



**NOTICE OF A REGULAR MEETING
OF THE PLANNING & ZONING
Tuesday, June 23, 2020
5:30 PM**

Pat Hargrave
Lori Thompson
Lana Keller
Lisa Ordmandy
Vacant

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Van Planning & Zoning Commission will meet in a Regular Meeting Tuesday, June 23, 2020 at 7:00 PM at Old Movie House, 255 West Main, Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

- I. CALL MEETING TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
 - A. US Flag
- IV. INFORMATION AND DISCUSSION**
 - A. Public Hearing on Zoning change request for Re-Zoning application #152 of Carlos & Evangelina Guzman property located at 1000 N Maple (Legal description: acres 0.500, abst:891, SUR: Walling, property ID: R000047064), in Van Texas from R-1 Residential to Commercial.
 - B. Presentation and discussion on Town Homes or Duplexes to be located on N Bois D Arc on the vacant located on the East Side of N Bois D Arc.
- V. ACTION ITEMS**
 - A. Re-Zoning application #152 of Carlos & Evangelina Guzman property located at 1000 N Maple (Legal description: acres 0.500, abst:891, SUR: Walling, property ID: R000047064), in Van Texas from R-1 Residential to Commercial.
 - B. Subdivision and replat of 774 E Pennsylvania.
- VI. ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Van City Hall, 113 W. Main, Van, Texas 75790 by 5:00 pm on Friday June 19, 2020

NOTE: If, during the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E

 *Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Van City Hall 48 hours in advance, at (903)963-7216, and reasonable accommodations will be made for assistance.*



City of Van

Administration

Mailing Address: P.O. Box 487

Physical Address: 113 W. Main

Van, Texas 75790

Phone: (903) 963-7216 or 963-7201 Fax: (903) 963-5643

May 19, 2020

To whom it may concern,

The purpose of this letter is to consider the **Re-Zoning application #152 of Carlos & Evangelina Guzman property located at 1000 N Maple (Legal description: acres 0.500, abst:891, SUR: Walling, property ID: R000047064), in Van Texas from R-1 Residential to Commercial.**

Notice is hereby given that a Public Hearings will be held by the City of Van Planning and Zoning Board on **Tuesday, June 23, 2020 at 5:30 PM** and City Council meeting on **Thursday July 9, 2020 at 7:00 PM** at the Movie House, 255 W Main, Van, Texas 75790.

Further information may be obtained on application **#152**, filed January 9, 2020 at Van City Hall, 903-963-7216. As a Property owner, you are invited to attend the public hearing and express your opinion for or against the Re-Zoning.

Sereca Huff-Huggins

City Secretary

Marked
5-20-2020

Application to the City Council of the City of Van, Texas, to amend.
supplement, change, modify, or repeal the regulations, restrictions, and /or
boundaries established under the terms of the city zoning ordinance:

TO THE CITY COUNCIL OF THE CITY OF VAN, TEXAS:

GENTLEMEN:

I hereby make application to the City Council of the City of Van, Texas, for
Re-Zoning. In the regulations of the City Zoning Ordinance
from that of Residential District, to Commercial in so
far and said Ordinance covers the following area within the limits of the City
of Van, Texas:

(SEE ATTACHED FIELD NOTES)

Respectfully submitted,

Carlos Guzman Evangelina Guzman

Date 1-14-20

Filed January 9, 2020

Svt
Printed
1-10-19

Van Zandt CAD Property Search

Property ID: R000047064 For Year 2019

Map



Property Details

Account	
Property ID:	R000047064
Legal Description:	Acres 0.500, ABST: 891, SUR: WALLING
Geographic ID:	064.0891.0250.0003.0000
Agent Code:	
Type:	Real
Location	
Address:	1000 N MAPLE
Map ID:	23B
Neighborhood CD:	R47064
Owner	
Owner ID:	GMNI20150603131642363
Name:	GUZMAN CARLOS & EVANGELINA
Mailing Address:	PO BOX 829 VAN, TX 75790-0829
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



**CITY OF VAN
PLAT APPLICATION**

- ☐ Plat \$250.00 For new subdivision or large scale development
- ☐ Amended plat \$100.00 Revised plat correcting errors or making minor changes to original recorded final plat
- ☒ Replat \$150.00 Resubdividing of any part or all of a block or blocks of a previously platted subdivision, additional lot or tract
- ☐ Minor Plat \$100.00 A subdivision resulting in four or fewer lots, provided that the plat is for conveyance purposes only (i.e., sale of the property with no development/construction proposed), that the plat does not create any new easements for public facilities or the construction / development of said subdivision will not require that construction of any new street, or portion thereof, or the extension of any municipal facilities to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be served by all required City utilities and services or in the ETJ of the City of Van with no services or water only.

Name of Applicant: **Marcos A. B. Dos Santos**

Company Name: _____

Address: **774 E. Pennsylvania, Van, TX 75790**

Name of Owner: **Marcos A. B. Dos Santos & Carla L. B. Dos Santos**

Address: **774 E. Pennsylvania Van, TX 75790**

Name of Addition: _____ Current Zoning: **R1**

Number of Acres: **0.675 Acres** Number of Lots: **2** Proposed Zoning: _____

Address or Legal Description of Property: **Lot 3, Part Lot 4, Block 2, Griffith 2 Addition**

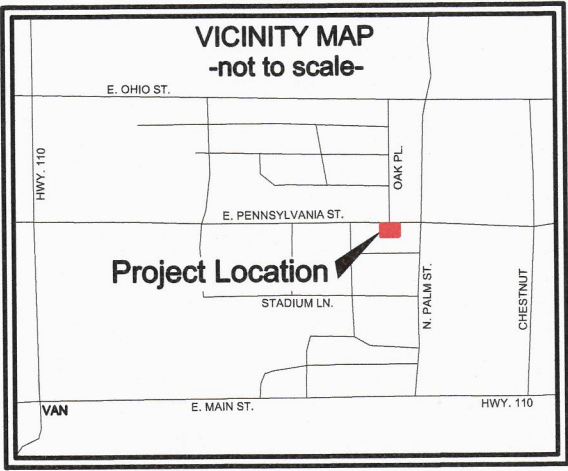
Reason for Request: **To build a house in the empty lot**

I certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application of \$ **150.00** to cover the cost of this application, has been paid the City of Van on this the **29** day of **April**, 2020.

I further certify that there are no deed restrictions or covenants that will restrict, alter or affect the plat or replat.

Signature: **Marcos A. B. Dos Santos** Date: **29 April 2020**

VAN ZANDT COUNTY, TEXAS



JOHN WALLING SURVEY
A-891



E. PENNSYLVANIA STREET

N. OAK STREET

Act: N 88°46'10" E - 103.62'
(Call Overall: N 89°53'39" E - 206.95')

Act: N 88°46'10" E - 103.62'

Act: S 01°06'25" E - 141.88'
(Call: S 00°01'24" E - 142.01')

N 01°12'45" W - 141.73'
S 01°12'45" E - 141.73'

PORTION OF A
CALLED 0.675 AC.
MARCOS A.B. DOS SANTOS, AND
CARLA L.B. DOS SANTOS
MAY 25, 2011
DOCUMENT NO. 2011-003700

PORTION OF A
CALLED 0.675 AC.
MARCOS A.B. DOS SANTOS, AND
CARLA L.B. DOS SANTOS
MAY 25, 2011
DOCUMENT NO. 2011-003700

TRACT 1
0.337 AC.

TRACT 2
0.337 AC.

(Call Overall: S 89°53'39" W - 206.95')
Act: S 88°51'13" W - 103.36'

Act: S 88°51'13" W - 103.36'
(50.03')

CALLED 0.397 ACRES
JAMES DONALD TYNER AND WIFE,
JUANICHA JO TYNER
TO
JAMES H. MCGAHEE
JUNE 23, 2014
DOCUMENT NO. 2014-005026

CALLED 0.334 ACRES
ROSA VILLANUEVA
TO
PAUL VILLANUEVA
JULY 27, 2015
DOCUMENT NO. 2015-007706

NO CALLED ACREAGE
BRIAN ADDISON WHITE
TO
DAVID BRIAN WHITE
MARCH 7, 2017
DOCUMENT NO. 2017-002027

CALL 0.926 AC.
TRACT TWO
STOCKHAUSEN FAMILY TRUST
TO
PETER ZACH JOHNSON, ET UX
SHANNON JOHNSON
MARCH 4, 2015
DOCUMENT NO. 2015-001908

STATE OF TEXAS:
CITY OF VAN:

APPROVED BY THE CITY COUNSEL

ON THIS _____ DAY OF _____, 2020.

CHAIRPERSON

STATE OF TEXAS:
CITY OF VAN:

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS

_____, DAY OF _____, 2020.

CHAIRPERSON

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

KNOW ALL MEN BY THESE PRESENTS:

I, _____, THE OWNER OF THE LAND SHOWN ON
THIS PLAT, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PLAT.

OWNER

LEGAL DESCRIPTION:

Subdivision of a called 0.675 acre tract located within the John Walling Survey, Abstract No. 891, Van Zandt County, Texas. Being described in a deed from Marcos A.B. Dos Santos and Carla L.B. Dos Santos, who acquired title incorrectly as Marcos A. Dos Santos and Carla L. Santos, husband and wife to Marcos A.B. Dos Santos and Carla A.B. Dos Santos, husband and wife, dated May 25, 2011 and recorded in Document No. 2011-003700 of the Real Records of Van Zandt County, Texas.

SURVEYOR'S STATEMENT:

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of February, 2020.

GIVEN UNDER MY HAND & SEAL, this the 3rd day of March, 2020.

JACE D. SCARBROUGH - R.P.S. No. 6289



STATE OF TEXAS:
COUNTY OF VAN ZANDT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY, PERSONALLY APPEARED _____ KNOWN TO ME PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR _____, COUNTY, TEXAS.

MY COMMISSION EXPIRES: _____

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF G.P.S. EQUIPMENT. (NAD 83 - TX NORTH CENTRAL ZONE)

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

NOTE: SELLING A PORTION OF THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCES AND/OR STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF VAN, TEXAS.

NOTE: THIS PROPERTY IS LOCATED WITHIN A ZONE LABELED "OTHER AREAS" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NO. 48467C0325C, EFFECTIVE DECEMBER 17, 2010 FOR VAN ZANDT COUNTY, TEXAS AND INCORPORATED AREAS.

LEGEND

Barbed Wire Fence — x —
Tele. Cable — T —
Powerline — E —
Pipeline — \\ —
IRF — IRON ROD FOUND



PRELIMINARY PLAT
DOS SANTOS SUBDIVISION
JOHN WALLING SURVEY, A-891
VAN ZANDT COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: SJ
SURVEYED BY: JJ
DATE: 03-03-2020
SCALE: 1" = 20'
REF: DOS SANTOS
FILE NO.: 1622.DWG