



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, August 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 DAY, MONTH DATE, YEAR 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 a replat of parcel 23391 located on FM 16 West within the McPhail Survey, Abstract No.533, Van Zandt County
- B. Discussion, Consideration, and Possible Action on selecting a member to fill the vacancy on the Planning and Zoning Board and making a recommendation to the City Council.

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
DAY, MONTH DATE, YEAR

Chairman

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 subdivisions 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 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:

Paxton Gilchrist

Company Name:

B & G Solutions

Address:

321 VZ CR 4500 Ben Wheeler TX

Name of Owner:

Paxton Gilchrist, Evan Britt

Address:

321 VZ CR 4500 Ben Wheeler TX

Name of Addition:

Land 15

Current Zoning: not apart of city

Number of Acres:

15

Number of Lots: 54

Proposed Zoning: R1

Address or Legal Description of Property:

400' East of Hillards Hardware
with a white gate, we do not have a 911 address
yet.

Reason for Request: For Subdivision

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 \$ 300 to cover the cost of this application, has been paid the City of Van on this the _____ day of _____, 20__.

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

Signature:

Paxton Gilchrist

Date:

8/16/2024

