

AGENDA
PLANNING AND ZONING COMMISSION REGULAR CALL MEETING
CITY COUNCIL CHAMBERS
(LIBRARY AUDITORIUM)
220 N. FIFTH STREET
ORANGE, TEXAS
JANUARY 6, 2026 5:30 P.M.

NOTICE IS HEREBY GIVEN that:

- The Planning and Zoning Commission will conduct a regular call meeting on January 6, 2026 at 5:30 PM in the City Council Chambers at 220 N. Fifth Street, Orange, Texas;

This Notice and Agenda Packet are posted online at www.orangetexas.gov.

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

1. Call to Order

2. Citizen Comments

- a. At this time comments will be taken from the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum three minutes for each speaker. Your comments are appreciated. As the Texas Open Meetings Act does not allow the Planning and Zoning Commission nor City Council to respond to items not listed on the agenda, your comments will be duly noted by the Planning and Zoning Commission and City Council and forwarded to the appropriate department for prompt consideration. A member of the audience that desires to speak during the Planning and Zoning Commission's or City Council's consideration of any specific agenda item is requested to notify City staff prior to the start of the meeting.

3. Discussion

- a. Discussion on the Envision Orange 2050 master plan

4. Minutes

- a. Consider the minutes of the November 4, 2025 Planning and Zoning Commission meeting

5. Executive Session

- a. Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code

6. Reconvene in Open Session

- a. Take action as necessary regarding Item 5a.

7. Adjournment of Planning and Zoning Commission Meeting

If, during the course of the meeting and discussion of any items covered by this notice, the Planning and Zoning Commission determines that a Closed Executive Session is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 deliberation regarding a prospective gift; Section 551.074 personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed Executive Session is held in accordance with the Texas Government Code as set out above, the Planning and Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

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”

No Firearms Allowed

No se permite ninguna armas de fuego

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"

MEMORANDUM

To: **Planning and Zoning Commission**

From: **Kelvin Knauf, Director of Planning and Community Development**

Subject: **Discussion on the Envision Orange 2050 master plan**

Date: **December 21, 2025**

The project team will provide an update on the Envision Orange 2050 comprehensive plan update process, including key findings from the housing and demographic studies and the assessment of existing plans and policies. The presentation will also introduce the Vision Phase of the process, which will focus on establishing community goals and objectives based on public input.

No action is anticipated for the Commission to take as a result of the update.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
TUESDAY, NOVEMBER 4, 2025**

Commissioners Present:

Jamie Wilson	Chairman
Kaleb Harris.....	Vice Chairman
Michael Hennigan.....	Commissioner
Cullin Smith.....	Commissioner
Joseph Angelle	Commissioner
Jerry Sallier.....	Commissioner

Commissioners Absent:

Weldon Smith.....	Commissioner
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City Council Members Present:

Brad Childs
George Mortimer

City Council Members Absent:

Larry Spears, Jr.
Paul Burch
Matt Chandler
Mary McKenna
Terrie Salter

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Adam Jack, Director of Public Works

Chairman Wilson called the Planning & Zoning meeting to order at 5:30 p.m.

CITIZEN COMMENTS

None

PLANNING & ZONING COMMISSION DISCUSSION/ACTION ITEMS

- a. Discussion and possible action on the Envision Orange 2050 master plan

Envision Orange 2050 Master Plan

- Lauren Anderson is the consultant for Traylor Associates for the city's Envision Orange 2050.
- The last comprehensive plan was done in 1996.
- Anderson will provide a progress report, comprehensive plan overview, discuss the first phase of public involvement, vision creation, report on findings from ongoing studies, and next steps.

Comprehensive Plan Overview

- The plan pulls together information from municipal facilities to parks and rec, transportation and mobility, technical information, and citizen input.
- It includes input from the steering committee or planning and zoning for how the city will change in the next 25 years.
- Commissioner Hennigan asked how the city will establish the ultimate achievements envisioned by the City of Orange residents, as was a main goal of the 1996 plan.
 - The 1996 plan involved a steering committee made up of people from all over the community who held meetings in different neighborhoods.

Public Involvement Process

- There will not be a citizens steering committee like in the 1996 plan.
- Instead, the city will use internet polls and social media to reach more people and get more consistent feedback.
- The public engagement process starts with phase one, called Envision.
 - The next public engagement option will be the Community Vision Survey, which will go live in the next couple of weeks.

Public Engagement Process

- Each phase involves community surveys and Open House Zone meetings.
 - Open House Zone meetings are informal settings for citizens to provide input and engage in planning activities.
- Vision for 2050 begins with information gathering.
 - Currently in the technical consulting phase.
 - Includes demographic and housing studies and existing plan assessments.
- Stakeholder engagement is a primary concern.
- Vision Survey will have questions relating to goals and objectives, community identity, future vision, land use of growth, and quality of life.
 - It will be a mix of open ended and option selecting questions.
- Alison is working on an outreach program that combines social media, website outreach, and physical outreach.

Charts and Tables

- Numbers are based on ESRI demographics information.
- Limited access to census data due to the current government shutdown.
- 2030 forecast projects a stable population, household count, household size, and a slight increase in median age.
- Texas Water Development Board forecasts a slight decline in the region over the next 50 years.
 - Anderson clarifies that "region" refers to the county.
- Stable population size means the plan may focus on reinvestment, revitalization, and quality of life improvements rather than expansion.
- Stable household size means opportunities to focus on diverse and flexible housing options.

Demographic Trends

- Median income is expected to rise by 7.5% by 2030.
- 23% of residents earn less than \$25,000, and 67% of households earn less than \$50,000, signaling affordability and housing challenges.
- Higher associate's degrees are likely related to Lamar State College-Orange and its expanding programs.

- Commissioner Hennigan mentions he is on the EMS Emergency Medical Services Advisory Board for the college and Lamar State College-Orange is considering new EMS/paramedic programs.

Race and Diversity

- Orange is more diverse than the county but less than Texas, with a higher Black population.
- Diversity provides an opportunity to celebrate cultural identity and build inclusive community engagement.

Housing Study

- Anticipated a 7.5% increase in income in the next five years.
- Showing a 30% rise in home values, which could exacerbate the rent burden.
- There is a substantial percentage of vacant homes due to foreclosure, renovation, storm damage, and other causes.

Housing Types and Options

- The majority of housing is detached single-family.
- There is a substantial amount of small multifamily housing, as opposed to large garden-style complexes.
- Few mobile homes compared to the surrounding area.

Planning Policy Elements

- Focus on revitalization, reinvestment, and modernization.
- Encourage infill and adaptive reuse to strengthen existing neighborhoods.
- Explore economic development and housing strategies to retain and attract residents.
- Support diverse housing choices to supply the evolving demographics.
- Use data-driven policies to guide development.

Base Plan Assessments

- Working on base plan assessments to gather data to address future needs.
- Combining feedback to emphasize the need for resiliency in planning.
- A 2022 graphic shows disaster-impacted structures, with each dot representing one structure.

Current Plans in Assessment

- A short list of current plans in assessment by planners and engineers includes:
 - 1996 Comprehensive Plan.
 - Regional planning documents like SETRPC engineers plan regional maps.
 - Hazard mitigation action plans.
- These plans, along with state and regional projects, inform the final document.

Summary of Current Plan Assessment

- The City of Orange has faced consistent challenges across decades of planning efforts.

- Issues identified in older plans, such as drainage problems, beautification needs, and lack of design standards, remain relevant.
- Concerns from citizens in the 2018 study for 16th Street mirrored those in the 1996 plan.

Addressing Concerns

- There have been improvements and new businesses in Orange in the last seven to eight years.
- Demographic and housing study numbers may not fully reflect the community's vibrancy and hope for the future.
- The studies are used to inform the planning elements of the comprehensive plan to identify challenges.

Future Considerations

- Consideration of regional plans, like the potential impacts of a future retention wall (levy) in Orange County, are being taken into account.
- The plan focuses on:
 - Revitalization of 16th Street and other major corridors.
 - Economic development efforts, moving towards a more balanced economy.
 - Hazard mitigation and resilience planning in the context of regional projects.

Plan Implementation

- The plan will be reviewed by various departments, including P&Z and Council.
- Implementation will involve multiple departments, such as Public Works and Parks and Rec.
- P&Z can help keep the plan alive and in the forefront.

Comprehensive Plan Update

- The plan will encourage code updates and decisions on upcoming projects that align with the plan.
- EDC or Economic Development can focus on some aspects of the plan.
- The plan will encourage collaboration with other entities around town and regionally.
- Planning and zoning will be reviewed, and recommendations for future changes will be made.

Comprehensive Plan Timeline

- The comprehensive plan website and survey will go live this month.
- Open house meetings for citizen feedback will occur after the holidays.
- Phase one will be drafted after evaluating responses from the community survey, open house, stakeholder meetings, and work sessions.
- Land use and infrastructure-based studies will be conducted and will become the building blocks of the final document, which will be open for feedback in phase two.
- The plan is expected to be finished around this time next year.

Additional Information

- The presentation can be emailed to city council.
- The next update is anticipated.

PLANNING & ZONING APPROVAL OF MINUTES

a. Consider the minutes of the October 7, 2025 Planning and Zoning Commission meeting.

Commissioner Hennigan motioned to approve
Commissioner C. Smith 2nd

Commissioners Voting Aye: Commissioner Hennigan, Commissioner Angelle, Vice Chair Harris, Chairman Wilson, Commissioner C. Smith, Commissioner Sallier

Commissioners Voting No: None

Motion Carries

b. Consider the minutes of the October 27, 2025 Planning and Zoning Commission meeting.

Commissioner Hennigan motioned to approve
Commissioner Sallier 2nd

Commissioners Voting Aye: Commissioner Hennigan, Commissioner Angelle, Vice Chair Harris, Chairman Wilson, Commissioner C. Smith, Commissioner Sallier

Commissioners Voting No: None

Motion Carries

Chairman Wilson adjourned the Planning and Zoning Commission meeting at 5:52 p.m.