

**City of West Orange  
Tuesday, September 20, 2022  
Special Workshop Session**

**West Orange Community Center  
2700 Western Avenue (rear entrance)  
West Orange, Texas  
5:15 P.M.**

**COUNCIL MEMBERS PRESENT:**

Randy Branch  
Michael Shugart, Sr.

Meritta Kennedy  
Lanie Brown

Jay Odom

**COUNCIL MEMBER ABSENT:**

Brent Dearing

**APPOINTED OFFICIALS PRESENT:**

Chris Leavins  
Theresa Van Meter

Mike Stelly

Jon Sherwin

**OTHERS PRESENT:**

Coyolyn Hammett  
Alecia Odom  
Jessie Romero

Mary Odom  
Carl Thibodeaux  
Matt Frederick

Gideon Robertson  
Rusty Lanicek

**Call to Order**

Mayor Branch called the workshop to order at 5:15 p.m.

**Workshop**

**Ordinance No. 302-D**

Mayor Branch explained that there is a proposition for Ordinance No. 302-E, which will change Ordinance No. 302-D, which pertains to manufactured homes and manufactured home parks within the city. He stated that some of the changes are simply definitions, while others are major changes to the ordinance, and he would like Council to have the opportunity to discuss them before they are brought to a vote. One of these is where within the city manufactured homes will be allowed to be placed. There is a map outlining permitted areas attached to Ordinance No. 302-D, however proposed Ordinance No. 302-E will eliminate that map in its entirety.

Council Member Shugart asked if the current map outlining permitted areas for manufactured homes had anything to do with the flood plain. Chief Stelly responded that the area marked was where the flood plain was at that time, and that was where manufactured homes were allowed. Mayor Pro-Tem Kennedy stated that there are other areas of the city that are considered "flood" areas.

Council Member Brown questioned if her understanding was correct in that, in the proposed Ordinance No. 302-E, should someone wish to move in a manufactured home, they would first have to have the permission of surrounding neighbors, as well as the City Council. There was also other criteria listed that would have to be met as well. Mayor Branch answered, "Yes."

Council Member Brown also questioned that if someone currently has a manufactured home and wishes to replace it with another one, she understands that to be permissible in the proposed ordinance as long as it is done within a certain time period and also as long as the home coming is of a certain quality and age. Mr. Leavins responded that the Occupations Code allows it as long as it is newer and has as much, or more, living square footage than the one it is replacing. The Occupations Code also states that the city "shall" allow them, but it also allows the city to stipulate "where" they can be.

Mayor Pro-Tem Kennedy questioned if the Council could stipulate the year model the manufactured home must be (or newer) in order to be moved into the city. Mr. Leavins responded that there are cities who have done it, and to his knowledge, none have ever been challenged.

Council Member Shugart asked if these manufactured homes were inspected each year. He was

informed that they were only inspected if they were rental property. The parks are inspected each year, however.

Council Member Odom felt like it would be good to include in the new ordinance a stipulation limiting any manufactured homes being moved into the city to not be more than five years old.

Ms. Coyolyn Hammett then addressed Council asking if manufactured homes moving into a neighborhood would bring down the value of other properties. Chief Stelly responded that that is up to the Appraisal District. Ms. Hammett is concerned that residents are putting a lot of money into remodeling and improving their homes to then have manufactured homes move in and bring the value down.

Mrs. Mary Odom then spoke to Council, agreeing with Ms. Hammett with her point being that if an old manufactured home is moved in across the street from any of us, who is going to want to buy a home is our neighborhood? She urged Council to set a standard to bring West Orange back up to what it was fifty years ago. She added, "This was a beautiful community. It can be that way again. We've got to start getting rid of what's not good, so that what's good can move back in."

With no one else wishing to speak to the topic, Mayor Branch stated that there were several changes brought up that could be made to the new ordinance including setting an age limit on the manufactured homes brought into the city. He added that the Ordinance Review Committee will have to revisit some of the suggestions brought up during this workshop and it will then be voted on at a future Council meeting.

Mayor Branch stated that he did not believe Council would accomplish anything by trying to prohibit manufactured homes in the city. He added that he feels that it is not the type of home on the property that would bring the value down, but how the people living there take care of it.

Mayor Pro-Tem Kennedy stated that she does believe that a manufactured home on a piece of property would devalue the property next to it.

**WOMC Alternate Judge position**

Council Member Brown made a recommendation to table this item to a future meeting. Mayor Pro-Tem Kennedy asked if Council could enter into Executive Session to discuss it. Mr. Leavins responded that they could not, as it was not listed as such on the agenda.

Council Member Odom stated that he did not want to have it tabled for later.

Council Member Shugart stated that there was a great deal that he was not aware of pertaining to this that he would prefer to wait until Council could meet in closed session. The mayor then stated that there were things that needed to be discussed.

**Adjourn**

Mayor Branch then adjourned the meeting at 5:42 p.m.

  
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Randy Branch, Mayor

ATTEST:

  
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Theresa Van Meter, City Secretary

