



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, June 27, 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 Regular Meeting Tuesday, June 27, 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 March 21, 2023
- V. ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on approving the signage for Love's wall sign.
 - B. Discussion, Consideration, and Possible Action on approving the signage for Southern Tire Mart wall sign.
 - C. Discussion, Consideration, and Possible Action on the final plat located at 281 PR 8419 in the Van West Addition.
- 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 Friday, June 23, 2023.

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

Pat Hargrave
Jennifer Hudgens
Marcos Dos Santos
Lori Thompson

MINUTES

I. CALL MEETING TO ORDER

The meeting was 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

A. US Flag

Led by Marcos Dos Santos

IV. CONSENT AGENDA

A. Meeting minutes from January 24, 2023.

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 a final plat located at 309 N. Bois D Arc in the J.Walling Survey.

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

VI. ADJOURN

RESULT:	Adjourn
MOVER:	Pat Hargrave
SECONDER:	Jennifer Hudgens

AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens
NAYS:	None
ABSTAINED:	None

Attest:

Chairman

City Secretary

Sec. 25-3. Permanent signs table.

No permanent sign shall be erected, placed, displayed or located except in accordance with the following table:

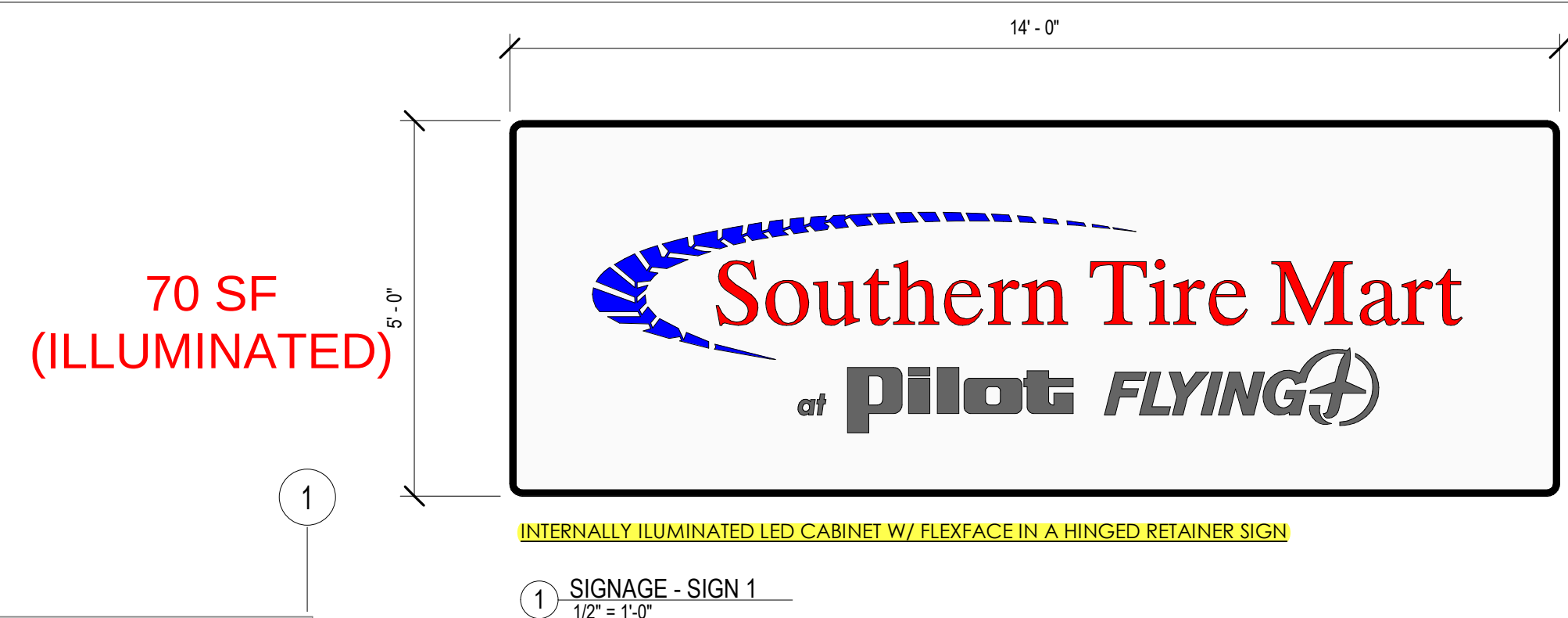
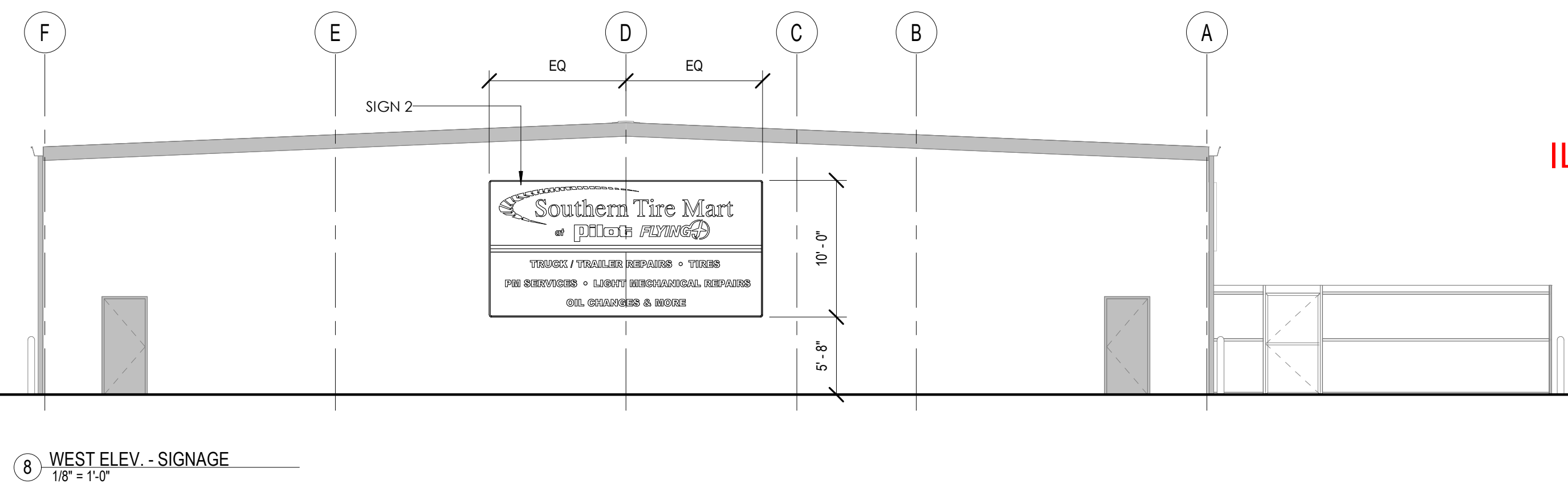
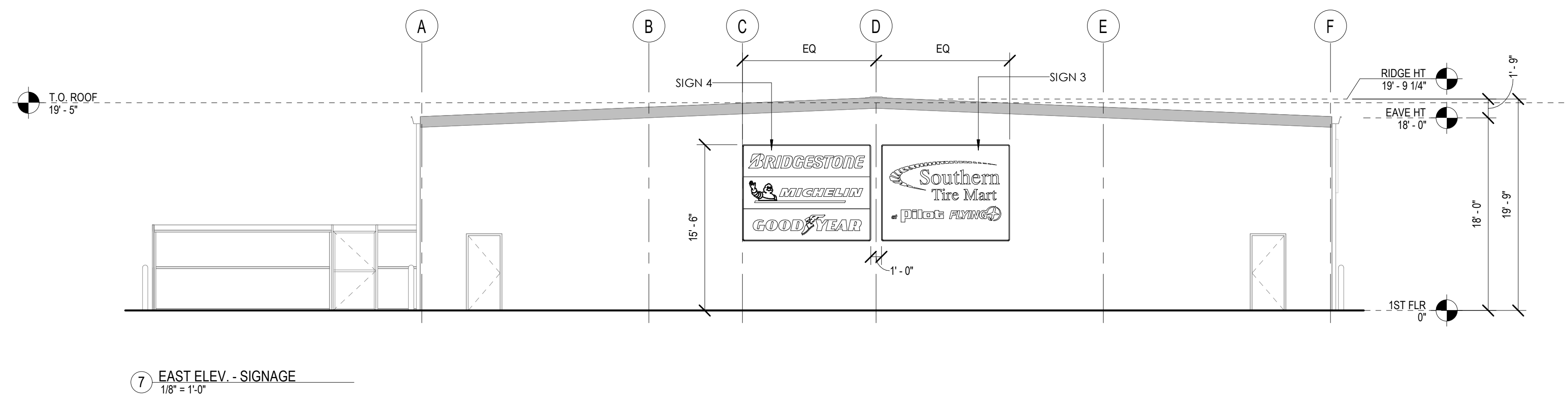
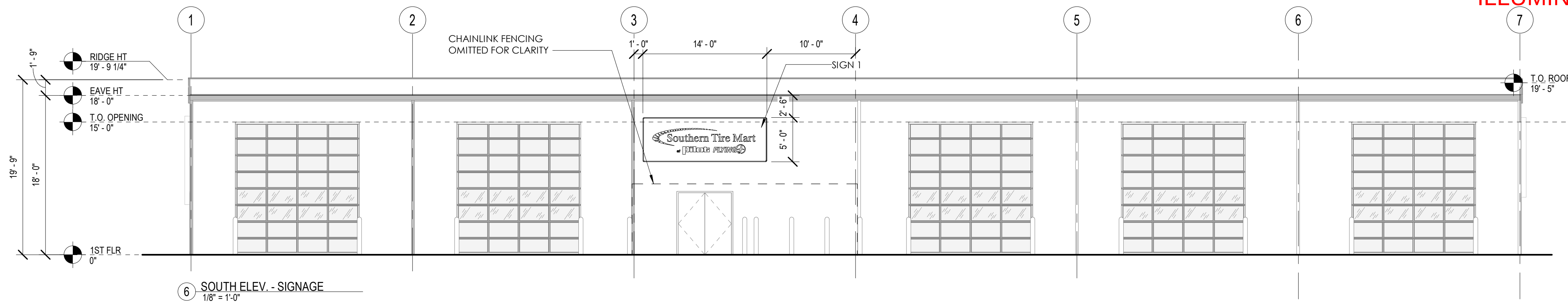
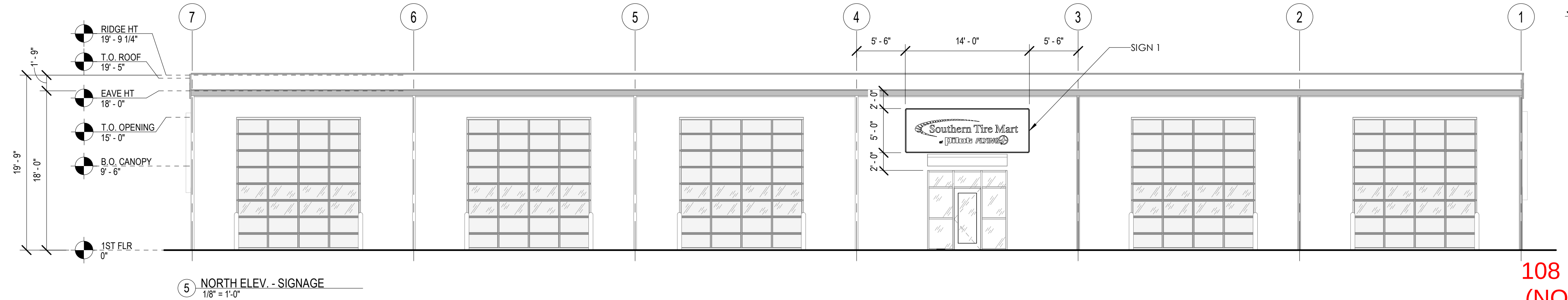
TYPE OF SIGN	DISTRICTS PERMITTED	MAXIMUM AREA	MAXIMUM HEIGHT	NUMBER OF SIGNS	REQUIREMENTS/SETBACK
Primary Wall (Attached)	Nonresidential "C1", "C2" and "I"	10% of primary wall area only	200 s.f. maximum top of parapet wall or roof eave height	Signage area can be composed of multiple signs	Only on 2 walls and no rear walls
Secondary Wall (Attached)	Nonresidential "C1", "C2" and "I"	50% of allowed primary wall sign area	100 s.f. maximum top of parapet wall or roof eave height	1 sign per secondary wall only	On 2 walls and no rear walls
Pole and Pylon	All nonresidential uses and zoning districts except the MU district	Max. 300 sq. ft.	St., Hwy max. 200 sq. ft. all others min. 30' All locations 10' minimum from bottom of sign to ground	One sign per premises or per street frontage	Cannot be used with any other sign on premises Min. 50' from adjacent premises 10' any part of sign
Individual Freestanding Monument	Nonresidential "C1", "C2" and "I"	80 s.f.	8 ft.	2 freestanding signs per street frontage 4 maximum	Only monument signs, no pole signs 10' any part of sign.
Multi-tenant Freestanding Monument	Nonresidential "C1", "C2" and "I"	32 s.f. per business	25 ft.	1 freestanding sign per street frontage 2 Maximum	Only monument signs, no pole signs
Canopy sign (covering gas pumps, drive thru	Nonresidential "C1", "C2" and "I"	32 s.f.	Top of canopy fascia	On 2 sides of canopy only	Canopies not considered separate buildings for signage purposes

Created: 2023-04-17 17:30:22 [EST]

(Supp. No. 8, Update 1)

lanes or parking areas)					
Multifamily Entry Monument	Multifamily: "MF" districts	80 s.f.	7 ft.	1 per entrance	Lighting allowed
Subdivision Entry Monument	Residential: "SF-12", "SF-7", "MU" and "MH"	50 s.f. each	7 ft.	1 pair per "main" entrance	Lighting allowed
Reader Board	Nonresidential "C1", "C2" and "I"	50 s.f.	7 ft. for freestanding, or on wall or face of primary structure	1 per premises	Lighting allowed and movable letters allowed

(Ord. No. 0410-2014, 4-10-2014)



SOUTHERN TIRE MART

at PILOT FLYING J

FM 314 AND EAST BOUND I20 FRONTAGE RD.
VAN, TX 75790

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT OR SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY & AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CORE STATES

111 3rd Avenue South
Suite 400
Minneapolis, MN 55401
core-states.com

SEAL

[illegible]

PROJECT INFORMATION

PROJECT NO:	TLW.36332. STM
DATE:	2023.02.20
SCALE:	AS NOTED
DRAWN BY:	G.SHONTZ
CHECKED BY:	P.JONES

SHEET TITLE

SIGNAGE

SHEET NUMBER

A7.1

Sec. 25-3. Permanent signs table.

No permanent sign shall be erected, placed, displayed or located except in accordance with the following table:

TYPE OF SIGN	DISTRICTS PERMITTED	MAXIMUM AREA	MAXIMUM HEIGHT	NUMBER OF SIGNS	REQUIREMENTS/SETBACK
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(Ord. No. 0410-2014, 4-10-2014)



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: Steven J. Freeman, II

Company Name: Freeman Surveying & Mapping, LLC

Address: 10763 County Road No. 127, Suite D, Flint, Texas 75762

Name of Owner: Van Terra Development, LLC (Ramakrishna B. Gullapalli, Manager)

Address: 1813 Johnson Place, Flower Mound, Texas 75028

Name of Addition: Van West Addition, First Amendment Current Zoning: _____

Number of Acres: 0.858 Acres Number of Lots: 1 Lot Proposed Zoning: Multi-Family

Address or Legal Description of Property: All of Lots 1 and 14 of Van West Addition and the portion of the closed or abandoned right-of-way of West Texas Street attributable to Lot 14 per City of Van Abandonment Resolution No. 12-09-2021 according to the plat of Van West Addition recorded in Glide 129A of the Plat Records of Van Zandt County, Texas. [VZCAD Property ID: R000011582]

Reason for Request: _____
To Combine Lots 1 & 14 and incorporate closed ROW of West Texas Street

Fsm Job 22.0733

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 \$ 200.00 to cover the cost of this application, has been paid the City of Van on this the 13th day of June, 2023.

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

Signature: [Signature] w/permission

Date: June 13, 2023

METES & BOUNDS DESCRIPTION OF 0.858 ACRE OF LAND

Being 0.858 acre of land situated within the City Limits of Van, Van Zandt County, Texas and being part of the H. V. Moore Survey, Abstract No. 616, being all of Lots 1 and 14, Block No. 2 and part of West Texas Street as dedicated to the public according to the plat of Van West Addition recorded in Glide 129 A & B of the Plat Records of Van Zandt County, Texas, said 0.858 acre tract being more fully described as follows:

BEGINNING: at a 1/2" iron rod with cap stamped "Vogt 5248" for the northwest corner of Lot 14 and being at the intersection of the east Right-of-Way line of North Aspen Street (50' Wide) and the south Right-of-Way line of West Nevada Street (50' Wide), said 1/2" iron rod found for the northwest corner of this tract having a Texas State Plane North Central Coordinate Value of (X: 2,847,545.45; Y: 6,886,331.27);

THENCE: South 89°15'41" East, with the north line of Lot 14 and the south Right-of-Way line of West Nevada Street, a distance of 100.11 feet to a 1/2" iron rod found for the northeast corner of this tract and being the northwest corner of Lot 1-A, Block 2 of a Resubdivision of Van West Addition recorded in Glide 228 B of the Plat Records of Van Zandt County, Texas;

THENCE: South 01°50'26" East, with the east line of Lot 14 and with the west line of Lot 1-A, a distance of 175.18 feet to a 1/2" iron rod found for an angle break in the east line of this tract and being the northeast corner of Lot 1;

THENCE: South 01°52'56" East, with the east line of Lot 1 and the west line of Lot 1-A, at a distance of 174.27 feet passing a 1/2" iron rod found for the southeast corner of Lot 1, continuing in all a total distance of 199.33 feet to a 1/2" iron rod set near the centerline of West Texas Street (50' Wide Right-of-Way) with yellow cap stamped "Freeman Surveying Property Corner" for the southeast corner of this tract;

THENCE: North 89°01'08" West, with the centerline of West Texas Street, a distance of 99.95 feet to a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner" for the southwest corner of this tract;

THENCE: North 01°52'01" West, thru and across West Texas Street, at a distance of 24.99 feet passing a 1/2" iron rod found with cap stamped "Vogt 5248" for the southwest corner of Lot 1, continuing with the west line of Lot 1 and the east Right-of-Way line of North Aspen Street in all a total distance of 199.15 feet to a 1/2" iron rod found for an angle break in the west line of this tract, same being the northwest corner of Lot 1 and being the southeast corner of Lot 14;

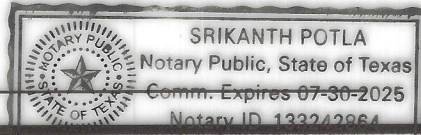
THENCE: North 01°55'07" West, with the west line of Lot 14 and with the east Right-of-Way line of North Aspen Street, a distance of 174.96 feet to the Point of Beginning containing 0.858 Acre of Land.

OWNER'S STATEMENT:

I, Ramakrishna B. Gullapalli, Manager at Van Terra Development, LLC, the owner of Lots 1 and 14, Block No. 2 of Van West Addition shown hereon and do accept this as its Plan for subdividing into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown. It is the owner's responsibility to verify easements prior to constructing any improvements.

By: G. Ramakrishna B. Gullapalli
Ramakrishna B. Gullapalli, Manager

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for Dallas, County, Texas ON THIS THE 23rd DAY OF May, 2023.



SURVEYOR'S STATEMENT:

I, Steven J. Freeman, II, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339, do hereby state that this plat was prepared from an actual survey made on the ground under my supervision and direction during the month of February 2023.



Steven J. Freeman, II
Registered Professional Land Surveyor
State of Texas No. 6339

DRAWN BY: CJZ APPROVED BY: SJF
DATE: March 1, 2023 PROJ. NO. 22.0733
DWG. NO.: 1 DWG File: FSM DATA FILES/DWG/22.0733.dwg
FB 528/38 SCALE: 1" = 30'

REVISION:

3-14-2023 Added 10' Wide Drainage Easement
3-15-2023 Changed Drainage Easement to 15' Wide
4-10-2023 Made Final Changes and issued mylars for signatures

THE CITY COUNCIL OF THE CITY OF VAN AFFIRMATIVELY ON THIS THE DAY _____, 2023, TO APPROVE THIS PLAT FOR FILING OR RECORD.

MAYOR, CITY OF VAN

ATTEST:

CITY SECRETARY

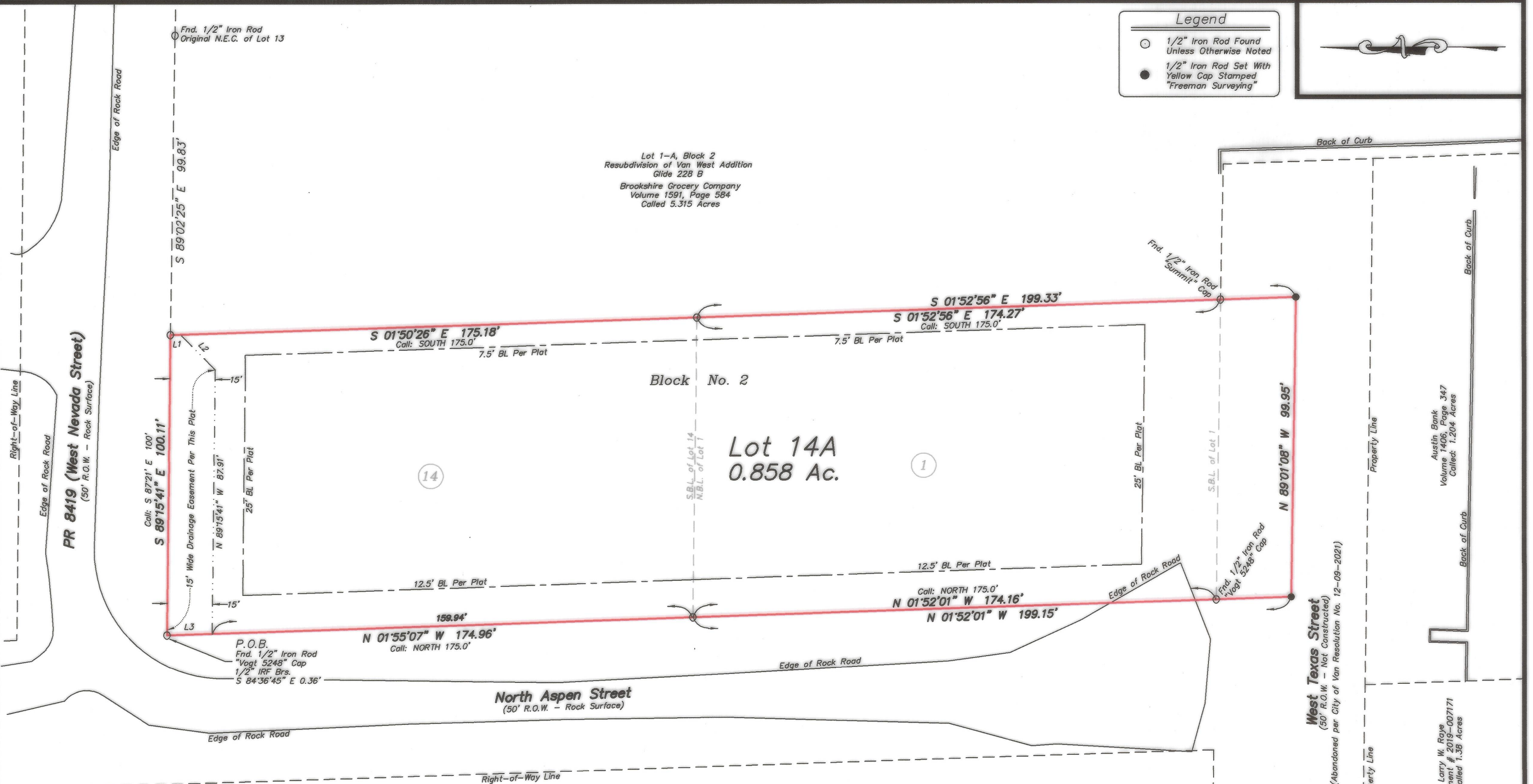
THE PLANNING AND ZONING COMMISSION OF THE CITY OF VAN VOTED AFFIRMATIVELY ON THIS THE _____ DAY _____, 2023, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL

CHAIRPERSON, PLANNING AND ZONING COMMISSION

ATTEST:

SECRETARY, PLANNING AND ZONING COMMISSION

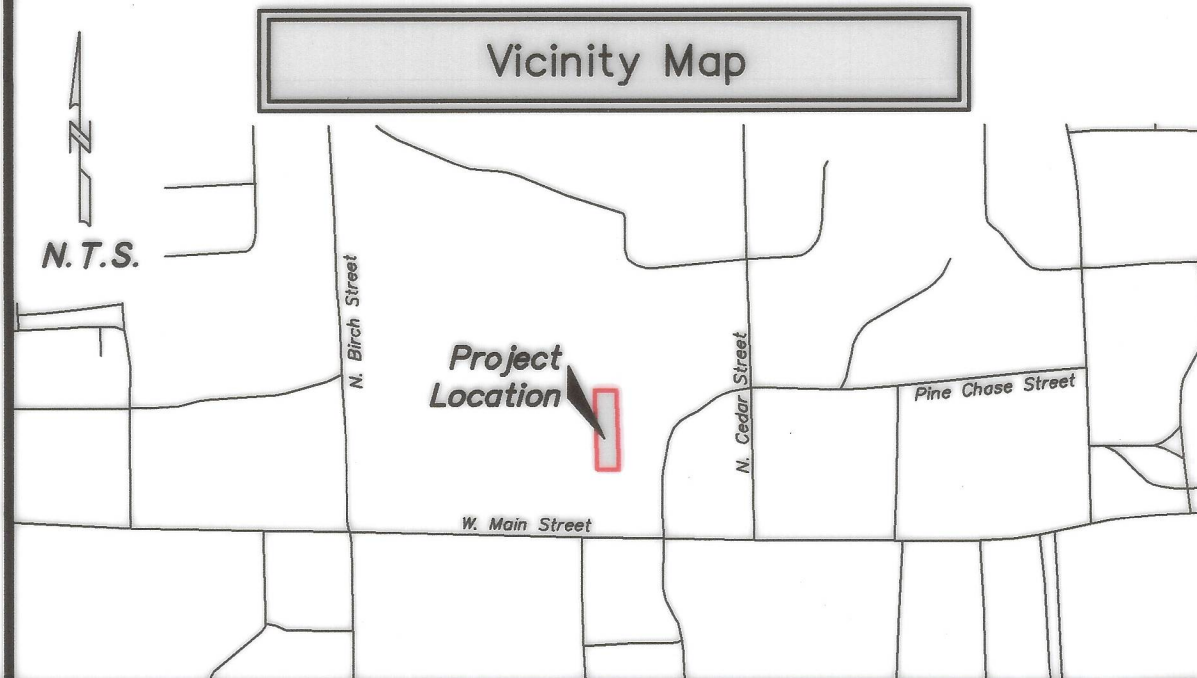
COUNTY CLERK



LINE TABLE

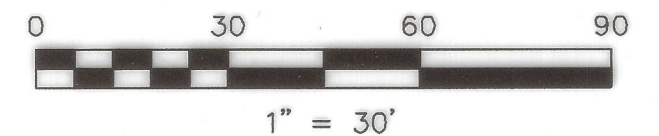
LINE	BEARING	DISTANCE
L1	S 01°50'26" E	3.38'
L2	S 45°49'19" W	16.46'
L3	N 01°55'07" W	15.02'

Vicinity Map



FINAL PLAT VAN WEST ADDITION FIRST AMENDMENT

All of Lots 1 and 14, Block No. 2 and Part of the
West Texas Street Right-of-Way
Glide 129 A & B, Plat Records of Van Zandt County, Texas
H. V. Moore Survey, Abstract No. 616
City of Van, Van Zandt County, Texas



GENERAL NOTES:

- NOTICE:** Selling a portion of this addition by metes and bounds is a violation of county & city regulations and state law and is subject to fines and withholding of utilities and building permits.
- FLOODPLAIN STATEMENT:** According to FIRM Map Panel No. 48467C0325C, dated December 17, 2010, part of this subdivision appears to lie within Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
- BASIS OF BEARINGS:** This survey is rotated to the Texas State Plane Coordinate System NAD 83 (2011), Texas North Central Zone (4202), U.S. Survey Feet from the TopNET VRS Network System.

FREEMAN
SURVEYING & MAPPING LLC
T.B.P.E.L.S. FIRM NO. 10194523
10763 County Road 127, Suite D, Flint, Texas 75762
VOICE (903) 504-5314 CELL (903) 520-1890
www.fsmsurvey.com office@fsmsurvey.com