



**AGENDA
PLANNING AND ZONING COMMISSION
MEETING AND WORKSHOP
CITY COUNCIL CHAMBERS (LIBRARY AUDITORIUM)
220 N. FIFTH STREET
ORANGE, TEXAS
APRIL 6, 2021 5:30 P.M.**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of Orange will conduct a meeting scheduled for April 6, 2021 at 5:30 PM in the City Council Chambers (Library Auditorium) located at 220 N. Fifth Street. Protective masks will be required to be worn at all times for all persons attending the meeting when social distancing cannot be met (6 feet apart).

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

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 consideration of any specific agenda item is requested to notify City staff prior to the start of the meeting.

3. Approval of Minutes

- a. Approval of the January 5, 2021 joint Planning and Zoning Commission & City Council meeting minutes.
- b. Approval of the February 2, 2021 Planning and Zoning workshop minutes.

4. Discussion/Action Items

- a. *Case No. 21:02.* Consider a recommendation on a replat submitted by Robert Johnson for a replat of 7.804 acres (called 7.78) acres of land, all of Tract B J.O. Sims, et.al. lands out of the Richard Ballew League, Abstract No. 2 Orange County, Texas into Tracts B-1 and B-2.

5. Workshop

- a. Conduct a workshop on Zoning Policies, Practices and Procedures.

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.

**PLANNING AND ZONING COMMISSION/CITY COUNCIL
JOINT MEETING MINUTES
TUESDAY, JANUARY 5, 2021**

Commissioners Present:

Weldon Smith... Chairman
Jamie Wilson Vice Chairman
George Mortimer. Commissioner
MaQuettia Ledet Commissioner
Michael Hennigan. Commissioner
Robert Vigil..... Commissioner

Commissioners Absent:

Gordon Worlow Commissioner

City Council Members Present:

Larry Spears, Jr.
Paul Burch
Brad Childs
Mary McKenna
Caroline Hennigan

City Council Members Absent:

Terrie Salter
Patrick Pullen

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Mike Kunst, City Manager
Jay Trahan, Assistant City Manager & Director of Economic Development
Guy Goodson, City Attorney

Mayor Spears called the City Council meeting to order at 5:30 p.m.
Chairman Smith called the Planning & Zoning meeting to order at 5:30 p.m.

CITIZEN COMMENTS

Chairman Smith asked if there were any comments. None were made.

PUBLIC HEARING

- a. **Case No. 21:01. Conduct a public hearing on a final plat submitted Sam Peveto for the Cypress Shadows Estates Phase II subdivision.**

Public hearing opened at 5:31 p.m.

Mr. Knauf stated before you is the final plat submitted for the Cypress Shadows Estates Phase II subdivision. This is located adjacent to the city limits. It's actually out in the extra territorial jurisdiction. This is 30 lots. They would all be residential lots. There's a looped city street. The street is actually being constructed. This final plat contains the same variances as were granted in the preliminary plat and those variances are a variance to the requirement for fire hydrants, a variance to the requirement for streetlights, a variance to the requirement for sidewalks, allowing open drainage ditches, waiving the requirement that a lot be no longer than 1200 linear feet and then finally waiving the requirement for water and sewer mains. The property will be served by water wells and septic tanks. The street is actually being constructed. That's the only public improvement that was required to be constructed before for the final plat was submitted. The final plat meets all the ordinance requirements except for those variances that I mentioned, and those variances were granted in the preliminary plat. So, this is an opportunity for the public to make any public comments.

Chairman Smith asked for any comments. None were made.

Public hearing closed at 5:32

PLANNING & ZONING DISCUSSION/ACTION ITEMS

- a. **Case No. 21:01. Consider a final plat submitted by Sam Peveto for the Cypress Shadows Estates Phase II subdivision.**

Mr. Knauf stated I might add in our inspection of the street this morning, there are some cracks in the concrete, some of the joints need to be redone out there. They're not holding the joint material. The backfill is needed alongside the street so that you don't have a drop off from the side of the street but those aren't ordinance requirements. Those are other extenuating type activities. Our recommendation is that you approve the final plat because it meets all the ordinance requirements except for those variances but that were previously granted. We would not file the final plat until these other areas have been corrected and this also requires approval by the Orange County Drainage District and the County of Orange as well.

Chairman Smith stated so for our consideration, everything is met, and we have nothing else that we would require them to do. Mr. Knauf stated that is correct.

Vice Chair Wilson motioned to recommend to City Council to accept approval of final plat
Commissioner Hennigan 2nd

Vote: 6 – 0
Motion Carries

PLANNING & ZONING APPROVAL OF MINUTES

- a. Approval of the October 13, 2020 Planning and Zoning Commission special call meeting minutes**

Vice Chair Wilson motioned to approve
Commissioner Mortimer 2nd

Vote: 6 – 0
Motion Carries

- b. Approval of the November 10, 2020 Planning and Zoning Commission workshop minutes**

Commissioner Mortimer motioned to approve
Vice Chair 2nd

Vote: 6 – 0
Motion Carries

Chairman Smith adjourned the Planning and Zoning Commission meeting at 5:34 p.m.

CITY COUNCIL DISCUSSION/ACTION ITEMS

- a. Consider a resolution approving a final plat submitted by Sam Peveto for the Cypress Shadows Estates Phase II subdivision.**

Mayor Spears asked for any comments. None were made.

Mr. Knauf stated you are approving the plat, but we will withhold filing it until these other extenuating things have been resolved.

Mr. Goodson stated you can approve the final plat, but the recording of the final plat won't be done until these other items are taken care of.

Mr. Knauf stated I just wanted to make sure Council understands just by approving the final plat there's still some things to be done and you won't sign the final plat until these things are done.

Mayor Pro Tem Burch motioned
Council Member McKenna 2nd

Council Members voting aye: Mary McKenna, Paul Burch, Brad Childs, Caroline Hennigan, Larry Spears

Council Members voting nay: none

Motion Carries

Council Member Hennigan motioned to adjourn

Council Childs 2nd

Mayor Spears adjourned the City Council meeting at 5:36 p.m.

**PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
TUESDAY, FEBRUARY 2, 2021**

Commissioners Present:

Weldon Smith... Chairman
Jamie Wilson Vice Chairman
George Mortimer. Commissioner
MaQuettia Ledet Commissioner
Michael Hennigan. Commissioner
Robert Vigil..... Commissioner

Commissioners Absent:

Gordon Worlow Commissioner

City Council Members Present:

Terrie Salter

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Marvin Benoit, Building Official
Mike Kunst, City Manager
Guy Goodson, City Attorney

Chairman Smith called the meeting to order at 5:30 p.m.

CITIZEN COMMENTS

Chairman Smith asked if there were any comments. None were made.

WORKSHOP

a. Conduct a workshop on Platting policies and procedures.

Power point presentation on Platting:

Planning, Zoning, Platting
Land Use and Development, Social and Economic Issues

The Three Most Important Things to Know About Platting

- 1) Land Design

- 2) A Balancing of Interests
Developer – Public
- 3) Regulated by State Laws & local ordinances

Why Plat?

- Guide the future growth and development of the community;
- Provide for adequate light, air, and privacy; to secure safety from fire, flood, and other dangers; and prevent overcrowding of the land and undue congestion of population;
- Protect and conserve the value of land throughout the community and the value of buildings and improvements upon the land;
- Provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the community, especially avoiding congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings; and provide for the proper location and width of streets and building lines;
- Establish reasonable standards of designs and procedures for subdivision, to determine the orderly layout and use of land; and to ensure proper legal descriptions and monumenting of subdivided land;
- Ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision;
- Prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; safeguard the water table; and encourage the wise use and management of natural resources throughout the community in order to preserve the integrity, stability, and beauty of the community and the value of land;
- Restrict or prohibit subdivision of lands for uses which are dangerous to health, safety or property in times of flood or will cause excessive increases in flood heights or velocities.

Who is Involved in Platting?

- Planning and Zoning Commission
- City Council
- City staff
- Property owners
- County Clerk's Office
- Drainage District
- County Engineer's Office if located in the ETJ
- County Commissioners if located in the ETJ
- Utility companies
- State Legislature

When Does Platting Occur?

- When a property owner in the City or in the ETJ wants to subdivide their property into parcels of less than 5 acres or more than 5 acres if for a nonagricultural purpose

Where Does Platting Occur?

- Applies to all properties inside the City and all properties in the extra-territorial jurisdiction

What Regulates Platting?

The Subdivision Ordinance governs platting procedures although the Zoning Ordinance influences the platting requirements by regulating minimum lot sizes and building setback requirements.

- Process
- Plat Information
- Construction Requirements

What are Different Kinds of Plats?

- Preliminary plats – first depiction of how the developer intends to divide the property. Provides information on lot and street dimensions, utility easements, drainage. Approval gives the developer permission to proceed with construction
- Final plats – done after the public improvements have been constructed. Shows the “as-built” dimensions as well as all information required by the Subdivision Ordinance
- Minor plats- 4 or fewer lots fronting on an existing street and not requiring the creation of any new streets or the extension of municipal facilities. Approved by the Director of Planning and Community Development.
- Replats – when platted property has the property lines changed such as combination of more than two lots.

What is the Platting Process?

What kind of information is on a plat?

- Legal description
- Lot lines and numbers
- Rights-of-way
- Easements
- Floodplain elevations and information
- Dedication of public improvements
- Signature blocks for public officials
- Adjoining streets and properties
- Title block
- Drainage and topography
- Owner/developer signature block
- Plat notes

- Vicinity map
- Legend

How Much Does It Cost to Replat?

- The applicant pays a fee depending on the number or acreage of the lots
- Cost of publication of the notice of public hearing
- Cost of mailing letters to property owners within 300 feet of the subject property

What Is The Relationship Between Platting and Zoning?

- Platting is LAND DESIGN (HOW) whereas zoning is LAND USE (WHAT)
- Zoning determines the minimum lot size and building setback requirements which platting must either comply or receive a variance
- City can initiate zoning on its own; it cannot initiate platting on its own unless the City owns the property

What Issues Are There With Platting?

- If a plat meets all ordinance requirements, then MUST approve the plat – it becomes a ministerial act
- To deny a plat requires stating the exact law or ordinance requirement that the plat does not meet
- Variances – how to handle irregularly shaped properties
- Timeframes for disapproval – 30 days from date complete application is filed to disapprove. If fail to meet the 30 day period, plat is automatically approved.
- Public hearings
- Same process whether it is a residential, commercial or industrial project
- Subdivision ordinance adopted in mid-1990s
- NIMBYs, LULUs and BANANAs

Mr. Knauf stated we would do the next workshop on Zoning, the first Tuesday in March.

Commissioner Hennigan motioned to adjourn

Commissioner Mortimer 2nd

Vice Chair Wilson adjourned the meeting at 6:48 p.m.

MEMORANDUM

To: Planning and Zoning Commission

From: Kelvin Knauf, Director of Planning and Community Development

Subject: *Case No. 21:02. Consider a recommendation to the City Council on a replat submitted by Robert Johnson for 7.804 (called 7.78) acres of land, all of Tract B, J.O. Sims, et.al, lands out of the Richard Ballew League, Abstract No. 2, Orange County, Texas into Tracts B-1 and B-2*

Date: March 29, 2021

Attached for your consideration is a proposed replat submitted by Robert Johnson of a parcel of property located in the extra-territorial jurisdiction into two tracts. Since this property is located in the ETJ, there is no zoning on the property. The Orange County Drainage District and the Orange County Engineer have reviewed the plat and recommend approval.

The plat meets all of the subdivision ordinance requirements including:

- Name or names of the owner(s), engineer and/or surveyor preparing the plat and designer of the plat;
- Legal description of the property to be replatted;
- Drawn on a sheet of paper 24" X 36";
- Names and general land use of contiguous parcels of unsubdivided land and how they are used;
- Boundary lines, with directional calls and distances, indicated by heavy lines;
- Exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way intersecting or contiguous with its boundaries or forming such boundaries are provided;
- Computed acreage of the area to be replatted;
- Date of preparation of the replat, the scale and a north arrow;
- Flood zone that the property is located in;
- Vicinity sketch map;

- Number or letter to identify each lot or site;
- Front building setback lines on all lots and sites;
- Reserve strips not provided (these are prohibited);
- The topography allows for residential construction;
- Will not increase, individually or collectively, flood flows, heights, or damages by a significant amount; and
- Signature blocks for City, Orange County Drainage District and County Commissioners are provided.

There is no dedication to the City nor proposal for the City to purchase any property.

The Planning and Zoning Commission will need to vote on a recommendation to the City Council on whether or not to approve the replat.



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: Robert & Janie Johnson Mailing Address: 8405 Shakespeare Drive City, State, ZIP: Orange, TX 77632 Telephone: 409-313-1974 Email: janie.johnson@unitedwaymsjc.org Name and address of property owner (if different from applicant) Name: Mailing Address: City, State, ZIP: Telephone: Email:	<input type="checkbox"/> Alley Abandonment <input type="checkbox"/> Ordinance change <input type="checkbox"/> Re-zoning <input type="checkbox"/> Preliminary plat <input type="checkbox"/> Final plat <input checked="" type="checkbox"/> Other (please state) Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, date of last request _____ If yes, action from previous request: Current zoning district _____ Requested zoning district _____
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: (Vacant) West Bluff Road, Orange, Texas.		Tract: B
Lot:	OR	Plat: J.O. Sims
Block Number:		Survey, Abstract #: Richard Ballew League, Ab. No. 2
Addition:		
List Attachments (if any):		
1- Mylar		
2- Copies		
1- Check - Orange Clerk - \$31.00		
1- Check - White Reprographics \$88.71		
1- Tax Statement		
Signature of Applicant:		Date:
		3/29/21
Signature of Owner (if different from applicant):		Date:

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.

For office use	
Date Received and Staff:	MARCH 30, 2021 KEK
Receipt Number:	Fee: \$
P and Z Meeting Date:	APRIL 6, 2021
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

FILED FOR RECORD AT _____ O'CLOCK ____M.
 ON THE _____ DAY OF _____, 20____
 IN VOLUME _____, PAGE _____ OF THE MAP RECORDS OF ORANGE COUNTY, TEXAS
 BY: _____ DEPUTY OF THE COUNTY CLERK.

COUNTY CLERK OF ORANGE COUNTY, TEXAS

OWNERSHIP CERTIFICATE

I, ROBERT CLINTON JOHNSON, OWNER OF THE HEREIN PLATED TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC TO USE FOREVER THE EASEMENTS, TOGETHER WITH THE BASIC RESTRICTIONS, CONDITIONS, COVENANTS, AND LIMITATIONS SHOWN THEREON.

OWNER: ROBERT CLINTON JOHNSON
 8405 SHAKESPEARE DRIVE
 ORANGE, TEXAS 77632

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT CLINTON JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____ (DATE)

SURVEYOR'S CERTIFICATE

I, RANDALL ALVEY CREEL, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 1/2" STEEL RODS CAPPED "SOUTEX" UNLESS OTHERWISE SHOWN ON THE PLAT, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR FILED UPON AS A FINAL SURVEY DOCUMENT. PLEASE DATE.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678
 RANDALL ALVEY CREEL

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____ (DATE)

THIS PLAT, TRACTS B-1 & B-2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ORANGE, TEXAS, AND IS HEREBY APPROVED.

DATE: _____ MAYOR: _____

ATTEST:

CITY SECRETARY

APPROVED BY THE ORANGE COUNTY COMMISSIONERS COURT _____ DAY OF _____, 20____

ORANGE COUNTY JUDGE _____ COUNTY COMMISSIONER PRECINCT #3

COUNTY COMMISSIONER PRECINCT #1 _____ COUNTY COMMISSIONER PRECINCT #4

COUNTY COMMISSIONER PRECINCT #2 _____

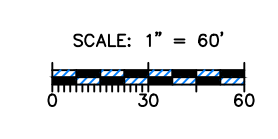
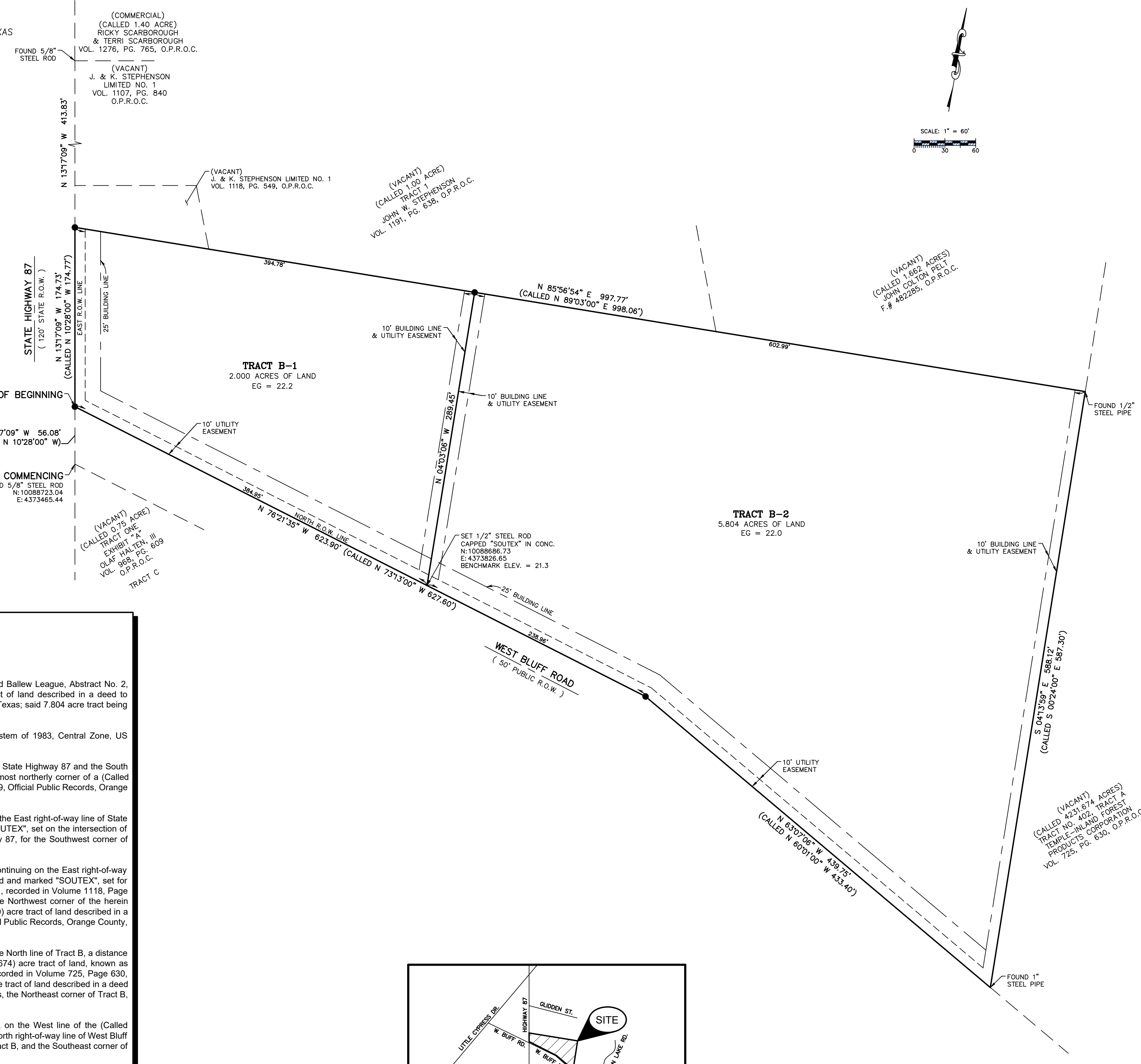
APPROVED BY THE ORANGE COUNTY DRAINAGE DISTRICT BOARD OF DIRECTORS

_____ DAY OF _____, 20____

PRECINCT NO. 1 _____ PRECINCT NO. 2 _____

PRECINCT NO. 3 _____ PRECINCT NO. 4 _____

DIRECTOR-AT-LARGE _____ GENERAL MANAGER _____



TRACTS B-1 & B-2
 7.804 (CALLED 7.78) ACRES OF LAND
 ALL OF TRACT B, J.O. SIMS, ET AL LANDS
 IN THE RICHARD BALLEW LEAGUE, ABSTRACT NO. 2
 ORANGE COUNTY, TEXAS

BEING 7.804 (Called 7.78) acres of land, all of Tract B, J.O. Sims, Et Al Lands in the Richard Ballew League, Abstract No. 2, recorded in Volume 7, Page 14, Map Records, Orange County, Texas; being that same tract of land described in a deed to Robert Clinton Johnson, recorded in File No. 370577, Official Public Records, Orange County, Texas; said 7.804 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

COMMENCING at a 5/8 inch steel rod found on the intersection of the East right-of-way line of State Highway 87 and the South right-of-way line of West Bluff Road, for the Northwest corner of Tract C, J.O. Sims, and the most northerly corner of a (Called 0.75) acre tract of land described in a deed to Olaf Halten, III, recorded in Volume 968, Page 609, Official Public Records, Orange County, Texas; said 5/8 inch steel rod having coordinates of N: 10088723.04, E: 4373465.44;

THENCE, North 13 deg. 17 min. 09 sec. West (Called North 10 deg. 28 min. 00 sec. West), on the East right-of-way line of State Highway 87, crossing West Bluff Road, 56.08' to a half-inch steel rod, capped and marked "SOUTEX", set on the intersection of the North right-of-way line of West Bluff Road and the East right-of-way line of State Highway 87, for the Southwest corner of Tract B, the POINT OF BEGINNING, and Southwest corner of the herein described tract;

THENCE, North 13 deg. 17 min. 09 sec. West (Called North 10 deg. 28 min. 00 sec. West), continuing on the East right-of-way line of State Highway 87, a distance of 174.73' (Called 174.77') to a half-inch steel rod, capped and marked "SOUTEX", set for the Southwest corner of a tract of land described in a deed to J. & K. Stephenson Limited No. 1, recorded in Volume 1118, Page 549, Official Public Records, Orange County, Texas, the Northwest corner of Tract B, and the Northwest corner of the herein described tract; from which a 5/8 inch steel rod found for the Southwest corner of a (Called 1.40) acre tract of land described in a deed to Ricky Scarborough and Terri Scarborough, recorded in Volume 1276, Page 765, Official Public Records, Orange County, Texas, bears North 13 deg. 17 min. 09 sec. West, a distance of 413.83';

THENCE, North 85 deg. 56 min. 54 sec. East (Called North 89 deg. 03 min. 00 sec. East), on the North line of Tract B, a distance of 997.77' (Called 998.06') to a half-inch steel pipe found on the West line of a (Called 4231.674) acre tract of land, known as Tract No. 402, Tract A, described in a deed to Temple-Inland Forest Products Corporation, recorded in Volume 725, Page 630, Official Public Records, Orange County, Texas, for the Southeast corner of a (Called 1.862) acre tract of land described in a deed to John Colton Pelt, recorded in File No. 482285, Official Public Records, Orange County, Texas, the Northeast corner of Tract B, and the Northeast corner of the herein described tract;

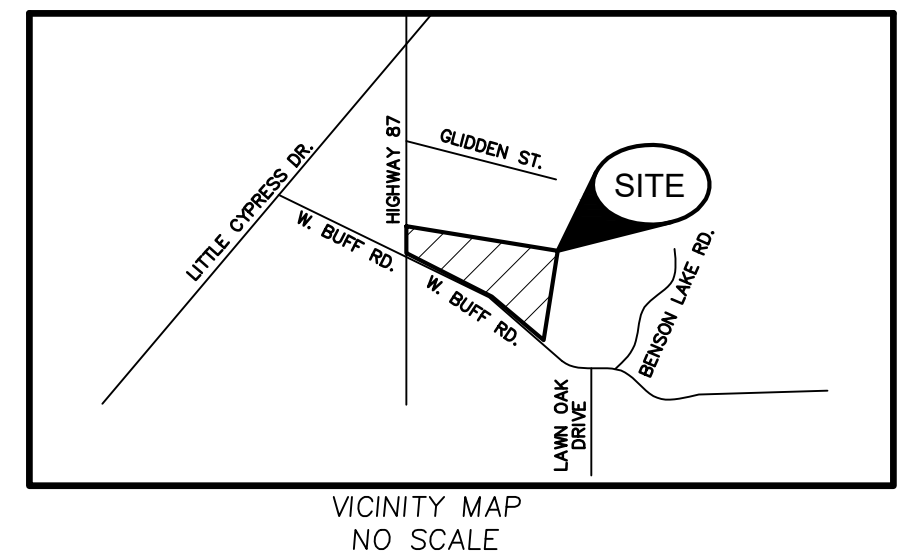
THENCE, South 04 deg. 13 min. 59 sec. East (Called South 00 deg. 24 min. 00 sec. East), on the West line of the (Called 4231.674) acre tract, a distance of 588.12' (Called 587.30') to a 1 inch steel pipe found on the North right-of-way line of West Bluff Road, for a southwesterly corner of the (Called 4231.674) acre tract, the Southeast corner of Tract B, and the Southeast corner of the herein described tract;

THENCE, North 63 deg. 07 min. 06 sec. West (Called North 60 deg. 01 min. 00 sec. West), on the North right-of-way line of West Bluff Road, a distance of 439.75' (Called 433.40') to a half-inch steel rod, capped and marked "SOUTEX", set for corner;

THENCE, North 76 deg. 21 min. 35 sec. West (Called North 73 deg. 13 min. 00 sec. West), continuing on the North right-of-way line of West Bluff Road, a distance of 623.90' (Called 627.60') to the POINT OF BEGINNING, and containing 7.804 acres of land, more or less.

This description is based on the Land Survey made under the direct supervision of Randall Alvey Creel, Registered Professional Land Surveyor No. 6678 on October 21, 2020.

Robert Clinton Johnson
 LS-20-0722



PROJECT NO. 20-0722 DRAWN BY: MMG SHEET 1 OF 1



3737 Doctors Drive
 Port Arthur, Texas 77642
 Tel. 409.983.2004
 Fax. 409.983.2005
 soutexsurveyors.com

- GENERAL NOTES:**
- BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
 - THIS SURVEY DOES NOT WARRANT OWNERSHIP, THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE NOTED. LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC., DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.
 - EASEMENTS INCLUDE RIGHT TO TRIM/REMOVE TREES/SHRUBS IN, ON OR OVER EASEMENTS
 - ALL INTERIOR DRAINAGE SHALL BE DIRECTED TO THE ADJACENT STREETS, TO PREVENT ANY ADDITIONAL RUNOFF FROM AFFECTING ADJOINING LAND OWNERS.
 - IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE "0". LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC., DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 6/5/1997, PANEL NO. 480510-0075-C
- EG = Existing Grade
 ● = SET 1/2" STEEL ROD CAPPED "SOUTEX"

REPLAT OF
 7.804 (CALLED 7.78) ACRES OF LAND
 ALL OF TRACT B
 J.O. SIMS, ET AL LANDS
 OUT OF THE
 RICHARD BALLEW LEAGUE, ABSTRACT NO. 2
 ORANGE COUNTY, TEXAS
 INTO
 TRACTS B-1 & B-2

MEMORANDUM

To: Planning and Zoning Commission
From: Kelvin Knauf, Director of Planning and Community Development
Subject: Conduct a Workshop on Zoning Policies, Practices and Procedures
Date: March 29, 2021

The Planning and Zoning Commission will conduct a workshop on zoning polices, practices and procedures.