



**NOTICE OF CALLED
THE PLANNING & ZONING
Tuesday, October 29, 2024
5:30 PM**

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson
Bill Dwyer

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, October 29, 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 September 24, 2024.
- V. PUBLIC HEARING**
 - A. To hear a proposal to repeal Chapter 36 (Zoning) and existing zoning maps and replace them with revised Chapter 36 (Zoning) and a revised zoning map.
- VI. ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on the proposal to repeal Chapter 36 (Zoning) and existing zoning maps and replace them with revised Chapter 36 (Zoning) and a revised zoning map.
- 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, October 25, 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 REGULAR MEETING OF
THE PLANNING & ZONING
Tuesday, September 24, 2024
5:30 PM**

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson
Bill Dwyer

MINUTES

I. CALL MEETING TO ORDER

Meeting was called to order by Marcos Dos Santos.

A. Roll Call and Establish a Quorum

Present: Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill Dwyer

Absent: Pat Hargrave

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:	Lori Thompson
SECONDER:	Bill Dwyer
AYES:	Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill DWYER
NAYS:	None
ABSTAINED:	None

A. Meeting Minutes

1. Minutes from May 21, 2024
2. Minutes from June 25, 2024
3. Minutes from August 27, 2024

V. ACTION ITEMS

Planning and Zoning meeting break from 7:10 pm to 7:20 pm.

A. Discussion, Consideration, and Possible Action on the proposed Zoning Ordinance and maps.

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Jennifer Hudgens
AYES:	Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill DWYER
NAYS:	None

ABSTAINED:	None
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Approve the ordinance with masonry coverage and covered parking removed from the document.

VI. **ADJOURN**

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

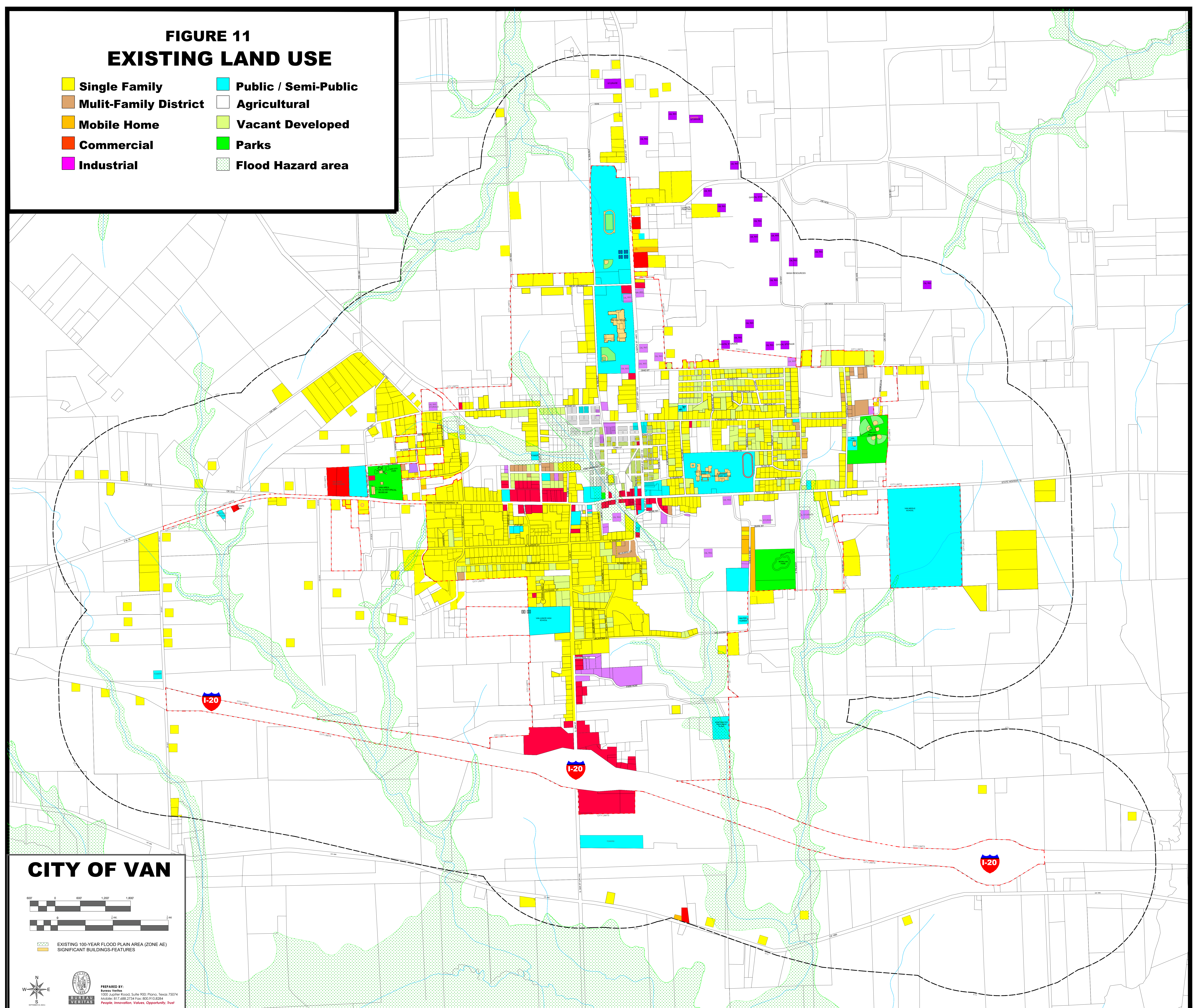
Attest:

Chairman

City Secretary

FIGURE 11
EXISTING LAND USE

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



CITY OF VAN

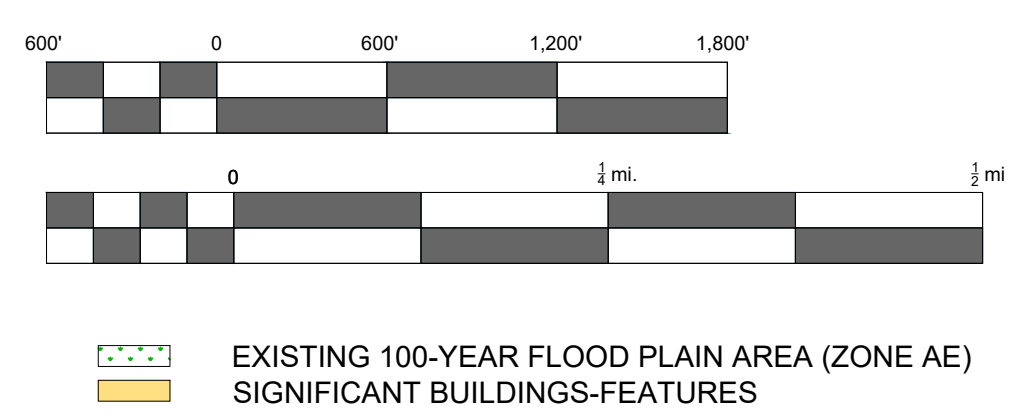
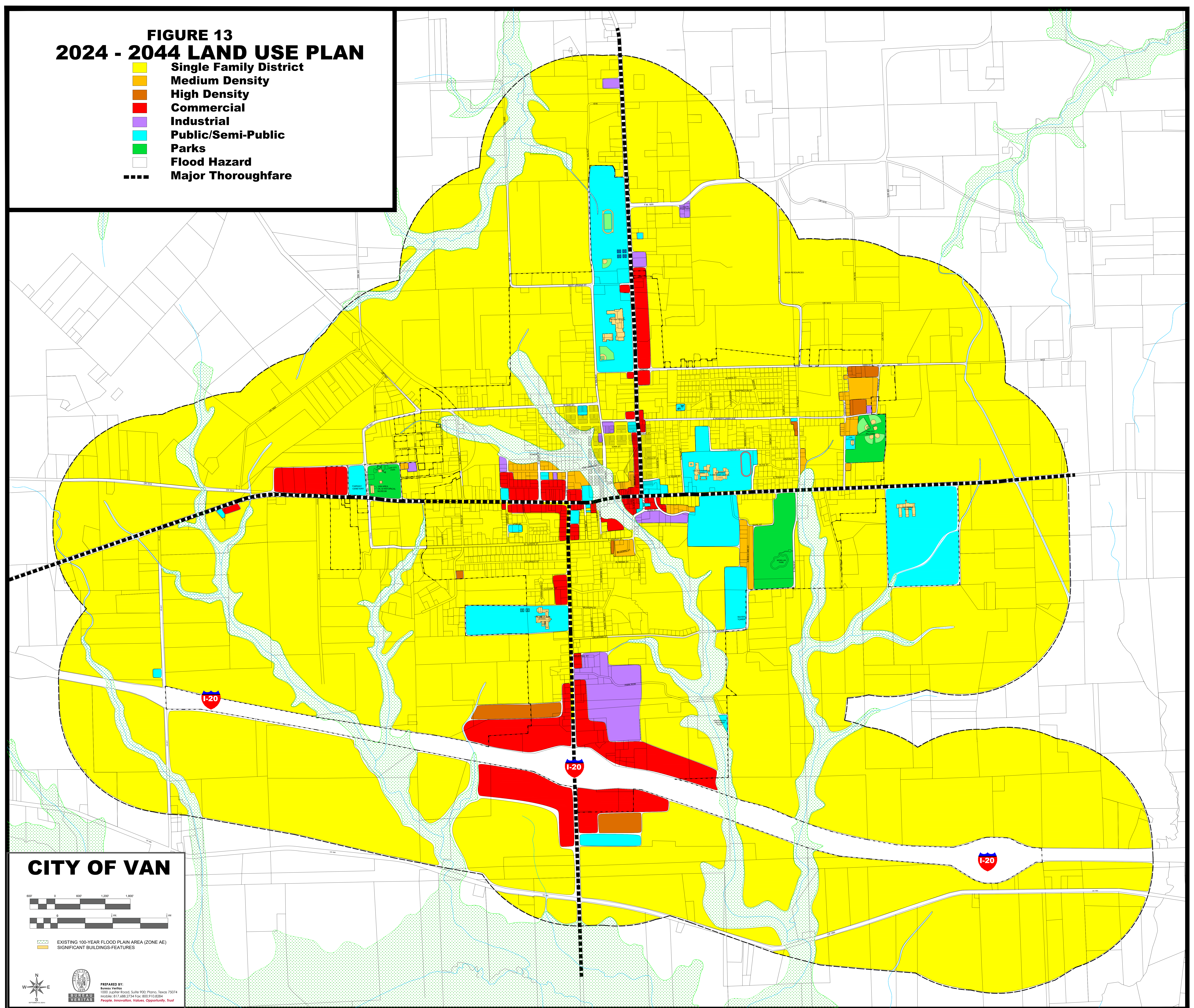


FIGURE 13 2024 - 2044 LAND USE PLAN

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



CITY OF VAN

0 600' 1,200' 1,800'

0 1 mi. 2 mi.

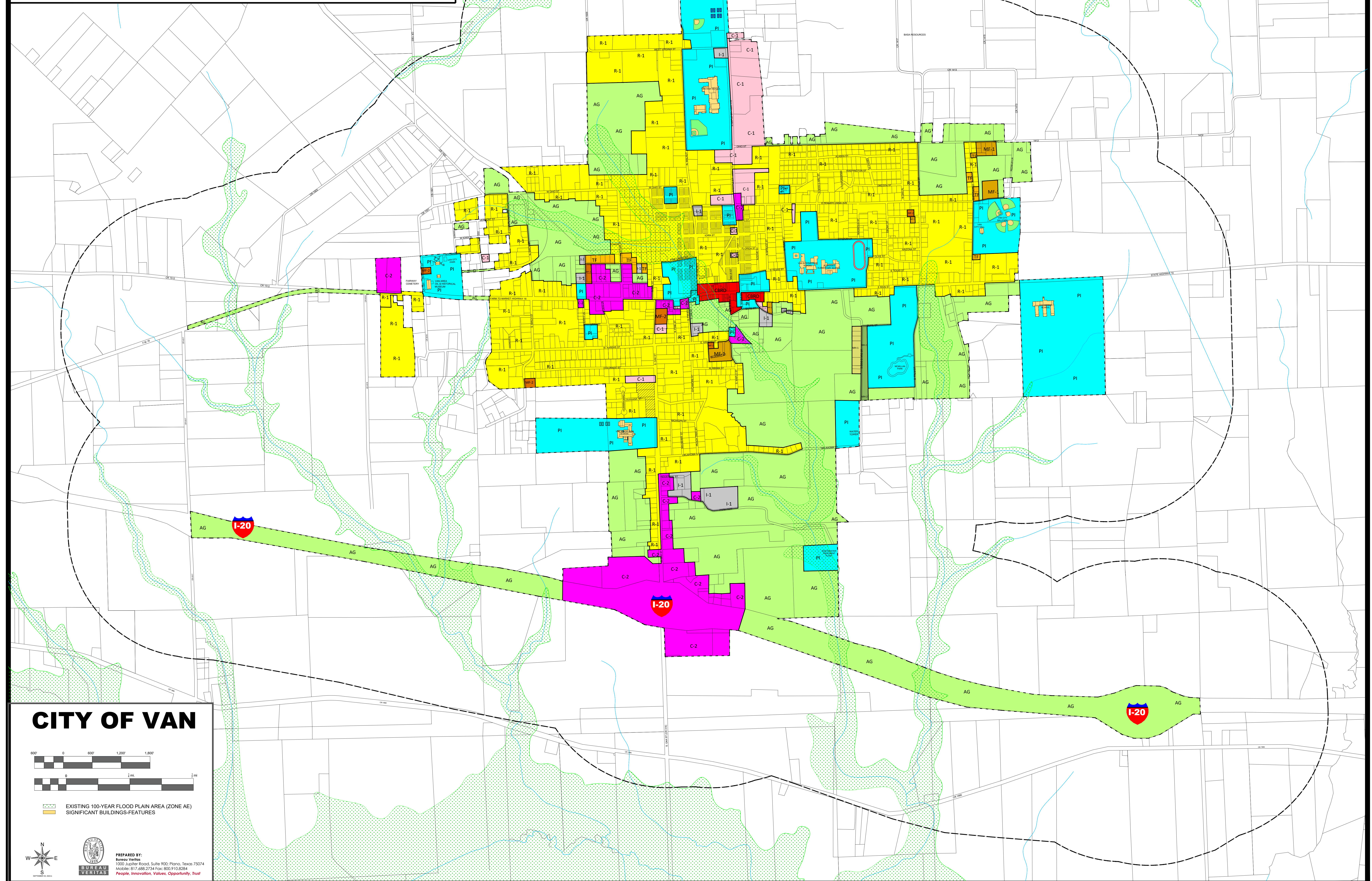
EXISTING 100-YEAR FLOOD PLAIN AREA (ZONE AE)

SIGNIFICANT BUILDINGS-FEATURES

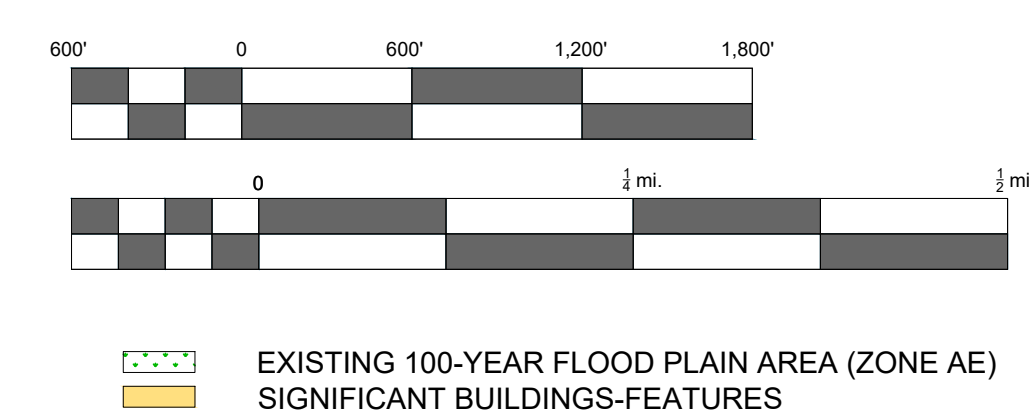
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ZONING LEGEND

AG	Agricultural District
R-1	Single Family District
TF	Two Family Residential District
SF-TH	Townhouse District
MH-1	Mobile Home District
MH-2	Mobile Home Park District
MF-1	Multi-Family Low Density District
MF-2	Multi-Family High Density District
C-1	Restricted Commercial District
C-2	General Commercial District
CBRD	Central Business Redevelopment District
I-1	Light Industrial District
PI	Public/Institutional District
PD	Planned Development District
	Special Provisions



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