



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, March 25, 2025  
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 Regular Meeting on Tuesday, March 25, 2025, 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 the regular meeting on February 25, 2025.

**V. PUBLIC HEARING**

- A. On variance at property ID R000023391 located at FM 16 West Legal Description acres 15.530 of the Mc Phail Survey, Abstract No. 533, Van Zandt County for Utilizing ADS N-12 HP storm sewer pipes instead of RCP storm sewer pipes. Minimum radius for internal streets of 20' to be allowed instead of 25'. Allow an alternate pavement section to be used instead of what is outlined in the ordinance. The developer will have a geotechnical engineer sample the soil once the roadway is cut to subgrade elevations. The geotechnical engineer will provide a pavement design based on the soil characteristics and the developer will install one of the provided pavement options.

**VI. ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on a variance at property ID R000023391 located at FM 16 West Legal Description acres 15.530 of the Mc Phail Survey, Abstract No. 533, Van Zandt County for Utilizing ADS N-12 HP storm sewer pipes instead of RCP storm sewer pipes. Minimum radius for internal streets of 20' to be allowed instead of 25'. Allow an alternate pavement section to be used instead of what is outlined in the ordinance. The developer will have a geotechnical engineer sample the soil once the roadway is cut to subgrade elevations. The geotechnical engineer will provide a pavement design based on the soil characteristics and the developer will install one of the provided pavement options.


**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, March 21, 2025.

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**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.*