



**JOINT PLANNING AND ZONING
COMMISSION/CITY COUNCIL
SPECIAL CALL MEETING
July 9, 2019 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 Hearings

- a. *Case No. 19:07.* Conduct a public hearing on a request submitted by Brandon Welch to re-plat Lot Number 14 of Houseman Acres, Orange County, Texas also known as 2829 Jackie Street, Orange, Texas into Lots 14-A and 14-B Houseman Acres, Orange County, Texas.

3. Adjournment of City Council

4. Discussion/Action Items

- a. *Case No. 19:07.* Consider a request submitted by Brandon Welch to re-plat Lot Number 14 of Houseman Acres, Orange County, Texas also known as 2829 Jackie Street, Orange County, Texas into Lots 14-A and 14-B Houseman Acres, Orange County, Texas.
- b. Consider a list of recommended capital improvements that in the opinion of the Commission are necessary or desirable during the forthcoming five (5) year period.

5. Approval of Minutes

- a. Approval of June 11, 2019 joint City Council/Planning and Zoning Commission special call meeting minutes

6. 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.

MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Case No. 19.07: Conduct a public hearing on a request submitted by Brandon Welch to replat Lot 14 of Houseman's Acres, Orange County, Texas also known as 2829 Jackie Street into Lot 14-A & Lot 14-B, Houseman Acres, Orange County, Texas

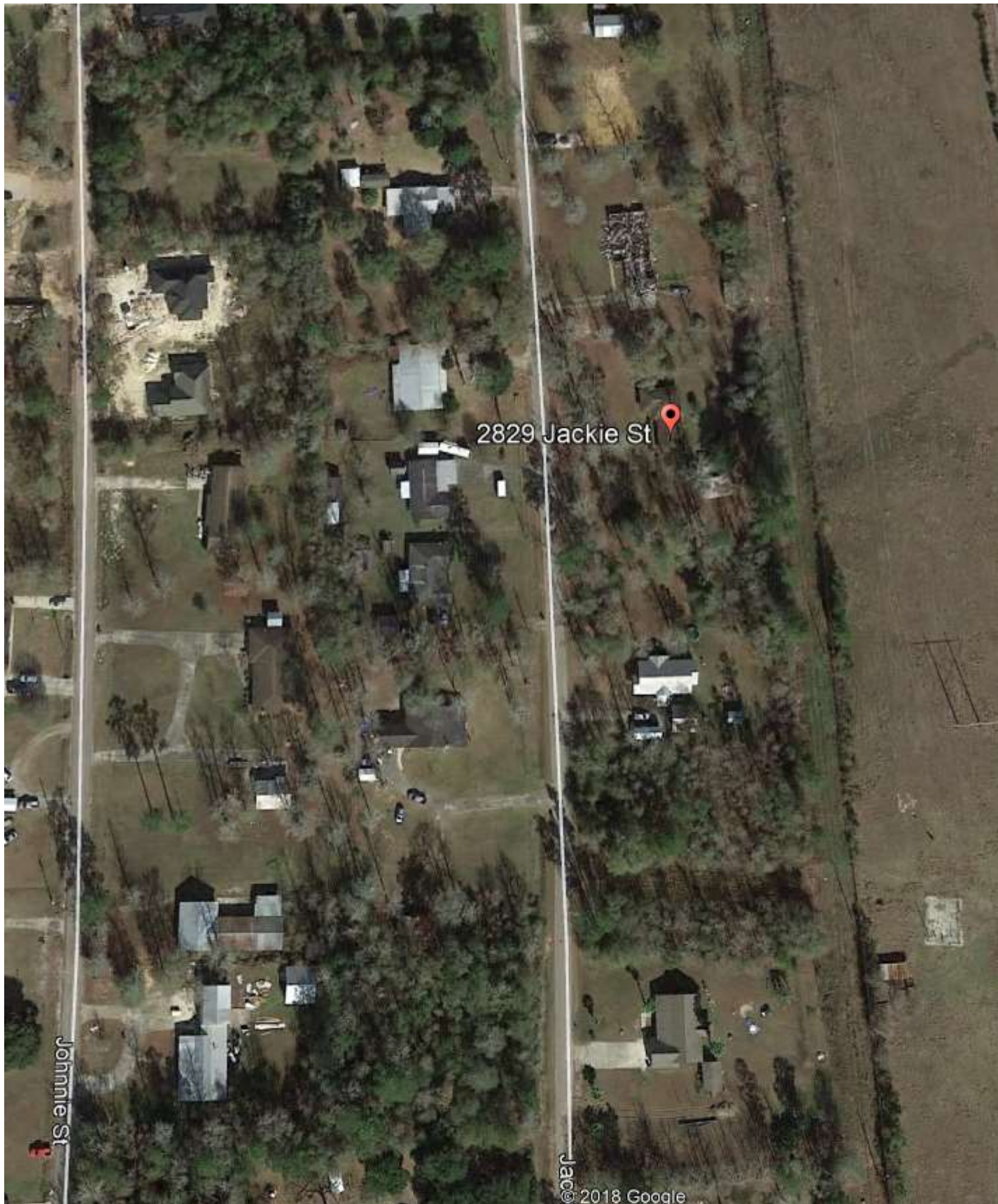
Date: July 2, 2019

Attached for your consideration is a replat of one lot owned by Brandon Welch into two lots. This property is located in the Extra-territorial jurisdiction of the City (not inside the city limits) and therefore not subject to zoning requirements of the City. Included in your agenda packet is a copy of the proposed replat. A larger version is available in the Planning Director's Office should you desire to look at it.

The Planning and Zoning Commission and City Council will need to conduct a joint public hearing on the proposed replat.

2829 Jackie Street

Tuesday, July 02, 2019 11:29 AM



2829 Jackie Street



MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Case No. 19.07: Conduct a public hearing on a request submitted by Brandon Welch to replat Lot 14 of Houseman's Acres, Orange County, Texas also known as 2829 Jackie Street, Orange County, Texas into Lot 14-A & Lot 14-B, Houseman Acres, Orange County, Texas

Date: July 2, 2019

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MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Consider a list of recommended capital improvements that in the opinion of the Commission are necessary or desirable during the forthcoming five (5) year period

Date: July 2, 2019

Background

The City Charter requires the Planning and Zoning Commission to annually submit a list of recommended capital improvements that are necessary or desirable during the forthcoming five (5) year period.

Some of the ideas you may want to consider are:

- Street improvements (the 2019 Certificates of Obligation contains \$3 million for street improvements);
- Park additions or improvements;
- Sidewalk additions or improvements
- Streetscape improvements (the 2019 Certificates of Obligation contains \$200,000 for streetscape improvements);
- Hurricane facilities improvements;
- Public buildings additions or improvements;
- Drainage improvements; and/or
- Boat ramp pavilion (already funded with 2019 Certificates of Obligation).

The Planning and Zoning Commission recommendations are advisory only and are not binding on the City Manager nor the City Council.

**JOINT PLANNING AND ZONING COMMISSION & CITY COUNCIL
SPECIAL CALL MEETING MINUTES
TUESDAY, JUNE 11, 2019**

The City of Orange Planning and Zoning Commission & City Council met on **Tuesday, June 11, 2019**, in the meeting room of the Orange Public Library with the following members present to-wit:

Commissioners Present:

Weldon Smith..... Chairman
Jamie Wilson Vice Chairman
Mary McKenna. Commissioner
MaQuettia Ledet Commissioner
Gordon Worlow Commissioner

Commissioners Absent:

Elizabeth Lemoine.....Commissioner
George Mortimer. Commissioner

City Council Members Present:

Larry Spears, Jr.
Annette Pernell
Brad Childs
Paul Burch
Terrie Salter (arrived at 5:38 p.m.)

City Council Members Absent:

Patrick Pullen
Bill Mello

Staff Present:

Kelvin Knauf, Interim City Manager/Director of Planning & Community Development
Jay Trahan, Assistant City Manager & Director of Economic Development
Wendy Lloyd, Planning Secretary

Mayor Spears called the City Council to order at 5:31 p.m.

Chairman Smith called the P & Z meeting to order at 5:31 p.m.

PUBLIC HEARING

- a. **Case 19:04. Conduct a public hearing on a re-plat submitted by Cove Baptist Church to re-plat Lot 12, Lot 13 & Lot 14, Block 5 of Gilmer's First Cove Addition into Lot 13-A & 13-B, Block 5, Gilmer's Cove Addition**

Mr. Knauf stated the Cove Baptist Church owns some property on Oregon Street and there are actually three lots that they own. One has a house on it and a couple are vacant. What they would like to do is replat the three lots into two lots and then sell one of lots, the vacant lot. So in order to do that, they have to come through the replat process and then the Planning and Zoning Commission will need to make a recommendation to the City Council on the proposed replat. This is a copy and these are the three lots here with the dashed lines and the heavy lines are how they proposed to replat the property into two lots. This is the lot they would sell. We have people here from the church and the public hearing is an opportunity for people to talk for or against or ask questions about the proposed replat.

Public Hearing opened at 5:33 p.m.

William T. Burch – 1405 Louisiana, Orange, TX: Mr. Burch stated he has resided in the Cove area for the past seventy-five or eighty years. My community has went downhill thanks to the City and everybody around but that is another issue. I have been a member of Cove Baptist Church for about sixty or sixty-five years and we have property that he showed on the map, on Oregon Street. Lot 13 has a house on it and we were approached about selling it by this family over here. Their being members in good standing and we looked it all over and concluded that to sell the property that they were interested in, we would not have access to the backyard of the property that has the house on it. So after much talking to these folks, we agreed to move from the existing property line of Lot 13, twenty foot into the next lot to add to that one and then combine. Kelvin told me you can't build straddling lots in the City so we had to make one lot out of it. They are very much in agreement with what we have had to do and they support it. I would certainly hope you all approve it.

Larry Spears, Jr – 2101 Yupon Drive, Orange, TX: Mayor Spears stated I actually received a few phone calls encouraging me to come down and talk about Cove Baptist Church and I hope that you definitely consider this because Cove Baptist Church has definitely been a strong foothold in the Cove area for many, many years. They have lost the school which is something that we are currently trying to work on but the church has always been like the cornerstone of that community. They have given back to the community in many ways through Little Dribblers programs. They allow the kids to come and use their gymnasium all the way on that side of town. They have always been welcoming and inviting and if there is any way we can do our best to help them, I definitely would like to put my two cents in. I fully support this and think that it is a great idea.

Chairman Smith asked for any other comments. None were made.

Public hearing closed at 5:37 p.m.

- b. Case No. 19:05. Conduct a public hearing on amending the Future Land Use Plan to show as commercial property a 1.285 acre tract of land lying in the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of that**

called 2.50 acre tract of land described in an instrument to JMJR Investments, LLC of record in Clerk's File No. 329200 of the Official Public Records of Orange County, Texas

Public Hearing opened at 5:37 p.m.

Mr. Knauf stated the City Council annexed this property into the City of Orange and so we include that property in there the P&Z recommended that the property be rezoned to IDC (Interstate Development Corridor) which is consistent with the surrounding zoning. Whenever we rezone property then we amend the future land use plan. This is the planning part of planning and zoning. This is more general than the zoning map and this is how we see future development in the City in broad terms. Zoning is more specific for each property. But this is the community as a whole and how we forecast it. So whenever we rezone property, we amend and update the future land use map so that one day if we are going to do a complete rezoning and a new future land use map and then the land use map at that time will be current. It will be up to date and we won't have to go back and research all the ordinances to see what zoning was changed or what new areas were added or anything like that. This is really more of an administrative procedure to update the future land use map and make it consistent with actions that we recently took.

Chairman Smith asked for any comments. None were made.

Public Hearing closed at 5:39 p.m.

Mayor Spears asked for a motion to adjourn
Council Member Pernell motioned
Council Member Childs 2nd

Vote: 5 – 0

Motion Carries

City Council adjourned at 5:39 p.m.

DISCUSSION/ACTION ITEMS

- a. Case No. 19:04. Conduct a public hearing on a re-plat submitted by Cove Baptist Church to re-plat Lot 12, Lot 13 & Lot 14, Block 5 of Gilmer's First Cove Addition into Lot 13-A & 13-B, Block 5, Gilmer's Cove Addition**

Commissioner Worlow asked who owns the house. Mr. Knauf stated that is part of the Cove Baptist Church property. Commissioner Worlow stated so they own the house itself. Mr. Knauf stated yes. Commissioner Worlow asked if anyone lives in that house. Mr. Burch stated the youth pastor. Commissioner Worlow stated okay I just wanted to make sure they were okay with everything.

Vice Chair Wilson motioned to recommend City Council approve
Commissioner McKenna 2nd

Vote: 5 – 0

Motion Carries

- b. Case No. 19:05. Conduct a public hearing on amending the Future Land Use Plan to show as commercial property a 1.285 acre tract of land lying in the Claiborne West Survey, Abstract No. 27, Orange County, Texas, being out of and a part of that called 2.50 acre tract of land described in an instrument to JMJR Investments, LLC of record in Clerk's File No. 329200 of the Official Public Records of Orange County, Texas**

Commissioner Worlow stated it is going to be zoned IDC is what we are saying. Mr. Knauf stated the future land use map will show it as commercial. Commissioner Worlow stated which is part of the IDC. Mr. Knauf stated correct, IDC is a commercial category.

Commissioner Ledet motioned to recommend City Council approve
Vice Chair Wilson 2nd

Vote: 5 – 0

Motion Carries

- c. Case No. 19:06. Consider a recommendation to the City Council on a vision statement for properties adjacent to 16th Street from Green Avenue to Greenway Street**

Mr. Knauf stated the City has had a couple of public meetings to get public input on 16th Street, the conditions, what people would like to see there and some of their ideas for improving 16th Street. Last month we had another of those public meetings and tried to get more input from the public and the property owners along 16th Street about how they would like to see 16th Street develop and what it could become. So out of that, I have drafted a vision statement for the Planning and Zoning Commission and the City Council to consider. The vision statement is kind of how we see and what our hopes and dreams and again our vision for 16th Street. Then, from the vision statement we will start working on more specific things like ordinances, guidelines, regulations and things like that but still tie it back to the vision statement. The vision statement really is here is what we hope to accomplish with 16th Street. Before you and in your packet is the vision statement. It is a draft and if you want to make changes, you can. It is put forward for your consideration to make a recommendation to the City Council.

Vice Chair Wilson stated first I would like to commend you on getting all that we did at that meeting succinctly into this because after looking at pictures and lots of discussion, this turned out to be a pretty good vision statement based on what we did. For those of you that weren't here, it was literally a back and forth. It was a lot of pictures and a lot of research that Kelvin had done and we looked at what we thought would be a good place visually for 16th Street to be since it is our main entrance into the City. So thanks for this.

Commissioner McKenna stated I would just ditto, great job. I was in that meeting too and there were ideas everywhere. It was great discussion on everybody's part and I just thought now how are we going to distill that in something that is a vision statement. This is great.

Vice Chair Wilson stated but you left it where we can go in and be specific without catching ourselves later. So I appreciate the ambiguous language but it is not so ambiguous that we don't have a place to go. Thank you for that.

Council Member Childs asked if it was Greenway Street or subdivision. Chairman Smith stated I think that means Greenway subdivision. Council Member Childs stated so they are going to go up to that point. Vice Chair Wilson stated right because that would then encompass you and Northway Shopping Center. So you want to change that to Greenway Addition instead of street. That covers you pretty far almost to North Orange Baptist Church. Council Member Burch stated it needs to say Greenway Addition. Council Member Childs stated if we go to North Orange Baptist Church that would be Clark Lane.

Vice Chair Wilson motioned to recommend City Council approve with amendment of Greenway Street to Clark Lane

Commissioner Ledet 2nd

Vote: 5 – 0

Motion Carries

APPROVAL OF MINUTES

Chairman Smith made a request for the minutes of the April 2, 2019, regular meeting to be approved.

Vice Chair Wilson motioned to approve

Commissioner Worlow 2nd

Vote: 5 – 0

Motion Carries

Chairman Smith adjourned the meeting at 5:47 p.m.