

**PLANNING AND ZONING COMMISSION
SPECIAL CALL MEETING MINUTES
MONDAY, JUNE 26, 2023**

Commissioners Present:

Michael Hennigan. Vice Chairman
George Mortimer..... Commissioner
Jamie WilsonChairman
Daryl Cowart..... Commissioner
Becky Westmoreland Commissioner

Commissioners Absent:

Robert Vigil..... Commissioner
Tiffany Bell..... Commissioner

City Council Members Present:

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

City Council Members Absent:

David Bailey
Terrie Salter

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Divon Williams, Deputy Director of Planning & Community Development
Mike Kunst, City Manager
Jay Trahan, Assistant City Manager & Director of EDC
Jennifer Pool, Deputy City Secretary
Alison Clary, Communications/Marketing Coordinator
Lane Martin, Police Chief

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

CITIZEN COMMENTS

None

PLANNING & ZONING COMMISSION DISCUSSION/ACTION ITEMS

- a. **Case No. 23:10.** Consider and possible action on a final plat submitted by D & H Development LLC for The Reserve at Mallard Lake Phase One subdivision being 76.21 acres of land in the David Odom Survey,

Abstract Number 141, and the J.E. White Survey, Abstract Number 285 in Orange County, Texas and the City of Orange.

Mr. Knauf stated this is a development that is being constructed off of Allie Payne east of MLK. This is a development and they've put in all the streets and meets all the code requirements except for the street lights. It's a similar situation as what we discussed with Little Cypress Grove because of supply chain issues. They actually have submitted the order to Entergy to put in the street lights but they haven't come in yet. This is a very nice subdivision of single family homes probably \$200,000 on up. The subdivision includes a lake to the east of the lots. It does meet all the ordinance requirements except for the street lights. The developer is requesting a variance to the street lights with the understanding that Entergy will put those in once they come in.

Vice Chair Hennigan stated so all the infrastructure has been installed already. Mr. Knauf stated yes. Vice Chair Hennigan stated and the transformers have been installed. Mr. Knauf stated I'm not sure on the transformers if those have been installed yet. I didn't go by there today. |

Commissioner Mortimer motioned to recommend approval
Vice Chair Hennigan 2nd

Vote: 5 – 0

Motion Carries

- b.** Consider a list of recommended capital improvements that in the opinion of the Planning and Zoning Commission are necessary or desirable during the forthcoming five year period.

Mr. Knauf stated the city charter requires that every year the planning and zoning commission submit a list to the city manager with recommended improvements over the next 5 years. This is something you have done before. In your agenda packet you have the listing of what the planning and zoning commission recommended last year. This is your opportunity to tell the city manager before budget preparation things that you think the city might need over the next 5 years. Now it's not binding on the city manager or the city council.

Chairman Wilson stated and the list doesn't have to be prioritized correct. Mr. Knauf stated that's correct.

Commissioner Mortimer stated quick question. This is last year's list. Has there been any actions on any of these in the last year. Mr. Knauf stated well certainly the park and recreational facilities improvements. We've done some of that with the Cove Recreation area, the Lion's Den Park has actually had an overlay done there, Brownwood park had playscape equipment installed there and so that one has been done. Spotlight of the parks throughout the year for events, we do that. Also, the butterfly benches have been installed at Sunset Park, at city hall and at the library here as well. The veteran's facility there hasn't been any movement on that. Possible donation of property near newer subdivisions haven't taken any action on that. Drainage, streets and sidewalks, there's been a lot of work on that, especially on the drainage. Up in Greenway we did that major drainage improvement up there to concrete line the drainage ditch. Then splashpad at Navy Park we haven't done that. The events like food truck night at Navy Park and community events haven't done that. Community involvement in budgets, we have 2 public hearings which is required by state law before council can adopt the budget so we've done that. Another sand volleyball court at Navy park not done yet. Possible community event funding, you know there's been lots of events with the Convention and Visitor's Bureau has done. An emergency operation facility for the city, that's a very expensive facility and there hasn't to my knowledge been any movement on that.

Vice Chair Hennigan stated on the last one the emergency operations center, the EOC isn't the city currently using the armory for that. Mr. Knauf stated we do use that on occasion. Vice Chair Hennigan stated didn't we replace the generator earlier this year or late last year. Mr. Knauf stated there is a generator for that. Vice Chair Hennigan stated wasn't there a replacement for that generator at the current EOC. Wasn't it on a list of items to replace with a newer one? Mr. Kunst stated yes. Mr. Knauf stated and the city also purchased the land up by fire station 2 that I think would make a great location for an emergency operations center. It's on major arterials. It's not in a floodplain. Some point in the future the city may want to look at putting an emergency operations center on that property because it would be a great location.

Commissioner Mortimer stated just wanted to say thank you to the city council and staff for their actions to move some of those things forward over the last year. It's been one of those where we've had a lot of things on the agenda and a lot of things happening and to take some these and start acting on them is good.

Chairman Wilson stated I was going to ask about the butterfly benches. I've not had the opportunity to enjoy one of the benches but they are nice and they look really good and at first I didn't know what it was. I just saw wings and I didn't know there was a bench in the middle but they're beautiful wherever they came from and however they are placing those. They are a gorgeous addition to our city. Do you all want to make a list or add to the list?

Vice Chair Hennigan stated this is a good list that the city has worked on. Looking forward based on the changes that we see coming into the city in the next 5 years for sure. This list could change drastically depending on what type of businesses we have coming in where we want to start building these types of facilities that we're talking about on this list. Everybody knows with Golden Triangle Polymers coming in that it's going to bring a lot of businesses in. So, we working on the master plan in the planning and zoning committee because it's pretty ancient right now and a lot of it's obsolete. As we build on the master plan, this list could also change. So, we need to think about that and the things we need to look forward to we don't really know at this time. If we make a list like this and we approve the capital improvement list, can that be changed if need to? Mr. Knauf stated oh sure and the city council every year during the annual budget preparation they have to consider whether funding some of this stuff.

Commissioner Mortimer stated one of the things I see here that I think we may want to move up a little bit on the list if we have the opportunity is really look at an emergency operations center. That's crucial only when you need it and when we need it, it's going to be serious so I think that's an area we can move up on the agenda. Vice Chair Hennigan stated I agree. Without a good EOC it's very difficult to manage a municipality. Mr. Knauf stated yes and I would like the city build an EOC that not only has all the different stations for all the different departments but also some sleeping quarters as well. It's very crucial because you have to have the staff stay the night for days at a time. Vice Chair Hennigan stated I agree with George, I'd like to see the EOC facility moved to the top of the list.

Chairman Wilson stated so we need to approve the list understanding that it's not binding and can change at any time but with the recommendation that we'd like to see the EOC moved and take some priority.

Vice Chair Hennigan motioned
Commissioner Mortimer 2nd

Vote: 5 – 0
Motion Carries

Chairman Wilson adjourned the Planning and Zoning Commission meeting at 5:40 p.m.