

**PLANNING AND ZONING COMMISSION
SPECIAL CALL MEETING MINUTES
MONDAY, JULY 18, 2023**

Commissioners Present:

Michael Hennigan. Vice Chairman
George Mortimer..... Commissioner
Robert Vigil..... Commissioner
Tiffany Bell..... Commissioner

Commissioners Absent:

Jamie WilsonChairman
Daryl Cowart..... Commissioner
Becky Westmoreland Commissioner

City Council Members Present:

Larry Spears, Jr.
Brad Childs
Mary McKenna
Paul Burch
David Bailey

City Council Members Absent:

Terrie Salter
Caroline Hennigan

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
Patricia Anderson, City Secretary
Jennifer Pool, Deputy City Secretary
Alison Clary, Communications/Marketing Coordinator

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. 23:11.** Consider and possible action on a replat submitted by Gary Thomas of Lots 1, 2 and a portion of Lots 3, 11,12 and 13, Block 3, West Lawn Addition into Lots 1A and 1B, Block 3, West Lawn Addition located in the extra-territorial jurisdiction of the City of Orange, Texas.

Mr. Knauf stated this is a replat to take a 1 acre lot out in the extra territorial jurisdiction and divide it into 2 smaller lots each about ½ an acre in size. The replat does not meet all the city subdivision ordinance requirements because they have not paid a fee of \$26.00 that would be owed to the City of Orange but that's the only outstanding area where it does not meet the subdivision ordinance. There's actually a new state law that will become effective September 1st that will potentially help us avoid duties like this. The new state law that a plat or a replat, final plat is not filed until an application is filed and the fees are paid and that starts the 30 day shot clock. So we're going to bring to you a new subdivision ordinance to the council that will have that provision in it. So we don't start 30 day shot clock until we get the application and the fees as well. Right now that's not in the subdivision ordinance. That's going to help. Also, in the same state legislation there is a provision by which council can delegate to employees or anyone else the authority to approve minor plats, final plats and replats. So, what we're going to propose in the new subdivision ordinance is that I be allowed to approve replats up to ones that create 4 new lots or less. I can handle things like this administratively and we wouldn't have to have these special meetings because that's a fairly simple straight forward replat. So after September 1st if council adopts the new subdivision ordinance as presented then hopefully we won't have to have the meetings like this.

Commissioner Mortimer motioned to recommend conditional approval
Commissioner Vigil 2nd

Vote: 4 – 0

Motion Carries

PLANNING & ZONING APPROVAL OF MINUTES

a. Consider the minutes of the June 6, 2023, Planning and Zoning Commission meeting.

Commissioner Mortimer motioned to approve
Commissioner Bell 2nd

Vote: 4 – 0

Motion Carries

b. Consider the minutes of the June 26, 2023, Planning and Zoning Commission meeting.

Commissioner Bell motioned to approve
Commissioner Mortimer 2nd

Vote: 4 – 0

Motion Carries

Vice Chair Hennigan adjourned the Planning and Zoning Commission meeting at 5:34 p.m.