



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, February 27, 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, February 27, 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. CONSENT AGENDA**
 - A. Minutes from October 24, 2023
 - B. Minutes from January 23, 2024
- V. ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on a replat located at 359 Cedar being of .86 acre tract located within the H.V. Moore Survey, Abstract No. 616, Van Zandt County, Texas
 - B. Update on the proposed zoning ordinance.
- 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, February 23, 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.*



**NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, October 24, 2023
5:30 PM**

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson
Samantha Smith

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Jennifer Hudgens

A. Roll Call and Establish a Quorum

Present: Lori Thompson, Jennifer Hudgens, Samantha Smith

Absent: Pat Hargrave, Marcos Dos Santos

II. INVOCATION

The invocation was led by Lori Thompson.

III. PLEDGE OF ALLEGIANCE

Led by Jennifer Hudgens.

A. US Flag

IV. CONSENT AGENDA

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Samantha Smith
AYES:	Lori Thompson, Jennifer Hudgens, Samantha Smith
NAYS:	None
ABSTAINED:	None

A. Minutes from August 22, 2023

B. Minutes from September 26, 2023

V. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on a minor plat for lots 1 and 2 property ID R000046496 and lots 3 and 4 property ID R000020018 located on W Iowa St in the M.Gross Survey, Abstract No. 297 Van, Texas

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Samantha Smith
AYES:	Lori Thompson, Jennifer Hudgens, Samantha Smith
NAYS:	None
ABSTAINED:	None

VI. ADJOURN

RESULT:	Adjourn
MOVER:	Samantha Smith
SECONDER:	Lori Thompson
AYES:	Lori Thompson, Jennifer Hudgens, Samantha Smith
NAYS:	None
ABSTAINED:	None

Attest:

Chairman

City Secretary



**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

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: Samantha Smith

II. INVOCATION

Invocation was led by Lori Thompson

III. PLEDGE OF ALLEGIANCE

Led by Marcos Dos Santos

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.

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

B. Discussion on proposed zoning ordinance and map.

Mr. DeSha gave an update on the proposed zoning ordinance and map.

Board discussed the proposed zoning ordinance and map.

VI. ADJOURN

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

Attest:

Chairman

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:

CARL EATON

Company Name:

Address:

359 NORTH CEDAR ST VAN, TEXAS

Name of Owner:

CARL EATON

Address:

359 NORTH CEDAR ST VAN TEXAS

Name of Addition:

Current Zoning:

Number of Acres:

0.472

Number of Lots:

1

Proposed Zoning:

Address or Legal Description of Property:

Residential

Reason for Request:

Transfer BACK lot to Dennis Eaton.

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 1st day of Feb, 2024

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

Signature:

Carl Eaton

Date:

2-12-24

