

JESSICA KUYKENDALL

Place 2

JAMES HOPPER

Place 3

RONALD LEWIS

Place 4

DREW WILSON

Place 1 - Chair

MICHAEL WALKER

Place 5

KELSEY HAZARD

Place 6

TONY BOVINICH

Place 7 - Vice Chair



Planning & Zoning Commission

REGULAR MEETING

Thursday, July 22, 2021, 7:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

AGENDA

Page

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance

2. Announcements:

- 2.1. There is a special called Planning and Zoning meeting schedules for August 9, 2021 at 6:30 p.m.

3. Consent Agenda

- 3.1. Consider and approve meeting minutes for special called P&Z meeting dated May 27, 2021.

I make a motion to approve meeting minutes for P&Z dated May 27, 2021.

4. Public Comment Period

5. Consideration/action items:

- 5.1. Recommend approval or denial of a final plat for Lots 1 and 2, Christian Corner Addition, being 8.824 acre in the Henry Whitmire Survey A-901 in Johnson County, generally located

3 - 9

at the corner of FM 1807 and County Road 210, in the City of Venus ETJ.

[1A-Christian Corner Addition Final Plat.pdf](#) 

[1B-Christian Corner--Submittal 2--- 6-29-2021.pdf](#) 

[1C-Christian Corner Aerial with floodplain.pdf](#) 

I make a motion to approve/deny the Final Plat for Lots 1 and 2, Christian Corner Addition as presented.

- 5.2. Discuss and consider changing the Planning and Zoning Commission meeting times and date of meetings.

I make a motion to _____.

6. Adjournment

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning and Zoning Commission may recess into Executive Session (closed meeting) at any time during this meeting to discuss matters listed on the agenda or if any of the following matters should arise during the course of the meeting: §551.071 Consultation with Attorney; §551.072 Deliberation regarding Real Property, §551.074 Personnel Matters, §551.076 Deliberation regarding Security Devices, §551.087 Deliberation regarding Economic Development Negotiations.

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board of City Hall, 700 W Hwy 67, Venus TX, at a place readily accessible to the general public at all times, and to the City's website, **www.cityofvenus.org**, not less than 72 hours prior to the meeting.

Callie Green,
City Secretary

If you plan to attend the public meeting and have a disability requiring accommodation, please make your request at least 48 hours in advance of the meeting, if possible. To make arrangements call (972) 366-3348 and leave a message if it is after hours. Thank you.



*Case Report – Lots 1 and 2, Christian Corner – Final Plat
Planning and Zoning Commission – July 22, 2021
City Council - August 9, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Final Plat for Lot 1 and 2, Christian Corner Addition, being 8.824 acres out of the Henry Whitmire Survey, Abstract 901, generally located south of FM 1807 and east of County Road 210, in the Venus ETJ in Johnson County

Owners: Paul S. Smith, Alvarado, TX
Chase & Shelby Harrelson, Alvarado, TX

Surveyor: Di Sciuillo-Terry, Stanton & Associates, Arlington, TX

Location: Generally located south of FM 1807 and east of County Road 210

Zoning: The property is in the city of Venus's extraterritorial jurisdiction (ETJ) and is not governed by the City's zoning.

Current Use: Proposed Lot 1 is vacant and wooded. There is an existing house and other structures on Proposed Lot 2.

Analysis: The plat covers 8.824 acres and creates two lots. The intent is to create a new residential lot and corrects a lot-split that was done without a required subdivision plat.

The subject property is adjacent to FM 1807 and County Road 210. The plat indicates that the existing right-of-way for FM 1807 is variable, ranging from 78.6 feet to 89.0 feet at each end. The properties adjacent to County Road 210 currently extend to the centerline. This plat is showing a right-of-way dedication of approximately 29.8 feet, with an inference that an additional 30 feet would be dedicated in the future on the opposite side. Until the City updates its Thoroughfare Plan, the existing right-of-way is sufficient.

An unnamed creek passes through Lot 2 and a large portion of Lot 2 is within the FEMA-designated 100-year floodplain. There is adequate buildable area on Lot 2 outside of the 100-year floodplain and the plat dedicates the floodplain as a drainage easement.

Water will be provided by the Johnson County Special Utility District and wastewater will be handled by onsite systems.

The applicant has complied with all planning and engineering comments on the final plat.

The Planning and Zoning Commission and City Council shall use the following criteria and determine if it is adequate to serve the development and meet the city's adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and rights-of-way. Further, the Council has authority to approve this plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action regarding this plat:

- a. Approve the Plat as presented;
- b. Approve with conditions; or
- c. Deny the Plat

Any added conditions or a motion to deny must include specific references to the Subdivision or other ordinances that are not met by the plat.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the Final Plat for Lots 1 and 2, Christian Corner Addition, as presented.

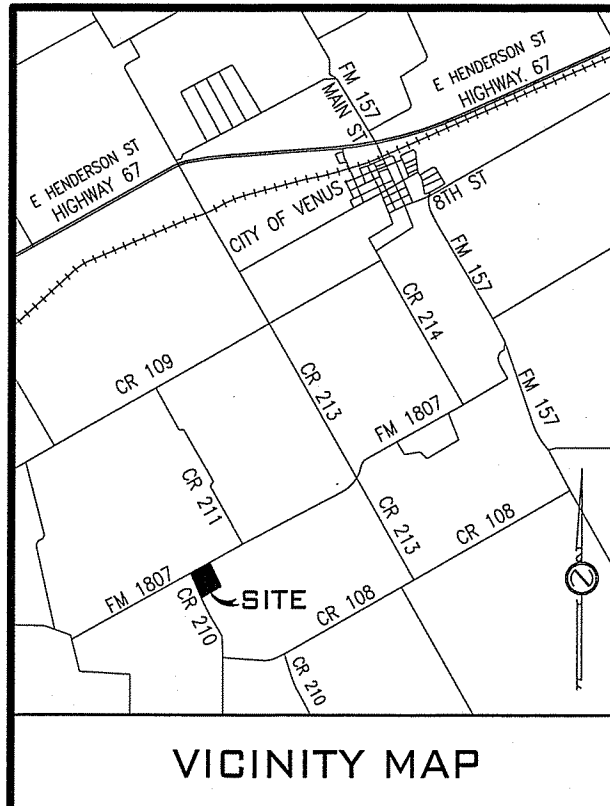
Sample

Motion:

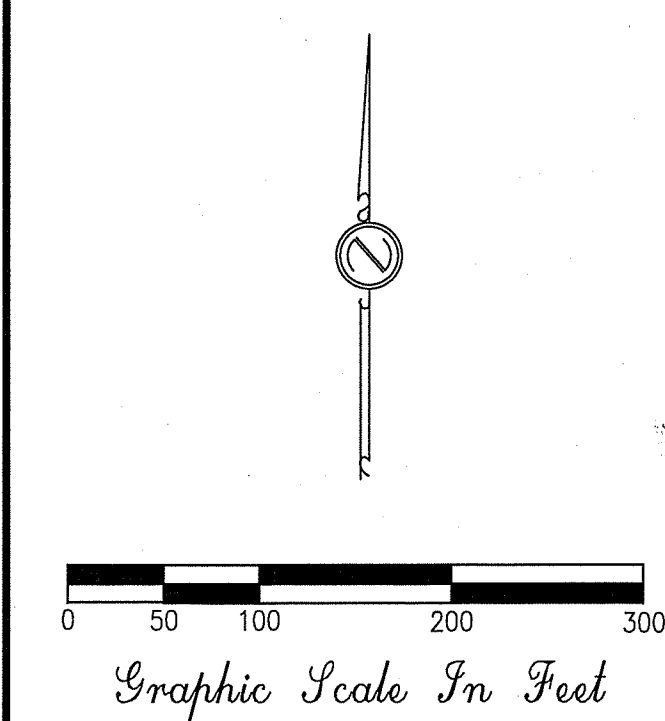
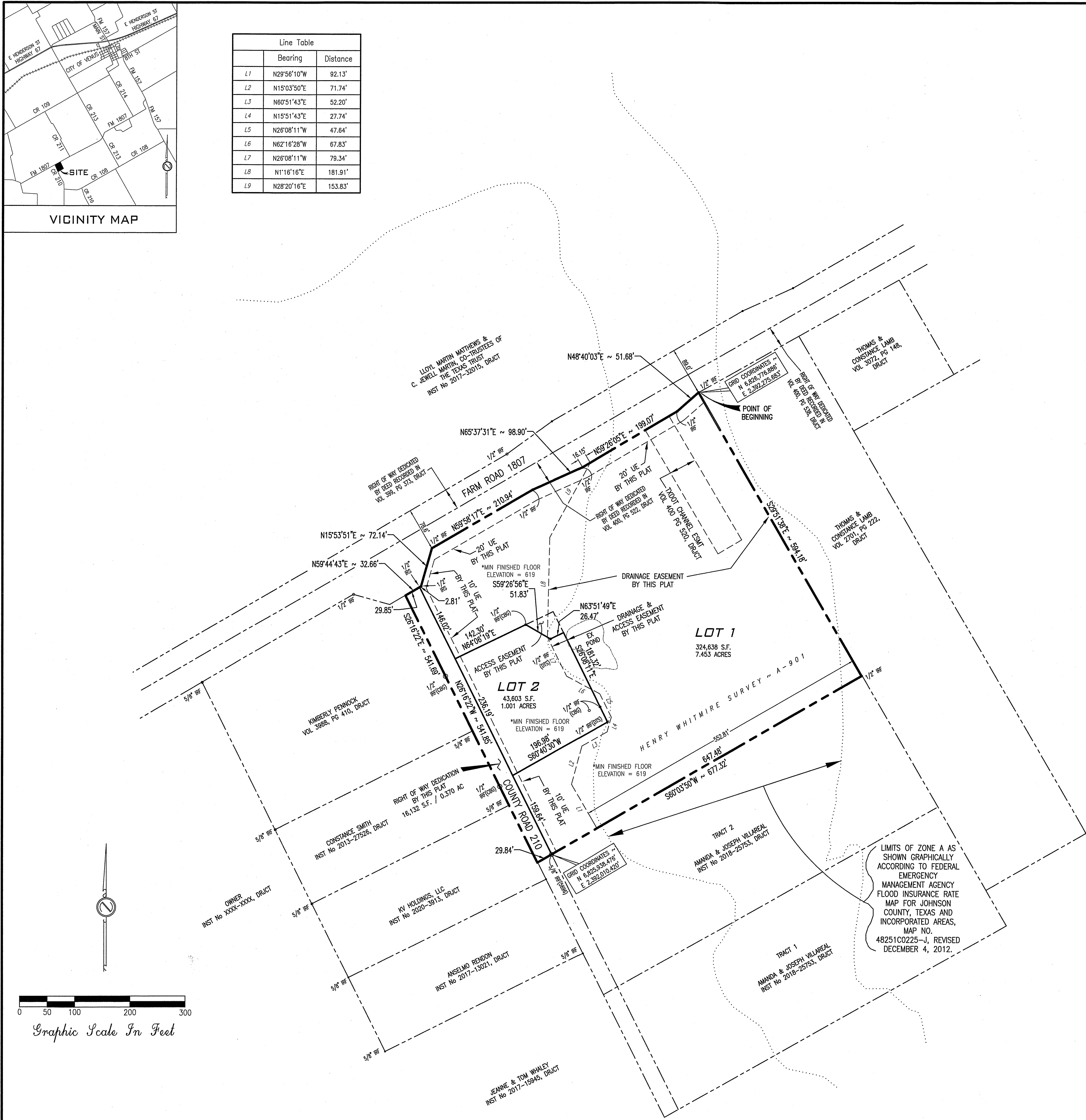
I move to approve/deny the Final Plat for Lots 1 and 2, Christian Corner Addition, as presented.

Attachments:

Final Plat
Aerial Photo



Line Table		
	Bearing	Distance
L1	N29°56'10"W	92.13'
L2	N15°03'50"E	71.74'
L3	N60°51'43"E	52.20'
L4	N15°51'43"E	27.74'
L5	N26°08'11"W	47.64'
L6	N62°16'28"W	67.83'
L7	N26°08'11"W	79.34'
L8	N1°16'16"E	181.91'
L9	N26°20'16"E	153.83'



AREA TABLE

LOT 1	324,638 S.F. / 7.453 AC
LOT 2	43,603 S.F. / 1.001 AC
ROW DEDICATION	16,132 S.F. / 0.370 AC
TOTAL	384,373 S.F. / 8.824 AC

OWNER

PAUL S. SMITH
2995 C.R. 210
ALVARADO TEXAS 76009
TELEPHONE: 817-487-1850
EMAIL: paulsmith@gmail.com

OWNER

CHASE & SHELBY HARRELSON
3001 C.R. 210
ALVARADO TEXAS 76009
TELEPHONE: 936-661-9506
EMAIL: chase_harrelson@outlook.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, PAUL STANLEY SMITH, SHELBY LEIGHT HARRELSON AND CHASE DANIEL HARRELSON, are the sole owners of tracts of land situated in the Henry Whitmire Survey, Abstract No. 901, Johnson County, Texas as recorded in Instrument Number 2013-27834, and Instrument Number 2020-24882, Deed Records of Johnson County, Texas (DRCT), respectively, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, said iron rod being in the south right of way line of Farm Road 1807 (a variable width right of way) as recorded in Volume 400, Page 522, DRCT, said iron rod also being the northwest corner of a tract of land conveyed to Thomas and Constance Lamb, as recorded in Volume 2701, Page 222, DRCT;

THENCE South 29°51'38" East, departing the south right of way line of Farm Road 1807, a distance of 594.18' to a 1/2 inch iron rod found, for corner;

THENCE South 60°03'50" West, at a distance of 647.46 feet passing through a 5/8 inch iron rod found with a plastic cap stamped "5696", in all a distance of 677.32 feet, to a point, said point in the County Road 210 right of way, for corner;

THENCE North 26°16'22" West, in the County Road 210 right of way, at a distance of 154.32 feet passing through a 1/2 inch iron rod with a plastic cap stamped "CBG", at a distance of 377.02 feet passing through another 1/2 inch iron rod with a plastic cap stamped "CBG", in all a distance of 541.69 to a point, said point in the south right of way line of Farm Road 1807, for corner;

THENCE North 59°44'43" East, continuing with the south right of way line of Farm Road 1807, at a distance of 29.85 feet passing through a 1/2 inch iron rod with an orange plastic cap stamped "DTS 817-275-3361", in all a distance of 32.66 feet to a 1/2 inch iron rod with an orange plastic cap stamped "DTS 817-275-3361", for corner;

THENCE North 15°33'51" East, continuing with the south right of way line of Farm Road 1807, a distance of 72.14 feet to 1/2 inch rod found, for corner;

THENCE North 59°58'17" East, continuing with the south right of way line of Farm Road 1807, a distance of 210.94 feet to a 1/2 inch iron rod found for angle point;

THENCE North 65°37'31" East, continuing with the south right of way line of said Farm Road 1807, a distance of 98.90 feet to a 1/2 inch iron rod found for angle point;

THENCE North 59°26'05" East, continuing with the south right of way line of said Farm Road 1807, a distance of 199.07 feet to a 1/2 inch iron rod found for angle point;

THENCE North 48°40'03" East, continuing with the south right of way line of Farm Road 1807, a distance of 51.68 feet to the Point of Beginning containing approximately 8.824 acres (384,373 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PAUL S. SMITH, CHASE HARRELSON, AND SHELBY HARRELSON, being the sole owners of the above-described parcel, do hereby adopt the herein above-described property as Lot 1 and Lot 2, CHRISTIAN CORNER, an addition to Johnson County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

Paul S. Smith

Chase Harrelson

Shelby Harrelson

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Paul S. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2021.

Notary Public, for the State of Texas

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Chase D. Harrelson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2021.

Notary Public, for the State of Texas

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Shelby Harrelson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2021.

Notary Public, for the State of Texas

JOHNSON COUNTY NOTES:

- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.
- Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
- Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- No fences, structures, or on-site sewage facilities shall be placed within any designated road access easement or ingress & egress easement which provides access to adjacent properties.
- All buildings or structures shall be constructed such that all ground level, exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 75,000 lbs shall be required on site at time of construction.
- A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.
- All building setbacks are subject to current Johnson County development regulations.
- The right of way dedication for County Road 210 is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.
- Johnson County is not responsible for the maintenance of the pond within the drainage easement.

LEGEND

*MINIMUM FINISHED FLOOR ELEVATION IS SET AT A MINIMUM OF 3 FEET ABOVE THE BASE FLOOD ELEVATION

IRF IRON ROD FOUND
CRF CAPPED IRON ROD FOUND
IPF IRON PIPE FOUND
IRS 1/2" IRON ROD SET WITH ORANGE PLASTIC CAP STAMPED "DTS 817-275-3361"
PRCT PLAT RECORDS OF JOHNSON COUNTY, TEXAS
DRCT DEED RECORDS OF JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat accurately represents that survey made by me or under my direction and supervision.

Preliminary for review only on 6/28/2021. Not to be filed for any reason.

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

FINAL PLAT

LOT 1 AND LOT 2
CHRISTIAN CORNER ADDITION
JOHNSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: 1"=100' FILE: Z:/JOHNSON COUNTY/CR 210-VENUS



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 * FIRM NO. E-615 & S-100049-00

EMAIL: jstanton@dterry.com

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FP-1016

LEGEND

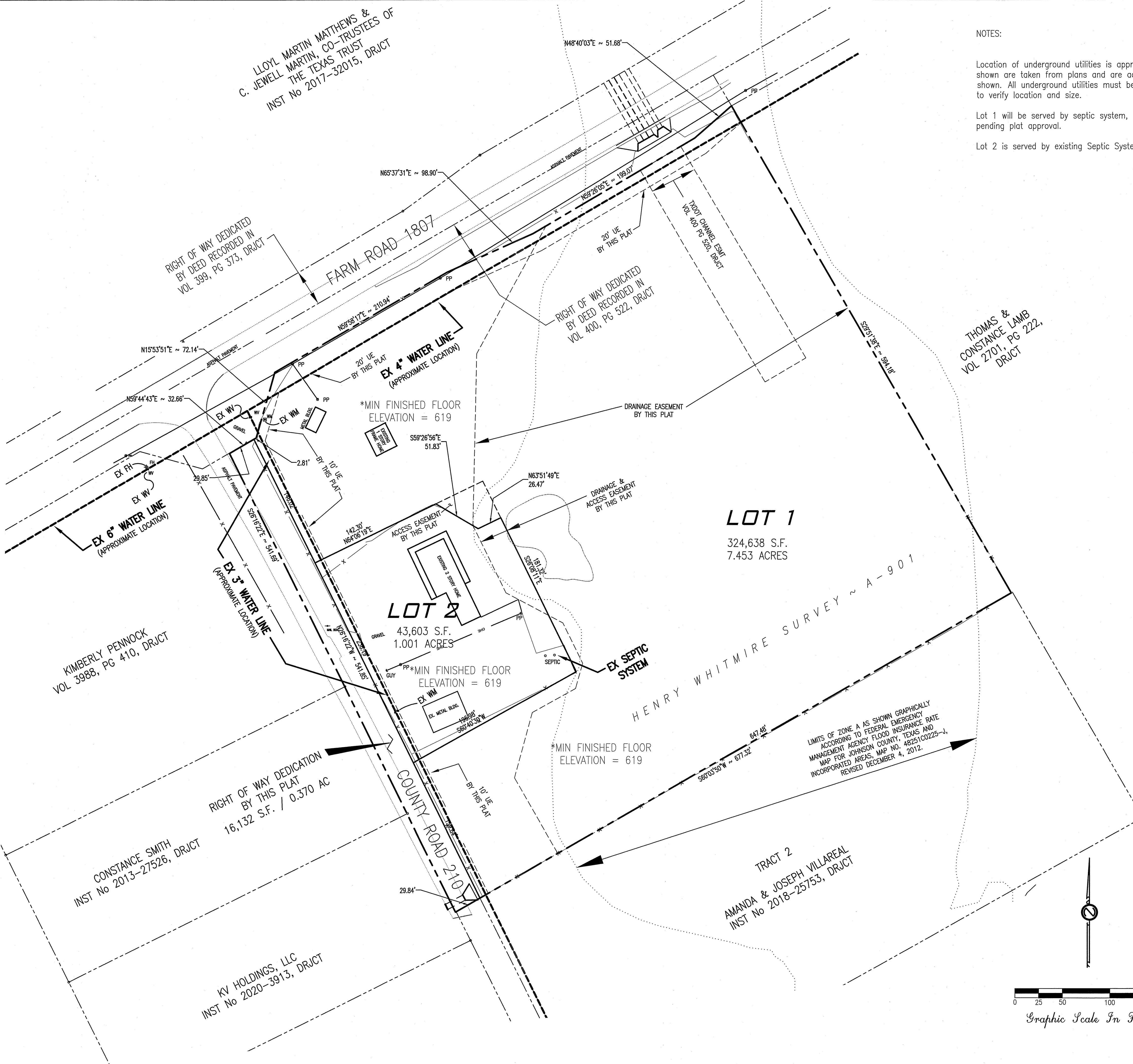
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH ORANGE PLASTIC CAP STAMPED "DTS 8172753361"
PRJCT	PLAT RECORDS OF JOHNSON COUNTY, TEXAS
DRJCT	DEED RECORDS OF JOHNSON COUNTY, TEXAS
OHE	OVERHEAD ELECTRIC LINE
+	GAS MANHOLE
+	GAS METER (GM)
+	WATER METER (WM)
+	TELEPHONE TERMINAL BOX
+	LIGHT POLE (LP)
+	GROUND LIGHT (GL)
+	POWER POLE (PP) / ELECTRIC RISER (UER)
+	UNDERGROUND TELEPHONE MARKER (UTM)
+	UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)
+	UNDERGROUND GAS MARKER (UGM)
+	SANITARY SEWER MANHOLE (SSMH)
+	CLEANOUT (SSCO)
+	WATER VALVE (WV)
+	FIRE HYDRANT (FH)
+	IRRIGATION CONTROL VALVE (ICV)
+	SPRINKLER HEAD (SH)
+	SIGN
+	MAIL BOX (MB)
+	AIR CONDITIONER (AC)

NOTES:

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

Lot 1 will be served by septic system, septic permit for Lot 1 is pending plat approval.

Lot 2 is served by existing Septic System.



UTILITY STUDY

LOTS 1 & 2

CHRISTIAN CORNER ADDITION

JOHNSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: 1"=50' FILE: Z:\JOHNSON COUNTY PLATS\CR 210-VENUS

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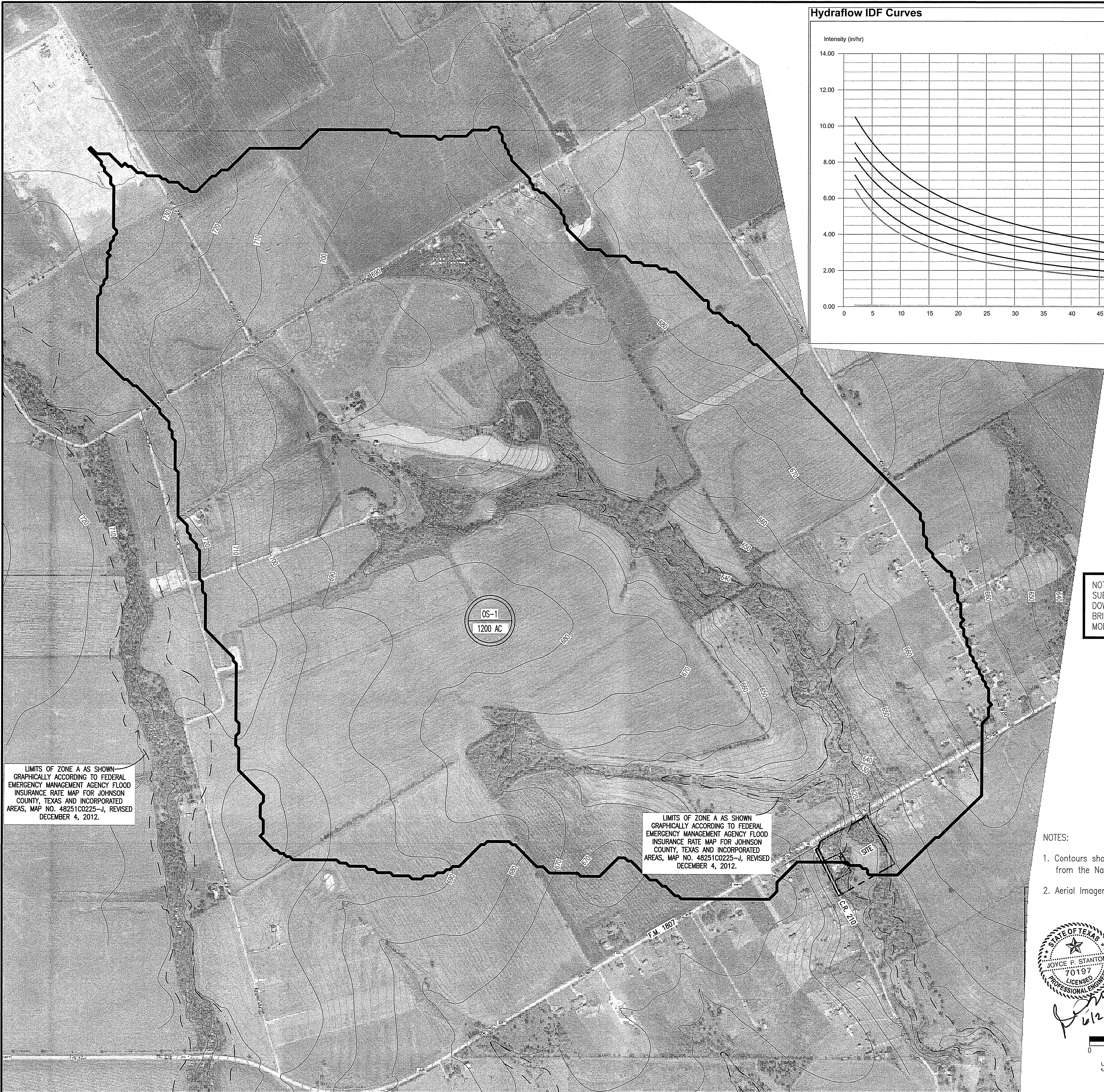
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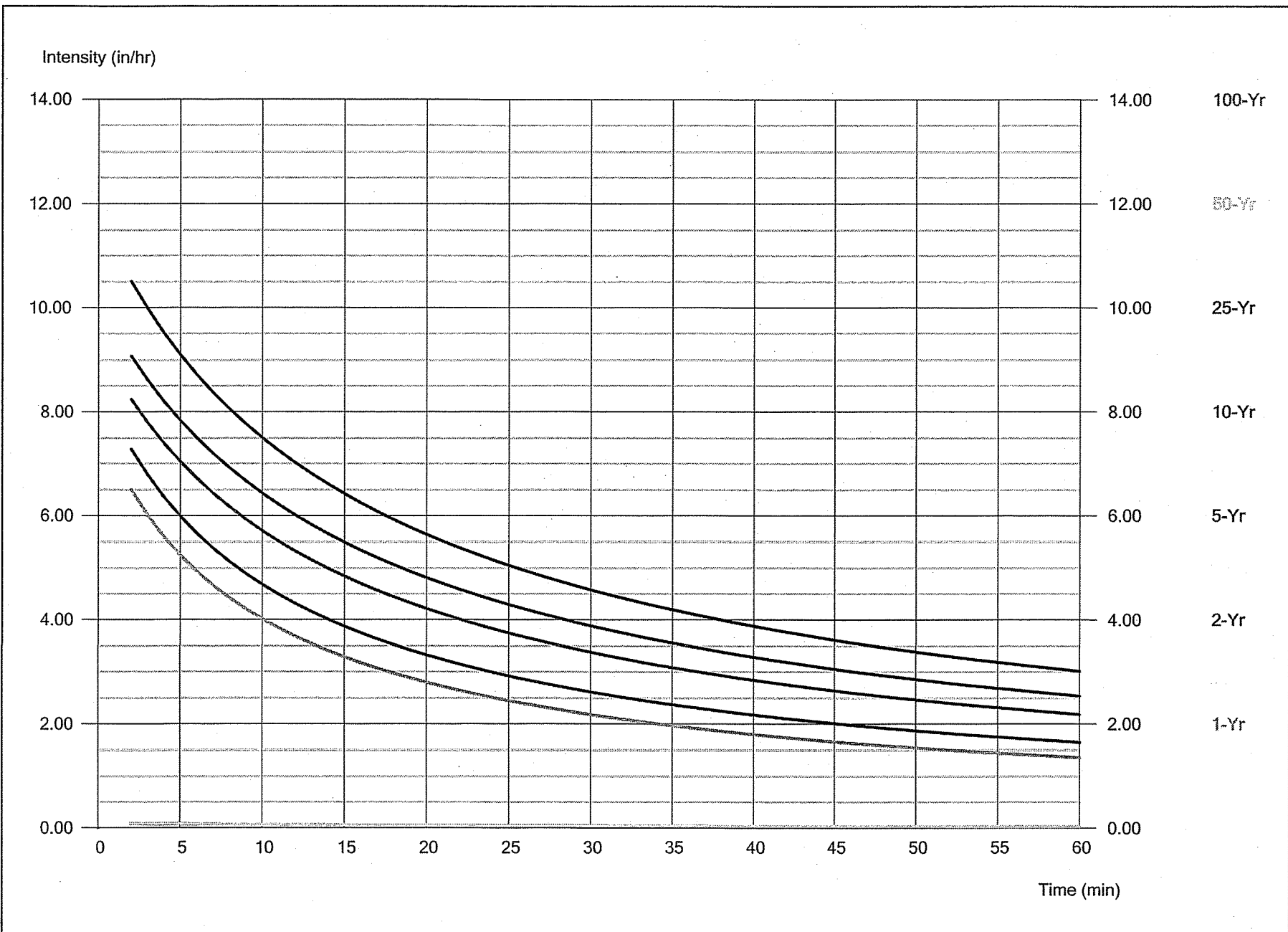
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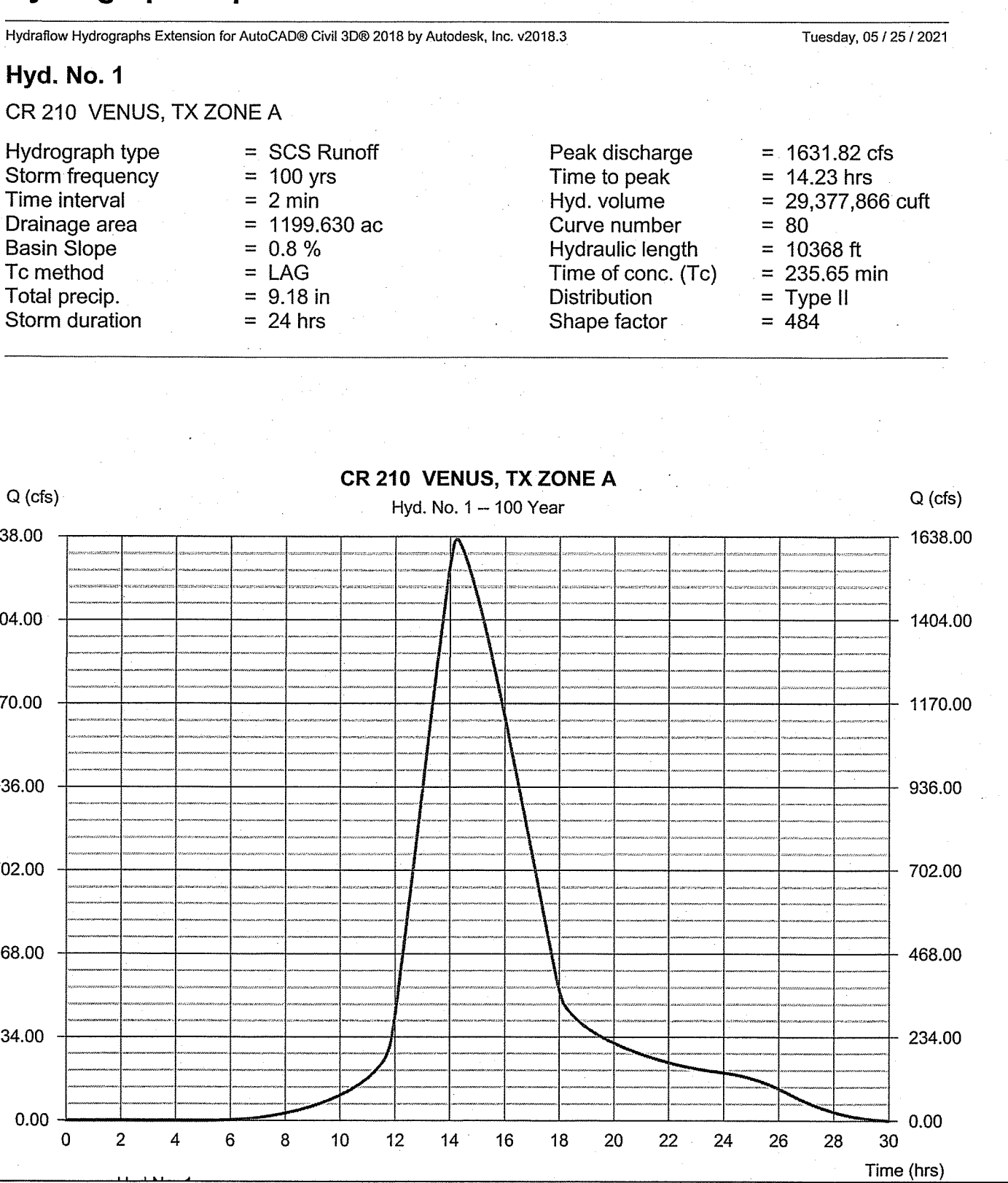




Hydraflow IDF Curves



Hydrograph Report



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 Monday, 06 / 28

File name: Christian Corners IDF Reports.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHIA)			
	B	D	E	(N/A)
1	42.8170	8.0000	0.8189	---
2	50.7060	9.0000	0.8095	---
3	0.0000	0.0000	0.0000	---
5	70.1480	12.0000	0.8116	---
10	80.2740	13.0000	0.8052	---
25	89.0820	13.0000	0.7894	---
50	0.7870	14.0000	0.7870	---
100	0.7834	15.0000	0.7834	---

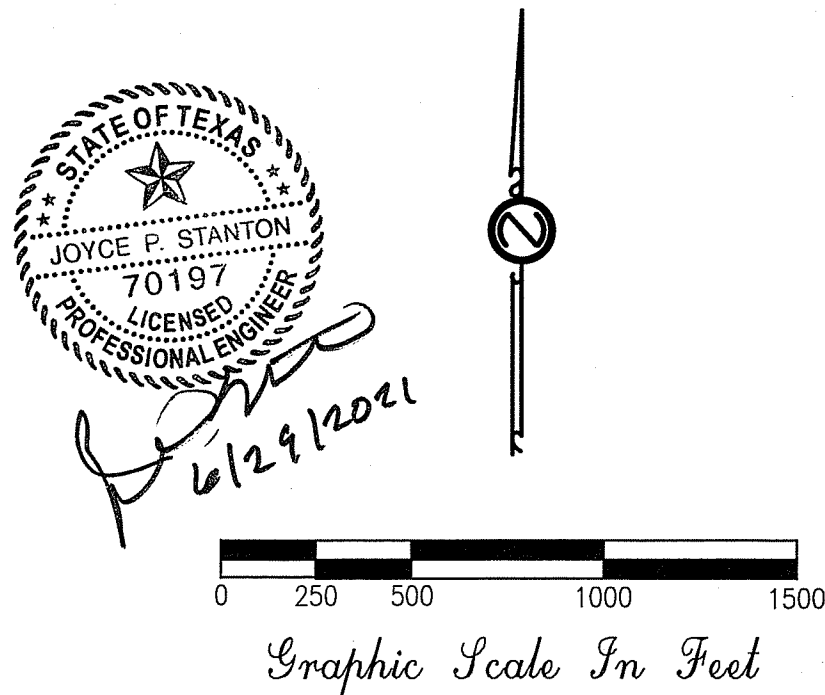
Tc = time in minutes. Values may exceed 60.

JOHNSON COUNTY PLATS\CR 210 - VENUS- Christian Corner\ENGINEERING\HMS\Christian Corners Precip.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	3.60	0.00	3.30	4.25	7.28	6.80	9.47
SCS 6-Hr	0.00	2.63	0.00	0.00	2.60	5.25	0.00	6.87
Huff-1st	0.00	0.00	0.00	2.75	0.00	0.00	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-lody	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	2.80	0.00	0.00	6.00	0.00

NOTE: THE FLOW IN THE CREEK IS SUBCRITICAL AND IS DETERMINED BY DOWNSTREAM CONTROLS; THEREFORE, THE BRIDGE WAS NOT INCLUDED IN THE MODEL.

- NOTES:
- Contours shown are from USGS 10 meter DEMs from the National Elevation Dataset (NED)
 - Aerial Imagery is from Bing Maps through Autodesk.

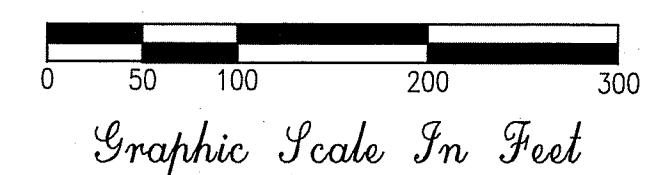
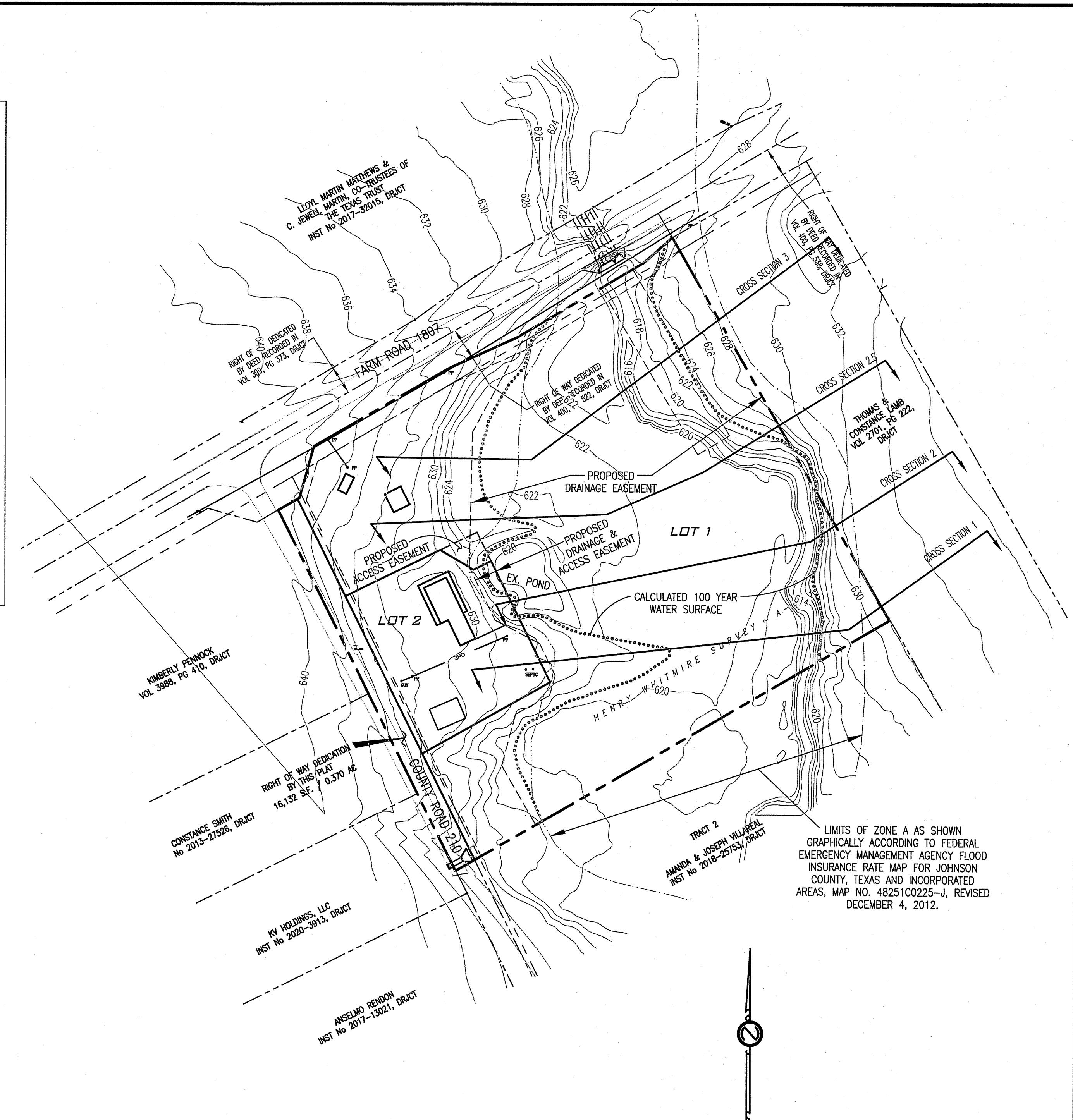
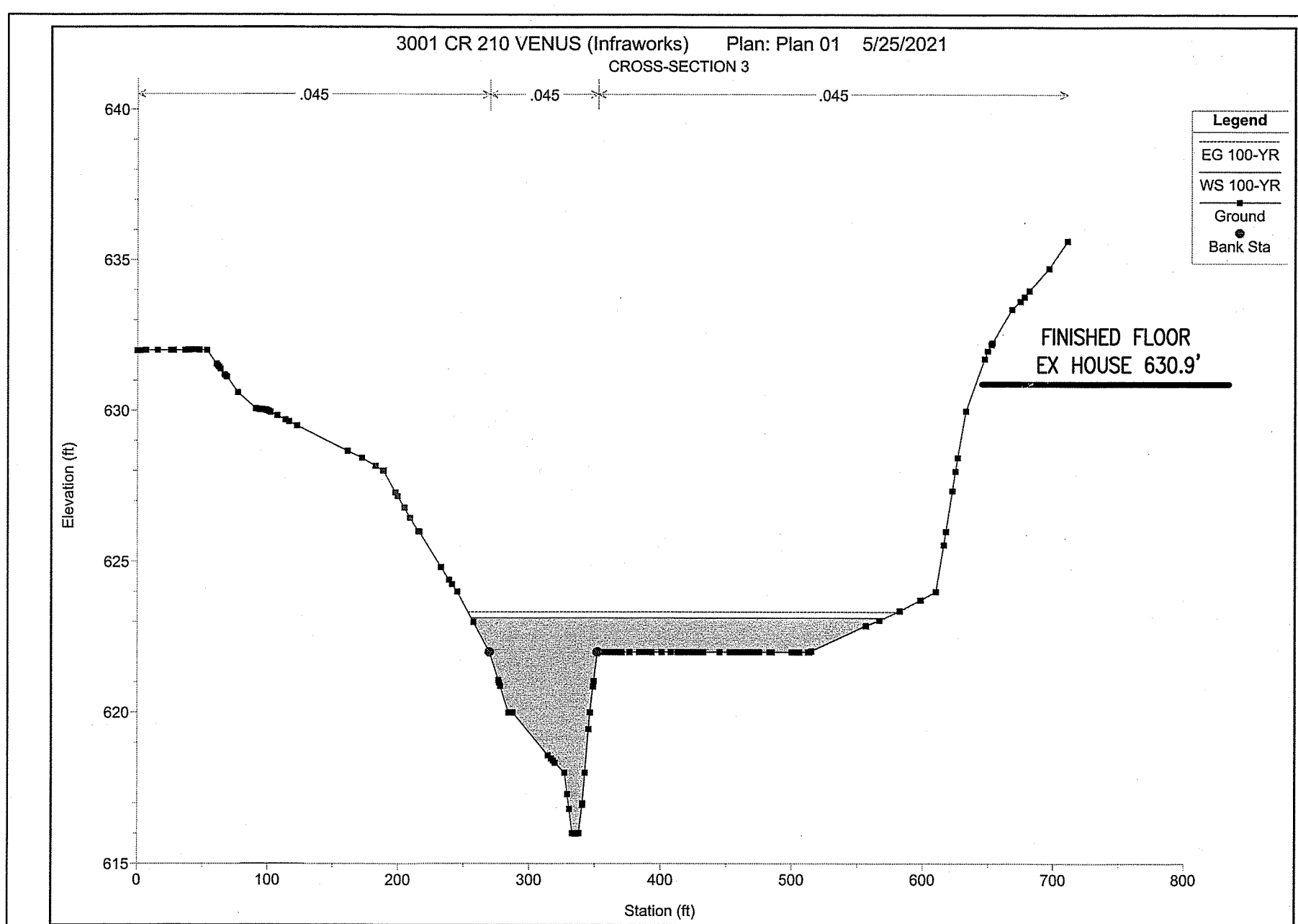
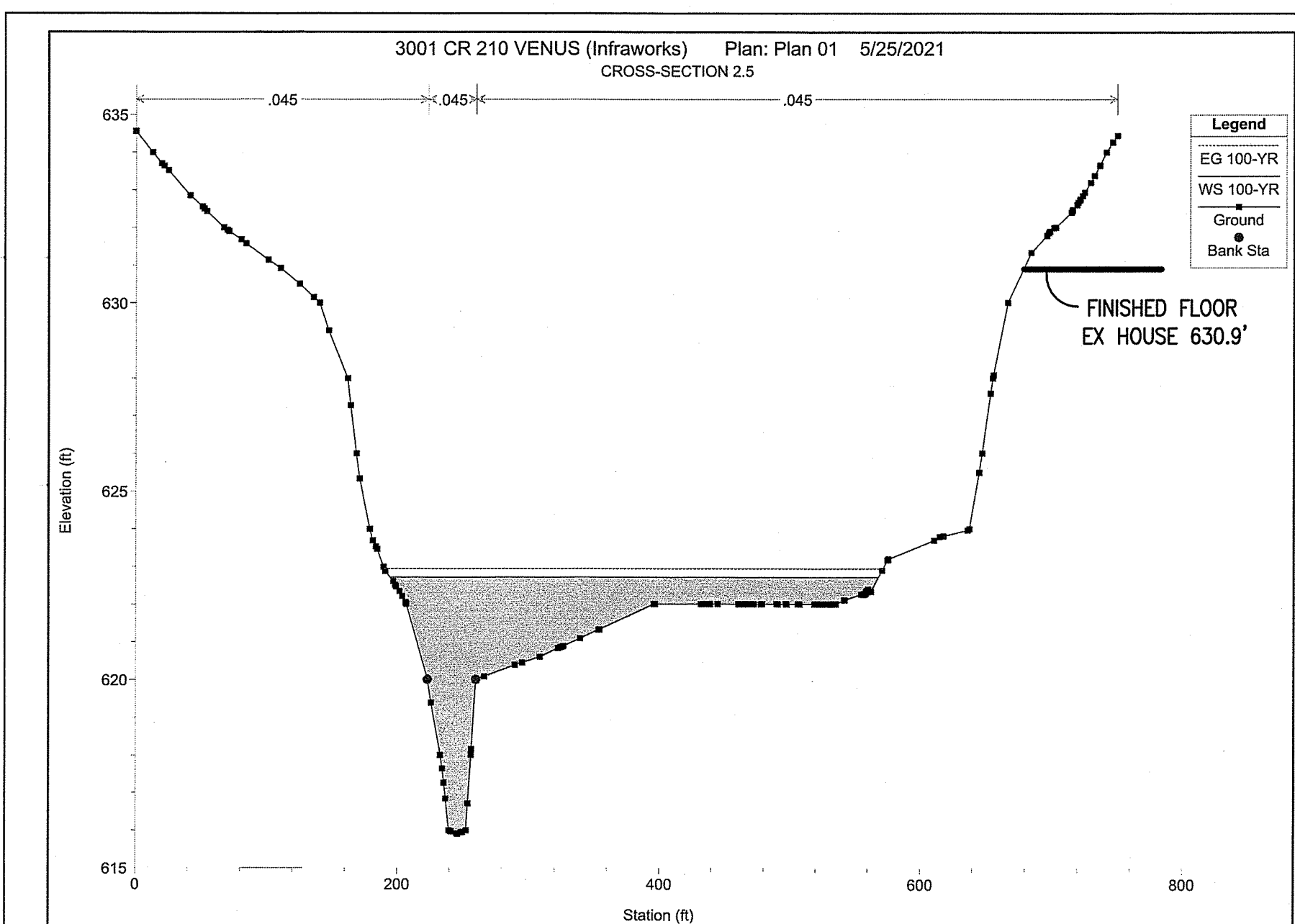
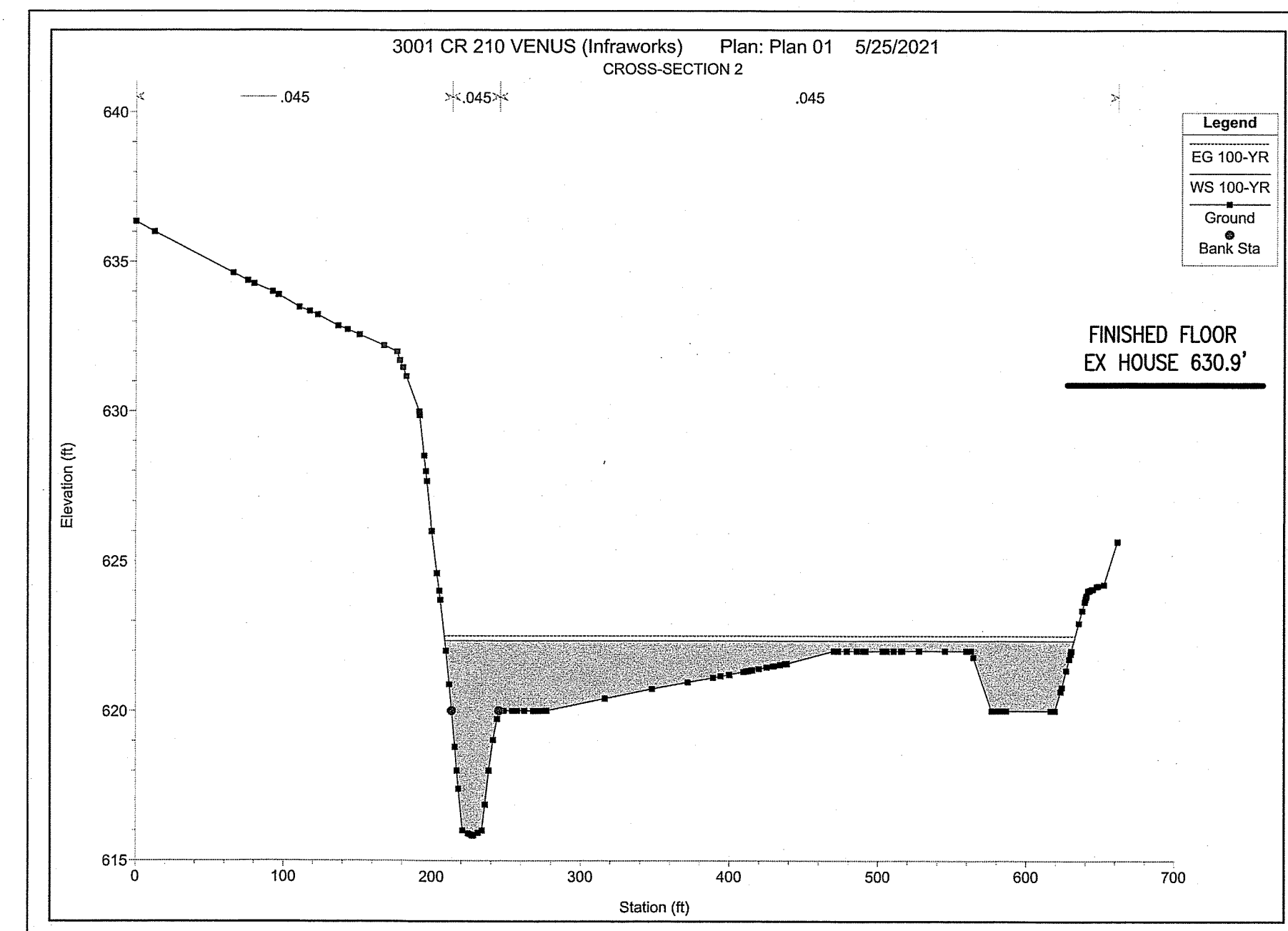
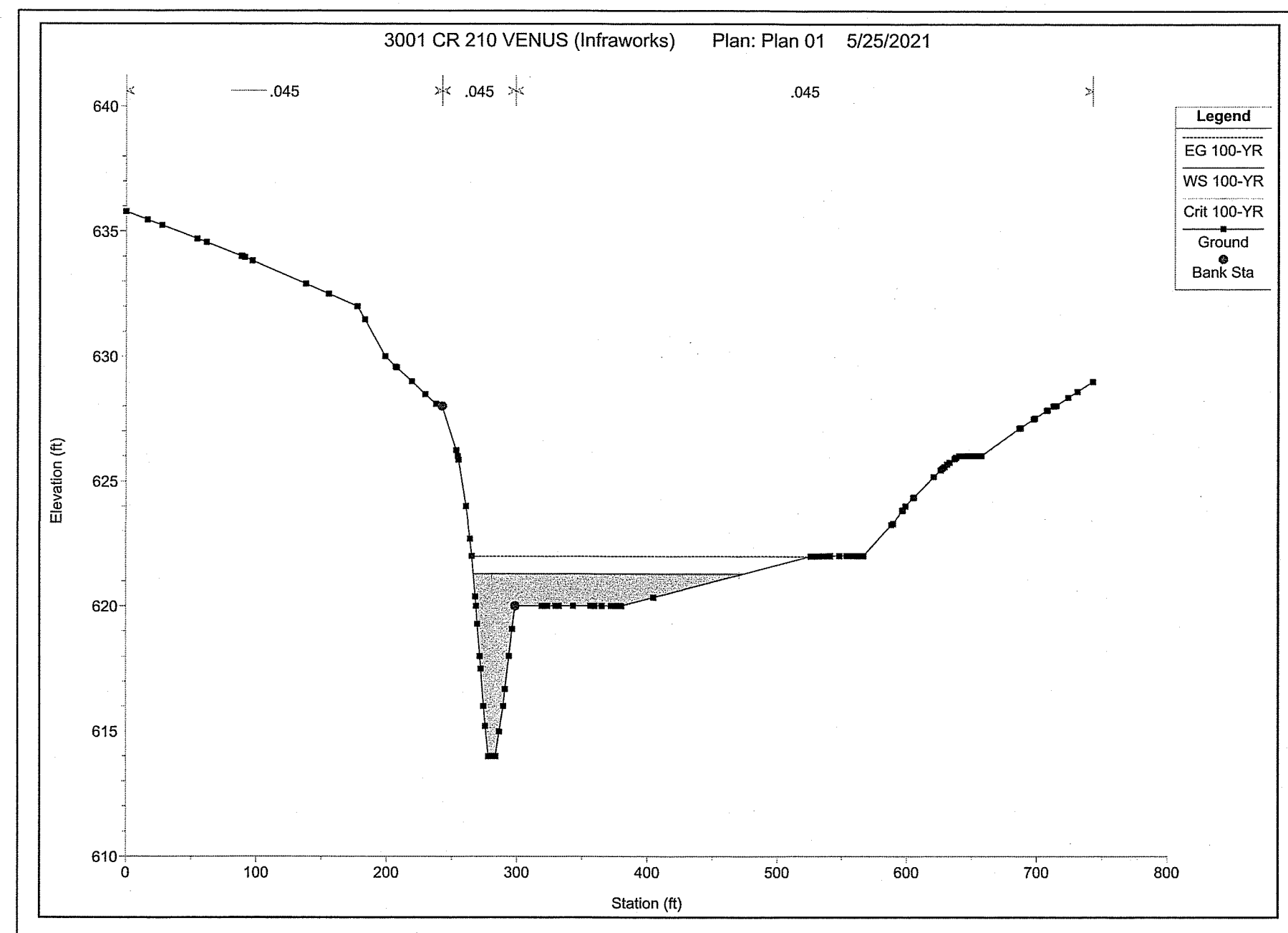


DRAINAGE AREA MAP
LOTS 1 & 2
CHRISTIAN CORNER ADDITION
JOHNSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: 1"=500' FILE: Z:\JOHNSON COUNTY PLATS\CR 210-VENUS

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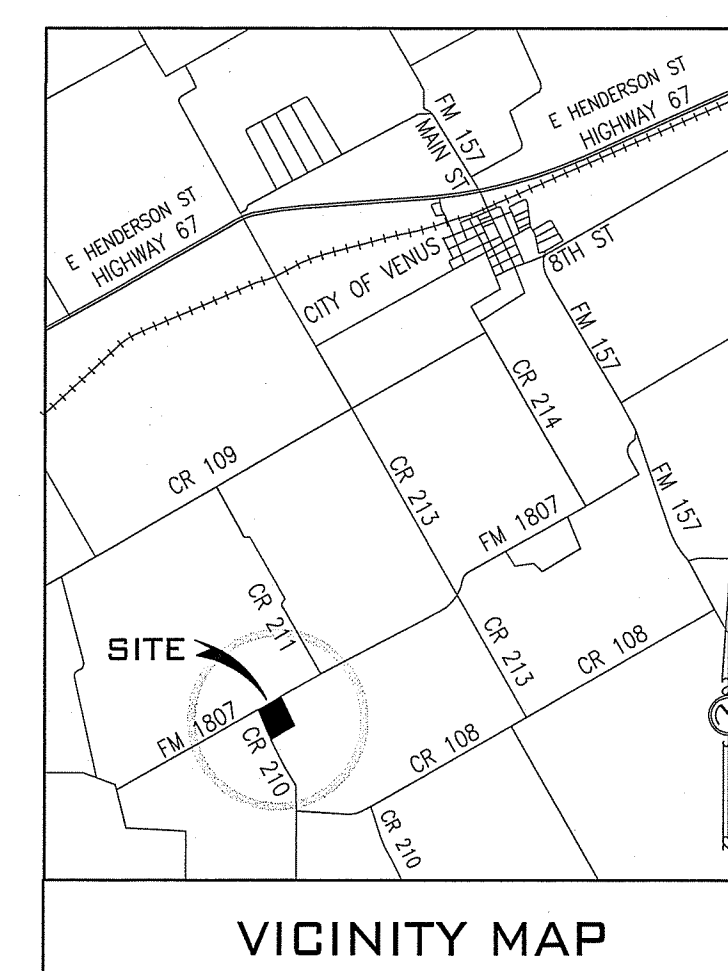
FP-1016



HEC-RAS Plan: Plan 01 River: ZONE A Reach: ZONE A Profile: 100-YR												
Reach	River Sta	Profile	Q (cfs)	Min Ch (ft)	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
ZONE A	3	100-YR	1631.82	615.98	623.13		623.32	0.002195	3.88	556.54	315.24	0.34
ZONE A	2.5	100-YR	1631.82	615.91	622.72		622.94	0.002373	4.79	581.31	373.64	0.37
ZONE A	2	100-YR	1631.82	615.83	622.34		622.50	0.002109	4.34	673.99	423.53	0.34
ZONE A	1	100-YR	1631.82	614.00	621.29	621.24	621.99	0.008006	7.75	315.44	207.41	0.63

NOTES:

1. Contours shown are from NCTCOG Lidar.



A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. In the center, there is a five-pointed star. Below the star, the name "JOYCE P. STANTON" is written, followed by the license number "70197" and the word "LICENSED". The seal is stamped in black ink on a white background.

ED
ENGINEER

6/29/2021

CROSS SECTIONS

 LOTS 1 & 2
 CHRISTIAN CORNER ADDITION
 JOHNSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: 1"=100' FILE: Z:\JOHNSON COUNTY PLATS\CR 210-VENUS

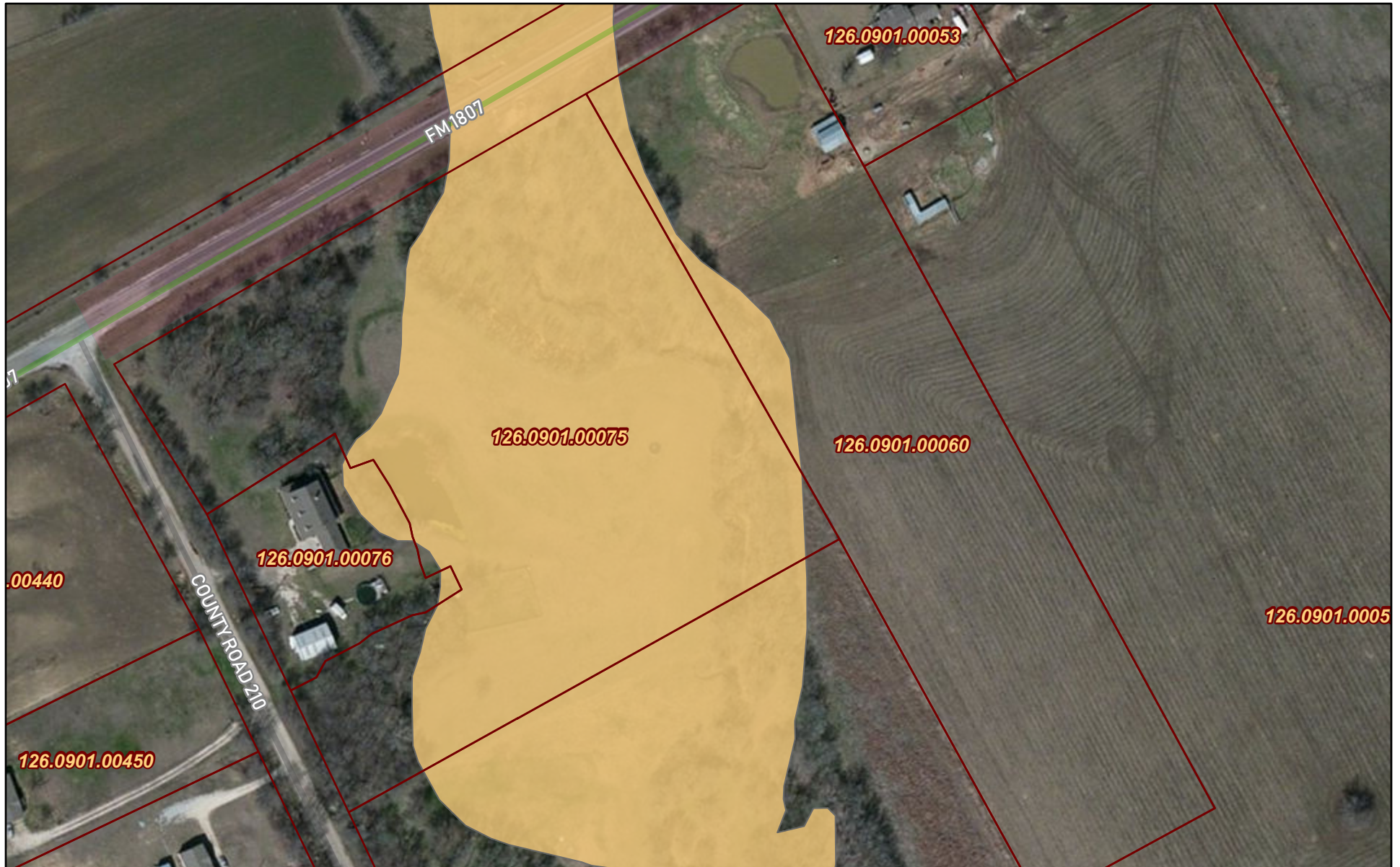
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EMAIL: jstanton@dsterry.com
(C)DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2021

FP-101

FP-1016

Christian Corners with floodplain



7/16/2021, 10:34:55 AM



1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States