



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, July 28, 2026  
5:30 PM**

Jennifer Hudgens  
Lori Thompson  
Marcos Dos Santos  
Bryan Rayner  
Toby Stanberry

**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, July 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 June 23, 2026, regular meeting.

**VI. ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on granting a variance for a fence at 1000 W. Main.
- B. Discussion, Consideration, and Possible Action on granting a variance for an accessory structure (storage building) at 150 Briarwood CT.

**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, July 21, 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.*



**NOTICE OF REGULAR  
THE PLANNING & ZONING  
Tuesday, June 23, 2026  
5:30 PM**

Jennifer Hudgens  
Marcos Dos Santos  
Lori Thompson  
Bryan Rayner

MINUTES

**I. CALL MEETING TO ORDER**

Meeting called to order by Jennifer Hudgens.

A. Roll Call and Establish a Quorum

**Present:** Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner

**Absent:**

**II. INVOCATION**

Invocation was led by Marcos Dos Santos.

**III. PLEDGE OF ALLEGIANCE**

Led by Jennifer Hudgens.

A. US Flag

**IV. PUBLIC COMMENTS**

**V. CONSENT AGENDA**

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

A. Minutes from May 26, 2026, regular meeting.

**VI. ACTION ITEMS**

A. Discussion, Consideration, and Possible Action on appointing Pat Hargrave as a board member.

No action was taken.

B. Discussion, Consideration, and Possible Action on appointing Toby Stanberry as a board member.

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

|                   |      |
|-------------------|------|
| <b>ABSTAINED:</b> | None |
|-------------------|------|

VII. **ADJOURN**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| <b>RESULT:</b>    | <b>Adjourn</b>                                                   |
| <b>MOVER:</b>     | Lori Thompson                                                    |
| <b>SECONDER:</b>  | Marcos Dos Santos                                                |
| <b>AYES:</b>      | Lori Thompson, Marcos Dos Santos, Jennifer Hudgens, Bryan Rayner |
| <b>NAYS:</b>      | None                                                             |
| <b>ABSTAINED:</b> | None                                                             |

Attest:

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Chairman

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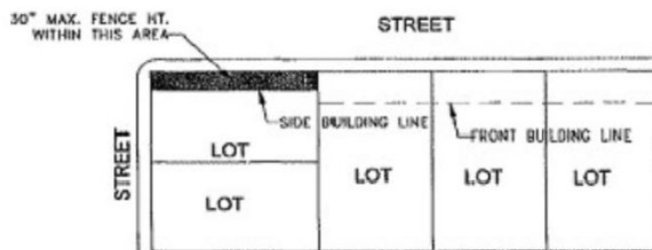
City Secretary

1000 W. Main Street  
Fence Variance Request

Background

The residence at 1000 W. Main Street is a corner lot where the rear lot line opposes a side lot line on Birch Street in the R1 zoning district (see Figure 1). This residence was built in 1932 and is historic to Van and the owner desires to maintain the significance and beauty of this home. This residence has had a side fence or landscape screening since current residence bought the home in 1998. Additionally, the Birch Street neighbor erected a side yard boundary privacy fence several years back that serves as a back yard fence for the residence and extends all the way to Birch Street (See Figure 2). The owner desires to construct a new privacy fence from the home structure to the side street (Birch) and along the side street to the existing boundary fence. Current zoning ordinances do not allow the residence to construct a privacy fence as detailed in Figure 2.

**Figure 1 (Page 71; Paragraph (B) – February 12, 2025 Zoning Regulations)**



Resident has submitted a permit application, and it was denied and resident is now requesting a variance to build a privacy fence extending from the home structure to Birch Street and along Birch Street to the existing north boundary fence. Fence would be built as detailed in Figure 2 and per the specifications and design as detailed in the SleekFence Attachment.

Variance Request

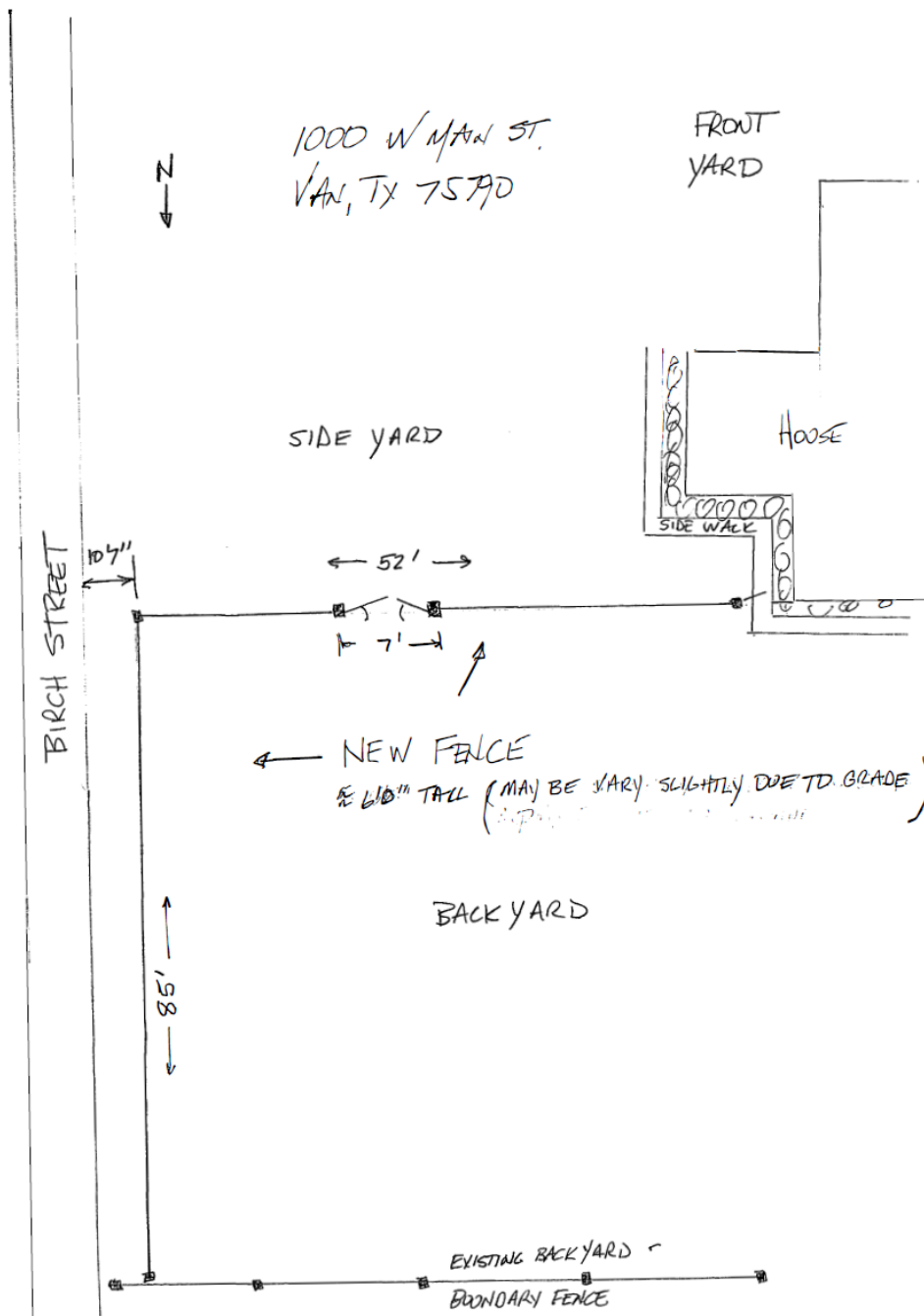
Resident is seeking a variance to obtain a permit to construct a fence per Figure 2 and the SleekFence attachment. At the outset, from Figure 1, it is not clear of the exact setback distance required for a fence. Figure 1 shows a distinct different distance for the set back as compared to the building line which makes this distance appear to be arbitrary. Upon further review of the zoning ordinances, Appendix 1 of the Zoning District Regulations shows a 15' setback for what appears to be a building setback but does not clearly define the distance for a fence in this circumstance. To that end it is unclear where the fence could be constructed.

The variance request could be considered a unique circumstance as the residence has a long history of a fence and vegetation screen along Birch Street and the owner is looking to upgrade the appearance of the property and the protection of its pets from individuals seeking to interact with their pets. As noted previously, there is an existing boundary fence that the owner is looking to adjoin with the new fence. Not being able to construct the fence as designed will severely limit the use and size of the owner's backyard space and create challenges of how to maintain the appropriate area and protection of the owner's pets.

Additionally, a variance should have no adverse effect or impact on future development, public health, safety or general welfare.

The resident does believe that this request is in keeping with the spirit of the ordinances in that it is part of the residence's ongoing desire to maintain and beautify this historic home on Main Street. This fence project is part of the landscape design plan that was developed by Casey Brownlow (renowned landscape architect in Tyler) specifically for this residence. Along with the fence, the design includes landscaping to further beautify the fence area. The owner respectfully requests your approval of this variance.

Figure 2



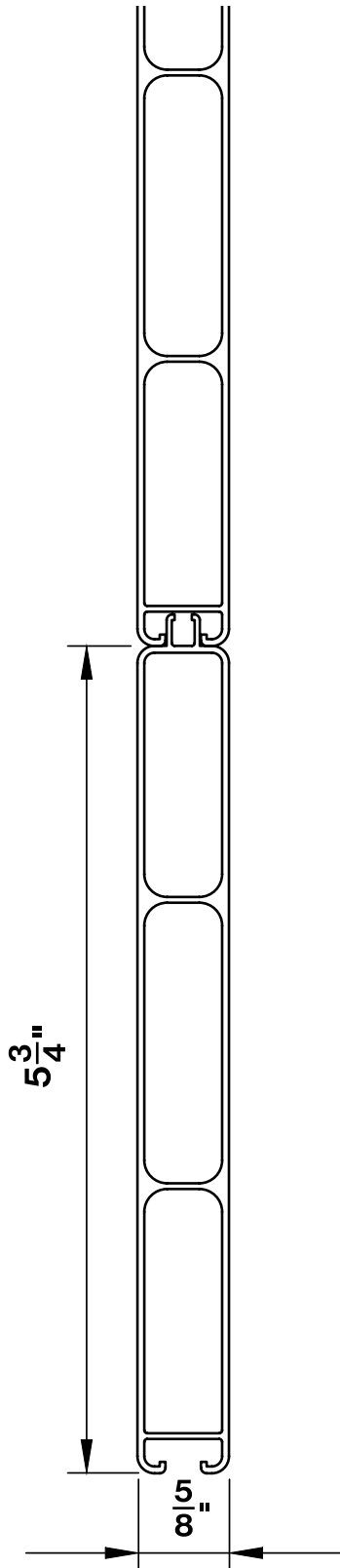


## Full Privacy Design Configuration

### **Complete privacy with clean horizontal structure**

SLEEKFENCE Full Privacy Fence & Gate System features interlocking horizontal aluminum slats with zero spacing, creating full visual separation while maintaining a clean, architectural profile.

Designed for high-profile environments where maximum privacy and enclosure are required.



### **High-Tensile 6063-T6 Structural-Grade Aluminum**

Non-combustible, fire-rated material  
Corrosion- and salt-resistant; rust- and rot-proof  
Inherently resistant to bending, denting, and cracking  
Powder-coated finish (Qualicoat Class 2 / AAMA 2604)  
Matte fine-texture finish for enhanced UV stability  
and premium aesthetic

### **Fully Engineered for Performance**

Engineered for high velocity hurricane zones (HVHZ)  
Pre-assembled panels for efficient, low-risk installation  
Adjustable in height and width  
Field-assembled panels for sloped conditions

### **Fence & Gate System**

Height range: 1 ft – 12 ft  
Maximum panel width: 6 ft  
Slat configuration: 6" interlocking horizontal slats  
with no spacing for full visual separation  
Visual screening: 100%  
Gate compatibility: coordinated pedestrian and  
vehicle gate systems  
Hardware compatibility: supports industry-standard  
hardware and access systems  
Standard matte finishes: Black, White, Wood Grain  
Installation: surface mount or dig & set post configurations

### **Warranty**

Limited lifetime structural  
25-year finish

### **Project Consultation**

From early planning through installation, our team provides  
technical guidance and coordinated project support.



[sleekfence.com](https://sleekfence.com)



**Discuss Your Project**

1-855-875-0855  
[support@sleekfence.com](mailto:support@sleekfence.com)

My name is Lance Smith and my wife Asheley have lived here for 7 years. My current shed was becoming a eye sore with rot and deterioration so I decided to make improvement and build a new shed with the help of my son who is home from college. I was given notice today that my shed was not within the proper limits. My old shed was on the property line and the new shed is 2 feet off the property line within my yard. I am requesting a variance to allow me to continue to finish the shed. I already have lots of money and time in this so I will not complete anymore work on it. Could you set up a time so I can meet with someone about this please. I respect your rules but would like permission to allow it in the current location. I had a wood privacy fence that was falling apart and plan to fence around it to it would be in my back yard.

Lance Smith