



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, July 1, 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 Tuesday, July 1, 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 May 27, 2025.
- V. **PUBLIC HEARING**
 - A. Regarding the amendment of the Zoning Ordinance 01-09-2025-1.
- VI. **ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on property located at 240 S Birch St. property ID: R000020297 Christian Cole.
 - B. Discussion, Consideration, and Possible Action on the amendments to the Zoning Ordinance 01-09-2025-1
- VII. **ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310 Chestnut Van, Texas 75790 by 5:00 pm on Friday, June 27, 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, May 27, 2025
5:30 PM**

Marcos Dos Santos
Pat Hargrave
Jennifer Hudgens
Lori Thompson

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
Pat Hargrave, arrived at 5:38 p.m.

Absent:

II. INVOCATION

Invocation was led by Marcos Dos Santos.

III. PLEDGE OF ALLEGIANCE

Invocation was led by Marcos Dos Santos.

A. US Flag

IV. CONSENT AGENDA

A. Minutes from the regular meeting April 22, 2025.

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

V. PUBLIC HEARING

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

Open public hearing at 5:33 p.m.

Ty Gerner spoke in reference to the zoning at 430 W Main.

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.

RESULT:	Passed
MOVER:	Lori Thompson

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

Close public hearing at 5:37 p.m.

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.

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

- B. Discussion, Consideration, and Possible Action on appointing Briana Morrison to the Planning & Zoning board.
Applicant withdrew application.

- C. Discussion, Consideration, and Possible Action on appointing Jennifer Hudgens to the Planning & Zoning board.

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

- D. Discussion, Consideration, and Possible Action on appointing Lori Thompson to the Planning & Zoning board.

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

- E. Discussion, Consideration, and Possible Action on possible amendments to the Zoning ordinance 01-09-2025-1.

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

Approve to make changes to the Zoning Ordinance 01-09-2025-1.

VII. ADJOURN

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

Attest:

Chairman

City Secretary

Sereca Huff-Huggins

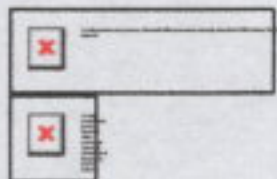
From: Christian Cole <christiancole567@gmail.com>
Sent: Wednesday, June 11, 2025 2:25 PM
To: Sereca Huff-Huggins
Subject: Planning and Zoning - Variance Request at 240 S Birch St. Van, Tx 75790

Hey Sereca, I am requesting a variance recommendation by the planning and zoning commission at 240 S Birch St. Van, Tx 75790.

Property ID: R000020297

I would like to make the June 24th meeting if at all possible. Thanks and let me know if you have any questions.

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