



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, April 28, 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, April 28, 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. **PUBLIC COMMENTS**
- V. **CONSENT AGENDA**
  - A. Minutes from the January 27, 2026, regular meeting.
- VI. **PUBLIC HEARING**
  - A. Re-Zoning application #165 Brandon Rust – Hillard/Rust addition from Commercial to R2 Two-Family Residential District, on the property located at W Iowa, property I.D. 114411, Legal description: acres 0.360, BLK: LOT 3, ADDN: HILLIARD RUST ADDN 2023.
  - B. Regarding a replat of the property being 0.36 acres of land situated in the Hilliard-Rust addition, M. Gross survey, abstract No. 299 City of Van, Van Zandt County.
- VII. **ACTION ITEMS**
  - A. Discussion, Consideration, and Possible Action on Re-Zoning application #165 Brandon Rust – Hillard/Rust addition from Commercial to R2 Two-Family Residential District, on the property located at W Iowa, property I.D. 114411, Legal description: acres 0.360, BLK: LOT 3, ADDN: HILLIARD RUST ADDN 2023.
  - B. Discussion, Consideration, and Possible Action on a replat of property being 0.36 acres of land situated in the Hilliard-Rust addition M. Gross survey, abstract No. 299 City of Van, Van Zandt County.
- VIII. **INFORMATION AND DISCUSSION**
  - A. Update on the Subdivision Ordinance.
- IX. **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 Wednesday, April 22, 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.*