



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, August 22, 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 at a Regular Meeting Tuesday, August 22, 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. Minutes from June 27, 2023.
- V. PUBLIC HEARING**
 - A. A public hearing to consider the Re-Zoning application #159 from Undeveloped/Agriculture to Commercial, on the property located at 1221 S Oak St, property ID: R000113573, legal description acres 3.00, ABST: 866, J. Thomas Survey, in Van Texas
- VI. ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on Re-Zoning application #159 from Undeveloped/Agriculture to Commercial, on the property located at 1221 S Oak St, property ID: R000113573, legal description acres 3.00, ABST: 866, J. Thomas Survey, in Van Texas.
- VII. 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 Friday, August 18, 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 REGULAR
OF THE PLANNING & ZONING
Tuesday, June 27, 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: Lori Thompson, Marcos Dos Santos, Jennifer Hudgens

Absent: Pat Hargrave

II. INVOCATION

Invocation was led by Marcos Dos Santos

III. PLEDGE OF ALLEGIANCE

Led by Marcos Dos Santos

A. US Flag

IV. CONSENT AGENDA

A. Meeting minutes from March 21, 2023

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

V. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on approving the signage for Love's wall sign.

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

Follow the guidelines set forth in the ordinance with a 100 s.f. maximum.

B. Discussion, Consideration, and Possible Action on approving the signage for Southern Tire Mart wall sign.

RESULT:	Failed
MOVER:	Jennifer Hudgens
SECONDER:	Lori Thompson

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

Follow the guidelines set forth in the ordinance with a 100 s.f. maximum.

- C. Discussion, Consideration, and Possible Action on the final plat located at 281 PR 8419 in the Van West Addition.

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

VI. **ADJOURN**

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

Attest:

Chairman

City Secretary

APPLICATION # 159

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

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land located within the J. Thomas Survey, Abstract No. 866 of Van Zandt County, Texas, being a portion of the residue of a called 50.377 acre tract, described as second tract in a deed from W.A. Chandler and wife, Cordie Mae Chandler to Clovis Ellison and wife, Vera Ellison, dated April 16, 1980 and recorded in Volume 929, Page 761 of the Real Records of Van Zandt County, Texas, and this 3.00 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in the South line of said residue of a 50.377 acre tract, being the North line of a called 0.482 acre tract, described as tract one in a deed from Raymond D. Alexander to Blane Wesley Alexander, dated January 16, 2017 and recorded in Document No. 2017-001011, from which a 1/2" Iron Rod Found at the Northeast corner of same bears North 88 deg. 19 min. 12 sec. East, a distance of 55.63 feet;

THENCE South 88 deg. 19 min. 12 sec. West, with the North line of said 0.482 acre tract, a distance of 56.59 feet to a 3/4" Iron Pipe Found at the Northwest corner of same, being the Easterly most Northeast corner of a called 2.81 acre tract, as described in a deed from Sam Lento and Virginia Lento to Hallet No. 1, LP, dated October 9, 2008 and recorded in Document No. 2008-009296;

THENCE South 88 deg. 22 min. 55 sec. West, with the Easterly most North line of said 2.81 acre tract and the North line of a called 0.267 acre tract, as described in a deed from Sammy Lynn Lento to Hallett #1, LP, dated August 24, 2011 and recorded in Document No. 2011-006776, a distance of 271.77 feet to a 1/2" Iron Rod Found at the Southeast corner of a called 1.434 acre tract, as described in a deed from Love's Travel Stops and Country Stores, Inc. to Roserock Investments, L.P., dated September 1, 2004 and recorded in Volume 1977, Page 452;

THENCE North 00 deg. 57 min. 24 sec. West, with the East line of said 1.434 acre tract, a distance of 398.13 feet to an Iron Pipe Fence Corner Post Found at the Northeast corner of same; being an interior corner of the residue of a said 50.377 acre tract;

THENCE across said residue of a 50.377 acre tract, the following two (2) courses and distances:

North 88 deg. 24 min. 47 sec. East, a distance of 328.36 feet to a 1/2" Iron Rod Set for corner;

South 00 deg. 57 min. 24 sec. East, a distance of 397.89 feet to the POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND.

Respectfully Submitted,

Roserock Holdings LLC

By: Brad Peck
Brad Peck, Real Estate project Manager

Date 7/25/2023

Filed 7-25-2023

Property ID: R000113573 For Year 2023

Page 7 of 7