

**CITY OF VIDOR
PLANNING & ZONING COMMISSION
February 17, 2022**

MEMBERS PRESENT: Jeanine Hearn, Seth LaPray, Jerad Spencer, Joseph Webb, and Fletcher Inzer

MEMBERS ABSENT: Veronica Webb

OTHERS PRESENT: Robbie Hood, City Manager; Betty Strong, City Secretary; Chris Leavins, City Attorney

1. Call to order and establishment of a Quorum

Jerad Spencer, Chairman, called the Planning & Zoning Commission meeting to order at 5:32 p.m. and established a quorum was present.

2. Approval of Minutes of the Planning & Zoning Commission – July 20, 2021

A motion was made by Jeanine Hearn, seconded by Joseph Webb, for **Approval of Minutes – July 20, 2021**. The members voted five (5) for and none (0) opposed. The motion carried.

3. Citizen Comments

There were no citizen comments.

4. Discussion and possible action to establish zoning in the City of Vidor

Robbie Hood, City Manager gave an overview of the planning and zoning in the city limits for the new member Fletcher Inzer. Mr. Hood will get updated maps for Mr. Inzer to review. Mr. Hood explained the commission has met previously and agrees with the zoning for commercial and residential. Mr. Hood stated a joint meeting with city council and a public hearing will need to occur.

Chris Leavins, City Attorney, explained the Charter and explained the public hearing and procedural requirements. Mr. Leavins mentioned having a map and ordinance. Mr. Leavins mentioned having grandfathered items. Mr. Hood explained the “grandfather” meaning for a current structure in the city limits. Mr. Hood will get with the mayor and start scheduling the joint meetings.

Mr. Leavins discussed original dates adopting the plans and Mr. Hood stated the initial plan was adopted in 2010 and amended in 2018. Mr. Hood also explained this is a roadmap of where the commission wants the city to go and can be changed using a variance request if needed.

Discussion ensued.

Jerad Spencer, Chairman, stated Mr. Hood and he had previously discussed the sidewalk potential and platting. Mr. Spencer stated planning is a big part of this. Wants to see about ten (10) feet of dedicated sidewalk space.

Discussion ensued about the sidewalks and re-platting recommendations.

No motion taken at this time.

5. Discussion and possible action to develop commercial reinvestment zones in the City of Vidor

Robbie Hood, City Manager, gave an overview of how this is a good tool to create and bring in new business. Mr. Hood discussed Chapter 380 agreements and how this will enable the city to do tax abatements for these businesses. Gave an overview of Main Street and possibility Hwy 12 being a part of these reinvestment zones. Mr. Hood also explained there will be thresholds and criteria the businesses will have to meet and that the City Council will have full discretion to change the criteria of these thresholds.

Jerad Spencer, Chairman, asked about the 380s and an option for sales usage tax or property. Mr. Hood verified it could be both and that a municipality or county are the only ones that can create a reinvestment zone. Mr. Hood explained a chapter 380 can be an ad valorem or sales tax reallocation.

Seth Lapray asked about grants up front and if other cities are doing this. Mr. Hood explained the tax break down and explained that other cities may have an economic development corporation. Mr. Hood gave an example of this scenario.

Mr. Lapray asked if the sidewalks being split up and not being connected has caused negative reaction from businesses. Chris Leavins, City Attorney explained if a business is established, we may not have the ability to enforce the business to build the sidewalk. The city would need to cover connecting the sidewalks or get a buy in from businesses, grants, or the chamber. Mr. Leavins stated the chapter 380 is to assist with economic development like a grant. Mr. Leaving went on to explain the City could create an EDC however we could not fund it.

Discussion ensued about the policy creation.

Joseph Webb asked why we could not require hiring local employees and community. Chris Leavins gave an explanation of how this transitions to a 380 agreement and hiring local is a part of this agreement.

Robbie Hood, City Manager asked if any of the members have an opposition to the city looking at Main Street and Hwy 12 to 1132. Jerad Spencer discussed the land available on Hwy 105 to Hwy 12 and to also consider Archie Street. Mr. Spencer stated the land is zoned as mixed use currently. Will need to make sure it is listed for commercial to bring in businesses.

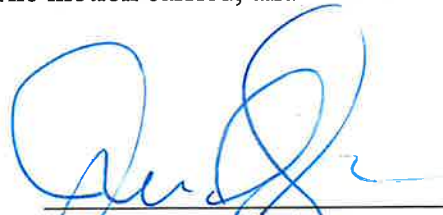
Discussion ensued.

Seth Lapray asked about the Ward Map and how it was created. Mr. Lapray has an associate that would like to make the map more esthetically pleasing at no cost to the city. Mr. Hood stated he invites Mr. Lapray to have this individual give him a call. Mr. Spencer clarified that the map in discussion is the ward map and not the zoning and advertising map.

6. Consideration of Adjournment

A motion was made by Seth LaPray, 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 5:57 p.m.

These minutes approved the 24th day of March, 2022.



Jerad Spencer, Chairman

ATTEST:



Betty Strong, City Secretary