NOTICE OF A REGULAR MEETING
OF THE PLANNING & ZONING
Tuesday, March 23, 2021
5:30 PM

Pat Hargrave
Jennifer Hudgens
Lana Keller
Marcos Dos Santos
Lori Thompson

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 March 23, 2021 at 7:00 PM at the Fire Station 150 S Maple, 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 for November 30, 2020

V. **INFORMATION AND DISCUSSION**

VI. **ACTION ITEMS**

A. Consider and Possible action on Preliminary Plat located on Oklahoma Street by Ralph Miles.

B. Consider and Possible action on Final Plat located on W Virginia street by Phillip Crocker.

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 March 19, 2021

_____

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
Monday, November 30, 2020
5:30 PM

Pat Hargrave
Lana Keller
Lisa Ordmandy
Marcos Dos Santos
Lori Thompson

MINUTES

I. **CALL MEETING TO ORDER**

Meeting called to order by Sereca Huff-Huggins

II. **INVOCATION**

Invocation was led by Marcos Dos Santos

III. **PLEDGE OF ALLEGIANCE**

Led by Sereca Huff-Huggins

A. US Flag

B. Texas Flag
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

IV. **INFORMATION AND DISCUSSION**

V. **ACTION ITEMS**

A. Approve minutes from November 17, 2020.

RESULT:	**Passed**

MOVER:	Lana Keller
SECONDER:	Marcos Dos Santos
AYES:	Pat Hargrave, Lisa Ordmandy, Lana Keller, Lori Thompson, Marcos Dos Santos
NAYS:	None
ABSTAINED:	None

B. Resubdivision of property located at 393 E. Pennsylvania - JBHR Holdings LLC

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

C. Approve Chairperson for the Planning & Zoning Board

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

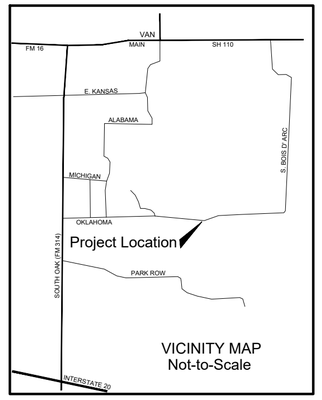
Approve Marcos Dos Santos as Planning & Zoning Chairperson.

VI. **ADJOURN**

RESULT:	Adjourn
MOVER:	Pat Hargrave
SECONDER:	Lana Keller
AYES:	Pat Hargrave, Lisa Ordmandy, Lana Keller, Lori Thompson, Marcos Dos Santos
NAYS:	None
ABSTAINED:	None

PRELIMINARY PLAT
VAN ZANDT COUNTY, TEXAS

SCALE: 1" = 60'



VICINITY MAP
Not-to-Scale

A.H. WYLEY SURVEY
A-401

PRELIMINARY

CALL 2.041 AC.
CARLTON T. HEMBREE, ET UX
PEGGY M. HEMBREE
TO
DAVID E. GOFF, ET UX
JANET A. GOFF
APRIL 8, 1993
VOL. 1278 PG. 27

A.D. CLARK, ET AL
TO
CLOVIS ELLISON
JULY 11, 1941
VOL. 290 PG. 188

CALL 16-6/7 AC.
A.D. CLARK, ET AL
TO
CLOVIS ELLISON
JULY 11, 1941
VOL. 290 PG. 188

1/2" IRF

N 02°06'24" W - 369.18'

S 88°00'13" E - 122.65'

N 02°06'24" W - 120.03'

- 1 - 0.320 AC.
- 2 - 0.276 AC.
- 3 - 0.275 AC.
- 4 - 0.275 AC.
- 5 - 0.275 AC.
- 6 - 0.275 AC.
- 7 - 0.275 AC.
- 8 - 0.269 AC.
- 9 - 0.290 AC.
- 10 - 0.305 AC.
- 11 - 0.337 AC.

S 84°25'00" E - 648.17'

N 76°04'54" E - 382.65'

S 10°10'25" E - 120.07'

S 07°05'35" E - 142.15'

S 20°12'53" E - 138.23'

S 20°04'55" E - 127.17'

100.09' 100.03' 100.03' 100.03' 100.03' 100.03' 100.03' 77.19' 72.88' 100.90' 131.68'

N 04°04'23" E - 120.00'
N 04°05'55" E - 120.00'
N 04°05'55" E - 120.00'
N 04°05'55" E - 120.00'
N 04°05'55" E - 120.00'
N 04°05'55" E - 120.00'
N 04°05'55" E - 120.00'

ASPHALT ROAD

30' WATER LINE EASEMENT (CITY OF VAN, TX)

Hydrant

30.0'

OKLAHOMA ST.

Cattle Gaurd

L1 L2 L3 L4 L5

C1 C2 C3 C4 C5 C6 C7 C8

47.96' 51.93' 70.07'

S 84°25'00" E - 648.16'

N 84°25'00" W - 648.16'

N 84°25'00" W - 647.68'

60' WIDE TO BE DEDICATED FOR PUBLIC USE

1.609 AC.

Asphalt Road

S 69°47'07" W - 221.99'

N 69°47'07" E - 221.99'

S 69°47'07" W - 220.93'

1/2" IRF
2.91

J. PRADO SURVEY
A-647

A.D. CLARK, ET AL
TO
CLOVIS ELLISON
JULY 11, 1941
VOL. 290 PG. 188

CALL 15.000 AC.
RONNIE RICE, ET UX
BRENDA RICE
TO
DAVID KEITH YARBROUGH, ET UX
KATHRYN TAVIA YARBROUGH
MAY 18, 2004
VOL. 1936 PG. 477

LINE	BEARING	DISTANCE
L1	N 02°04'15" W	60.16'
L2	S 87°53'42" E	109.71'
L3	S 02°34'27" E	60.04'
L4	N 87°53'42" W	103.51'
L5	N 87°53'42" W	109.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	311.72'	106.84'	106.31'	N 83°05'10" E	19°38'14"
C2	441.09'	81.13'	81.02'	N 80°13'37" E	10°32'19"
C3	381.09'	65.46'	65.38'	S 80°16'17" W	9°50'31"
C4	371.72'	130.77'	130.10'	S 83°03'08" W	20°09'23"
C5	441.09'	40.57'	40.55'	S 77°35'32" W	5°16'09"
C6	311.72'	106.84'	106.31'	S 83°05'10" W	19°38'14"
C7	311.72'	53.42'	53.35'	S 78°10'36" W	9°49'07"
C8	311.72'	53.42'	53.35'	S 87°59'43" W	9°49'07"

STATE OF TEXAS:
CITY OF VAN:

APPROVED BY THE CITY COUNSEL

ON THIS _____, DAY OF _____, 2021.

_____
CHAIRPERSON

STATE OF TEXAS:
CITY OF VAN:

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS

_____, DAY OF _____, 2021.

_____
CHAIRPERSON

LEGAL DESCRIPTION:

Subdivision of a tract of land located within the J. Prado Survey, Abstract No. 647 and the A.H. Wyley Survey, Abstract No. 401, Van Zandt County, Texas. Being described in a deed from A.D. Calrk, et al to Colvis Ellison, dated July 11, 1941 and recorded in Volume 290, Page 188 of the Deed Records of Van Zandt County, Texas.

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

PRELIMINARY

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 _____, 2021.

_____,

NOTARY PUBLIC IN AND FOR _____, COUNTY, TEXAS.

MY COMMISSION EXPIRES:_____.

_____
COUNTY CLERK

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 March, 2021.

GIVEN UNDER MY HAND & SEAL, this the 15th day of March, 2021.

STATE OF TEXAS
REGISTERED
JACE D. SCARBROUGH
SURVEYOR
PRELIMINARY

PRELIMINARY

JACE D. SCARBROUGH – R.P.L.S. No. 6289

NOTE: 30' SETBACK LINES ALONG FRONT LOT LINES. 15' SETBACK LINES ALONG SIDE LOT LINES. 25' SEBACK LINES ALONG BACK LOT LINES.

NOTE: " ○ " DENOTES 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" UNLESS OTHERWISE NOTED.

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 27 – 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 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——	Water line	——w——
Powerline	——E——	Sanitary Sewer Line	——ss——
Pipeline	——\\——	PFC	POINT FOR CORNER
IRS	IRON ROD SET		
IRF	IRON ROD FOUND		

SCALE: 1" = 60'

0 60 120 180

PRELIMINARY PLAT
COUNTRY ACRES SUBDIVISION
J. PRADO SURVEY, A-647 AND A.H. WYLEY SURVEY, A-401
VAN ZANDT COUNTY, TEXAS

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

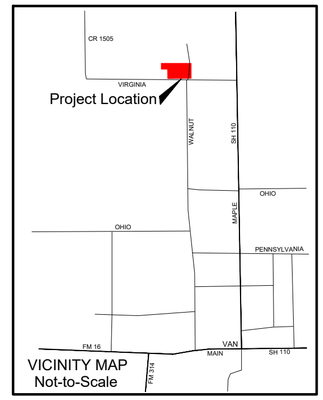
DRAWN BY: JDS/SJ	SCALE: 1" = 60'
SURVEYED BY: JJ/RS	REF: 286
DATE: 03-15-2021	FILE NO: 2266.DWG

- FINAL PLAT -
VAN ZANDT COUNTY, TEXAS

SCALE: 1" = 40'

NACOGDOCHES SCHOOL LAND
SURVEY, A-620

BASA RESOURCES INC.



CALLED 48.47 ACRES
TRI-PROP, INC.
TO
VAN INDEPENDENT SCHOOL DISTRICT
AUGUST 1, 2006
VOLUME 2159, PAGE 163

MUND GROSS
SURVEY, A-299

6" Steel Post Fnd

1.50'

3/4" IRF

Act: N 87°36'12" E - 470.40'
(Call: S 89°48' W - 467.1')

2.2'

1.8'

3/4" IRF

Act: S 00°56'46" E - 295.16'
(Call Overall: N 00°46' E - 310.3')

S 89°14'23" W - 147.07'
N 89°14'23" E - 147.07'

1/2" IRS

1/2" IRS

LOT 1
0.750 AC.

LOT 2
2.024 AC.

Act: N 04°11'09" W - 154.58'
(Call: S 00°57' E - 155.7')

S 04°12'08" E 101.03'

N 04°12'08" W - 234.65'

(Call Overall: South - 150')

S 00°39'31" E - 233.03'

N 00°39'31" W - 233.03'

Point for Corner

(Call: East - 100')
Act: S 87°13'45" W - 100.00'

1/2" IRS

Chicken Coop

Shed

Manufactured Home

24.4'

Pole

Lease Road

CALLED 1.61 ACRES
MICHAEL W. WYMAN AND JESSICA WYMAN
TO
BILLY JOE RAIBON, JR.
AUGUST 29, 2018
DOCUMENT NO. 2018-007870

CALLED 2.95 ACRES
DIANA SUE BLACKFORD AND DAVID WAYNE CROCKER
TO
PHILLIP DOUGLAS CROCKER
JUNE 12, 1992
VOLUME 1255, PAGE 380

CALLED 0.62 ACRES
BILLY WILSON AND NANCY WILSON
TO
DENNY RUCKER AND WENDY RUCKER
FEBRUARY 16, 2012
DOCUMENT NO. 2012-001275

RENE THEOPHILE MAURICE LAKO AND WIFE,
MARIANNE GERHARDA LAKO-WESTRINK
TO
CODY L. ROBINSON AND
TARAH D. ROBINSON
FEBRUARY 29, 2016
DOCUMENT NO. 2016-001980

S 04°11'27" E - 130.77'

1/2" IRF

3/4" IRF

Pole

Water Meter

Drive

Pole

Water Meter

S 88°43'18" W - 132.57'

1/2" IRS

1/2" IRS

S 88°54'57" W - 221.40'

Point for Corner

N 88°50'49" E - 181.60'

1/2" IRF

DEDICATED TO CITY OF VAN, TEXAS

ORIGINAL DEED LINE

W. VIRGINIA ST.

WALNUT ST.

STATE OF TEXAS:
CITY OF VAN:

APPROVED BY THE CITY COUNSEL

ON THIS _____, DAY OF _____, 2021.

_____
CHAIRPERSON

STATE OF TEXAS:
CITY OF VAN:

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS

_____, DAY OF _____, 2021.

_____
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 2.95 acre tract of land located within the Nacogdoches School Land Survey, Abstract No. 620, Van Zandt County, Texas. Being described in a deed from Diana Sue Blackford and David Wayne Crocker to Phillip Douglas Crocker, dated June 12, 1992 and recorded in Volume 1255, Page 380, of the Real Records of Van Zandt County, Texas.

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 _____, 2021.

_____,

NOTARY PUBLIC IN AND FOR _____, COUNTY, TEXAS.

MY COMMISSION EXPIRES:_____.

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 March, 2021.

GIVEN UNDER MY HAND & SEAL, this the 8th day of March, 2021.

STATE OF TEXAS
REGISTERED
JACE D. SCARBROUGH
6289
PROFESSIONAL
LAND SURVEYOR

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

_____
COUNTY CLERK

NOTE: " ○ " DENOTES 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" UNLESS OTHERWISE NOTED.

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 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 ———
Powerline	——— E ———
Pipeline	———\\———
IRS	IRON ROD SET
IRF	IRON ROD FOUND

SCALE: 1" = 40'

0 40 80 120

FINAL PLAT
CROCKER ADDITION
NACOGDOCHES SCHOOL LAND SURVEY, A-620
VAN ZANDT COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSSURVEY.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	SCALE: 1" = 40'
SURVEYED BY: JJ/RS	REF: CROCKER
DATE: 03-08-21	FILE NO: 2254.DWG