

PLANNING & COMMUNITY DEVELOPMENT

City of Orange, Texas



BUYING PROPERTY

Everything You Might Want to Know

The City of Orange encourages land development and growth. It is important to be informed on regulations upheld by the City prior to buying a property. When considering buying a property you are encouraged to do your homework. Do not neglect to understand as much as you can about the property you would like to buy and the surrounding areas. This could lead to dissatisfaction with your financial investment.

Contact the City of Orange Planning Department to assist with questions or concerns regarding the property. No question is a bad question.

BUYING LAND

To ensure that you are making an informed decision, here are some things to consider and research before purchasing land.

- Is the land vacant or occupied?
- How has the land been used previously?
- How is the property zoned?
- Are there any deed restrictions on the property?
- Is there an Homeowners Association (HOA)?
- What are the dimensions and shape of the property?
- Are there any liens on the property?
- What is the current condition of the property?
- Are there utilities to the property? Water, sewer, electric, gas, cable tv?
- What are the neighbors like?
- Is the property being investigated as a substandard structure?
- What are the road conditions?
- What is the drainage like?
- Is the property in a floodplain?
- Have any structures on the property been damaged by hurricanes, fire or other causes?
- Are you buying the property in fee simple *or are there other owners in the property?
- Are there easements on the property?
- Is the property served by police and fire or by sheriff's department and volunteer fire?

*Absolute ownership of property; owner is entitled to the entire property with unconditional disposition during the owner's life.



BUYING LAND

- What taxing entities are there?
- Are there any claims on the property?
- Why is the property being sold?
- What do you want to do with the property/why do you want it?
- Have you consulted with the City Planning Department?
- Have you read the deed to the property?
- Are there any hazardous conditions on the property?
- Have you done a title search on the property or worked with a title company?
- What building restrictions are on the property?
- Are there any public improvements planned for the area?
- Can the property be further subdivided?
- What are the soil conditions like?
- What is under the surface of the land?
- Is buying at a tax sale a good idea?

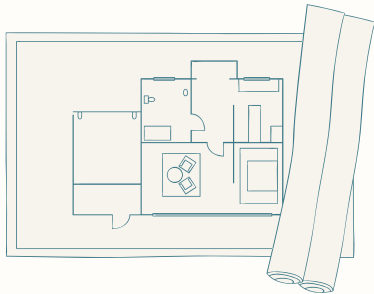
Buying at a tax sale CAN BE a good investment. However, we advise obtaining the answers to all the other questions listed before buying at a tax sale.

• Is a private sale a good idea?
A private sale is risky. Not everything about the property may be revealed by the owner, including ownership, liens, conditions, easements, etc. and the land transfer may not be properly recorded.

Note: The City of Orange does not provide legal advice on buying property. This list of questions is not intended for legal purposes or to be comprehensive.



BUYING LAND



CODES & PERMIT TIPS

For more information, call 409-988-7399



VIOLATIONS & PROPERTY RESEARCH

For more information, call 409-988-7394

ORANGE TRIVIA

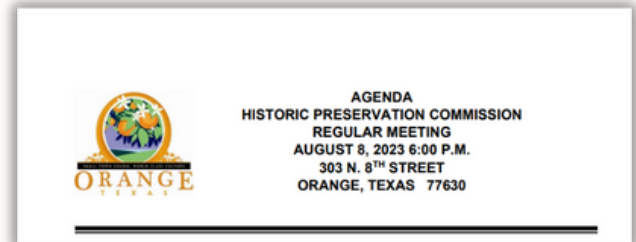
1. I can do anything with my property. True or False?
 2. What was the original name of Orange, Texas?
 3. How many parks with playgrounds are in the City of Orange?
 4. How many people currently serve on the City of Orange City Council?
 5. How many people on City Council are elected at-large?
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BOARD & COMMISSION MEETINGS AND MORE

On August 1st, the South East Texas Regional Planning Commission hosted the JOHRTS 2023-2026 Transportation Improvement Program meeting. This meeting was held at the Neighborhood Facility building and was hosted by the Director of Transportation and Environmental Resources, Bob Dickenson. The purpose of the meeting was to provide citizens in Jefferson, Orange, and Hardin Counties the opportunity to learn about and comment on the JOHRTS MTP-2045 Transportation Conformity Report.



In the August 8th Historic Preservation meeting there were seven discussion items on the agenda. The commission members voted on all items in accordance with the City's code of ordinances. City Manager, Mike Kunst attended the meeting to discuss the Texas Open Meetings Act.



On August 17th, a host of regional representatives attended *Safe Streets for Texans* training. Director of Vision Zero Texas, Scott White presented on the goals of an Action Plan and safe systems approach.



BOARD & COMMISSION MEETINGS AND MORE



In the August 22nd City Council meeting, Director of Planning, Kelvin Knauf asked council to consider a resolution conditionally approving a replat submitted by QT South LLC. The resolution request was for the Quick Trip 7944 addition, located on Hwy 62 north of I-10.



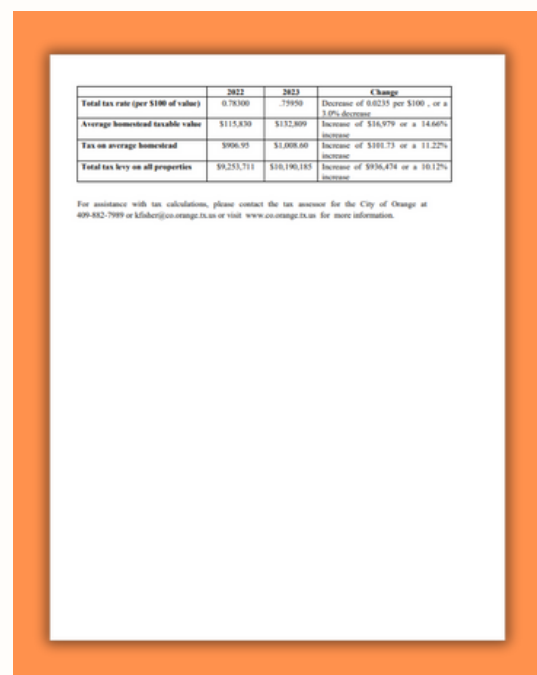
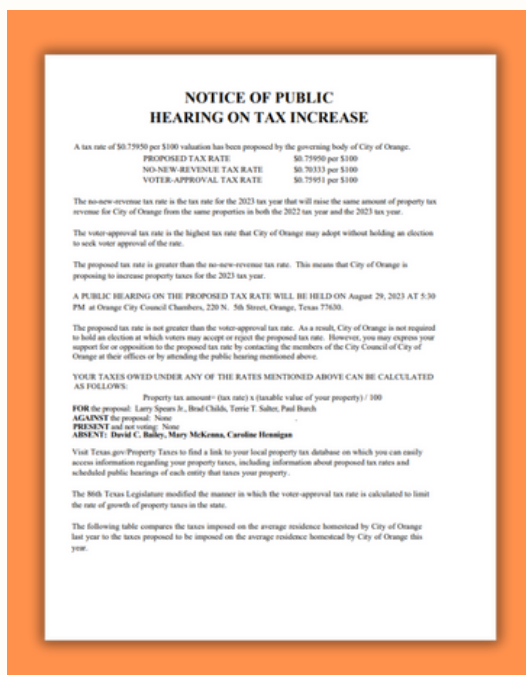
On August 28th, the Board of Adjustment held a Special Call meeting. A public hearing was requested from *Friends of the Orange Depot* to conduct monthly bingo games. City Manager, Mike Kunst attended the meeting to discuss the Texas Open Meetings Act.



On August 30th, the City of Orange Planning Department attended a JOHRTS Technical Committee meeting. The meeting was held at the South East Texas Regional Planning Commission, hosted by the Director of Transportation and Environmental Resources, Bob Dickenson. The purpose of the meeting was to receive scoring of proposed projects for the JOHRTS MTP-2050.

BOARD & COMMISSION MEETINGS AND MORE

A Special Call - City Council meeting was held on August 29th. The purpose of the meeting was to conduct a public hearing on the proposed tax rate for fiscal year 2024. Director of Finance, Cheryl Zeto presented to council and answered questions from residents during the public hearing. Zeto also conducted the first reading for consideration of two ordinances.

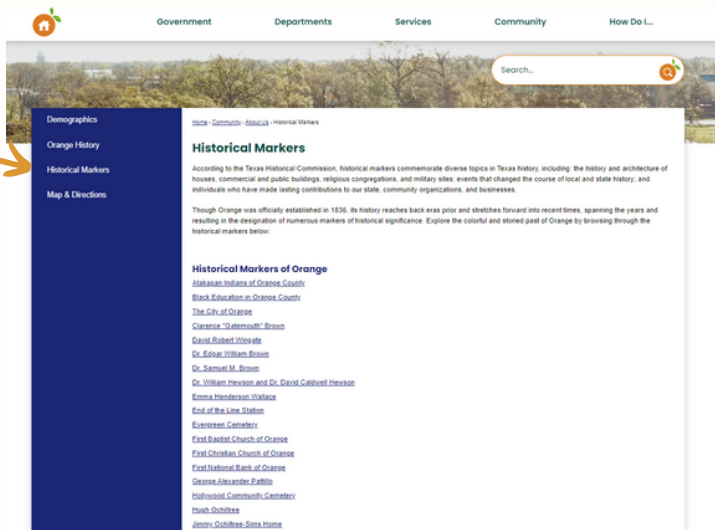


To view the full notice go to:

<https://orangetexas.gov/DocumentCenter/View/1882/Notice-of-Public-Hearing---FY2024-Proposed-Tax-Rate-PDF>

PLANNING DEPARTMENT PROJECT UPDATES

Historical Markers Added to Website!



Cove Recreation Area

The park sign and information kiosk have been installed.



Lion's Den Park

New fence installed



Sabine Park Apartments

Demolition of nine substandard buildings



National Non-profit Day

Observed on every August 17th, National Non-profit Day is an annual day that recognizes the tremendous effort charities and non-profits put into making a difference in their communities. In celebration of the day observed, Mary McKenna stopped by the Neighborhood Facility to share a treat with staff.



Pictured L to R: Planning Administrative Assistant; Wendy Lloyd and Southeast Texas Hospice Executive Director; Mary McKenna M.S.

THE THREE LITTLE PIGS

The Plans and Inspections division is responsible for reviewing and approving all site plans and building construction plans required by the City ordinances. It is also the division's responsibility to inspect construction projects to determine compliance with building codes. For everyone's safety, contact 409-988-7399 for more information.



Straw House

The first little pig made his house of straw and didn't obtain a building permit. His house was blown down by the big bad wolf.



Stick House

The second little pig made his house of sticks and didn't obtain a building permit. His house was blown down by the big bad wolf.



Brick House

The third little pig made his house of bricks, after submitting plans to the City and obtaining a building permit. His house was saved from the big bad wolf.

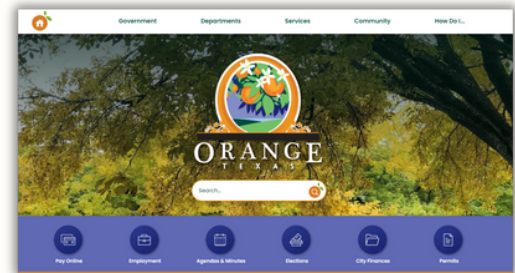


Moral of the story: Submit building plans to the city and get a building permit to save your house from the big bad wolf (or possibly another disaster).

EXPLORE OUR WEBSITES!

1

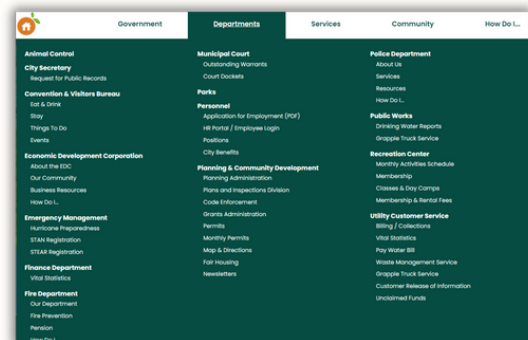
Visit: [www.https://orangetexas.gov/](https://orangetexas.gov/)



2

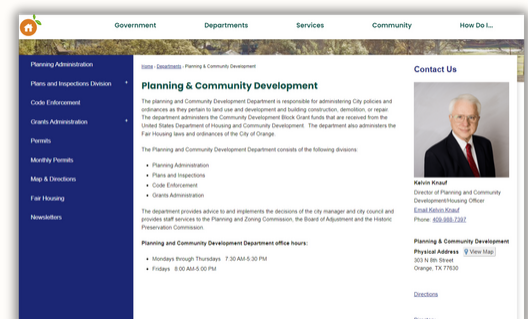
Select "Departments"

Select "Planning & Community Development"



3

View department and division information



ANSWERS: 1.False 2.Green's Bluff 3.9 4.Seven 5.Three (two City Council members and the Mayor)



Address:
303 N 8th Street
Orange, TX 77630

Phone:
409-883-1070

Office Hours:

- Mondays - Thursdays 7:30 AM - 5:30 PM
- Fridays 8:00 AM - 5:00 PM