

CITY OF VIDOR
PLANNING & ZONING COMMISSION
May 4, 2023

MEMBERS PRESENT: Jeanine Hearn, Nick Lagusis, Jerad Spencer, Fletcher Inzer, Anthony Foster

MEMBERS ABSENT: Jerry Aldridge

OTHERS PRESENT: Robbie Hood, City Manager; Betty Strong, City Secretary, Chris Leavins, City Attorney, Susan Rushing, Code Enforcement Officer

1. Call to order and establishment of a Quorum

Jerad Spencer, Chairman, called the Planning & Zoning Commission meeting to order at 5:34 p.m. and established a quorum was present.

2. Citizen Comments

There were no citizen comments.

3. PUBLIC HEARING- To receive public comments from citizens and other interested Parties concerning the recommended establishment and adoption of Zoning in the city limits of Vidor, Texas

Sharon Ivy 508 E. Tram and Kerri Gould 215 Doty Road voiced concerns about rezoning and how this will affect their properties (508 E. Tram, 510 E. Tram and 506 E. Tram) if zoned as commercial. Jerad Spencer, Chairman explained there has not been zoning in the City currently. Robbie Hood, City Manager introduced Mr. Scott Overton with the Orange County Appraisal District to discuss the appraisal value of the property. Mr. Overton informed Ms. Ivy and Ms. Gould the property will be appraised for what the current use is. Mr. Spencer gave an example of how this works and explained if the property was ever sold it would then revert to the new zoning.

Mr. Spencer read an email from Elayna Luckey with her questions on the zoning process and went through each question to answer.

1. Still would like to see the "proposed" ordinance that goes along with the zoning map. What are you listing as "residential 1" is it one- and two-family dwellings, single family only? what are the permitted uses like? Does commercial also include industrial districts? what does each district allow for and what are the construction requirements within those zoning districts?

Mr. Spencer and Mr. Hood explained the differences between the labels on the zoning map. Mr. Spencer stated there is no change in permitting processes. Mr. Hood explained this is a working document and the plan can be amended if needed using the appropriate process. Commercial does not include industrial in the zoning plan. Mr. Spencer did clarify that construction requirements will still remain in place and be enforced by Code Enforcement.

2. Will there be protections in place so that properties that are currently owned and occupied as residential properties that the proposed zoning map is calling "commercial" preventing increases in their property taxes once their property is zoned commercial? Take the

neighborhood by Walmart for example those homes have been there for 50+ years in some cases and the proposed map is showing them as commercial, i understand the growth potential for those properties, however large corporations like Walmart, who can afford the property tax hike, will end up forcing those current residences out with the commercial developments if their property taxes are not protected under their existing residential status.

Mr. Spencer explained there are protections for this as explained earlier in the meeting. In response to the second question, Mr. Overton explained the property will be appraised on an as is basis. Mr. Spencer explained unless the residential property is sold it will remain residential.

Mr. Hood explained all properties will be grandfathered status on existing use. Chris Leavins, City Attorney explained the term grandfathered should be stated as authorized variant. A brief discussion ensued.

3. Why the limited multifamily zoning? This could limit future expansions of Vidor, providing almost no area that a multifamily development could go into, granted this could address itself if residential 1 allows for multifamily development however, similar to orange a residential 1 district typically allows 1- and two-family dwellings. With the number of large plants surrounding us and the growing population of the golden triangle why would we not reserve more multifamily housing land?

Mr. Spencer explained this could change with the applied variance. Some multifamily properties have been added and the city is not limiting multifamily properties. Mr. Hood clarified that a variance is available to review for future growth and is available in residential 1 zone. A brief discussion ensued.

4. Why maintain the number of trailer parks? yes those properties currently exist, but you had no issue with zoning residential properties as commercial, so why would we not make similar conditions for the mobile home parks. the existing parks could be grandfathered but set it as to where when they are gone they are gone, and those developments would be required to come into compliance with ordinances.

Mr. Spencer explained some trailer parks were removed from the zoning map. Betty Strong, City Secretary explained the importance of Fair Housing and low to moderate income housing for the citizens. Mr. Hood explained the changes he and the staff suggested, and a discussion ensued. Mr. Hood informed the commission he would like to change the code regarding the age of mobile homes from 20 years currently to 10 years in the Mobile Home Districts, however, leave it for 20 years in the mobile home park ordinance. This will be left to the park owner to enforce.

Susan Rushing, Code Enforcement Officer covered some potential areas that are recommended for change. The following areas were mentioned and discussed:

- South Mission Street off Alamo (suggest change to Mobile Home District)
- South Dewitt (suggest change to Mobile Home District)
- Houseman Estates- East side of 1132 and south of the railroad tracks. Betty Strong, City Secretary informed the commission this is the areas off Flora, Delores and Zoann area. (suggest change to Mobile Home District)
- Emerald Forest- Land next to the Jr. High school about 85+ acres (suggest change to mixed use)
- South Main North of Alamo Street- about 38 acres (suggest change to Mobile Home district)

- Mr. Spencer expressed disagreement with this change and explained he feels this could prohibit a subdivision being developed. A discussion ensued.

Ms. Rushing wanted it to be noted on record that we need to stop using the term trailers and instead use the term mobile homes.

Betty Strong, City Secretary covered the following areas with suggested changes to the plan:

- Small brick house between building on Sargent (also known as the old Vidor Police Department) and the Country Pantry on Orange Street (suggest change to multi use)
- 450 North Bolivar (The Vidorian Building) is listed as residential, and the suggested change would be to commercial use.

Mr. Spencer read an email from Meagan McLaughlin and explained the answer to her question has been previously answered regarding residential areas changing to commercial areas.

4. Consideration of Adjournment

A motion was made by Jeanine Hearn, seconded by Nick Lagusis for **Consideration of Adjournment**. The members voted five (5) for and none (0) opposed. The motion carried, and the Planning & Zoning Commission meeting adjourned at 6:25 p.m.

These minutes approved the 23rd day of May, 2023.


Jerad Spencer, Chairman

ATTEST:


Betty Strong, City Secretary

