



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, October 25, 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 October 25, 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 September 27, 2022.
- V. **ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on the replat of property located on N. Bois D Arc. Combining Lot 2 283 N Bois D Arc & Lot 3 295 N Bois D Arc, Lot 4 299 N. Bois D Arc & Lot 5 305 N. Bois D Arc.
- VI. **ADJOURN**

CERTIFICATION

I 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 October 21, 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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MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Marcos Dos Santos

A. Roll Call and Establish a Quorum

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

II. INVOCATION

Invocation was led by Lori Thompson

III. PLEDGE OF ALLEGIANCE

Led by Marcos Dos Santos

A. US Flag

IV. CONSENT AGENDA

A. Meeting minutes from August 23, 2022.

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

V. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on daft zoning 6 2, Subdivision draft 6 1, site development 3 26.

The board discussed draft zoning 6 2, subdivision draft 6 1, and site development 3 26. City administration will meet with Bureau Veritas and advise their recommendation back to the Planning and Zoning.

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 \$300.00 For new subdivision or ~~large scale~~ development
- ☐ Amended plat \$150.00 Revised plat correcting errors or making minor changes to original recorded final plat
- ☒ Replat \$200.00 Resub dividing of any part or all of a block or blocks of a previously platted subdivision, additional lot, or tract
- ☐ Minor Plat \$150.00 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 the said subdivision will not require the 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: CR custom Homes, LLC Greg CHAPPEL

Company Name: SAME

Address: _____

Name of Owner: CR custom Homes, LLC

Address: _____

Name of Addition: _____ Current Zoning: _____

Number of Acres: _____ Number of Lots: 4 Proposed Zoning: _____

Address or Legal Description of Property: _____

#2 283 N. BOIS D ARC ST

#3 295 N. BOIS D ARC ST.

#4 299 N. BOIS D ARC ST.

#5 305 N. BOIS D ARC ST.

Reason for Request: _____

REZONE #2 + #3 INTO ONE LOT

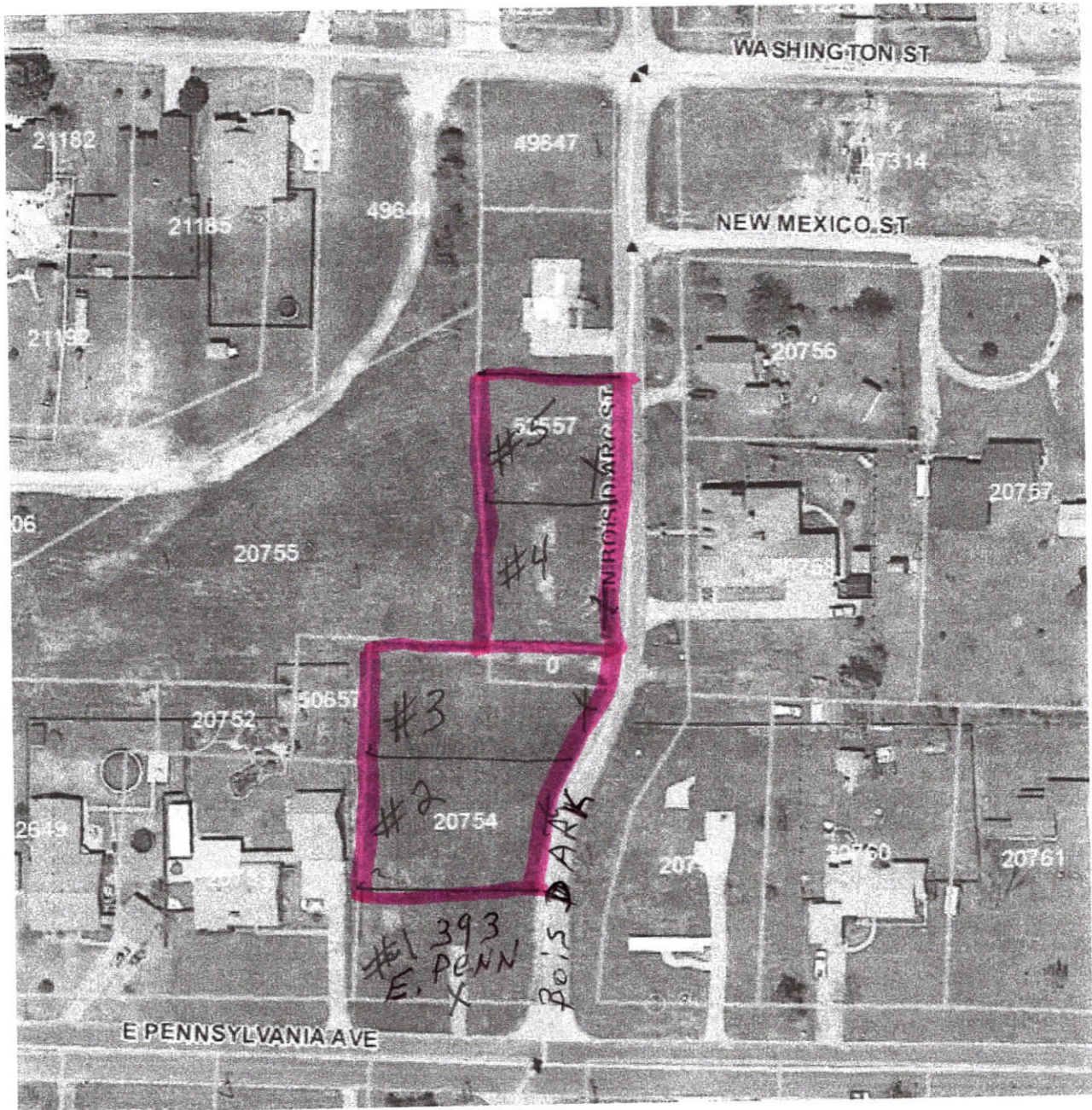
REZONE #4 + #5 INTO ONE LOT

WILL MAKE LOTS LARGER + BUILD Nicer Homes

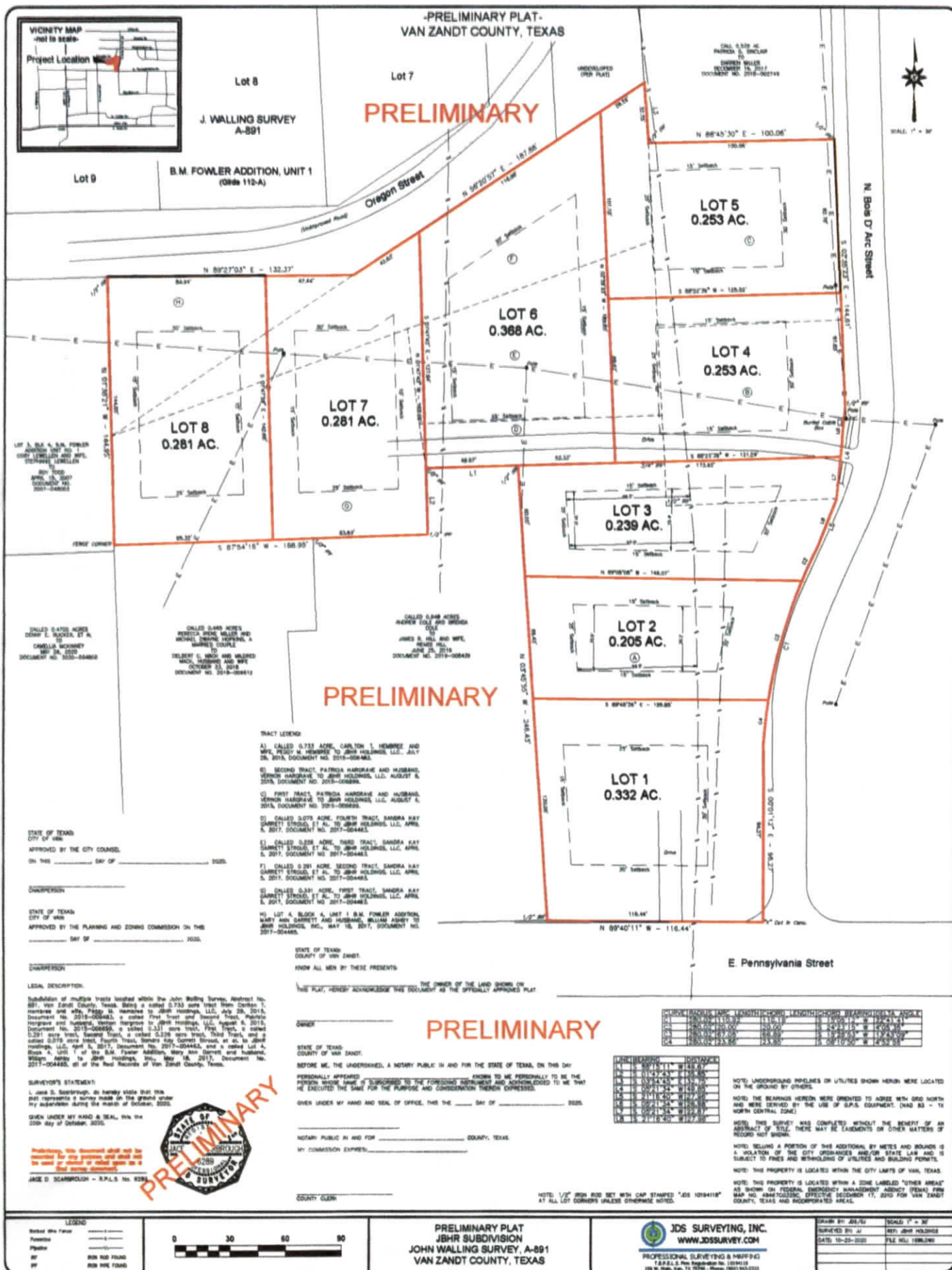
I certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application of \$ 200 to cover the cost of this application, has been paid the City of Van on this the 5 day of OCT, 2022

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

Signature: Greg CHAPPEL Date: 10-5-22



Lot #2 283 N. Boise D ARC ST.
 #3 295 N. Boise D ARC ST.
 #4 299 N. Boise D ARC ST.
 #5 305 N. Boise D ARC ST.



Fwd: ADDRESS VERIFICATION

From: Greg Chappell (gchap64@yahoo.com)
 To: kimchappell58@yahoo.com
 Date: Wednesday, October 5, 2022 at 07:41 AM PDT

Sent from my iPhone

Begin forwarded message:

From: Greg Chappell <gchap64@yahoo.com>
 Date: April 27, 2022 at 7:45:30 AM CDT
 To: Jonathan Weakley <jweakley@texasbankandtrust.com>
 Subject: Fwd: ADDRESS VERIFICATION

Sent from my iPhone

Begin forwarded message:

From: Amber Clifford <amber.clifford@etcog.org>
 Date: April 26, 2022 at 3:39:43 PM CDT
 To: gchap64@yahoo.com
 Subject: ADDRESS VERIFICATION

Amber Clifford has shared a OneDrive for Business file with you. To view it, click the link below.

 2022042610AC - GREG CHAPPELL.docx

Good afternoon-

Attached is the letter confirming your new address. East Texas Council of Governments informs the State Post Office and local emergency responders in your jurisdiction. This process can take up to 12 weeks. We recommend taking your letter to the local post office and there, they will assign your city and zip. It is also recommended that you place your address Numerics in a visible location in case emergency responders need to find your residence. If you have any questions, please let me know. Have a blessed day! :)

ADDING ADDRESS TO GPS:

<https://www.gps.gov/support/user/mapfix/devices-and-maps/>

GPS.gov: How to Report a Mapping Problem Affecting GPS Devices, Apps, and Maps

After you submit a problem report, it may take weeks or months for each map provider to verify it and issue a mapping software update. Once an update is issued, users of mobile apps and online maps will see it immediately.

www.gps.gov

LOT 1- 393 E PENNSYLVANIA AVE

LOT 2- 283 N BOISE D ARC ST

LOT 3- 295 N BOIS D ARC ST

LOT 4- 299 N BOIS D ARC ST

LOT 5 305 N BOIS D ARC ST

ONE LOT

ONE LOT

Amber Clifford

Public Safety Specialist
 3800 Stone Road , Kilgore, TX. 75662