



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, May 27, 2025  
5:30 PM**

Marcos Dos Santos  
Pat Hargrave  
Jennifer Hudgens  
Lori Thompson

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, May 27, 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 April 22, 2025.

**V. PUBLIC HEARING**

- A. Re-Zoning application # 162 Johnny Gerner from R-1 Residential to C-2 Commercial, on the property located at 430 W Main, property ID: R20169, legal description acres 0.3950, ABST:299 Sur: Gross in the City of Van, Texas.

**VI. ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on Re-Zoning application # 162 Johnny Gerner from R-1 Residential to C-2 Commercial, on the property located at 430 W Main, property ID: R20169, legal description acres 0.3950, ABST:299 Sur: Gross in the City of Van, Texas.
- B. Discussion, Consideration, and Possible Action on appointing Briana Morrison to the Planning & Zoning board.
- C. Discussion, Consideration, and Possible Action on appointing Jennifer Hudgens to the Planning & Zoning board.
- D. Discussion, Consideration, and Possible Action on appointing Lori Thompson to the Planning & Zoning board.
- E. Discussion, Consideration, and Possible Action on possible amendments to the Zoning ordinance 01-09-2025-1.


**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, May 23, 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.*



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, April 22, 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 Jennifer Hudgens.

A. Roll Call and Establish a Quorum

**Present:** Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer

**Absent:** Marcos Dos Santos

**II. INVOCATION**

Invocation was led by Lori Thompson.

**III. PLEDGE OF ALLEGIANCE**

Led by Jennifer Hudgens.

A. US Flag

**IV. CONSENT AGENDA**

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Lori Thompson
<b>SECONDER:</b>	Bill Dwyer
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

A. Minutes from the regular meeting March 25, 2025.

**V. PUBLIC HEARING**

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Bill Dwyer
<b>SECONDER:</b>	Lori Thompson
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Open public hearing at 5:33 p.m.

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.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Lori Thompson
<b>SECONDER:</b>	Bill Dwyer
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Phil Ayers spoke regarding new builds and tax base.  
 Close public hearing at 5:57 p.m.

**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>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Pat Hargrave
<b>SECONDER:</b>	Lori Thompson
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

- 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.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Bill Dwyer
<b>SECONDER:</b>	Lori Thompson
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Approve the recommendation to be a two-family Planned Development with an approved site plan.

**VII. INFORMATION AND DISCUSSION**

- A. Information and discussison on revising or removing screening requirements from Zoning Ordinance.  
 Jeff Hudgens spoke regarding the screening in the zoning ordinance, sign and outdoor storage.

**VIII. ADJOURN**

<b>RESULT:</b>	<b>Adjourn</b>
<b>MOVER:</b>	Lori Thompson
<b>SECONDER:</b>	Bill Dwyer
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bill Dwyer
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Attest:

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Chairman

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City Secretary

APPLICATION # 162

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, restrictions, and/or boundaries established under the terms of the city zoning ordinance:

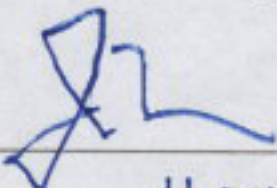
TO THE PLANNING & ZONING BOARD AND THE CITY COUNCIL OF THE CITY OF VAN, TEXAS

Ladies and Gentlemen:

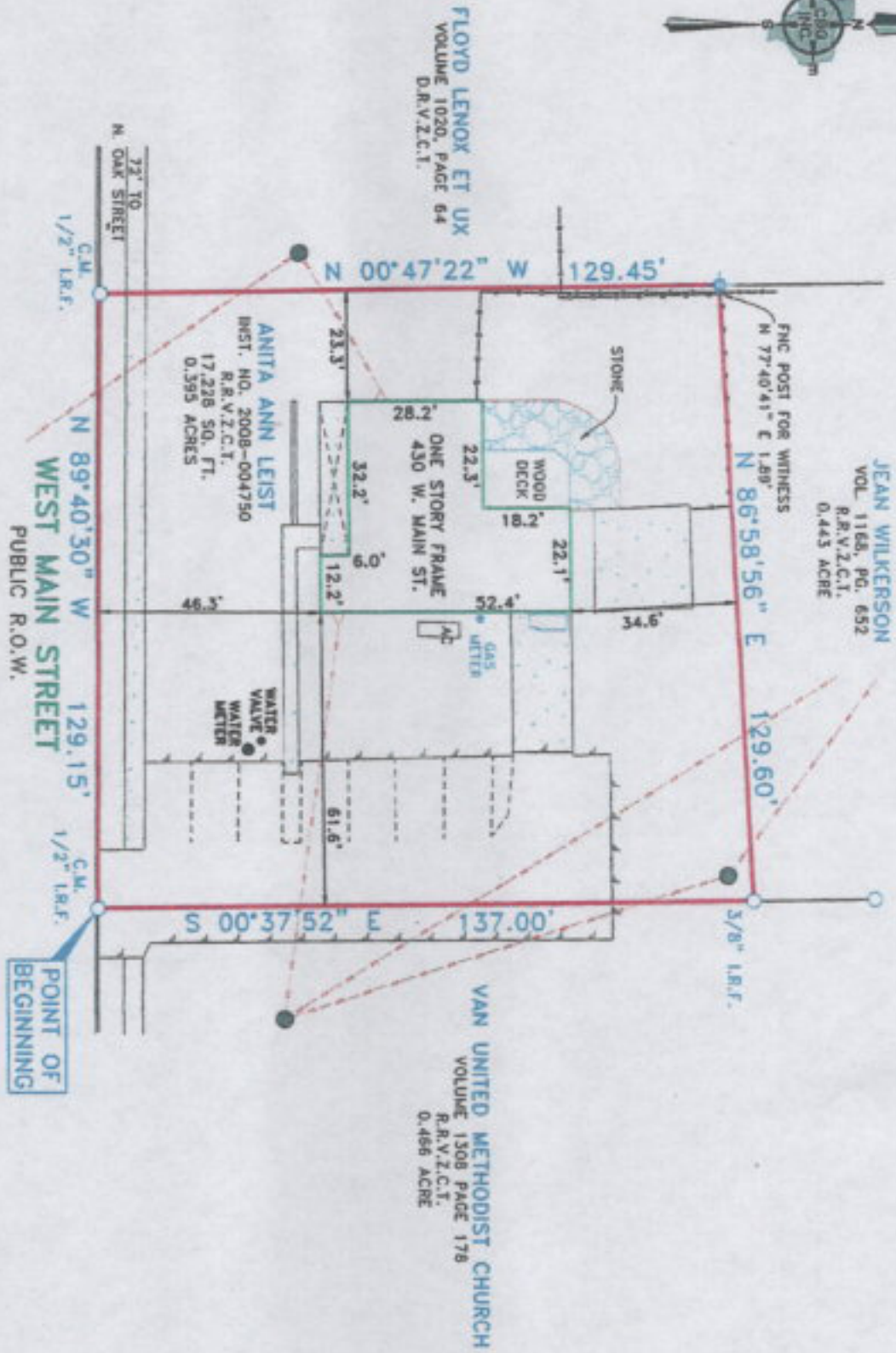
I hereby make an application to the Planning & Zoning Board and the City Council of the City of Van, Texas, for zoning change. In the regulations of the City Zoning Ordinance from that of RI District District, to C2 commercial in so far and said Ordinance covers the following area within the limits of the City of Van, Texas:

(SEE ATTACHED FIELD NOTES)

Respectfully Submitted,

  
\_\_\_\_\_  
Date 4-24-25

Filed 4-29-25



**LEGAL DESCRIPTION:**  
Being a 0.395 of an acre tract of land situated in the Mund Gross Survey, Abstract No. 299, City of Van, Van Zandt County, Texas, and being the same tract of land conveyed from Steven Wayne Leist, unto Anita Ann Leist, by deed recorded in Instrument No. 2008-004750, Real Records, Van Zandt County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod found for the Southeast corner of said Leist tract, same being the Southwest corner of a tract of land as conveyed unto Van United Methodist Church, by deed recorded in Volume 1308, Page 178, Real Records, Van Zandt County, Texas, and lying in the North line of West Main Street, (a public right-of-way):

**THENCE**, North 89 Degrees 40 Minutes 30 Seconds West, along and with the South line of said Leist tract, the North line of said West Main street, a distance of 129.15 feet, to a 1/2 inch iron rod found for the Southwest corner of said Leist tract, being the Southeast corner of a tract of land as conveyed unto Floyd Lenox et ux, by deed recorded in Volume 1020, Page 64, Real Records, Van Zandt County, Texas;

**THENCE**, North 00 Degrees 47 Minutes 22 Seconds West, along and with the West line of said Leist tract, the East line of said Lenox tract, a distance of 129.45 feet to a point for corner, being the Northwest corner of said Leist tract, same being the Southwest corner of a tract of land as conveyed unto Jean Wilkerson, by deed recorded in Volume 1168, Page 652, Real Records, Van Zandt County, Texas;

**THENCE**, North 86 Degrees 58 Minutes 56 Seconds East, along and with the North line of said Leist tract, the south line of said Wilkerson tract, a distance of 129.60 feet to a 3/8 inch iron rod found for the Northeast corner of said Leist tract, same being the Southeast corner of said Wilkerson tract;

**THENCE**, South 00 Degrees 37 Minutes 52 Seconds East, along and with the East line of said Leist tract, the West line of said Church tract, a distance of 137.00 feet the **POINT OF BEGINNING** and **CONTAINING** 17,228 Square Feet or 0.395 of an acre of land, more or less.

**SURVEYOR'S CERTIFICATE**

I do hereby certify this survey to be TRUE and CORRECT as surveyed on the ground under my supervision this 16th Day of April, 2018, and this plat represents all the facts found at the time of said survey. All visible improvements, encroachments, and corners are shown hereon.

*William V. Perry*  
WILLIAM V. PERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4699



**0.395 ACRES**

MUND GROSS SURVEY, ABSTRACT NO. 299  
CITY OF VAN, VAN ZANDT COUNTY, TEXAS  
430 W. MAIN STREET

CSO SURVEYING INC., FIRM CERTIFICATE #10188801  
438 HILLCREST DRIVE  
SULPHUR SPRING, TEXAS 75482  
PHONE: (903) 438-1200  
FAX: (903) 438-1266  
www.csosurvey.com

**LEGEND**

○ 1/2" iron rod found	● POWER POLE	○ CHAIN LINK FENCE
○ 1/2" iron rod set	○ 4" AIR CONDITIONING	○ WOOD FENCE
○ 1" iron pipe found	○ WATER METER	○ ALUMINUM WIRE
○ POINT FOR CORNER	○ GAS METER	○ ASPHALT DRIVE
○ "x" FOUND IN CONCRETE	○ WATER VALVE	○ CONCRETE DRIVE
○ OVERHEAD ELECTRIC	○ FIBER OPTIC	○ OVERHEAD TELEPHONE SERVICE
○ OVERHEAD ELECTRIC	○ CONCRETE WALKER FOUND	○ OVERHEAD POWER LINE
○ ASPHALT DRIVE	○ 800 SIGN FOUND	○ CONCRETE PERCOLATOR OR CANTON
○ ASPHALT DRIVE	○ ASPHALT DRIVE	○ CONCRETE DRIVE
○ ASPHALT DRIVE	○ ASPHALT DRIVE	○ WOOD DECK OR PORCH

**SURVEYOR'S NOTES:**  
1) RECORDS ARE BASED ON MAP 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.  
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.  
4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.



CITY OF VAN

APPLICATION FOR CITY BOARDS/COMMISSIONS

As an Applicant for a City Board, or Commission, your application will be available to the public. You will be contacted before any action is taken on your appointment to confirm your continued interest in serving. All appointments are made by the Van City Council. Incumbents whose terms expire will need to resubmit an application to be considered for reappointment unless they indicate non-interest. Applicant must be a citizen of the United State and must reside within the city limits of Van unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated 2021 will expire in 2023.

Please Type or Print Clearly:

Date: 9 April 2025
Name: Briana Morrison Home Phone: [redacted]
Address: [redacted] Work Phone:
Cell: [redacted] City/State/Zip Van, Texas
Email: [redacted]

I have lived in Van 6 years. I am [checked] am not a U.S. Citizen

Occupation: Learning and development / Analytics professional

Professional and/or Community Activities: Mercy Ships - 8 years ; Van Community Ministries Volunteer (food bank); East Texas Food Bank regular volunteer

Additional Pertinent Information/References: Reference: Marcos Des Santos

Application for the following Council-appointed Boards and Commissions will be kept on file in the City Secretary's office for two years.

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference.

**Decision-Making Boards and Commissions**

- Planning & Zoning Commission
- Van Economic Development Corporation

**Meeting Information**

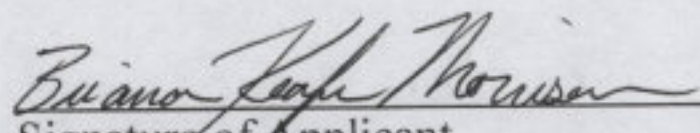
Last Tuesday of Month @5:30pm  
4<sup>th</sup> Monday each Month @5:30pm  
(special meetings may be called)

**Advisory Boards and Commissions**

- Parks & Recreation Advisory Board
- Community Library Advisory Board

**Meeting Information**

.....  
I AM INTERESTED IN SERVING ON THE ABOVE INDICATED BOARDS AND COMMISSIONS.

  
\_\_\_\_\_  
Signature of Applicant

Please return this application to:      City Secretary  
City of Van  
PO Box 487  
Van TX 75790



## CITY OF VAN

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Please Type or Print Clearly:

Date: 5/19/2025

Name: Jennifer Hudgens Home Phone: [REDACTED]

Address: [REDACTED] Work Phone: [REDACTED]

Cell: [REDACTED] City/State/Zip Van, TX 75790

Email: [REDACTED]

I have lived in Van 43 years. I am  am not  a U.S. Citizen

Occupation: Office Manager

Professional and/or Community Activities: \_\_\_\_\_

Additional Pertinent Information/References: \_\_\_\_\_





CITY OF VAN

APPLICATION FOR CITY BOARDS/COMMISSIONS

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Please Type or Print Clearly:

Date: May 19, 2025
Name: Lofi Thompson
Home Phone: [Redacted]
Address: [Redacted]
Work Phone: [Redacted]
Cell: [Redacted]
City/State/Zip: Van Tx 75790
Email: [Redacted]

I have lived in Van 20 years. I am X am not a U.S. Citizen

Occupation: Retired, Business owner

Professional and/or Community Activities: Business owner

Additional Pertinent Information/References:

