



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, October 21, 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 Called Meeting October 21, 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 July 22, 2025.

V. PUBLIC COMMENTS

VI. PUBLIC HEARING

- A. Regarding a replat of Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 Van Zandt County.
- B. Re-Zoning application #163 Chris Weisinger by: Danielle Carter with Ofi Chito from R-1 Residential to C-1 Commercial, on the property located at 1070 W Main, Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 City of Van, Van Zandt County.

VII. ACTION ITEMS


- A. Discussion, Consideration, and Possible Action on appointing Bryan Rayner to the Planning & Zoning board.
- B. Discussion, Consideration, and Possible Action on a replat of Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 Van Zandt County.
- C. Discussion, Consideration, and Possible Action on Re-Zoning application #163 Chris Weisinger by: Danielle Carter with Ofi Chito from R-1 Residential to C-1 Commercial, on the property located at 1070 W Main, Property ID R111609, R20587, and R20588 of Lot 1, Block 1 Oak Street addition, being 1.239 acres of land situated in the David Rose Survey, Abstract No. 714 City of Van, Van Zandt County.

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 October 15, 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 22, 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

Absent: Pat Hargrave

II. INVOCATION

The invitation was led by Marcos Dos Santos.

III. PLEDGE OF ALLEGIANCE

Led by Marcos Dos Santos.

A. US Flag

IV. CONSENT AGENDA

A. Minutes from meeting July 1, 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 5:32 p.m.

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.

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Jennifer Hudgens

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

Close public hearing at 5:33 p.m.

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.

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

VII. ADJOURN

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

Attest:

Chairman

City Secretary



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: July 22 2025
Name: Bryan Rayner Home Phone: [redacted]
Address: [redacted] Work Phone:
Cell: City/State/Zip Van TX 75790
Email: bryanerayner@gmail.com
I have lived in Van 10 years. I am X am not a U.S. Citizen
Occupation: Software Development & Consulting

Professional and/or Community Activities: I sit on the board at Van Community Church, and coach my sons' soccer teams. I also volunteer in children's ministry at multiple churches where my children attend.

I would like to try & ensure that the decisions going forward would preserve the character of Van without overly dampening its growth prospects. I want my children to always feel like Van is home.

Exhibit A

Page 1



CITY OF VAN
PLAT APPLICATION

- Plat \$300.00 For new subdivisions or large scale development
Amended plat \$200.00 Revised plat correcting errors or making minor changes to original recorded final plat
[X] Replat \$250.00 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: Danielle Carter

Company Name: Ofi Chito

Address: 1008 Macon St, Ste 101, Fort Worth, TX 76102

Name of Owner: Chris Wiesinger

Address: 1929 S Beckham Ave, Tyler, TX 75701

Name of Addition: Oak Street Acres Addition Current Zoning: R-1 Single Family

Number of Acres: 1.239 Number of Lots: 1 Proposed Zoning: C-1 Commercial

Address or Legal Description of Property: R20587, R111609, R20588

Reason for Request: Replatting of 3 properties into one.

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 \$ 250.00 to cover the cost of this application, has been paid the City of Van on this the 19th day of September, 2025.

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

Signature: Danielle Carter

Date: 09/19/2025

APPLICATION # 1123

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 of 1070 S Oak St, Van, TX. In the regulations of the City Zoning Ordinance from that of R-1 Residential District, to C-1 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,

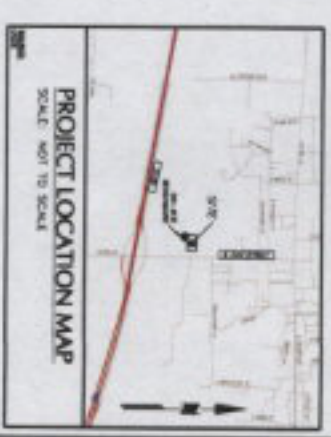
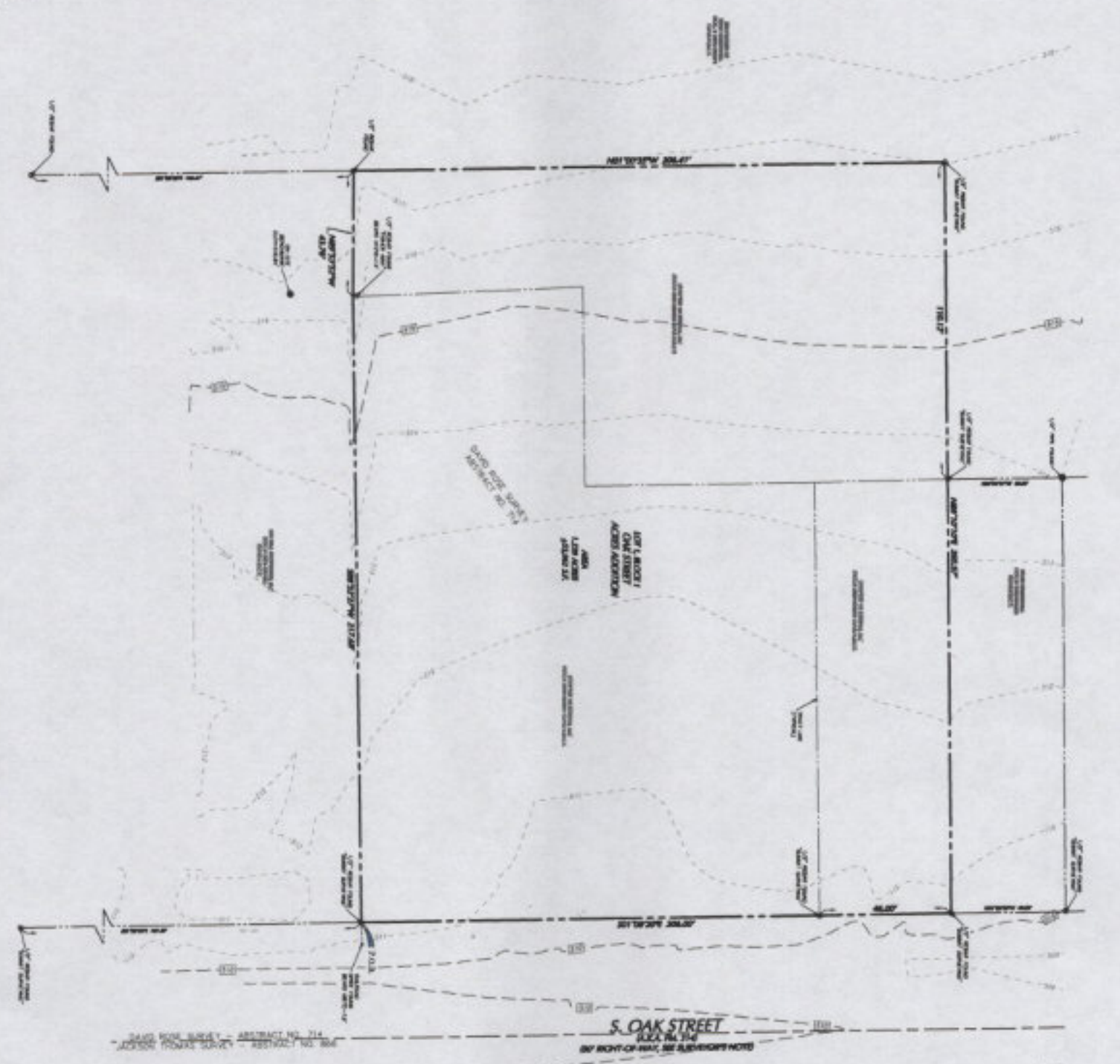
Danielle Carter - Ofi Chito

Date 9/19/2025

Filed 9/22/2025

LEGEND AND ABBREVIATIONS
 FROM THE SURVEY MAP TO THE SURVEY MAP. THE DIMENSIONS IN SQUARE FEET
 REPRESENTATION ARE APPROXIMATE AND NOT TO SCALE.

Symbol	Description
Circle with dot	WELL
Circle with cross	WELL (ABANDONED)
Circle with 'X'	WELL (DRAINAGE)
Circle with 'O'	WELL (COURT)
Circle with 'S'	WELL (SINKHOLE)
Circle with 'E'	WELL (ELECTRIC)
Circle with 'G'	WELL (GAS)
Circle with 'W'	WELL (WATER)
Circle with 'M'	WELL (MATERIAL)
Circle with 'C'	WELL (CIVIL)
Circle with 'A'	WELL (AIR)
Circle with 'L'	WELL (LAND)
Circle with 'R'	WELL (ROAD)
Circle with 'T'	WELL (TERRACE)
Circle with 'B'	WELL (BANK)
Circle with 'D'	WELL (DRAINAGE)
Circle with 'F'	WELL (FENCE)
Circle with 'H'	WELL (HOLE)
Circle with 'I'	WELL (IRON)
Circle with 'J'	WELL (JUNCTION)
Circle with 'K'	WELL (KITCHEN)
Circle with 'N'	WELL (NORTH)
Circle with 'P'	WELL (PUMP)
Circle with 'Q'	WELL (QUARTERS)
Circle with 'S'	WELL (SINKHOLE)
Circle with 'T'	WELL (TERRACE)
Circle with 'U'	WELL (UTILITY)
Circle with 'V'	WELL (VALVE)
Circle with 'W'	WELL (WATER)
Circle with 'X'	WELL (WATER)
Circle with 'Y'	WELL (YARD)
Circle with 'Z'	WELL (ZONING)



OWNER'S DEDICATION

I, the undersigned, do hereby dedicate to the public use of the City of Dallas, Texas, the easement shown on the attached plat, to be used for the purpose of providing for the drainage of the lands shown thereon, and I hereby agree to execute and record such instruments as may be required to carry out the purpose of this dedication.

CERTIFICATE OF DEDICATION BY DEVELOPER

I, the undersigned, do hereby certify that the easement shown on the attached plat is a valid and lawful easement, and that the same is being dedicated to the public use of the City of Dallas, Texas, for the purpose of providing for the drainage of the lands shown thereon.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS IN DALLAS COUNTY, TEXAS, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS IN DALLAS COUNTY, TEXAS, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS IN DALLAS COUNTY, TEXAS, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS IN DALLAS COUNTY, TEXAS, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS IN DALLAS COUNTY, TEXAS, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE SURVEY.

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that the survey was conducted in accordance with the laws and regulations of the State of Texas, and that the same is a true and correct representation of the facts as shown on the ground.

PRELIMINARY PLAT
 OF LOT 1, BLOCK 1
 OAK STREET ACRES ADDITION
 BEING A 1.239 ACRES LOTS AND SQUARE FEET OF LAND SITUATED IN THE
 COUNTY OF WAIN, WAIN ZANONI COUNTY, TEXAS
 PREPARED: August 2008

LANGBAN
 Langban Engineering and
 Environmental Services, LLC
 2000 Cypress Ave, Suite 200
 Dallas, TX 75201
 Phone: 972.339.2000
 www.langban.com

PREPARED BY:
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