



**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.

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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THE PLANNING & ZONING
Tuesday, February 25, 2025
5:30 PM**

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson
Bill Dwyer

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Marcos Dos Santos.

A. Roll Call and Establish a Quorum

Present: Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill Dwyer
Pat Hargrave arrived at 5:36 p.m.

Absent:

II. INVOCATION

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:	Jennifer Hudgens
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill Dwyer
NAYS:	None
ABSTAINED:	None

A. Minutes from the regular meeting on November 26, 2024.

V. PUBLIC HEARING

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

NAYS:	None
ABSTAINED:	None

Open Public Hearing at 5:35 p.m.

Close Public Hearing at 5:55 p.m.

VI. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on approving the Van Design guidelines.

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

B. Discussion, Consideration, and Possible Action on approving the Van subdivision regulations.

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

Approve by adding language to section 30.041 (b) (3) No requirement for notice and public hearing, and the approval or other lot owners are not required for the approval of a major plat. (same as section 30.049 (c))

C. Discussion, Consideration, and Possible Action on a replant of a tract of land located within the John Walling Survey, Abstract No. 891, Van Zandt County, Texas, is described as lot 1 of Monds Subdivision at Spruce and Dove Street.

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

Requested the replat be corrected to show the electric line moved and the house fit on the property with the correct setbacks.

VII. ADJOURN

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

Attest:

Chairman

City Secretary

February 28, 2025

Mr. Evan Britt
B&G Solutions
321 CR 4500
Ben Wheeler, TX 75754

via email

**RE: City of Van
Evan Britt Subdivision
KSA Project No. 103645
Project Plan Review (2025-02-28)**

Dear Mr. Britt:

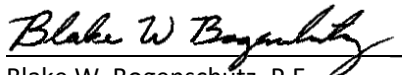
Thank you for submitting design plans associated with the above referenced project for review and comment on 02/24/2025.

All previous comments appear to have been addressed. The City has provided verbal agreement to obtain ownership of the detention pond for future maintenance. All exceptions requested in previously submitted letter shall be considered for approval or action by the City.

Please let us know if we can be of further assistance regarding this project.

Sincerely,

KSA



Blake W. Bogenschütz, P.E.
Project Manager

ec: Jeff Hudgens, City of Van, via email
Kevin Johnson, City of Van, via email
Sereca Huff-Huggins, City of Van, via email

2-12-2025

KSA Engineering
6781 Oak Hill Boulevard
Tyler, Texas 75703
Attn: Blake Bogenschutz, P.E.

phone 903-581-8141
bbogenschutz@ksaeng.com

RE: **Van Subdivision**
Van, Texas
Benchmark project number 2024.040

Benchmark Design Group, LLC (Benchmark) submitted plans for Van Subdivision. After reviewing the comments provided by KSA Engineering, the city ordinance, and discussing with the city staff, Benchmark and the owner are requesting the following exemptions from the city ordinance.

- 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.

Benchmark appreciates this opportunity to be of service and welcome any questions or comments.

Respectfully submitted,
BENCHMARK DESIGN GROUP, LLC



Ryan Davis, PE



"Achieving Goals by Design"