



**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.

---

**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, January 27, 2026  
5:30 PM**

Marcos Dos Santos  
Pat Hargrave  
Jennifer Hudgens  
Lori Thompson  
Bryan Rayner

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,  
Bryan Rayner arrived at 5:37 p.m.  
Pat Hargrave arrived at 5:52 p.m.

**Absent:**

**II. INVOCATION**

Invocation was led by Marcos Dos Santos.

**III. PLEDGE OF ALLEGIANCE**

Led by Marcos Dos Santos.

A. US Flag

**IV. CONSENT AGENDA**

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

A. Minutes from October 21, 2025 regular meeting.

**V. PUBLIC COMMENTS**

None

**VI. PUBLIC HEARING**

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

Open public hearing at 5:34 p.m.

Mr. Cauthen spoke regarding Heritage House of Van, LLC.

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.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Lori Thompson
<b>SECONDER:</b>	Jennifer Hudgens
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Closed public hearing at 6:16 p.m.

**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>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Jennifer Hudgens
<b>SECONDER:</b>	Pat Hargrave
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

- 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.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Jennifer Hudgens
<b>SECONDER:</b>	Bryan Rayner
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Approved from R-1 (Residential) to Planned Development MF(Multi-Family)-1.

C. Discussion, Consideration, and Possible Action on amending Zoning Ordinance Chapter 36.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Bryan Rayner
<b>SECONDER:</b>	Lori Thompson
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

To amend the zoning ordinance chapter 36 as presented and written as follows:

Section 36.036 Supplementary district regulations

(b) Accessory buildings:

(6) (G) Any Accessory Building used for dwelling purposes prior to the adoption of this ordinance may continue the non-conforming use without the issuance of a special use permit until the ownership of the property changes or the accessory dwelling unit undergoes renovation or repair exceeding 50% of the size or value of the Accessory Dwelling Unit.

VIII. **ADJOURN**

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Lori Thompson
<b>SECONDER:</b>	Pat Hargrave
<b>AYES:</b>	Pat Hargrave, Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Attest:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Secretary

APPLICATION # 165

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, restrictions, 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 an application to the Planning & Zoning Board and the City Council of the City of Van, Texas, for RE-ZONE. In the regulations of the City Zoning Ordinance from that of COMMERCIAL District, to R2 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,



Date 3-31-26  
30  
in

Filed 3/30/2026



CITY OF VAN  
PLAT APPLICATION

- Plat \$300.00 For new subdivisions or ~~legal~~ development
- Amended plat \$200.00 Revised plat correcting errors or making minor changes to original recorded final plat
- 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 (i.e., sale of the property with no development/construction proposed), that the plat does not create any new easements for public facilities or the construction/development of the said subdivision will not require the construction of any new street, or portion thereof, or the extension of any municipal facilities to serve any lot within the subdivision. Any property subdivided using a minor plat shall already be served by all required City utilities and services or in the ETJ of the City of Van with no services or water only.

Name of Applicant: Brian Rust

Company Name: \_\_\_\_\_

Address: LOT 3 - K.B

Name of Owner: Brian Rust

Address: 310 Hummingbird Ct. Van, TX 75796

Name of Addition: Hummingbird/Rust Addition Current Zoning: Com

Number of Acres: \_\_\_\_\_ Number of Lots: 2 Proposed Zoning: R12

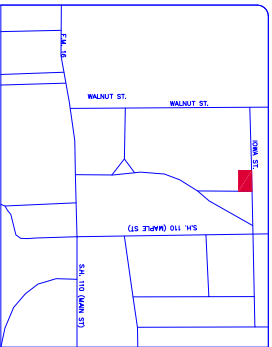
Address or Legal Description of Property: LOT 3 - .36 AC

Reason for Request: DEVELOPMENT

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 \$ \_\_\_\_\_ to cover the cost of this application, has been paid the City of Van on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Signature: [Signature] Date: 3-30-26



STATE OF TEXAS X  
 COUNTY OF VAN ZANDT X  
 I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1002970, DO HEREBY CERTIFY THAT I AM THE LEAD SURVEYOR AND DO HEREBY CERTIFY THAT I AM THE LEAD SURVEYOR OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE INTEREST, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER RIGHTS AND INTERESTS SHOWN ON THIS PLAN.

STATE OF TEXAS X  
 COUNTY OF VAN ZANDT X  
 I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1002970, DO HEREBY CERTIFY THAT I AM THE LEAD SURVEYOR AND DO HEREBY CERTIFY THAT I AM THE LEAD SURVEYOR OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE INTEREST, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER RIGHTS AND INTERESTS SHOWN ON THIS PLAN.

COMMISSIONER, CITY OF VAN HANDEL AND ZONING COMMISSION DATE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

THE SPECIAL FLOOD HAZARD AREA (ZONE A) SHOWN HEREON IS APPROXIMATE AND WAS SCALED FROM HAZARD BOUNDARY MAP COMMUNITY-PANEL NO. 48063S 0225 C, EFFECTIVE DECEMBER 17, 2010.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT WAS MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY SUBSURFACE OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, SEWER MAINS, AND GAS MAINS. THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

RECORD DEDICATION OF IOWA ST., WALNUT ST., & ELM PLACE WAS NOT FOUND BY THIS SURVEYOR.  
 LOT 3 IS CURRENTLY ZONED C-1 AS PER THE ZONING MAP ON THE CITY OF VAN ZANDT WEBSITE.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, CORS98) REFERENCED TO THE SMARTNET RIK NETWORK. NOTE: SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATION MAY ALSO APPLY FROM LOCAL, CITY AND COUNTY SUBDIVISION REGULATION. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO HIS USE.

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1002970, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE GROUND DURING THE MONTH OF MARCH, 2026.

BY: JEFF D. DOUGLAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 1002970  
 TEXAS PLAN NO. 1002970  
 PLAT AND IF NOT SIGNED IN RED  
 REFERRED FOR BRADSON RUST



NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

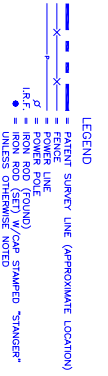
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS X  
 COUNTY OF VAN ZANDT X  
 I, BRADSON R. RUST, THE OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT I AM THE LEAD OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE INTEREST, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER RIGHTS AND INTERESTS SHOWN ON THIS PLAN.

STATE OF TEXAS X  
 COUNTY OF VAN ZANDT X  
 I, KEITH BROOK HILLARD, THE OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT I AM THE LEAD OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE INTEREST, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER RIGHTS AND INTERESTS SHOWN ON THIS PLAN.

STATE OF TEXAS X  
 COUNTY OF VAN ZANDT X  
 I, KEITH BROOK HILLARD, THE OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT I AM THE LEAD OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE INTEREST, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER RIGHTS AND INTERESTS SHOWN ON THIS PLAN.

FINAL PLAT OF THE HILLIARD-RUST ADDITION,  
 LOTS 3A & 3B,  
 BEING A REPLAT OF LOT 3 OF THE HILLIARD-RUST  
 ADDITION, AN ADDITION TO THE CITY OF VAN, TEXAS, AS  
 RECORDED IN  
 GLIDE 415B OF THE PLAT RECORDS OF  
 VAN ZANDT COUNTY, TEXAS  
 SCALE = 1" = 50'



ALL RIGHTS RESERVED  
 STANGER SURVEYING & MAPPING, LLC  
 (NON-TRANSFERABLE)  
**STANGER**  
 123 SURVEYING CANTON, LLC  
 123 SURVEYING CANTON, TX 75704  
 BEN WHEELER, TEXAS 75704  
 (903) 833-1006  
 SURVEY COMPLETED: 03-08-2026  
 JOB NO. 24-0307