Details	
Account	
Property ID:	R17579
Legal Description:	ABST. 74 J. ENNER TR 013
Geographic ID:	000074-003201
Agent Code:	
Type:	Real Property
Location	
Address:	2943 11 ST, Orange, TX
Map ID:	
Neighborhood CD:	74
Owner	
Owner ID:	O015245
Name:	CITY OF ORANGE
Mailing Address:	PO BOX 520 ORANGE, TX 77631-0520
% Ownership:	100.0%
Exemptions:	EX - Exempt Property For privacy reasons not all exemptions are shown online.

 Property Values	
Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$582
Agricultural Market Valuation:	\$0
Market Value:	\$582
Ag Use Value:	\$0
Appraised Value:	\$582
HS Cap:	\$0
Assessed Value:	\$0

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$582	\$0
CAD	Appraisal District	\$582	\$0
D02	Orange County Drainage District	\$582	\$0
L03	County of Orange Lateral Road	\$582	\$0
P01	Orange County Navigation & Port District	\$582	\$0
S05	West Orange-Cove CISD	\$582	\$0
X40	County of Orange	\$582	\$0

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VAC	Vacant	0.194				\$582	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$582	\$0	\$582	\$0	\$0
2015	\$0	\$582	\$0	\$582	\$0	\$0
2014	\$0	\$582	\$0	\$582	\$0	\$0
2013	\$0	\$582	\$0	\$582	\$0	\$0
2012	\$0	\$582	\$0	\$582	\$0	\$0
2011	\$0	\$582	\$0	\$582	\$0	\$0
2010	\$0	\$582	\$0	\$582	\$0	\$0
2009	\$0	\$582	\$0	\$582	\$0	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.



MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Consider a request by the City of Orange to declare a .26 acre tract or parcel of land situated as Lot 45.5X248' of I O/L-20 SHELDON and located at 1404 Burton Avenue and currently owned by the City of Orange as surplus property.

Date: September 14, 2016

Background

The City owns property located at 1404 Burton Avenue as indicated on the attached Exhibit "A". The City Charter requires that before there is a sale or exchange of City property, it must first be submitted to and considered by the Planning and Zoning Commission for a recommendation to the City Council.

The Comprehensive Plan does not address the disposal of City property and leaves this issue to the discretion of the Commission and City Council.

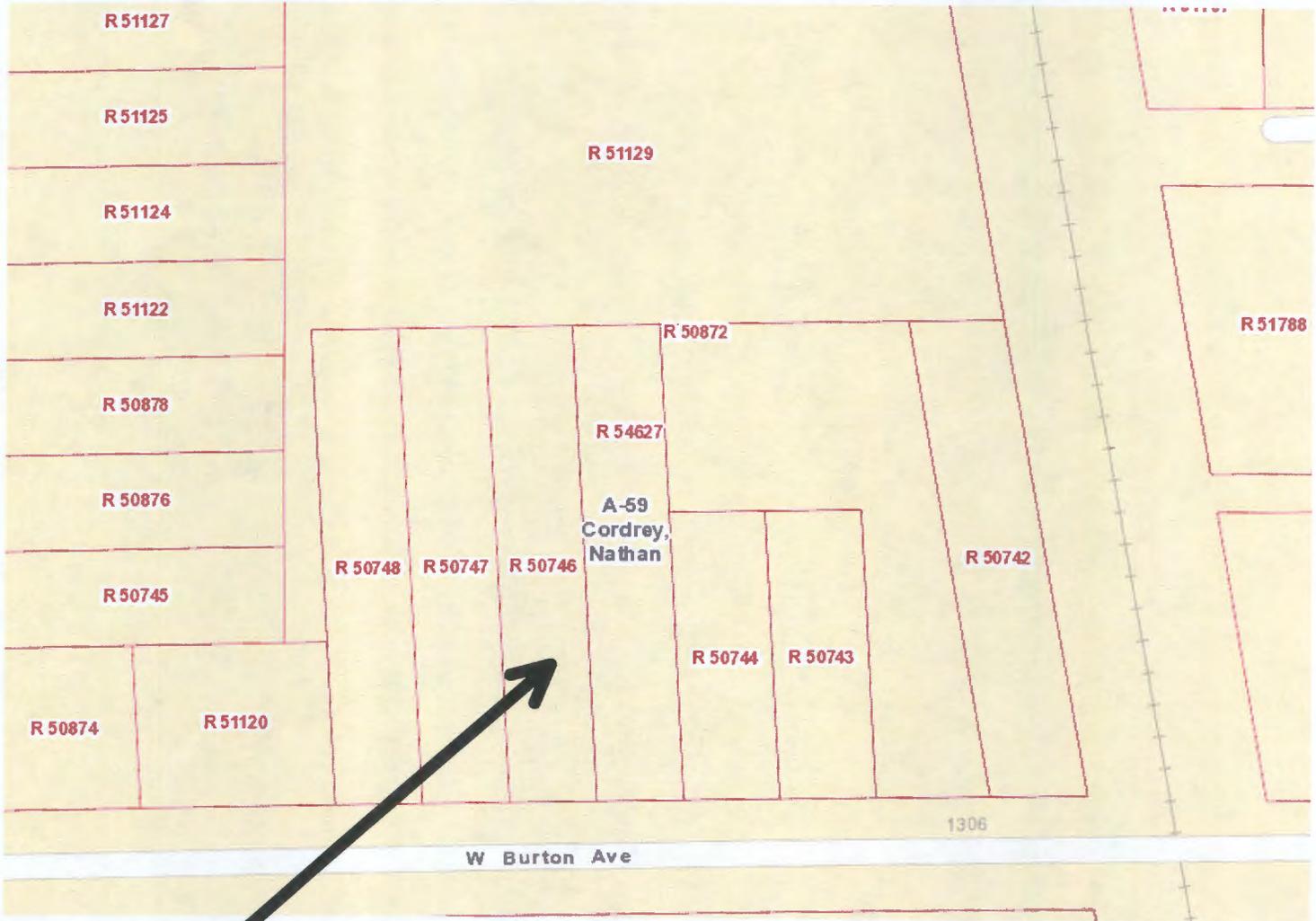
A person has expressed interest in buying the property. The sale of this property has been reviewed by the departments and no department has a need for the property.

Recommendation

I recommend that the Planning and Zoning Commission vote to recommend to the City Council that the property located at Burton Avenue as indicated on the attached Exhibit "A" be declared surplus property and be abandoned by the City of Orange.

Exhibit A

1404 Burton Avenue



1404 Burton Avenue



Orange CAD eSearch

Property ID: R50746 For Year 2016



Property Details	
Account	
Property ID:	R50746
Legal Description:	LOT 45.5X248' OF I O/L-20 SHELDON
Geographic ID:	011945-009940
Agent Code:	
Type:	Real Property
Location	
Address:	1404 BURTON, Orange, TX
Map ID:	
Neighborhood CD:	11945
Owner	
Owner ID:	O015245
Name:	CITY OF ORANGE
Mailing Address:	PO BOX 520 ORANGE, TX 77631-0520
% Ownership:	100.0%
Exemptions:	EX - Exempt Property For privacy reasons not all exemptions are shown online.

Property Values	
Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$3,767
Agricultural Market Valuation:	\$0
Market Value:	\$3,767
Ag Use Value:	\$0
Appraised Value:	\$3,767
HS Cap:	\$0
Assessed Value:	\$0

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Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$3,767	\$0
CAD	Appraisal District	\$3,767	\$0
D02	Orange County Drainage District	\$3,767	\$0
L03	County of Orange Lateral Road	\$3,767	\$0
P01	Orange County Navigation & Port District	\$3,767	\$0
S05	West Orange-Cove CISD	\$3,767	\$0
X40	County of Orange	\$3,767	\$0

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VAC	Vacant	0.26		45.50	246.00	\$3,767	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2015	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2014	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2013	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2012	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2011	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2010	\$0	\$3,767	\$0	\$3,767	\$0	\$0
2009	\$0	\$3,767	\$0	\$3,767	\$0	\$0

 Property Deed History							
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
			UNKNOWN BUYER	UNKNOWN BUYER	01072	00401	
				UNKNOWN BUYER	00717	00886	

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