



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, January 23, 2024
5:30 PM**

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson
Samantha Smith

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, January 23, 2024, at 5:30 PM at Van City Hall, 310 Chestnut St., Van, TX 75790. The items listed below are 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. **INFORMATION AND DISCUSSION**
- V. **ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on Minor Plat located on Lot 1-146 VZ CR 4518, Lot 2- 166 VZ CR 4518, Lot 3 - 196 VZ CR 4518, Lot 4 - 236 VZ CR 4518 in the J. Stephenson Survey, A-780 Van Zandt County, Texas.
 - B. Discussion on proposed zoning ordinance and map.
- 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 Friday, January 19, 2024.

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.*



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: Brandon Brown

Company Name: Brandon Brown Custom Homes

Address: P.O. BOX 1506 VAN TX 75790

Name of Owner: Brandon Brown

Address: SAME

Name of Addition: Brown Addition Current Zoning: _____

Number of Acres: 13.43 Number of Lots: 4 Proposed Zoning: _____

Address or Legal Description of Property: Lot 1 = 146 U2CR 4518

Lot 2 = 166 U2CR 4518 Lot 3 = 196 U2CR 4518

Lot 4 = 236 U2CR 4518 All VAN TX 75790

Reason for Request: Building 4 houses on the property.

3 houses will be sold 1 house will be mine.

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 \$ 150.00 to cover the cost of this application, has been paid the City of Van on this the 11 day of January, 2024

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

Signature: B B Date: 1-11-24

