



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, January 27, 2026  
5:30 PM**

Marcos Dos Santos  
Pat Hargrave  
Jennifer Hudgens  
Lori Thompson  
Bryan Rayner

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, January 27, 2026, 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 October 21, 2025 regular meeting.

**V. PUBLIC COMMENTS**

**VI. PUBLIC HEARING**

- A. Regarding a replat of property being 5.767 acres of land situated in the J.V. Moore Survey, Abstract 616 and the Mund Gross Survey, Abstract 299, Van Zandt County, Texas, being a part of that certain called 6.512-acre tract as described in a deed from Rafter H. Homes, Ltd. To 7 Hullum Legacy, LC, dated December 8, 2016, recorded in Instrument No. 2016-011050, and being all of that certain called 0.182 of an acre tract as described in a deed from J3 Group, LLC to JPM Business, Inc., dated November 13, 2023, and recorded in instrument No. 2023-010590, both of Official Public Records of Van Zandt County, Texas said 5.767 acres of land.
- B. Re-Zoning application #164: Ken Cauthen- Heritage House of Van, LLC from R-1 Residential to MF-1 Multi-Family Low Density District, Property ID R103729, R103730, R103731, R103732, R103743, R103738, R103739, R103740, R103741, R103742, , R103737, R103736, R103735, R103734, and R103733, of 5.767 land situated in the J.V. Moore Survey, Abstract 616 and the Mund Gross Survey, Abstract 299, Van Zandt County, Texas, being a part of that certain called 6.512-acre tract as described in a deed from Rafter H. Homes, Ltd. To 7 Hullum Legacy, LC, dated December 8, 2016, recorded in Instrument No. 2016-011050, and being all of that certain called 0.182 of an acre tract as described in a deed from J3 Group, LLC to JPM Business, Inc., dated November 13, 2023, and recorded in instrument No. 2023-010590, both of Official Public Records of Van Zandt County, Texas said 5.767 acres of land.
- C. Amend Zoning Ordinance Chapter 36.

**VII. ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on replat of property being 5.767 acres of land situated in the J.V. Moore Survey, Abstract 616 and the Mund Gross Survey, Abstract 299, Van Zandt County, Texas, being a part of that certain called 6.512-acre tract as described in a deed from Rafter H. Homes, Ltd. To 7 Hullum Legacy, LC, dated December 8, 2016, recorded in Instrument No. 2016-011050, and being all of that certain called 0.182 of an acre tract as described in a deed from J3 Group, LLC to JPM Business, Inc., dated November 13, 2023, and recorded in instrument No. 2023-010590, both of Official Public Records of Van Zandt County, Texas said 5.767 acres of land.
- B. Discussion, Consideration, and Possible Action on Re-Zoning application #164 Ken Cauthen-Heritage House of Van, LLC from R-1 Residential to MF-1 Multi-Family Low Density District, Property ID R103729, R103730, R103731, R103732, R103743, R103738, R103739, R103740, R103741, R103742, R103737, R103736, R103735, R103734, and R103733, of 5.767 land situated in the J.V. Moore Survey, Abstract 616 and the Mund Gross Survey, Abstract 299, Van Zandt County, Texas, being a part of that certain called 6.512-acre tract as described in a deed from Rafter H. Homes, Ltd. To 7 Hullum Legacy, LC, dated December 8, 2016, recorded in Instrument No. 2016-011050, and being all of that certain called 0.182 of an acre tract as described in a deed from J3 Group, LLC to JPM Business, Inc., dated November 13, 2023, and recorded in instrument No. 2023-010590, both of Official Public Records of Van Zandt County, Texas said 5.767 acres of land.
- C. Discussion, Consideration, and Possible Action on amending Zoning Ordinance Chapter 36.


VIII. **ADJOURN**

**CERTIFICATION**

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310 Chestnut Street , Van, Texas 75790 by 5:00 pm on Wednesday, January 20, 2026.

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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.*