NOTICE OF A REGULAR
OF THE PLANNING & ZONING
Tuesday, May 21, 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 Called Meeting on Tuesday, May 21, 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 April 23, 2024
V. **PUBLIC HEARING**
   A. A public hearing on the re-zoning change request for application # 160 Sajid Muhammad from R-1 Residential to Commercial, on the property located at 582 North Maple legal description – R000108888, 3.13 acres, Abst 891, Walling Survey in Van, Texas.
VI. **ACTION ITEMS**
   A. Discussion, Consideration, and Possible Action on the re-zoning change request for application # 160 Sajid Muhammad from R-1 Residential to Commercial, on the property located at 582 North Maple legal description – R000108888, 3.13 acres, Abst 891, Walling Survey in Van, Texas.
   B. Discussion, Consideration, and Possible Action on a variance to the sign ordinance no. 04-10-2014 to place signs on the building located at 130 Cherry Ln.
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, May 15, 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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OF THE PLANNING & ZONING
Tuesday, April 23, 2024
5:30 PM

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson
Samantha Smith

MINUTES

I. **CALL MEETING TO ORDER**

The meeting was 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**

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:	Jennifer Hudgens
AYES:	Lori Thompson, Jennifer Hudgens, Samantha Smith
NAYS:	None
ABSTAINED:	None

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.

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

B. Update on the proposed zoning ordinance and map.

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

VI. **ADJOURN**

RESULT:	**Adjourn**

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

Attest:

_____
Chairman

_____
City Secretary

APPLICATION # 160

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, restriction, 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 herby make application to the Planning & Zoning Board and the City Council of the City of Van, Texas, for ZONING CHANGE In the regulations of the City Zoning Ordinance from that of RESIDENTIAL district, to COMMERCIAL in so far and said Ordinance covers the following area within the limits of the City of Van, Texas:

(SEE ATTACHED FIELD NOTES)

Respectfully Submitted,

M Sayed

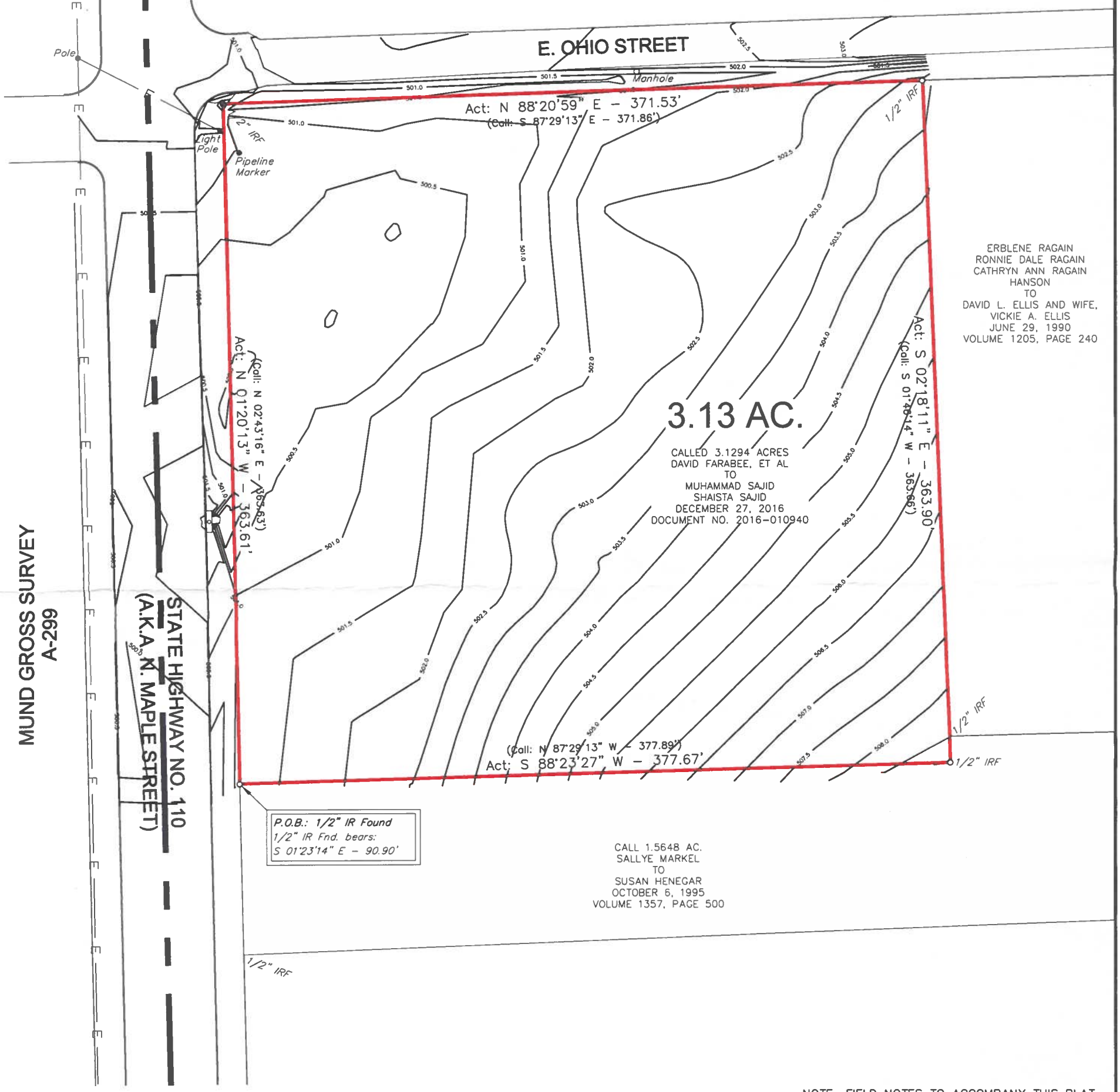
Date 04-29-2024

Filed 04-29-2024

PLAT OF SURVEY

J. WALLING SURVEY
A-891

SCALE: 1" = 60'



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone – NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of February, 2021

GIVEN UNDER MY HAND & SEAL, this the 22nd day of February, 2021.

JACE D. SCARBROUGH – R.P.L.S. No. 6289

STATE OF TEXAS
REGISTERED
JACE D. SCARBROUGH
6289
PROFESSIONAL
LAND SURVEYOR

0 60 120 180

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

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

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND	
Barbed Wire Fence	——— x ———
Powerline	——— E ———
IRF	IRON ROD FOUND
IRS	IRON ROD SET

PLAT OF SURVEY
3.13 AC. LOCATED IN THE
J. WALLING SURVEY, A-891
VAN ZANDT COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 60'
SURVEYED BY: JJ	REF: MUHAMMAD
DATE: 02-22-2021	FILE NO: 2196.DWG

Sereca Huff-Huggins

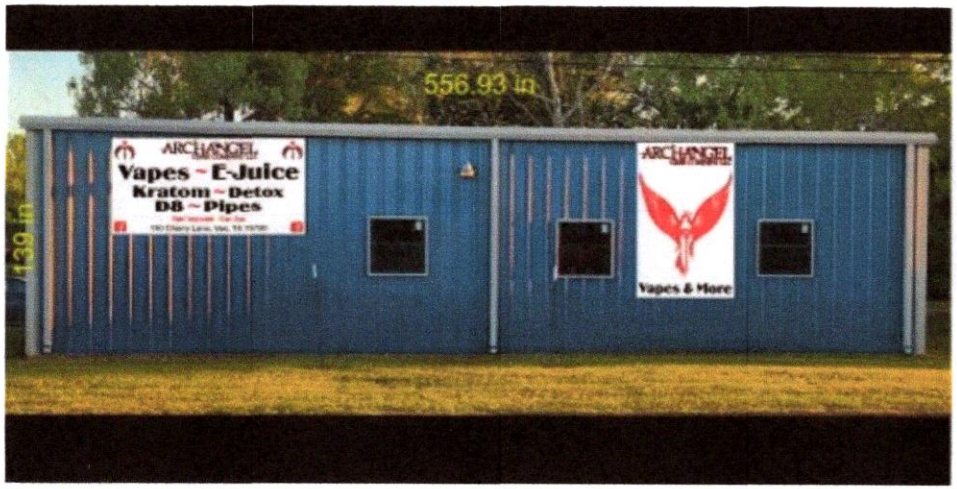
From: Casie Harris <casie@froftexas.com>
Sent: Thursday, May 2, 2024 11:29 AM
To: Sereca Huff-Huggins
Cc: Deelila
Subject: 130 cherry lane

I am requesting to be on the planning and zoning agenda for a variance to get signs on the building at 130 Cherry lane

Very Respectfully,
Casie Harris
CEO

FR Girls of Texas, Inc.
170 N Cedar St.
Van, TX 75790
Ph: (903) 963-7410
Fx: (903) 963-7400
https://link.edgepilot.com/s/20a89fb0/91fEFAPRzk_36v-ApDtkhw?u=http://www.frgirlsoftexas.com/

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.


556.93 in
130 in
ARCHANGEL
Vapes ~ E-Juice
Kratom ~ Detox
D8 ~ Pipes
ARCHANGEL
Vapes & More

Sec. 25-3. Permanent signs table.

No permanent sign shall be erected, placed, displayed or located except in accordance with the following table:

TYPE OF SIGN	DISTRICTS PERMITTED	MAXIMUM AREA	MAXIMUM HEIGHT	NUMBER OF SIGNS	REQUIREMENTS/SETBACK
Primary Wall (Attached)	Nonresidential "C1", "C2" and "I"	10% of primary wall area only	200 s.f. maximum top of parapet wall or roof eave height	Signage area can be composed of multiple signs	Only on 2 walls and no rear walls
Secondary Wall (Attached)	Nonresidential "C1", "C2" and "I"	50% of allowed primary wall sign area	100 s.f. maximum top of parapet wall or roof eave height	1 sign per secondary wall only	On 2 walls and no rear walls
Pole and Pylon	All nonresidential uses and zoning districts except the MU district	Max. 300 sq. ft.	St., Hwy max. 200 sq. ft. all others min. 30' All locations 10' minimum from bottom of sign to ground	One sign per premises or per street frontage	Cannot be used with any other sign on premises Min. 50' from adjacent premises 10' any part of sign
Individual Freestanding Monument	Nonresidential "C1", "C2" and "I"	80 s.f.	8 ft.	2 freestanding signs per street frontage 4 maximum	Only monument signs, no pole signs 10' any part of sign.
Multi-tenant Freestanding Monument	Nonresidential "C1", "C2" and "I"	32 s.f. per business	25 ft.	1 freestanding sign per street frontage 2 Mmximum	Only monument signs, no pole signs
Canopy sign (covering gas pumps, drive thru	Nonresidential "C1", "C2" and "I"	32 s.f.	Top of canopy fascia	On 2 sides of canopy only	Canopies not considered separate buildings for signage purposes

lanes or parking areas)					
Multifamily Entry Monument	Multifamily: "MF" districts	80 s.f.	7 ft.	1 per entrance	Lighting allowed
Subdivision Entry Monument	Residential: "SF-12", "SF-7"," MU" and "MH"	50 s.f. each	7 ft.	1 pair per "main" entrance	Lighting allowed
Reader Board	Nonresidential "C1", "C2" and "I"	50 s.f.	7 ft. for freestanding, or on wall or face of primary structure	1 per premises	Lighting allowed and movable letters allowed

(Ord. No. 0410-2014, 4-10-2014)