NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, April 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, April 23, 2024, at 5:30 PM at the Movie House, 255 W Main, 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 February 27, 2024
V. **ACTION ITEMS**
   A. Discussion, Consideration, and Possible Action on a replat located at 3064 I-20 with the David Rose Survey, Abstract No.714, Van Zandt County.
   B. Update on the proposed zoning ordinance and map.
VI. **ADJOURN**

CERTIFICATION

I hereby 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, April 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.

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MINUTES

I. **CALL MEETING TO ORDER**

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, Samantha Smith
Absent:

II. **INVOCATION**

The invocation was led by Lori Thompson.

III. **PLEDGE OF ALLEGIANCE**

Led by Marcos Dos Santos.

A. US Flag

IV. **CONSENT AGENDA**

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

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

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

B. Update on the proposed zoning ordinance.

Mr. DeSha gave an update on the proposed Zoning ordinance.

VI. **ADJOURN**

RESULT:	**Adjourn**
MOVER:	Lori Thompson
SECONDER:	Jennifer Hudgens
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Samantha Smith
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: Chad Bruner

Company Name: Love's Travel Stops and Country Stores

Address: 10601 N. Pennsylvania Ave. Oklahoma City, OK 73120

Name of Owner: Love's Hospitality, LLC

Address: 3064 N I-20 Access Rd. Van, Tx 75790

Name of Addition: Love's Subdivision Current Zoning: Commercial

Number of Acres: 3.017 Number of Lots: 2 Proposed Zoning: Commercial

Address or Legal Description of Property: 3064 N I-20 Access Rd. Van, Tx 75790

Reason for Request: Seperate for 2 different business entities.

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 to cover the cost of this application, has been paid the City of Van on this the 18 day of April, 2024.

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

Signature: CB Date: 3/21/24

FIGURE 11
EXISTING LAND USE

- Single Family
- Mulit-Family District
- Mobile Home
- Commercial
- Industrial
- Public / Semi-Public
- Agricultural
- Vacant Developed
- Parks
- Flood Hazard area

CITY OF VAN

600' 0 600' 1,200' 1,800'

0 ¼ mi ½ mi

EXISTING 100-YEAR FLOOD PLAIN AREA (ZONE AE)
SIGNIFICANT BUILDINGS-FEATURES

PREPARED BY:
Bureau Veritas
1000 Jupiter Road, Suite 900; Plano, Texas 75074
Mobile: 817.688.2734 Fax: 800.910.8284
People, Innovation, Values, Opportunity, Trust

PROPOSED

FIGURE 13

2024 - 2044 LAND USE PLAN

- Single Family District
- Medium Density
- High Density
- Commercial
- Industrial
- Public/Semi-Public
- Parks
- Flood Hazard
- Major Thoroughfare

CITY OF VAN

600' 0 600' 1,200' 1,800'

0 ¼ mi ½ mi

EXISTING 100-YEAR FLOOD PLAIN AREA (ZONE AE)
SIGNIFICANT BUILDINGS-FEATURES

N W E S

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