

**CITY OF VIDOR
PLANNING & ZONING COMMISSION
May 23, 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, Richard Oldbury, 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 5:30 p.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. Approval of Minutes of the Planning and Zoning Commission – April 20, 2023, May 4, 2023 and May 18, 2023

A motion was made by Jeanine Hearn, seconded by Nick Lagusis, for **Approval of Minutes – April 20, 2023, May 4, 2023 and May 18, 2023**. The members voted five (5) for and none (0) opposed. The motion carried.

4. Citizen Comments

None

5. Discussion and possible action to approve the final report for recommended zoning in the City of Vidor and submission of the final report to City Council.

Chris Leavins, City Attorney explained the preliminary report has been updated and Mr. Leavins discussed the amendments made to the report. Jerad Spencer, Chairman asked if the discussion point page included all the changes made. Mr. Leavins confirmed this page is the points from the public hearings and previous Planning and Zoning meeting. Robbie Hood, City Manager explained the current zoning map was created in 2010 and informed the Commission City Council will receive the existing and the new map for comparison. Nick Lagusis asked if the map will be ready for council's review for the next meeting. Mr. Hood confirmed it will be ready. Mr. Spencer read the change sheet and stated:

- Change Mobile Home Parks to Manufactured Home Districts
- Remove Mobile Home designation from West Maple and Oak Street and change to residential 1
- Designate the 10 acre (5 of which are usable) tract on Sargent Street to multifamily residential
- Suggested change to Manufactured Home District- South Mission Street off Alamo

- Suggested change to Manufactured Home District- South Dewitt from old Hwy 90 on the west side until South Dewitt and Forest Lane intersection.
- Suggested change to Manufactured Home District- areas off Flora, Delores and Zoann
- Suggested change to Manufactured Home District- South Main North of Alamo Street (about 38 acres) 1340 South Main (Houseman)
- Suggested change to Mixed Use- Emerald Forest (land next to the Jr. High about 85 acres) (Houseman)
- Suggested Orange street be Multi Use
- Suggested 450 North Bolivar (The Vidorian Building) change to Commercial Use
- 1445 South Main Lot by water tower Manufactured Home District (Marsh)

Mr. Hood explained this will be a recommendation to City Council from the Planning and Zoning Commission.


A motion was made by Jeanine Hearn, seconded by Fletcher Inzer, for approval of the **final report as amended**. The members voted five (5) 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 five (5) for and none (0) opposed. The motion carried, and the Planning & Zoning Commission meeting adjourned at 5:39 p.m.

These minutes approved the 9th day of August, 2023


 Jerad Spencer, Chairman

ATTEST:

 Robbie Hood, City Manager