



**NOTICE OF A REGULAR MEETING
OF THE PLANNING & ZONING
Tuesday, August 25, 2020
5:30 PM**

Pat Hargrave
Peggy Hawkins
Lana Keller
Lisa Ordmandy
Marcos Dos Santos

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 August 25, 2020 at 5:30 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
 - B. Texas Flag
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."
- IV. CONSENT AGENDA**
 - A. Minutes from June 23, 2020 Planning & Zoning Meeting
- V. INFORMATION AND DISCUSSION**
 - A. Public Hearing on Zoning change request for Re-Zoning application # 153 of JBHR Holdings, LLC- Brandon Roberts property located at 409 N. Bois D Arc (Legal description: acres 0.290, BLK:6, Lot:2, ADDN: Fowler 2 property ID: R000021218), in Van Texas from R-1 Residential to R-2 Residential.
 - B. Discussion on upcoming training.
- VI. ACTION ITEMS**
 - A. Re-Zoning application # 153 of JBHR Holdings, LLC - Brandon Roberts property located at 409 N Bois D Arc (Legal description: acres 0.290, BLK:6, Lot:2, ADDN: Fowler 2 property ID: R000021218), in Van Texas from R-1 Residential to R-2 Residential.
- VII. 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
August 21, 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.*



**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

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Charles West

II. INVOCATION

Invocation was led by Sereca Huff-Huggins

III. PLEDGE OF ALLEGIANCE

Led by Charles West

A. US Flag

IV. INFORMATION AND DISCUSSION

A. 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.

Brandon Roberts discussed town homes or duplex on N. Bois D Arc & Pennsylvania.

V. ACTION ITEMS

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.

Open public hearing at 5:30 p.m.

Closed public hearing at 5:30 p.m.

- B. 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.

RESULT:	Passed
MOVER:	Pat Hargrave
SECONDER:	Lori Thompson
AYES:	Pat Hargrave, Lisa Ordmandy, Lana Keller, Lori Thompson
NAYS:	None
ABSTAINED:	None

- C. Subdivision and replat of 774 E Pennsylvania.

RESULT:	Passed
MOVER:	Lana Keller
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lisa Ordmandy, Lana Keller, Lori Thompson
NAYS:	None
ABSTAINED:	None

VI. **ADJOURN**

6:30 p.m.



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

July 27, 2020

To whom it may concern,

The purpose of this letter is to consider the **Re-Zoning application #153 of JBHR Holdings, LLC – Brandon Roberts property located at 409 N Bois D Arc (Legal description: acres 0.290, BLK:6, Lot:2, ADDN: Fowler 2 property ID: R000021218), in Van Texas from R-1 Residential to R-2 Residential.**

Notice is hereby given that a Public Hearings will be held by the City of Van Planning and Zoning Board on **Tuesday**, August 25, 2020 at **5:30** PM and City Council meeting on **Thursday September 10, 2020 at 7:00** PM at the Movie House, 255 W Main, Van, Texas 75790.

Further information may be obtained on application **#153**, filed July 2, 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



Width 21.8 m x 12.75m

Unit 1 Feet & Inches

Living: 1101 Sq Ft
Garage: 201 Sq Ft
Porch: 60 Sq Ft
Alfresco : 88 Sq Ft

Unit 1 Total: 1450 Sq Ft
Total Build : 2901 Sq Ft

FEATURES

- 6 Bedroom + Study Nook
- 4 Bathroom
- 2 Living Areas
- Alfresco


Australian Design Services
A Design World Of Difference

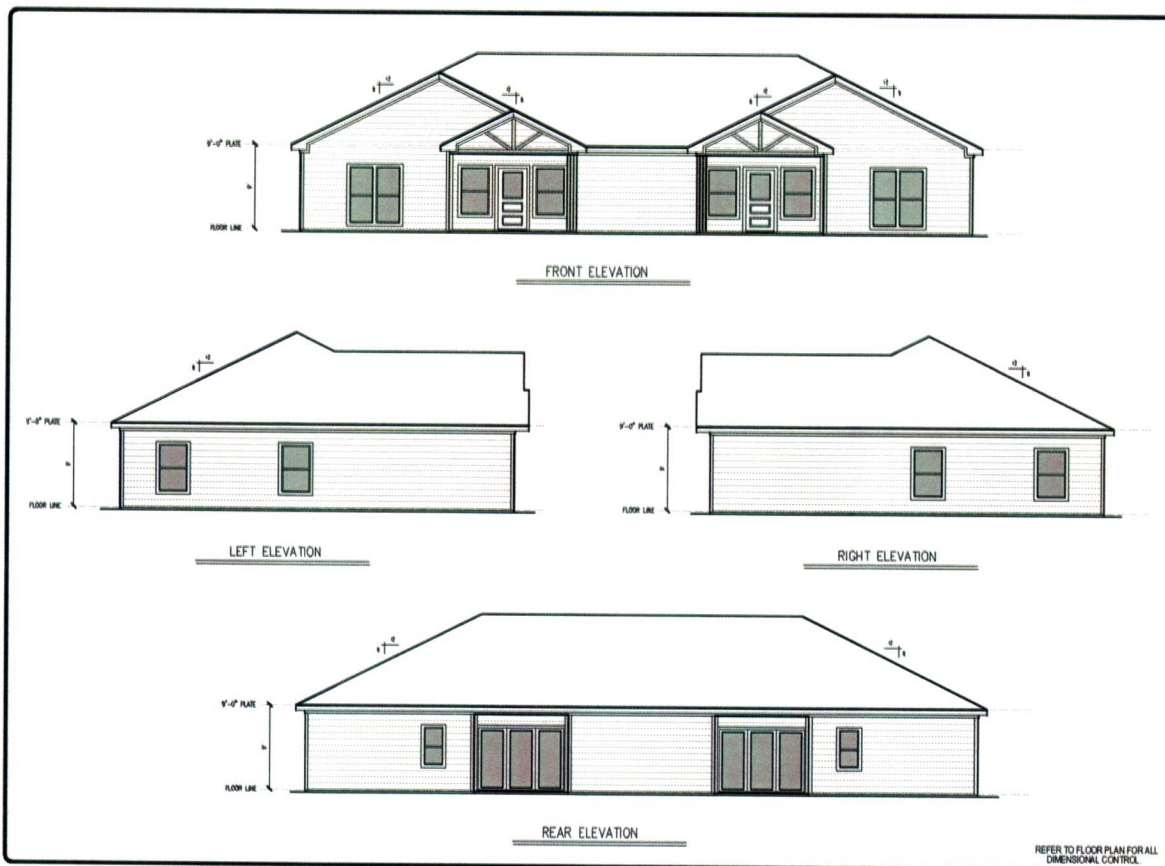
PRELIMINARY SET OF PLANS

www.australianfloorplans.com

Unit 2 Feet & Inches

Living: 1101 Sq Ft
Garage: 201 Sq Ft
Porch: 60 Sq Ft
Alfresco : 88 Sq Ft

Unit 1 Total: 1450 Sq Ft
Total Build : 2901 Sq Ft



DESIGNED BY
SAC

DRAWN BY
SAC



SCOTT MCFARLAND DESIGNS
P.O. BOX 260, 3600 W. 34TH, TEXAS 75735
PH: 214-222-1222

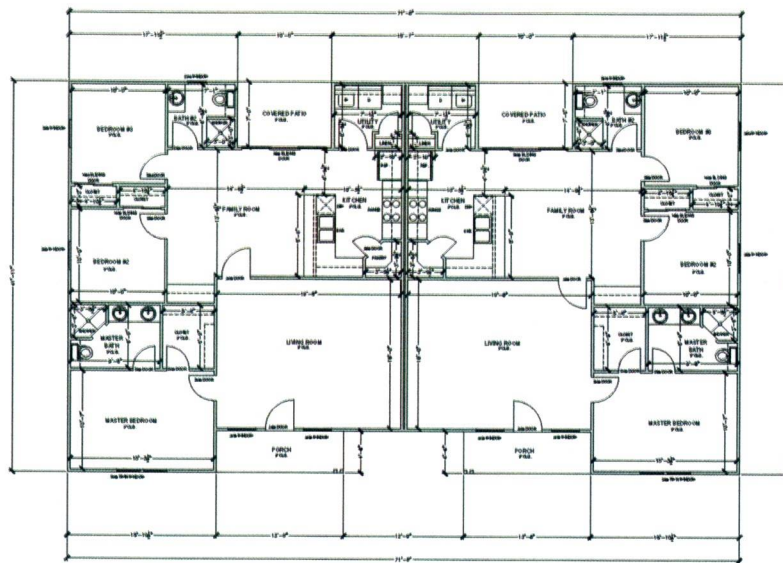
ELEVATIONS

ROBERTS DUPLEX
VAN, TX

DATE
6/7/2020

SCALE
1/8"=1'-0"

SHEET NO.
A-5.0



SINGLE UNIT AREAS	
CLIMATE AREA FOR UNIT	1,000 SF
FLOOR FINISH	100 SF
PAINT	100 SF
TOTAL AREA UNDER ROOF FOR UNIT	1,100 SF

BUILDING AREAS	
TOTAL MASTER BEDROOM BUILDING	1,000 SF
TOTAL FLOOR FINISH	100 SF
TOTAL PAINT	100 SF
TOTAL BUILDING AREA	1,100 SF
TOTAL AREA UNDER ROOF FOR BUILDING	1,100 SF

DESIGNED BY
SAC

DRAWN BY
SAC



SCOTT MCFARLAND DESIGNS
P.O. BOX 786, BAY PARK, TEXAS 78004
PHONE: 214-227-1227
WWW.SCMCD.COM

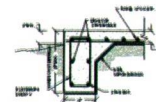
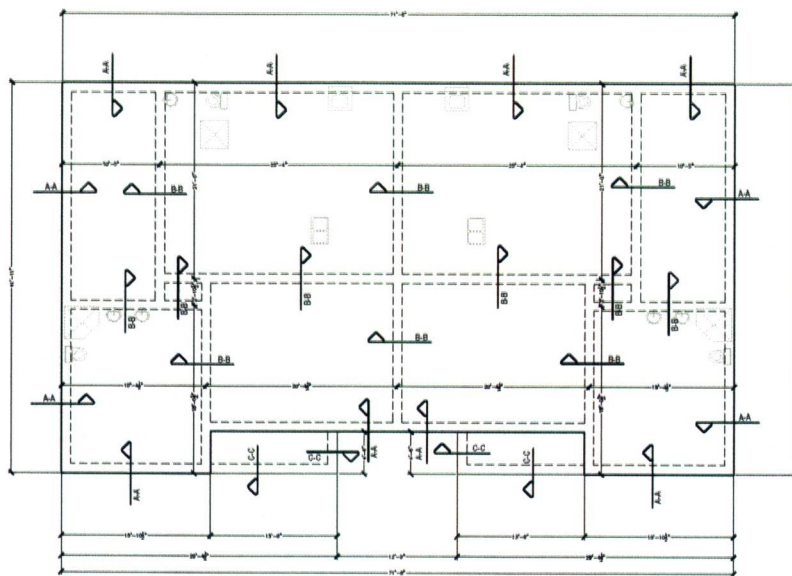
FLOOR PLAN

ROBERTS DUPLEX
VAN, TX

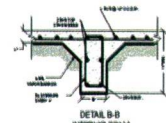
DATE
6/17/2020

SCALE
1/8" = 1'-0"

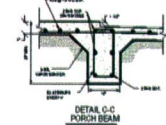
SHEET NO.
A-1.0



DETAIL A-A
PORCH BEAM



DETAIL B-B
INTERIOR BEAM



DETAIL C-C
PORCH BEAM

THIS FOUNDATION FORMING PLAN IS SCHEMATIC ONLY. IT IS NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

DESIGNED BY
(SAC)

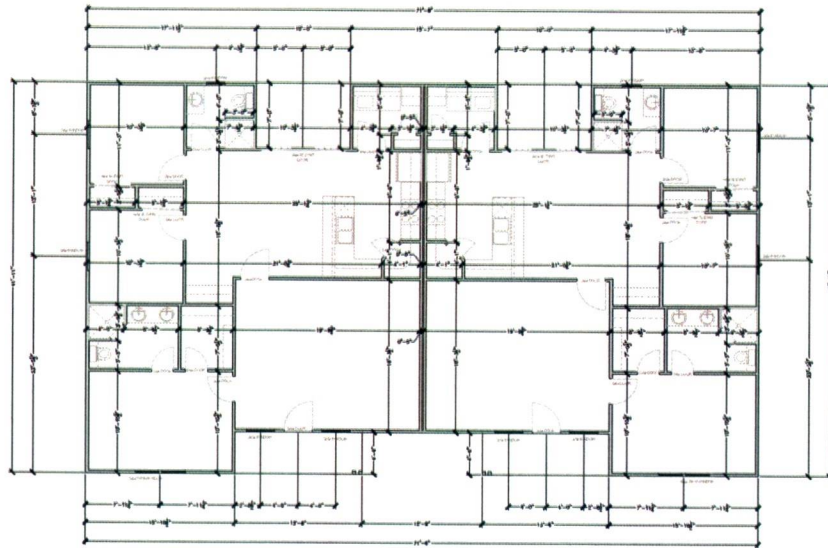
CHECKED BY
(SAC)

SCOTT MCFARLAND DESIGNS
P.O. BOX 200, S.W. 10th Street, Tallahassee, FL 32302
(904) 241-1222

FOUNDATION PLAN

ROBERTS DUPLEX
Van, TX

DATE
6/7/2020
SCALE
1/8"=1'-0"
SHEET NO.
A-2.0



DESIGNED BY
SAC

DRAWN BY
SAC



SCOTT MCFARLAND DESIGNS
P.O. BOX 360, INC. 34600, TEXAS 75086
PH: 972-227-1227

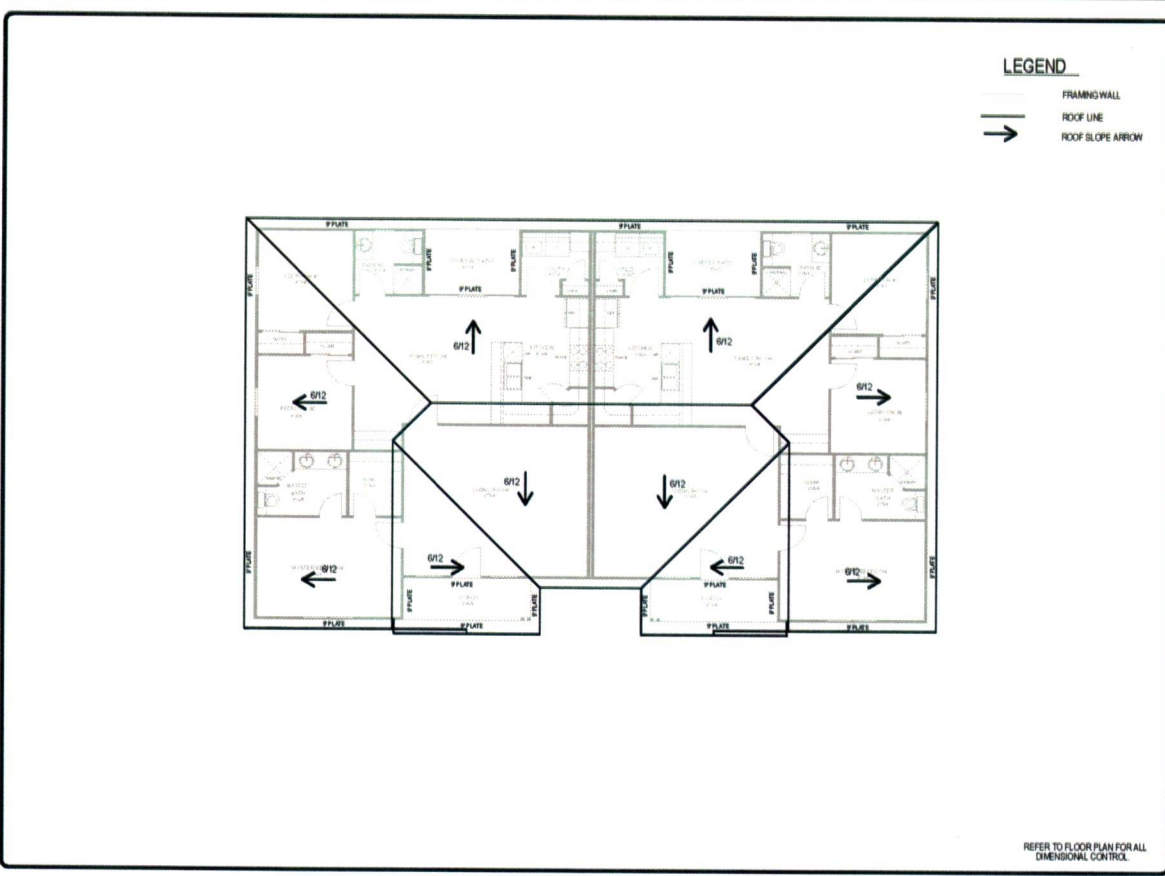
FRAMING PLAN

ROBERTS DUPLEX
Van, TX

DATE
6/7/2020

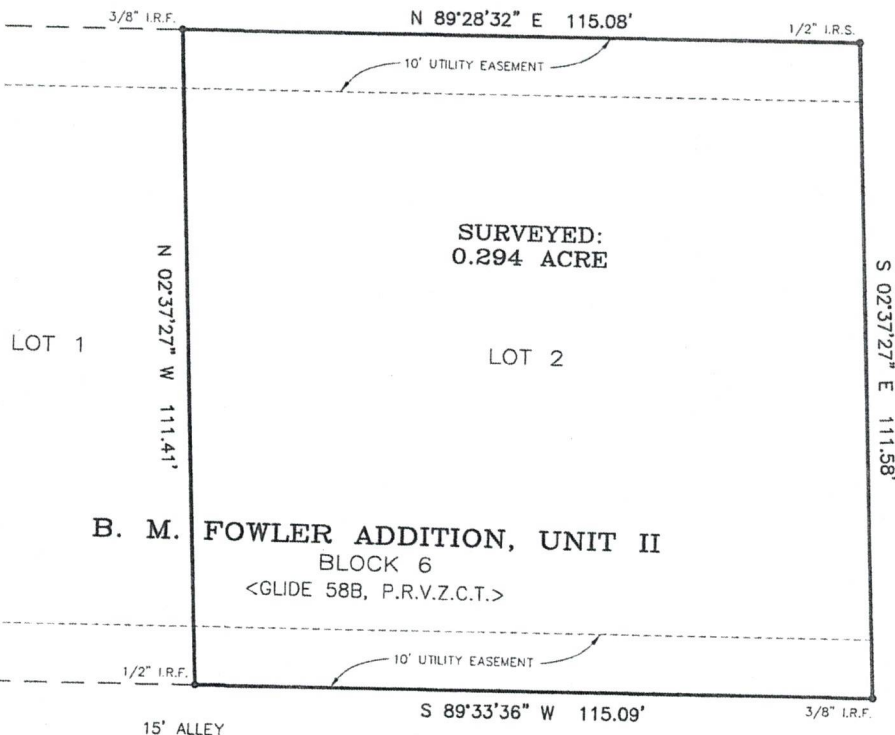
SCALE
1/8"=1'-0"

SHEET NO.
A-3.0



DESIGNED BY SME
DRAWN BY SME
 SCOTT MCFARLAND DESIGNS P.O. BOX 786, BIG SPRING, TEXAS 77425 (936) 261-2227
ROBERTS DUPLEX VARIOUS, TX
DATE 6/17/2020 SCALE 1/8"=1'-0" SHEET NO. A-4.0
ROOF PLAN

ALASKA STREET (40')



LOT 1

LOT 2

B. M. FOWLER ADDITION, UNIT II
BLOCK 6
<GLIDE 58B, P.R.V.Z.C.T.>

BOIS D' ARC STREET (40')

LOT 8

LOT 7

LEGEND

- = POWER LINE
- PP = POWER POLE
- I.R.F. = IRON ROD (FOUND)
- I.R.S. = IRON ROD (SET) W/CAP STAMPED "STANGER"

**PLAT OF SURVEY
SHOWING LOT 2, BLOCK 6
B. M. FOWLER ADDITION, UNIT II
J. WALLING SURVEY, ABSTRACT NO. 891
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 20 FEET**

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

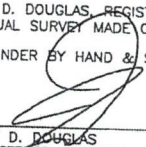
BEARINGS ARE "GROUND" AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS96) REFERENCED TO THE TRIMBLE TEXAS RTK COOPERATIVE NETWORK VRS3 NET ADVANCED. COMBINED SCALE FACTOR = 1.00012.

A METES AND BOUNDS DESCRIPTION WAS NOT PREPARED.

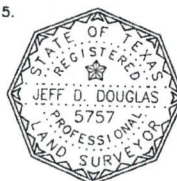
NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATIONS MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATIONS. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2015.

GIVEN UNDER BY HAND & SEAL, THIS THE 4TH DAY OF SEPTEMBER, 2015.

BY: 
JEFF D. DOUGLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5757
TBPLS FIRM NO. 10025701

PLAT VOID IF NOT SIGNED IN RED.
PREPARED FOR: JIM ROBERTS



PROPERTY ADDRESS:
409 N. BOIS D' ARC
VAN, TEXAS 75790

COPYRIGHT 2015
ALL RIGHTS RESERVED
STANGER SURVEYING CANTON LLC
CANTON, TEXAS
(NON-TRANSFERABLE)

STANGER
SURVEYING CANTON LLC
581 South Trade Days Blvd.
Canton, Texas 75103
(903) 567-5680

SURVEY COMPLETED: 08-27-2015
FB/PG: VZ 286/16 JOB NO: C150154

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: August 6, 2015

Grantor: PATRICIA HARGRAVE FKA PATRICIA DENNIS PERCIFIELD AND HUSBAND, VERNON HARGRAVE

Grantor's Mailing Address (including county):

269 South Birch Street
Van TX 75790

Grantee: JBHR HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantee's Mailing Address (including county):

311 VZCR 4517
Van, Van Zandt County, Texas 75790

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being all that certain lot, tract or parcel of land being Lot No. Two (2) out of Block No. Six (6), Unit II of the B. M. Fowler Addition to the City of Van, Van Zandt County, Texas, as shown by plat recorded in Volume 5, Page 3, Plat Records of Van Zandt County, Texas. (Glide 58-B)

Being the same land in Warranty Deed with Vendor's Lien dated April 25, 2000, from Elizabeth V. Ewanoski to Ruth P. Crow, recorded in Volume 1556, Page 242, Real Records of Van Zandt County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other

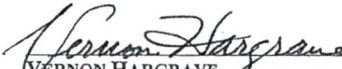
Warranty Deed, Page 1
GF#324025

than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason any governmental or other entity authorized to establish regulations and assess taxes and liens, including, but not limited to, the county where the property is located and water improvement districts; applicable zoning regulations; and taxes for the current year, which Grantee assumes and agrees to pay; but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

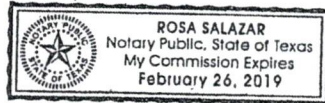

PATRICIA HARGRAVE


VERNON HARGRAVE

STATE OF TEXAS)

COUNTY OF VAN ZANDT)

This instrument was acknowledged before me on August 6, 2015 by PATRICIA HARGRAVE AND HUSBAND, VERNON HARGRAVE.




NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

JBHR Holdings, LLC
311 VZCR 4517
Van, TX 75790

Warranty Deed, Page 2
GF#324025

APPLICATION # 153

Application to the Planning & Zoning Board and the City Council of the City of Van, Texas, to amend, supplement, change, modify, or repeal the regulations, restriction, and/or boundaries established under the terms of the city zoning ordinance:

TO THE PLANNING & ZONING BOARD AND THE CITY COUNCIL OF THE CITY OF VAN, TEXAS

Ladies and Gentlemen:

I hereby make application to the Planning & Zoning Board and the City Council of the City of Van, Texas, for Re-zoning. In the regulations of the City Zoning Ordinance from that of R1 District, to R2 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,


Date 7/2/2020

Filed 7-2-2020

APPLICATION # 153

Application to the Planning & Zoning Board and the City Council of the City of Van, Texas, to amend, supplement, change, modify, or repeal the regulations, restriction, and/or boundaries established under the terms of the city zoning ordinance:

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(SEE ATTACHED FIELD NOTES)

Respectfully Submitted,


Date 7/2/2020

Filed 7-2-2020

Van Zandt CAD Property Search

Property ID: R000021218 For Year 2020

📍 Map



Property Details

Account	
Property ID:	R000021218
Legal Description:	Acres 0.290, BLK: 6, LOT: 2, ADDN: FOWLER 2
Geographic ID:	064.4120.0006.0002.0000
Agent:	
Type:	Real
Location	
Address:	409 N BOIS D ARC ST
Map ID:	23B
Neighborhood CD:	R21218
Owner	
Owner ID:	GMNI20150803155348777
Name:	JBHR HOLDINGS LLC
Mailing Address:	375 VZ COUNTY ROAD 4517 VAN, TX 75790-4469
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$3,760
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$3,760
Ag Use Value:	\$0
Appraised Value:	\$3,760
Homestead Cap Loss: ?	\$0
Assessed Value:	\$3,760

VALUES DISPLAYED ARE 2020 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.