



**NOTICE OF REGULAR
THE PLANNING & ZONING
Tuesday, May 26, 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, May 26, 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 April 28, 2026, regular meeting.
- VI. **ACTION ITEMS**
 - A. Discussion, Consideration, and Possible Action on appointing Marcos Dos Santos as board member.
 - B. Discussion, Consideration, and Possible Action on chair person nomination.
- VII. **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 Tuesday, May 19, 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.*



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Bryan Rayner

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Jennifer Hudgens.

A. Roll Call and Establish a Quorum

Present: Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bryan Rayner

Absent: Marcos Dos Santos

II. INVOCATION

Invocation was led by Lori Thompson.

III. PLEDGE OF ALLEGIANCE

Led by Jennifer Hudgens.

A. US Flag

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bryan Rayner
NAYS:	None
ABSTAINED:	None

A. Minutes from the January 27, 2026, regular meeting.

VI. PUBLIC HEARING

Open public hearing at 5:37 p.m.

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.
Closed public hearing at 5:55 p.m.**

VII. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on Re-Zoning application #165 Brandon Rust –

Hilliard/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.

RESULT:	Passed
MOVER:	Bryan Rayner
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bryan Rayner
NAYS:	None
ABSTAINED:	None

- 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.

No action was taken.

VIII. **INFORMATION AND DISCUSSION**

- A. Update on the Subdivision Ordinance.
Jeff Hudgens gave an update on the subdivision ordinance to streamline the process.

IX. **ADJOURN**

RESULT:	Passed
MOVER:	Lori Thompson
SECONDER:	Pat Hargrave
AYES:	Pat Hargrave, Lori Thompson, Jennifer Hudgens, Bryan Rayner
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 are automatically 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 2024 will expire in 2026.

Please Type or Print Clearly:

Date: May 17, 2026

Name: Marcos Dos Santos Home Phone: [REDACTED]

Address: [REDACTED] Work Phone: [REDACTED]

Cell: 903 216-5647 City/State/Zip 75790

Email: marcos.dossantos@mercyships.org

I have lived in Van 33 years. U.S. Citizen ☒ Yes ☐ No

Occupation: Director of Maritime Training at Mercy Ships

Professional and/or Community Activities: Past President of the Van Soccer Association

Additional Pertinent Information/References: _____

Application for the following Council-appointed Boards and Commissions will be kept on file in the City Secretary's office for two years.

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference.

Decision-Making Boards and Commissions

- (X) Planning & Zoning Commission
- () Van Economic Development Corporation

Meeting Information

4th Tuesday each month @ 5:30pm
4th Monday each Month @ 5:30pm
(special meetings may be called)

Advisory Boards and Commissions

- () Parks & Recreation Advisory Board
- () Community Library Advisory Board

Meeting Information

Meet as needed
Meet as needed

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I AM INTERESTED IN SERVING ON THE ABOVE INDICATED BOARDS AND COMMISSIONS.

Marcos Dos Santos

Signature of Applicant

Please return this application to: City Secretary
City of Van
PO Box 487
Van TX 75790