



**NOTICE OF A REGULAR MEETING
OF THE PLANNING & ZONING
Tuesday, May 18, 2021
5:30 PM**

Pat Hargrave
Jennifer Hudgens
Ciaran Holden
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 May 18, 2021 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. **INFORMATION AND DISCUSSION**
- V. **CONSENT AGENDA**
 - A. Minutes for March 23, 2021
- VI. **ACTION ITEMS**
 - A. Public Hearing on Zoning change request for Re-Zoning application # 155 of Veronica Scarbrough from R-1 Residential to Commercial, on the property located at 492 N. Maple legal description - R000020992, 3.15 acres, Abst 891, Walling Survey in Van Texas.
- 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 2:00 pm on May 14, 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
Tuesday, March 23, 2021
5:30 PM**

Pat Hargrave
Jennifer Hudgens
Lana Keller
Marcos Dos Santos
Lori Thompson

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Marcos Dos Santos

II. INVOCATION

Invocation was led by Lori Thompson

III. PLEDGE OF ALLEGIANCE

Reviewed

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

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

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.

RESULT:	Passed
MOVER:	Pat Hargrave
SECONDER:	Jennifer Hudgens
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

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

RESULT:	Passed
MOVER:	Jennifer Hudgens
SECONDER:	Lori Thompson
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

VII. **ADJOURN**

RESULT:	Passed
MOVER:	Pat Hargrave
SECONDER:	Lori Thompson
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

APPLICATION # 155

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 rezoning. In the regulations of the City Zoning Ordinance from that of R-1 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,

J. Scarborough
Date 4-12-2021

Filed 4/12/2021



3800 Stone Road
Kilgore, TX 75662 * 903-218-6400 * Fax 903-983-1440

Serving a Fourteen County Region

DATE: Thursday, Mar. 18, 2021
To: Veronica Scarbrough
FROM: Joyce Sanders- Mapping Specialist 2
SUBJECT: Physical Address Verification- 2021031702WS

Recently, you requested address verification in Van Zandt County. This document is verification of your correct address,

ETCOG only provides the unique structure number with road name as allowed by law on behalf of the County. However, the United States Postal Service* (USPS) must provide the city and zip required to complete an address. Please confirm with the USPS office nearest you, to ensure efficient mail delivery.

If you have a **landline** telephone at this location, please contact your telephone company to verify that they have updated your Service Order Information (SOI) which is the physical location for 9-1-1 for your landline phone.

IMPORTANT!! Please keep this letter of verification in a safe place as you will need it for future reference. Driver's license renewals, mortgage company, appraisal district, and utility services are among the many entities that are now requiring this information. Without this documentation, processing procedures must be repeated and delays could cause unnecessary and avoidable inconveniences.

ADDRESS: 492 N. Maple St.

Disclaimer: This information is provided by the East Texas Council of Government (ETCOG) from information in the 9-1-1 GIS database and/or information customer has provided ETCOG. The authority to do so is granted in the Interlocal Agreement with the specified county or City listed above. **It is not intended to imply property ownership or legal/contractual obligations in any respect.** It is not an express or implied warranty.

Anderson - Camp - Cherokee - Gregg - Harrison - Henderson - Marion
Panola - Rains - Rusk - Smith - Upshur - Van Zandt - Wood

PLAT OF SURVEY

STATE HIGHWAY NO. 110
(A.K.A. N. MAPLE STREET)



SCALE: 1" = 100'

MUND GROSS SURVEY A-299

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

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, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of February, 2021

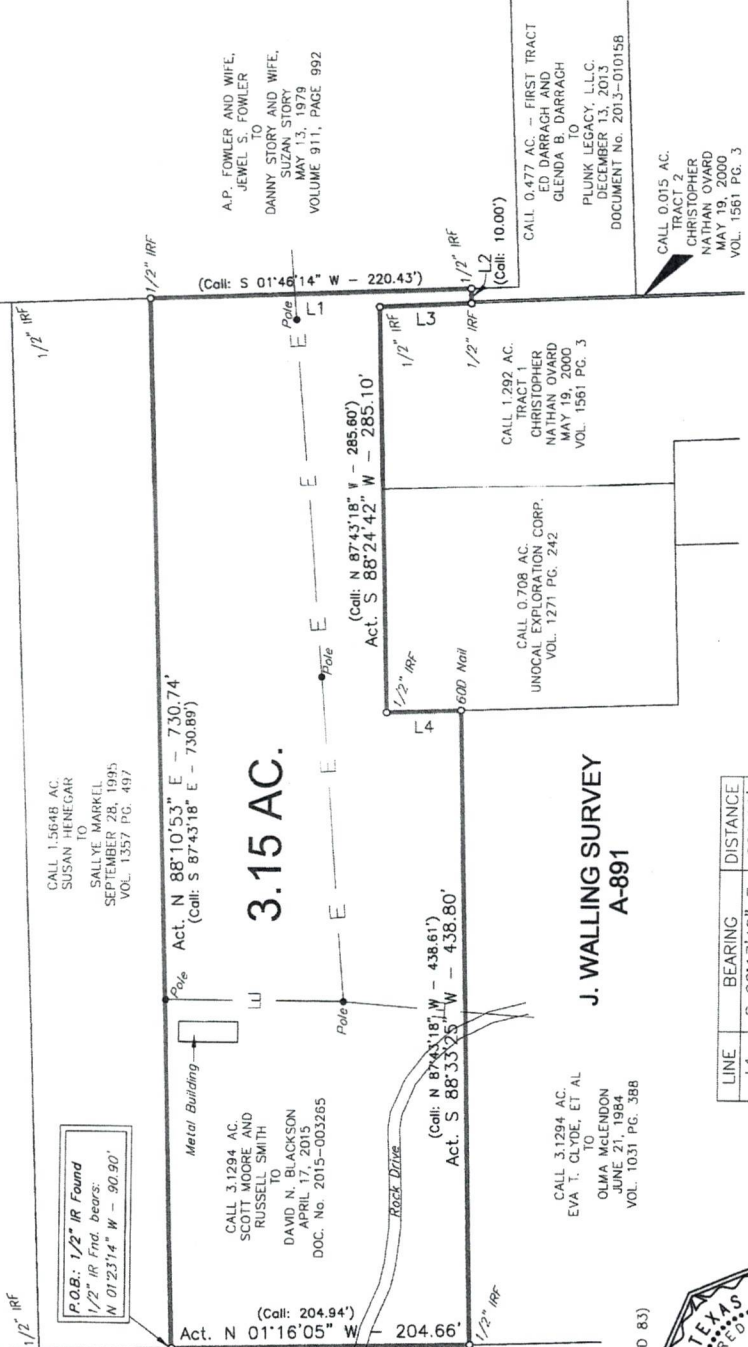
JACE D. SCARBROUGH - R.P.L.S. No. 6289



LEGEND

- Barbed Wire Fence
- Powerline
- IRF
- IRS
- IRON ROD FOUND
- IRON ROD SET

PLAT OF SURVEY 3.15 AC. LOCATED IN THE J. WALLING SURVEY, A-891 VAN ZANDT COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 02°17'40" E	220.66'
L2	S 88°21'37" W	10.06'
L3	N 02°45'40" W	63.02'
L4	S 02°19'35" E	51.07'



JDS SURVEYING, INC.
WWW.JDSURVEY.COM

DRAWN BY: JDS
SURVEYED BY: JJ
DATE: 2-23-2021

SCALE: 1" = 100'
REF: BLACKSON
FILE NO: 2235.DWG

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Vidor, TX 75790 - Phone: (936) 963-2333

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

3.15 ACRES

All that certain lot, tract or parcel of land located within the J. Walling Survey, Abstract No. 891 of Van Zandt County, Texas, being all of a called 3.1294 acre tract as described in a deed from Scott Moore and Russell Smith to David N. Blackson, dated April 17, 2015 and recorded in Document No. 2015-003265 of the Real Records of Van Zandt County, Texas, and this 3.15 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the East right-of-way of State Highway No. 110, (a.k.a. N. Maple Street) at the Southwest corner of a called 1.5648 acre tract as described in a deed from Susan Henegar to Sallye Markel, dated September 28, 1995 and recorded in Volume 1357, Page 497, from which a 1/2" Iron Rod Found at the Northwest corner of said 1.5648 acre tract bears North 01 deg. 23 min. 14 sec. West, a distance of 90.90 feet;

THENCE North 88 deg. 10 min. 53 sec. East, with the South line of said 1.5648 acre tract, a distance of 730.74 feet to a 1/2" Iron Rod Found at the Southeast corner of same and being in the West line of a tract of land from A.P. Fowler and wife, Jewel S. Fowler to Danny Story and wife, Suzan Story, dated May 13, 1979 and recorded in Volume 911, Page 992;

THENCE South 02 deg. 17 min. 40 sec. East, with the West line of said Danny Story and wife, Suzan Story tract of land, a distance of 220.66 feet to a 1/2" Iron Rod Found at the most northerly Northeast corner of a called 0.477 acre tract described as First Tract in a deed from Ed Darragh and Glenda B. Darragh to Plunk Legacy, LLC, dated December 13, 2013 and recorded in Document No. 2013-010158;

THENCE South 88 deg. 21 min. 37 sec. West, with a North line of said 0.477 acre tract and the North line of a called 0.015 acre tract described as Tract 2 in a deed to Christopher Nathan Ovard, dated May 19, 2000 and recorded in Volume 1561, Page 3, a distance of 10.06 feet to a 1/2" Iron Rod Found at the Northwest corner of said 0.015 acre tract and being in the East line of a called 1.292 acre tract described as Tract 1 in said Volume 1561, Page 3;

THENCE North 02 deg. 45 min. 40 sec. West, with the East line of said 1.292 acre tract, a distance of 63.02 feet to a 1/2" Iron Rod Found at the Northeast corner of same;

THENCE South 88 deg. 24 min. 42 sec. West, with the North line of said 1.292 acre tract and a called 0.708 acre tract as described in a deed to Unocal Exploration Corporation in Volume 1271, Page 242, a distance of 285.10 feet to a 1/2" Iron Rod Found at the Northwest corner of said 0.708 acre tract;

THENCE South 02 deg. 19 min. 35 sec. East, with the West line of said 0.708 acre tract, a distance of 51.07 feet to a 60d Nail Found at the Northeast corner of a called 3.1294 acre tract as described in a deed from Eva T. Clyde, et al. to Olma McLendon, dated June 21, 1984 and recorded in Volume 1031, Page 388;

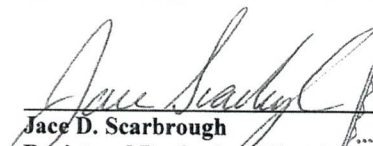
THENCE South 88 deg. 33 min. 25 sec. West, with the North line of said 3.1294 acre tract (Volume 1031, Page 388), a distance of 438.80 feet to a 1/2" Iron Rod Found at the Northwest corner of same and being in the East right-of-way of said State Highway No. 110, (a.k.a. N. Maple Street);

3.15 ACRES

Page 2 of 2

THENCE North 01 deg. 16 min. 05 sec. West, with said right-of-way, a distance of 204.66 feet to the POINT OF BEGINNING AND CONTAINING 3.15 ACRES OF LAND. See Map No. 2235 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of February, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of February, 2021.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289

