



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, July 22, 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 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 meeting July 1, 2025.

V. PUBLIC HEARING

- A. Regarding the replat of Property ID R20459 subdivision of lot 2 of the Crocker Addition located within the Nacogdoches School Land Survey, Abstract No. 620, Van Zandt County, according to the said subdivision as appears of record on Glide 375A, of the Plat Records of Van Zandt, County.

VI. ACTION ITEMS


- A. Discussion, Consideration, and Possible Action on replat of Property ID R20459 subdivision of lot 2 of the Crocker Addition located within the Nacogdoches School Land Survey, Abstract No. 620, Van Zandt County, according to the said subdivision as appears of record on Glide 375A, of the Plat Records of Van Zandt, County.

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, July 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, July 1, 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: Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens

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 |
| NAYS: | None |
| ABSTAINED: | None |

A. Minutes from the regular meeting May 27, 2025.

V. PUBLIC HEARING

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

Open public hearing at 5:34 p.m.

A. Regarding the amendment of the Zoning Ordinance 01-09-2025-1.

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

Christian Cole
 Bill Dwyer
 Samantha Smith
 Peggy Hembree
 Close public hearing at 6:53 p.m.

VI. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on property located at 240 S Birch St. property ID: R000020297 Christian Cole.
 No action
- B. Discussion, Consideration, and Possible Action on the amendments to the Zoning Ordinance 01-09-2025-1

Building materials for fencing in residential zones

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

I. Building materials for residential fencing

a. Amend 36.039 (C)(14) by adding the language in red:

(F) Residential fencing requirements:

(i) **Single Family Residential (R1), Two Family Residential (R2), and Townhome (SF-TH) Materials: Wood, Wrought Iron, Masonry, Chain Link, or a combination thereof**

(C) **Multi Family**

(ii) **Materials.** Brick, stone, masonry, vinyl materials or a combination with columns every 8'. Vinyl materials cannot be used in multifamily areas. No thin-wall masonry walls are allowed unless constructed with brick, stone or other approved masonry units and supported by angle iron with masonry columns on piers. All thin-wall plans shall be sealed by a professional engineer and approved by the city. "Thin wall" is defined as any wall 6" or less in width.

Placement and allowance of triplexes and quadplexes

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

II. Placement of triplexes and quadplexes

a. Add the following definitions to Appendix 3 (Definitions of Use):

i. Triplex – a single story three-unit residential structure with a single owner, with the units sharing one or two common walls.

ii. Quadplex: a single story four-unit residential structure with a single owner, with the units sharing one or two common walls

b. Update Appendix 2 to allow triplexes and quadplexes in R2- Two family Residential by Special Use Permit

Utilizing accessory buildings for residential purposes

| | |
|----------------|---------------|
| RESULT: | Passed |
|----------------|---------------|

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

III. Utilizing accessory buildings for residential purposes. Amend 36.036 (B) to add the language in red: (b). Accessory buildings. The following regulations shall govern the location, size, and use of any accessory buildings:

1. No accessory building shall be erected in any required yard area as stipulated in this article, except as allowed in the following subsections.
2. No accessory building shall be erected within 10 feet of any other building, except: detached residential garages may be located within five feet of the main dwelling, and the provisions of subsection (5) below are met.
3. No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.
4. No detached residential garage or carport shall be erected or placed within eight feet from any side lot line.
5. Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building but shall not encroach in any required front yard and may not occupy more than 30% of the rear yard.
6. No accessory building shall be higher than the main building and in no case be in excess of 18 feet in height.
7. No accessory building shall be erected or placed within five feet of any side or rear lot line and shall not encroach upon any easement.
8. No accessory building shall be used for dwelling purposes **without a Special Use Permit as outlined in Section 36.016** other than by domestic employees employed on the premises, as provided in the applicable zoning district.

(A). A special Use Permit may allow only one accessory building per platted lot to be used for residential purposes.

(B). An accessory building allowed under Section 36.036 (8)(A) must meet all requirements of the adopted version of the Residential Building Code and be issued a certificate of occupancy as outlined under Section 36.012.

(C). An Accessory building allowed under Section 36.036 (8)(A) must be a minimum of 750 square feet.

(D).An Accessory building allowed under Section 36.036 (8)(A) must be a site built structure.

(E). An accessory building allowed by Special Use Permit to be used for residential purposes must meet all setback and other requirements pertaining to accessory buildings.

Intradermal Studios related to permanent cosmetics

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

VI. Intradermal Studios related to permanent cosmetics

a. Modify definition 3.5.26b by adding the language in red

3.5.26b Intradermal Studio (Body Piercing and Tattooing): The practice of producing an indelible mark or figure on the human body by scarring or inserting pigment or jewelry into or under the skin using

needles, scalpels, or other related equipment (Does not include Permanent Cosmetics)

b. Add definition 3.5.26c

3.2.25c Intradermal Studio (Permanent Cosmetic)s: The application of intradermal cosmetics, as defined by the State of Texas Department of State Health Services. The intradermal cosmetics are typically applied to the eyebrows, eyelids and lips only. This is only allowed as an accessory use to a barber/beauty shop and shall not include ornamental tattoos.

c. Amend Appendix 2 (Schedule of Uses) to allow intradermal studios as defined by 3.5.26c to be allowed in C-1 and C-2 without special use permit.

Screening of automobiles at auto repair garages

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

Recommended no change be made to this section.

VII. **ADJOURN**

Attest:

Chairman

City Secretary



CITY OF VAN
PLAT APPLICATION

- Plat \$300.00 For new subdivision or large scale development
Amended plat \$150.00 Revised plat correcting errors or making minor changes to original recorded final plat
Replat \$200.00 Resub dividing of any part or all of a block or blocks of a previously platted subdivision, additional lot, or tract
Minor Plat \$150.00 A subdivision resulting in four or fewer lots provided that the plat is for conveyance purposes only...

Name of Applicant: Phillip Crocker
Company Name: NA
Address (mailing): 1600 W Virginia St 165 Oriole Cove, Holly Lake Ranch TX
Name of Owner: Phillip Crocker
Address (mailing): 165 Oriole Cove, Holly Lake Ranch, TX 75765
Name of Addition: Crocker Addition Current Zoning:
Number of Acres: 2.024 Number of Lots: proposed 3 Proposed Zoning: residential
Address or Legal Description of Property: Lot 2, Crocker Addn., Van Zandt Co. (1600 West Virginia St)

Reason for Request: For future gifting to children/heirs.

I certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application of \$ 200 to cover the cost of this application, has been paid the City of Van on this the 27 day of June, 2025

I further certify that there are no deed restrictions or covenants that will restrict, alter or affect the plat or replat.

Signature: Phillip Crocker Date: 6-27-25

REPLAT LOT 2 OF THE
CROCKER ADDITION
VAN ZANDT COUNTY, TEXAS.

NACOGDOCHES SCHOOL LAND
SURVEY, A-620

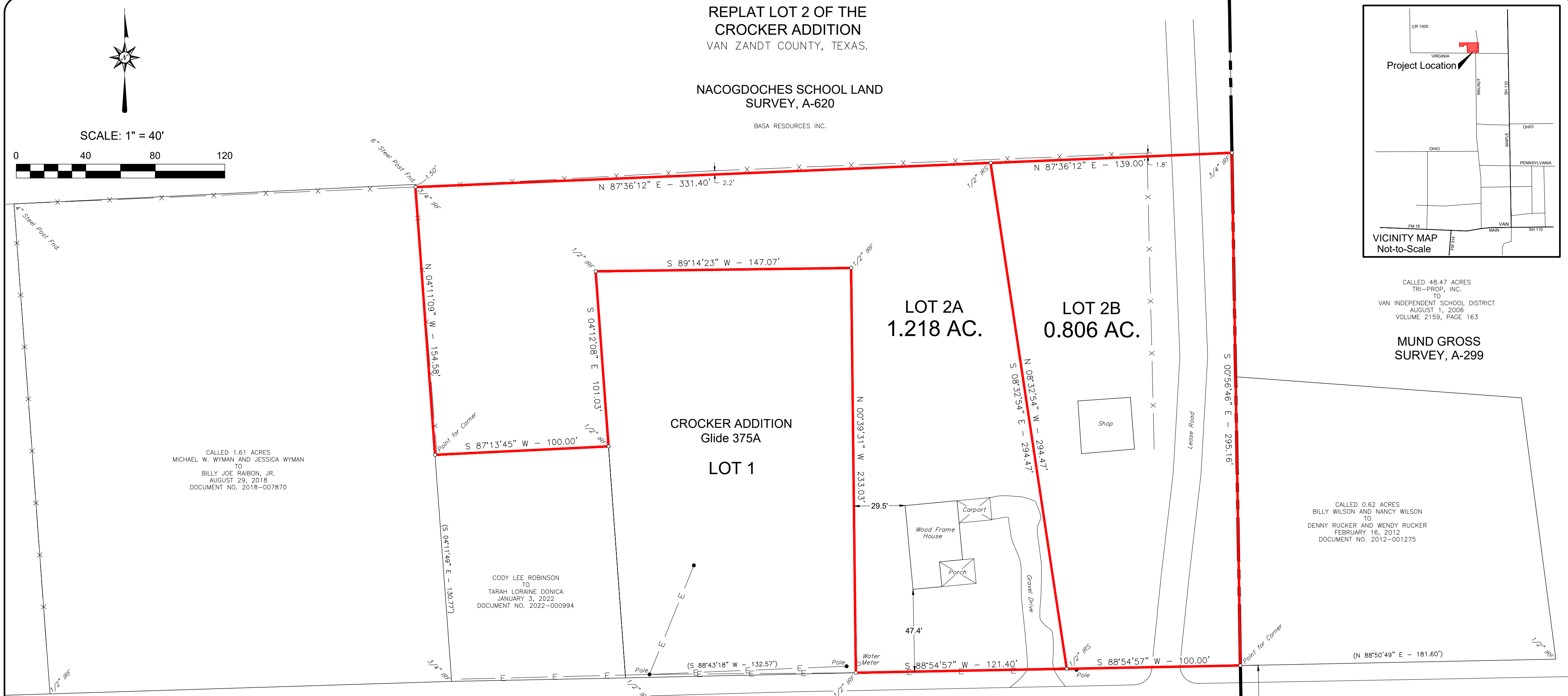
BASA RESOURCES INC.



CALLLED 48.47 ACRES
TRI-PROP, INC.
TO
VAN INDEPENDENT SCHOOL DISTRICT
AUGUST 1, 2006
VOLUME 2159, PAGE 163

MUND GROSS
SURVEY, A-299

CALLLED 0.62 ACRES
BILLY WILSON AND NANCY WILSON
TO
DENNY RUCKER AND WENDY RUCKER
FEBRUARY 16, 2012
DOCUMENT NO. 2012-001275



CALLLED 1.61 ACRES
MICHAEL W. WYMAN AND JESSICA WYMAN
TO
BILLY JOE RAIBON, JR.
AUGUST 29, 2018
DOCUMENT NO. 2018-007870

CODY LEE ROBINSON
TO
TARAH LORAIN DONICA
JANUARY 3, 2022
DOCUMENT NO. 2022-000994

W. VIRGINIA ST.

WALNUT ST.

STATE OF TEXAS:
CITY OF VAN:
APPROVED BY THE CITY COUNSEL
ON THIS _____ DAY OF _____, 20____

STATE OF TEXAS:
CITY OF VAN:
APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS
_____ DAY OF _____, 20____

CHAIRPERSON _____

CHAIRPERSON _____

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S STATEMENT:
I, Jace D. Scarbrough, do hereby state that this
plat represents a survey made on the ground under
my supervision during the month of May, 2025.

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

GIVEN UNDER MY HAND & SEAL, this the
30th day of June, 2025.



JACE D. SCARBROUGH - R.P.L.S. No. 6289

OWNER _____

LEGAL DESCRIPTION:

Subdivision of Lot 2 of the CROCKER ADDITION located within the Nacogdoches
School Land Survey, Abstract No. 620, Van Zandt County, Texas, according to
the of said subdivision as appears of record on Glide 375A, of the Plat Records
of Van Zandt County, Texas.

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 _____

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 G.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 A ZONE LABELED "OTHER
AREAS" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FIRM MAP NO. 48467C0325C, EFFECTIVE DECEMBER 17, 2010 FOR VAN
ZANDT COUNTY, TEXAS AND INCORPORATED AREAS.

| LEGEND | | DRAWN BY: SJ | SCALE: 1" = 40' |
|-----------|----------------|--------------------|-------------------|
| Fence | — x — | SURVEYED BY: SM | REF: CROCKER-2254 |
| Powerline | — e — | DATE: 5-22-25 | FILE NO: 4735.DWG |
| IRS | IRON ROD SET | REV. DATE: 6-30-25 | |
| IRF | IRON ROD FOUND | | |





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- Plat \$300.00 For new subdivision or large scale development
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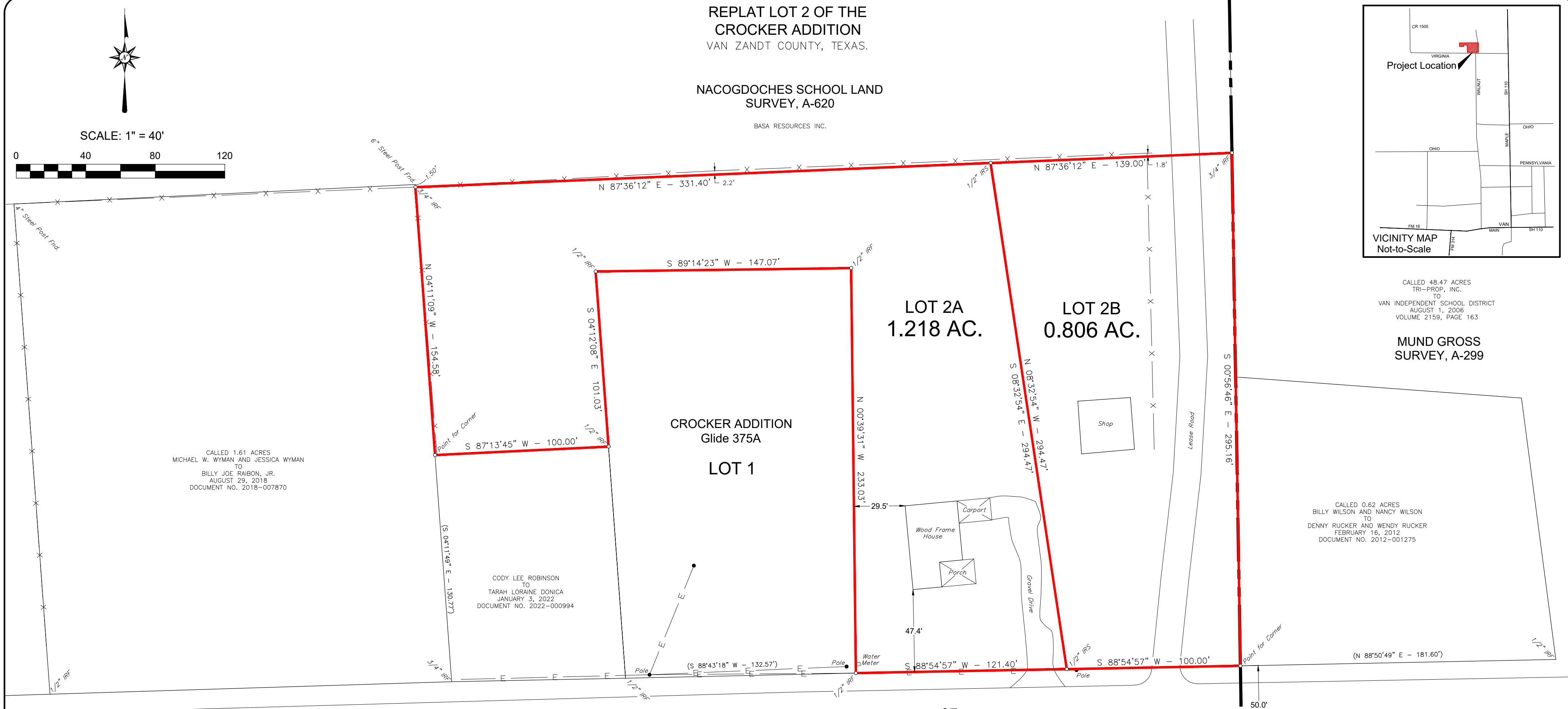
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CODY LEE ROBINSON
TO
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JANUARY 3, 2022
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W. VIRGINIA ST.

WALNUT ST.

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CITY OF VAN:
APPROVED BY THE CITY COUNSEL
ON THIS _____ DAY OF _____, 20____

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CITY OF VAN:
APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS
_____ DAY OF _____, 20____

CHAIRPERSON

CHAIRPERSON

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COUNTY OF VAN ZANDT:

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20____.

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

COUNTY CLERK

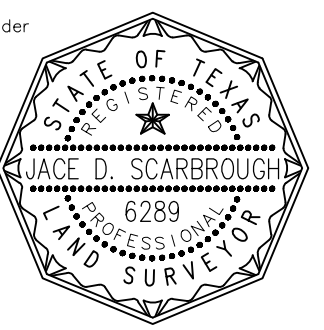
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JACE D. SCARBROUGH - R.P.L.S. No. 6289



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