

**CITY OF VIDOR  
PLANNING & ZONING COMMISSION  
March 24, 2022**

**MEMBERS PRESENT:** Jeanine Hearn, Jerad Spencer, and Fletcher Inzer

**MEMBERS ABSENT:** Veronica Webb, Joseph Webb, Seth LaPray

**OTHERS PRESENT:** Betty Strong, City Secretary

**1. Call to order and establishment of a Quorum**

Jerad Spencer, Chairman, called the Planning & Zoning Commission meeting to order at 5:37 p.m. and established a quorum was present.

**2. Approval of Minutes of the Planning & Zoning Commission – February 17, 2022**

A motion was made by Jeanine Hearn, seconded by Fletcher Inzer, for **Approval of Minutes – February 17, 2022**. The members voted three (3) for and none (0) opposed. The motion carried.

**3. Citizen Comments**

There were no citizen comments.

**4. Discussion and possible action to approve the preliminary plat for Pirates Cove subdivision in the city with request of a variance in lot sizes.**

Jared Spencer explained the required lot sizes and gave an overview of the plat given to the commission for review. Mr. Spencer also noted the two (2) lots not in compliance with the square footage required. Mr. Spencer asked the commission if they had any questions. None were asked.

Mr. Spencer noted a problem that the flood map provided on the plat given to them is not accurate from 1983 and that a current map was updated in December 2021.

Discussion ensued.

Mr. Inzer asked for clarification on flood zones. Mr. Spencer explained the different flood zone types. Mr. Inzer then asked if there are any down sides to approving this plat as is. Mr. Spencer stated he does not see any issues with an approval. Ms. Hearn asked about the smaller lots and if it will be a part of the new construction. Mr. Spencer clarified they will be.

A motion was made by Jeanine Hearn, seconded by Fletcher Inzer, for **Approval of a variance in lot sizes for the preliminary plat for Pirates Cove subdivision**. The members voted three (3) for and none (0) opposed. The motion carried.

**6. Consideration of Adjournment**

A motion was made by Fletcher Inzer, seconded by Jeanine Hearn for **Consideration of Adjournment**. The members voted three (3) for and none (0) opposed. The motion carried, and the

Planning & Zoning Commission meeting adjourned at 5:44 p.m.

*These minutes approved the 21<sup>st</sup> day of July, 2022.*

  
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Terad Spencer, Chairman

ATTEST:

  
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Betty Strong, City Secretary