



**NOTICE OF A REGULAR MEETING
OF THE PLANNING & ZONING
Tuesday, October 26, 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 October 26, 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**
 - A. Roll Call and Establish a Quorum
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
 - A. US Flag
- IV. CONSENT AGENDA**
 - A. Minutes from September 28, 2021
- V. ACTION ITEMS**
 - A. Subdivision of a called 1.001 acre tract located within the E. McPhail Survey, Abstract No. 533, Van Zandt County, Texas - 650 W Kansas - Julia L. Modler
- 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 October 21, 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, September 28, 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.

A. Roll Call and Establish a Quorum

Present: Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
Absent: Ciaran Holden

II. INVOCATION

Invocation was led by Marcos Dos Santos

III. PLEDGE OF ALLEGIANCE

Led by Marcos Dos Santos

A. US Flag

IV. CONSENT AGENDA

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

A. Minutes form August 24, 2021

V. **INFORMATION AND DISCUSSION**

VI. **ACTION ITEMS**

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

- A. Consider and possible action on the subdivision of a 1.041 acre tract on n. Bois D Arc & Stadium Drive to create 3 residential lots and dedicate 0.054 acres of right of way to the City of Van for roadway and utilities. Denny Rucker

VII. **ADJOURN**

RESULT:	Adjourn
MOVER:	Jennifer Hudgens
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: Julia L. Modler

Company Name: N/A

Address: 650 W. Kansas Street, Van, Texas 75790

Name of Owner: Julia L. Modler

Address: 650 W. Kansas Street, Van, Texas 79750

Name of Addition: Unknown

Current Zoning: Residential

Number of Acres: 1.001 Number of Lots: 1 Proposed Zoning: Residential

Address or Legal Description of Property: 650 W. Kansas Street, Van, Texas 75790;

Legal Description: ABST: 533; Sur: A. McPhail (can provide full legal description if requested. It's almost a page long.)

Reason for Request: Want to gift lot to son in order to build a home. He has already been approved for a construction loan.

House would be approximately 1,500 square feet to 1,900 square feet, 4 bedrooms, 2 bathrooms, with a two car garage.

Would not be a mobile home or a manufactured home.

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 \$ 150.00 to cover the cost of this application, has been paid the City of Van on this the 7th day of October, 2021.

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

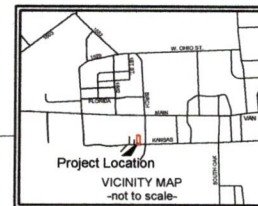
Signature: Julia L. Modler

Date: Oct 7, 2021

VAN ZANDT COUNTY, TEXAS



SCALE: 1" = 30'



CHRISTIAN H. COLE
JUNE 13, 2018
DOCUMENT NO. 2018-005246

CALLED 0.026 ACRES
KENNETH R. HICKS
AND WIFE, NANCY K. HICKS
TO
DAMON HIGHTOWER
AUGUST 18, 2018
DOCUMENT NO. 2018-007248

CALLED 0.207 ACRES
MARQUIT C. HAZELBAKER
AND REBA L. HAZELBAKER
TO
CHRISTINA KULTNER
FIRST TRACT
AUGUST 31, 2017
DOCUMENT NO. 2017-007822

CALLED 0.253 ACRES
JEFF SIMPSON
AND WIFE, JILL SIMPSON
TO
MATTHEW HULSEY
AND WIFE, BOBBIE HULSEY
AUGUST 31, 2001
VOLUME 1653, PAGE 301

CALLED 0.253 ACRES
JOHN W. HENSMAN, JR. AND WIFE,
RUTH E. HENSMAN
TO
THE JOHN AND RUTH HENSMAN
LIVING TRUST
JANUARY 26, 2010
DOCUMENT NO. 2010-001063

E. McPHAIL SURVEY
A-533

JOHN MOLDENH, ET AL
DECEMBER 1, 2010
DOCUMENT NO. 2010-009853

CALLED 0.370 ACRES
JERRY WAYNE MCILLAN
JOHNNY COLT MCILLAN
DECEMBER 28, 2017
DOCUMENT NO. 2018-000170

DOGWOOD PLACE

LOT 2
(0.408 AC.)

LOT 1
(0.513 AC.)

KANSAS STREET

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

SURVEYOR'S STATEMENT:

I, Jace D. Scarbrough, do hereby state that this
plot represents a survey made on the ground under
my supervision during the month of October, 2021.

GIVEN UNDER MY HAND & SEAL, this the
18th day of October, 2021.



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

LEGAL DESCRIPTION:

Subdivision of a called 1.001 acre tract located within the E. McPhail Survey, Abstract
No. 533, Van Zandt County, Texas. Being described in a deed from Kenneth R. Hilton
and Jennifer Hilton to Julia Modler, dated October 11, 2019 and recorded in Document
No. 2019-009192 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: _____

PLAT RECORDED IN: GLIDE

of the Plat Records of Van Zandt County, Texas.

Recorded the _____ day of _____, 20____.

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: TRACT IS WHOLLY WITHIN THE CORPORATE LIMITS OF VAN, TEXAS.

LEGEND
Barbed Wire Fence
Wood Privacy Fence
Post-and-Rail
PFC
R/F
R/S
R/S



FINAL PLAT
MODLER ADDITION
E. McPHAIL SURVEY, A-533
VAN ZANDT COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.S.P.E.L.S. Firm Registration No. 12194118
139 W. Main, Van, TX 75790 - Phone: (903) 963-2303

DRAWN BY: JDS
SCALE: 1" = 30'
SURVEYED BY: RS
DATE: 10-18-2021
FILE NO. 2691.DWG