



**NOTICE OF A REGULAR MEETING  
OF THE PLANNING & ZONING  
Tuesday, June 29, 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 June 29, 2021 at 5:30 PM at City Hall 310 Chestnut, 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**
  - A. Public hearing on Zoning change request for application #156 HP Investments, LLC from R-1 Residential to Commercial, on the property located at 719 W. Main legal description – R000020348, 1.313 acres, Abst 616, Sur: H Moore in Van Texas.
- V. **ACTION ITEMS**
  - A. Re-Zoning application #156 HP Investments, LLC from R-1 Residential to Commercial, on the property located at 719 W. Main legal description – R000020348, 1.313 acres, Abst 616, Sur: H Moore in Van Texas.
  - B. Discuss and consider subdivision of a tract of land located within the A. McPhail Survey, Abstract No. 533. - Arturo Palma
  - C. Discuss and consider subdivision of a called 1.087 acre tract located within the Mund Gross Survey, Abstract No. 297. -Christian Cole.
- VI. **ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Van City Hall, 310 Chestnut, Van, Texas 75790 by 5:00 pm on June 25, 2021

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**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.*

APPLICATION # 1516

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 719 W. Main, Van, Tx. 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:

HP Investments LLC  
1484 CR 3101  
New Boston, TX 75570  
903-748-3500 Jimmy Howell

(SEE ATTACHED FIELD NOTES)

HP Investments, LLC  
Bobby Mayne Respectfully Submitted,

Bobby Mayne  
Date 6-4-21

Filed 6-4-2021

[Signature]  
Managing Member  
HP Investments

Field Notes

Being all that certain tract of land situated in the City of Van, County of Van Zandt, State of Texas, a part of the H. V. Moore Survey, Abstract No. 616, being the called 1.313 acre tract conveyed to Bobby Mayne by deed recorded in Volume 2202, Page 226 of the Van Zandt County Official Public Records and being further described as follows:

Beginning at a 1" iron pipe found for corner in the South line West Main Street (F. M. Highway 16) the Northwest corner of said 1.313 acre Mayne Tract and the Northeast corner of a tract conveyed to J. V. Allen by deed recorded in Volume 142, Page 128 of the Van Zandt County Deed Records;

Thence South  $87^{\circ}11'25''$  East with said South line (bearing per Vol.2202, Pg.226. V.Z.C.O.P.R.) a distance of 250.81 feet to an 'X' marked in concrete for corner in the intersection with the West line of Poco Lane, the Northeast corner of said 1.313 acres;

Thence South  $2^{\circ}14'08''$  West with said West line a distance of 221.41 feet to a 1/2" iron pin set for corner (capped Chaney 4057), the Southeast corner of said 1.313 acres;

Thence South  $89^{\circ}59'34''$  West with the North line of an alley a distance of 251.34 feet to a 1/2" iron pin set for corner (capped Chaney 4057), the Southwest corner of said 1.313 acres;

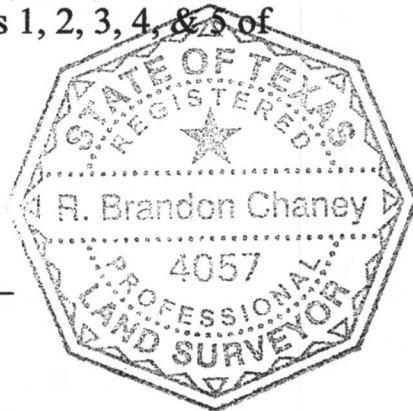
Thence North  $2^{\circ}19'21''$  East (basis of bearing per West line 1.313 acres Vol. 2202, Page 226 Van Zandt County Official Public Records) with said West line and the East line of a tract conveyed to Russell Smith, et al., by deed recorded as Van Zandt County Document No. 2012-001841 at 5.64 feet passing a 5/8" found iron pin for Northeast corner of said Smith Tract continuing with said West line, the East line of a tract conveyed to Ricky Hudspeth by deed recorded as Van Zandt County Document No. 2021-003847 and the East line of said Allen Tract a distance of 233.76 feet to the point of beginning and containing 1.311 acres of land.

To HP Investments LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, & 5 of Table A thereof. The field work was completed on

June 3, 2021.

  
R. Brandon Chaney, R. P. L. S. No. 4057





# RECEIPT

No. 957375

DATE 6/4/2021

FROM \_\_\_\_\_ \$150<sup>00</sup>

One hundred & fifty and no DOLLARS

FOR RENT prop 719 what

FOR Re zoning VAN. N 75100

ACCT.	
PAID	150 <sup>00</sup>
DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

check 2509  
FROM CX # 2509 TO \_\_\_\_\_

BY Judy Cuba

A-1152  
T-4161

# Van Zandt CAD Property Search

Property ID: R000020348 For Year 2021

Map

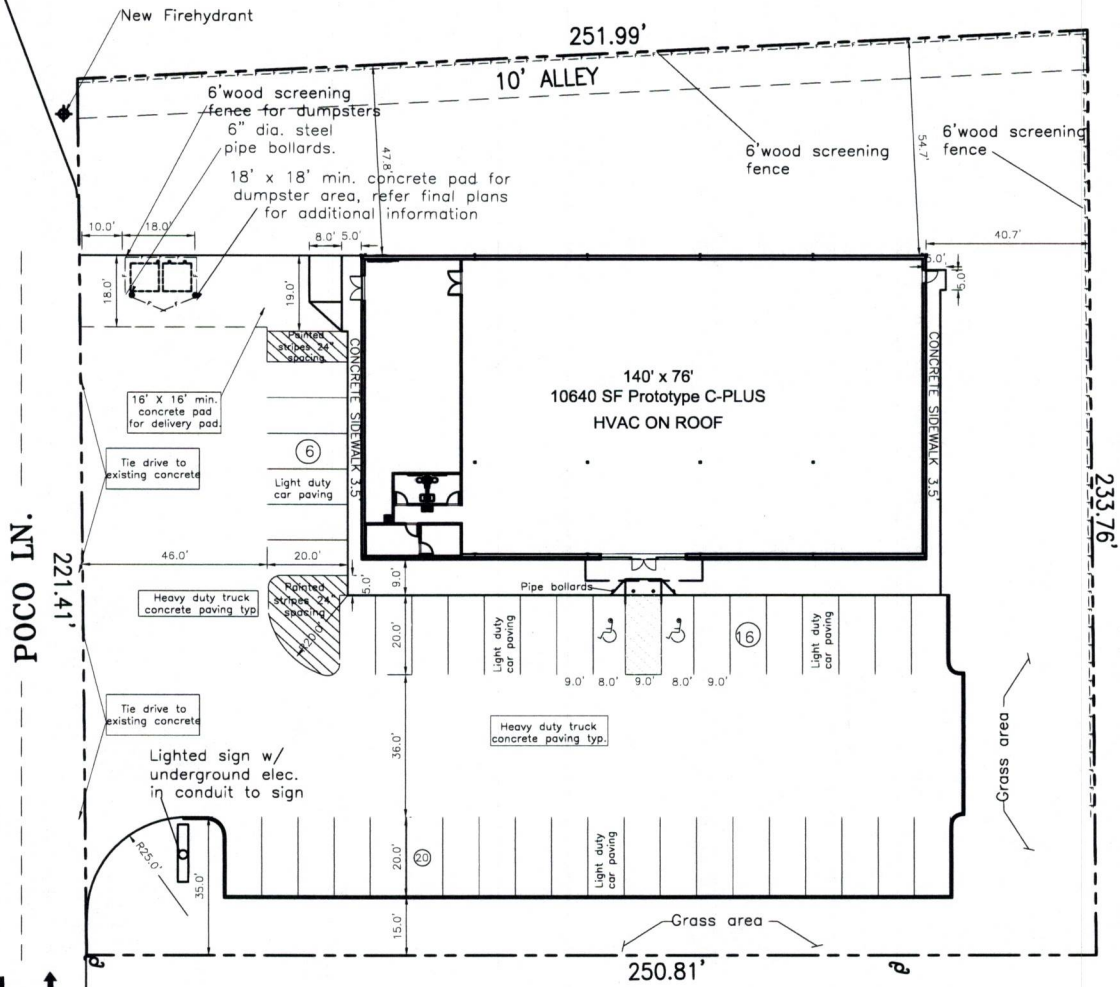


719 W. Main

## Property Details

<b>Account</b>	
<b>Property ID:</b>	R000020348
<b>Legal Description:</b>	Acres 1.313, ABST: 616, SUR: H MOORE
<b>Geographic ID:</b>	064.0616.5380.0000.0000
<b>Agent:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	719 W MAIN
<b>Map ID:</b>	23B
<b>Neighborhood CD:</b>	R20348
<b>Owner</b>	
<b>Owner ID:</b>	95062909182736
<b>Name:</b>	MAYNE BOBBY
<b>Mailing Address:</b>	PO BOX 543 VAN, TX 75790-0543
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

<b>PRELIMINARY SITE PLAN</b>		<b>VAN TX. HWY 16 AND POCO LN.</b>	
PROTOTYPE: C	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10640/8504	COMPANY: HP INVESTMENTS	COMPANY: ALTECH, INC	04.09.21
ACREAGE: 1.313 ACRES	NAME: WOODY PRIEST	NAME: A. MONTE	
PARKING SPACES: 42	PHONE #: (903) 276-1735	PHONE #: (903) 832-9076	



HWY 16

Private Drive

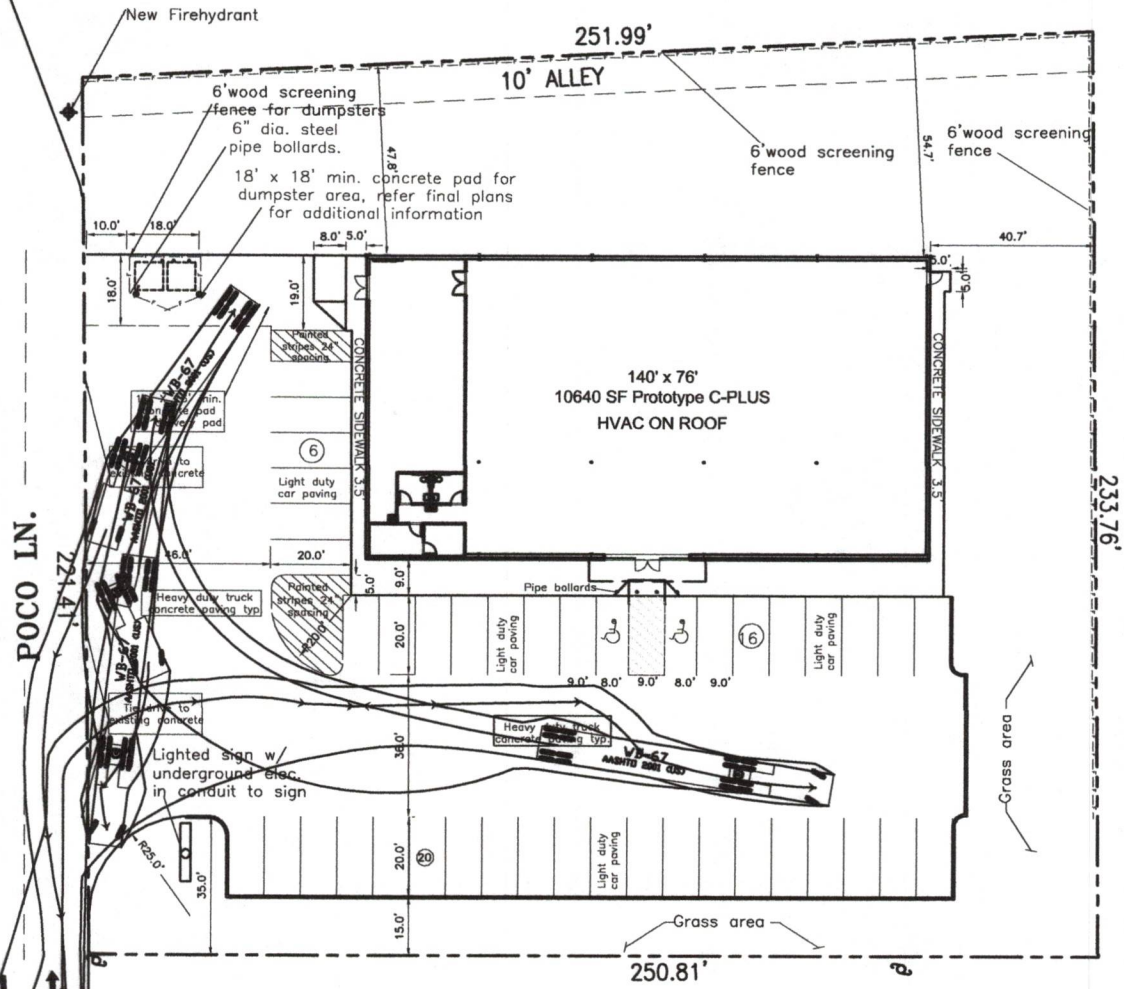
Private Drive

Private Drive

**PRELIMINARY SITE PLAN**

**VAN TX.  
HWY 16 AND POCO LN.**

PROTOTYPE: C	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10640/8504	COMPANY: HP INVESTMENTS	COMPANY: ALTECH, INC	04.09.21
ACREAGE: 1.313 ACRES	NAME: WOODY PRIEST	NAME: A. MONTE	
PARKING SPACES: 42	PHONE #: (903) 276-1735	PHONE #: (903) 832-9076	



**HWY 16**

Private Drive

Private Drive

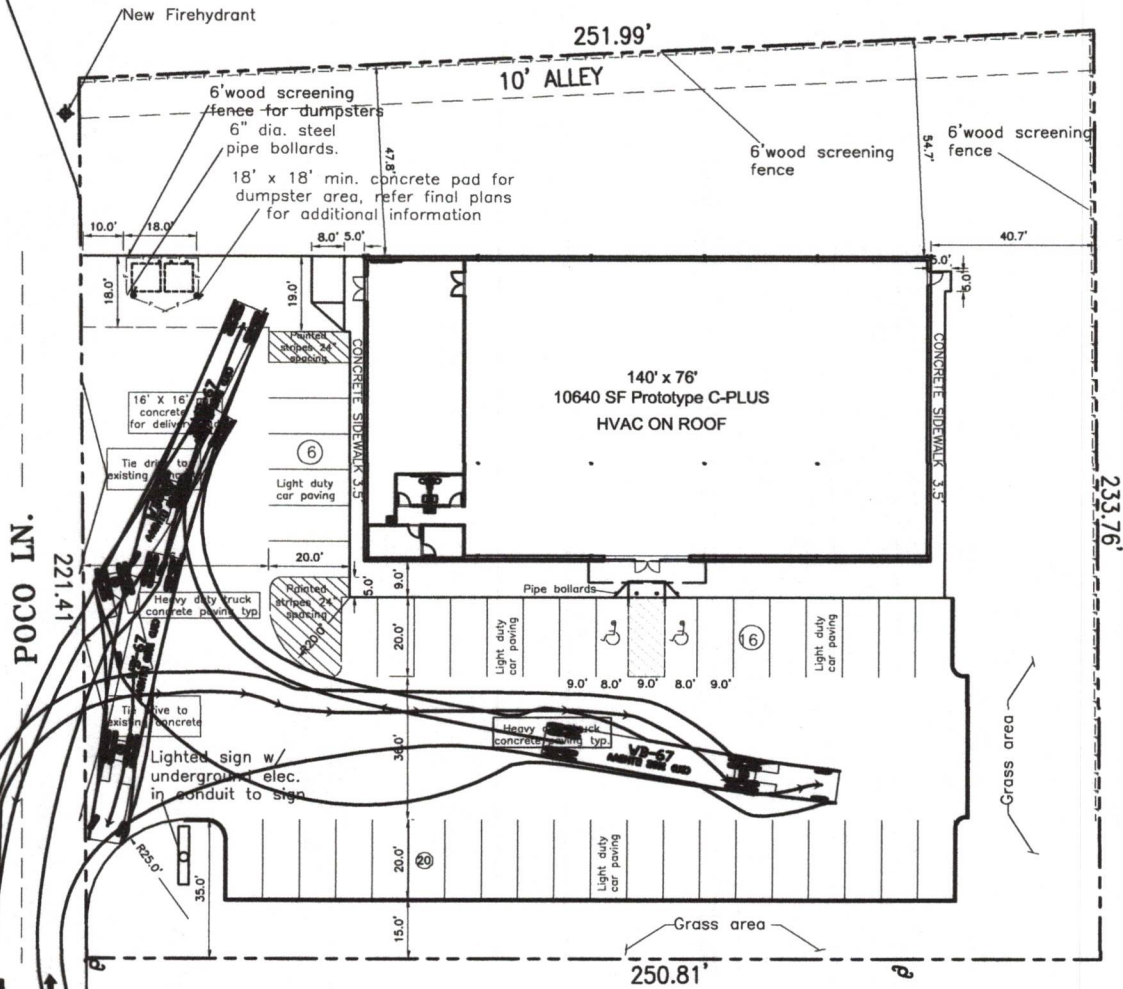
Private Drive

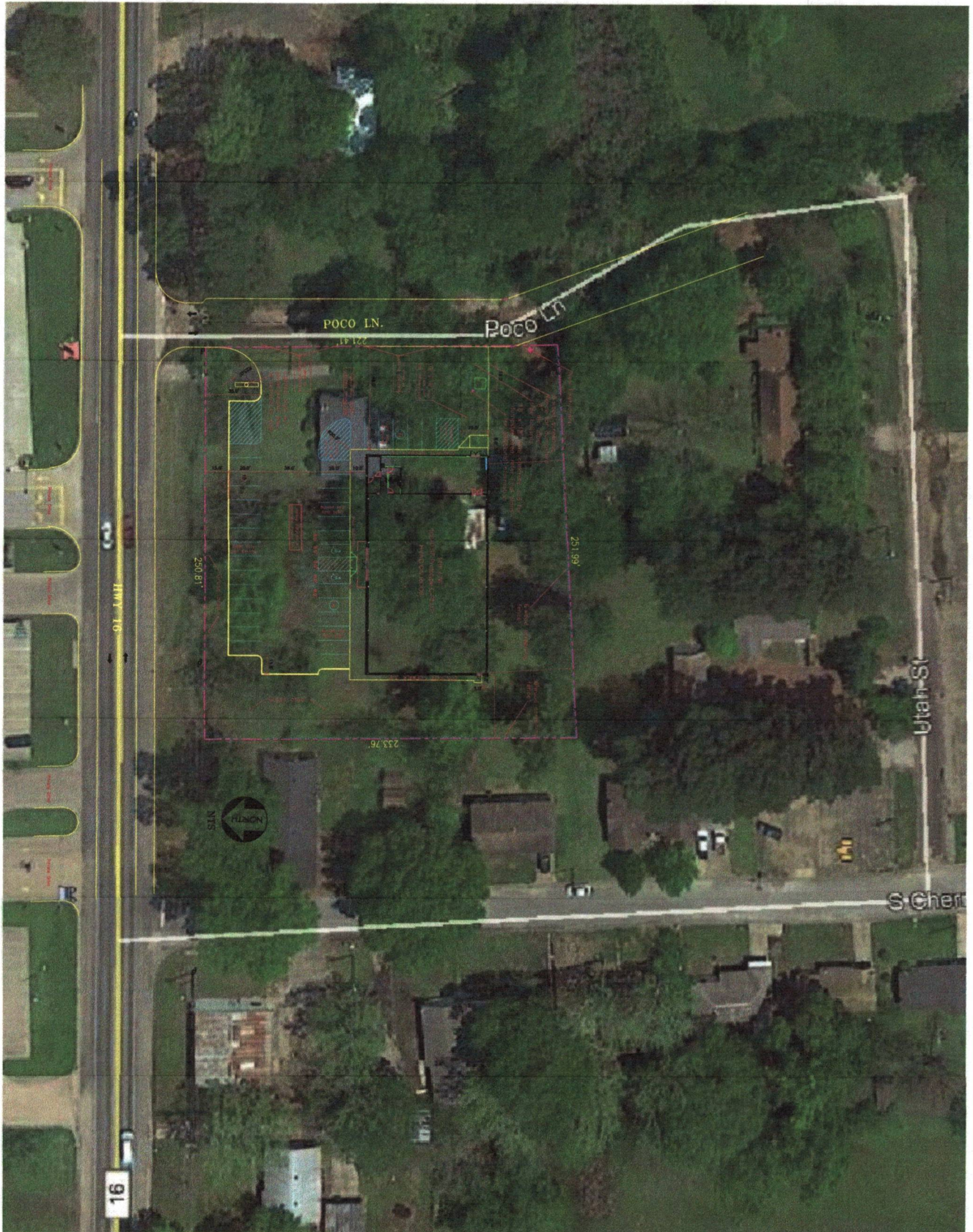
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**PRELIMINARY SITE PLAN**

**VAN TX.  
HWY 16 AND POCO LN.**

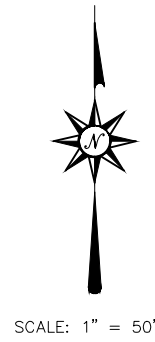
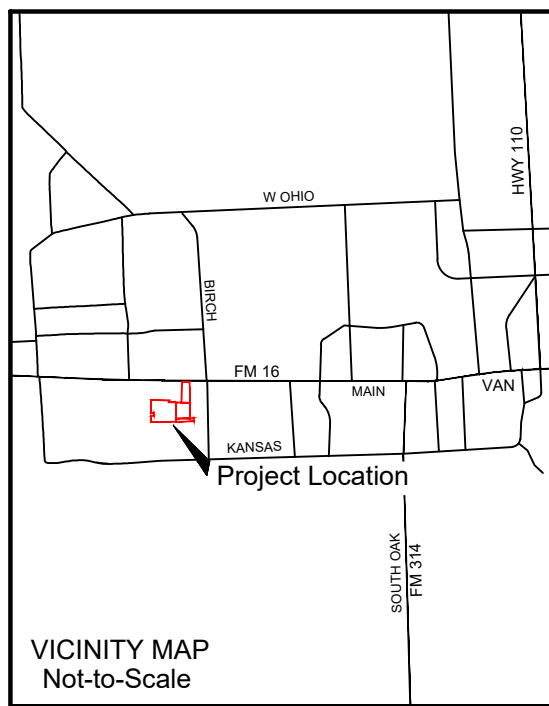
PROTOTYPE:	C	DEVELOPER	DESIGNER	DATE:	
BLDG/SALES SF:	10640/8504	COMPANY:	HP INVESTMENTS	COMPANY: ALTECH, INC	04.09.21
ACREAGE:	1.313 ACRES	NAME:	WOODY PRIEST	NAME:	A. MONTE
PARKING SPACES:	42	PHONE #:	(903) 276-1735	PHONE #:	(903) 832-9076





16

VAN ZANDT COUNTY, TEXAS



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.

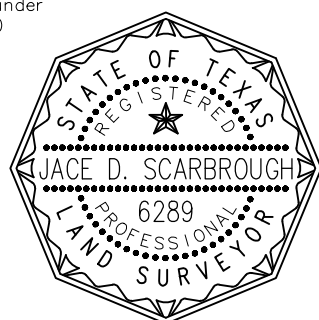
CHAIRPERSON \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_  
LEGAL DESCRIPTION:

Subdivision of a tract of land located within the A. McPhail Survey, Abstract No. 533, Van Zandt County, Texas. Being a called 2.67 acres as described in a deed from Darlene Tunnell to Arturo Palma, dated August 21, 2020 and recorded in Document No. 2020-008349 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 months of July, 2020 and May, 2021.

GIVEN UNDER MY HAND & SEAL, this the 14th day of June, 2021.

*Jace Scarbrough*  
JACE D. SCARBROUGH - R.P.L.S. No. 6289

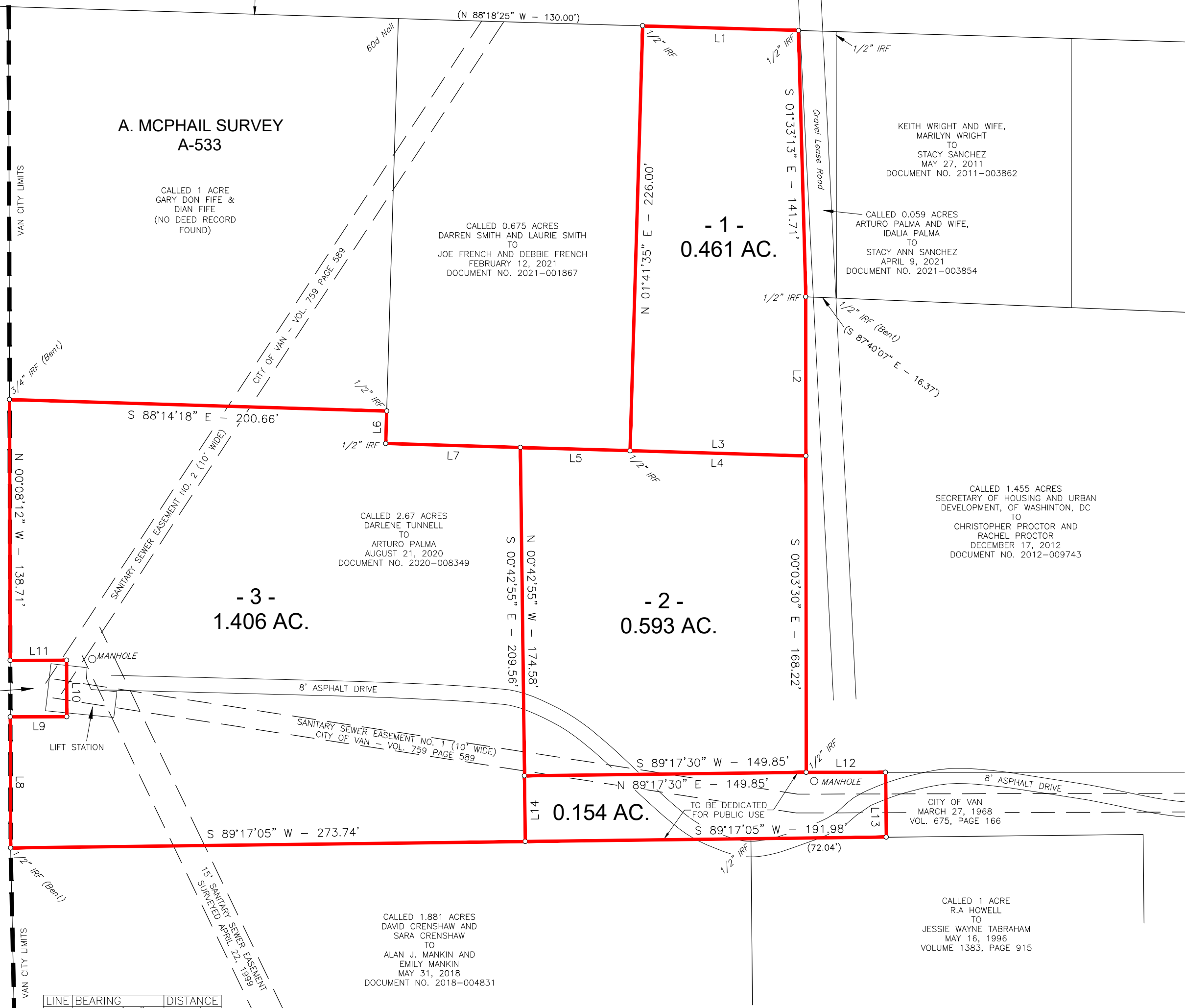


STATE OF TEXAS:  
COUNTY OF VAN ZANDT:  
KNOW ALL MEN BY THESE PRESENTS:  
I, \_\_\_\_\_, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PLAT.

OWNER \_\_\_\_\_  
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: \_\_\_\_\_



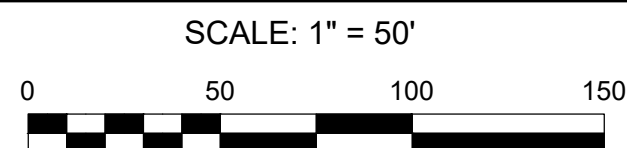
LINE	BEARING	DISTANCE
L1	S 88°18'25" E	82.95'
L2	S 00°03'30" E	84.56'
L3	N 88°18'25" W	93.56'
L4	S 88°18'25" E	93.56'
L5	S 88°18'25" E	58.35'
L6	S 01°41'35" W	17.20'
L7	S 88°18'25" E	71.65'
L8	N 00°08'12" W	69.73'
L9	N 89°51'48" E	30.00'
L10	N 00°08'12" W	30.00'
L11	S 89°51'48" W	30.00'
L12	S 89°53'45" E	42.19'
L13	S 00°37'34" E	34.36'
L14	N 00°42'55" W	34.98'

NOTE: 30' SETBACK LINES ALONG FRONT LOT LINES. 15' SETBACK LINES ALONG SIDE LOT LINES. 25' SETBACK LINES ALONG BACK LOT LINES.  
NOTE: " O " 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—
Powerline	—t—
Pipeline	— — —
IRS	IRON ROD SET
IRF	IRON ROD FOUND

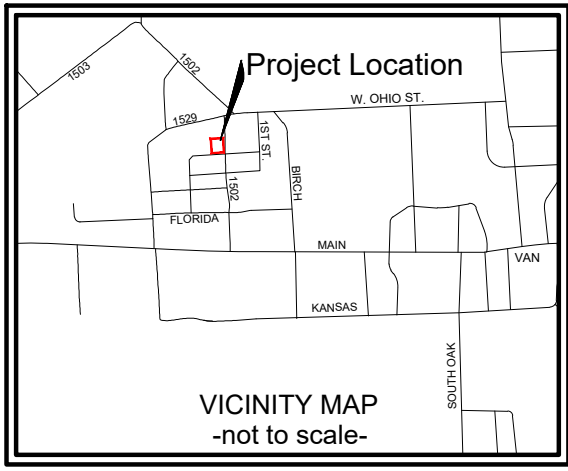


FINAL PLAT  
PALMA SUBDIVISION  
A. MCPHAIL SURVEY, A-533  
VAN ZANDT COUNTY, TEXAS

**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

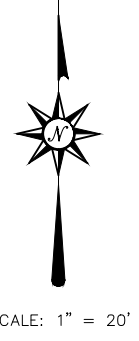
DRAWN BY: SJ	SCALE: 1" = 50'
SURVEYED BY: JJ/RS	REF: 1835
DATE: 6-14-2021	FILE NO: 1835A.DWG

VAN ZANDT COUNTY, TEXAS



VICINITY MAP  
-not to scale-

CALLED 0.490 ACRES  
BENJAMIN JEFFREY HUGGINS AND  
JENNIFER LEIGH HUGGINS  
TO  
PAYTON LEE CARPENTER  
APRIL 17, 2017  
DOCUMENT NO. 2017-003613



SCALE: 1" = 20'

CALLED 0.487 ACRES  
EDWARD HEATH NOBLE  
TO  
MARY JEAN NOBLE  
MARCH 4, 2009  
DOCUMENT NO. 2009-009320

CALLED 0.486 OF AN ACRE  
JIMMY W. DAILEY, ET AL  
TO  
BENNY K. RILEY AND WIFE,  
GWENDOLYN R. RILEY  
AUGUST 13, 2015  
DOCUMENT NO. 2015-006943

Act: N 79°19'56" E - 216.09'  
(Call: N 82°06'26" E - 216.41')

**LOT 1  
0.580 AC.**

PORTION OF A  
CALLED 1.087 ACRES  
JUSTIN PAUL BRIDGES AND  
WIFE, JESSICA BRIDGES  
TO  
TERESA B. JOHNSON  
FEBRUARY 14, 2014  
DOCUMENT NO. 2014-001260

Act: S 01°06'47" E - 131.85'  
(Call Overall: S 01°42'01" W - 242.43')

**MUND GROSS  
SURVEY, A-297**

CALLED 1,012 ACRES  
MARY JEAN NOBLE  
TO  
DON SMITH, JR.  
OCTOBER 29, 2014  
DOCUMENT NO. 2014-009176

(Call Overall: N 00°55'36" W - 210.94')  
Act: N 03°39'36" W - 107.45'

(Call Overall: N 00°55'36" W - 210.94')  
Act: N 03°39'36" W - 103.64'

S 85°45'49" W - 208.63'  
N 85°45'49" E - 208.63'

**LOT 2  
0.507 AC.**

PORTION OF A  
CALLED 1.087 ACRES  
JUSTIN PAUL BRIDGES AND  
WIFE, JESSICA BRIDGES  
TO  
TERESA B. JOHNSON  
FEBRUARY 14, 2014  
DOCUMENT NO. 2014-001260

Act: S 01°06'47" E - 110.52'  
(Call Overall: S 01°42'01" W - 242.43')

(Call: N 89°31'30" W - 203.77')  
Act: S 87°39'12" W - 203.76'

COUNTY ROAD 1502

**VERMONT STREET (Unimproved)**

STATE OF TEXAS:  
COUNTY OF VAN ZANDT:

APPROVED BY THE CITY COUNSEL

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRPERSON

STATE OF TEXAS:  
COUNTY OF VAN ZANDT:

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRPERSON

**LEGAL DESCRIPTION:**

Subdivision of a called 1.087 acre tract located within the Mund Gross Survey, Abstract No. 297, Van Zandt County, Texas. Being described in a deed from Justin Paul Bridges and wife, Jessica Bridges to Teresa B. Johnson, dated February 14, 2014 and recorded in Document No. 2014-001260 of the Real 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

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

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.

**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 June, 2021.

GIVEN UNDER MY HAND & SEAL, this the 7th day of June, 2021.

*Jace Scarbrough*  
JACE D. SCARBROUGH - R.P.L.S. No. 6289



**LEGEND**

Barbed Wire Fence	— x —
Wood Privacy Fence	— □ —
Powerline	— e —
IRF	IRON ROD FOUND
IR Set	IRON ROD SET



**FINAL PLAT  
JAYCOL ADDITION  
MUND GROSS SURVEY, A-297  
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	SCALE: 1" = 20'
SURVEYED BY: SM	REF: CHRISTIAN COLE
DATE: 6-07-2021	FILE NO. 2416.DWG