

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE, TEXAS AMENDING THE CITY OF ORANGE OFFICIAL ZONING MAP, A PART OF CHAPTER 12 “PLANNING AND ZONING” OF THE 2000 REVISED CODE OF ORDINANCE OF THE CITY OF ORANGE, TEXAS BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED IN THE FOLLOWING: MODICA BROTHERS REPLAT LOTS 1A AND 1B; ABSTRACT 171 J.M. SPAULDING SURVEY, LINCOLN HEIGHTS SUBDIVISION, STARLIGHT SUBDIVISION, E. WILLEY’S SECOND SUBDIVISION, E. WILLEY’S THIRD SUBDIVISION, AND BELMONT PARK SUBDIVISION AS SHOWN ON EXHIBIT “A” TO THIS ORDINANCE FROM C-2 COMMERCIAL AND C-S COMMERCIAL SPECIAL ZONING DISTRICTS TO MUZD-MIXED USE ZONING DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE TO THE EXTENT OF SUCH CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND OTHER MATTERS

WHEREAS, the properties described in this ordinance are currently zoned C-2 Commercial and C-S Commercial-Special; and

WHEREAS, the City Council believes that re-zoning the properties to MUZD-Mixed Use Zoning District would make the properties more enticing to economic development; and

WHEREAS, the City Council and the Planning and Zoning Commission conducted a joint public hearing on October 7, 2025, to receive comments on the re-zoning of the properties; now, therefore

WHEREAS, the Planning and Zoning Commission has considered proposed re-zoning of the properties and voted 5-0 to recommend that the City Council approve the re-zoning of the properties, now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE, TEXAS

Section 1. That, the zoning classification of certain properties located in the following: Modica Brothers replat Lots 1A and 1B, Abstract 171 J.M. Spaulding Survey, Lincoln Heights Subdivision, Starlight Subdivision, E. Willey’s Second Subdivision, E. Willey’s Third Subdivision, and Belmont Park Subdivision as shown on Exhibit “A” to this ordinance shall be amended from C-2 Commercial and C-S Commercial Special zoning districts to MUZD-Mixed Use zoning district.

Section 2. That, the “Official Zoning Map” of the City of Orange, Texas be amended to reflect the zoning changes in Section 1, said zoning change shall take effect and be in force from and after the “Official Zoning Map” reflects such changes.

Section 3. That, the City Council of the City of Orange, Texas hereby legislatively finds and determines that this ordinance will be in harmony with the general purpose and intent of the Comprehensive Master Plan and Zoning Ordinance of the City of Orange; will bear a substantial

relationship to the public welfare; and that all procedural requirements have been satisfied as to this matter.

Section 4. That, all ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

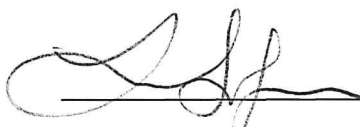
Section 5. That, it is expressly ordained that if any section or subsection, clause, sentence or paragraph of this ordinance shall be found to be illegal, invalid, or void by any court of competent jurisdiction, then such findings shall not affect the remaining portions of this ordinance, but the same shall be valid and in effect, it being the expressed intention of the City Council of the City of Orange, Texas to pass each and every sentence, clause, paragraph or section individually.

Section 6. That, any person who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed the maximum amount allowed by the City of Orange Code of Ordinances Chapter 1 "General Provisions" Section 1.106 "General Penalty for Code Violations" of the City of Orange Code of Ordinances. In addition to the criminal offense and penalties prescribed in this section, the city may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits. Any person found guilty of violating the provisions of this section shall become liable to the city for any expense, loss, or damage incurred by the city by reason of remediating such violation.

Section 7. That, this ordinance shall become effective upon second and final reading and publication as required by State law.


PASSED and **APPROVED** on first reading on this the 14th day of October, 2025.

PASSED, APPROVED and **ADOPTED** on second reading this the 28th day of October, 2025.



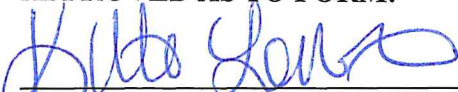
 Larry Spears, Jr., Mayor

ATTEST:



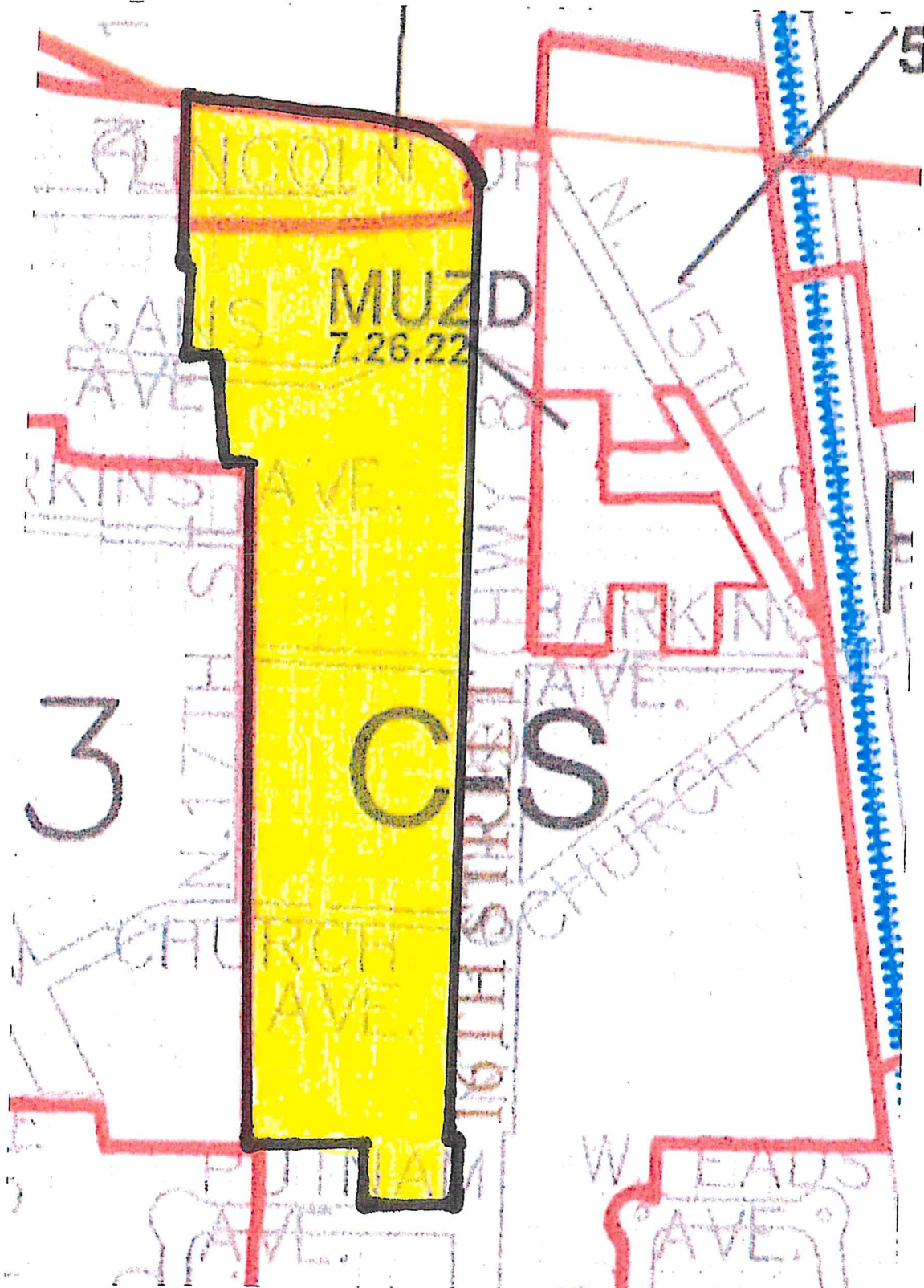
 Patricia Anderson, City Secretary

APPROVED AS TO FORM:



 City Attorney-

Exhibit "A"



MEMORANDUM

To: Michael Kunst, City Manager

From: Kelvin Knauf, Director of Planning and Community Development

Subject: Consider a recommendation to the City Council concerning re-zoning of a part of the west side of 16th Street from Interstate 10 to Putnam Drive and from 16th Street to 17th Street

Date: October 16, 2025

Attached for your consideration is a proposed ordinance that would re-zone the west side of 16th Street from Interstate 10 to Putnam Drive and from 16th Street to 17th Street, as shown on the attached map, from C-2 (Commercial) and C-S (Commercial Special) to MUZD (Mixed Use) zoning district. The surrounding zoning is as follows:

North IDC (Interstate Development Corridor) and C-2 (Commercial)

South C-S (Commercial Special)

East MUZD (Mixed Use)

West R-3 (High Density Residential) and C-S (Commercial Special)

The MUZD zoning district allows for residential or commercial development within the district. All of the area considered for re-zoning contains residential or commercial development, as well as vacant properties.

This ordinance was approved on first reading on October 14, 2025.