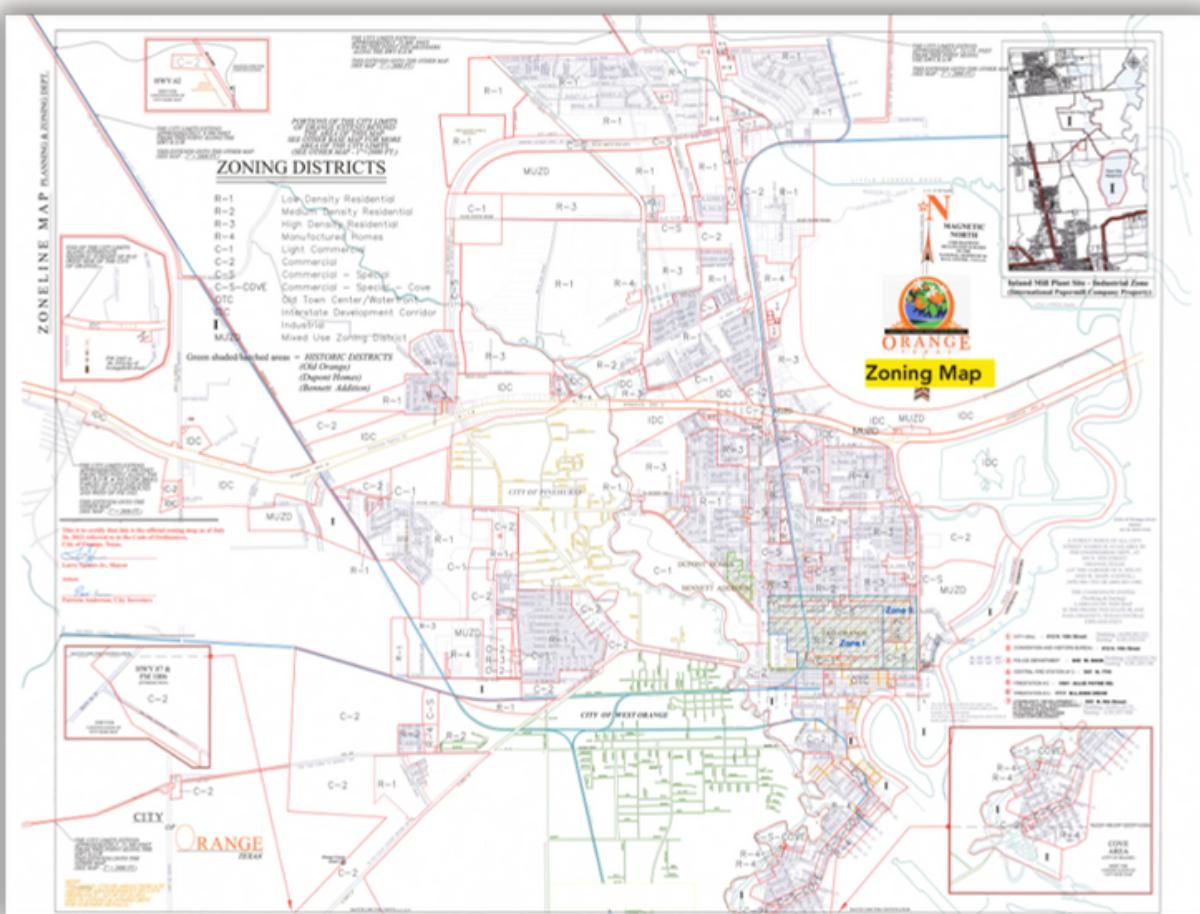


# PLANNING & COMMUNITY DEVELOPMENT

City of Orange, Texas



## ZONING

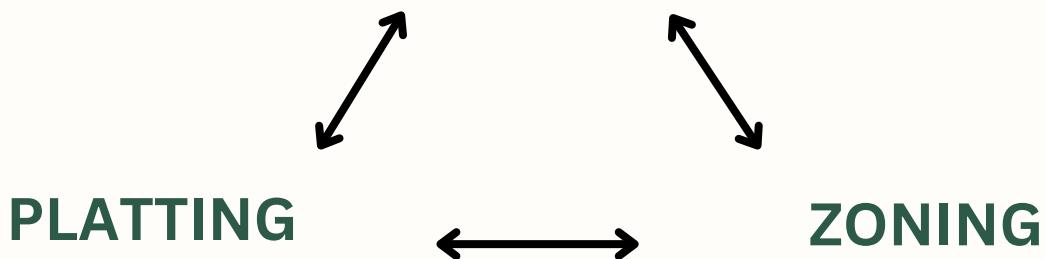
*Determines what land uses are compatible near each other*

Zoning establishes the types of uses permitted on a parcel of land. Zoning also sets the development standards for a site such as building height, setbacks, floor to area ratio, neighborhood compatibility, screening, landscaping, and impervious cover limits.

## THE GOAL

To create a City that protects and recognizes its historical resources, protects existing residential neighborhoods, provides for the development of new neighborhoods, provides for incentives to support new and existing commercial and manufacturing facilities, and that establishes a new urban design standard that will revitalize and reinforce the quality of Orange.

## PLANNING



### *What are the Zoning districts?*

#### Residential

- R-1 Low density (6,000 sq ft lots min)
- R-2 Medium density (5,000 sq ft lots min)
- R-3 High density (apartments)
- R-4 Manufactured housing

#### Commercial

- C-1 Light Commercial
- C-2 Commercial
- C-S Commercial Special
- C-S -Cove Commercial Special Cove

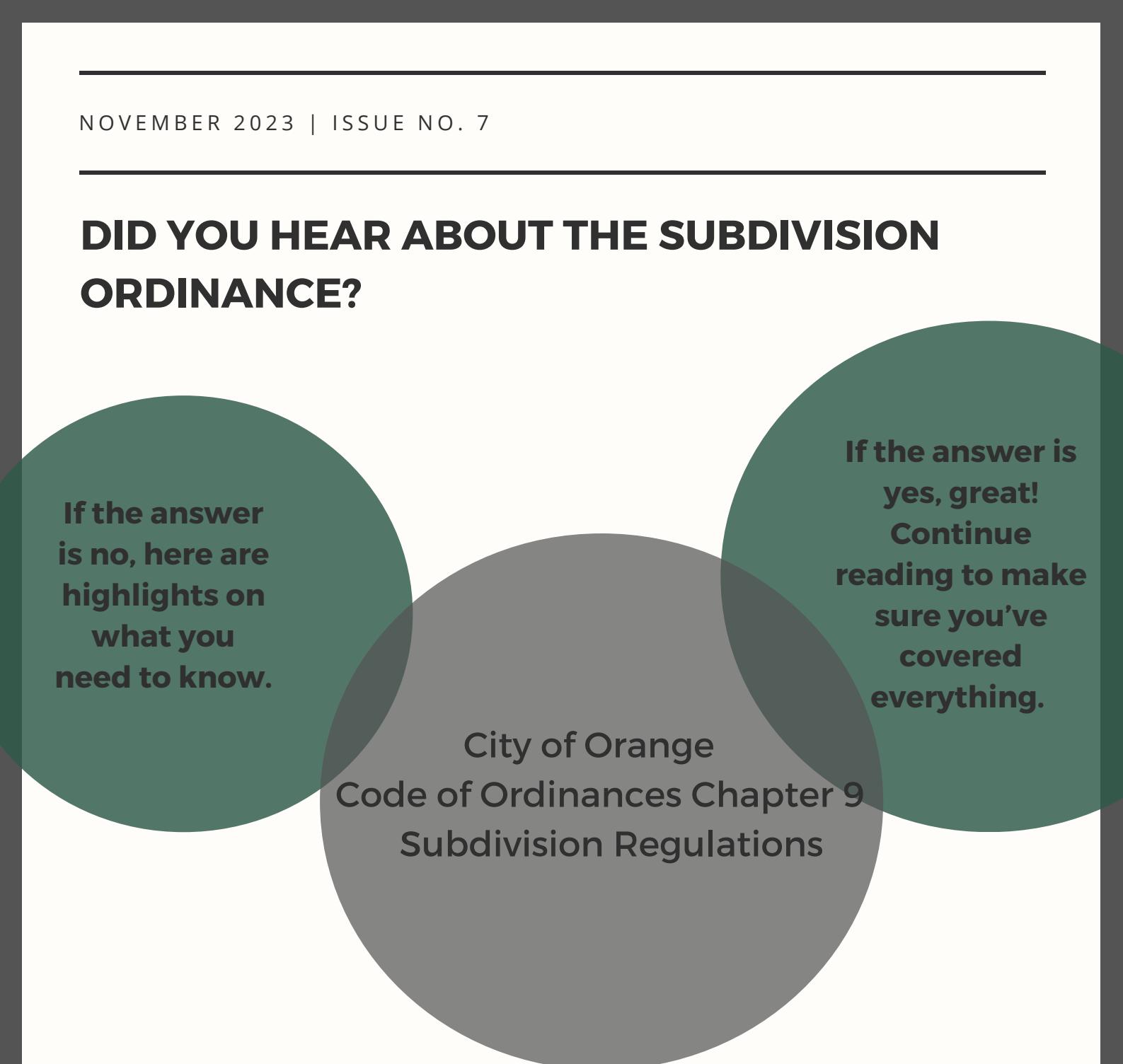
#### Industrial

- OTC Old Town Center

#### Mixed Use Zoning District

- IDC Interstate Development Corridor

# DID YOU HEAR ABOUT THE SUBDIVISION ORDINANCE?



If the answer is no, here are highlights on what you need to know.

If the answer is yes, great! Continue reading to make sure you've covered everything.

## City of Orange Code of Ordinances Chapter 9 Subdivision Regulations

### Subdivision Ordinance Amendments

- Comprehensive amendment of the subdivision ordinance
- Solicited input from Orange County Drainage District (OCCD), City staff, developers, engineering/survey firms, County officials, City Attorney
- Clarifies some regulations, eliminates conflicting requirements and corrects typographical errors.
- Adds definitions

- Requires compliance with OCDD rules and regulations (exempt properties in Newton County).
- Allows Director of Planning and Community Development to approve preliminary plats, final plats, and replats of four new lots or less. Decisions of Director can be appealed to the City Council.
- Complies with State law concerning review times.
- Adds to the items that must be submitted (application, letters from utilities, letter from OCDD, etc.) prior to approval.
- Requires that if a Traffic Impact Analysis is required by TxDOT that a copy must be given to the City.
- Allows for a combined preliminary and final plat if can be served by existing streets, utilities, fire hydrants and street lights.
- Expands and provides the processes for minor plats and replats.
- Prohibits further subdividing of a minor plat until one year from the date the original plat was filed.
- Clarifies that properties where the City cannot provide water and sewer service may use water wells, septic tanks, other municipal utilities or special districts.
- Requires plats in the ETJ to comply with the County regulations of the County that the property lies in, and the OCDD if the property is located within Orange County.
- Allows for electronic submissions.
- Requires a signed letter from the applicant's engineer to the Public Works Director stating all requirements have been met before the final plat can be approved.
- Incorporates lot consolidation and lot line adjustment into Code of Ordinances.
- Requires developers to post a performance bond or unconditional guarantee in a form that is acceptable to the City Manager.
- Requires the developer to guarantee the material and workmanship are free of defects for two years instead of one year.
- Applies to plats filed after the second reading of the ordinance and publication as required by State Law.

## BOARD & COMMISSION MEETINGS AND MORE

MEETING AGENDA  
ORANGE CITY COUNCIL  
City Council Chambers  
(Orange Public Library Auditorium)  
220 N. Fifth Street  
Orange, Texas.  
  
October 10, 2023  
9:00 a.m.



AGENDA  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
OCTOBER 10, 2023 6:00 P.M.  
303 N. 8<sup>TH</sup> STREET  
ORANGE, TEXAS 77630

### Ordinances

Director of Planning, Kelvin Knauf presented the **final reading** amending the boundaries of the ETJ to council. The first reading was on September 26, 2023. Council voted 5-0 to approve.

Deputy Director of Planning, Divon Williams presented the **first reading** to consider an ordinance amending the Orange Code of Ordinances by amending Chapter 4 “Business & Commerce”, Article 4.500 “Tent Shows”.

Deputy Director of Planning, Divon Williams presented the **first reading** to consider an ordinance amending Appendix A, Article 12.000 “Planning and Zoning Fees” by adding Subsection C, to include a site fee for “Tent Shows”.

### Discussion/Action

The Commission re-appointed Robert Manning, by unanimous vote, as Chairman of the Historic Preservation Commission.

The Commission appointed Bridget Trawhon, by unanimous vote, as Vice-Chairman of the Historic Preservation Commission.

### Discussion/Action

Grants Planner, Rita Monson discussed reallocating the 2022 Annual Action Plan funds from a Voice of Hope to Orange Christian Services in the amount of \$1,000.

## BOARD & COMMISSION MEETINGS AND MORE

MEETING AGENDA  
ORANGE CITY COUNCIL  
City Council Chambers  
(Orange Public Library Auditorium)  
220 N. Fifth Street  
Orange, Texas  
  
October 24, 2023  
5:30 p.m.



AGENDA  
ZONING BOARD OF ADJUSTMENT  
SPECIAL CALL MEETING  
COMMUNITY ROOM, 303 N. 8th STREET  
ORANGE, TEXAS  
October 30, 2023 5:30 P.M.

### Ordinances

A **final reading** was presented by the Deputy Director of Planning, to Council to consider an ordinance amending the Orange Code of Ordinances by adopting Chapter 4 “Business & Commerce”, Article 4.1700 “Game Rooms”. Council voted 6-0 to approve the ordinance.

A **final reading** was presented to Council by the Deputy Director of Planning, to consider an ordinance amending the Orange Code of Ordinances by amending Chapter 4 “Business & Commerce”, Article 4.500 “Tent Shows”. Council voted 6-0 to approve the ordinance.

A **final reading** was presented to Council by the Deputy Director of Planning, to consider an ordinance amending Appendix A, Article 12.000 “Planning and Zoning Fees” by adding Subsection C, to include a site fee for “Tent Shows”. Council voted 6-0 to approve the ordinance.

A **final reading** was presented to Council by the Director of Planning, to consider an ordinance amending Ordinance 2022-15 by adding and re-zoning Lot 1A, Block 4 Starlight Addition, also known as 3024 N 16th St., from C-S Commercial Special Zoning District to the MUZD Zoning District that was approved on Jul 26, 2022. Council voted 6-0 to approve the ordinance.

During the special call Board of Adjustment meeting, a public hearing was held regarding a request from The Industrial Company (TIC) on behalf of TKO Solutions, LLC. The request was for a Special Exception to operate a warehouse at 1512 Dawnwood Drive. The board voted 5-0 to approve the Special Exception.

## PLANNING DEPARTMENT PROJECT UPDATES

The City of Orange continues to take on the initiative to demolish substandard houses. The Planning Department is currently in the process of demolishing substandard properties throughout the city. The images below are before and after demolition.

BEFORE



AFTER



## PLANNING DEPARTMENT PROJECT UPDATES

A father and son volunteered to clean up a substandard property in their neighborhood on Bowling Lane. Initially, the duo contacted the Code Enforcement department concerned with the condition of the property and to inquire if they could help in any way. Officer John Dee Taylor provided assistance with a path forward for the volunteers. Within a day the area was all cleaned up.

***We would like to say thank you to these two residents for their time and efforts to keep Orange beautiful!***

### BEFORE



### AFTER



## Stand Down Event

On October 20, 2023, the City of Jasper hosted its 2nd Stand Down event to support veterans. Usually held four times throughout the year, in Beaumont, Port Arthur, Orange and Jasper, TX. A priority of the event is to support Southeast Texas veterans and their families through extended resources such as; health agencies, utility assistance, financial assistance and more. City of Orange Grants Planner, Rita Monson attended Stand Down and shared a few pictures from the event.



Jasper County Boy Scouts



Pictured L to R: Jasper County Judge, Mark Allen; HUD representative, Eric Cobb; event organizer, Chester Jordan



## Community Survey Now Available

The **2024 Annual Action Plan** survey is now available! The survey can be accessed on the city website, City Hall, Orange Public Library, kiosk at Cove Recreation Area, Orange Recreation Center, city parks, city-hosted events between October 2nd – December 2nd, or at the following link: <https://forms.office.com/r/6SmjhPPNjN>. There are no risks to you for participating in this study, and no penalty for not participating. The benefit of this research is that you will be helping to better understand our community's needs, the resources available, and the services that are still needed.

If you have any questions regarding this survey, please contact Grants Planner, Rita Monson at 409-988-7395 or via email [rmonson@orangetexas.gov](mailto:rmonson@orangetexas.gov).

City of Orange: 2024 Annual Action Plan Survey





## Pumpkin Presentation

The **Stark Foundation** created a magnificent pumpkin display in downtown Orange, on Green Ave. Stop by to take a look and even grab a few pictures with your family and friends!





## SPECIAL ANNOUNCEMENTS



Pictured L to R: Mayor Larry Spears Jr.; Code Enforcement Officer Amanda Dupree; Director of Planning and Community Development Kelvin Knauf

At the City Council meeting on October 10th, Code Enforcement Officer Amanda Dupree was recognized for passing the State examination to become a Registered Code Enforcement Officer licensed by the Texas Department of Licensing and Regulation. **Way to go, Amanda!**



Pictured L to R: Director of Planning and Community Development Kelvin Knauf; Officer Tim Pruitt



The Planning Department would like to welcome Officer, Teddy Hilyar to the Code Enforcement division. Officer Hilyar joins our team with 13 years of experience with the Orange Police Department (OPD), 10 of those years were served in investigations and major crimes. **Welcome to the team, Teddy!**



**Address:**  
303 N 8th Street  
Orange, TX 77630

**Phone:**  
409-883-1070

**Office Hours:**  
• Mondays - Thursdays 7:30 AM - 5:30 PM  
• Fridays 8:00 AM - 5:00 PM