



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, August 23, 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 August 23, 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. Meeting minutes from July 26, 2022
- V. ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on granting a special use permit for Brenda Oriedo Abundiz located at 225 Spruce.
 - B. Discussion, Consideration, and Possible Action on new subdivision at the corner of W Ohio & N Birch, property ID: R000020015, legal description: acres 1.250, ABST: 297, SUR: M Gross. Brooke Shafer.
- 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 August 19, 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.*



**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

MINUTES

I. CALL MEETING TO ORDER

Meeting was called to order by Jennifer Hudgens

A. Roll Call and Establish a Quorum

Present: Lori Thompson, Ciaran Holden, Jennifer Hudgens

Absent: Pat Hargrave, Marcos Dos Santos

II. INVOCATION

Invocation was led by Ciaran Holden.

III. PLEDGE OF ALLEGIANCE

Led by Jennifer Hudgens

A. US Flag

IV. CONSENT AGENDA

A. Minutes from June 28, 2022.

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Ciaran Holden
AYES:	Lori Thompson, Jennifer Hudgens, Ciaran Holden
NAYS:	None
ABSTAINED:	None

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.

The public hearing opened at 5:31 p.m.
Mr. Koontz addressed questions from citizens.
Cat Stirling, Melanie Harribey, Bryan Offord
The public hearing closed at 5:50 p.m.

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.

RESULT:	Passed
MOVER:	Jennifer Hudgens
SECONDER:	Lori Thompson
AYES:	Lori Thompson, Jennifer Hudgens, Ciaran Holden
NAYS:	None
ABSTAINED:	None

VII. **ADJOURN**

RESULT:	Adjourn
MOVER:	Jennifer Hudgens
SECONDER:	Ciaran Holden
AYES:	Lori Thompson, Jennifer Hudgens, Ciaran Holden
NAYS:	None
ABSTAINED:	None

8-15-22

Hello my name is Brenda Oviedo Abundiz
I write this letter to ask for permission
to have my own beauty Salon and work
from home, I also want to put a sign
outside the place to advertise my business.
I have lived in van for 3 Years, I have two
childrens ~~also~~ my husband doesn't live with us.
he works for the Army, now he lives in
Germany, my children's are one of the reasons
that I want to work from home so I can
spend time with them.

I talked to my neighbors who are closest to
my house to ask them about setting up
my home business, and I collected signatures
from them to confirm that they agree.

I really want to have my own business and
I would be very happy if you help me and
give me permission. Thank you.

Brenda

Betty Davidson
Barbara Reeves
May W.
Christina White
Mama Lepi
Brenda Martinez
Terry Ray

512-373-2051

Sec. 36-277. - Special uses enumerated.

Uses for which special permits may be secured and the districts within which such uses may be permitted are listed in this section. The granting of a special permit shall be subject to all conditions and safeguards as prescribed in this chapter and as may further be prescribed by the city council.

- (1) Any use or public building or utility erected or used by the city, county, state or federal government: permitted in any district.
- (2) Amusement parks, commercial baseball or athletic fields, temporary circuses, carnivals, and fairgrounds: permitted in R-1 and CBD.
- (3) Institutions of a religious nature or philanthropic nature other than churches: permitted in all districts.
- (4) Home occupations, employing no one outside the resident family and utilizing only such mechanical equipment as is normally found in a private residence, which have no signs or outside advertising other than one sign which shall be attached flatwise to the building and shall not exceed two square feet in surface area; and which include no display or unenclosed storage of materials or equipment or other exterior indication of the home occupation which detracts from the residential character or appearance of the building: permitted in all districts.
- (5) Hospitals (general care), rest homes, or nursing homes: permitted in all districts.

(Code 1998, ch. 32, § 13-2)



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:

Brooke Shafer 972 743-6586

Company Name:

Address:

2140 PR 7397, Willis Point, TX 75169

Name of Owner:

Brooke Shafer

Address:

Name of Addition:

Turtle B Estates

Current Zoning:

1 lot

Number of Acres:

1.248

Number of Lots:

4

Proposed Zoning:

4 lots

Address or Legal Description of Property:

First St & W Ohio St & N Birch St

Reason for Request:

Construction, 4 Single Family Homes

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 \$ 250 to cover the cost of this application, has been paid the City of Van on this the 05 day of August, 2022.

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

Signature:

Date:

8/5/22

Van Zandt CAD Property Search

Property ID: R000020015 For Year 2022

Map



Property Details

Account	
Property ID:	R000020015
Legal Description:	Acres 1.250, ABST: 297, SUR: M GROSS
Geographic ID:	064.0297.5140.0003.0000
Agent:	
Type:	Real
Location	
Address:	OHIO & BIRCH
Map ID:	23B
Neighborhood CD:	R20015
Owner	
Owner ID:	GMNI20220413122345297
Name:	SHAFFER BROOKE
Mailing Address:	2140 PRIVATE ROAD 7397 WILLS POINT, TX 75169
% Ownership:	100.0%