



**NOTICE OF A CALLED
OF THE PLANNING & ZONING
Tuesday, November 16, 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 November 16, 2021 at 7:00 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. PUBLIC HEARING**
 - A. Public hearing on the re-zoning change request for application #157 Christian Cole from R-1 Residential to R-3 Multi Family, on the property located at 353 VZ CR 1502, in Van, Texas.
- V. ACTION ITEMS**
 - A. Re-zoning change request for application #157 Christian Cole from R-1 Residential to R-3 Multi Family, on the property located at 353 VZ CR 1502, in Van, Texas legal description- R000112604 Acres 0.507, BLK:, LOT: PT 9 & PT 10, ADDN: LAZY ACRES, REPLAT LOT 2.
 - B. Subdivision of a called 4.696 acre tract located within the John Walling Survey, Abstrct No. 891, Van Zandt County, Texas - Michael & Sara Farris.
- 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 November 12, 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.*

APPLICATION # 157

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:

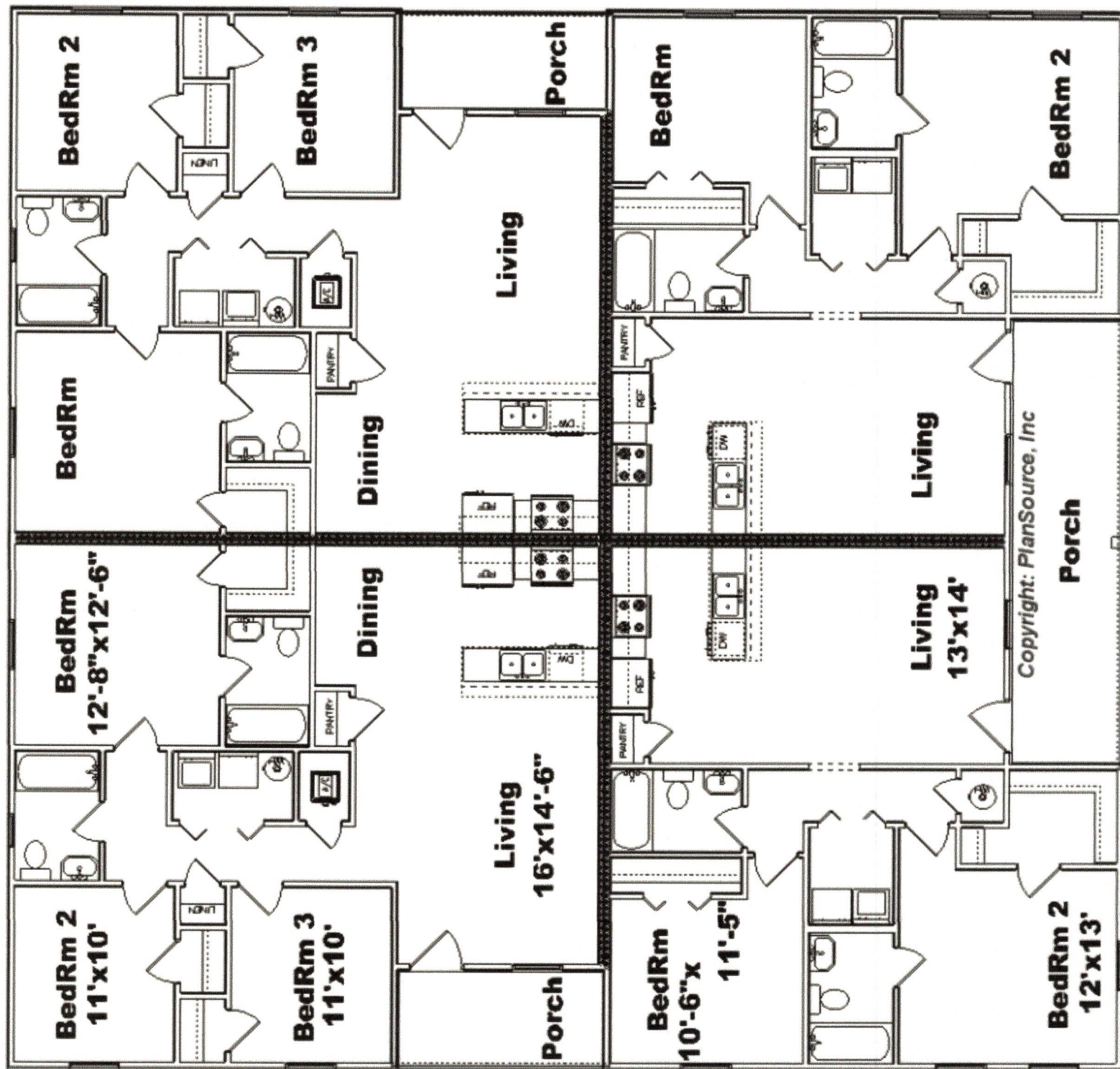
I herby make application to the Planning & Zoning Board and the City Council of the City of Van, Texas, for zoning change. In the regulations of the City Zoning Ordinance from that of residential District, to multi Family in so far and said Ordinance covers the following area within the limits of the City of Van, Texas:

(SEE ATTACHED FIELD NOTES)

Respectfully Submitted,

Christine Cole
Date 10/14/21

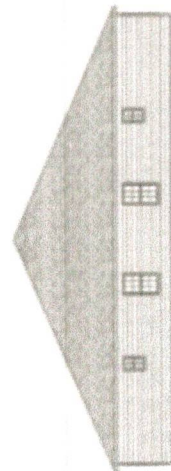
Filed October 14, 2021

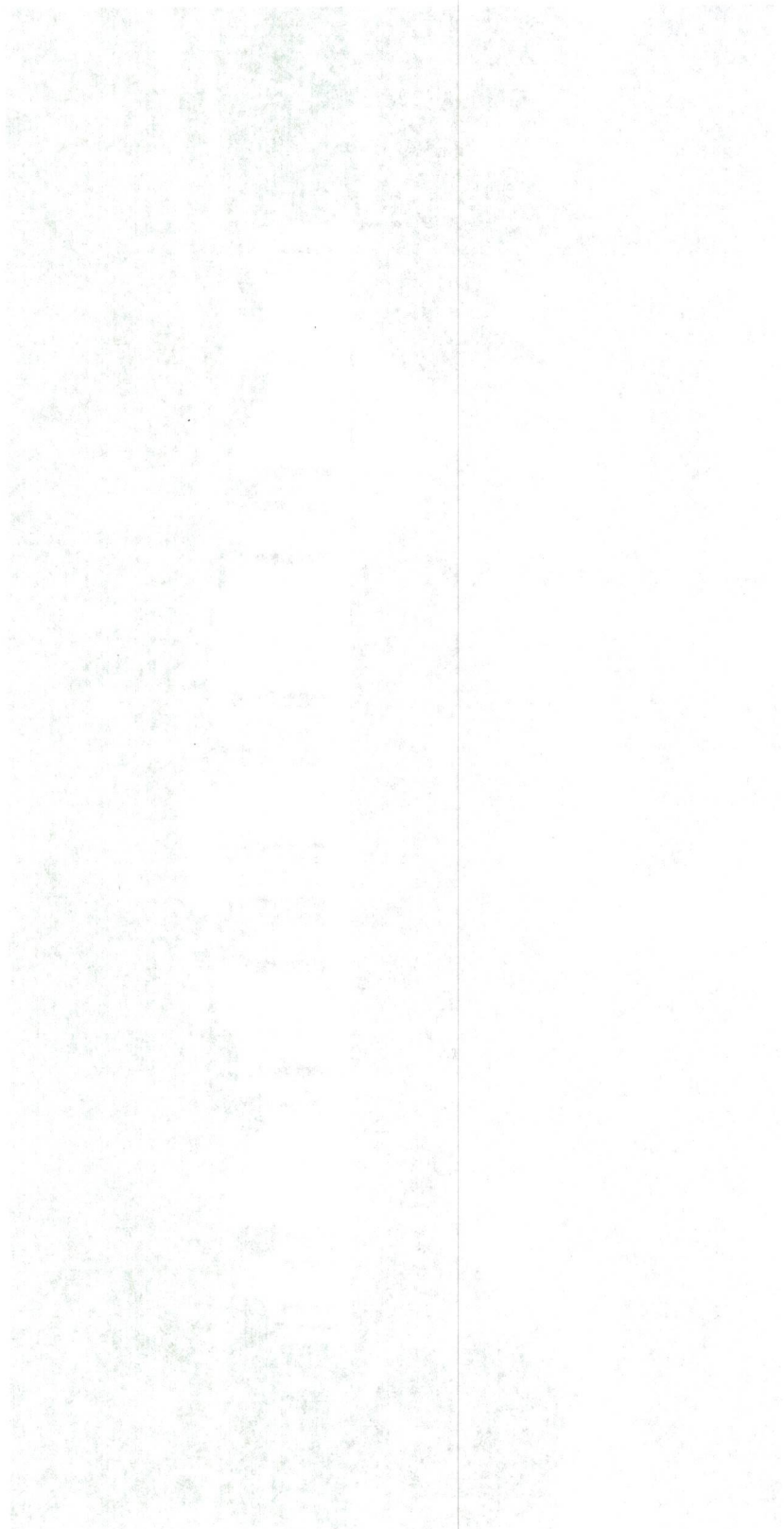


Exterior view



Rear elevation







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:

Michael & Sara Farris 610-750-0747

Company Name:

Address:

1084 E Main Street, Van TX 75790

Name of Owner:

Michael & Sara Farris

Address:

1084 E Main Street, Van TX 75790

Name of Addition:

Farris Addition

Current Zoning: Residential

Number of Acres:

3.7 { 1.5 } Number of Lots: 3

Proposed Zoning: Residential

Address or Legal Description of Property:

1084 E Main TX 75790

Reason for Request:

Subdivide to sell 2 1.5 acre lots.
Keeping 1 lot.

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 18th day of November, 2021.

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

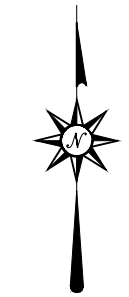
Signature:

Date:

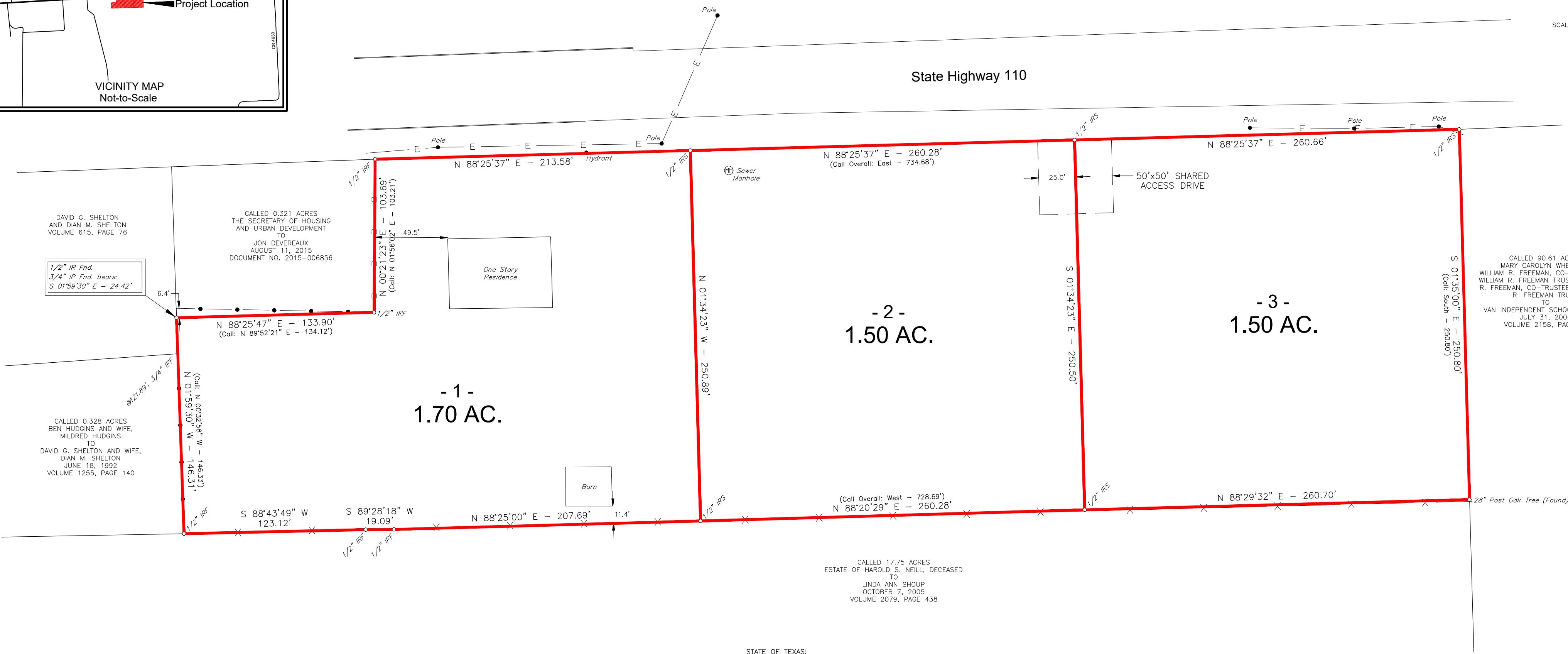
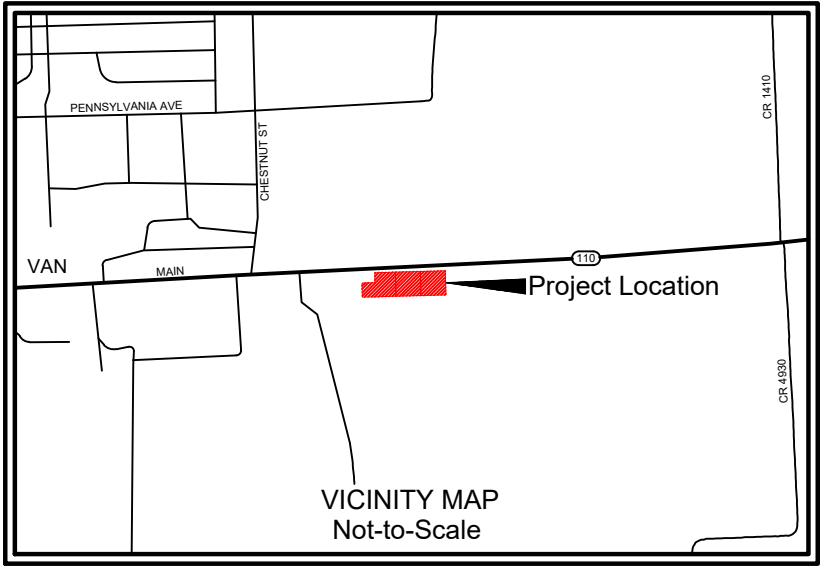
11/8/21

VAN ZANDT COUNTY, TEXAS
JOHN WALLING SURVEY, A-891

PRELIMINARY



SCALE: 1" = 50'



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 called 4.696 acre tract located within the John Walling Survey, Abstract No. 891, Van Zandt County, Texas. Being described in a deed from Brett W. Shively and Yvonne M. Shively, husband and wife, to Michael B. Farris and Sara E. Farris, husband and wife, dated November 8, 2018 and recorded in Document No. 2018-010370 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: 1/2" IRON SET WITH BLUE CAP STAMPED "JDS 10194118".
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 THE CITY LIMITS OF VAN, TEXAS.
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 AND FIRM MAP NO. 48467C0350C, 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 October, 2021.

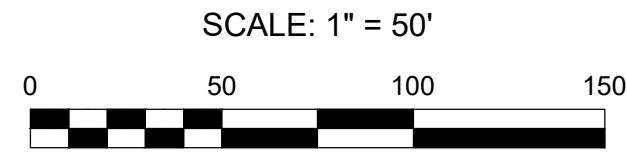
GIVEN UNDER MY HAND & SEAL, this the 28th day of October, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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



LEGEND	
Barbed Wire Fence	— X —
Wood Fence	— □ —
Chain Link Fence	— ● —
Powerline	— E —
IRON PIPE FOUND	— IPF —
IRON ROD FOUND	— IRS —
IRON ROD SET	— IRS —



PRELIMINARY PLAT
FARRIS SUBDIVISION
JOHN WALLING SURVEY, A-891
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: AJS	SCALE: 1" = 50'
SURVEYED BY: RS	REF: FARRIS
DATE: 10-28-2021	FILE NO: 2645.DWG