



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, April 22, 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 April 22, 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 March 25, 2025.

V. PUBLIC HEARING

- A. Regarding the replat of Property ID R115213 & R115214 located within the John Walling Survey, Abstract NO. 891, Van Zandt County. Being described Lots 1 and 2 of Monds Subdivision being described in glide 434A.
- B. Re-Zoning application # 161 Brandon Brown from Commercial 1 to Multi-family 1, on the property located at W Iowa, property I.D. R000114410, Acres 0.360, BLK: LOT 2, ADDN: HILLIARD RUST ADDN 2023.

VI. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on the replat of Property ID R115213 & R115214 located within the John Walling Survey, Abstract NO. 891, Van Zandt County. Being described Lots 1 and 2 of Monds Subdivision being described in glide 434A.
- B. Discussion, Consideration, and Possible Action on the Re-Zoning application # 161 Brandon Brown from Commercial 1 to Multi-family 1, on the property located at W Iowa, property I.D. R000114410, Acres 0.360, BLK: LOT 2, ADDN: HILLIARD RUST ADDN 2023.

VII. INFORMATION AND DISCUSSION


- A. Information and discussison on revising or removing screening requirements from Zoning Ordinance.

VIII. 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 April 18, 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.*



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, March 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: Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill Dwyer

Absent:

II. INVOCATION

Invocation was led by Marcos Dos Santos

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 February 25, 2025.

V. PUBLIC HEARING

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

Open public hearing at 5:34 p.m.

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.

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

Close public hearing at 5:41 p.m.

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.

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

VII. **ADJOURN**

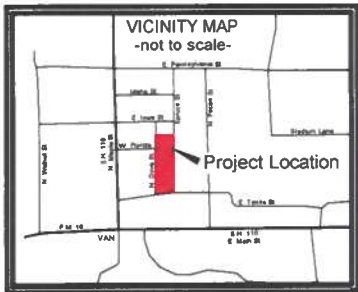
RESULT:	Adjourn
MOVER:	Bill Dwyer
SECONDER:	Jennifer Hudgens
AYES:	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bill DWYER
NAYS:	None
ABSTAINED:	None

Attest:

Chairman

City Secretary

VAN ZANDT COUNTY, TEXAS



Legal Description:
 All that certain lot, tract, or parcel of land located within the J. Walling Survey, Abstract No. 891 of Van Zandt County, Texas and being all of Lot 1 and Lot 2 of Monds Subdivision as shown on plat recorded in Glide 434A, of the Official Plat Records of Van Zandt County, Texas, and this 1.463 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the West line of Spruce Street and the Northeast corner of said Lot 1, from which a 3/8" Iron Rod Found of the Southeast corner of a called 0.3 acre tract as described in a deed from James E. Monds, Jr. to Tracy Monds, dated April 4, 2003 and recorded in Volume 1814, Page 91, bears North 02 deg. 12 min. 58 sec. West, a distance of 30.00 feet;

THENCE South 02 deg. 12 min. 58 sec. East, with the West line of said Spruce Street, a distance of 365.95 feet to a PK Nail Set for corner at the intersection of same and the North line of E. Texas Street and being the Southeast corner of said Lot 2;

THENCE South 87 deg. 58 min. 15 sec. West, with the North line of said E. Texas Street, a distance of 164.31 feet to a 1/2" Iron Rod Found for corner at the intersection of same and the East line of N. Dove Street and being the Southwest corner of said Lot 2;

THENCE North 02 deg. 32 min. 19 sec. West, with the East line of said N. Dove Street, a distance of 365.81 feet to a 1/2" Iron Rod Found for corner in same at the Northwest corner of said Lot 1;

THENCE North 87 deg. 50 min. 54 sec. East, along the North line of said Lot 1, a distance of 166.48 feet to the Point of Beginning and containing 1.463 acres of land.

STATE OF TEXAS:
 CITY OF VAN:
 APPROVED BY THE CITY COUNCIL
 ON THIS _____ DAY OF _____ 20____.

CHAIRPERSON _____

STATE OF TEXAS:
 COUNTY OF VAN ZANDT:
 APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS
 _____ DAY OF _____ 20____.

CHAIRPERSON _____

STATE OF TEXAS:
 COUNTY OF VAN ZANDT:
 KNOW ALL MEN BY THESE PRESENTS:

OWNER DESCRIPTION:
 Replat of a tract of land located within the John Walling Survey, Abstract No. 891, Van Zandt County, Texas, being described Lots 1 and 2 of Monds Subdivision recorded in Glide 434A of the Official Plat Records of Van Zandt County, Texas.

I, _____ THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PLAT.

OWNER(S) _____

STATE OF TEXAS:
 COUNTY OF VAN ZANDT:
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.
 MY COMMISSION EXPIRES: _____

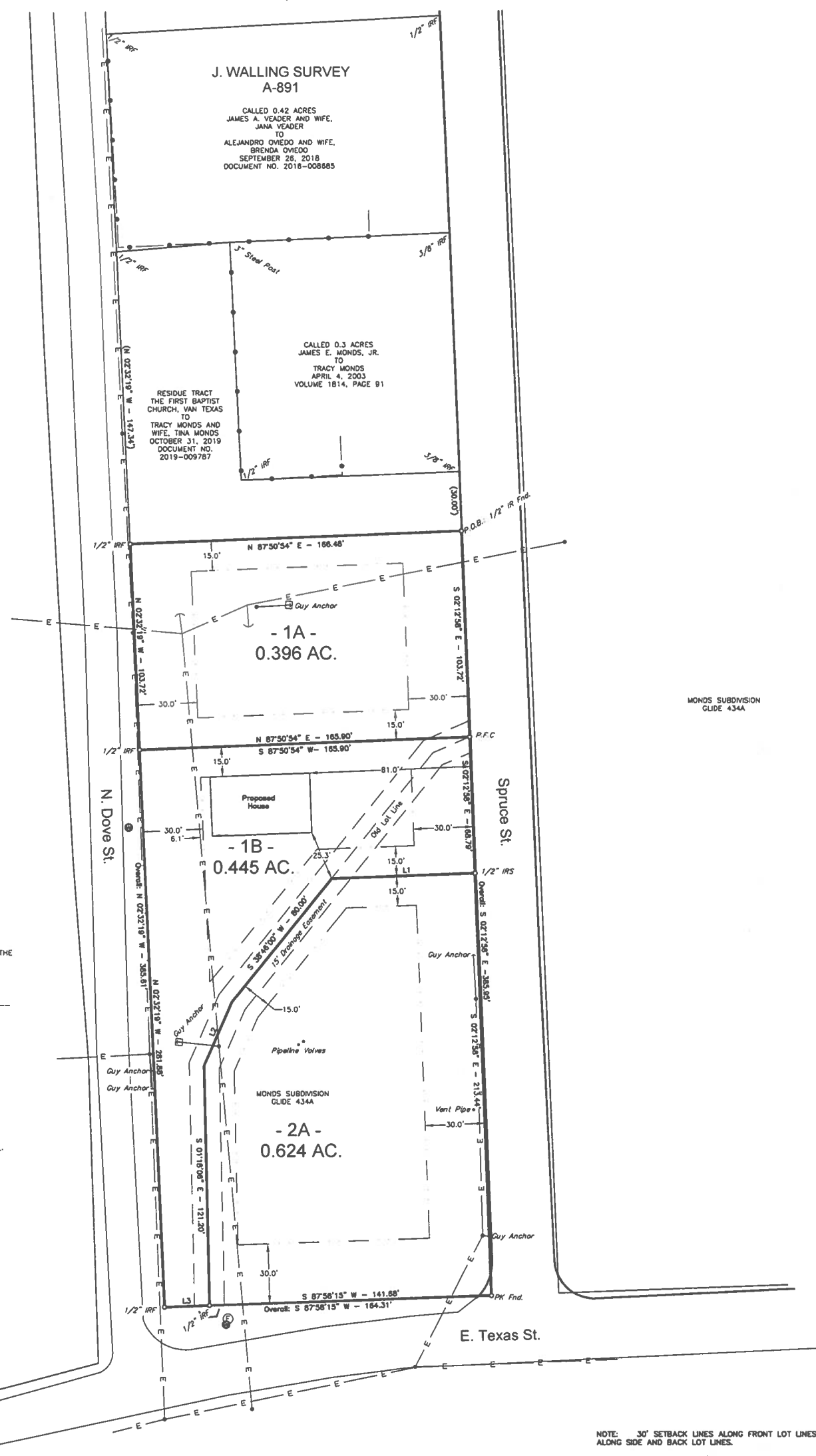
COUNTY CLERK _____

SURVEYOR'S STATEMENT:
 I, Harrison Hrobar, do hereby state that this plat represents a survey made on the ground under my supervision during the month of August, 2023.

GIVEN UNDER MY HAND & SEAL, this the 24th day of March, 2025.



HARRISON HROBAR - R.P.L.S. No. 6584

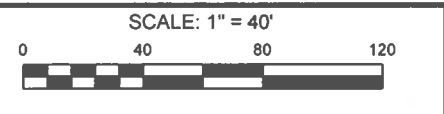


- NOTE: 30' SETBACK LINES ALONG FRONT LOT LINES. 15' SETBACK LINES ALONG SIDE AND BACK LOT LINES.
- NOTE: "O" DENOTES 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10104118" UNLESS OTHERWISE NOTED.
- NOTE: 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10104118" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
- NOTE: THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF C.P.S. EQUIPMENT. (NAD 83 - TX NORTH CENTRAL ZONE)
- NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- NOTE: SELLING A PORTION OF THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCES AND/OR STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTE: THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF VAN, TEXAS.
- NOTE: THIS PROPERTY IS LOCATED WITHIN A ZONE LABELED "OTHER AREAS" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NO. 4846700325C, EFFECTIVE DECEMBER 17, 2010 FOR VAN ZANDT COUNTY, TEXAS AND INCORPORATED AREAS.



LEGEND

Wire Fence	— X —	Fire Hydrant	⊕
Chain Link Fence	— ● —	Water Valve	⊙
Powerline	— ε —	Power Pole	⊙
Building Setback	—		
IRF	Iron Rod Found		
IRS	Iron Rod Set		



REPLAT OF LOT 1 AND 2
 MONDS SUBDIVISION
 JOHN WALLING SURVEY, A-891
 VAN ZANDT COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 87°58'15" W	72.84'
L2	S 87°58'15" W	35.12'
L3	S 87°58'15" W	22.84'

DRAWN BY: HH	SCALE: 1" = 40'
SURVEYED BY: JJ	REF: TRACY MONDS
DATE: 3-24-2025	FILE NO.: 3553.DWG

APPLICATION # 1161

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:

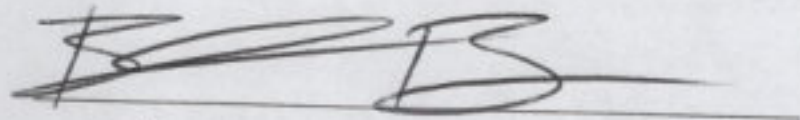
TO THE PLANNING & ZONING BOARD AND THE CITY COUNCIL OF THE CITY OF VAN, TEXAS

Ladies and Gentlemen:

I hereby make application to the Planning & Zoning Board and the City Council of the City of Van, Texas, for Rezoning. In the regulations of the City Zoning Ordinance from that of Commercial District, to ~~B3~~ MF1 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,



Date 3-17-25

Filed 3-17-2025

NOTE:
 ACCORDING TO FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NO. 485636 0325 C, EFFECTIVE DECEMBER 17, 2010,
 THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 HOWEVER, INHERENT INACCURACIES OF SAID FLOOD HAZARD BOUNDARY MAP PRECLUDES THIS SURVEYOR
 FROM CERTIFYING TO LOCATIONS BASED ON SUCH MAP.



LEGEND

- - - - - PATENT SURVEY LINE (APPROXIMATE LOCATION)
- - - - - POWER LINE
- - - - - POWER POLE
- - - - - NON 3020 (FOUND)
- - - - - NON 3020 (SET) W/CMP STAMPED "STANDARD"
- - - - - UNLESS OTHERWISE NOTED

SITE PLAN
 LOT 2
 HILLIARD-RUST ADDITION
 PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS
 SCALE: 1" = 50 FEET

STANGER SURVEYING CANTON, LLC
 13878 STATE HIGHWAY NO. 84
 BEN WHEELER, TEXAS 75754
 (903) 833-7006

STANGER
 SURVEYING CANTON, LLC

STANGER SURVEYING CANTON, LLC
 13878 STATE HIGHWAY NO. 84
 BEN WHEELER, TEXAS 75754
 (903) 833-7006

STANGER SURVEYING CANTON, LLC
 13878 STATE HIGHWAY NO. 84
 BEN WHEELER, TEXAS 75754
 (903) 833-7006

NOTE:
 ACCORDING TO FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NO. 480636 0325 C, EFFECTIVE DECEMBER 17, 2010,
 THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 HOWEVER, INHERENT INACCURACIES OF SAID FLOOD HAZARD BOUNDARY MAP PRECLUDES THIS SURVEYOR
 FROM CERTIFYING TO LOCATIONS BASED ON SUCH MAP.



M. GROSS SURVEY
 ABSTRACT NO. 299

HILLIARD-RUST ADDITION
 <GLIDE 451B, P.R.V.Z.C.T.>

- LEGEND**
- PATENT SURVEY LINE (APPROXIMATE LOCATION)
 - - - FENCE
 - - - POWER LINE
 - - - POWER POLE
 - IRON ROD (GROUND) / GAP STAMPED "STANGER"
 - IRON ROD (SURFACE) / GAP STAMPED "STANGER"
 - UNLESS OTHERWISE NOTED



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 ALL RIGHTS RESERVED
 STANGER SURVEYING CANTON, LLC

SITE PLAN
LOT 2
HILLIARD-RUST ADDITION
RECORDS OF VAN ZANDT COUNTY, TEXAS
 SCALE: 1" = 50 FEET

(NON-TRANSFERABLE)
STANGER
 SURVEYING CANTON, LLC
 13878 STATE HIGHWAY NO. 64
 BEN WHEELER, TEXAS 75754
 (903) 833-1006
 SURVEY COMPLETED: 05-08-2024
 JOB NO: C240087