



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, September 26, 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 on Tuesday, September 26, 2023, YEAR at 7:00 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. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on a minor plat of a tract of land located within the John Walling Survey, Abstract No.891. legal description acres 1.76, property ID: R000020745.
- B. Discussion, Consideration, and Possible Action on appointing Samantha Smith as a Planning and Zoning board member.

V. 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 p.m. on Friday, September 22, 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.*

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Legal Description:

All that certain lot, tract, or parcel of land located within the J. Walling Survey, Abstract No. 891 of Van Zandt County, Texas and being a portion of a tract of land as described in a deed from The First Baptist Church, Van Texas to Tracy Monks and wife, Tina Monks, dated October 31, 2019 and recorded in Document No. 2019-009787, of the Official Public Records of Van Zandt County, Texas, and this 1.465 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in the West line of said Spruce Street and the East line of said Monks tract (Document No. 2019-009787), from which a 3/8" Iron Rod Found at an ell corner of same and the Southeast corner of a called 0.3 acre tract as described in a deed from James E. Monks, Jr. to Tracy Monks, dated April 4, 2003 and recorded in Volume 1814, Page 91, bears North 02 deg. 12 min. 58 sec. West, a distance of 30.00 feet;

THENCE South 02 deg. 12 min. 58 sec. East, with the West line of said Spruce Street, a distance of 385.95 feet to a PK Nail Set for corner at the intersection of same and the North line of E. Texas Street and being the Southeast corner of said Monks tract (Document No. 2019-009787);

THENCE South 87 deg. 58 min. 15 sec. West, with the North line of said E. Texas Street, a distance of 164.31 feet to a 1/2" Iron Rod Set for corner at the intersection of same and the East line of N. Dove Street and being the Southwest corner of said Monks tract (Document No. 2019-009787);

THENCE North 02 deg. 32 min. 19 sec. West, with the East line of said N. Dove Street, a distance of 385.61 feet to a 1/2" Iron Rod Set for corner in same, from which a 1/2" Iron Rod Found at the Northwest corner of said Monks tract (Document No. 2019-009787), bears North 02 deg. 32 min. 19 sec. West, a distance of 147.34 feet;

THENCE North 87 deg. 50 min. 54 sec. East, across said Monks tract (Document No. 2019-009787), a distance of 166.48 feet to the Point of Beginning and containing 1.465 acres of land.

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

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

KNOW ALL MEN BY THESE PRESENTS:

OWNER DESCRIPTION:

Subdivision of a tract of land located within the John Walling Survey, Abstract No. 891, Van Zandt County, Texas, Being described in a deed from The First Baptist Church, Van, Texas to Tracy Monks and wife, Tina Monks, dated October 31, 2019 and recorded in Document No. 2019-009787 of the Official Public Records of Van Zandt County, Texas.

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 WHOSE NAME 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

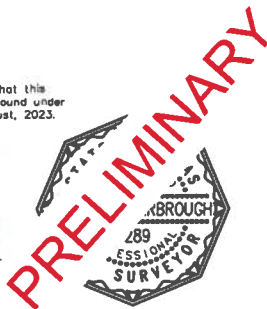
SURVEYOR'S STATEMENT:

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of August, 2023.

GIVEN UNDER MY HAND & SEAL, this the 30th day of August, 2023.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JACE D. SCARBROUGH - R.P.L.S. No. 6*



- PRELIMINARY PLAT -
VAN ZANDT COUNTY, TEXAS

J. WALLING SURVEY
A-891

CALLED 0.42 ACRES
JAMES A. VEADER AND WIFE,
JANA VEADER
TO
ALEJANDRO OVIEDO AND WIFE,
BRENDA OVIEDO
SEPTEMBER 26, 2018
DOCUMENT NO. 2018-008685

CALLED 0.3 ACRES
JAMES E. MONKS, JR.
TO
TRACY MONKS
APRIL 4, 2003
VOLUME 1814, PAGE 91

RESIDUE TRACT
THE FIRST BAPTIST
CHURCH, VAN TEXAS
TO
TRACY MONKS AND
WIFE, TINA MONKS
OCTOBER 31, 2019
DOCUMENT NO.
2019-009787

- 1 -
0.775 AC.

- 2 -
0.690 AC.

LINE	BEARING	DISTANCE
L1	S 66°44'38" W	20.09'
L2	S 23°29'51" W	35.12'
L3	S 87°58'15" W	22.64'

NOTE: 30' SETBACK LINES ALONG FRONT LOT LINES. 15' SETBACK LINES ALONG SIDE AND BACK LOT LINES.

NOTE: "O" DENOTES 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" UNLESS OTHERWISE NOTED.

NOTE: 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

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. 48487033250, EFFECTIVE DECEMBER 17, 2010 FOR VAN ZANDT COUNTY, TEXAS AND INCORPORATED AREAS.

LEGEND	
Wire Fence	— X —
Chain Link Fence	— ● —
Powerline	— — —
Building Setback	— — —
IRF	Iron Rod Found
IRS	Iron Rod Set
Fire Hydrant	⊙
Water Valve	⊕
Power Pole	⊙



FINAL PLAT
MONKS SUBDIVISION
JOHN WALLING SURVEY, A-891
VAN ZANDT COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSURVEY.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	SCALE: 1" = 40'
SURVEYED BY: JJ	REF: TRACY MONKS
DATE: 8-30-2023	FILE NO.: 3353.0WG



CITY OF VAN

APPLICATION FOR CITY BOARDS/COMMISSIONS

As an Applicant for a City Board, or Commission, your application will be available to the public. You will be contacted before any action is taken on your appointment to confirm your continued interest in serving. All appointments are made by the Van City Council. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest. Applicant must be a citizen of the United State and must reside within the city limits of Van unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated 2020 will expire in 2022.

Please Type or Print Clearly:

Date: 8-22-2023

Name: SAMANTHA SMITH Home Phone: [REDACTED]

Address: [REDACTED] (VAN) Work Phone: ← (N/A)

Cell: [REDACTED] City/State/Zip VAN, TX 75790

Email: SMITH4ATHENS@GMAIL.COM

I have lived in Van 1.83 years. U.S. Citizen ☒ Yes ☐ No

Occupation: RETIRED ENGINEER

Professional and/or Community Activities: ATTEND VAN CITY COUNCIL MEETINGS ; PARTICIPATE IN VAN COMMUNITY EVENTS ON A REGULAR BASIS.

Additional Pertinent Information/References: HAVE BEEN EMPLOYED BY 3 CITIES IN TEXAS. THEY GAVE ME A ~~THAT~~ BIT OF EXPOSURE TO ~~PLAT~~ ZONING.

Application for the following Council-appointed Boards and Commissions will be kept on file in the City Secretary's office for two years.

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference.

Decision-Making Boards and Commissions

- ☒ Planning & Zoning Commission
() Van Economic Development Corporation

Meeting Information

4th Tuesday each month @ 5:30pm
4th Monday each Month @ 5:30pm
(special meetings may be called)

Advisory Boards and Commissions

- () Parks & Recreation Advisory Board
() Community Library Advisory Board

Meeting Information

Meet as needed
Meet as needed

.....
I AM INTERESTED IN SERVING ON THE ABOVE INDICATED BOARDS
AND COMMISSIONS.



Signature of Applicant

Please return this application to: City Secretary
City of Van
PO Box 487
Van TX 75790