



**NOTICE OF A REGULAR MEETING
OF THE PLANNING & ZONING
Tuesday, August 3, 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 August 3, 2021 at 5:30 PM at Van City Hall, 310 Chestnut St., Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that a possible quorum of the Van City Council may be present at this meeting, No official business of the City of Van will be conducted by the City Council at this meeting.

- 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 June 29, 2021
- V. INFORMATION AND DISCUSSION**
- VI. ACTION ITEMS**
 - A. Discuss and consider subdivision of a called 1.087 acre tract located within the Mund Gross Survey, Abstract No. 297 - Teresa Johnson
- VII. 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 July 30, 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, June 29, 2021
5:30 PM**

Pat Hargrave
Jennifer Hudgens
Ciaran Holden
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

Led by Marcos Dos Santos

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

Public hearing opened @ 5:31 p.m.

Closed public hearing @ 5:48 p.m.

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.

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

- B. Discuss and consider subdivision of a tract of land located within the A. McPhail Survey, Abstract No. 533. - Arturo Palma

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

- C. Discuss and consider subdivision of a called 1.087 acre tract located within the Mund Gross Survey, Abstract No. 297. -Christian Cole.

Item was tabled until July 6, 2021 for a called meeting

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

VI. **ADJOURN**

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



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:

Teresa Johnson

Company Name:

Address:

385 VZCR 1502 Van, TX 75790

Name of Owner:

Teresa Johnson

Address:

385 VZCR 1502 Van, TX 75790

Name of Addition:

Jay Cole

Current Zoning:

R

Number of Acres:

1

Number of Lots:

2

Proposed Zoning:

M

Address or Legal Description of Property:

Proposed: 0.507 acres out of 1.087, BLK; LOT PT 9 + RT
10 ADDN: Lazy Acres

Reason for Request:

Proposing to split the 1.087 tract into a 0.507
For multi-family use.

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 to cover the cost of this application, has been paid the City of Van on this the 21 day of July, 2021.

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

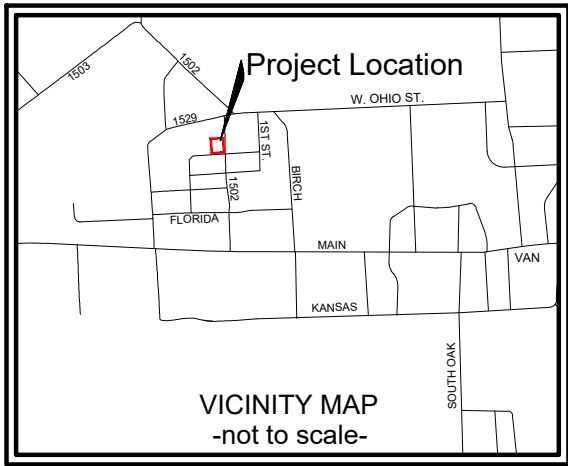
Signature:

Teresa B. Johnson

Date:

7-13-2021

VAN ZANDT COUNTY, TEXAS



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

CALLLED 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

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



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

LOT 1
0.580 AC.

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

1/2" IR Set

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

LOT 2
0.507 AC.

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

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

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.

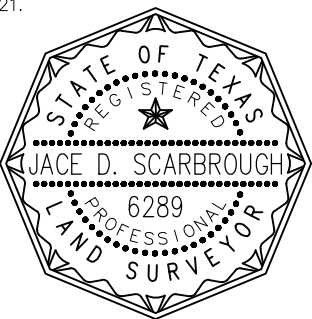
NOTE: SELLING A PORTION OF THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCES AND/OR STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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 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
SURVEYED BY: SM
DATE: 6-07-2021
SCALE: 1" = 20'
REF: CHRISTIAN COLE
FILE NO. 2416.DWG