



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, July 26, 2022
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 on Tuesday, July 26, 2022, 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 June 28, 2022.
- V. PUBLIC HEARING**
 - A. A public hearing on the rezoning change request for application # 158 Re-Zoning application #158 Peter Koontz from R-1 Residential to Commercial, on the property located at 536 N Maple ST HWY 110, property ID: R000020989, legal description acres 1.56, ABST: 891, SUR: Walling, in Van Texas.
- VI. ACTION ITEMS**
 - A. Re-Zoning change request for application #158 Peter Koontz from R-1 Residential to Commercial, on the property located at 536 N Maple ST HWY 110, property ID:R000020989, legal description acres 1.56, ABST: 891, SUR: Walling, in Van Texas.
- VII. ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310 Chestnut, Van, Texas 75790 by 5:00 pm on
July 23, 2022.

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.*



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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: Lori Thompson, Marcos Dos Santos, Jennifer Hudgens

Absent: Pat Hargrave, Ciaran Holden

II. INVOCATION

Invocation was led by Marcos Dos Santos

III. PLEDGE OF ALLEGIANCE

Led by MarcosDos Santos

A. US Flag

IV. CONSENT AGENDA

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

A. Minutes from November 16, 2021.

V. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on the final plat located at 841 S. Oak St. 0.8655 acres of land in the William N. Black survey, A-1033 and in the Juan Prado Jr. survey, A-647, in the City of Van.

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

Approve final plat located at 841 S. Oak St.

VI. **ADJOURN**

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

APPLICATION # 158

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 RESIDENTIAL District, to COMMERCIAL in so far and said Ordinance covers the following area within the limits of the City of Van, Texas:

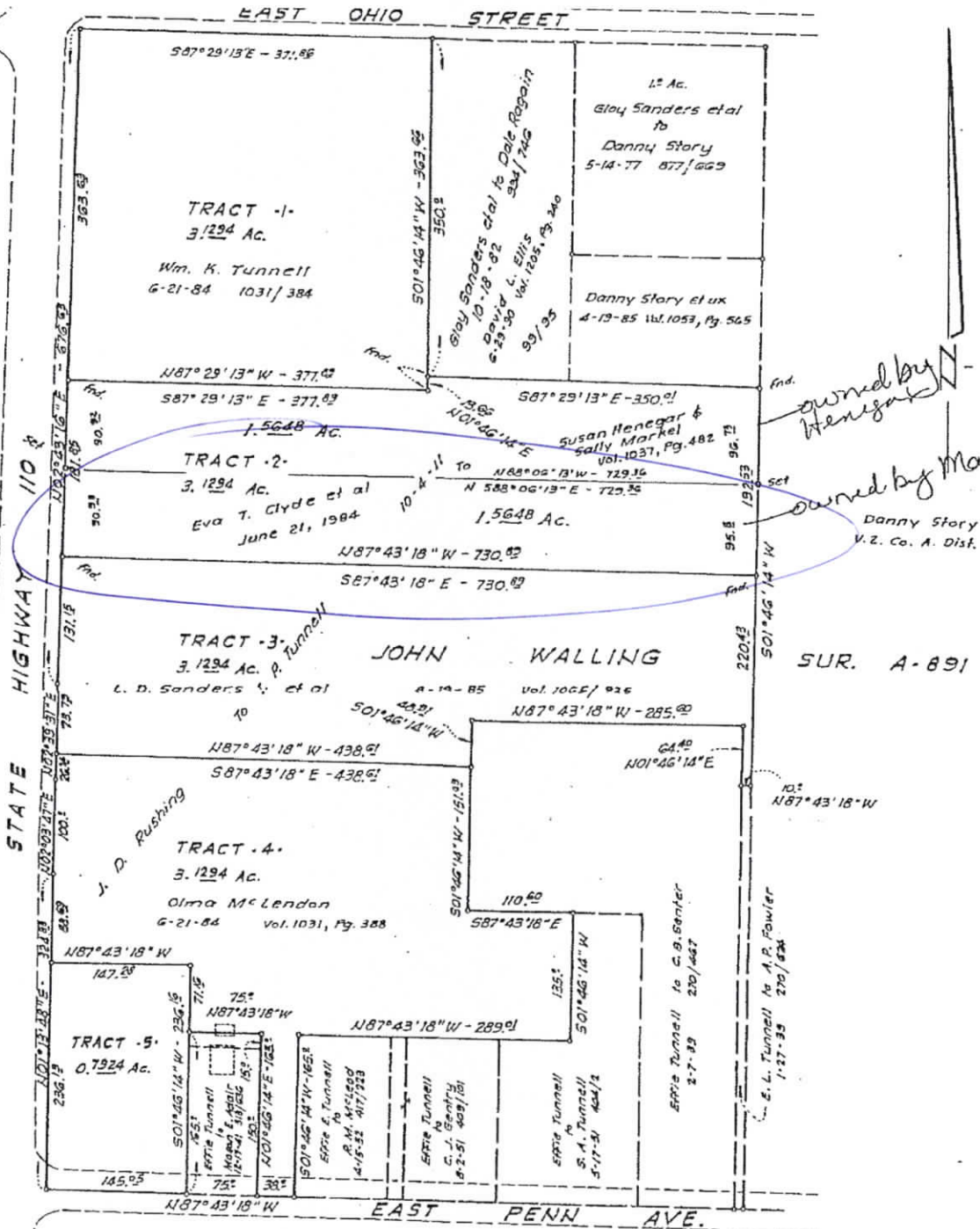
(SEE ATTACHED FIELD NOTES)

Respectfully Submitted,

PETER KOONIZ
Date 6/27/22

Filed JUNE 27, 2022

M. GROSS SUR. A-299



Possible Easements and/or Restrictions
not researched.

Bearings Assumed 1984

° - denotes Iron Pin (found or set) at corner.

I, Harold Kniffin, Registered Public Surveyor No. 1684, do hereby
certify that the plat shown hereon was prepared from an
actual survey made on the ground during the month of
Jan., 1984.

GIVEN UNDER MY HAND & SEAL, this the 7th day of
May, 1984.



PLAT OF SURVEY
SHOWING
PART OF THE JOHN WALLING SUR.
A-891, VAN ZANDT CO., TEXAS.

Surveyed: Jan., 1984

Scale: 1" = 100'

Best,

Peter

On Thu, Jan 13, 2022 at 10:47 Monte Maxwell <mmaxwell@basaresources.com> wrote:

Peter,

We do not have anything active on that property anymore. However, in the image below you can see where the inactive lines are possibly buried. Looks like the 300-1A was an old well location that has been plugged and abandoned. When they plug a well they cut it off 3ft below the ground and fill the pipe with concrete and cap it with concrete. The purple line appears to be an old gas gathering line and the yellow might have been the pipe that took the oil from the well to the tank battery (bigger tanks that the oil wells in the area pump to). Standard practice is to fill those inactive lines with concrete but if they didn't then you may have dead fluids inside. We didn't operate the well when it was plugged so we don't know. There wouldn't be any pressure in it.

There also looks to be another abandoned well in the back of the property but it looks like it was plugged a very long time ago. I'm not seeing any old lines going to it.

Hope this helps in your decision.



Monte Maxwell | Senior Landman

14875 Landmark Boulevard | Fourth Floor | Dallas, Texas 75254

Office: 214.559.4200 | Direct: 214.580.5231 | Fax: 214.528.1988

mmaxwell@basaresources.com

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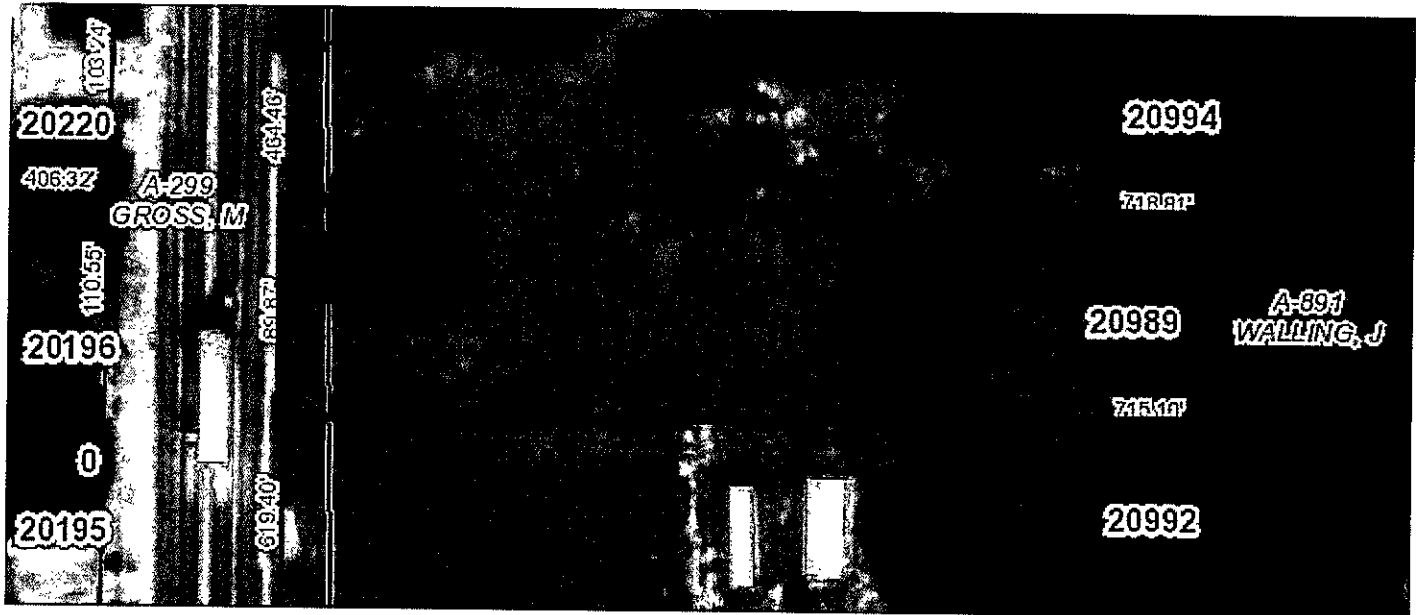
East Texas Council
903-218-6400

Peter - 903-371-2606
Peter.dara.koontz@gmail.com

Van Zandt CAD Property Search

Property ID: R000020989 For Year 2022

Map



Property Details

Account	
Property ID:	R000020989
Legal Description:	Acres 1.565, ABST: 891, SUR: WALLING
Geographic ID:	064.0891.8130.0000.0000
Agent:	
Type:	Real
Location	
Address:	N ST HWY 110
Map ID:	23B
Neighborhood CD:	R20989
Owner	
Owner ID:	GMNI20181016110315417
Name:	KOONTZ PETER & DARA ✓
Mailing Address:	8371 FM 773 BEN WHEELER, TX 75754
% Ownership:	100.0%