

**CITY OF VIDOR**  
**PLANNING & ZONING COMMISSION**  
**May 18, 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, Jerry Crumley, Code Enforcement Supervisor and 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 11:01 a.m. and established a quorum was present.

**2. Invocation and Pledge to the United States Flag and the State of Texas Flag  
Led by Chris Leavins, City Attorney**

**3. Citizen Comments**

Aaron Smith, 365 W. Tram stated to the commission that he had the following questions: Will zoning change the ability to build on existing residential properties? If there is a hurricane will adding zoning prevent replacing existing manufactured homes? If a property is sold will it be grandfathered as is?

Troy Taylor, 650 Jackson stated his concerns about mobile homes and the importance of brick and mortar homes as they will appreciate in value instead of depreciating like a mobile home.

**4. 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**

Jerad Spencer, Chairman opened the public hearing at 11:07 a.m.

Mr. Spencer addressed Mr. Smith's questions posed in Agenda Item # 3. Mr. Spencer stated all building on properties will follow the code rules in place at the time of the build and explained a variance can be brought to the City for approval. Robbie Hood, City Manager addressed the use of property will retain the current use until sold. Mr. Spencer further explained all usage of the properties will follow current Ordinances and Codes in place by the City. Mr. Spencer then gave an example of a grandfathered status. Mr. Spencer per Mr. Hood's request addressed Mr. Taylor's concerns about mobile homes. In his explanation Mr. Spencer covered the current codes for mobile homes and covered the current areas that have designated mobile home areas. Mr. Taylor asked if there will be new zoned mobile home neighborhoods. Susan Rushing, Code Enforcement Officer covered some of the areas slated for this type of zoning. Lanny Brown 1685 Redbud asked if areas of South Dewitt will be zoned for mobile homes. A brief discussion ensued. Vicki Hawthorn, 355 Glenwood asked for an explanation of the difference between a mobile home and a manufactured home. Mr. Spencer gave the definition of each. He also covered the definition of modular housing. Vicki Smith 365 W. Tram, asked about the grandfathered status and if the property is sold or given to a family member will they

be able to keep the mobile home. Mr. Spencer addressed her question and explained the current rule for this scenario. Frank Inzer, 315 S. Main, asked what the requirements for drainage and utilities in a mobile home subdivision are. Mr. Spencer explained drainage will be governed by the drainage district and informed Mr. Inzer the developer will be responsible for all infrastructure according to code and specifications of each entity required for approval. Mr. Hood further explained the codes that will need to be followed for this. A brief discussion ensued.

Mr. Hood gave a definition of mixed use to the audience in attendance.

Mr. Taylor asked about requirements for manufactured subdivisions. Mr. Spencer explained current ordinances and code in place for lot sizes.

Mr. Spencer informed the audience the current proposed zoning map is available on the City's website.

Mr. Spencer then informed everyone the next final hearing with the Planning and Zoning Commission will be on May 23, 2023 at 5:30 p.m. Mr. Hood explained the Planning and Zoning Commission's role in the zoning process. Chris Leavins, City Attorney further explained the City Council will be the ones to make the final decision for the zoning ordinance.

A brief discussion ensued about RV parks.

Mr. Spencer closed the public hearing at 11:28 a.m.

## 5. 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 11:28 a.m.

*These minutes approved the 23<sup>rd</sup> day of May, 2023.*

  
Jerad Spencer, Chairman

ATTEST:

  
Betty Strong, City Secretary

