



**NOTICE OF REGULAR MEETING  
THE CITY COUNCIL  
Thursday, February 12, 2026  
7:00 PM**

Ernie Burns  
Mayor

Mark Heatwole  
Mayor Pro-Tem

Samantha Smith  
Council Member

Bill Dwyer  
Council Member

Laura Duncan  
Council Member

Mark Thompson  
Council Member

Jeff Hudgens  
City Manager

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Van City Council will meet in a Regular Meeting on Thursday, February 12, 2026, at 7:00 PM at Van City Hall, 310 Chestnut St., Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

The City Council reserves the right to adjourn into executive session at anytime during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development).

**I. CALL MEETING TO ORDER**

- A. Roll Call and Establish a Quorum

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

- A. US Flag

- B. Texas Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**IV. OPEN FORUM**

The opportunity for citizens to address the City Council on any agenda item (**limit 3 minutes per person**); however, the Texas Open Meetings Act prohibits the City Council from discussing issues that the public has not been given three business days notice. Issues raised may be referred to City Staff for research and potential future action.

**V. CONSENT AGENDA**

(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member request an item be removed and considered separately.)

- A. Meeting Minutes

1. Minutes from the January 8, 2026, regular meeting.

- B. Financial Report

**VI. PRESENTATION**

- A. Presentation of the financial audit for the October 1, 2024 — September 30, 2025, budget year.

**VII. REPORTS**

- A. City Manager Monthly Report
- B. Fire Department Monthly Report
- C. Library Monthly Report
- D. Municipal Court Monthly Report
- E. Police Monthly Report
- F. Public Works & Parks Monthly Report

**VIII. 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. Public hearing on the conceptual site plan for Heritage House at Van.
- C. 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.
- D. Amend Zoning Ordinance Chapter 36.

**IX. ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on the financial audit for the October 1, 2024 — September 30, 2025, budget year.
- B. Discussion, consideration, and possible action on a resolution for nomination of a candidate for the Appraisal District Board of Directors.
- C. 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.
- D. Discussion, Consideration, and Possible Action on the conceptual site plan for the Heritage House at Van.
- E. Discussion, Consideration, and Possible Action on Ordinance 02-12-2026-3 to approve the

Heritage House at Van Planned Development.

- F. 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 Hulum 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.
- G. Discussion, Consideration, and Possible Action on Ordinance 02-12-2026 amending Zoning Ordinance Chapter 36.
- H. Discussion, Consideration, and Possible Action on Ordinance 02-12-2026-1 amending the City Personnel Policies.
- I. Discussion, Consideration and Possible Action on Ordinance 02-12-2026-2 Grease Trap.
- J. Discussion, Consideration, and Possible Action on a proposal to the Van Zandt County Commissioner's Court for roadwork within the city limits.

X. **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.072, 551.073, 551.074, 551.076, 551.087, and Section 418.183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated here in.

XI. **RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY**

**RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA**  
*Discussion under this item must be limited to whether the Council wishes to include a potential agenda item on a future agenda.*

XII. **ADJOURN**


**CERTIFICATION**

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310 Chestnut St., Van, Texas 75790 on February 6, 2026.

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Sereca Huff-Huggins, City Secretary

**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.*