



**NOTICE OF A CALLED  
OF THE PLANNING & ZONING  
Tuesday, March 21, 2023  
5:30 PM**

Pat Hargrave  
Jennifer Hudgens  
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 Called meeting Tuesday, March 21, 2023, 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 January 24, 2023.

**V. ACTION ITEMS**

A. Discussion, Consideration, and Possible Action on a final plat located at 309 N. Bois D Arc in the J.Walling Survey.

**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 Tuesday, March 17, 2023.

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**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, January 24, 2023  
5:30 PM**

Pat Hargrave  
Jennifer Hudgens  
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:**

**II. INVOCATION**

The invocation was led by Lori Thompson

**III. PLEDGE OF ALLEGIANCE**

Led by Marcos Dos Santos

A. US Flag

**IV. CONSENT AGENDA**

A. Minutes from October 25, 2022.

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| <b>RESULT:</b>    | <b>Passed</b>                                                    |
| <b>MOVER:</b>     | Lori Thompson                                                    |
| <b>SECONDER:</b>  | Pat Hargrave                                                     |
| <b>AYES:</b>      | Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens |
| <b>NAYS:</b>      | None                                                             |
| <b>ABSTAINED:</b> | None                                                             |

**V. ACTION ITEMS**

A. Discussion, Consideration, and Possible Action on a new subdivision of Property ID # 104698 an 8.07-acre tract of land situated in the M. Gross Survey, Abstract No. 299, Van Zandt, County. Hilliard - Rust Addition.

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| <b>RESULT:</b>    | <b>Passed</b>                                                    |
| <b>MOVER:</b>     | Jennifer Hudgens                                                 |
| <b>SECONDER:</b>  | Pat Hargrave                                                     |
| <b>AYES:</b>      | Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens |
| <b>NAYS:</b>      | None                                                             |
| <b>ABSTAINED:</b> | None                                                             |

**VI. ADJOURN**

|                  |                  |
|------------------|------------------|
| <b>RESULT:</b>   | <b>Adjourn</b>   |
| <b>MOVER:</b>    | Jennifer Hudgens |
| <b>SECONDER:</b> | Pat Hargrave     |

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| <b>AYES:</b>      | Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens |
| <b>NAYS:</b>      | None                                                             |
| <b>ABSTAINED:</b> | None                                                             |

Attest:

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Mayor

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City Secretary



# 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:

John J Hardin &amp; Kirstin Hardin

Company Name:

Address:

309 N. Bois D Arc St, Van

Name of Owner:

John J Hardin &amp; Kirstin Hardin

Address:

309 N. Bois D Arc St, Van

Name of Addition:

Current Zoning:

Number of Acres:

Number of Lots:

Proposed Zoning:

Address or Legal Description of Property:

309 N. Bois D Arc St. Van

Reason for Request:

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 29th day of February, 2023.

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

Signature:

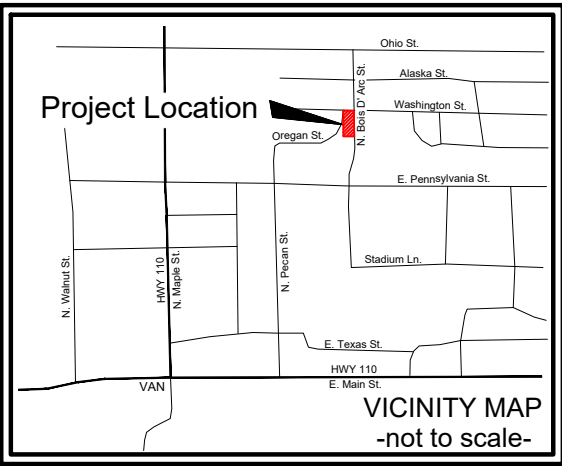
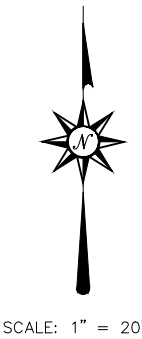
John J. Hardin

Date:

2/24/23

VAN ZANDT COUNTY, TEXAS

J. WALLING SURVEY  
A-891



Washington Street

LOT 1  
0.220 AC.

Lot 6

B.M. FOWLER ADDITION, UNIT 1  
(Glide 112-A)

Oregon Street  
(Per Glide 112-A)

Oregon Street (unimproved)

Lot 7

UNDEVELOPED  
(PER PLAT)

N. Bois D' Arc Street

LOT 2  
0.307 AC.

STATE OF TEXAS:  
CITY OF VAN:  
APPROVED BY THE CITY COUNCIL ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON

STATE OF TEXAS:  
CITY OF VAN:  
APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON

LEGAL DESCRIPTION:

Being all called 0.526 acre tract as described in a deed from Larry G. Davis and Debbie L. Davis to Kirstin Lea Hardin and John James Hardin, dated June 15, 2021 and recorded in Document No. 2021-006862 of the Official Public Records of Van Zandt County, Texas.

LOT 6

JBHR SUBDIVISION  
(Glide 367-B)  
LOT 5

STATE OF TEXAS:  
COUNTY OF VAN ZANDT:  
KNOW ALL MEN BY THESE PRESENTS:

I, \_\_\_\_\_  
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PLAT.

OWNER(S)

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(S) WHOSE NAME(S) 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_, COUNTY, TEXAS.

MY COMMISSION EXPIRES:\_\_\_\_\_.

COUNTY CLERK

NOTE: UNDERGROUND PIPELINES OR UTILITIES SHOWN HEREON WERE LOCATED ON THE GROUND BY OTHERS.

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. 484670032SC, 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 January, 2023.

GIVEN UNDER MY HAND & SEAL, this the 18th day of January, 2023.

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



LEGEND  
Chain Link Fence — x —  
Powerline — E —  
Pipeline — —  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND



FINAL PLAT  
HARDIN ADDITION  
JOHN WALLING SURVEY, A-891  
VAN ZANDT COUNTY, TEXAS

JDS SURVEYING, INC.  
WWW.JDSSURVEY.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: SJ  
SURVEYED BY: RS  
DATE: 01-18-2023  
SCALE: 1" = 20'  
REF: 1971 & 1996  
FILE NO.: 3502.DWG