JAMES BURGESS
Mayor
RITA BISHOP
Councilmember Place 1
KAYLA SANGUINETTI
Councilmember Place 2

JEANIE SCOTT
Mayor Pro Tem/
Councilmember Place 3
GERONIMO HERNANDEZ
Councilmember Place 4
PHYLLIS LEWIS
Councilmember Place 5

VENUS REGULAR COUNCIL MEETING

Venus Civic Center
210 S. Walnut St.
Venus, Texas 76084
June 14, 2021 at 7:00 p.m.
Regular Agenda

Page

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

2. Announcements from Mayor:

Cell phones are to be turned off or placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for City Council regular meeting on May 10, 2021.

4.2. Approval of meeting minutes for City Council Special called meeting on May 24, 2021.

4.3. Approval of meeting minutes for City Council Special called meeting on June 7, 2021.

4.4. Ratifying the payment of bills for the month of May 2021 9 - 18

Accounts Payable Report - May 2021.pdf

I make a motion to approve the consent agenda as presented.

5. Staff Reports:

5.1. Fire Department - Jason DeLeon: May 2021 stats. 19

VVFD- May 2021 Stats.pdf

5.2. Public Works - Chip Hopkins: 20 - 24

Public Works 6.14.21 - Council Update.pdf

5.3. Police Department - James Groom 25

VPD May 2021 Monthly Report.pdf

5.4. City Administration- Interim, Cheryl Estes: Monthly Report

5.5. Finance Department - Cheryl Estes: Monthly Report

5.6. Planning & Development - Robyn Flagg: No report.

6. Presentation:

6.1. Presentation: NextLink regarding fiber internet.

7. Public Hearing and Consideration Items:

Public Hearing: Open Public Hearing continued from May 10, 2021 on levying of assessments in the Brahman Ranch Public Improvement District No. 1 and continue said public hearing until July 12, 2021.

Open Public Hearing:

7.1. Discuss and consider to continue this public hearing until July 12, 2021.

I make a motion to continue this public hearing until July 12, 2021.

Public Hearing: Conduct public hearing to consider a request by Adelina Properties LLC to change zoning classification of his property, generally located east of CR 213, north of FM 1807 and 26 - 29

west of FM 157 and being approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multi-Family Residential, High Density (R-4).

11x17 combined #1.pdf

126.4474.00100 #1A.pdf

Open Public Hearing:

Close Public Hearing:

7.2. Discuss and consider approval or denial of Ordinance No. 726-2021-06 a request by Adelina Properties LLC to change zoning classification of his property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multi-Family Residential, High Density (R-4). 30 - 31

Ord. # 726-2021-06- 15.09 acre VENUS 2021 amending zoning ordinance Tract 1.pdf

I make a motion approve/deny Ordinance No. 726-2021-06.

Public Hearing: Conduct public hearing to consider a request by Adelina Properties LLC to change zoning classification of his property, generally located south of HWY 67, west if FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing zoning classification from Commercial to Multi-Family Residential, High Density (R-4). 32

126.0026.00220 #2.pdf

Open Public Hearing:

Close Public Hearing:

7.3. Discuss and consider approval or denial of Ordinance No. 727-2021-06 request by Adelina Properties LLC to change zoning classification of his property, generally located south of HWY 67, west if FM 157 and north of CR 110 and being an 33 - 34

approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing zoning classification from Commercial to Multi-Family Residential, High Density (R-4).

Ord. # 727-2021-06 - 9.89 acre-VENUS 2021 amending zoning ordinance Tract 2.pdf

I make a motion to approve or deny Ordinance No. 727-2021-06

Public Hearing: Conduct public hearing to consider a petition for annexation by Donald J. Dykstra, Bloomfield Properties, Inc for voluntary annexation of property generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021. 35 - 38

Petition for Annexation 3-25-21 4810-3802-0325 1.pdf

Open Public Hearing.

Close Public Hearing.

7.4. Discuss and consider Ordinance No. 729-2021-06 annexing the hereinafter described territory legally described as approximately being all that certain lot, tract or parcel of land situated in the Absalon Williams Survey, Abstract No. 857, in Johnson County, Texas, and being a portion of a called 122.54 acre tract of land conveyed to Bloomfield Homes, L.P.. 39 - 43

Ord. 729-2021-06 VENUS annexation ordinance 2021 Bloomfield Starlight.pdf

I make a motion to approve or deny Ordinance No. 729-2021-06.

Public Hearing: Conduct public hearing to consider a request by Donald J. Dykstra, Bloomfield Properties, Inc to change the zoning classification of this property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD). 44 - 56

Petition for Annexation 3-25-21 4810-3802-0325 1[3550] #3.pdf

GWD_Bloomfield Homes, LP 3-12-21 4852-6856-5733 1[3558] #3A.pdf

126.0857.00021 #3B.pdf

Open Public Hearing:

Close Public Hearing:

7.5. Discuss and consider approval or denial of Ordinance No. 728-2021-06 for a request by Donald J. Dykstra, Bloomfield Properties, Inc to change the zoning classification of this property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD). 57 - 60

Ord. # 728-2021-06- VENUS Amending Zoning Ordinance PD May 2021.pdf

I make a motion to approve or deny Ordinance No. 728-2021-06.

7.6. Discuss and consider approval or denial the Preliminary Plat application by Donald J. Dykstra, Bloomfield Properties, Inc for approximately 112.38 acres in Starlight Meadows, Phase 1-3 subdivision; consisting of approximately 414 residential lots and 7 HOA/ open space area tracts; generally located at the southwest corner of FM 157 and CR 506, Johnson County, Texas. 61 - 63

STARLIGHT MEADOWS PRELIMINARY PLAT - INITIAL SUBMITTAL.pdf

I make a motion to approve or deny Preliminary Plat application by Donald J. Dykstra, Bloomfield Properties, Inc for approximately 112.38 acres in Starlight Meadows, Phase 1-3 subdivision; consisting of approximately 414 residential lots and 7 HOA/ open space area tracts; generally located at the southwest corner of FM 157 and CR 506, Johnson County, Texas.

7.7. Discuss and consider approval or denial of Replat of Lot 5 and north 50 feet of Lot 6 Block 23 of Original Town of Venus Addition, being approximately 0.4956 acres of land located Johnson County, Tx, Johnson CAD ID 126.4430.02340, within the City Limits of the City of Venus, Texas. 64

126.4430.02340 #4A.pdf

I make a motion to approve or deny Replat of Lot 5 and north 50 feet of Lot 6 Block 23 of Original Town of Venus Addition, being approximately 0.4956 acres of land located Johnson County, TX, Johnson CAD ID 126.4430.02340, within the City Limits of the City of Venus, Texas.

7.8. Discuss and consider approval or denial of Replat of Lot 18, Plainview Acres I, being approximately 19.371 acres of land situated in the J. Smith Survey, Abstract #758, Johnson County, Tx, Johnson CAD, within the City Limits of the City of Venus, Texas. 65 - 66

11x17 single #5.pdf

126.4474.00180 #5A.pdf

I make a motion to approve or deny Replat of Lot 18, Plainview Acres 1, being approximately 19.371 acres of land situated in the J. Smith Survey, Abstract #758, Johnson County, TX, Johnson CAD, within the City Limits of the City of Venus, Texas.

7.9. Discuss and consider Resolution No. 05-2021-06 finding that Oncor Electric Delivery Company LLC's application for approval to amend its distribution cost recovery factor to increase distribution rates within the City should be denied; authorizing participation with OCSC; authorizing the hiring of legal counsel and consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. 67 - 70

Resolution 05-2021-06 Denial Resolution - 2021 Oncor.pdf

Summary Memo Re Denial Resolution - 2021 Oncor DCRF.pdf

Model Staff Report Re Denial Resolution - 2021 Oncor

DCRF.pdf

I make a motion to approve Resolution No. 05-2021-06.

7.10. Discuss and consider approval of the Master Fee Schedule for the City of Venus. 71 - 127

730-2021-06- VENUS Ordinance Amended master fee 2021.pdf

master fee schedule 2021.pdf

Master fee with cities comparisson.pdf

I make a motion to approve Ordinance No. 730-2021-06.

7.11. Discuss and consider approval of FY 20-21 budget amendment to the City's General Fund in the amount of $37,000 to update City's Comprehensive Plan. 128 - 132

#FY 19-20 Budget Amendment - Comprehensive Plan.pdf

I make a motion to approve FY20-21 budget amendment to the City's General Fund in the amount of $37,000 to update the City's Comprehensive Plan.

7.12. Discuss and consider approval of FY 20-21 budget amendments totaling $54,000 for engineering services to develop Capital Improvement Plans for the City's Water System, Wastewater System, Streets System, and Drainage System. 133 - 141

#FY 20-21 Budget Amendment-Capital Improvement Plans.pdf

I make a motion to approve FY 20-21 budget amendment in the amount of $54,000 for engineering services to develop Capital Improvement Plans for the City's Water System, Wastewater System, Streets System, and Drainage System.

7.13. Discuss and consider compensating the Mayor by way of a travel allowance or communication allowance or vehicle allowance.

I make a motion for a one time compensation of _____. To the Venus City Mayor.

7.14. Discuss and consider appointment of City Administrator for the City of Venus.

I make a motion to appoint _____City Administrator for the City of Venus.

8. Executive Session

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071(2)(for consultation with city attorney on matter in which the duty of the attorney to the city council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act

8.1: Discuss and consider authorizing the Mayor to execute a Development Agreement with Miskimon Management III, LLC on 226.51 acres of land situated in Ellis County, Texas and in the City's extraterritorial jurisdiction.

8.2: Discuss and consider authorizing the Mayor to execute a Development Agreement with Wall 009, LLC and DJD Land Partners, LLC, on 193.6 acres of land situated in Johnson County, Texas and in the City's extraterritorial jurisdiction.

9. Adjournment

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security)

This is to certify that a copy of this Notice of Meeting was posted on the bulletin of City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the general public at all times and to the City's website www.cityofvenus.org**, Friday, June 11, 2021 by 5:00 P.M..**

_____

Callie Green,

City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary at 972-366-3348, ext. 211 or visit the City of Venus web site at www.cityofvenus.org. This building is wheelchair accessible. Any requests for Interpretive Services must be named 48 hours in advance of the scheduled meeting. To make arrangements please call 972-366-3348 .

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM		TMRS RETIREMENT	3,864.18
				TMRS RETIREMENT	3,478.07
		U. S. TREASURY		FEDERAL WITHHOLDING	4,763.81
				FEDERAL WITHHOLDING	4,351.47
				FICA WITHHOLDING	3,256.33
				FICA WITHHOLDING	2,929.65
				MEDICARE WITHHOLDING	761.56
				MEDICARE WITHHOLDING	685.14
		CHILD SUPPORT DISTRIBUTION FUND		CASE #0011334214-11305	251.54
				CASE #0011334214-11305	136.15
				CASE ID 0010216557	207.69
				CASE ID 0010216557	207.69
				CASE ID 0012061075	192.00
				CASE ID 0012061075	192.00
				CASE ID 0010420256	200.77
				CASE ID 0010420256	200.77
				CASE #00124129473254854551	288.73
		MISC VENDOR	LGI HOMES	LGI HOMES INSPECTION FEE R	77,125.00
			BETH HUMPHUS	BETH HUMPHUS: GAZEBO REFUN	150.00
		CITIBANK		GROOM	11,173.95
				WOLFE	440.76
				ESTES	722.92
				GREEN	114.68
				FLAGG	67.75
				DAUGHERTY	130.99
				GORDON	132.00
		WEX BANK		MONTHLY SERVICE FEES	4.99
				REBATE	74.20-
				WEX MONTHLY SERVICE FEE	4.99
				WEX MONTHLY REBATE	76.82-
		MCCREARY, VESELKA, BRAGG AND ALLEN P.C		COURT COLLECTION FEES	68.10
				COURT COLLECTION FEES	276.67
		CIGNA HEATHCARE		CIGNA HEALTH 2021-05	4,812.09
				CIGNA HEALTH 2021-05	708.91
				TOTAL:	121,750.33
NON-DEPARTMENTAL	GENERAL FUND	AVI SYSTEMS, INC.		AVI 80% PAYMENT	10,934.57
				TOTAL:	10,934.57
PLANNING & DEVELOPMENT	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM		TMRS RETIREMENT	423.34
				TMRS RETIREMENT	423.00
		U. S. TREASURY		FICA WITHHOLDING	234.40
				FICA WITHHOLDING	234.20
				MEDICARE WITHHOLDING	54.82
				MEDICARE WITHHOLDING	54.77
		AT&T MOBILITY		FEB 20- MARCH 19	42.24
		JACOB MARTIN, LLC		ZONING MAP	1,292.50
		THE HALLA LAW FIRM		LEGAL SERVICES FOR THE CIT	2,990.00
		WALMART		POST IT NOTES	8.91
		MIDLOTHIAN MIRROR		ORD NO. 725-2021-05	124.80
				PUBLIC HEARING BLOOMFIELD	158.08
		COAST TO COAST COMPUTER PRODUCTS INC		BLK TONER TONER (PERMITS)	69.99
				BLK LASER DRUM (PERMITS)	69.99
		BUREAU VERITAS NORTH AMERICA, INC		0 HERITAGE HILLS	750.00
				203 S WALNUT ST	76.92
				1121 SUMNER DR	142.35

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			1121 SUMNER DR	76.92
			462 E HWY 67, STE 140	450.00
			149 PRESIDENTS WAY	160.00
			130 YORKTOWN CT	160.00
			153 WASHINGTON WAY	160.00
			111 YORKTOWN CT	160.00
			133 MOUNT VERNON LN	160.00
			176 PRESIDENTS WAY	160.00
			216 LIBERTY DR	160.00
			255 N FM 157 BLDG 3	1,305.74
			110 BUSH DR	160.00
			350 CLIFF RIDGE LN	76.92
			350 CLIFF RIDGE LN	76.92
			350 CLIFF RIDGE LN	76.92
			307 NEWFIELD ST	125.55
			600 S MAIN ST	76.92
			161 TIGER RIDGE LN	76.92
			462 E HWY 67	150.00
			126 WASHINGTON WAY	76.92
			462 E HWY 67	150.00
			462 E HWY 67	150.00
			462 E HWY 67 STE 140	150.00
			462 E HWY 67	150.00
			462 E HWY 67	150.00
		BIRKHOFF,HENDRICKS & CARTER, LLP	PATRIOT ESTATES PHASE 8	779.92
			HERITAGE HILLS PHASE 2	334.25
			BANKSTON	445.66
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	1,095.24
		MESSER, ROCKEFELLER,& FORT , PLLC	PLANNING/ZONING/DEVELOPMEN	1,626.50
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	5,667.95
			TOTAL:	21,699.56
ADMINISTRATION	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	1,289.07
			TMRS RETIREMENT	608.08
		U. S. TREASURY	FICA WITHHOLDING	729.43
			FICA WITHHOLDING	347.14
			MEDICARE WITHHOLDING	170.61
			MEDICARE WITHHOLDING	81.19
		MISC VENDOR RUTH BABEL	PW APPRECIATION BREAKFAST	193.75
		AT&T MOBILITY	FEB 20- MARCH 19	286.87
		CITY OF ARLINGTON C/O ATMOS CITIES	2021 MEMBERSHIP ASSESSEMEN	218.40
		FRONTIER ACCESS LLC	CITY HALL	89.36
		CINTAS	MATS FOR CITY HALL	31.39
			MATS FOR CITY HALL	31.39
			MATS AT CITY HALL	31.39
			MATS FOR CITY HALL	31.39
		BROADVOICE	BROADVOICE PHONE SERVICE	155.73
			EFAX	25.00
		LORETTA S. MILLER	CITY HALL CLEANING SERVICE	125.00
			CITY HALL CLEANING SERVICE	125.00
			CITY HALL CLEANING SERVICE	125.00
			CITY HALL	125.00
			GYM	25.00
		AMERIFLEX	28 EMP @ $5 PER EMP	140.00
		XEROX FINANCIAL SERVICES	XEROX LEASE PAYMENT	129.00
		XEROX USAGE	#306639 2066@0.004 COLOR	92.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			#306639 2951@0.0050 B/W	14.76
		FTDJ, LLC	MONTHLY IT & MICROSOFT	939.50
		KAY HARRINGTON	Clean spetic tank at city	395.00
			Clean septic tank at city	395.00
			CLEAN SPECTIC TANK @ CITY	395.00
		ESESIS ENVIRONMENTAL PARTNERS CORP	MOLD ASSESSMENT	650.00
			MOLD SAMPLES	656.00
			SHIPPING/HANDLING TO LAB	50.00
			MOLD ASSESSMENT	950.00
		PITNEY BOWES PURCHASE POWER	MACHINE POSTAGE REFILL	499.00
			FINANCE CHARGE FROM APRIL	13.55
		WALMART	CREAMER, RINSE PODS	22.80
		MOUNTAIN PEAK SPECIAL UTILITY DISTRICT	700 W HWY 67	16.37
		CAREFLITE	S.WYMAN	12.00
		WEX BANK	ADMIN FUEL	112.06
			ADMIN FUEL MAY 2021	57.28
		GEXA ENERGY	50% CH/AUXILARY	375.70
		FIRST CHECK	WYMAN & DIAZ	49.00
		CARENOW CORPORATE	DIAZ DRUG SCREENING	48.00
			WYMAN DRUG SCREENING	48.00
		DROP SHOT PEST CONTROL	CITY HALL PEST CONTROL	55.00
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	2,648.55
		MESSER, ROCKEFELLER,& FORT , PLLC	GENERAL COUNSEL	1,634.36
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	12,962.53
			TOTAL:	28,206.62
POLICE DEPARTMENT	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	3,262.00
			TMRS RETIREMENT	3,246.25
		U. S. TREASURY	FICA WITHHOLDING	1,791.13
			FICA WITHHOLDING	1,781.93
			MEDICARE WITHHOLDING	418.89
			MEDICARE WITHHOLDING	416.73
		MISC VENDOR GARRETT SPURLOCK	GARRETT SPURLOCK: VEST REI	703.20
		JONATHON YATES	JONATHON YATES:FLASH DRIVE	34.60
		AT&T MOBILITY	MARCH 20-APRIL 19	657.66
		ARMSTRONG FORENSIC LABORATORY, INC	MARIJUNA TESTING	110.00
			MARIJUNA TESTING	300.00
		BROADVOICE	BROADVOICE PHONE SERVICE	155.72
		LORETTA S. MILLER	PD CLEANING SERVICES	125.00
			PD CLEANING SERVICES	125.00
			PD CLEANING SERVICES	125.00
			POLICE DPT	125.00
		SPCA OF TEXAS	A47480305 MALE DOG	70.00
			A47605661 MALE DOG	70.00
			A47543354 FEMALE PUPPY	70.00
		XEROX FINANCIAL SERVICES	XEROX LEASE PAYMENT	99.00
		XEROX USAGE	#306512 1628@0.0050 B/W	8.14
		FTDJ, LLC	MONTHLY IT & MICROSOFT	939.50
			INSTALL RAM ON LT COMPUTER	58.50
		A1 EXPRESS COMPLETE CAR CARE	OIL CHANGE UNIT 7106	45.00
			OIL CHANGE UNIT 4307	45.00
			A1 EXPRESS COMPLETE CAR CA	450.00
		SHREDAMERICAN LLC	SHREDDING FOR PD	67.60
		PETE'S TIRE SHOP	TIRE MOUNTING UNIT 3607	45.00
			TIRE REPAIR UNIT #8746	12.00
		ECP WINDOW TINTING	REPLACE WINDOW TINT	250.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VIRTUAL ACADEMY	ONLINE LEARNING PORTAL	630.00
		HIGHWAY INTERDICTION TRAINING SPECIALI	MCGOWEN-PATROL/DRUG TRAINI	250.00
		VENUS AUTO PARTS LLC	CHAIN, SCREWS, CONNECTORS	4.36
			SCREWDRIVER	6.99
			HEAD LAMP BULB	12.99
			WIPER BLADES VIC	15.98
			#8746 OIL CHANGE	13.78
		SYMBOL ARTS	BADGE	467.75
		MARSCHALL FIRE & SAFETY	FIRE EXTINGUISHER REFILLS	23.00
		IMPACT PROMOTIONAL SERVICES	CREDIT MEMO	310.42-
			MARTINEZ	120.94
			MARTINEZ	129.49
			YATES	378.24
			YATES-JACKET W/PATCH	359.74
			COKER	506.83
			UNIFORMS FOR MANDUJANO	439.94
			COKER	188.85
			GROOM	59.99
			BARRON-SHIRT W/PATCHES	85.99
			BARRON-PANTS, SHIRTS	184.98
			BARRON-SHIRT & NAME PLATE	88.49
			BARRON-JACKET,PANT,RAINCOA	592.95
			SPURLOCK TACTICAL PANTS	72.24
			YATES-PATCH & SGT CHEVRON	28.90
			SPURLOCK-SHIRTS, PANTS, VE	772.67
			YATES-PATCH/NAME PLATE	18.20
			BARRON UNIFORM NICKLE PIN	10.55
			BARRON UNIFORM PIN CLUTCH	12.74
			SPURLOCK NAME PLATE	8.97
		JOHNSON COUNTY TREASURER	KELLEY #202100437	152.13
			NESS #202100460	50.71
		MOUNTAIN PEAK SPECIAL UTILITY DISTRICT	PD/WATER	16.36
		WEX BANK	POLICE FUEL	2,520.59
			POLICE FUEL MAY 2021	2,869.22
		GEXA ENERGY	OLD PDL/50%CH	387.09
		FRONTIER COMMUNICATIONS	PD FAX LINE	92.65
		DROP SHOT PEST CONTROL	PD PEST CONTROL	55.00
		LINDSEY UNDERWOOD	DJ SERVICE FOR NATIONAL NO	250.00
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	11,983.75
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	40,114.06
			TOTAL:	79,274.54
CODE ENFORCE/ANIMAL CO	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	180.70
			TMRS RETIREMENT	180.82
		U. S. TREASURY	FICA WITHHOLDING	89.76
			FICA WITHHOLDING	89.83
			MEDICARE WITHHOLDING	20.99
			MEDICARE WITHHOLDING	21.01
		AT&T MOBILITY	MARCH 20-APRIL 19	56.10
		WEX BANK	CODE ENFORCEMENT	145.88
			CODE/ANIMAL CONT FUEL MAY	162.63
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	1,201.55

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	1,972.20
			TOTAL:	4,121.47
COURT	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	207.34
			TMRS RETIREMENT	264.42
		U. S. TREASURY	FICA WITHHOLDING	120.36
			FICA WITHHOLDING	153.69
			MEDICARE WITHHOLDING	28.15
			MEDICARE WITHHOLDING	35.94
		AT&T MOBILITY	FEB 20- MARCH 19	38.25
		FTDJ, LLC	MONTHLY IT & MICROSOFT	939.50
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	708.91
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	3,313.40
			TOTAL:	5,809.96
FIRE DEPARTMENT	GENERAL FUND	GEXA ENERGY	FIRE DEPT	227.85
			TOTAL:	227.85
PUBLIC WORKS	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	500.07
			TMRS RETIREMENT	554.19
		U. S. TREASURY	FICA WITHHOLDING	291.27
			FICA WITHHOLDING	322.87
			MEDICARE WITHHOLDING	68.12
			MEDICARE WITHHOLDING	75.50
		INTERFACE SECURITY SYSTEMS LLC	PW ALARM	49.99
			PW ALARM	49.99
		MISC VENDOR S.WYMAN	S.WYMAN: PW SUPPLIES	82.40
		MATTHEW OLDHAM	TCEQ TESTING	26.00
		AT&T MOBILITY	FEB 20- MARCH 19	175.61
		FRONTIER ACCESS LLC	PUBLIC WORKS	118.96
		CINTAS	PW WEEKLY SERVICES	18.48
			WEEKLY SERVICES	18.48
			WEEKLY SERVICES	18.48
			WEEKLY SERVICES	18.48
		PALFINGER US HOLDINGS INC	SALT SPREADER	4,650.00
		CUSTOM TRUCK ONE SOURCE	50% DUMP TRUCK REPAIRS	3,510.28
		McCOY CORPORATION	STREET SUPPLIES	60.84
			2' SEWAGE VALVE	22.99
		TXU ENERGY	STLG 1 78924SD	1,625.15
			STLG 2 61834SD	75.18
			STLG-C LE 22287LE	1,029.36
			STLG-C LE 141-180	145.03
		VENUS AUTO PARTS LLC	ANTI FREEZE	16.99
			BAR LAMP & TUBE FOR PT TRA	41.59
			PAINT BRUSH & TRAY	3.98
		PROFESSIONAL COATING TECHNOLOGIES, INC	D-limonene clearner and ju	216.48
		COSPER TRACTOR	OIL CHANGE ON PW TRACTOR	198.00
			REAR LAMP FOR MOWER	78.75
		JOHN WRIGHT ASSOCIATES, INC	16' EMERGENCY LIGHTS PW TR	100.00
			23' EMERGENCY LIGHT PW TRU	125.00
		MOUNTAIN PEAK SPECIAL UTILITY DISTRICT	109 N FM 157	25.93
		WEX BANK	PW STREETS	543.04
			PUBLIC WORKS FUEL MAY 2021	795.01
		GEXA ENERGY	PUBLIC WORKS	568.04
		FRONTIER COMMUNICATIONS	PW LANDLINES	158.16
		DROP SHOT PEST CONTROL	PW PEST CONTROL	65.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	2,303.96
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	7,338.62
			TOTAL:	26,086.27
NON-DEPARTMENTAL	CPF-2020 BOND PROC	BIRKHOFF,HENDRICKS & CARTER, LLP	VENUS PARKWAY	5,958.23
			TOTAL:	5,958.23
NON-DEPARTMENTAL	CPF-LGI/PE SEWER F	DAVID MARTINEZ	10% RETAINAGE	17,088.00-
			TOTAL:	17,088.00-
NON-DEPARTMENTAL	CPF-LGI/PE SEWER F	DAVID MARTINEZ	CONSTRUCTION	170,880.00
		PAPE-DAWSON CONSULTING ENGINEERS INC	PE LIFT STATION & FORCE MA	3,760.00
			PE LIFT STATION & FORCE MA	1,894.00
		TERRADYNE ENGINEERING INC	PATRIOT ESTATES LIFT STATI	767.50
		TRINITY GREEN SERVICES LLC	DATE OF INSTALL 04/23/21	594.29
		LGI HOMES- TEXAS, LLC	REIMBURSE LGI FOR HH PORTI	2,469.62
			TOTAL:	180,365.41
NON-DEPARTMENTAL	VENUS COMM DEVELOP	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	99.08
			TMRS RETIREMENT	87.60
		U. S. TREASURY	FEDERAL WITHHOLDING	86.35
			FEDERAL WITHHOLDING	75.28
			FICA WITHHOLDING	87.76
			FICA WITHHOLDING	77.58
			MEDICARE WITHHOLDING	20.52
			MEDICARE WITHHOLDING	18.15
			TOTAL:	552.32
SPECIAL REV DEPT/VCSDC	VENUS COMM DEVELOP	TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS RETIREMENT	150.32
			TMRS RETIREMENT	132.90
		U. S. TREASURY	FICA WITHHOLDING	87.76
			FICA WITHHOLDING	77.58
			MEDICARE WITHHOLDING	20.52
			MEDICARE WITHHOLDING	18.15
		AT&T MOBILITY	FEB 20- MARCH 19	34.63
		FRONTIER ACCESS LLC	CIVIC CENTER	88.64
		CINTAS	WEEKLY SERVICES	4.15
			WEEKLY SERVICES	4.15
			WEEKLY SERVICES	4.15
			WEEKLY SERVICES	4.15
		LORETTA S. MILLER	CIVIC CENTER CLEANING SERV	75.00
			CIVIC CENTER CLEANING SERV	75.00
			CIVIC CENTER CLEANING SERV	75.00
			CIVIC CENTER	75.00
		AMMO PLUMBING, LLC	WATERLINE REPAIR KITCHEN S	225.00
		VENUS AUTO PARTS LLC	TOP SOIL	31.59
			RED GREASE	27.54
			CARB CLEANER & FLUIDS	35.52
			ANT & WEED KILLER, GRASS S	252.94
		COSPER TRACTOR	CANOPY'S FOR PARK MOWERS	960.00
		MOUNTAIN PEAK SPECIAL UTILITY DISTRICT	502 E HWY 67	22.73
			CR 213 IRRIGATION	22.73
		WEX BANK	TYPE B FUEL	175.40
			PARKS FUEL MAY 2021	123.89
		GEXA ENERGY	PARKS & CIVIC CENTER	1,065.56
		DROP SHOT PEST CONTROL	CIVIC CENTER PEST CONTROL	65.00

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		CIGNA HEATHCARE		CIGNA HEALTH 2021-05	708.91
		**PAYROLL EXPENSES		5/01/2021 - 5/31/2021	2,093.84
				TOTAL:	6,737.75
PUBLIC WORKS	STREET TAX FUND	PROFESSIONAL COATING TECHNOLOGIES, INC		25gal pothole patch emulsi	148.75
				Asphalt release agent	987.25
				27gals pothoile patch emul	160.65
				TOTAL:	1,296.65
NON-DEPARTMENTAL	BRAHMAN RANCH PID	JACOB MARTIN, LLC		ENGINEERING WTPP	6,836.64-
				ENGINEERING WTPP	6,836.64
		MESSER, ROCKEFELLER,& FORT , PLLC		PID LEGAL SERVICES	2,100.00-
				PID LEGAL SERVICES	2,100.00
				TOTAL:	0.00
NON-DEPARTMENTAL	BRAHMAN RANCH PID	JACOB MARTIN, LLC		DESIGN ENGINEERING	6,836.64
		BIRKHOFF,HENDRICKS & CARTER, LLP		BRAHMAN RANCH	1,245.43
		MESSER, ROCKEFELLER,& FORT , PLLC		PID SERVICES	2,100.00
				TOTAL:	10,182.07
NON-DEPARTMENTAL	WATER & SEWER FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM		TMRS RETIREMENT	898.35
				TMRS RETIREMENT	607.71
		U. S. TREASURY		FEDERAL WITHHOLDING	870.66
				FEDERAL WITHHOLDING	455.82
				FICA WITHHOLDING	758.89
				FICA WITHHOLDING	514.57
				MEDICARE WITHHOLDING	177.49
				MEDICARE WITHHOLDING	120.35
		CHILD SUPPORT DISTRIBUTION FUND		CASE ID 0014129442	436.46
				CASE ID 0014129442	436.46
				CASE #00124129473254854551	246.28
		MISC VENDOR	REICHENAU, BRANDON	01-0508-02	61.44
			TUPPER, SHELLY	01-0555-02	1.77
			DUGAN, JENNIFER	01-4205-00	48.33
			GREEN, WARREN JR	01-4438-02	31.78
			WELCH, BRANDON	01-5135-01	78.77
			BASS ENGINEERING	03-0021-01	1,342.00
		STATE COMPTROLLER		TOTAL SALES TAX COLLECTED	2,776.11
				TIMELY PAYMENT DISCOUNT	13.87-
		CAREFLITE		APRIL 21 CITIZEN CAREFLIGH	316.00
		CIGNA HEATHCARE		CIGNA HEALTH 2021-05	948.93
				TOTAL:	11,114.30
NON-DEPARTMENTAL	WATER & SEWER FUND	TEXAS MUNICIPAL RETIREMENT SYSTEM		TMRS RETIREMENT	1,362.91
				TMRS RETIREMENT	921.99
		U. S. TREASURY		FICA WITHHOLDING	758.87
				FICA WITHHOLDING	514.56
				MEDICARE WITHHOLDING	177.47
				MEDICARE WITHHOLDING	120.35
		ATMOS ENERGY CORP.		301 S. MAIN ST	57.78
		CITY OF MIDLOTHIAN		8,429,800 GAL WATER	55,836.00
		AT&T MOBILITY		FEB 20- MARCH 19	169.85
		FRONTIER ACCESS LLC		RESIDENTAL	20,143.80
				COMMERICAL	28,289.82
		CINTAS		WEEKLY SERVICES	21.10
				WEEKLY SERVICES	21.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WEEKLY SERVICES	21.10
			WEEKLY SERVICES	21.10
		UNITED COOPERATIVE	FM 157/WW TREAT	98.04
			CR 213	26.62
			PLAINVIEW ACRES	30.20
			CR 214-TS2-3PF-C11	557.98
			CR 214-TS2-3PF-C11 LIFTSTA	69.03
			LIFTSTATION	25.00
			CR 214 LIFTSATION	553.70
		ABILENE PLUMBING SUPPLY CO., INC	3-6" POLE EXTENDERS	257.16
			PVC PIPE AND FITTINGS	1,495.76
		FTDJ, LLC	MONTHLY IT & MICROSOFT	939.50
		CUSTOM TRUCK ONE SOURCE	50% DUMP TRUCK REPAIRS	3,510.27
		VENUS AUTO PARTS LLC	NUTS, WASHERS FOR STREET S	12.58
			BOLT, NUTS, WASHER	5.79
			SPOT PUTTY	5.69
			FIBERGLASS RESIN/MAT	24.97
		WALMART	MIRRORS	16.88
		TRINITY RIVER AUTHORITY	OPERATION & MAINT	21,956.00
			DEBT SERVICE	56,207.00
		PRAXAIR DISTRIBUTION INC	CYLINER RENTAL	63.85
		USA BLUEBOOK	AMMONIA	56.79
		WEX BANK	PW WATER/SEWER	543.04
			WATER/SEWER FUEL MAY 2021	795.00
		GEXA ENERGY	WATER/SEWER	2,030.22
		ARAMARK UNIFORM SERV	WEEKLY CONTRACT FEE	33.58
			ARAMARK UNIFORM SERV	33.58
			WEEKLY CONTRACT FEES	33.58
			WEEKLY CONTRACT FEES	33.58
		BIRKHOFF,HENDRICKS & CARTER, LLP	TRA REGIONAL SEWER	557.08
			TWDB APPLICATION	323.39
			DROGHT CONTINGENCY PLAN	453.81
			W/WW IMPACT FEE STUDY	500.00
			RRA-ERP	7,875.00
		CIGNA HEATHCARE	CIGNA HEALTH 2021-05	4,381.75
		DAY SERVICES, LLC	SEWER EXCAVATION @ FIRE ST	3,500.00
			INSPECTION CAMERA	1,000.00
		MESSER, ROCKEFELLER,& FORT , PLLC	W/WW IMPACT FEE STUDY	1,990.50
		**PAYROLL EXPENSES	5/01/2021 - 5/31/2021	14,879.92
			TOTAL:	233,314.64
NON-DEPARTMENTAL	W/S CPF - 2018 CO	JORDAN KUHN	CITY HALL INTERIOR REMODEL	37,239.12
		BIRKHOFF,HENDRICKS & CARTER, LLP	ENGINEERING	1,135.50
			ENGINEERING	1,102.80
			ENGINEERING	7,415.75
			PRELIMINARY DESIGN	2,564.40
		CORE & MAIN LP	3-2" MACH 10 METERS	2,850.00
			6X24 MACH 10 METER	5,250.00
			3X17 MACH10 METER	2,480.00
			TOTAL:	60,037.57

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT

========== FUND TOTALS ==========		
10	GENERAL FUND	298,111.17
11	CPF-2020 BOND PROCEEDS	5,958.23
12	CPF-LGI/PE SEWER FORCE MA	163,277.41
30	VENUS COMM DEVELOP	7,290.07
50	STREET TAX FUND	1,296.65
56	BRAHMAN RANCH PID	10,182.07
60	WATER & SEWER FUND	244,428.94
64	W/S CPF - 2018 CO BONDS	60,037.57
	GRAND TOTAL:	790,582.11

TOTAL PAGES: 9

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF VENUS
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 5/01/2021 THRU 5/31/2021

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: NET
CHECK DATE: 5/01/2021 THRU 5/31/2021

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: COUNCIL REPORT - MAY 2021
SIGNATURE LINES: 0

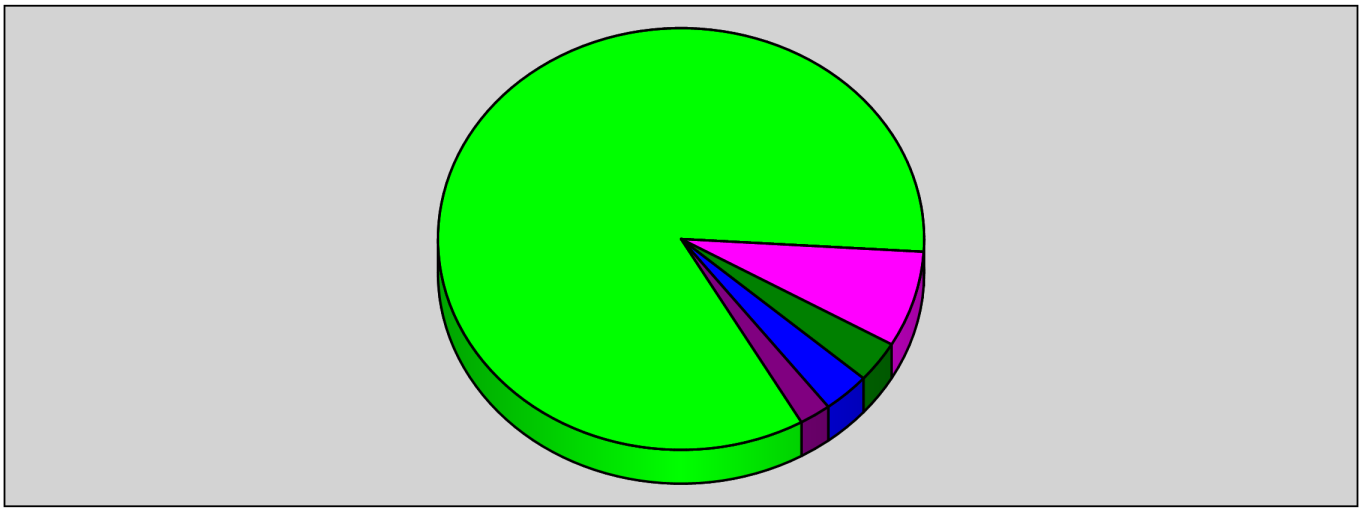
PACKET OPTIONS

INCLUDE REFUNDS: NO
INCLUDE OPEN ITEM:NO

VENUS VOLUNTEER FIRE DEPARTMENT

101 West Third Street, P.O. Box 183
Venus, TX 76084
469-336-4072

May 2021 Incident Report



INCIDENT TYPE	MAY	TOTAL
Fire	3	3
Good Intent Call	3	3
Hazardous Condition (No Fire)	2	2
Rescue & Emergency Medical Service Incident	80	80
Service Call	7	7
Total	95	95

ZONE	NUMBER OF CALLS
3001 - 3001	1
7200 - Venus City Limits	32
7201 - 7201	44
7202 - 7202	4
7203 - 7203	5
7204 - 7204	7
7902 - 7902	1
8203 - 8203	1
TOTAL:	95



Public Works – Parks

- Mowed Park Sites and City Facilities
  - Rain has slowed mowing of some areas
- Installed trees at City of Venus signs
  - Waiting on weather to allow flowers and shrubs
- Cleaned trash and debris from downtown square
- Trimmed trees downtown



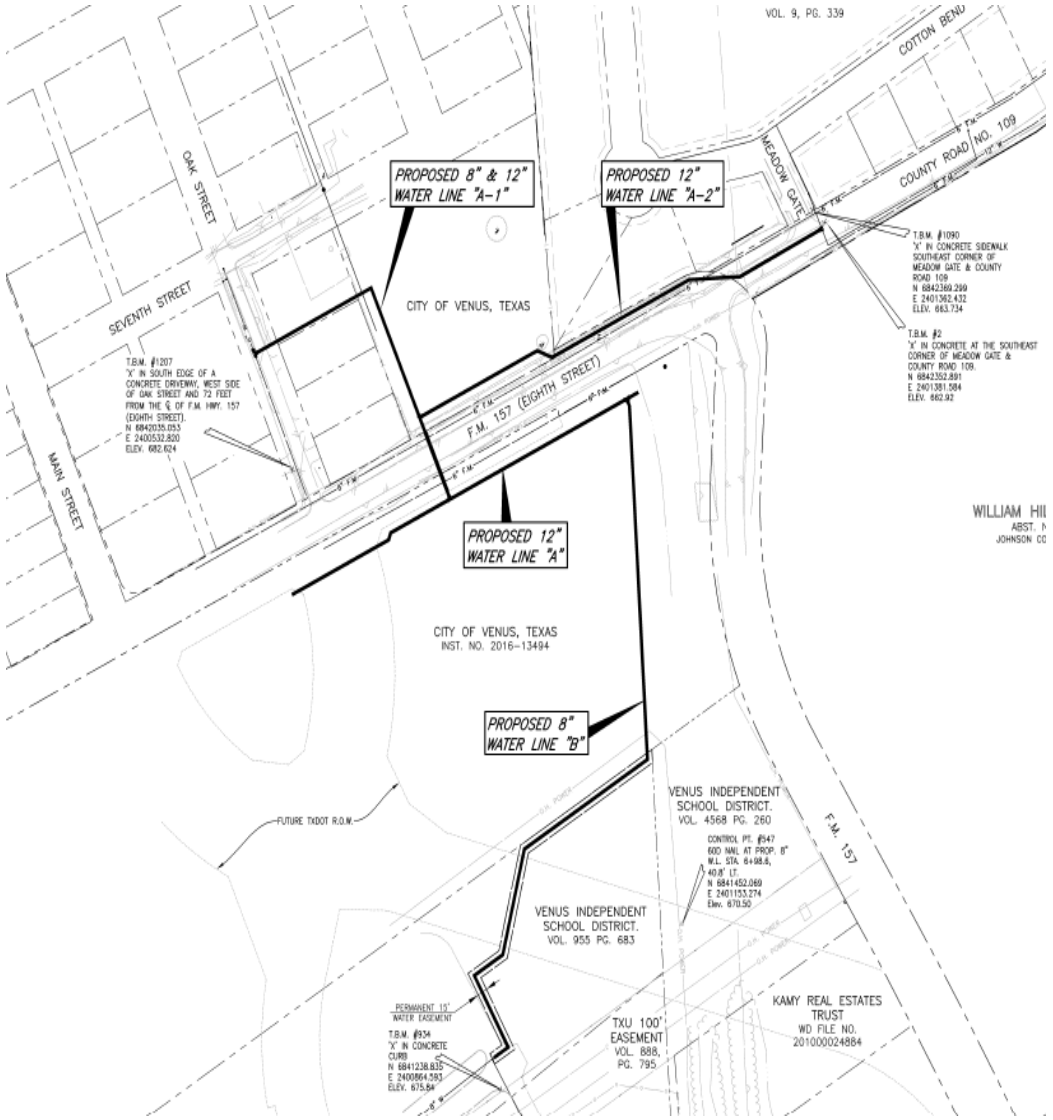
Public Works – Streets

- Cleared culverts before, during and after rain events
- Filled potholes on County Road 620 and County Road 214
- Trimmed trees in Right of Way
- Assist contractor with installation of Security Gate at PW shop



Public Works – Utilites

- Repaired inflow and infiltration at 1807 Lift Station
- Pulled and cleaned Lift Station pumps at Prison and Patriot Estates Lift Station
- Yard work and cleaning at Utility Facilities
- Responded to multiple sewer back-ups, leak checks and resident concerns
- Assisted Parks with clean-up at City of Venus welcome signs



Public Works – Projects

- Brahman Ranch
  - SCADA
  - Field Work
- Patriot Estates Lift Station
  - Force main being installed
  - Electrical will start in coming weeks
- FM 157 Water Line Improvements
  - Permit not yet submitted through UIR(Utility Installation Review)
  - BHC working on submittal
- Venus Parkway
  - BNSF issued permit for survey work



Public Works – Projects

- Patriot Estates Traffic Signal
  - TXDOT designing signal
- Fire Station
  - Working with contractors to get quotes for grading repair.
- BNSF Drainage concern
  - BNSF has sent concern to their engineers to review.

Crime Stats

	05-2021	% + or -	04-2021	03-2021	3 MONTH AVERAGE
CAD EVENTS	1654	19.5%	1384	1395	1478
REPORTS TAKEN	37	42.3%	26	29	31
ARRESTS	7	-41.7%	12	5	8
ACCIDENTS WORKED	4	-42.9%	7	6	6
TRAFFIC ASSIGNMENTS	61	258.8%	17	22	33
TRAFFIC STOPS	204	13.3%	180	167	184
CITATIONS ISSUED	48	-14.3%	56	54	53

Significant Police Responses

Date	Call Type	Status	Notes
05/03/2021	Assault Causes Bl FV	Open	Active Investigation
05/09/2021	Poss CS PG1	Arrest	Case to be filed with District Attorney
05/16/2021	Driving W/Invalid DL	Arrest	Case to be filed with County Attorney
05/18/2021	Forgery	Active	Active Investigation
05/24/2021	Burglary Motor Vehicle	Suspended	No Known Suspects / No Serial Numbers for Items
05/26/2021	Runaway	Closed	Child located and returned
05/28/2021	Assault Causes Bl FV	Open	Active Investigation



BUILDING TYPE-A - FRONT & REAR ELEVATION

SCALE: 1/8" = 1'-0" OPPOSITE SIDE SIMILAR



BUILDING TYPE-B - FRONT & REAR ELEVATION

SCALE: 1/8" = 1'-0" OPPOSITE SIDE SIMILAR

fk + architect, llc

400 chisholm place
suite 410
plano, texas 75075
972-424 1325 (w)
469-258-9822 (c)
web: fkarchitect.com

Original Date:
MARCH 05, 2021

Issue Log

ISSUED FOR REVIEW	03/07/2021

DRAWN BY: CHECKED BY:

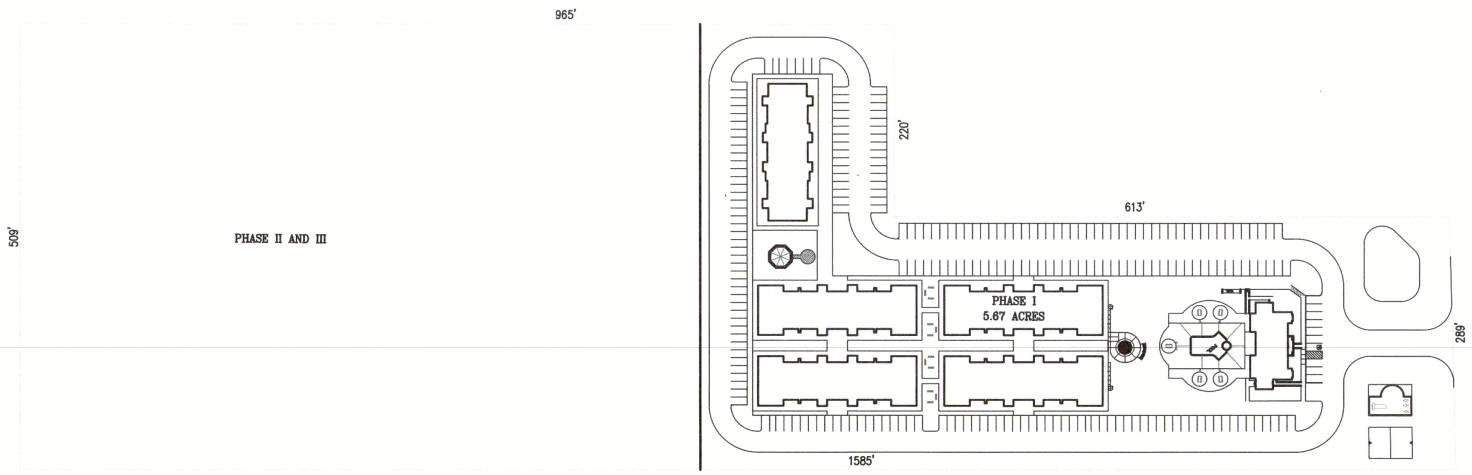
© COPYRIGHT

This document, whether in hard copy or machine readable format, is copyrighted and an instrument of service by fk + architect, llc for which it was prepared. This document is not intended or authorized for reuse by any party on extensions of such project or any other project. Any reuse, including copying and/or modification of this document without written permission from fk + architect, llc for the specific purpose intended is a violation of federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

VENUS VILLAS
APARTMENTS-116 UNITS
AT LOT 10, PLAINVIEW
VENUS, TEXAS

Sheet Number:
A301

Project Number:
21-000



NORTH

OVERALL SITE PLAN

1" = 100'-0"

PROJECT DATA

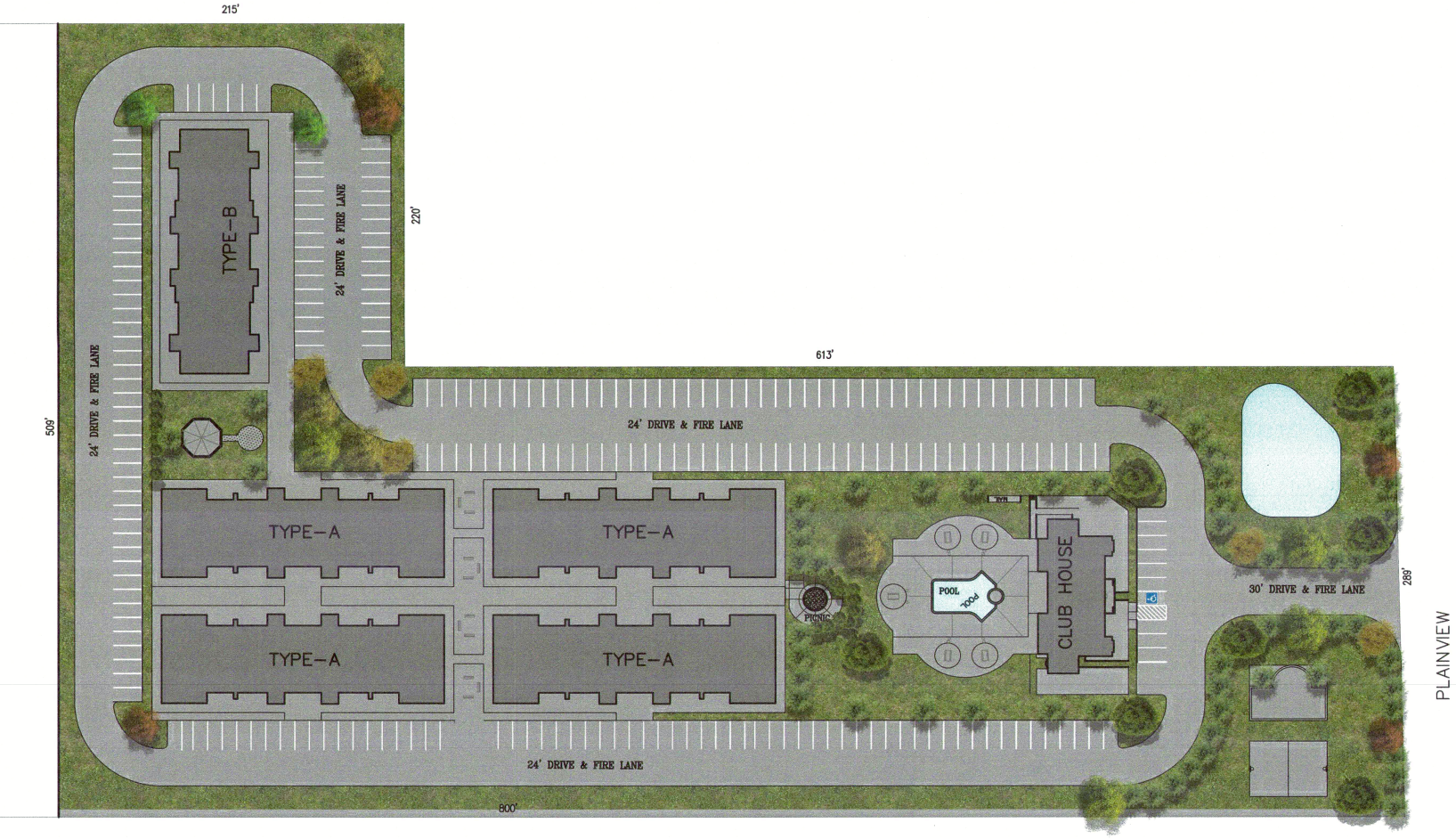
TYPE-A 3 STORY WITH 8 UNITS ON EACH FLOOR (2 BED ROOM) = 24X4 = 96 UNITS
TYPE-B 3 STORY WITH 8 UNITS ON EACH FLOOR (1 BED ROOM) 24X1 = 24 UNITS
ONE BED 720SFT
TWO BED 950SFT

PARKING

PARKING REQUIREMENT:	2:1 1st 50 PEOPLE & 1.75:1 THEREAFTER 8 HC (1 VAN) & 50% COVERED
PARKING REQUIRED:	142 CARS
PARKING PROVIDED:	143 CARS
OPEN PARKING SPACES PROVIDED:	30 CARS
1 HC SPACES PROVIDED (1 VAN ACCESS.)	
CARPORT SPACES PROVIDED:	113 CARS
8 HC CARPORT SPACES PROVIDED (ALL VAN ACCESS.)	
GARAGE SPACES PROVIDED:	12 CARS
1 HC GARAGE SPACE PROVIDED	
TOTAL HC SPACES PROVIDED: 8	

AREA OF LOT

NET W/O R.O.W	5.67 ACRES = 246,900 SFT



NORTH

SITE PLAN

1" = 50'-0"

fk + architect, llc
400 chisholm place
suite 410
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
web: fkarchitect.com

Original Date:
MARCH 05, 2021

Issue Log

ISSUED FOR REVIEW	03/07/2021

DRAWN BY: CHECKED BY:

COPYRIGHT

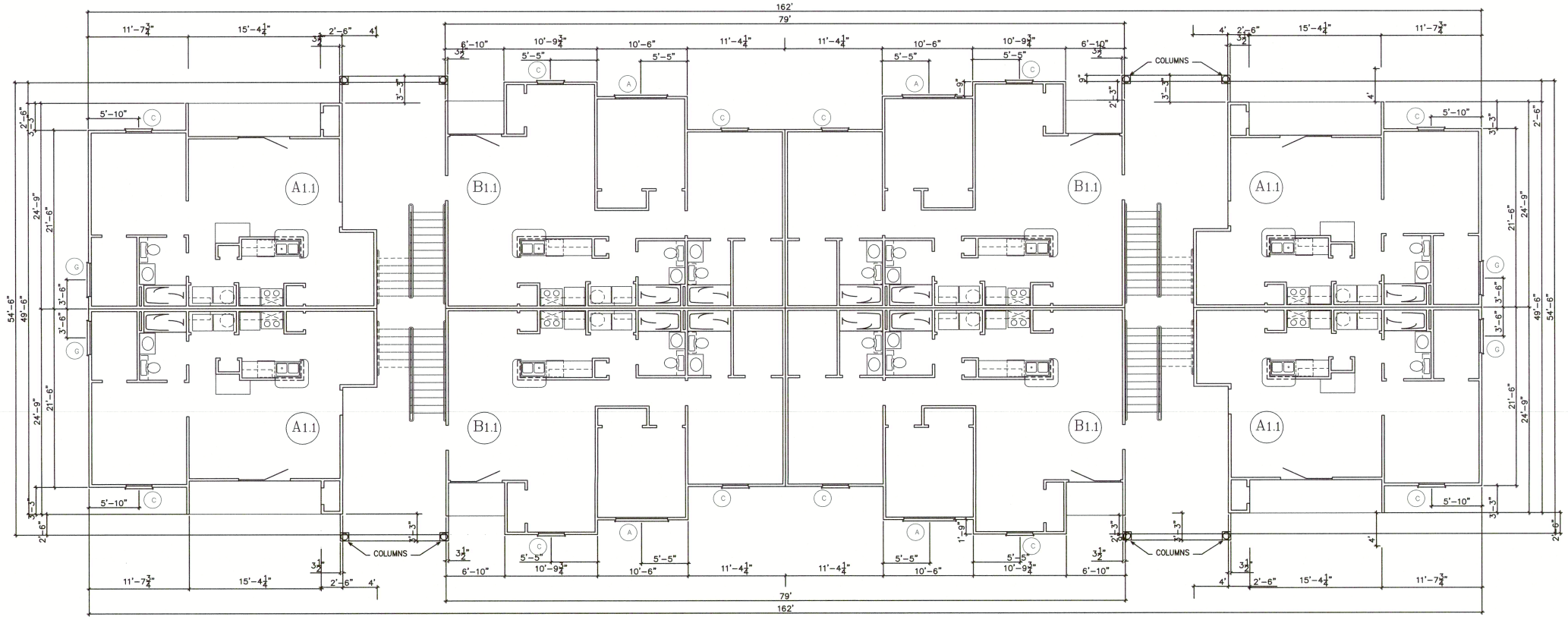
This document, whether in hard copy or machine readable format, is copyrighted and an instrument of Services in respect to the project for which it was prepared. This document is not to be used in whole or in part by any party on extensions of such project or any other project. Any reuse, including copying and/or modifying the document, without written permission from FK + architect, llc for the specific project is in violation of state and federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

VENUS VILLAS
APARTMENTS-116 UNITS

AT LOT 10, PLAINVIEW
VENUS, TEXAS

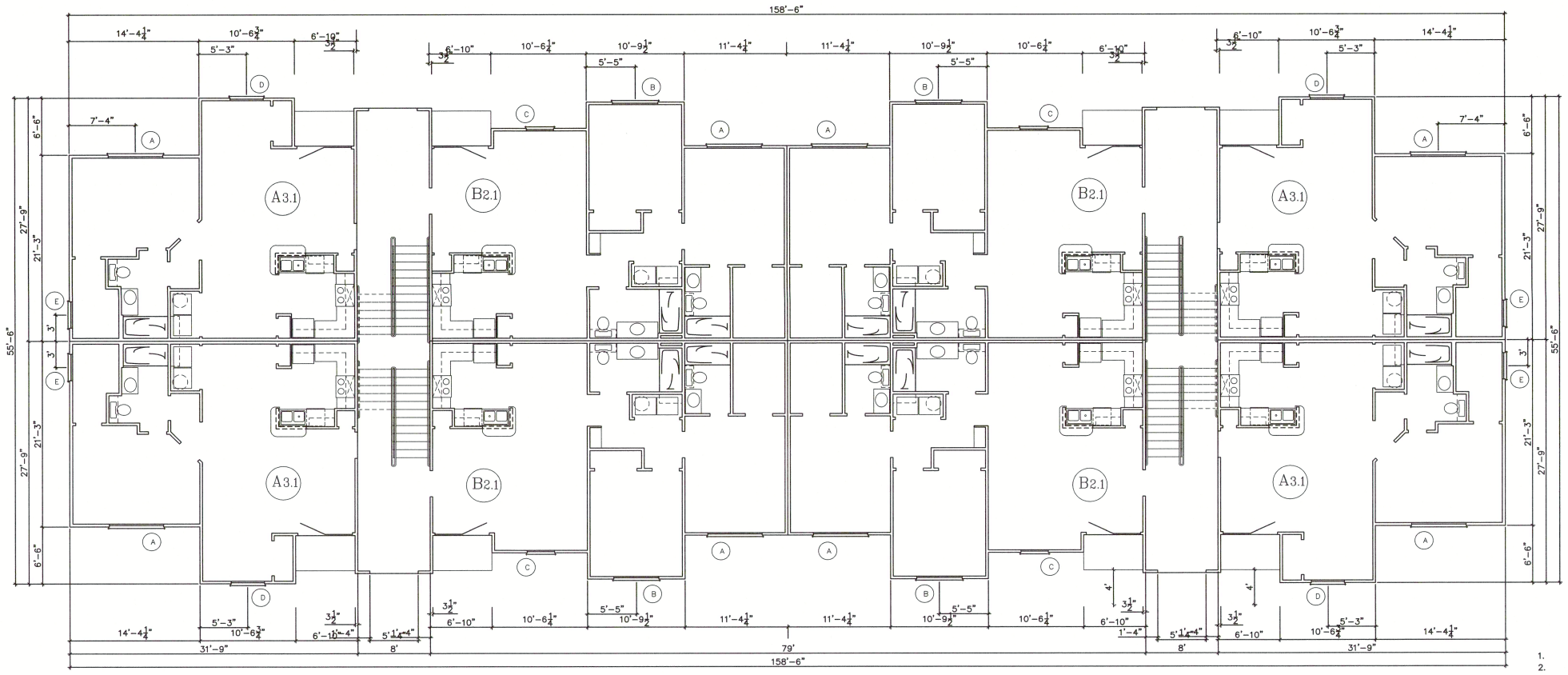
Sheet Number:
A100

Project Number:
21-000



BUILDING TYPEAI - FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING TYPE B - FLOOR PLAN

SCALE: 1/8" = 1'-0"

ORDINANCE #14-074 & UDC NOTES:

1. DRAWINGS ARE IN COMPLIANCE WITH DP14-1.
2. THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS POINTS. MONOTONOUS ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.
3. THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
4. BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED THERE UPON.
5. FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.

HARDIE-BOARD NOTES:

1. HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
2. ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.
3. STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
4. PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR's INSTRUCTION.
5. NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.

fk + architect, llc
400 chisholm place
suite 410
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
web: fkarchitect.com

Original Date:
MARCH 05, 2021

Issue Log

ISSUED FOR REVIEW	03/07/2021

DRAWN BY: CHECKED BY:

© COPYRIGHT

VENUS APARTMENTS
APARTMENTS-116 UNITS
AT LOT 10, PLAINVIEW
VENUS, TEXAS

This document, whether in hard copy or machine readable format, is copyrighted and an unpublished work of fk + architect, llc. It is prepared for which it was prepared. This document is not intended or authorized for reuse by any party on extensions of such project or any other project. Any reuse, including copying or modification of this document without the written permission from fk + architect, llc for the specific purpose intended is a violation of federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

Sheet Number:
A201

Project Number:
21-000

ArcGIS Web Map



5/12/2021, 10:13:49 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Site Structure Address Points
- Residential

Parcels

Road Centerlines
- County Road
- Farm To Market

City Boundaries
- VENUS
- County Boundary

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

ORDINANCE NO. 726-2021-06

AN ORDINANCE OF THE CITY OF VENUS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF A TRACT OF LAND WITH APPROXIMATELY 15.09 TOTAL ACRES OF LAND, LEGALLY DESCRIBED AS LOT 10, PLAINVIEW ACRES PHASE 1 ADDITION, JOHNSON COUNTY, TEXAS, WITHIN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL ("R1") DISTRICT TO MULTIPLE-FAMILY RESIDENTIAL, HIGH DENSITY ("R-4") DISTRICT; SAID TRACT BEING GENERALLY LOCATED EAST OF CR 213, NORTH OF FM 1807 AND WEST OF FM 157 WITH A LEGAL DESCRIPTION OF LOT 10, PLAINVIEW ACRES PHASE 1 ADDITION, JOHNSON COUNTY, TEXAS; WHICH IS INCORPORATED HAEC VERBA; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Adelina Properties LLC ("Applicant") has requested that approximately 1.15 acres of land, legally described as **LOT 10, PLAINVIEW ACRES PHASE 1 ADDITION**, generally located **EAST OF CR 213, NORTH OF FM 1807 AND WEST OF FM 157**, within the City of Venus, Johnson County, Texas, (the "Property"), be rezoned; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of two public hearings and at least thirty (30) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property pursuant to Sec. 211.006(b) of the Texas Local Government Code; and

WHEREAS, after publication and notice in accordance with the Texas Zoning and Enabling Act, Chapter 211, et. seq. of the Texas Local Government Code, the Planning and Zoning Commission on May 20, 2021 and recommended approval of said rezoning request; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the second public hearing for the requested rezoning, on June 14th, 2021, and the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. The zoning classification of the Property is hereby changed from the Single Family Residential ("R-1") District to the Multiple Family Residential, High Density ("R-4") District subject to the regulations, restrictions, and conditions hereafter set forth.

SECTION 3. The Official Zoning Map of the City of Venus, Texas shall be revised and amended to show the designation of the Property as Commercial/Retail District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

SECTION 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Venus, save and except the change in zoning classification for the Property to the Multiple Family Residential, High Density District as described above.

SECTION 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Venus, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000. Each day of violation shall constitute a separate offense.

DULY PASSED by the City Council of the City of Venus, Texas, this the 14th day of June 2021.

APPROVED:

By: _____
James L. Burgess, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

ArcGIS Web Map



5/12/2021, 10:16:45 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Site Structure Address Points
- Residential
- Parcels

Road Centerlines
- Interstate/US Highway
- City Street

City Boundaries
- VENUS
- County Boundary

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

ORDINANCE NO. 727-2021-06

AN ORDINANCE OF THE CITY OF VENUS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF A TRACT OF LAND WITH APPROXIMATELY 9.89 TOTAL ACRES OF LAND, LEGALLY DESCRIBED AS THE R. BERRY SURVEY, ABSTRACT 26, TRACT 7E, JOHNSON COUNTY, TEXAS, WITHIN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS, FROM COMMERCIAL ("C") DISTRICT TO MULTIPLE-FAMILY RESIDENTIAL, HIGH DENSITY ("R-4") DISTRICT; SAID TRACT BEING GENERALLY LOCATED SOUTH OF HWY 67, WEST OF FM 157 AND NORTH OF CR 110, JOHNSON COUNTY, TEXAS; WHICH IS INCORPORATED HAEC VERBA; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Adelina Properties LLC ("Applicant") has requested that approximately 1.15 acres of land, legally described as the **R. BERRY SURVEY, ABSTRACT 26, TRACT 7E**, generally located **SOUTH OF HWY 67, WEST OF FM 157 AND NORTH OF CR 110**, within the City of Venus, Johnson County, Texas, (the "Property"), be rezoned; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of two public hearings and at least thirty (30) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property pursuant to Sec. 211.006(b) of the Texas Local Government Code; and

WHEREAS, after publication and notice in accordance with the Texas Zoning and Enabling Act, Chapter 211, et. seq. of the Texas Local Government Code, the Planning and Zoning Commission on May 20, 2021 and recommended approval of said rezoning request; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the second public hearing for the requested rezoning, on June 14th, 2021, and the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. The zoning classification of the Property is hereby changed from the Commercial ("C") District to the Multiple Family Residential, High Density ("R-4") District subject to the regulations, restrictions, and conditions hereafter set forth.

SECTION 3. The Official Zoning Map of the City of Venus, Texas shall be revised and amended to show the designation of the Property as Commercial/Retail District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

SECTION 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Venus, save and except the change in zoning classification for the Property to the Multiple Family Residential, High Density District as described above.

SECTION 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Venus, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000. Each day of violation shall constitute a separate offense.

DULY PASSED by the City Council of the City of Venus, Texas, this the 14th day of June 2021.

APPROVED:

By: _____
James L. Burgess, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

PETITION FOR ANNEXATION

WHEREAS, by General Warranty Deed dated March 12, 2021, and recorded as Instrument No. 9881 in the Official Records of Johnson County, Texas, Bloomfield Homes, L.P., a Texas limited partnership ("Owner"), is the sole and record owner of approximately 112.379 acres of land located in Johnson County, Texas (the "County"), and being more particularly described by metes and bounds in Exhibit A (the "Property");

WHEREAS, the Property is located entirely within the extraterritorial jurisdiction of the City of Venus, Texas (the "City");

WHEREAS, pursuant to Section 43.0671, Texas Local Government Code, the City may annex an area if each owner of land in the area requests the annexation;

WHEREAS, pursuant to Section 212.172, Texas Local Government Code, the City and Owner are parties to that certain Starlight Meadows Pre-Annexation Development Agreement (the "Agreement");

WHEREAS, the Agreement constitutes an agreement for the provision of services to the Property in satisfaction the requirements contained within Section 43.0672, Texas Local Government Code; and

WHEREAS, pursuant to the Agreement, Owner desires that the Property be incorporated in and made a part of the City for all purposes.

NOW, THEREFORE, premises considered, Owner does hereby submit to the City this petition requesting annexation (this "Petition") of the Property and requests that the City: (i) accept this Petition for that purpose; (ii) promptly notice and conduct the requisite public hearings in accordance with Section 43.0673, Texas Local Government Code; (iii) adopt an ordinance annexing the area with an immediate effective date; and (iv) carry out any and all other necessary conditions to complete the annexation of the area.

Duly executed this 25 day of March, 2021.

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

By: _____
Donald J. Dykstra, President

[*acknowledgement follows*]

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me, on the 25th day of March, 2021, by Donald J. Dykstra, President of Bloomfield Properties, Inc., a Texas corporation, general partner of Bloomfield Homes, L.P., on behalf of said partnership.

[S E A L]

ADRIAN SULLIVAN
Notary Public, State of Texas
Comm. Expires 06-22-2023
Notary ID 130244190

Notary Public, State of Texas

Exhibit A
Property Description

BEING a 112.379 acre tract of land situated in the Absalon Williams Survey, Abstract No. 857, Johnsons County Texas, and being a part of Tract 3, a called122.54 acre tract of land described in deed to Keith F. Anthony, recorded in Instrument No. 2013-11844, Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" capped iron rod found for the northwest corner of Tract 1 Part A, a called 49.093 acre tract of land described in deed to Sweeny South Family Limited Partnership, recorded in Instrument No. 2016-25250, 308, D.R.J.C.T., from said point a 1/2" capped iron rod found for the northwest corner of Tract Two, a called 11.937 acre tract of land described in deed to Jimmy Paul LeBeau, recorded in Instrument No. 2010-32202, D.R.J.C.T., bears North30 Degrees 20 Minutes 20 Seconds West, a distance of 815.68 feet;

Thence South 75 Degrees 11 Minutes 24 Seconds West, a distance of 83.10 feet to a PK nail with washer stamped Jones Carter set for the north corner of said Tract 3, also the center of County Road 506;

Thence South 30 Degrees 30 Minutes 10 Seconds East, along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, according to Right-of-Way deed recorded in Volume 360, Page 24 of the Deed Records of Johnson County, Texas, a distance of 332.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for the **POINT OF BEGINNING** of the herein described tract;

Thence South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1061.71 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE over and across said Tract 3, the following courses:

South 59 Degrees 29 Minutes 50 Seconds West, a distance of 408.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 30 Degrees 30 Minutes 10 Seconds East, a distance of 546.37 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 64 Degrees 01 Minutes 43 Seconds East, a distance of 673.13 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

North 59 Degrees 29 Minutes 50 Seconds East, a distance of 37.05 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of said Tract 3 and the southwest line of F.M. No. 157;

Thence South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of1344.65 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

Thence South 58 Degrees 32 Minutes 14 Seconds West, along the south line of said Tract 3, a distance of 569.94 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in

the northeast line of a 100' wide I G & N Railroad Right-of-Way;

THENCE North 53 Degrees 30 Minutes 40 Seconds West, along the northeast line of said I G & N Railroad Right-of-Way, a distance of 4128.30 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 31 Degrees 00 Minutes 10 Seconds West, a distance of 59.33 feet to a PK nail with washer stamped Jones Carter set for corner in the center of the aforementioned County Road 506, from said point a RR Spike found bears North 58 Degrees 26 Minutes 22 Seconds East, a distance of 34.35 feet;

THENCE North 59 Degrees 34 Minutes 28 Seconds East, along the center of said County Road 506, a distance of 1850.48 feet to a PK nail with washer stamped Jones Carter set for corner;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, departing the center of said County Road 506, a distance of 333.29 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 59 Degrees 29 Minutes 50 Seconds East, a distance of 333.50 feet to the **POINT OF BEGINNING** and containing 4,895,229 square feet or 112.379 acres of land more or less

ORDINANCE NO.729-2021-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS APPROXIMATELY BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ABSALON WILLIAMS SURVEY, ABSTRACT NO. 857, IN JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 122.54 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., BY DEED AS RECORDED IN INSTRUMENT NUMBER 9881 OF THE OFFICIAL PUBLIC RECORD OF JOHNSON COUNTY, TEXAS, INTO THE CITY OF VENUS, JOHNSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City") is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the "Property"); and

WHEREAS, on or about March 25, 2021, the property owner ("Applicant") submitted a Petition for Voluntary Annexation with the City Secretary, Callie Green; and

WHEREAS, the City desires to approve said petition and annex certain territory described herein (the "Property"); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Sections 43.0672 and 212.172 of the Texas Local Government Code, a Development Agreement between the City and Applicant was entered into and said Agreement included a Service Plan for the area to be annexed, made available to the public and entered into previously with the owner of said Property, and is attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Venus finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the

City of Venus and the owners and residents of the area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. Annexation. That the following described territory, to wit:

All that certain tract of land being all that certain lot, tract or parcel of land, being 112.379 total acres, more or less, and situated in the ABSALON WILLIAMS SURVEY, ABSTRACT NO. 857, in Johnson County, Texas, and being a portion of a called 122.54 acre tract of land conveyed to Bloomfield Homes, L.P. by deed as recorded in Instrument Number 9881 of the Official Public Record of Johnson County, Texas and more particularly described by metes and bounds in Exhibit A, which is incorporated herein by reference in this Ordinance as if fully recited.

Be and the same is hereby annexed into the City of Venus, Johnson County, Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of Venus, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Venus, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. Service Plan contained in Development Agreement. A Written Service Plan is contained in the Development Agreement prepared in accordance with applicable provision of State law pertaining to annexation is attached hereto as **Exhibit B** and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. Official Map. The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. Severability Clause. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

SECTION 6. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Venus except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 8. **Filing Instructions**. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. **Effective Date**. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the 14th day of June 2021.

APPROVED:

_____
James Burgess, Mayor

ATTEST:

_____
Callie Green, City Secretary

EXHIBIT A
METES AND BOUNDS

EXHIBIT B
CITY OF VENUS, TEXAS
DEVELOPMENT AGREEMENT

PETITION FOR ANNEXATION

WHEREAS, by General Warranty Deed dated March 12, 2021, and recorded as Instrument No. 9881 in the Official Records of Johnson County, Texas, Bloomfield Homes, L.P., a Texas limited partnership ("Owner"), is the sole and record owner of approximately 112.379 acres of land located in Johnson County, Texas (the "County"), and being more particularly described by metes and bounds in Exhibit A (the "Property");

WHEREAS, the Property is located entirely within the extraterritorial jurisdiction of the City of Venus, Texas (the "City");

WHEREAS, pursuant to Section 43.0671, Texas Local Government Code, the City may annex an area if each owner of land in the area requests the annexation;

WHEREAS, pursuant to Section 212.172, Texas Local Government Code, the City and Owner are parties to that certain Starlight Meadows Pre-Annexation Development Agreement (the "Agreement");

WHEREAS, the Agreement constitutes an agreement for the provision of services to the Property in satisfaction the requirements contained within Section 43.0672, Texas Local Government Code; and

WHEREAS, pursuant to the Agreement, Owner desires that the Property be incorporated in and made a part of the City for all purposes.

NOW, THEREFORE, premises considered, Owner does hereby submit to the City this petition requesting annexation (this "Petition") of the Property and requests that the City: (i) accept this Petition for that purpose; (ii) promptly notice and conduct the requisite public hearings in accordance with Section 43.0673, Texas Local Government Code; (iii) adopt an ordinance annexing the area with an immediate effective date; and (iv) carry out any and all other necessary conditions to complete the annexation of the area.

Duly executed this 25 day of March, 2021.

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

By: _____
Donald J. Dykstra, President

[*acknowledgement follows*]

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me, on the 25th day of March, 2021, by Donald J. Dykstra, President of Bloomfield Properties, Inc., a Texas corporation, general partner of Bloomfield Homes, L.P., on behalf of said partnership.

[S E A L]

ADRIAN SULLIVAN
Notary Public, State of Texas
Comm. Expires 06-22-2023
Notary ID 130244190

Notary Public, State of Texas

Exhibit A
Property Description

BEING a 112.379 acre tract of land situated in the Absalon Williams Survey, Abstract No. 857, Johnsons County Texas, and being a part of Tract 3, a called122.54 acre tract of land described in deed to Keith F. Anthony, recorded in Instrument No. 2013-11844, Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" capped iron rod found for the northwest corner of Tract 1 Part A, a called 49.093 acre tract of land described in deed to Sweeny South Family Limited Partnership, recorded in Instrument No. 2016-25250, 308, D.R.J.C.T., from said point a 1/2" capped iron rod found for the northwest corner of Tract Two, a called 11.937 acre tract of land described in deed to Jimmy Paul LeBeau, recorded in Instrument No. 2010-32202, D.R.J.C.T., bears North30 Degrees 20 Minutes 20 Seconds West, a distance of 815.68 feet;

Thence South 75 Degrees 11 Minutes 24 Seconds West, a distance of 83.10 feet to a PK nail with washer stamped Jones Carter set for the north corner of said Tract 3, also the center of County Road 506;

Thence South 30 Degrees 30 Minutes 10 Seconds East, along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, according to Right-of-Way deed recorded in Volume 360, Page 24 of the Deed Records of Johnson County, Texas, a distance of 332.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for the **POINT OF BEGINNING** of the herein described tract;

Thence South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1061.71 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE over and across said Tract 3, the following courses:

South 59 Degrees 29 Minutes 50 Seconds West, a distance of 408.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 30 Degrees 30 Minutes 10 Seconds East, a distance of 546.37 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 64 Degrees 01 Minutes 43 Seconds East, a distance of 673.13 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

North 59 Degrees 29 Minutes 50 Seconds East, a distance of 37.05 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of said Tract 3 and the southwest line of F.M. No. 157;

Thence South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of1344.65 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

Thence South 58 Degrees 32 Minutes 14 Seconds West, along the south line of said Tract 3, a distance of 569.94 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in

the northeast line of a 100' wide I G & N Railroad Right-of-Way;

THENCE North 53 Degrees 30 Minutes 40 Seconds West, along the northeast line of said I G & N Railroad Right-of-Way, a distance of 4128.30 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 31 Degrees 00 Minutes 10 Seconds West, a distance of 59.33 feet to a PK nail with washer stamped Jones Carter set for corner in the center of the aforementioned County Road 506, from said point a RR Spike found bears North 58 Degrees 26 Minutes 22 Seconds East, a distance of 34.35 feet;

THENCE North 59 Degrees 34 Minutes 28 Seconds East, along the center of said County Road 506, a distance of 1850.48 feet to a PK nail with washer stamped Jones Carter set for corner;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, departing the center of said County Road 506, a distance of 333.29 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 59 Degrees 29 Minutes 50 Seconds East, a distance of 333.50 feet to the **POINT OF BEGINNING** and containing 4,895,229 square feet or 112.379 acres of land more or less

ALAMO TITLE COMPANY
GF 600025 202737

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON §

THAT, KEITH F. ANTHONY, an individual ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 Dollars ($10.00) and other good and valuable consideration paid to Grantor by BLOOMFIELD HOMES, L.P., a Texas limited partnership ("**Grantee**"), whose address is 1050 East Highway 114, Southlake, Texas 76092, the receipt and sufficiency of which is hereby acknowledged by Grantor, subject to the reservations and exceptions to conveyance and warranty, does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's rights, title, and interests in and to that approximate 112.379 acre tract of land lying and being situated in the extraterritorial jurisdiction of the City of Venus, Johnson County, Texas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference for all purposes (the "**Land**"), together with (i) all improvements thereon, (ii) all easements, rights and appurtenances pertaining thereto, (iii) water rights, claims, permits, strips and gores, easements, and cooperative or association memberships, but specifically excluding the Mineral Estate (defined below) (the Land, improvements, easements and other rights, appurtenances, and other interests conveyed hereunder are hereinafter collectively referred to as the "**Property**").

The Property does not include, and Grantor hereby reserves, all oil, gas and other minerals in and under and all that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits that may now or in the future be extracted or removed from the Land (the "**Mineral Estate**"). The Mineral Estate does not include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron. Notwithstanding anything to the contrary contained or implied herein, Grantor hereby expressly waives in favor of Grantee, and its successors and assigns, any and all rights to use the surface of the Land for any reason or purpose including any and all implied rights of ingress and/or egress and or reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas or other minerals, or the storage or transportation thereof or any other use relating to such reserved oil, gas or other minerals.

This conveyance and the warranties of title contained herein are expressly made subject to (a) those certain restrictions more particularly described on **Exhibit B** attached hereto and incorporated herein by reference for all purposes (the "**Deed Restrictions**"), and (b) those

certain encumbrances, easements and other matters more particularly described on **Exhibit C** attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof.

[THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this General Warranty Deed has been executed to be effective as of the 12 day of March, 2021.

GRANTOR:

Keith F. Anthony, an individual

STATE OF TEXAS §
§
COUNTY OF Tarrant §

The foregoing instrument was acknowledged before me on the 12 day of March, 2021, by Keith F. Anthony, an individual, 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.

Notary Public in for the State of Texas

My Commission Expires:
10-22-22

Hope Swinton
Printed Name of Notary Public

HOPE SWINTON
Notary Public, State of Texas
Comm. Expires 10-22-2022
Notary ID 131767863

EXHIBT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a 112.379 acre tract of land situated in the Absalon Williams Survey, Abstract No. 857, Johnson County, Texas, and being a part of Tract 3, a called 122.54 acre tract of land described in deed to Keith F. Anthony, recorded in Instrument No. 2013-11844, Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" capped iron rod found for the northwest corner of Tract 1 Part A, a called 49.093 acre tract of land described in deed to Sweeny South Family Limited Partnership, recorded in Instrument No. 2016-25250, 308, D.R.J.C.T., from said point a 1/2" capped iron rod found for the northwest corner of Tract Two, a called 11.937 acre tract of land described in deed to Jimmy Paul LeBeau, recorded in Instrument No. 2010-32202, D.R.J.C.T., bears North 30 Degrees 20 Minutes 20 Seconds West, a distance of 815.68 feet;

THENCE South 75 Degrees 11 Minutes 24 Seconds West, a distance of 83.10 feet to a PK nail with washer stamped Jones Carter set for the north corner of said Tract 3, also the center of County Road 506;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, according to Right-of-Way deed recorded in Volume 360, Page 24 of the Deed Records of Johnson County, Texas, a distance of 332.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for the POINT OF BEGINNING of the herein described tract;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1061.71 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE over and across said Tract 3, the following courses:

South 59 Degrees 29 Minutes 50 Seconds West, a distance of 408.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 30 Degrees 30 Minutes 10 Seconds East, a distance of 546.37 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 64 Degrees 01 Minutes 43 Seconds East, a distance of 673.13 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

North 59 Degrees 29 Minutes 50 Seconds East, a distance of 37.05 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of said Tract 3 and the southwest line of F.M. No. 157;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1344.65 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE South 58 Degrees 32 Minutes 14 Seconds West, along the south line of said Tract 3, a distance of 569.94 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of a 100' wide I G & N Railroad Right-of-Way;

THENCE North 53 Degrees 30 Minutes 40 Seconds West, along the northeast line of said I G & N Railroad Right-of-Way, a distance of 4128.30 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 31 Degrees 00 Minutes 10 Seconds West, a distance of 59.33 feet to a PK nail with washer stamped Jones Carter set for corner in the center of the aforementioned County Road 506, from said point a RR Spike found bears North 58 Degrees 26 Minutes 22 Seconds East, a distance of 34.35 feet;

THENCE North 59 Degrees 34 Minutes 28 Seconds East, along the center of said County Road 506, a distance of 1850.48 feet to a PK nail with washer stamped Jones Carter set for corner;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, departing the center of said County Road 506, a distance of 333.29 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 59 Degrees 29 Minutes 50 Seconds East, a distance of 333.50 feet to the POINT OF BEGINNING and containing 4,895,229 square feet or 112.379 acres of land more of less.

EXHIBIT B

DEED RESTRICTIONS

1. The Land shall not be used for any of the following:

   a) any business that is specifically designed for storage of solid waste, medical waste, nuclear waste, debris, refuse, recycling, landfill, used tires, hazardous materials or any organic or toxic waste.

   b) any animal feed lots or pig farms, or any other large-scale animal production beyond personal use and normal cattle, farming, and ranching practices consistent with the amount of acreage owned.

   c) any business that is specifically engaged in the manufacturing of acetylene, lime, cement (but not prohibiting a temporary batch plant located in excess of 1,000 feet from either of the residences located adjacent to the Land at 1701 FM 157, Venus, TX and 1709 FM 157, Venus, TX), steel, gypsum, plaster of paris, chlorine, corrosive acid, fertilizer, insecticide, disinfectants, poisons, explosives, paints, lacquer, varnish, radioactive materials, smelting, animal slaughtering, tanneries, asphalt or concrete crushing plants.

   d) any business that uses petrochemical tank farms, gasification plants, or oil refineries; except those necessary to fulfill the terms of Seller's current or future mineral rights.

2. No relocated, prefabricated, manufactured, metal, modular or mobile homes shall be permitted on the Land.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Easement to Lone Star Gas Company, recorded on April 8, 1927, in Volume 261, Page 6, Real Property Records, Johnson County, Texas.

2. Easement to Lone Star Gas Company, recorded on January 28, 1938, in Volume 307, Page 344, Real Property Records, Johnson County, Texas.

3. Easement to Mountain Peak Water Supply Corporation, recorded on November 23, 1970, in Volume 544, Page 747, Real Property Records, Johnson County, Texas.

4. Mineral Lease, dated April 1, 1980, recorded January 19, 1981, in Volume 854, Page 547, Real Property Records, Johnson County, Texas.

5. Easement to Johnson County Electric Cooperative Association, recorded on November 21, 1996, in Volume 2017, Page 618, Real Property Records, Johnson County, Texas.

6. Mineral Lease dated December 9, 1008, recorded on March 24, 1999, in Volume 2307, Page 922, Real Property Records, Johnson County, Texas; as corrected by instrument recorded in Volume 4296, Page 588, Real Property Records, Johnson County, Texas.

7. Mineral Lease recorded August 7, 2003, in Volume 3103, Page 179, Real Property Records, Johnson County, Texas.

8. Easement to Energy Transfer Fuel LP, recorded on November 22, 2005, in Volume 3674, Page 887, Real Property Records, Johnson County, Texas.

9. Easement to EOG Resources Inc., recorded on March 21, 2006, in Volume 3758, Page 349, Real Property Records, Johnson County, Texas.

10. Easement to Barnett Gathering, LP, recorded on August 22, 2008, in Volume 4429, Page 626, Real Property Records, Johnson County, Texas; as affected by Amendment and Ratification Agreement, recorded in Volume 4524, Page 20, Real Property Records, Johnson County, Texas.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 9881

eRecording - Real Property

Warranty Deed

Recorded On: March 22, 2021 11:33 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: $50.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	9881
Receipt Number:	20210322000157
Recorded Date/Time:	March 22, 2021 11:33 AM
User:	Leslie S
Station:	ccl83

Record and Return To:

Corporation Service Company

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Johnson County, Texas.**

Becky Ivey
Johnson County Clerk
Johnson County, TX

ArcGIS Web Map



5/12/2021, 10:19:48 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Site Structure Address Points
- Environmental
- Residential
- Utilities

Parcels

Road Centerlines
- City Street
- County Road

Farm To Market

City Boundaries
- VENUS

ETJ
- VENUS

County Boundary

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap,

ArcGIS Web AppBuilder

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

ORDINANCE NO. 728-2021-06

AN ORDINANCE OF THE CITY OF VENUS, TEXAS AMENDING THE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL DISTRICT ("AG") TO PLANNED DEVELOPMENT ("PD") DESCRIBED HEREIN ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 157 AND CR 506, BEING APPROXIMATELY 112.38 ACRES OF LAND, OF THE ABSALON WILLIAMS SURVEY, ABSTRACT 857, TRACT 2A, VENUS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF A DEVELOPMENT PLAN AND USE RESTRICTIONS WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT A AND B RESPECTIVELY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two hundred (200) feet of the property for which the change is requested; and

WHEREAS, the Planning and Zoning Commission and the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which time parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, the Planning and Zoning Commission provided its report and recommendation to the City Council approving the zone change of the property for which the change is requested; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings and the recommendation of the Planning and Zoning Commission, the City Council has concluded that approval of this zone change would be in the best interest of the citizens of Venus; and

WHEREAS, having reviewed the request for the requested rezoning, the Commission determined that the addition of the proposed use was compatible with surrounding uses and the City's Comprehensive Plan and recommended approval of this requested zoning change; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan ("PD Concept Plan") that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community;

and

WHEREAS, the amendments requested by Applicant for the portion of the Property described in Exhibit "A" are consistent with the City's requirements applicable to planned development districts and are also consistent with the development standards and uses applicable to the portion of the property that is not being amended by this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION 1. That the Zoning Ordinance and Map of the City of Venus, Texas, duly passed by the governing body of the City of Venus, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Agricultural District ("AG") to a Planned Development ("PD") described herein on property generally located at the southwest corner of FM 157 and CR 506, described as approximately 112.38 acres of land, of the Absalon Williams Survey, Abstract 857, Tract 2A, Venus, Johnson County, Texas, and being more particularly described in Exhibit "A," which is attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus, and shall conform to the Concept Plan, attached hereto as Exhibit "C" and incorporated herein by reference for all purposes and all other exhibits and regulations listed within the development plan and restrictions as established herein, which are attached hereto and incorporated herein as Exhibits "B" and "D".

SECTION 3. That the development plan and restrictions attached hereto as Exhibits "A", "B", "C" and "D" respectively and made a part hereof for all purposes, are hereby approved.

SECTION 4. That the Zoning Ordinance of the City of Venus, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Venus, Texas and the Venus Zoning Ordinance, as amended, except where

the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 6. It is hereby declared that it is the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8. That all recitals contained in this Ordinance are fully incorporated herein as if fully written.

SECTION 9. This ordinance shall be in full force and effect from this and after its passage and publication as required by law, and it is so ordained.

SECTION 10. That all recitals contained in this Ordinance are fully incorporated herein as if fully written.

DULY PASSED and approved by the City Council of the City of Venus, Texas on this the 14th day of June 2021.

APPROVED:

_____
JAMES BURGESS, MAYOR

ATTEST:

_____
CALLIE GREEN, CITY SECRETARY

CARNEGIE DEVELOPMENT
CALLED 195.472 ACRES
DOC. NO. 2019-244
D.R.J.C.T.

COUNTY ROAD 506

JOHN N. ELY SURVEY
ABSTRACT NO. 261

N 59°34'28" E 1850.48'

PK Nail Set

N 31°00'10" W
59.33'

5/8" CIRS

PK Nail Set

JIMMY PAUL LeBEAU
(TRACT TWO)
CALLED 11.937 ACRES
DOC. NO. 2010-32202
D.R.J.C.T.

S 29°17'24" W
83.10'

P.O.C.
1/2" CIRF

KEITH F. ANTHONY
(TRACT 3)
CALLED 122.54 ACRES
DOC. NO. 2013-11844
VOL. 480, PG. 183
D.R.J.C.T.

S 30°30'10" E 333.29'

2X
OPEN SPACE/DA

P.O.B.
5/8" CIRS

5/8" CIRS N 59°29'50" E 333.50'

GLADIOLA AVENUE (50' R.O.W.)

NIGHT PHLOX HILL (50' R.O.W.)

MOON GARDENS (50' R.O.W.)

JASMINE PARK (50' R.O.W.)

HELIOTROPE LANDING (50' R.O.W.)

MOONFLOWER DRIVE (50' R.O.W.)

TUBEROSE ROAD (50' R.O.W.)

BLAZING STAR LANE (50' R.O.W.)

FOAMFLOWER WAY (50' R.O.W.)

WATER LILY CREEK (50' R.O.W.)

WISTERIA ROAD (60' R.O.W.)

MOONSHADOW QUEEN (60' R.O.W.)

ORCHID SPRINGS (60' R.O.W.)

PHASE 1

PHASE 2

PHASE 3

2X
AMENITY CENTER

1X
OPEN SPACE/DA

ABSALON WILLIAMS SURVEY
ABSTRACT NO. 857

N 55°30'40" W 4126.50'

J.P. FIELDER, JR.
CALLED 67.70 ACRES
VOL. 549, PG. 524
D.R.J.C.T.

30' PIPELINE EASEMENT
VOL. 4429, PG. 626
D.R.J.C.T.

I. & G. N. RAILROAD COMPANY RIGHT-OF-WAY

SWEENEY SOUTH FAMILY
LIMITED PARTNERSHIP
TRACT 1 - PART A
CALLED 49.093 ACRES
DOC. NO. 2016-25250
D.R.J.C.T.

SWEENEY SOUTH FAMILY
LIMITED PARTNERSHIP
TRACT 1 - PART C
CALLED 81.5 ACRES
DOC. NO. 2016-25250
D.R.J.C.T.

KEITH F. ANTHONY
(TRACT 3)
CALLED 122.54 ACRES
DOC. NO. 2013-11844
VOL. 480, PG. 183
D.R.J.C.T.

5/8" CIRS S 59°29'50" W 408.84' 5/8" CIRS

S 30°30'10" E 546.37'

S 30°30'10" E 1061.71'

F. M. NO. 157

MATCH LINE ~ SEE SHEET 2

0' 50' 100' 200'
SCALE: 1"=100'

SUBJECT TRACT

VICINITY MAP
N.T.S.

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
D.R.J.C.T	DEED RECORDS, JOHNSON COUNTY, TEXAS
R.P.R.J.C.T.	REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
O.R.J.C.T	OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
	DENOTES CHANGE IN STREET NAME
(1)	BLOCK NUMBER
DA	DRAINAGE AREA
	PHASE LINE

RESIDENTIAL LOTS
50' LOTS = 233
55' LOTS = 49
60' LOTS = 75
65' LOTS = 57
TOTAL = 414

PRELIMINARY PLAT
OF
STARLIGHT MEADOWS

LOTS 1X, 2X, 1-65, BLOCK 1; LOTS 1X, 2X, 1-67, BLOCK 2;
LOTS 1-35, BLOCK 3; LOTS 1-29, BLOCK 4;
LOTS 1-19, BLOCK 5; LOTS 1-15, BLOCK 6;
LOTS 1-11, BLOCK 7; LOTS 1-25, BLOCK 8; LOTS 1-14
BLOCK 9; LOTS 1X, 1-29, BLOCK 10; LOTS 1-10, BLOCK 11,
LOTS 1-10, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-20,
BLOCK 14; LOTS 1-20 BLOCK 15; LOTS 1-12, BLOCK 16;
LOTS 1X, 1X, 1-13 BLOCK 17.
BEING 112.379 ACRES
SITUATED IN THE
ABSALON WILLIAMS SURVEY, ABSTRACT NO. 857
IN THE
CITY OF VENUS, JOHNSON COUNTY, TEXAS
421 LOTS BY USE
(414 RESIDENTIAL, AND 7 NON-RESIDENTIAL
/OPEN SPACE LOTS)

APRIL 2021

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 75°20'52" W	14.14'
L2	S 14°39'08" W	14.14'
L3	N 75°20'52" W	14.14'
L4	S 14°39'08" W	14.14'
L5	N 86°54'59" W	18.15'
L6	N 8°35'30" W	14.17'
L7	S 81°24'30" W	14.12'
L8	N 8°35'30" W	14.17'
L9	S 81°24'30" W	14.12'
L10	N 8°35'30" W	14.17'
L11	S 81°24'30" W	14.12'
L12	N 8°35'30" W	14.17'
L13	S 81°24'30" W	14.12'
L14	N 14°18'54" E	14.14'
L15	N 75°41'06" W	14.14'
L16	S 75°41'06" E	14.14'
L17	S 14°18'54" W	14.14'
L18	N 75°41'06" W	14.14'
L19	N 14°18'54" E	14.14'
L20	S 75°41'06" E	14.14'
L21	N 14°18'54" E	14.14'
L22	S 75°41'06" E	14.14'
L23	N 14°18'54" E	14.14'
L24	N 75°41'06" W	14.14'
L25	N 14°18'54" E	14.14'
L26	S 75°41'06" E	14.14'
L27	N 14°18'54" E	14.14'
L28	S 75°41'06" E	14.14'
L29	N 75°41'06" W	14.14'
L30	N 14°18'54" E	14.14'
L31	S 75°41'06" E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N 14°18'54" E	14.14'
L33	S 75°41'06" E	14.14'
L34	N 14°18'54" E	14.14'
L35	N 75°41'06" W	14.14'
L36	N 14°18'54" E	14.14'
L37	S 75°41'06" E	14.14'
L38	S 14°18'54" W	14.14'
L39	N 75°41'06" W	14.14'
L40	N 14°18'54" E	14.14'
L41	N 75°41'06" W	14.14'
L42	S 14°18'54" W	14.14'
L43	S 75°41'06" E	14.14'
L44	N 75°41'06" W	14.14'
L45	S 14°18'54" W	14.14'
L46	N 75°41'06" W	14.14'
L47	S 14°18'54" W	14.14'
L48	N 75°41'06" W	14.14'
L49	S 14°18'54" W	14.14'
L50	S 77°57'17" E	14.69'
L51	N 11°32'30" E	13.44'
L52	S 17°25'30" E	12.40'
L53	N 71°34'31" E	16.33'
L54	S 18°25'29" E	11.55'
L55	N 71°34'31" E	16.33'
L56	S 18°25'29" E	11.55'
L57	N 71°34'31" E	16.33'
L58	S 8°41'54" E	14.14'
L59	N 81°18'06" E	14.14'
L60	N 8°41'54" W	14.14'
L61	N 81°18'06" E	14.14'

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	58.35'	55.09'	N 86°54'59" W	66°51'47"	33.01'
C2	250.00'	99.48'	98.83'	N 42°05'06" W	22°48'00"	50.41'
C3	50.00'	78.54'	70.71'	S 75°41'06" E	90°00'00"	50.00'
C4	50.00'	78.54'	70.71'	S 14°18'54" W	90°00'00"	50.00'
C5	50.00'	78.54'	70.71'	N 75°41'06" W	90°00'00"	50.00'
C6	50.00'	78.54'	70.71'	S 75°41'06" E	90°00'00"	50.00'
C7	50.00'	78.54'	70.71'	S 14°18'54" W	90°00'00"	50.00'
C8	50.00'	78.54'	70.71'	N 75°41'06" W	90°00'00"	50.00'
C9	250.00'	99.48'	98.83'	N 42°05'06" W	22°48'00"	50.41'
C10	250.00'	85.81'	85.39'	N 63°19'04" W	19°39'57"	43.33'
C11	250.00'	84.88'	84.47'	N 63°25'29" W	19°27'08"	42.85'
C12	225.00'	91.70'	91.06'	N 42°01'23" W	23°21'02"	46.49'
C13	225.00'	91.70'	91.06'	N 42°01'23" W	23°21'02"	46.49'
C14	50.00'	14.94'	14.88'	N 39°14'32" W	17°06'52"	7.52'
C15	50.00'	108.41'	88.39'	N 14°18'54" E	124°13'44"	94.49'
C16	50.00'	14.94'	14.88'	N 67°52'20" E	17°06'52"	7.52'
C17	50.00'	14.94'	14.88'	N 50°45'28" E	17°06'52"	7.52'
C18	50.00'	108.41'	88.39'	S 75°41'06" E	124°13'44"	94.49'
C19	50.00'	14.94'	14.88'	S 22°07'40" E	17°06'52"	7.52'
C20	50.00'	14.94'	14.88'	N 50°45'28" E	17°06'52"	7.52'
C21	50.00'	108.41'	88.39'	S 75°41'06" E	124°13'44"	94.49'
C22	50.00'	14.94'	14.88'	S 22°07'40" E	17°06'52"	7.52'
C23	50.00'	14.94'	14.88'	S 39°14'32" E	17°06'52"	7.52'
C24	50.00'	108.41'	88.39'	S 14°18'54" W	124°13'44"	94.49'
C25	50.00'	14.94'	14.88'	S 67°52'20" W	17°06'52"	7.52'

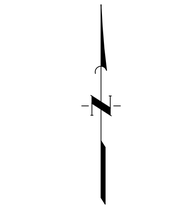
LAND USE	ACREAGE	LOTS
RESIDENTIAL	66.41	414
HOA/OPEN SPACE	26.77	7
STREET - ROW	19.20	-
TOTAL	112.38	421

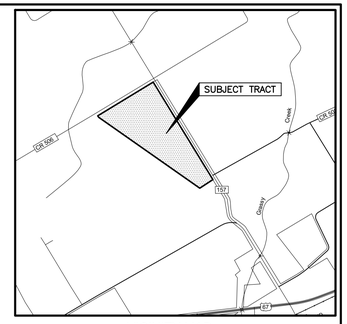
DEVELOPER / OWNER:
BLOOMFIELD HOMES, L.P.
1050 EAST HWY 114, #210
SOUTHLAKE, TEXAS 76092
PHONE: (972) 877-1508

ENGINEER / SURVEYOR:
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

Page 6 of 15
J:\Opportunities\PP101-0612 - Bloomfield - Starlight Meadows\STARLIGHT MEADOWS PHASING PLAN ROW UPDATE.dwg

LAND USE	ACREAGE	LOTS
RESIDENTIAL	66.41	414
HOA/OPEN SPACE	26.77	7
STREET - ROW	19.20	-
TOTAL	112.38	421





VICINITY MAP
N.T.S.

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
D.R.J.C.T	DEED RECORDS, JOHNSON COUNTY, TEXAS
R.P.R.J.C.T.	REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
O.R.J.C.T	OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
	DENOTES CHANGE IN STREET NAME
(1)	BLOCK NUMBER
DA	DRAINAGE AREA
	PHASE LINE

RESIDENTIAL LOTS	
50' LOTS	= 233
55' LOTS	= 49
60' LOTS	= 75
65' LOTS	= 57
TOTAL	= 414

PRELIMINARY PLAT
OF
STARLIGHT MEADOWS

LOTS 1X, 2X, 1-65, BLOCK 1; LOTS 1X, 2X, 1-67, BLOCK 2;
LOTS 1-35, BLOCK 3; LOTS 1-29, BLOCK 4;
LOTS 1-19, BLOCK 5; LOTS 1-15, BLOCK 6;
LOTS 1-11, BLOCK 7; LOTS 1-25, BLOCK 8; LOTS 1-14
BLOCK 9; LOTS 1X, 1-29, BLOCK 10; LOTS 1-10, BLOCK 11,
LOTS 1-10, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-20,
BLOCK 14; LOTS 1-20 BLOCK 15; LOTS 1-12, BLOCK 16;
LOTS 1X, 1X, 1-13 BLOCK 17.
BEING 112.379 ACRES
SITUATED IN THE
ABSALON WILLIAMS SURVEY, ABSTRACT NO. 857
IN THE
CITY OF VENUS, JOHNSON COUNTY, TEXAS
421 LOTS BY USE
(414 RESIDENTIAL, AND 7 NON-RESIDENTIAL
/OPEN SPACE LOTS)

APRIL 2021

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 75°20'52" W	14.14'
L2	S 14°39'08" W	14.14'
L3	N 75°20'52" W	14.14'
L4	S 14°39'08" W	14.14'
L5	N 86°54'59" W	18.15'
L6	N 8°35'30" W	14.17'
L7	S 81°24'30" W	14.12'
L8	N 8°35'30" W	14.17'
L9	S 81°24'30" W	14.12'
L10	N 8°35'30" W	14.17'
L11	S 81°24'30" W	14.12'
L12	N 8°35'30" W	14.17'
L13	S 81°24'30" W	14.12'
L14	N 14°18'54" E	14.14'
L15	N 75°41'06" W	14.14'
L16	S 75°41'06" E	14.14'
L17	S 14°18'54" W	14.14'
L18	N 75°41'06" W	14.14'
L19	N 14°18'54" E	14.14'
L20	S 75°41'06" E	14.14'
L21	N 14°18'54" E	14.14'
L22	S 75°41'06" E	14.14'
L23	N 14°18'54" E	14.14'
L24	N 75°41'06" W	14.14'
L25	N 14°18'54" E	14.14'
L26	S 75°41'06" E	14.14'
L27	N 14°18'54" E	14.14'
L28	S 75°41'06" E	14.14'
L29	N 75°41'06" W	14.14'
L30	N 14°18'54" E	14.14'
L31	S 75°41'06" E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N 14°18'54" E	14.14'
L33	S 75°41'06" E	14.14'
L34	N 14°18'54" E	14.14'
L35	N 75°41'06" W	14.14'
L36	N 14°18'54" E	14.14'
L37	S 75°41'06" E	14.14'
L38	S 14°18'54" W	14.14'
L39	N 75°41'06" W	14.14'
L40	N 14°18'54" E	14.14'
L41	N 75°41'06" W	14.14'
L42	S 14°18'54" W	14.14'
L43	S 75°41'06" E	14.14'
L44	N 75°41'06" W	14.14'
L45	S 14°18'54" W	14.14'
L46	N 75°41'06" W	14.14'
L47	S 14°18'54" W	14.14'
L48	N 75°41'06" W	14.14'
L49	S 14°18'54" W	14.14'
L50	S 77°57'17" E	14.69'
L51	N 11°32'30" E	13.44'
L52	S 17°25'30" E	12.40'
L53	N 71°34'31" E	16.33'
L54	S 18°25'29" E	11.55'
L55	N 71°34'31" E	16.33'
L56	S 18°25'29" E	11.55'
L57	N 71°34'31" E	16.33'
L58	S 8°41'54" E	14.14'
L59	N 81°18'06" E	14.14'
L60	N 8°41'54" W	14.14'
L61	N 81°18'06" E	14.14'

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	58.35'	55.09'	N 86°54'59" W	66°51'47"	33.01'
C2	250.00'	99.48'	98.83'	N 42°05'06" W	22°48'00"	50.41'
C3	50.00'	78.54'	70.71'	S 75°41'06" E	90°00'00"	50.00'
C4	50.00'	78.54'	70.71'	S 14°18'54" W	90°00'00"	50.00'
C5	50.00'	78.54'	70.71'	N 75°41'06" W	90°00'00"	50.00'
C6	50.00'	78.54'	70.71'	S 75°41'06" E	90°00'00"	50.00'
C7	50.00'	78.54'	70.71'	S 14°18'54" W	90°00'00"	50.00'
C8	50.00'	78.54'	70.71'	N 75°41'06" W	90°00'00"	50.00'
C9	250.00'	99.48'	98.83'	N 42°05'06" W	22°48'00"	50.41'
C10	250.00'	85.81'	85.39'	N 63°19'04" W	19°39'57"	43.33'
C11	250.00'	84.88'	84.47'	N 63°25'29" W	19°27'08"	42.85'
C12	225.00'	91.70'	91.06'	N 42°01'23" W	23°21'02"	46.49'
C13	225.00'	91.70'	91.06'	N 42°01'23" W	23°21'02"	46.49'
C14	50.00'	14.94'	14.88'	N 39°14'32" W	17°06'52"	7.52'
C15	50.00'	108.41'	88.39'	N 14°18'54" E	124°13'44"	94.49'
C16	50.00'	14.94'	14.88'	N 67°52'20" E	17°06'52"	7.52'
C17	50.00'	14.94'	14.88'	N 50°45'28" E	17°06'52"	7.52'
C18	50.00'	108.41'	88.39'	S 75°41'06" E	124°13'44"	94.49'
C19	50.00'	14.94'	14.88'	S 22°07'40" E	17°06'52"	7.52'
C20	50.00'	14.94'	14.88'	N 50°45'28" E	17°06'52"	7.52'
C21	50.00'	108.41'	88.39'	S 75°41'06" E	124°13'44"	94.49'
C22	50.00'	14.94'	14.88'	S 22°07'40" E	17°06'52"	7.52'
C23	50.00'	14.94'	14.88'	S 39°14'32" E	17°06'52"	7.52'
C24	50.00'	108.41'	88.39'	S 14°18'54" W	124°13'44"	94.49'
C25	50.00'	14.94'	14.88'	S 67°52'20" W	17°06'52"	7.52'

DEVELOPER / OWNER:
BLOOMFIELD HOMES, L.P.
1050 EAST HWY 114, #210
SOUTHLAKE, TEXAS 76092
PHONE: (972) 877-1508

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

P:\Opportunities\PP101-0612 - Bloomfield - Starlight Meadows\STARLIGHT MEADOWS PHASING PLAN ROW UPDATE.dwg
Page 02 of 03

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
1x	1	2,400	0.055
2x	1	147,728	3.391
1	1	5,541	0.127
2	1	5,739	0.132
3	1	5,990	0.138
4	1	6,000	0.138
5	1	6,000	0.138
6	1	6,000	0.138
7	1	6,000	0.138
8	1	6,000	0.138
9	1	6,000	0.138
10	1	6,000	0.138
11	1	6,000	0.138
12	1	6,000	0.138
13	1	8,048	0.185
14	1	11,058	0.254
15	1	7,517	0.173
16	1	6,013	0.138
17	1	6,014	0.138
18	1	6,015	0.138
19	1	6,016	0.138
20	1	6,018	0.138
21	1	6,019	0.138
22	1	6,020	0.138
23	1	6,021	0.138
24	1	6,022	0.138
25	1	6,023	0.138
26	1	6,024	0.138
27	1	6,026	0.138
28	1	6,027	0.138
29	1	6,028	0.138
30	1	6,029	0.138
31	1	6,030	0.138
32	1	7,238	0.166
33	1	7,239	0.166
34	1	7,241	0.166
35	1	7,243	0.166
36	1	6,037	0.139
37	1	7,246	0.166
38	1	7,247	0.166
39	1	7,249	0.166
40	1	7,251	0.166
41	1	6,043	0.139
42	1	7,254	0.167
43	1	7,255	0.167
44	1	7,257	0.167
45	1	7,259	0.167
46	1	6,050	0.139
47	1	7,262	0.167
48	1	7,869	0.181
49	1	7,870	0.181
50	1	6,661	0.153
51	1	6,662	0.153
52	1	6,664	0.153
53	1	6,665	0.153
54	1	6,667	0.153
55	1	7,881	0.181
56	1	7,882	0.181
57	1	6,730	0.154
58	1	7,807	0.179
59	1	8,983	0.206
60	1	10,072	0.231
61	1	14,366	0.330
62	1	8,050	0.185
63	1	7,425	0.170
64	1	7,425	0.170
65	1	9,730	0.223
1X	2	402,620	9.243
2X	2	87,121	2.000
1	2	8,296	0.190
2	2	7,017	0.161
3	2	7,010	0.161
4	2	7,266	0.167
5	2	7,920	0.182
6	2	7,038	0.162
7	2	6,000	0.138
8	2	6,000	0.138
9	2	6,000	0.138
10	2	6,000	0.138
11	2	6,000	0.138
12	2	6,000	0.138
13	2	6,000	0.138
14	2	6,000	0.138
15	2	6,000	0.138
16	2	6,000	0.138

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
17	2	6,000	0.138
18	2	6,000	0.138
19	2	6,000	0.138
20	2	6,000	0.138
21	2	6,000	0.138
22	2	6,106	0.140
23	2	7,418	0.170
24	2	6,600	0.152
25	2	6,000	0.138
26	2	6,000	0.138
27	2	7,200	0.165
28	2	7,200	0.165
29	2	7,200	0.165
30	2	7,200	0.165
31	2	6,000	0.138
32	2	7,200	0.165
33	2	7,200	0.165
34	2	7,200	0.165
35	2	7,200	0.165
36	2	6,000	0.138
37	2	6,546	0.150
38	2	7,516	0.173
39	2	13,071	0.300
40	2	7,800	0.179
41	2	7,800	0.179
42	2	7,800	0.179
43	2	7,800	0.179
44	2	7,800	0.179
45	2	7,200	0.165
46	2	7,200	0.165
47	2	7,200	0.165
48	2	7,200	0.165
49	2	6,550	0.150
50	2	6,600	0.152
51	2	6,600	0.152
52	2	6,600	0.152
53	2	7,800	0.179
54	2	7,807	0.179
55	2	7,881	0.181
56	2	7,419	0.170
57	2	7,442	0.171
58	2	7,449	0.171
59	2	7,950	0.183
60	2	13,427	0.308
61	2	7,542	0.173
62	2	5,905	0.136
63	2	7,106	0.163
64	2	6,533	0.150
65	2	6,552	0.150
66	2	6,570	0.151
67	2	7,196	0.165
1	3	7,150	0.164
2	3	6,000	0.138
3	3	6,000	0.138
4	3	6,918	0.159
5	3	7,916	0.182
6	3	6,000	0.138
7	3	6,000	0.138
8	3	6,000	0.138
9	3	6,000	0.138
10	3	6,000	0.138
11	3	6,000	0.138
12	3	6,000	0.138
13	3	6,000	0.138
14	3	6,000	0.138
15	3	6,000	0.138
16	3	6,000	0.138
17	3	6,000	0.138
18	3	7,150	0.164
19	3	7,150	0.164
20	3	6,000	0.138
21	3	6,000	0.138
22	3	6,000	0.138
23	3	6,000	0.138
24	3	6,000	0.138
25	3	6,000	0.138
26	3	6,000	0.138
27	3	6,000	0.138
28	3	6,000	0.138
29	3	6,000	0.138
30	3	6,000	0.138
31	3	6,761	0.155
32	3	8,157	0.187
33	3	6,258	0.144
34	3	6,000	0.138

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
35	3	7,150	0.164
1	4	6,122	0.141
2	4	5,611	0.129
3	4	5,999	0.138
4	4	7,098	0.163
5	4	5,808	0.133
6	4	5,803	0.133
7	4	5,798	0.133
8	4	5,794	0.133
9	4	5,789	0.133
10	4	5,784	0.133
11	4	5,780	0.133
12	4	5,775	0.133
13	4	5,770	0.132
14	4	5,766	0.132
15	4	5,761	0.132
16	4	6,282	0.144
17	4	7,433	0.171
18	4	5,762	0.132
19	4	5,766	0.132
20	4	5,771	0.132
21	4	5,776	0.133
22	4	5,780	0.133
23	4	5,785	0.133
24	4	5,789	0.133
25	4	5,794	0.133
26	4	5,799	0.133
27	4	5,803	0.133
28	4	5,808	0.133
29	4	15,336	0.352
1	5	7,007	0.161
2	5	6,000	0.138
3	5	6,000	0.138
4	5	6,000	0.138
5	5	6,000	0.138
6	5	6,000	0.138
7	5	6,000	0.138
8	5	6,000	0.138
9	5	6,000	0.138
10	5	7,118	0.163
11	5	7,064	0.162
12	5	6,000	0.138
13	5	6,000	0.138
14	5	6,000	0.138
15	5	6,000	0.138
16	5	6,000	0.138
17	5	6,000	0.138
18	5	6,000	0.138
19	5	9,801	0.225
1	6	8,412	0.193
2	6	6,000	0.138
3	6	6,000	0.138
4	6	6,000	0.138
5	6	6,000	0.138
6	6	6,000	0.138
7	6	6,000	0.138
8	6	7,177	0.165
9	6	7,123	0.164
10	6	6,000	0.138
11	6	6,000	0.138
12	6	6,000	0.138
13	6	6,000	0.138
14	6	6,000	0.138
15	6	9,326	0.214
1	7	7,991	0.183
2	7	6,000	0.138
3	7	6,000	0.138
4	7	6,000	0.138
5	7	6,000	0.138
6	7	7,177	0.165
7	7	7,124	0.164
8	7	6,000	0.138
9	7	6,000	0.138
10	7	6,000	0.138
11	7	8,905	0.204
1	8	6,949	0.160
2	8	7,826	0.180
3	8	7,800	0.179
4	8	6,600	0.152
5	8	6,600	0.152
6	8	6,600	0.152
7	8	6,600	0.152
8	8	6,600	0.152
9	8	7,200	0.165
10	8	7,200	0.165

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
11	8	6,761	0.155
12	8	9,390	0.216
13	8	7,381	0.169
14	8	5,835	0.134
15	8	5,500	0.126
16	8	6,600	0.152
17	8	6,600	0.152
18	8	6,050	0.139
19	8	6,050	0.139
20	8	6,050	0.139
21	8	6,050	0.139
22	8	6,050	0.139
23	8	7,150	0.164
24	8	7,150	0.164
25	8	6,074	0.139
1	9	6,586	0.151
2	9	6,000	0.138
3	9	6,000	0.138
4	9	6,000	0.138
5	9	6,000	0.138
6	9	6,000	0.138
7	9	6,550	0.150
8	9	6,550	0.150
9	9	6,000	0.138
10	9	6,000	0.138
11	9	6,000	0.138
12	9	6,000	0.138
13	9	6,000	0.138
14	9	6,586	0.151
1X	10	1,796	0.041
2X	10	84,795	1.947
1	10	6,950	0.160
2	10	8,245	0.189
3	10	8,211	0.188
4	10	7,549	0.173
5	10	7,520	0.173
6	10	7,491	0.172
7	10	8,076	0.185
8	10	8,029	0.184
9	10	7,484	0.172
10	10	14,063	0.323
11	10	9,145	0.210
12	10	6,594	0.151
13	10	6,593	0.151
14	10	6,978	0.160
15	10	6,597	0.151
16	10	7,197	0.165
17	10	7,198	0.165
18	10	7,198	0.165
19	10	7,198	0.165
20	10	7,340	0.169
21	10	7,802	0.179
22	10	7,740	0.178
23	10	12,446	0.286
24	10	13,315	0.306
25	10	7,819	0.179
26	10	7,878	0.181
27	10	7,857	0.180
28	10	7,836	0.180
29	10	7,221	0.166
1	11	6,643	0.153
2	11	7,800	0.179
3	11	7,800	0.179
4	11	7,800	0.179
5	11	6,642	0.152
6	11	6,642	0.152
7	11	7,800	0.179
8	11	7,800	0.179
9	11	7,800	0.179
10	11	6,643	0.153
1	12	6,643	0.153
2	12	7,800	0.179
3	12	7,800	0.179
4	12	7,800	0.179
5	12	6,642	0.152
6	12	6,642	0.152
7	12	7,800	0.179
8	12	7,800	0.179
9	12	7,800	0.179
10	12	6,643	0.153
1	13	7,021	0.161
2	13	6,833	0.157
3	13	6,833	0.157
4	13	6,833	0.157
5	13	7,432	0.171

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
6	13	8,031	0.184
7	13	7,432	0.171
8	13	7,432	0.171
9	13	8,031	0.184
10	13	7,021	0.161
11	13	7,028	0.161
12	13	8,040	0.185
13	13	7,440	0.171
14	13	7,440	0.171
15	13	8,040	0.185
16	13	7,440	0.171
17	13	6,840	0.157
18	13	6,840	0.157
19	13	6,840	0.157
20	13	7,029	0.161
1	14	6,450	0.148
2	14	6,281	0.144
3	14	6,281	0.144
4	14	6,281	0.144
5	14	6,832	0.157
6	14	7,383	0.169
7	14	6,832	0.157
8	14	6,832	0.157
9	14	7,383	0.169
10	14	6,450	0.148
11	14	7,028	0.161
12	14	8,040	0.185
13	14	7,440	0.171
14	14	7,440	0.171
15	14	8,040	0.185
16	14	7,440	0.171
17	14	6,840	0.157
18	14	6,840	0.157
19	14	6,840	0.157
20	14	7,029	0.161
1	15	7,021	0.161
2	15	6,833	0.157
3	15	6,833	0.157
4	15	6,833	0.157
5	15	7,432	0.171
6	15	8,031	0.184
7	15	7,432	0.171
8	15	7,432	0.171
9	15	8,031	0.184
10	15	7,021	0.161
11	15	7,028	0.161
12	15	8,040	0.185
13	15	7,440	0.171
14	15	7,440	0.171
15	15	8,040	0.185
16	15	7,440	0.171
17	15	6,840	0.157
18	15	6,840	0.157
19	15	6,840	0.157
20	15	7,029	0.161
1	16	6,546	0.150
2	16	7,796	0.179
3	16	7,196	0.165
4	16	7,196	0.165
5	16	7,796	0.179
6	16	6,546	0.150
7	16	6,546	0.150
8	16	7,796	0.179
9	16	7,196	0.165
10	16	7,196	0.165
11	16	7,796	0.179
12	16	6,546	0.150
1X	17	15,630	0.359
1	17	6,838	0.157
2	17	9,953	0.228
3	17	24,427	0.561
4	17	10,864	0.249
5	17	6,474	0.149
6	17	7,787	0.179
7	17	7,770	0.178
8	17	7,753	0.178
9	17	7,736	0.178
10	17	7,719	0.177
11	17	7,702	0.177
12	17	7,684	0.176
13	17	6,979	0.160

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF JOHNSON:

WHEREAS, Bloomfield Homes, L.P., is the owner of a 112.379 acre tract of land situated in the Absalon Williams Survey, Abstract No. 857, Johnsons County Texas, and being a**ll** of a called 1**12.379** acre tract of land described in deed to **Bloomfield Homes, L.P.**, recorded in Instrument No. 20**21-9881**, **Official** Records of Johnson County, Texas (**O.**R.J.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" capped iron rod found for the northwest corner of Tract 1 Part A, a called 49.093 acre tract of land described in deed to Sweeny South Family Limited Partnership, recorded in Instrument No. 2016-25250, 308, **Deed Records Johnson County, Texas, (**D.R.J.C.T.), from said point a 1/2" capped iron rod found for the northwest corner of Tract Two, a called 11.937 acre tract of land described in deed to Jimmy Paul LeBeau, recorded in Instrument No. 2010-32202, D.R.J.C.T., bears North 30 Degrees 20 Minutes 20 Seconds West, a distance of 815.68 feet;

THENCE South 75 Degrees 11 Minutes 24 Seconds West, a distance of 83.10 feet to a PK nail with washer stamped Jones Carter set for the north corner of said Tract 3, also the center of County Road 506;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, according to Right-of-Way deed recorded in Volume 360, Page 24 of the Deed Records of Johnson County, Texas, a distance of 332.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1061.71 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE over and across said Tract 3, the following courses:

South 59 Degrees 29 Minutes 50 Seconds West, a distance of 408.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 30 Degrees 30 Minutes 10 Seconds East, a distance of 546.37 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 64 Degrees 01 Minutes 43 Seconds East, a distance of 673.13 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

North 59 Degrees 29 Minutes 50 Seconds East, a distance of 37.05 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of said Tract 3 and the southwest line of F.M. No. 157;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1344.65 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE South 58 Degrees 32 Minutes 14 Seconds West, along the south line of said Tract 3, a distance of 569.94 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of a 100' wide I G & N Railroad Right-of-Way;

THENCE North 53 Degrees 30 Minutes 40 Seconds West, along the northeast line of said I G & N Railroad Right-of-Way, a distance of 4128.30 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 31 Degrees 00 Minutes 10 Seconds West, a distance of 59.33 feet to a PK nail with washer stamped Jones Carter set for corner in the center of the aforementioned County Road 506, from said point a RR Spike found bears North 58 Degrees 26 Minutes 22 Seconds East, a distance of 34.35 feet;

THENCE North 59 Degrees 34 Minutes 28 Seconds East, along the center of said County Road 506, a distance of 1850.48 feet to a PK nail with washer stamped Jones Carter set for corner;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, departing the center of said County Road 506, a distance of 333.29 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 59 Degrees 29 Minutes 50 Seconds East, a distance of 333.50 feet to the **POINT OF BEGINNING** and containing 4,895,229 square feet or 112.379 acres of land more of less.

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single–Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
4. 5' side and 15' rear yard setbacks required on all residential lots unless otherwise noted.
5. All common areas to be owned by the Home Owners Association, and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
6. Subject Tract is in Zone X, are as determined to be outside the 0.2% annual chance floodplain.

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY
FOR REVIEW ONLY.
Signature: **THIS DOCUMENT SHALL NOT BE**
RECORDED FOR ANY PURPOSE.

Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

_____
Notary Public in and for the State of Texas

DECLARATION OF COVENANTS NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That_____and_____, do h e r e b y adopt this plat designating the herein-described property as_____, an addition to the City of Venus, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.
Any public utility shall have the right of ingress and egress to private property for reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

[INCLUDE THE FOLLOWING PARAGRAPH IF THE PLAT CONTAINS ACCESS EASEMENTS]
The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all platting ordinances, rules, and regulations of the City of Venus, Texas.

WITNESS OUR H A N D at_____, Texas, this t h e _____,20___.

PRELIMINARY PLAT
OF
STARLIGHT MEADOWS

LOTS 1X, 2X, 1-65, BLOCK 1; LOTS 1X, 2X, 1-67, BLOCK 2;
LOTS 1-35, BLOCK 3; LOTS 1-29, BLOCK 4;
LOTS 1-19, BLOCK 5; LOTS 1-15, BLOCK 6;
LOTS 1-11, BLOCK 7; LOTS 1-25, BLOCK 8; LOTS 1-14
BLOCK 9; LOTS 1X, 1-29, BLOCK 10; LOTS 1-10, BLOCK 11,
LOTS 1-10, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-20,
BLOCK 14; LOTS 1-20 BLOCK 15; LOTS 1-12, BLOCK 16;
LOTS 1X, 1X, 1-13 BLOCK 17.
BEING 112.379 ACRES
SITUATED IN THE
ABSALON WILLIAMS SURVEY, ABSTRACT NO. 857
IN THE
CITY OF VENUS, JOHNSON COUNTY, TEXAS
421 LOTS BY USE
(414 RESIDENTIAL, AND 7 NON-RESIDENTIAL
/OPEN SPACE LOTS)

APRIL 2021

DEVELOPER / OWNER:
BLOOMFIELD HOMES, L.P.
1050 EAST HWY 114, #210
SOUTHLAKE, TEXAS 76092
PHONE: (972) 877-1508

ENGINEER / SURVEYOR:
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

ArcGIS Web Map



5/13/2021, 6:33:10 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Site Structure Address Points
- Residential

Road Centerlines
- City Street

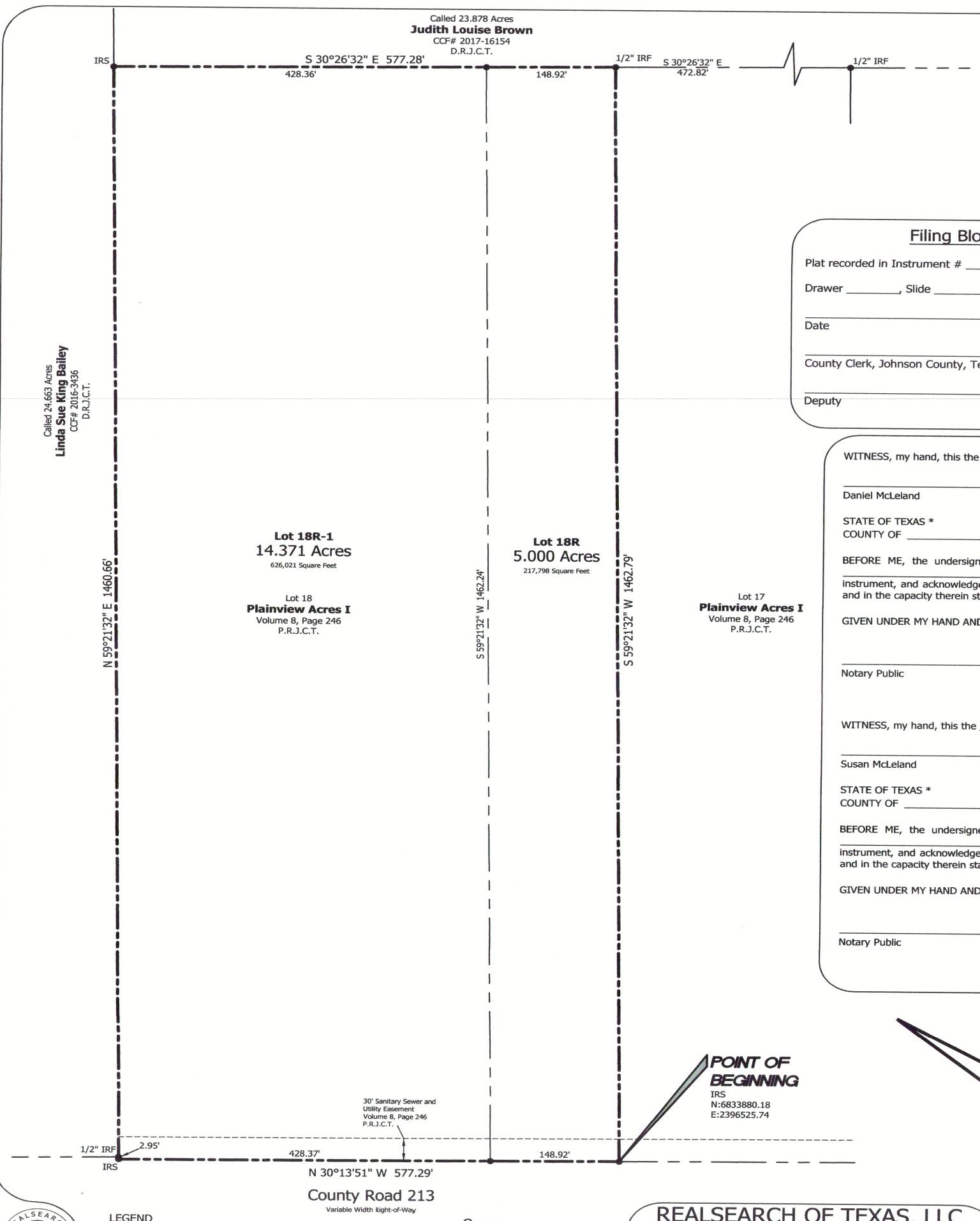
City Boundaries
- VENUS
- County Boundary

Parcels

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



Flood Statement

According to Community Panel Number 48251C0250J, dated December 4, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Filing Block

Plat recorded in Instrument # _____, Year _____,

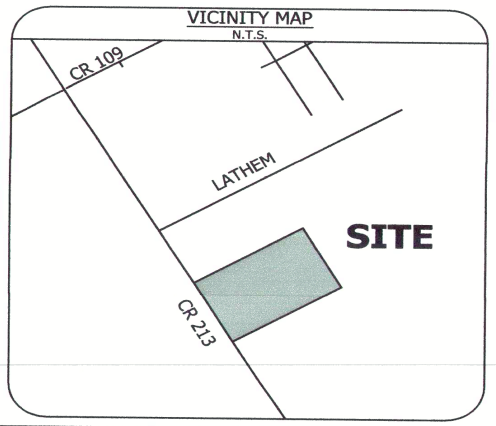
Drawer _____, Slide _____

_____
Date

_____
County Clerk, Johnson County, Texas

_____
Deputy

VICINITY MAP
N.T.S.



WITNESS, my hand, this the _____ day of _____ 2021.

_____
Daniel McLeland

STATE OF TEXAS *
COUNTY OF _____*

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public

WITNESS, my hand, this the _____ day of _____ 2021.

_____
Susan McLeland

STATE OF TEXAS *
COUNTY OF _____*

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public

LEGAL DESCRIPTION

BEING a 19.371 acre tract of land situated in the J. Smith Survey, Abstract Number 758, City of Venus, Johnson County, Texas, and being all of Lot 18, Plainview Acres I, an addition to the City of Venus, according to the plat recorded in Volume 8, Page 246, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southernmost corner of said Lot 18, same being the westernmost corner of Lot 17, said Plainview Acres, and being on the northeast line of County Road 213, a variable width right-of-way;

THENCE North 30 Degrees 13 Minutes 51 Seconds West, along the southwest line of said Lot 18, a distance of 577.29 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the westernmost corner of said Lot 18;

THENCE North 59 Degrees 21 Minutes 32 Seconds East, departing said southwest line and along the northwest line of said Lot 18, at a distance of 2.95' passing a 1/2" IRON ROD FOUND at the southernmost corner of a called 24.663 acre tract of land described by deed to Linda Sue King Bailey, recorded in County Clerk's File Number 2016-336, Deed Records, Johnson County, Texas, and continuing in all 1460.66 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northernmost corner of said Lot 18, same being the westernmost corner of a called 23.878 acre tract of land described by deed to Judith Louise Brown, recorded in County Clerk's File Number 2017-16154, Deed Records, Johnson County, Texas;

THENCE South 30 Degrees 26 Minutes 32 Seconds East, departing said northwest line and along the northeast line of said Lot 18, being common with the southwest line of said called 23.878 acre tract, a distance of 577.28 feet, to a 1/2" IRON ROD FOUND at the easternmost corner of said Lot 18, same being the northernmost corner of said Lot 17, from which a 1/2" IRON ROD FOUND at the easternmost corner of said Lot 17 bears South 30 Degrees 26 Minutes 32 Seconds East, a distance of 472.82 feet;

THENCE South 59 Degrees 21 Minutes 32 Seconds West, departing said common line and along the southeast line of said Lot 18, being common with the northwest line of said Lot 17, a distance of 1462.79 feet, to the POINT OF BEGINNING, and containing 19.371 acres or 843,818 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daniel & Susan McLeland, owners of the herein described tract, do hereby adopt this plat designating the herein-described property as **LOTS 18-R AND 18R-1, PLAINVIEW ACRES I**, an addition to the City of Venus, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for reading meters and any maintenance and service required or ordinarily performed by that utility. All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Johnson County, Texas.

Executed this the __th day of March, in the year of our Lord 2021.

_____
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

SCALE : 1"= 100'

0' 100' 200'

LEGEND
D.R.J.C.T. = Deed Records, Johnson County, Texas
P.R.J.C.T. = Plat Records, Johnson County, Texas
CCF# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

© copyright 2021, Realsearch of Texas, LLC

Owner:
Daniel & Susan McLeland
2373 CR 213
Venus, TX 76084

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Project Number: 210108 Date: March 31, 2021
Revised Date:
Revision Notes:

Sheet 1 of 1

REPLAT
LOT 18R AND 18R-1
PLAINVIEW ACRES I
BEING a replat of Lot 18, Plainview Acres I, an addition to Johnson County, Texas, according to the plat recorded in Volume 8, Page 246, Plat Records, Johnson County, Texas.

ArcGIS Web Map



5/14/2021, 4:59:17 AM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Site Structure Address Points
- Residential

Road Centerlines
- County Road

City Boundaries
- VENUS

Parcels

County Boundary

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

RESOLUTION NO. 05-2021-06

A RESOLUTION OF THE CITY OF VENUS, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH OCSC; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Venus, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company") with an interest in the rates and charges of Oncor; and

WHEREAS, the Steering Committee of Cities Served by Oncor ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 8, 2021, Oncor filed with the Commission an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 51996, seeking to increase its total distribution revenue requirement by approximately $97,826,277; and

WHEREAS, the City of Venus will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if Oncor's Application is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members who have retained original jurisdiction over electric utility rates deny Oncor's DCRF.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION 1. That the City is authorized to participate with OCSC in Commission Docket No. 51996.

SECTION 2. That, subject to the right to terminate employment at any time, the City of Venus hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal Oncor's DCRF application.

SECTION 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits should be denied.

SECTION 4. That the Company should continue to charge its existing rates to customers within the City.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution, and within 30 days of presenting monthly bills to Oncor thereafter.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 7520; and to Thomas Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, TX 78767-1725, or tbrocato@lglawfirm.com.

PASSED, APPROVED AND ADOPTED on this 14 day of June, 2021.

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Lloyd Gosselink
ATTORNEYS AT LAW

816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

Mr. Brocato's Direct Line: (512) 322-5890
Email: tbrocato@lglawfirm.com

M E M O R A N D U M

TO: Steering Committee of Cities Served by Oncor (OCSC)

FROM: Thomas Brocato

DATE: April 9, 2021

RE: Oncor – Distribution Cost Recovery Factor ("DCRF") filing

CONFIDENTIAL/ATTORNEY-CLIENT COMMUNICATION
CITY ACTION REQUIRED NO LATER THAN JUNE 7, 2021

On April 8, 2021, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval to Amend its Distribution Cost Recovery Factor. In the filing, the Company is seeking an increase in its total distribution revenue requirement by approximately $97,826,277.

OCSC has engaged the services of a consultant, Mr. Karl Nalepa, to review the Company's filing. Mr. Nalepa will review the filing and identify adjustments that should be made to the Company's request. We are recommending that Cities deny the requested relief.

The Public Utility Commission of Texas's rules allow cities 60 days to act on this application. That deadline is June 7, 2021. **Accordingly, we request that each city schedule the draft resolution attached to this memorandum for consideration at their next council meeting.**

If you have any concerns or question please do not hesitate to contact me at (512) 322-5857, or tbrocato@lglawfirm.com. We appreciate your continued support.

MODEL STAFF REPORT REGARDING ONCOR'S DISTRIBUTION COST RECOVERY FACTOR FILING

***

On April 8, 2021, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF") to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in total distribution revenue requirement by approximately $97,826,277.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor.

Explanation of "Be It Resolved" Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company's DCRF filing, PUC Docket No. 51996.

2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

3. This paragraph finds that the Company's application is unreasonable and should be denied.

4. This section states that the Company's current rates shall not be changed.

5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides that Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

ORDINANCE NO. 730-2021-06

AN ORDINANCE OF THE CITY OF VENUS, JOHNSON COUNTY, TEXAS, REPEALING ANY PREVIOUS FEE SCHEDULE AND REPLACING IT WITH A NEW "MASTER FEE SCHEDULE WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT A, PROVIDING FOR THE AMOUNT OF ALL FEES ASSESSED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City desires to bring its fee schedule current by providing for all fees assessed and by updating the out-of-date fees; and; and

WHEREAS, after reviewing said fees, the City has determined that the fees are inappropriate and should be amended; and

WHEREAS, the City has conducted a review and a consolidation of certain fees for licenses, permits, and services provided by the City; and

WHEREAS, the fees, costs and expenses charged by the City should be organized, consolidated and, in some cases, amended; and

WHEREAS, due to the need for periodic modification of said fees and for the purposes of efficiency, the City Council desires to adopt future fee changes by resolution rather than by ordinance; and

WHEREAS, the Schedule of Fees attached as Exhibit "A" reflects revisions to certain fees, a restatement of certain fees not revised, and a consolidation of fees.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION 1. That the foregoing Recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

SECTION 2. That all provisions of any resolution or ordinance of the City of Venus, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That should any word, phrase, paragraph, or section of this Ordinance be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Resolution as a whole.

SECTION 4. That this Ordinance shall take effect on and after its adoption by the City Council of the City of Venus.

SECTION 5. The City Council may, from time to time, by ordinance add to the fees set forth on the Fee Schedule, and the fees now or hereafter set forth on the Fee Schedule may be modified from time to time by resolution of the City Council.

PASSED AND APPROVED this 14TH day of June 2021.

APPROVED:

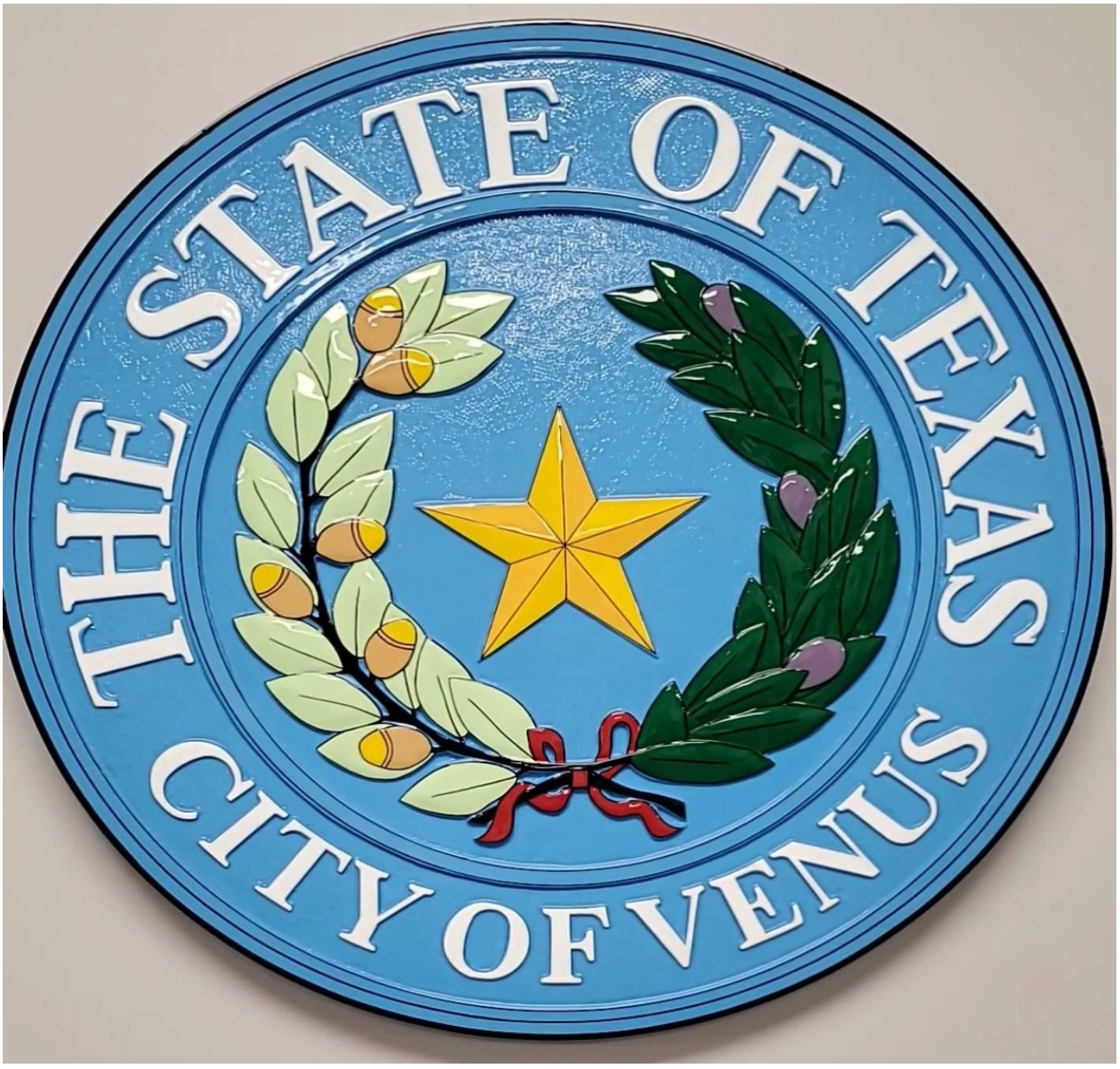
By: _____
James Burgess, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

EXHIBIT "A"
MASTER FEE SCHEDULE

City of Venus, Texas
Ellis/Johnson Counties



Master Fee Schedule
Revised FY 2020 - 2021

Master Fee Schedule
Table of Contents
Revised FY 2020 - 2021

Description	Page
Code Enforcement	
Fire Prevention	
Parks & Recreation Rentals	
Alcohol/Food Establishments	
General Permits	
Open Record Management	
Building Permit	
Public Works Improvements	
Subdivision & Development	
Zoning	

Code Enforcement					
	Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes
	Animal Control Fees				**Ord 447-2017**
	Registration: Cat & Dog - every 2 years	$ 10.00	$ 10.00	$ -	Section 6-2
	Registration: Dangerous Dog		$ 50.00	$ 50.00	
	Registration waiver: Assist hearing/visual/phyiscal imparied, law enforcement, residents 65yrs or older	$ -	$ -	$ -	
	Lost or Replacement Registration tag:	$ -	$ 5.00	$ 5.00	
	Microchip (after impoundment release)				**Actual cost per SPCA**
	Impoundment Fee: City of Venus holding pens - per animal (if the animal is currently registered with no history then the fee is waived)		$ 25.00	$ 25.00	Section 6-10
	Transport animal to SPCA		$ 30.00	$ 30.00	
	Pickup and disposal of dead animal for owner		$ 25.00	$ 25.00	
	Surrender Animal (72hr Hold) per animal		$ 70.00	$ 70.00	**Actual cost per SPCA**
	Puppies or Kitten up to 4mths - per litter		$ 150.00	$ 150.00	**Actual cost per SPCA**
	10 Day Observation Period (if owner does not claim)per animal		$ 225.00	$ 225.00	**Actual cost per SPCA**
	Delivered to SPCA disposal or dead animal - per animal		$ 25.00	$ 25.00	**Actual cost per SPCA**
	After 10 Day Observation Period (absent evidence complaince req under 8.4)per animal		$ 21.00	$ 21.00	**Actual cost per SPCA**
	Animal Trap Deposit (Refundable if not damaged)		$ 50.00	$ 50.00	
	Alarms			**Ord 446-2016/Sec 8-172**	
	Annual Residential Alarm Registration	$ 50.00	$ 50.00	$ -	
	Annual Commercial Alarm Registration	$ 100.00	$ 100.00	$ -	
	Annual Education/Government/Non Profit Alarm Registrtion	$ -	$ -	$ -	
	Penalty for operation without permit	$ 200.00	$ 200.00	$ -	
	False Alarm			**Ord 446-2016/Sec 8-178**	
	Burglary: more than 3 fewer than 6 in the preceding 12mths	$ 50.00	$ 50.00	$ -	
	Burglary: more than 5 fewer than 8 in the preceding 12mths	$ 75.00	$ 75.00	$ -	
	Burglary: more than 8 in the preceding 12mths	$ 100.00	$ 100.00	$ -	
	Fire alarm: excess 2 alarms in preceding 12mth	$ 200.00	$ 200.00	$ -	
	Robbery: excess 2 alarms in preceding 12mth	$ 200.00	$ 200.00	$ -	
	Emergency medical assistance, panic, distress: excess 2 alarms in preceding 12mth	$ 75.00	$ 75.00	$ -	
	Police Retiree Firearms Qualification Course - (# Years of Service with City of Venus)				
	Qualified Retired Officer in Good Standing without 10 YOS		$ 75.00	$ 75.00	
	Qualified Retired Officer in Good Standing with 10 YOS		$ -	$ -	

Fire					
	Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes
	Fire Underground				
	Fire Code Plan review		$ 200.00	$ 200.00	
	Fire Code Plan inspection		$ 250.00	$ 250.00	
	Fire Extinguisher Suppression System				
	Per permit, one inspection		$ 450.00	$ 450.00	
	Each, re-inspection		$ 100.00	$ 100.00	
	Fire - Site Plan				
	Fire Code Plan review		$ 250.00	$ 250.00	
	Fire Code Plan inspection		$ 250.00	$ 250.00	
	Fire - Certificate of Occupanncy Inspections				
	Fire Certificate of Occupany inspections (min. 1hr per inspection)	$ 50.00	$ 150.00	$ 100.00	
	Fire - Fire Safety Inspections				
	Day Care, Foster Care, Commercial Business (each inspection and re-inspection per location)		$ 100.00	$ 100.00	
	Nursing Home/Assisted Living/Group Home/School (each inspection and re-inspection per location)		$ 250.00	$ 250.00	
	Fire - Underground/Above ground Fuel Storage tanks				
	Fire Code Plan review		$ 350.00	$ 350.00	
	Fire Code Plan inspection		$ 450.00	$ 450.00	
	Installation or testing underground flammable liquid storage tank system (per location)	$ 400.00	$ 400.00	$ -	
	Testing of underground flammable liquid storage tank system lines only (per location)	$ 125.00	$ 125.00	$ -	
	Testing of underground flammable liquid storage tank system equipment (per location)	$ 125.00	$ 125.00	$ -	
	Removal of underground flammable liquid storage tanks (per tank)	$ 75.00	$ 75.00	$ -	
	Abandonment of underground/lines (per tank)	$ 250.00	$ 250.00	$ -	
	Above ground waste oil tank inspection	$ 75.00	$ 75.00	$ -	
	Above ground protected tank inspection	$ 125.00	$ 125.00	$ -	
	Mobile fueling inspection	$ 250.00	$ 250.00	$ -	
	Single Family Residential - Fire Services				
	Fire Code Plan Review (fire sprinkler)		$ 175.00	$ 175.00	
	Fire Code Inspection (fire sprinkler)	$ 125.00	$ 400.00	$ 275.00	
	Explosive Material				
	2015 International Fire Code Sec 5601.2 related to explosive material	$ 125.00	$ 125.00	$ -	
	Conduct authorized burning operations	$ 1,000.00	$ 1,000.00	$ -	
	Fireworks displays direction	$ 200.00	$ 200.00	$ -	
	Pyrotechnic special or theatrical effects (per event)	$ 75.00	$ 75.00	$ -	
	Pyrotechnic special or theatrical effects - annual	$ 700.00	$ 700.00	$ -	
	Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) per event	$ 75.00	$ 75.00	$ -	
	Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) annual	$ 700.00	$ 700.00	$ -	

Fire					
	Fire Alarm System Code				
	Commercial/Multi-Family (construction plan review)	**Valuation**	**Fee**		
		Less than $6,250.00	$200.00		
		$6,251.00 to $250,999.00	$300.00		
		$251,000.00 to $500,999.00	$425.00		
		$501,000.00 to $1,000,999.00	$550.00		
		$1,001,000.00 to $3,000,999.00	$800.00		
		$3,001,000.00 to $6,000,999.00	$1,200.00		
		$6,001,000.00 and up	$1,200.00 plus $0.38 for each additional $1,000.00		
	Commercial/Multi-Family (inspection)	**Valuation**	**Fee**		
		Less than $6,250.00	$300.00		
		$6,251.00 to $250,999.00	$425.00		
		$251,000.00 to $500,999.00	$525.00		
		$501,000.00 to $1,000,999.00	$675.00		
		$1,001,000.00 to $3,000,999.00	$950.00		
		$3,001,000.00 to $6,000,999.00	$1,425.00		
		$6,001,000.00 and up	$1,425.00 plus $0.38 for each additional $1,000.00		
	Fire Alarm Sprinkler System				
	Commercial/Multi-Family (construction plan review)	**Valuation**	**Fee**		
		Less than $6,250.00	$200.00		
		$6,251.00 to $250,999.00	$300.00		
		$251,000.00 to $500,999.00	$425.00		
		$501,000.00 to $1,000,999.00	$550.00		
		$1,001,000.00 to $3,000,999.00	$800.00		
		$3,001,000.00 to $6,000,999.00	$1,200.00		
		$6,001,000.00 and up	$1,200.00 plus $0.38 for each additional $1,000.00		
	Commercial/Multi-Family (inspection)	**Valuation**	**Fee**		
		Less than $6,250.00	$300.00		
		$6,251.00 to $250,999.00	$425.00		
		$251,000.00 to $500,999.00	$525.00		
		$501,000.00 to $1,000,999.00	$675.00		
		$1,001,000.00 to $3,000,999.00	$950.00		
		$3,001,000.00 to $6,000,999.00	$1,425.00		
		$6,001,000.00 and up	$1,425.00 plus $0.38 for each additional $1,000.00		

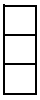
Parks & Recreation					
	Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes
	All Rental Fees and Deposit Due 5 Days prior to Rental				
	Fielder Park				
	Baseball Field without Lights (Resident) per day	$ 15.00	$ 25.00	$ 10.00	
	Baseball Field with Lights (Resident) per day	$ 25.00	$ 25.00	$ -	
	Baseball Field without Lights (Non-Resident) per day	$ 25.00	$ 25.00	$ -	
	Baseball Field with Lights (Non-Resident) per day	$ 50.00	$ 75.00	$ 25.00	
	Baseball Field Clean up Fee (Charged only if area around bleachers & dugouts not cleaned by renter)	$ -	$ 100.00	$ 100.00	
	Concession Stand Rental for Associations & Organizations (For private sales in Park) per day	$ 50.00	$ 60.00	$ 10.00	
	Concession Stand Key Deposit (Refundable)	$ 50.00	$ 65.00	$ 15.00	
	Concession Stand Cleanup Fee (Only charged if Concession Stand Not cleaned by Renter)		$ 150.00	$ 150.00	
	Key Deposit (Restroom & Lights)	$ 50.00	$ 50.00	$ -	
	Large Pavilion/Downtown Gazebo				
	Basic Usage Fee/First 2hrs of event	$ 20.00	$ 25.00	$ 5.00	
	Gazebo & Pavilion Cleanup Fee (Charged only if area around Pavilion not cleaned by renter)		$ 100.00	$ 100.00	
	Civic Center Rental Fees				
	Level A: Rental of Lobby & Restroom Only				
	Cleaning Fee		$ 75.00	$ 75.00	
	Rental fee for first 2hrs (minimum $105.00)		$ 60.00	$ 60.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Level B: Rental of Lobby & Main Hall (NO kitchen)				
	Cleaning Fee		$ 125.00	$ 125.00	
	Rental fee for first 2hrs (minimum $185.00)		$ 60.00	$ 60.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Level C: Rental of Lobby, Main Hall, & Kitchen)				
	Cleaning Fee		$ 175.00	$ 175.00	
	Rental fee for first 2hrs (minimum $265.00)		$ 90.00	$ 90.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Level D: Video & Sound System Rental w/Level A - C				
	Rental of Equipment (first 2hrs)		$ 100.00	$ 100.00	
	Rate of Equipment Operator (City Employee) per hour		$ 50.00	$ 50.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Reservation fee (due at booking) nonrefundable	$ 20.00	$ 20.00	$ -	
	Deposit (Refundable)	$ 200.00	$ 300.00	$ 100.00	
	Lost Key(s) Fee (if key(s) are not returned)	$ 25.00	$ 50.00	$ 25.00	
	Damage Fee (if facility is damage in any way)	Actual Cost + $25.00	Actual Cost + $50.00	#VALUE!	
	Cancellation Fee	$ 150.00	$ 100.00	$ (50.00)	

Alcohol_Food_General					
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**
	Alcohol				
	Mixed Beverage Permit (Bar)	$ 750.00	1/2 of TABC application fee	#VALUE!	
	Mixed Beverage w/Food Permit (Bar, Restaurant, etc)	$ 750.00	1/2 of TABC application fee	#VALUE!	
	Package Store Permit (Liquor)	$ 500.00	1/2 of TABC application fee	#VALUE!	
	Wine & Beer Off Premise	$ 60.00	1/2 of TABC application fee	#VALUE!	
	Food Establishments				
	Food Permit	$ 50.00	$ 50.00	$ -	
	Food Permit Renewal	$ 25.00	$ 25.00	$ -	
	Mobile Food Vendor		$ 150.00	$ 150.00	
	Inspection of food establishment plans	$ 100.00	$ 125.00	$ 25.00	
	Grease,Grit,Sand Trap				
	Grease,Grit,Sand Trap		$ 100.00	$ 100.00	
	Demolition				
	Residential	$ 25.00	$ 25.00	$ -	
	Commercial (require asbestos report)		$ 100.00	$ 100.00	
	Garage Sale				
	Garage Sale Permit (2 per year/3mth apart)	$ 5.00	$ 10.00	$ 5.00	
	Peddler, Solicitors, Itinerant Vendor				
	Peddler, Solicitors, Itinerant Vendor Permit (business + one agent)	$ 25.00	$ 75.00	$ 50.00	
	Additional individual agent	$ 15.00	$ 25.00	$ 10.00	
	Residential Rental Property				
	Property Registration	$ 10.00	$ 25.00	$ 15.00	
	Registration Renewal	$ 10.00	$ 10.00	$ -	
	Certificate of Occupancy				
	New Building	$ 25.00	$ 25.00	$ -	
	Existing Building		$ 50.00	$ 50.00	
	Clean & Show (for owner to get power turned on prior to tenant occupancy)		$ 35.00	$ 35.00	
	Certificate replacement		$ 5.00	$ 5.00	

Alcohol_Food_General					
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**
	Contractor Registration				
	Master Plumber	$ -		$ -	
	Master Electrician	$ -		$ -	
	Licensed Irrigator	$ 60.00	$ 100.00	$ 40.00	
	Mechanical	$ 60.00	$ 100.00	$ 40.00	
	General Contractor	$ 60.00	$ 100.00	$ 40.00	
	Backflow Inspector	$ 40.00	$ 60.00	$ 20.00	
	Trade Permits				
	Electrical	$ 85.00	$ 100.00	$ 15.00	
	Meter change		$ 25.00	$ 25.00	
	Temporary Pole		$ 25.00	$ 25.00	
	Mechanical	$ 85.00	$ 100.00	$ 15.00	
	Residential HVAC		$ 25.00	$ 25.00	
	Commercial HVAC		$ 50.00	$ 50.00	
	Plumbing	$ 85.00	$ 100.00	$ 15.00	
	Water Heater	$ 45.00	$ 85.00	$ 40.00	
	Gas line replacement		Based on Valuation: Minimum $25.00 & higher		
	Sewer line replacement		Based on Valuation: Minimum $25.00 & higher		
	Water line replacement		Based on Valuation: Minimum $25.00 & higher		
	Irrigation System	$ 85.00	$ 85.00	$ -	
	Backflow Inspector	$ 40.00	$ 100.00	$ 60.00	
	Backflow inspection	$ 35.00	$ 35.00	$ -	
	Fence				
	Residential	Based on Valuation: Minimum $25.00 & higher	$ 50.00	#VALUE!	
	Commercial	Based on Valuation: Minimum $25.00 & higher	$ 100.00	#VALUE!	
	Pool				
	Residential: In-ground	Based on Valuation: Minimum $25.00 & higher	$ 50.00	#VALUE!	
	Commercial	Based on Valuation: Minimum $25.00 & higher	$ 100.00	#VALUE!	
	Commercial Pool Inspections	$ -	$ 225.00	$ 225.00	

Alcohol_Food_General					
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**
	Roofing				
	Residential				
	Roof shingle replacement		$ 25.00	$ 25.00	
	Roof decking/shingle replacement	$ 125.00	$ 125.00	$ -	
	Commercial				
	Roof shingle replacement		$ 100.00	$ 100.00	
	Roof decking/shingle replacement	$ 125.00	$ 300.00	$ 175.00	
	Signs				**238-2000**
	Pole signs	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!	
	Monument Sign	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!	
	Wall signs, marquee, projecting or roof sign	Based on Valuation: Minimum $25.00 & higher	$ 75.00	#VALUE!	
	Portable Sign	Based on Valuation: Minimum $25.00 & higher	$ 25.00	#VALUE!	
	Builder directional sign (annually)	Based on Valuation: Minimum $25.00 & higher	$ 30.00	#VALUE!	
	Lighted sign, electrical fee	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!	
	Awning/Canopy sign	Based on Valuation: Minimum $25.00 & higher	$ 75.00	#VALUE!	
	Reface	Based on Valuation: Minimum $25.00 & higher	$ 75.00	#VALUE!	
	Development/project sign (annually)	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!	
	Banners, flags, and pennants	Based on Valuation: Minimum $25.00 & higher	$ 25.00	#VALUE!	
	Temporary (45 days during a single calendar year)	Based on Valuation: Minimum $25.00 & higher	$ 25.00	#VALUE!	

Alcohol_Food_General					
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**
	Solar Panels				
	Solar Panel review & inspections	$ -	$ 160.00	$ 160.00	
	Accessory / Storage Building				
	Under 400 sq ft		$ 50.00	$ 50.00	
	Over 400 sq ft		$ 100.00	$ 100.00	
	Moving of Building(s)				
	Structure moving		$ 100.00	$ 100.00	



Open Record Mgmt					
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**
	Standard Paper Copy (*each side that has recorded information is considered a page)	$0.15 per page	$0.10 per page*	($0.05)	
	Diskette	$ 1.00	$ 1.00	$ -	
	Rewritable CD (CD-RW)	$ 1.00	$ 1.00	$ -	
	Non-writable CD (CD-R)	$ 1.00	$ 1.00	$ -	
	Digital video disc (DVD)	$ 3.00	$ 3.00	$ -	
	Other electronic media	Actual cost	Actual cost		
	Audio Cassette	$ 2.50	$ 2.50	$ -	
	Oversized paper copy	$ 0.50	$ 0.50	$ -	
	Specialty paper	Actual cost	Actual cost		
	Postage and shipping	Actual cost	Actual cost		
	Accident report	$ 10.00	$ 6.00	$ (4.00)	
	Certified accident report	$ 8.00	$ 8.00	$ -	
	Police Dash cam video	$10.00 per recording + $1.00 per full minute	$10.00 per recording + $1.00 per full minute		
	Police Body Worn camera	$10.00 per recording + $1.00 per full minute	$10.00 per recording + $1.00 per full minute		
	Thumb drives	Actual cost	Actual cost		
	Notary Stamp	$5.00 first stamp, $1.00 each additional stamp	$5.00 first stamp, $1.00 each additional stamp		
	Fax	$2.00 first page, $1.00 each additional page	$2.00 first page, $1.00 each additional page		
	Labor charge for programming	$28.50 an hour	$28.50 an hour		
	Labor charge for 50 pages or more	$15.00 an hour	$15.00 an hour		
	Labor charge for records stored in two or more buildings	$15.00 an hour	$15.00 an hour		
	Overhead charge for programming or 50 pages or more	20% of labor charge	20% of labor charge		
	Miscellaneous supplies(e.g.; labels, boxes)	Actual cost	Actual cost		

Building Permit				
	Description	**Fee**	**Differernce**	**Notes**
	Plan Review			
	Residential - New Construction - Add ons (closed-in area) (per sq ft)			**HB - 852**
	0 - 1500 sq ft	$785.00		
	1501 - 10,000 sq ft	$785.00 for the first 1,500 sq ft. plus $0.35 for each additional sq ft to and included 10,000 sq ft		
	Over 10,001 sq ft	$3,760.00 for the first 10,000 sq ft. plus $0.15 for each additional sq ft to and included 10,000 sq ft		
	Commercial/Multi-Family			
	Valuation	**Fee**		
	$1.00 to $10,000.00	$50.00		
	$10,001.00 to $25,000.00	$70.69 for the first $10,000.00 plus $5.46 for each additional $1,000.00		
	$25,001.00 to $50,000.00	$152.59 for the first $25,000.00 plus $3.94 for each additional $1,000.00		
	$50,001.00 to $100,000.00	$251.09 for the first $50,000.00 plus $2.73 for each additional $1,000.00		
	$100,001.00 to $500,000.00	$387.59 for the first $100,000.00 plus $2.19 for each additional $1,000.00		
	Residential - Additional Sq Ft to Main Structure/Remodel			
	Plan review	$0.18 per sq ft		
	Permit fee	$0.56 per sq ft		
	Inspections			
	Description	**Fee**		
	Residential - New Construction	fee calculated with plan review		
	Commercial/Multi-Family			
	Valuation	**Fee**		
	$1.00 to $10,000.00	$76.92		
	$10,001.00 to $25,000.00	$108.75 for the first $10,000.00 plus $8.40 for each additional $1,000.00		
	$25,001.00 to $50,000.00	$234.75 for the first $25,000.00 plus $6.06 for each additional $1,000.00		
	$1,000,001.00 and up	$3,365.25 for the first $1,000,000.00 plus $1.89 for each additional $1,000.00		

Building Permit				
	Description	**Fee**	**Differernce**	**Notes**
	Residential Alterations			
	Carports, decks, patios, pergola,gazebos, garages, retaining walls, window replacement			
	Valuation	**Fee**		
	$1.00 to $10,000.00	$76.92		
	$10,001.00 to $25,000.00	$108.75 for the first $10,000.00 plus $8.40 for each additional $1,000.00		
	$25,001.00 to $50,000.00	$234.75 for the first $25,000.00 plus $6.06 for each additional $1,000.00		
	$1,000,001.00 and up	$3,365.25 for the first $1,000,000.00 plus $1.89 for each additional $1,000.00		

Subdivision & Development				
Description	**Fee**	**Proposed Fee FY 2020-2021**	**Differernce**
Park Fees			
New Single Family Residence	$ 100.00	$ 100.00	$ -
Outdoor Warning Siren - New Home			
Warning siren fee (if opt out of Subdivision development construction) per lot	$ 250.00	$ 250.00	$ -
Subdivision development siren construction (if not within 1 mile distance from operational siren)	Actual cost	Actual cost	
Plats			
Includes initial reviw and one review after re-submittal			
Description	**Cost 1 to 5 lots**	**Cost 6 to 20 lots**	**Cost 21 or more lots**
Preliminary and/or Final Plat	$400.00 (+50 per lot/acre)	$800.00 (+50 per lot/acre)	$1,2500.00 (+50 per lot/acre) Max $6,500
Additional Review - Preliminary and/or Final Plat	$ 500.00	$ 500.00	$ 500.00
Plat Revision			
Preliminary Plat	1/2 of fee schedule in effect	1/2 of fee schedule in effect	1/2 of fee schedule in effect
Filing/Recording Plat			
Johnson County		Actual Cost	Actual Cost
Ellis County		Actual Cost	Actual Cost
Replat			
Residential Application Fee	$ 2,000.00	$ 500.00	$ (1,500.00)
Commercial Application Fee	$ 2,000.00	$ 1,000.00	$ (1,000.00)
Amending/Minor/Vacating Plat			
Residential			
Application fee	$ 600.00	$ 500.00	$ (100.00)
Development Plans			
Site Plan Less than 2.00 Acres	$ 1,000.00	$ 1,000.00	$ -
Site Plan More than 2.00 Acres	1000.00 + $50.00/acre (150 acre max)	1000.00 + $50.00/acre (150 acre max)	#VALUE!
Amendments to Approved Site Plan	$ 200.00	$ 200.00	$ -
Floodplain Study Review	Actual cost + 15%	Actual cost + 15%	#VALUE!
Impact Fees			
Water		$ 3,500.00	$ 3,500.00
Sewer		$ 3,500.00	$ 3,500.00
PID Fees			
Fee (per lot)		$ 2,500.00	$ 2,500.00
Professional Service Reimbursement Agreement			
Fee (required at time petiition is filed)		$ 15,000.00	$ 15,000.00
Engineering Review Fees			
Engineering Review Fees	Fee = $2500 to cover anticipatrd engineer review costs shall be made with each clearing and g engineering constrcution plan, or parking lot application. This fee covers an initial review an additional review to ensure that the review comments have been adequately addressed. Should reviews be required, it will be considered Extraordinary Review and will incur additional fees application may be approved, issued, or recorded until all outstanding fees have been pa		
Extraordinary Review/City Engineeer	Actual cost + 15%		

Notes
Notes
402-2015
26-34

Public Works					
	Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes
	Water Meter Connection: Service at property Line				
	All meter connections include meter box/vault				
	3/4" Meter	$ 475.00	$ 525.00	$ 50.00	
	1" Meter	$ 525.00	$ 575.00	$ 50.00	
	2" Meter	$ 950.00	$ 1,400.00	$ 450.00	
	Larger than 2" Meter	Cost + 10%			
	Water Meter Tap & Pavement Repair: Service from main to property Line				
	Based on materials & labor + 100% of pavement repairs charges				
	3/4" Tap	$ 1,000.00	$ 1,000.00	$ -	
	1" Tap	$ 1,250.00	$ 1,750.00	$ 500.00	
	2" Tap	$ 1,500.00	$ 2,000.00	$ 500.00	
	Larger than 2" Meter	Cost + 10%			
	Wastewater Fees Connection				
	Private sewer to city sewer available near property line				
	4" Residential	$ 400.00	$ 500.00	$ 100.00	
	6" Non-Residential	$ 500.00	$ 1,000.00	$ 500.00	
	8" Non-Residential	$ 800.00		$ (800.00)	
	Wastewater Tap & Pavement Repair				
	Up to 15 feet of sewer piping + 100% of pavement repair charges material for service from main to property				
	Service Line - 4”	$ 1,000.00	$ 1,000.00	$ -	
	Service Line - 6"	$ 1,250.00	$ 1,250.00	$ -	
	Based on materials & labor + 100% of pavement repairs charges	$ 45.00	$ 55.00	$ 10.00	
	On Site Sewer Facility (OSSF)				
	OSSF System Plan review & inspection	$ 690.00	$ 600.00	$ (90.00)	Actual Cost
	Repairs to exisiting system		$ 200.00	$ 200.00	Actual Cost
	Re-inspections		$ 200.00	$ 200.00	Actual Cost
	Pavement Repairs and Road Bores				
	Road Bore		Cost + 10%		
	Bore Under City R.O.W (per project)	$ 200.00		$ (200.00)	
	Sidewalk Repair (per sq ft)	$ 10.50	$ 15.00	$ 4.50	
	Street Repair (per sq ft)	$ 25.00	$ 35.00	$ 10.00	

Public Works					
	Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes
	Bulk Water/Fire Hydrant Meter				
	Deposit	$ 1,350.00	$ 2,000.00	$ 650.00	
	Non-Refundable Deposit	$ 135.00	$ 150.00	$ 15.00	
	Per 1,000 Gallons of Water	$ 20.00	$ 22.50	$ 2.50	
	Weeds, Grass, and Unsanitary Accumlations				**Ord 282-2003/Sec 12-111**
	Tall Grass Mowing Fee	$ 100.00	Actual cost		
	Gas Well				
	Gas Well Plan review	Actual cost + $50 administrative fee	Actual cost + $50 administrative fee		
	Gas Well permit	$ 5,500.00	$ 5,500.00	$ -	
	Gas Well inspection fee - annual				
	Driveway, Curb, Sidewalk, Drive Approach				
	Residential		$ 75.00	$ 75.00	
	Commercial		$ 100.00	$ 100.00	
	Grading, Fill or Excavation				
	50 cubic yards or less		$ 50.00	$ 50.00	

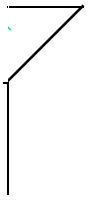
Utiliy Billing

Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes
Water				
Refundable water deposit for a home owner	$ 100.00	$ 100.00	$ -	
Refundable water deposit for a renter	$ 150.00	$ 150.00	$ -	
Refundable water deposit for commercial	$ 200.00	$ 200.00		
Returned check fee	$ 25.00	$ 25.00	$ -	
Residential - Water (monthly) (2001-5000: $4.43 / 5001-Above: $7.73)	$46.56 minimum	$ 46.56	#VALUE!	
Small Business - Water (monthly) (2001-Above: $6.54)	$62.33 minimum	$ 62.33	#VALUE!	
Retail Business - Water (monthly) (5001 -15000: $6.54 / 15001 - Over: $7.50)	$312.90 minimum	$ 312.90	#VALUE!	
Commercial - Water (monthly) (50001 - Above: $7.25)	$387.28 minimum	$ 387.28	#VALUE!	
Multi-Family - Water (monthly) (5001- Over: $7.50)	$1135.46 minimum	$ 1,135.46		
Residential - Sewer (monthly)	$62.98 minimum	$ 62.98	#VALUE!	
Small Business - Sewer (monthly) (5001 - 10000: $3.35 / 10001 - Above: $4.11)	$66.89 minimum	$ 66.89	#VALUE!	
Retail Business - Sewer (monthly) (5001 - 15000: $4.11 / 15001 - Above: $6.10)	$ 147.58 minimum	$ 147.58	#VALUE!	
Commercial - Sewer (monthly) (50001 - Above: $6.51)	$257.55 minimum	$ 257.55	#VALUE!	
Multi-Family - Sewer (monthly) (5001 - Above: $4.64)	$557.47 mininum	$ 557.47	#VALUE!	
Monthly charge for Commerical Irrigation	$ 387.28	$ 387.28	$ -	
Bulk water base	$ 25.00	$ 25.00	$ -	
Water late fee	10% of balance	10% of balance	#VALUE!	
Disconnect fee	$ 20.00	$ 20.00	$ -	
After hours reconnect fees	$ 40.00	$ 40.00	$ -	
Tamper Fee		$ 50.00	$ 50.00	
Leak Check		$ 25.00	$ 25.00	
Meter Testing		$ 25.00	$ 25.00	
Re-read request		$ 20.00	$ 20.00	
Water tap fees residential	$ 1,000.00	$ 1,000.00	$ -	
Sewer tap fees residential	$ 1,000.00	$ 1,000.00	$ -	
Water tap fees Commercial	$ 1,250.00	$ 1,250.00	$ -	
Sewer tap fees Commercial	$ 1,250.00	$ 1,250.00	$ -	
3/4" Meter fees	$ 150.00	$ 150.00	$ -	
1" Meter fees	$ 250.00	$ 250.00	$ -	

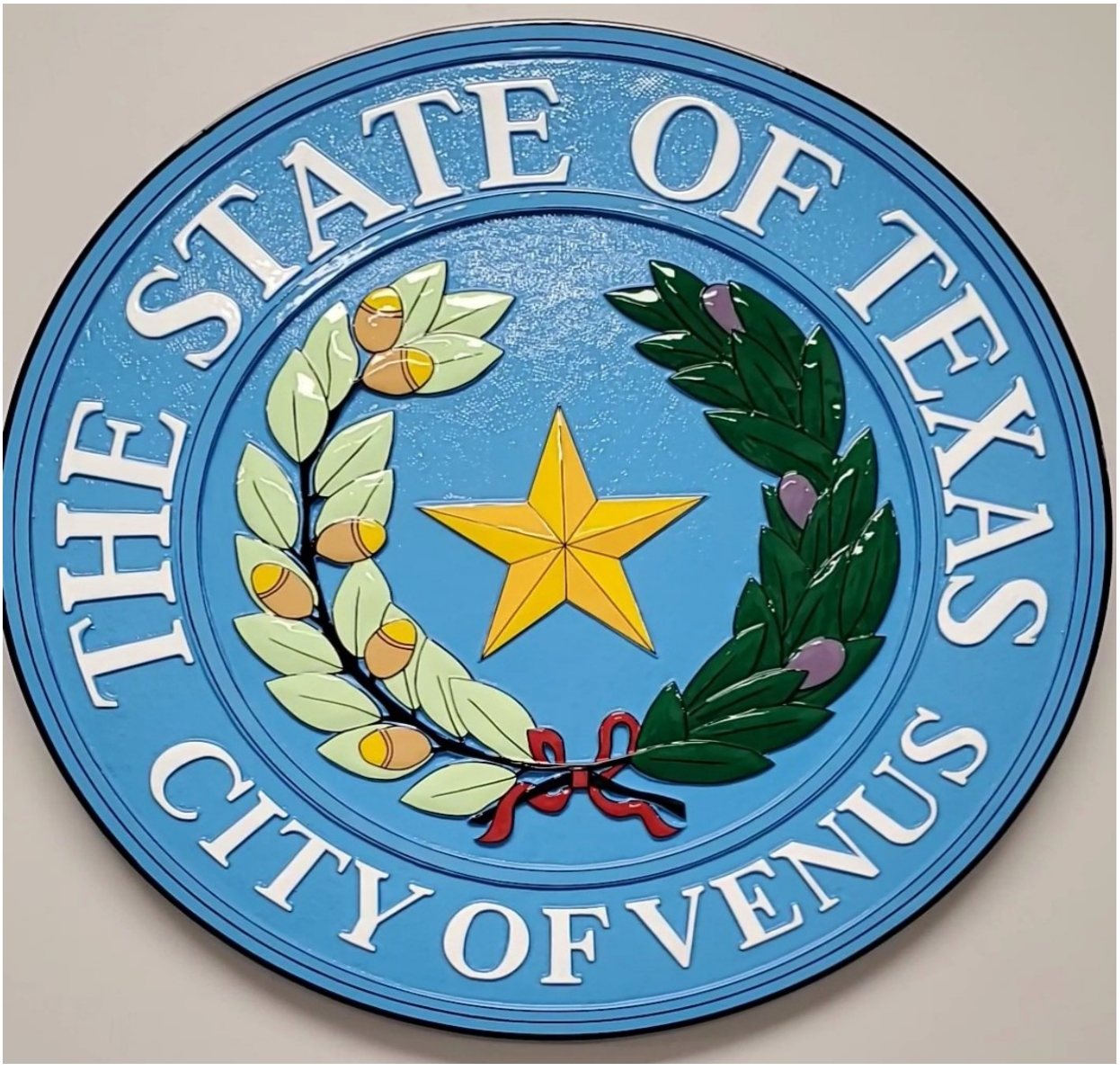
2" Meter fees	$ 500.00	$ 500.00	$ -	

Garabage				
Residental Polycart	$ 16.29	$ 16.29	$ -	
Residental Extra Polycart	$ 5.96	$ 5.96	$ -	
Commerical Load	$ 21.54	$ 21.54	$ -	
Extra Commerical Load	$ 12.93	$ 12.93	$ -	
Dumpster 2 yard dumped 1x a week	$ 61.95	$ 61.95	$ -	
Dumpster 2 yard dumped 2x a week	$ 107.60	$ 107.60	$ -	
Dumpster 2 yard dumped 3x a week	$ 192.36	$ 192.36	$ -	
Dumpster 3 yard dumped 1x a week	$ 78.26	$ 78.26	$ -	
Dumpster 3 yard dumped 2x a week	$ 140.16	$ 140.16	$ -	
Dumpster 3 yard dumped 3x a week	$ 249.42	$ 249.42	$ -	
Dumpster 4 yard dumped 1x a week	$ 94.55	$ 94.55	$ -	
Dumpster 4 yard dumped 2x a week	$ 172.79	$ 172.79	$ -	
Dumpster 4 yard dumped 3x a week	$ 275.51	$ 275.51	$ -	
Dumpster 6 yard dumped 1X a week	$ 127.15	$ 127.15	$ -	
Dumpster 6 yard dumped 2x a week	$ 226.60	$ 226.60	$ -	
Dumpster 6 yard dumped 3x a week	$ 313.00	$ 313.00	$ -	
Dumpster 8 yard dumped 1x a week	$ 159.76	$ 159.76	$ -	
Dumpster 8 yard dumped 2x a week	$ 265.72	$ 265.72	$ -	
Dumpster 8 yard dumped 3x a week	$ 373.00	$ 373.00	$ -	

Zoning										
	Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
	Zoning Change									
	Residential - Zoning Change	$ 500.00	$ 500.00	$ -			$ 500.00	$ 100.00	$ 500.00	$ 500.00
	Commercial - Zoning Change	$ 1,000.00	$ 1,000.00	$ -			$ 1,050.00	$ 500.00		$ 500.00
	Planned Development - Zoning Change (per development)	$ 1,000.00	$ 1,050.00	$ 50.00				250-500	$ 1,500.00	



City of Venus, Texas
Ellis/Johnson Counties



Master Fee Schedule
Revised FY 2020 - 2021

Master Fee Schedule
Table of Contents
Revised FY 2020 - 2021

Description	Page
Code Enforcement	
Fire Prevention	
Parks & Recreation Rentals	
Alcohol/Food Establishments	
General Permits	
Open Record Management	
Building Permit	
Public Works Improvements	
Subdivision & Development	
Zoning	

Code Enforcement										
Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Animal Control Fees				**Ord 447-2017**					
Registration: Cat & Dog - every 2 years	$ 10.00	$ 10.00	$ -	Section 6-2	$ 12.00		$ 6.00		
Registration: Dangerous Dog		$ 50.00	$ 50.00		$ 400.00		$ 50.00	$ 50.00	
Registration waiver: Assist hearing/visual/phyiscal imparied, law enforcement, residents 65yrs or older	$ -	$ -	$ -						
Lost or Replacement Registration tag:	$ -	$ 5.00	$ 5.00				$ 3.00		
Microchip (after impoundment release)				**Actual cost per SPCA**			$ 20.00	$ 15.00	
Impoundment Fee: City of Venus holding pens - per animal (if the animal is currently registered with no history then the fee is waived)		$ 25.00	$ 25.00	Section 6-10	$ 25.00		$ 60.00	$ 45.00	$ 20.00
Transport animal to SPCA		$ 30.00	$ 30.00						
Pickup and disposal of dead animal for owner		$ 25.00	$ 25.00		$ 25.00		$ 25.00	$ 30.00	
Surrender Animal (72hr Hold) per animal		$ 70.00	$ 70.00	**Actual cost per SPCA**					
Puppies or Kitten up to 4mths - per litter		$ 150.00	$ 150.00	**Actual cost per SPCA**					
10 Day Observation Period (if owner does not claim)per animal		$ 225.00	$ 225.00	**Actual cost per SPCA**					
Delivered to SPCA disposal or dead animal - per animal		$ 25.00	$ 25.00	**Actual cost per SPCA**					
After 10 Day Observation Period (absent evidence complaince req under 8.4)per animal		$ 21.00	$ 21.00	**Actual cost per SPCA**					
Animal Trap Deposit (Refundable if not damaged)		$ 50.00	$ 50.00				$ 50.00	$ 50.00	
Alarms				**Ord 446-2016/Sec 8-172**					
Annual Residential Alarm Registration	$ 50.00	$ 50.00	$ -					$ 50.00	$ 25.00
Annual Commercial Alarm Registration	$ 100.00	$ 100.00	$ -		$ 100.00			$ 100.00	
Annual Education/Government/Non Profit Alarm Registrtion	$ -	$ -	$ -						
Penalty for operation without permit	$ 200.00	$ 200.00	$ -						
False Alarm				**Ord 446-2016/Sec 8-178**					
Burglary: more than 3 fewer than 6 in the preceding 12mths	$ 50.00	$ 50.00	$ -		$ 50.00			$ 50.00	
Burglary: more than 5 fewer than 8 in the preceding 12mths	$ 75.00	$ 75.00	$ -					$ 75.00	
Burglary: more than 8 in the preceding 12mths	$ 100.00	$ 100.00	$ -					$ 100.00	
Fire alarm: excess 2 alarms in preceding 12mth	$ 200.00	$ 200.00	$ -						
Robbery: excess 2 alarms in preceding 12mth	$ 200.00	$ 200.00	$ -						
Emergency medical assistance, panic, distress: excess 2 alarms in preceding 12mth	$ 75.00	$ 75.00	$ -						
Police Retiree Firearms Qualification Course - (# Years of Service with City of Venus)									
Qualified Retired Officer in Good Standing without 10 YOS		$ 75.00	$ 75.00						
Qualified Retired Officer in Good Standing with 10 YOS		$ -	$ -						

Fire					
	Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes
	Fire Underground				
	Fire Code Plan review		$ 200.00	$ 200.00	
	Fire Code Plan inspection		$ 250.00	$ 250.00	
	Fire Extinguisher Suppression System				
	Per permit, one inspection		$ 450.00	$ 450.00	
	Each, re-inspection		$ 100.00	$ 100.00	
	Fire - Site Plan				
	Fire Code Plan review		$ 250.00	$ 250.00	
	Fire Code Plan inspection		$ 250.00	$ 250.00	
	Fire - Certificate of Occupanncy Inspections				
	Fire Certificate of Occupany inspections (min. 1hr per inspection)	$ 50.00	$ 150.00	$ 100.00	
	Fire - Fire Safety Inspections				
	Day Care, Foster Care, Commercial Business (each inspection and re-inspection per location)		$ 100.00	$ 100.00	
	Nursing Home/Assisted Living/Group Home/School (each inspection and re-inspection per location)		$ 250.00	$ 250.00	
	Fire - Underground/Above ground Fuel Storage tanks				
	Fire Code Plan review		$ 350.00	$ 350.00	
	Fire Code Plan inspection		$ 450.00	$ 450.00	
	Installation or testing underground flammable liquid storage tank system (per location)	$ 400.00	$ 400.00	$ -	
	Testing of underground flammable liquid storage tank system lines only (per location)	$ 125.00	$ 125.00	$ -	
	Testing of underground flammable liquid storage tank system equipment (per location)	$ 125.00	$ 125.00	$ -	
	Removal of underground flammable liquid storage tanks (per tank)	$ 75.00	$ 75.00	$ -	
	Abandonment of underground/lines (per tank)	$ 250.00	$ 250.00	$ -	
	Above ground waste oil tank inspection	$ 75.00	$ 75.00	$ -	
	Above ground protected tank inspection	$ 125.00	$ 125.00	$ -	
	Mobile fueling inspection	$ 250.00	$ 250.00	$ -	
	Single Family Residential - Fire Services				
	Fire Code Plan Review (fire sprinkler)		$ 175.00	$ 175.00	
	Fire Code Inspection (fire sprinkler)	$ 125.00	$ 400.00	$ 275.00	
	Explosive Material				
	2015 International Fire Code Sec 5601.2 related to explosive material	$ 125.00	$ 125.00	$ -	
	Conduct authorized burning operations	$ 1,000.00	$ 1,000.00	$ -	
	Fireworks displays direction	$ 200.00	$ 200.00	$ -	
	Pyrotechnic special or theatrical effects (per event)	$ 75.00	$ 75.00	$ -	
	Pyrotechnic special or theatrical effects - annual	$ 700.00	$ 700.00	$ -	
	Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) per event	$ 75.00	$ 75.00	$ -	
	Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) annual	$ 700.00	$ 700.00	$ -	

Fire					
	Fire Alarm System Code				
	Commercial/Multi-Family (construction plan review)	**Valuation**	**Fee**		
		Less than $6,250.00	$200.00		
		$6,251.00 to $250,999.00	$300.00		
		$251,000.00 to $500,999.00	$425.00		
		$501,000.00 to $1,000,999.00	$550.00		
		$1,001,000.00 to $3,000,999.00	$800.00		
		$3,001,000.00 to $6,000,999.00	$1,200.00		
		$6,001,000.00 and up	$1,200.00 plus $0.38 for each additional $1,000.00		
	Commercial/Multi-Family (inspection)	**Valuation**	**Fee**		
		Less than $6,250.00	$300.00		
		$6,251.00 to $250,999.00	$425.00		
		$251,000.00 to $500,999.00	$525.00		
		$501,000.00 to $1,000,999.00	$675.00		
		$1,001,000.00 to $3,000,999.00	$950.00		
		$3,001,000.00 to $6,000,999.00	$1,425.00		
		$6,001,000.00 and up	$1,425.00 plus $0.38 for each additional $1,000.00		
	Fire Alarm Sprinkler System				
	Commercial/Multi-Family (construction plan review)	**Valuation**	**Fee**		
		Less than $6,250.00	$200.00		
		$6,251.00 to $250,999.00	$300.00		
		$251,000.00 to $500,999.00	$425.00		
		$501,000.00 to $1,000,999.00	$550.00		
		$1,001,000.00 to $3,000,999.00	$800.00		
		$3,001,000.00 to $6,000,999.00	$1,200.00		
		$6,001,000.00 and up	$1,200.00 plus $0.38 for each additional $1,000.00		
	Commercial/Multi-Family (inspection)	**Valuation**	**Fee**		
		Less than $6,250.00	$300.00		
		$6,251.00 to $250,999.00	$425.00		
		$251,000.00 to $500,999.00	$525.00		
		$501,000.00 to $1,000,999.00	$675.00		
		$1,001,000.00 to $3,000,999.00	$950.00		
		$3,001,000.00 to $6,000,999.00	$1,425.00		
		$6,001,000.00 and up	$1,425.00 plus $0.38 for each additional $1,000.00		

Parks & Recreation					
	Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes
	All Rental Fees and Deposit Due 5 Days prior to Rental				
	Fielder Park				
	Baseball Field without Lights (Resident) per day	$ 15.00	$ 25.00	$ 10.00	
	Baseball Field with Lights (Resident) per day	$ 25.00	$ 25.00	$ -	
	Baseball Field without Lights (Non-Resident) per day	$ 25.00	$ 25.00	$ -	
	Baseball Field with Lights (Non-Resident) per day	$ 50.00	$ 75.00	$ 25.00	
	Baseball Field Clean up Fee (Charged only if area around bleachers & dugouts not cleaned by renter)	$ -	$ 100.00	$ 100.00	
	Concession Stand Rental for Associations & Organizations (For private sales in Park) per day	$ 50.00	$ 60.00	$ 10.00	
	Concession Stand Key Deposit (Refundable)	$ 50.00	$ 65.00	$ 15.00	
	Concession Stand Cleanup Fee (Only charged if Concession Stand Not cleaned by Renter)		$ 150.00	$ 150.00	
	Key Deposit (Restroom & Lights)	$ 50.00	$ 50.00	$ -	
	Large Pavilion/Downtown Gazebo				
	Basic Usage Fee/First 2hrs of event	$ 20.00	$ 25.00	$ 5.00	
	Gazebo & Pavilion Cleanup Fee (Charged only if area around Pavilion not cleaned by renter)		$ 100.00	$ 100.00	
	Civic Center Rental Fees				
	Level A: Rental of Lobby & Restroom Only				
	Cleaning Fee		$ 75.00	$ 75.00	
	Rental fee for first 2hrs (minimum $105.00)		$ 60.00	$ 60.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Level B: Rental of Lobby & Main Hall (NO kitchen)				
	Cleaning Fee		$ 125.00	$ 125.00	
	Rental fee for first 2hrs (minimum $185.00)		$ 60.00	$ 60.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Level C: Rental of Lobby, Main Hall, & Kitchen)				
	Cleaning Fee		$ 175.00	$ 175.00	
	Rental fee for first 2hrs (minimum $265.00)		$ 90.00	$ 90.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Level D: Video & Sound System Rental w/Level A - C				
	Rental of Equipment (first 2hrs)		$ 100.00	$ 100.00	
	Rate of Equipment Operator (City Employee) per hour		$ 50.00	$ 50.00	
	Additional per hour (after first 2hrs)		$ 25.00	$ 25.00	
	Reservation fee (due at booking) nonrefundable	$ 20.00	$ 20.00	$ -	
	Deposit (Refundable)	$ 200.00	$ 300.00	$ 100.00	
	Lost Key(s) Fee (if key(s) are not returned)	$ 25.00	$ 50.00	$ 25.00	
	Damage Fee (if facility is damage in any way)	Actual Cost + $25.00	Actual Cost + $50.00	#VALUE!	
	Cancellation Fee	$ 150.00	$ 100.00	$ (50.00)	

Alcohol_Food_General

Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Alcohol									
Mixed Beverage Permit (Bar)	$ 750.00	1/2 of TABC application fee	#VALUE!				1/2 of TABC application fee	1/2 of TABC application fee	
Mixed Beverage w/Food Permit (Bar, Restaurant, etc)	$ 750.00	1/2 of TABC application fee	#VALUE!				1/2 of TABC application fee	1/2 of TABC application fee	
Package Store Permit (Liquor)	$ 500.00	1/2 of TABC application fee	#VALUE!				1/2 of TABC application fee	1/2 of TABC application fee	
Wine & Beer Off Premise	$ 60.00	1/2 of TABC application fee	#VALUE!				1/2 of TABC application fee	1/2 of TABC application fee	
Food Establishments									
Food Permit	$ 50.00	$ 50.00	$ -		$425.00 yr	$ 425.00	$ 420.00		$ 225.00
Food Permit Renewal	$ 25.00	$ 25.00	$ -					$ 75.00	
Mobile Food Vendor		$ 150.00	$ 150.00		$225.00 yr		$ 210.00		$ 595.00
Inspection of food establishment plans	$ 100.00	$ 125.00	$ 25.00				$157.00 (2 or more re-inspections)	$ 150.00	$ 225.00
Grease,Grit,Sand Trap									
Grease,Grit,Sand Trap		$ 100.00	$ 100.00			$ 100.00			$ 100.00
Demolition									
Residential	$ 25.00	$ 25.00	$ -		$ 50.00	$ 100.00	$ 225.00		$ 50.00
Commercial (require asbestos report)		$ 100.00	$ 100.00		$ 100.00	$ 100.00	450.00 minimum or $0.20 sq ft		
Garage Sale									
Garage Sale Permit (2 per year/3mth apart)	$ 5.00	$ 10.00	$ 5.00				$ 10.00		$ 5.00
Peddler, Solicitors, Itinerant Vendor									
Peddler, Solicitors, Itinerant Vendor Permit (business + one agent)	$ 25.00	$ 75.00	$ 50.00		$ 75.00			$ 25.00	$ 145.00
Additional individual agent	$ 15.00	$ 25.00	$ 10.00		$ 10.00			$ 25.00	$ 20.00
Residential Rental Property									
Property Registration	$ 10.00	$ 25.00	$ 15.00			$ 75.00		$ 50.00	
Registration Renewal	$ 10.00	$ 10.00	$ -			$ 25.00		$ 15.00	
Certificate of Occupancy									
New Building	$ 25.00	$ 25.00	$ -		$25.00 -60.00(based on sq ft)	$ 25.00	$ 100.00	$ 75.00	$ 50.00
Existing Building		$ 50.00	$ 50.00		$25.00 -60.00(based on sq ft)	$ 150.00	$ 100.00	$ 75.00	$ 50.00
Clean & Show (for owner to get power turned on prior to tenant occupancy)		$ 35.00	$ 35.00			$ 50.00			
Certificate replacement		$ 5.00	$ 5.00			$ 10.00			

Alcohol_Food_General

Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Contractor Registration									
Master Plumber	$ -		$ -						
Master Electrician	$ -		$ -						
Licensed Irrigator	$ 60.00	$ 100.00	$ 40.00		$ 100.00	$ 100.00			
Mechanical	$ 60.00	$ 100.00	$ 40.00		$ 100.00	$ 100.00	$ 100.00		
General Contractor	$ 60.00	$ 100.00	$ 40.00			$ 100.00	$ 100.00		
Backflow Inspector	$ 40.00	$ 60.00	$ 20.00		$ 100.00	$ 100.00			
Trade Permits									
Electrical	$ 85.00	$ 100.00	$ 15.00		$ 65.00	$ 100.00	$ 100.00		$ 50.00
Meter change		$ 25.00	$ 25.00		$ 25.00	$ 75.00			
Temporary Pole		$ 25.00	$ 25.00		$ 25.00				$ 50.00
Mechanical	$ 85.00	$ 100.00	$ 15.00		$ 65.00	$ 100.00	$ 100.00		$ 50.00
Residential HVAC		$ 25.00	$ 25.00		$26.00 (up to 3 1/2 ton)/ $48.00 (4 ton & over)	$ 75.00	$ 100.00		
Commercial HVAC		$ 50.00	$ 50.00		$26.00 (up to 3 1/2 ton)/ $48.00 (4 - 7 ton)/$66.00 (over 7 ton)	$ 150.00			
Plumbing	$ 85.00	$ 100.00	$ 15.00		$ 25.00	$ 100.00	$ 100.00		$ 50.00
Water Heater	$ 45.00	$ 85.00	$ 40.00			$ 75.00			$ 50.00
Gas line replacement		Based on Valuation: Minimum $25.00 & higher			$ 76.92	$ 75.00	Based on Valuation: Minimum $45.00 & higher		
Sewer line replacement		Based on Valuation: Minimum $25.00 & higher			$ 76.92	$ 75.00	Based on Valuation: Minimum $45.00 & higher		
Water line replacement		Based on Valuation: Minimum $25.00 & higher			$ 76.92	$ 75.00	Based on Valuation: Minimum $45.00 & higher		
Irrigation System	$ 85.00	$ 85.00	$ -		$ 25.00	$ 100.00	$ 125.00		$ 50.00
Backflow Inspector	$ 40.00	$ 100.00	$ 60.00			$ 100.00	$ 100.00		$ 40.00
Backflow inspection	$ 35.00	$ 35.00	$ -			$ 75.00	$ 30.00		$ 35.00
Fence									
Residential	Based on Valuation: Minimum $25.00 & higher	$ 50.00	#VALUE!		$ 35.00	$ 75.00	75.00(fence)/50.00(gate)	$ 75.00	
Commercial	Based on Valuation: Minimum $25.00 & higher	$ 100.00	#VALUE!		$ 100.00	$ 225.00	75.00(fence)/50.00(gate)	Based on Valuation: Minimum $45.00 & higher	$ 50.00
Pool									
Residential: In-ground	Based on Valuation: Minimum $25.00 & higher	$ 50.00	#VALUE!		$ 100.00	$ 75.00		$ 350.00	$ 500.00
Commercial	Based on Valuation: Minimum $25.00 & higher	$ 100.00	#VALUE!			$ 200.00	$ 450.00		
Commercial Pool Inspections	$ -	$ 225.00	$ 225.00		$225.00 yr	$ 200.00	$ 210.00		

Alcohol_Food_General

Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Roofing									
Residential									
Roof shingle replacement		$ 25.00	$ 25.00			$ 75.00			$ 50.00
Roof decking/shingle replacement	$ 125.00	$ 125.00	$ -		$ 35.00	$ 150.00	$ 150.00	$ 100.00	
Commercial									
Roof shingle replacement		$ 100.00	$ 100.00			$ 150.00			
Roof decking/shingle replacement	$ 125.00	$ 300.00	$ 175.00		$ 100.00	$ 300.00	$ 450.00		
Signs				**238-2000**					
Pole signs	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!		$25.00 permit, $40.00 inspection, + $1. 00 per sq ft/side	$ 150.00	225.00 ($0.90 sq ft)	Based on Valuation: Minimum $45.00 & higher	
Monument Sign	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!		$25.00 permit, $40.00 inspection, + $1. 00 per sq ft/side	$ 150.00	225.00 ($0.90 sq ft)		
Wall signs, marquee, projecting or roof sign	Based on Valuation: Minimum $25.00 & higher	$ 75.00	#VALUE!		$25.00 permit, $40.00 inspection, + $1. 00 per sq ft/side	$ 75.00	225.00 ($0.90 sq ft)		
Portable Sign	Based on Valuation: Minimum $25.00 & higher	$ 25.00	#VALUE!		$30.00 with no inspection (15 day permit)				
Builder directional sign (annually)	Based on Valuation: Minimum $25.00 & higher	$ 30.00	#VALUE!					Based on Valuation: Minimum $45.00 & higher	
Lighted sign, electrical fee	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!		$10.00 (1-40amps)/$15.00 (41-60 amps)/$20.00 (61-80 amps)/$25.00 (81-100amps)/ $35.00(over 100amps)	$ 150.00		Based on Valuation: Minimum $45.00 & higher	
Awning/Canopy sign	Based on Valuation: Minimum $25.00 & higher	$ 75.00	#VALUE!					Based on Valuation: Minimum $45.00 & higher	
Reface	Based on Valuation: Minimum $25.00 & higher	$ 75.00	#VALUE!			$ 75.00		Based on Valuation: Minimum $45.00 & higher	
Development/project sign (annually)	Based on Valuation: Minimum $25.00 & higher	$ 150.00	#VALUE!				$ 100.00	Based on Valuation: Minimum $45.00 & higher	
Banners, flags, and pennants	Based on Valuation: Minimum $25.00 & higher	$ 25.00	#VALUE!			$ 25.00		Based on Valuation: Minimum $45.00 & higher	
Temporary (45 days during a single calendar year)	Based on Valuation: Minimum $25.00 & higher	$ 25.00	#VALUE!				$ 75.00	Based on Valuation: Minimum $45.00 & higher	$75.00 (90 days - max 5)

Alcohol_Food_General						Alvarado	Duncanville	Ferris	Lancaster	Midlothian
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**					
	Solar Panels									
	Solar Panel review & inspections	$ -	$ 160.00	$ 160.00			$ 150.00			$ 250.00
	Accessory / Storage Building									
	Under 400 sq ft		$ 50.00	$ 50.00		$ 35.00	$ 75.00		$ 225.00	$ 100.00
	Over 400 sq ft		$ 100.00	$ 100.00			$ 150.00	$ 150.00	$ 450.00	$ 200.00
	Moving of Building(s)									
	Structure moving		$ 100.00	$ 100.00		$60.00 - $540.00 (based on sq ft)	$ 100.00	$ 1,000.00	Based on Valuation: Minimum $45.00 & higher	$100.00 + $10,000 Bond

Open Record Mgmt					
	Description	**Current Fee**	**Proposed Fee FY 2020-2021**	**Differernce**	**Notes**
	Standard Paper Copy (*each side that has recorded information is considered a page)	$0.15 per page	$0.10 per page*	($0.05)	
	Diskette	$ 1.00	$ 1.00	$ -	
	Rewritable CD (CD-RW)	$ 1.00	$ 1.00	$ -	
	Non-writable CD (CD-R)	$ 1.00	$ 1.00	$ -	
	Digital video disc (DVD)	$ 3.00	$ 3.00	$ -	
	Other electronic media	Actual cost	Actual cost		
	Audio Cassette	$ 2.50	$ 2.50	$ -	
	Oversized paper copy	$ 0.50	$ 0.50	$ -	
	Specialty paper	Actual cost	Actual cost		
	Postage and shipping	Actual cost	Actual cost		
	Accident report	$ 10.00	$ 6.00	$ (4.00)	
	Certified accident report	$ 8.00	$ 8.00	$ -	
	Police Dash cam video	$10.00 per recording + $1.00 per full minute	$10.00 per recording + $1.00 per full minute		
	Police Body Worn camera	$10.00 per recording + $1.00 per full minute	$10.00 per recording + $1.00 per full minute		
	Thumb drives	Actual cost	Actual cost		
	Notary Stamp	$5.00 first stamp, $1.00 each additional stamp	$5.00 first stamp, $1.00 each additional stamp		
	Fax	$2.00 first page, $1.00 each additional page	$2.00 first page, $1.00 each additional page		
	Labor charge for programming	$28.50 an hour	$28.50 an hour		
	Labor charge for 50 pages or more	$15.00 an hour	$15.00 an hour		
	Labor charge for records stored in two or more buildings	$15.00 an hour	$15.00 an hour		
	Overhead charge for programming or 50 pages or more	20% of labor charge	20% of labor charge		
	Miscellaneous supplies(e.g.; labels, boxes)	Actual cost	Actual cost		

Building Permit				
	Description	**Fee**	**Differernce**	**Notes**
	Plan Review			
	Residential - New Construction - Add ons (closed-in area) (per sq ft)			**HB - 852**
	0 - 1500 sq ft	$785.00		
	1501 - 10,000 sq ft	$785.00 for the first 1,500 sq ft. plus $0.35 for each additional sq ft to and included 10,000 sq ft		
	Over 10,001 sq ft	$3,760.00 for the first 10,000 sq ft. plus $0.15 for each additional sq ft to and included 10,000 sq ft		
	Commercial/Multi-Family			
	Valuation	**Fee**		
	$1.00 to $10,000.00	$50.00		
	$10,001.00 to $25,000.00	$70.69 for the first $10,000.00 plus $5.46 for each additional $1,000.00		
	$25,001.00 to $50,000.00	$152.59 for the first $25,000.00 plus $3.94 for each additional $1,000.00		
	$50,001.00 to $100,000.00	$251.09 for the first $50,000.00 plus $2.73 for each additional $1,000.00		
	$100,001.00 to $500,000.00	$387.59 for the first $100,000.00 plus $2.19 for each additional $1,000.00		
	Residential - Additional Sq Ft to Main Structure/Remodel			
	Plan review	$0.18 per sq ft		
	Permit fee	$0.56 per sq ft		
	Inspections			
	Description	**Fee**		
	Residential - New Construction	fee calculated with plan review		
	Commercial/Multi-Family			
	Valuation	**Fee**		
	$1.00 to $10,000.00	$76.92		
	$10,001.00 to $25,000.00	$108.75 for the first $10,000.00 plus $8.40 for each additional $1,000.00		
	$25,001.00 to $50,000.00	$234.75 for the first $25,000.00 plus $6.06 for each additional $1,000.00		
	$1,000,001.00 and up	$3,365.25 for the first $1,000,000.00 plus $1.89 for each additional $1,000.00		

Building Permit				
	Description	**Fee**	**Differernce**	**Notes**
	Residential Alterations			
	Carports, decks, patios, pergola,gazebos, garages, retaining walls, window replacement			
	Valuation	**Fee**		
	$1.00 to $10,000.00	$76.92		
	$10,001.00 to $25,000.00	$108.75 for the first $10,000.00 plus $8.40 for each additional $1,000.00		
	$25,001.00 to $50,000.00	$234.75 for the first $25,000.00 plus $6.06 for each additional $1,000.00		
	$1,000,001.00 and up	$3,365.25 for the first $1,000,000.00 plus $1.89 for each additional $1,000.00		

Subdivision & Development				
Description	**Fee**	**Proposed Fee FY 2020-2021**	**Differernce**
Park Fees			
New Single Family Residence	$ 100.00	$ 100.00	$ -
Outdoor Warning Siren - New Home			
Warning siren fee (if opt out of Subdivision development construction) per lot	$ 250.00	$ 250.00	$ -
Subdivision development siren construction (if not within 1 mile distance from operational siren)	Actual cost	Actual cost	
Plats			
Includes initial reviw and one review after re-submittal			
Description	**Cost 1 to 5 lots**	**Cost 6 to 20 lots**	**Cost 21 or more lots**
Preliminary and/or Final Plat	$400.00 (+50 per lot/acre)	$800.00 (+50 per lot/acre)	$1,2500.00 (+50 per lot/acre) Max $6,500
Additional Review - Preliminary and/or Final Plat	$ 500.00	$ 500.00	$ 500.00
Plat Revision			
Preliminary Plat	1/2 of fee schedule in effect	1/2 of fee schedule in effect	1/2 of fee schedule in effect
Filing/Recording Plat			
Johnson County		Actual Cost	Actual Cost
Ellis County		Actual Cost	Actual Cost
Replat			
Residential Application Fee	$ 2,000.00	$ 500.00	$ (1,500.00)
Commercial Application Fee	$ 2,000.00	$ 1,000.00	$ (1,000.00)
Amending/Minor/Vacating Plat			
Residential			
Application fee	$ 600.00	$ 500.00	$ (100.00)
Development Plans			
Site Plan Less than 2.00 Acres	$ 1,000.00	$ 1,000.00	$ -
Site Plan More than 2.00 Acres	1000.00 + $50.00/acre (150 acre max)	1000.00 + $50.00/acre (150 acre max)	#VALUE!
Amendments to Approved Site Plan	$ 200.00	$ 200.00	$ -
Floodplain Study Review	Actual cost + 15%	Actual cost + 15%	#VALUE!
Impact Fees			
Water		$ 3,500.00	$ 3,500.00
Sewer		$ 3,500.00	$ 3,500.00
PID Fees			
Fee (per lot)		$ 2,500.00	$ 2,500.00
Professional Service Reimbursement Agreement			
Fee (required at time petiition is filed)		$ 15,000.00	$ 15,000.00
Engineering Review Fees			
Engineering Review Fees	Fee = $2500 to cover anticipatrd engineer review costs shall be made with each clearing and g engineering constrcution plan, or parking lot application. This fee covers an initial review an additional review to ensure that the review comments have been adequately addressed. Should reviews be required, it will be considered Extraordinary Review and will incur additional fees application may be approved, issued, or recorded until all outstanding fees have been pa		
Extraordinary Review/City Engineeer	Actual cost + 15%		

Notes
Notes
402-2015
26-34

Public Works											
Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Water Meter Connection: Service at property Line									
All meter connections include meter box/vault									
3/4" Meter	$ 475.00	$ 525.00	$ 50.00		$ 300.00		$ 400.00	$ 250.00	cost + 5%
1" Meter	$ 525.00	$ 575.00	$ 50.00		$ 450.00		$ 50.00	$ 300.00	cost + 5%
2" Meter	$ 950.00	$ 1,400.00	$ 450.00		$ 900.00		Actual cost	$ 325.00	cost + 5%
Larger than 2" Meter	Cost + 10%				Actual cost		Actual cost	Actual cost	cost + 5%
Water Meter Tap & Pavement Repair: Service from main to property Line									
Based on materials & labor + 100% of pavement repairs charges									
3/4" Tap	$ 1,000.00	$ 1,000.00	$ -		$ 1,000.00		$ 750.00	$ 890.00	
1" Tap	$ 1,250.00	$ 1,750.00	$ 500.00		$ 1,250.00		$ 850.00	$ 997.00	$ 750.00
2" Tap	$ 1,500.00	$ 2,000.00	$ 500.00		$ 1,500.00		Actual cost	$ 1,496.00	$ 775.00
Larger than 2" Meter	Cost + 10%				Actual cost		Actual cost	Actual cost	Actual cost
Wastewater Fees Connection									
Private sewer to city sewer available near property line									
4" Residential	$ 400.00	$ 500.00	$ 100.00					$ 1,250.00	$ 605.00
6" Non-Residential	$ 500.00	$ 1,000.00	$ 500.00						
8" Non-Residential	$ 800.00		$ (800.00)						
Wastewater Tap & Pavement Repair									
Up to 15 feet of sewer piping + 100% of pavement repair charges material for service from main to property									
Service Line - 4"	$ 1,000.00	$ 1,000.00	$ -		$ 900.00		Actual Cost w/$$750.0 minimum		
Service Line - 6"	$ 1,250.00	$ 1,250.00	$ -		$ 1,250.00		Actual Cost w/$$750.0 minimum		
Based on materials & labor + 100% of pavement repairs charges	$ 45.00	$ 55.00	$ 10.00				Actual Cost + $50.00 Admin fee		
On Site Sewer Facility (OSSF)									
OSSF System Plan review & inspection	$ 690.00	$ 600.00	$ (90.00)	Actual Cost					
Repairs to exisiting system		$ 200.00	$ 200.00	Actual Cost					
Re-inspections		$ 200.00	$ 200.00	Actual Cost					
Pavement Repairs and Road Bores									
Road Bore		Cost + 10%							
Bore Under City R.O.W (per project)	$ 200.00		$ (200.00)						
Sidewalk Repair (per sq ft)	$ 10.50	$ 15.00	$ 4.50						
Street Repair (per sq ft)	$ 25.00	$ 35.00	$ 10.00						

Public Works											
Description	Current Fee	Proposed Fee FY 2020-2021	Difference	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Bulk Water/Fire Hydrant Meter									
Deposit	$ 1,350.00	$ 2,000.00	$ 650.00		$ 2,500.00		$ 1,500.00	$ 1,500.00	$ 750.00
Non-Refundable Deposit	$ 135.00	$ 150.00	$ 15.00						$ 100.00
Per 1,000 Gallons of Water	$ 20.00	$ 22.50	$ 2.50					$ 2.75	
Weeds, Grass, and Unsanitary Accumlations				**Ord 282-2003/Sec 12-111**					
Tall Grass Mowing Fee	$ 100.00	Actual cost							
Gas Well									
Gas Well Plan review	Actual cost + $50 administrative fee	Actual cost + $50 administrative fee			$ 350.00				
Gas Well permit	$ 5,500.00	$ 5,500.00	$ -		$ 3,750.00				$ 1,000.00
Gas Well inspection fee - annual					$ 3,000.00				$ 5,000.00
Driveway, Curb, Sidewalk, Drive Approach									
Residential		$ 75.00	$ 75.00		$20.00 - $40.00(based on width)	$0.50 per sq ft /Maximum $250.00	$ 75.00	$ 75.00	$2.00 per $1000.00 valuation or minimum $50.00
Commercial		$ 100.00	$ 100.00			$0.50 per sq ft /Maximum $1000.00	$ 100.00	25.00 + Valuation Table: Minimum $45.00 & higher	$2.00 per $1000.00 valuation or minimum $50.00
Grading, Fill or Excavation									
50 cubic yards or less		$ 50.00	$ 50.00		$ 25.00		$ 25.00	$ 50.00	$23.50

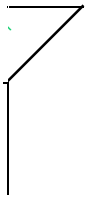
Utiliy Billing

Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
Water									
Refundable water deposit for a home owner	$ 100.00	$ 100.00	$ -		$ 150.00			$ 100.00	
Refundable water deposit for a renter	$ 150.00	$ 150.00	$ -					$ 160.00	
Refundable water deposit for commercial	$ 200.00	$ 200.00			$ 200.00				
Returned check fee	$ 25.00	$ 25.00	$ -		$ 35.00		$ 35.00		$ 25.00
Residential - Water (monthly) (2001-5000: $4.43 / 5001-Above: $7.73)	$46.56 minimum	$ 46.56	#VALUE!		$30 Base rate (0-8000: $4.25 / 8001 - 10000: $5.25 / Over 10000: $6.25 per gallons)				
Small Business - Water (monthly) (2001-Above: $6.54)	$62.33 minimum	$ 62.33	#VALUE!						
Retail Business - Water (monthly) (5001 -15000: $6.54 / 15001 - Over: $7.50)	$312.90 minimum	$ 312.90	#VALUE!		$35 Base rate (0-8000: $5.00 / 8001 - 10000: $6.00 / Over 10000: $7.00 per gallons)				
Commercial - Water (monthly) (50001 - Above: $7.25)	$387.28 minimum	$ 387.28	#VALUE!						
Multi-Family - Water (monthly) (5001- Over: $7.50)	$1135.46 minimum	$ 1,135.46							
Residential - Sewer (monthly)	$62.98 minimum	$ 62.98	#VALUE!		$18.25 Base rate ($4.25 for each 1,000 gal - $60.75				
Small Business - Sewer (monthly) (5001 - 10000: $3.35 / 10001 - Above: $4.11)	$66.89 minimum	$ 66.89	#VALUE!						
Retail Business - Sewer (monthly) (5001 - 15000: $4.11 / 15001 - Above: $6.10)	$ 147.58 minimum	$ 147.58	#VALUE!						
Commercial - Sewer (monthly) (50001 - Above: $6.51)	$257.55 minimum	$ 257.55	#VALUE!		$32.00 Base rate ($4.25 for each 1,000 gal)				
Multi-Family - Sewer (monthly) (5001 - Above: $4.64)	$557.47 mininum	$ 557.47	#VALUE!						
Monthly charge for Commerical Irrigation	$ 387.28	$ 387.28	$ -						
Bulk water base	$ 25.00	$ 25.00	$ -				$ 50.00		
Water late fee	10% of balance	10% of balance	#VALUE!		10% of balance		$ 25.00		10% of balance
Disconnect fee	$ 20.00	$ 20.00	$ -		$ 50.00		$ 25.00		$ 30.00
After hours reconnect fees	$ 40.00	$ 40.00	$ -		$ 25.00		$ 50.00		$ 50.00
Tamper Fee		$ 50.00	$ 50.00				$ 500.00	$ 200.00	$ 120.00
Leak Check		$ 25.00	$ 25.00					$ 20.00	
Meter Testing		$ 25.00	$ 25.00		$ 25.00		$ 100.00		
Re-read request		$ 20.00	$ 20.00		$ 15.00			$ 20.00	$ 30.00
Water tap fees residential	$ 1,000.00	$ 1,000.00	$ -						
Sewer tap fees residential	$ 1,000.00	$ 1,000.00	$ -						
Water tap fees Commercial	$ 1,250.00	$ 1,250.00	$ -						
Sewer tap fees Commercial	$ 1,250.00	$ 1,250.00	$ -						
3/4" Meter fees	$ 150.00	$ 150.00	$ -						
1" Meter fees	$ 250.00	$ 250.00	$ -						
2" Meter fees	$ 500.00	$ 500.00	$ -						

Garabage									
Residental Polycart	$ 16.29	$ 16.29	$ -		$ 10.54			$ 13.84	
Residental Extra Polycart	$ 5.96	$ 5.96	$ -						
Commerical Load	$ 21.54	$ 21.54	$ -						
Extra Commerical Load	$ 12.93	$ 12.93	$ -						
Dumpster 2 yard dumped 1x a week	$ 61.95	$ 61.95	$ -		$ 65.95			$ 69.14	
Dumpster 2 yard dumped 2x a week	$ 107.60	$ 107.60	$ -		$ 104.41			$ 127.95	
Dumpster 2 yard dumped 3x a week	$ 192.36	$ 192.36	$ -		$ 142.86			$ 177.97	
Dumpster 3 yard dumped 1x a week	$ 78.26	$ 78.26	$ -		$ 85.91			$ 79.07	
Dumpster 3 yard dumped 2x a week	$ 140.16	$ 140.16	$ -		$ 150.31			$ 146.32	
Dumpster 3 yard dumped 3x a week	$ 249.42	$ 249.42	$ -		$ 216.37			$ 203.50	
Dumpster 4 yard dumped 1x a week	$ 94.55	$ 94.55	$ -		$ 109.02			$ 98.86	
Dumpster 4 yard dumped 2x a week	$ 172.79	$ 172.79	$ -		$ 186.65			$ 182.97	
Dumpster 4 yard dumped 3x a week	$ 275.51	$ 275.51	$ -		$ 267.61			$ 254.44	
Dumpster 6 yard dumped 1X a week	$ 127.15	$ 127.15	$ -		$ 135.45			$ 118.70	
Dumpster 6 yard dumped 2x a week	$ 226.60	$ 226.60	$ -		$ 239.51			$ 219.68	
Dumpster 6 yard dumped 3x a week	$ 313.00	$ 313.00	$ -		$ 341.91			$ 305.55	
Dumpster 8 yard dumped 1x a week	$ 159.76	$ 159.76	$ -		$ 180.03			$ 148.44	
Dumpster 8 yard dumped 2x a week	$ 265.72	$ 265.72	$ -		$ 300.63			$ 274.66	
Dumpster 8 yard dumped 3x a week	$ 373.00	$ 373.00	$ -		$ 421.20			$ 382.08	



Zoning										
	Description	Current Fee	Proposed Fee FY 2020-2021	Differernce	Notes	Alvarado	Duncanville	Ferris	Lancaster	Midlothian
	Zoning Change									
	Residential - Zoning Change	$ 500.00	$ 500.00	$ -			$ 500.00	$ 100.00	$ 500.00	$ 500.00
	Commercial - Zoning Change	$ 1,000.00	$ 1,000.00	$ -			$ 1,050.00	$ 500.00		$ 500.00
	Planned Development - Zoning Change (per development)	$ 1,000.00	$ 1,050.00	$ 50.00				250-500	$ 1,500.00	



City Council Agenda Item Report
June 14, 2021
Cheryl Estes, CPA, CGFO
Finance Director
972-366-3348 ext 208
cestes@cityofvenus.org

DISCUSS AND CONSIDER APPROVAL OF FY 20-21 BUDGET AMENDMENT TO THE CITY'S GENERAL FUND IN THE AMOUNT OF $37,000 TO UPDATE THE CITY'S COMPREHENSIVE PLAN

1. **BACKGROUND/HISTORY:**
   A Comprehensive Plan includes the City's long-range strategic plans for growth, land use, development, infrastructure systems, parks, recreation and open space, capital improvement plans. A Comprehensive Plan should be updated on a periodic basis to keep up with actual growth and changes in the economy.

2. **FINDINGS / CURRENT ACTIVITY:**
   The City's Comprehensive Plan was developed in 2000 by Public Management, Inc. This Plan has not been updated in twenty-one years.

   JacobMartin LLC, one of the City's current engineering firms, partners with Public Management, Inc. to develop comprehensive plans for municipal governments. It seems appropriate to use the firm knowledgeable of the City's infrastructure systems and the firm that developed the original plan to develop the update to the Comprehensive Plan.

3. **RECOMMENDATIONS**
   Management and staff recommend approving FY 20-21 budget amendment to the City's General Fund in the amount of $37,000 (from fund balance) to update the City's Comprehensive Plan.

4. **ATTACHMENTS:**
   Table of Contents of the City's Comprehensive Plan
   List of Tables included in a Comprehensive Plan
   List of Exhibits included in a Comprehensive Plan
   Budget & Actual Report for the Six Months Ended March 31, 2021 – General Fund

TABLE OF CONTENTS

	Page
LOCATION MAP	6
BASE MAP	7
BASE MAP (ETJ)	8
HOUSING	9-18
POPULATION	19-25
LAND USE	26-34
ECONOMIC DEVELOPMENT	35-45
STREET SYSTEM	46-53
WATER SYSTEM	54-66
WASTEWATER SYSTEM	67-75
RECREATION AND OPEN SPACE	76-85
CAPITAL IMPROVEMENTS PROGRAM	86-95
Appendix A	96-99
Appendix B	100-107
Appendix C	108-115
Appendix D	116-132
Appendix E	133-138

LIST OF TABLES

	Page
1. Inventory and Classification of Housing Stock.....	12
2. Inventory and Classification of Commercial Buildings and Churches.....	13
3. Occupied Housing Units.....	13
4. Census Data Groups of Persons and Total Population.....	20
5. Ten Largest U.S. Cities.....	21
6. Top Twenty-Five MSAs (Percentage Change-1997-1998).....	22
7. Existing Land Use.....	27
8. Commercial and Industrial Facilities.....	37
9. Rates for Utilities.....	38-39
10. Tax Rates for State and Local Governments.....	39
11. Transportation Facilities.....	39
12. City of Venus Employed Persons 16 Years and over By Occupation 1990 Census.....	40
13. City of Venus Business Development Cost Factors.....	41
14. City of Venus Business Development Operating Condition Factors.....	42
15. City of Venus Water Consumption.....	56
16. City of Venus Protected Water Supply Requirements.....	57
17. City of Venus Existing Water Facilities.....	58
18. City of Venus Water Storage Requirements.....	59
19. City of Venus Proposed Water System Improvements.....	63-64
20. Wastewater System Design Parameters.....	69
21. City of Venus Wastewater Flow.....	71
22. City of Venus Future Wastewater Flow.....	72
23. City of Venus Wastewater System Improvements—5 Year Program.....	73
24. Inventory of Recreation and Open Space Facilities (Public).....	78
25. Inventory of Recreation and Open Space Facilities (Venus I.S.D.).....	78
26. City of Venus Actual Income and Expenditures for Prior Years General Fund.....	87
27. City of Venus Anticipated Income and Expenditures for Future Years General Fund.....	87
28. City of Venus Total Long Term Debt.....	88
29. City of Venus Direct and Overlapping Public Debt and Tax Rates.....	88
30. Tax Rates and Assessed Valuation for Venus and Surrounding Cities.....	88
31. Water and Sewer Rates for Venus and Surrounding Cities.....	89
32. City of Venus Capital Needs List.....	91-92
33. Capital Improvement Program and Budget.....	93-94

LIST OF EXHIBITS

	Page
A. Location Map	
B. Base Map	6
B-1. Base Map (ETJ)	7
C Existing Structures	8
D. Population Projections	11
E. Existing and 2020 Population Distribution	24
F. Existing Land Use	25
G. Future Land Use—Extraterritorial Venus	33
H. Existing Street System	34
I. Proposed Street Improvements	52
J. Water Distribution System	53
K. Proposed Water System Improvements	65
L. Wastewater System	66
M. Proposed Wastewater System Improvements	74
N. Recreation and Open Space Plan	75
O. Proposed Capital Improvements	85
	95

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGET & ACTUAL REPORT
SIX MONTHS ENDED MARCH 31, 2021

EXPECTED = 50%

	ORIGINAL BUDGET	FY 19-20 Encumbered	10/12/2020	12/14/2020	2/8/2021	4/12/2021	FINAL BUDGET	YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	% OF BUDGET
REVENUES:										
Property Taxes	$ 1,608,718	$ -	$ -	$ -	$ -	$ -	$ 1,608,718	$ 1,583,484	$ (25,234)	98.43%
Sales Taxes	516,843	-	-	-	-	-	516,843	373,083	(143,760)	72.18%
Franchise Fees	117,420	-	-	-	-	-	117,420	115,235	(2,185)	98.14%
Licenses and Permits	644,000	-	-	-	-	-	644,000	659,986	15,986	102.48%
Charge for Services	8,600	-	-	-	-	-	8,600	1,419	(7,181)	16.50%
Fines and Forfeitures	50,750	-	-	-	-	-	50,750	28,146	(22,604)	55.46%
Intergovernmental	147,139	-	-	-	-	-	147,139	123,880	(23,259)	84.19%
Investment Earnings	15,000	-	-	-	-	-	15,000	19,852	4,852	132.35%
Other	20,000	-	-	-	-	-	20,000	1,679	(18,321)	8.40%
TOTAL REVENUES	3,128,470	-	-	-	-	-	3,128,470	2,906,764	(221,706)	92.91%
EXPENDITURES:										
Administration	752,283	-	-	-	-	-	752,283	383,006	369,277	50.91%
Planning & Development	373,000	-	-	-	-	-	373,000	205,395	167,605	55.07%
Police	1,435,857	2,592	-	-	-	(2,145)	1,436,304	676,889	759,415	47.13%
Municipal Court	105,920	-	-	-	-	-	105,920	49,916	56,004	47.13%
Fire	10,899	-	-	-	-	-	10,899	4,531	6,368	41.57%
Public Works	309,973	-	-	-	-	-	309,973	148,514	161,459	47.91%
Debt Payments	130,538	-	-	147,985	-	-	278,523	251,436	27,087	90.27%
Capital Outlay	10,000	43,690	-	-	26,477	8,022	88,189	59,680	28,509	67.67%
TOTAL EXPENDITURES	3,128,470	46,282	-	147,985	26,477	5,877	3,355,091	1,779,367	1,575,724	53.03%
REVENUE OVER (UNDER) EXPENDITURES	-	(46,282)	-	(147,985)	(26,477)	(5,877)	(226,621)	1,127,397	**1,354,018**	120.10%
OTHER FINANCING SOURCES (USES)										
Capital Lease Proceeds	221,000	-	18,800	-	-	-	239,800	239,783	(17)	99.99%
Capital Outlay-Police Vehicles	(221,000)		(18,800)		-	5,877	(233,923)	-	233,923	
Transfer from Street CIP Fund	-	-	-	-	-	-	-	161,147	161,147	#DIV/0!
CHANGE IN FUND BALANCE	-	(46,282)	-	(147,985)	(26,477)	-	(220,744)	1,528,327	1,749,071	87.38%
BEGINNING FUND BALANCE-TOTAL	1,682,070	46,282	-	147,985	26,477	-	1,902,814	1,912,029	9,215	100.48%
ENDING FUND BALANCE-TOTAL	$ 1,682,070	$ -	$ -	$ -	$ -	$ -	$ 1,682,070	$ 3,440,356	$ 1,758,286	204.53%
LESS: 120-DAY RESERVE	(1,025,250)	(852)	-	-	-	705	(1,025,397)	(1,025,397)	-	100.00%
LESS: COMMITTED-FIRE DEPT	-	-	(200,000)	-	-	-	(200,000)	(200,000)	-	100.00%
ENDING FUND BALANCE-UNASSIGNED	$ 656,820	$ (852)	$ (200,000)	$ -	$ -	$ 705	$ 456,673	$ 2,214,959	$ 1,758,286	485.02%

BUDGET AMENDMENTS:

FY 19-20 Encumbered: Budgeted goods/supplies ordered in FY 19-20 but not received and/or paid for until FY 20-21.
10/12/20: Increase in cost of police vehicles due to dealer no longer producing 2021 models (had to purchase 2022 models)
12/14/20: Early pay off of note to Longhorn Lockers, LLC
2/08/21: Purchase of MyGov software
4/12/21: Budget reclassification to purchase police simulator for training in order to spend remaining capital lease proceeds.

City Council Agenda Item Report
June 14, 2021

Cheryl Estes, CPA, CGFO
Finance Director
972-366-3348 ext 208
cestes@cityofvenus.org

DISCUSS AND CONSIDER APPROVAL OF FY 20-21 BUDGET AMENDMENTS TOTALING $54,000 FOR ENGINEERING SERVICES TO DEVELOP CAPITAL IMPROVEMENT PLANS FOR THE CITY'S WATER SYSTEM, SEWER SYSTEM, STREETS SYSTEM, AND DRAINAGE SYSTEM

1. **BACKGROUND/HISTORY:**
   All City's should have capital improvement plans (CIPs) for water, wastewater, streets, and drainage. CIPs include what the City will need, when the City will need it, a projection of how much these improvements will cost, and funding options for covering the cost. CIPs are usually developed on a five-year basis and should be updated regularly. CIPs are also part of the City's Comprehensive Plan.

2. **FINDINGS / CURRENT ACTIVITY:**
   During the City's last bond rating (September 2020), the rating agency (S&P) requested a copy of the City's current CIPs. Management could not provide any; however, we informed S&P that the City was currently working on CIPs and intended to have them completed within a year. If the City issues debt to construct the new elevated storage tower and pump station, the City will be required to have another credit rating by S&P before fiscal year end. If we cannot provide them with a Water CIP, the City's credit rating could be affected.

3. **RECOMMENDATIONS**
   Management and staff recommend that City Council approve a FY 20-21 budget amendment in the amount of $54,000 (to be paid from fund balances) for engineering services to develop the City's Capital Improvement Plans for Water, Wastewater, Streets and Drainage.

4. **ATTACHMENTS:**
   Budget & Actual Reports for the Six Months Ended March 31, 2021 – General Fund
   Budget & Actual Reports for the Six Months Ended March 31, 2021 – Water/Sewer Fund
   Jacob Martin LLC – Proposal for Services

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGET & ACTUAL REPORT
SIX MONTHS ENDED MARCH 31, 2021

EXPECTED = 50%

	ORIGINAL BUDGET	FY 19-20 Encumbered	10/12/2020	12/14/2020	2/8/2021	4/12/2021	FINAL BUDGET	YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	% OF BUDGET
REVENUES:										
Property Taxes	$ 1,608,718	$ -	$ -	$ -	$ -	$ -	$ 1,608,718	$ 1,583,484	$ (25,234)	98.43%
Sales Taxes	516,843	-	-	-	-	-	516,843	373,083	(143,760)	72.18%
Franchise Fees	117,420	-	-	-	-	-	117,420	115,235	(2,185)	98.14%
Licenses and Permits	644,000	-	-	-	-	-	644,000	659,986	15,986	102.48%
Charge for Services	8,600	-	-	-	-	-	8,600	1,419	(7,181)	16.50%
Fines and Forfeitures	50,750	-	-	-	-	-	50,750	28,146	(22,604)	55.46%
Intergovernmental	147,139	-	-	-	-	-	147,139	123,880	(23,259)	84.19%
Investment Earnings	15,000	-	-	-	-	-	15,000	19,852	4,852	132.35%
Other	20,000	-	-	-	-	-	20,000	1,679	(18,321)	8.40%
TOTAL REVENUES	3,128,470	-	-	-	-	-	3,128,470	2,906,764	(221,706)	92.91%
EXPENDITURES:										
Administration	752,283	-	-	-	-	-	752,283	383,006	369,277	50.91%
Planning & Development	373,000	-	-	-	-	-	373,000	205,395	167,605	55.07%
Police	1,435,857	2,592	-	-	-	(2,145)	1,436,304	676,889	759,415	47.13%
Municipal Court	105,920	-	-	-	-	-	105,920	49,916	56,004	47.13%
Fire	10,899	-	-	-	-	-	10,899	4,531	6,368	41.57%
Public Works	309,973	-	-	-	-	-	309,973	148,514	161,459	47.91%
Debt Payments	130,538	-	-	147,985	-	-	278,523	251,436	27,087	90.27%
Capital Outlay	10,000	43,690	-	-	26,477	8,022	88,189	59,680	28,509	67.67%
TOTAL EXPENDITURES	3,128,470	46,282	-	147,985	26,477	5,877	3,355,091	1,779,367	1,575,724	53.03%
REVENUE OVER (UNDER) EXPENDITURES	-	(46,282)	-	(147,985)	(26,477)	(5,877)	(226,621)	1,127,397	**1,354,018**	120.10%
OTHER FINANCING SOURCES (USES)										
Capital Lease Proceeds	221,000	-	18,800	-	-	-	239,800	239,783	(17)	99.99%
Capital Outlay-Police Vehicles	(221,000)		(18,800)		-	5,877	(233,923)	-	233,923	
Transfer from Street CIP Fund	-	-	-	-	-	-	-	161,147	161,147	#DIV/0!
CHANGE IN FUND BALANCE	-	(46,282)	-	(147,985)	(26,477)	-	(220,744)	1,528,327	1,749,071	87.38%
BEGINNING FUND BALANCE-TOTAL	1,682,070	46,282	-	147,985	26,477	-	1,902,814	1,912,029	9,215	100.48%
ENDING FUND BALANCE-TOTAL	$ 1,682,070	$ -	$ -	$ -	$ -	$ -	$ 1,682,070	$ 3,440,356	$ 1,758,286	204.53%
LESS: 120-DAY RESERVE	(1,025,250)	(852)	-	-	-	705	(1,025,397)	(1,025,397)	-	100.00%
LESS: COMMITTED-FIRE DEPT	-	-	(200,000)	-	-	-	(200,000)	(200,000)	-	100.00%
ENDING FUND BALANCE-UNASSIGNED	$ 656,820	$ (852)	$ (200,000)	$ -	$ -	$ 705	$ 456,673	$ 2,214,959	$ 1,758,286	485.02%

BUDGET AMENDMENTS:

FY 19-20 Encumbered: Budgeted goods/supplies ordered in FY 19-20 but not received and/or paid for until FY 20-21.
10/12/20: Increase in cost of police vehicles due to dealer no longer producing 2021 models (had to purchase 2022 models)
12/14/20: Early pay off of note to Longhorn Lockers, LLC
2/08/21: Purchase of MyGov software
4/12/21: Budget reclassification to purchase police simulator for training in order to spend remaining capital lease proceeds.

WATER & SEWER FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
SIX MONTHS ENDED MARCH 31, 2021

EXPECTED = 50%

	ORIGINAL BUDGET	3/29/2021	3/29/2021	FINAL BUDGET	YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	% OF BUDGET
OPERATING REVENUES:							
Water Revenue	$ 1,105,000	$ -	$ (123,183)	$ 981,817	$ 534,766	$ (447,051)	54.47%
Sewer Revenue	1,393,500	-	(115,800)	1,277,700	751,355	(526,345)	58.81%
Water & Sewer Taps	200,000	-	-	200,000	82,500	(117,500)	41.25%
Water Meters	15,000	-	-	15,000	950	(14,050)	6.33%
Sewer Connect Fees	80,000	-	-	80,000	67,200	(12,800)	84.00%
Sanitation Fees	314,628	-	-	314,628	227,082	(87,546)	72.17%
Reconnect Fees	3,000	-	-	3,000	1,120	(1,880)	37.33%
Late Charges	15,000	-	-	15,000	7,464	(7,536)	49.76%
Other	1,625	-	-	1,625	3,725	2,100	229.23%
TOTAL OPERATING REVENUES	3,127,753	-	(238,983)	2,888,770	1,676,162	**(1,212,608)**	58.02%
OPERATING EXPENSES:							
Personnel	376,553	-	-	376,553	206,243	170,310	54.77%
Travel & Training	2,650	-	-	2,650	1,791	859	67.58%
Materials & Supplies	52,862	-	-	52,862	36,143	16,719	68.37%
Utilities	35,890	-	-	35,890	15,716	20,174	43.79%
Repairs & Maintenance	125,000	-	-	125,000	34,521	90,479	27.62%
Sanitation Contract Fees	354,000	-	-	354,000	226,206	127,794	63.90%
Water Purchases	580,000	-	-	580,000	338,738	241,262	58.40%
Sewer Contract Fees	634,000	-	-	634,000	351,992	282,008	55.52%
Other Contracted Services	113,500	-	10,000	123,500	62,608	60,892	50.69%
Departmental	85,206	-	-	85,206	15,623	69,583	18.34%
TOTAL OPERATING EXPENSES	2,359,661	-	10,000	2,369,661	1,289,581	1,080,080	54.42%
OPERATING INCOME (LOSS)	768,092	-	(248,983)	519,109	386,581	**(132,528)**	74.47%
NON-OPERATING EXPENSES:							
Interest Earnings	5,000	-	-	5,000	4,860	(140)	97.20%
Debt Principal Payments	(318,333)	-	-	(318,333)	(318,333)	-	100.00%
Debt Interest Payments	(122,974)	-	-	(122,974)	(82,477)	40,497	67.07%
NET OPERATING INCOME (LOSS)	331,785	-	(248,983)	82,802	(9,369)	**(92,171)**	-11.31%
Capital Contributions	-			-	-	-	0.00%
Capital Expenditures	(331,785)	300,000	-	(31,785)	(18,631)	13,154	58.62%
NET CHANGE IN FUND BALANCE	-	300,000	(248,983)	51,017	(28,000)	**(79,017)**	-100.00%
BEGINNING FUND BALANCE	1,854,607	-	(673,921)	1,180,686	1,180,686	-	100.00%
ENDING FUND BALANCE	1,854,607	300,000	(922,904)	1,231,703	1,152,686	**(79,017)**	93.58%
LESS: 120-DAY RESERVE	(920,866)	-	(3,288)	(924,154)	(924,154)	**-**	100.00%
ENDING FUND BALANCE-UNASSIGNED	$ 933,741	$ 300,000	$ (926,192)	$ 307,549	$ 228,532	**$ (79,017)**	74.31%

BUDGET AMENDMENTS:
03/29/21: Move budgeted capital expenditures for 12" water line to Fund 64 - 2018 Bond Funds
03/29/21: Overcharges to utility customers for past three years, and increase in audit fee for additional testing

AGREEMENT FOR PROFESSIONAL SERVICES

This Professional Services Agreement is entered into between **City of Venus** (CLIENT) and **Jacob & Martin, LLC.** (ENGINEER)

Client:	City of Venus
Project:	Capital Improvements Plans
Scope of Services:	Provide engineering services for the above referenced project as described in Attachment A.
Compensation:	Fees associated with the outlined services will be provided as described in Attachment B.
General Conditions:	See attached General Conditions.

Client has read, understands and agrees to the General Conditions, the Scope of Services, Compensation and any Addenda Incorporated into this Agreement by reference. This Agreement, including the General Conditions, Scope of Services, Jacob & Martin Addenda and Fee Schedule, represents the entire Agreement between the parties and supersedes any and all agreements between the parties, either oral or in writing, including any purchase order issued by Client. This Agreement is entered into at Venus, Texas and is made effective upon signature by both parties.

Client:	City of Venus	**Engineer:**	Jacob & Martin, LLC
By:		**By:**	Derek Turner
Name:	James L. Burgess	**Name:**	Derek Turner, P.E.
Title:	Mayor	**Title:**	Principal
Date:		**Date:**	May 18, 2021

325.695.1070
817.594.9880
info@jacobmartin.com
www.jacobmartin.com
3465 Curry Lane
Abilene, TX 76906
1508 Santa Fe, Suite 203
Weatherford, TX 76086
TBPE Firm #: 2448 | TBAE Firm #: BR 2261 | TBPLS Firm #: 10024300 – Abilene | TBPLS Firm #: 10193992 - Weatherford

ATTACHMENT A
TO AGREEMENT FOR PROFESSIONAL SERVICES

Project Manager:

Derek Turner, P.E.

1508 Santa Fe Dr., Suite 203
Weatherford, TX 76086
817.594.9880

Client:

Cheryl Estes, Interim City Administrator

700 West Highway 67
Venus, TX 7084
972.366.3348 Ext 209

Project Scope:

ENGINEER shall provide the following:

- Water System Capital Improvements Plan including existing system inventory and evaluation, population and water use projections, recommended capital improvements, cost estimates, and funding options
- Wastewater System Capital Improvements Plan including existing system inventory and evaluation, wastewater flow projections, recommended capital improvements, cost estimates, and funding options
- Street System Capital Improvements Plan including existing system inventory and evaluation, recommended capital improvements, cost estimates, and funding options
- Drainage System Capital Improvements Plan including existing system inventory and evaluation, recommended capital improvements, cost estimates, and funding options

City to furnish historical data for each system connections and any relevant, previous studies or other background information.

325.695.1070
817.594.9880
info@jacobmartin.com
www.jacobmartin.com
3465 Curry Lane
Abilene, TX 76906
1508 Santa Fe, Suite 203
Weatherford, TX 76086
TBPE Firm #: 2448 | TBAE Firm #: BR 2261 | TBPLS Firm #: 10024300 – Abilene | TBPLS Firm #: 10193992 - Weatherford

ATTACHMENT B
TO AGREEMENT FOR PROFESSIONAL SERVICES

Compensation:

Compensation for the referenced Scope of Services shall be as follows:

1.	Water System Capital Improvements Plan	$14,000
2.	Wastewater System Capital Improvements Plan	$14,000
3.	Streets System Capital Improvements Plan	$14,000
4.	Drainage System Capital Improvements Plan	$12,000

Additional services requested by the owner shall be billed according to the attached rate schedule.

325.695.1070
817.594.9880
info@jacobmartin.com
www.jacobmartin.com
3465 Curry Lane
Abilene, TX 76906
1508 Santa Fe, Suite 203
Weatherford, TX 76086
TBPE Firm #: 2448 | TBAE Firm #: BR 2261 | TBPLS Firm #: 10024300 – Abilene | TBPLS Firm #: 10193992 - Weatherford

FEES FOR PROFESSIONAL SERVICES

Principal	$	200.00
Licensed Architect-1		170.00
Licensed Architect-2		140.00
Licensed Interior Designer		110.00
Architectural Associate		100.00
Registered Professional Engineer-1		175.00
Registered Professional Engineer-2		145.00
Engineer-in-Training (E.I.T.)		115.00
Engineering Technician-1		110.00
Engineering Technician-2		90.00
Engineering / Architectural Intern		60.00
Environmental Scientist		100.00
Environmental Technician		65.00
GIS Technician-1		100.00
GIS Technician-2		70.00
CAD Draftsman-1		90.00
CAD Draftsman-2		75.00
Senior Land Man		80.00
Registered Professional Land Surveyor		160.00
Surveyor-in-Training (S.I.T.)		110.00
Resident Project Representative-1		90.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		110.00
Resident Project Representative-2		75.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		95.00
Licensed Water/Wastewater Operator		80.00
Clerical-1		60.00
Clerical-2		50.00

FIELD WORK

1-Man Crew or Technician	$	90.00
2-Man Crew		140.00
3-Man Crew		160.00
GPS Equipment		60.00
Robotic Total Station		50.00
Vehicle Charge (per day) plus IRS rate per mile		50.00

A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 1/1/2021

ATTACHMENT C
TO AGREEMENT FOR PROFESSIONAL SERVICES

GENERAL CONDITIONS

1. Parties to This Agreement
CLIENT as used herein is the entity who authorizes performance of services by Jacob & Martin, Ltd. (JACOB & MARTIN) under the conditions stated herein.
JACOB & MARTIN as used herein includes Jacob & Martin, Ltd., its employees and officers.

2. JACOB & MARTIN will perform its services consistent with that level of care and skill ordinarily exercised by persons in the same line of work under similar conditions in the same or similar location.

3. This Agreement creates no warranty or guarantee, express or implied, nor does it create a fiduciary responsibility to CLIENT by JACOB & MARTIN.

4. CLIENT acknowledges that conditions may vary from those anticipated onsite and that JACOB & MARTIN's data, interpretations, and recommendations are based solely on the information available to JACOB & MARTIN, and JACOB & MARTIN is not responsible for the interpretation by others of the information developed.

5. Invoices will be submitted for services rendered. Payment is due upon presentation of the invoice and is past due thirty (30) days from invoice date. CLIENT agrees to pay a financing charge of one percent (1%) per month (or the maximum rate allowable by law, whichever is less), on past due accounts, and agrees to pay attorney's fees and other costs incurred in collecting delinquent amounts.
CLIENT fails to pay an invoice when due, JACOB & MARTIN may, upon five (5) days' notice to CLIENT, suspend all services until paid in full, and may terminate the agreement.

6. CLIENT agrees that any and all limitations of JACOB & MARTIN's liability and indemnifications by the CLIENT to JACOB & MARTIN shall include and extend to those individuals and entities JACOB & MARTIN retains for performance of the services under this Agreement, including but not limited to JACOB & MARTIN's officers, employees and heirs and assigns, as well as JACOB & MARTIN's sub-consultants and their officers, employees, heirs and assigns.

7. Notwithstanding any other provision of the Agreement, CLIENT and JACOB & MARTIN waive and release any claim against the other for loss of revenue, profit or use of capital, loss of services, business interruption and/or delay, loss of product, production delays, losses resulting from failure to meet other contractual commitments or deadlines, downtime of facilities, or for any special, indirect, delay or consequential damages resulting from or arising out of this Agreement, or as a result of or in connection with the work, and whether based on negligence, breach of warranty, breach of contract, strict liability or otherwise.

8. JACOB & MARTIN's reports, maps, field data, drawings, and other work product are part of JACOB & MARTIN's professional services, and do not constitute goods or products. Pertinent records relating to JACOB & MARTIN's services shall be retained for a minimum of two (2) years after completion of the work. CLIENT shall have access to the records at all reasonable times during said period.

9. In no event shall JACOB & MARTIN be responsible for the means and methods of construction or for the safety procedures employed by CLIENT's contractor. CLIENT shall hold its contractor solely responsible for the quality and completion of the Project, including but not limited to its construction in accordance with the construction documents.

10. CLIENT shall notify JACOB & MARTIN at least forty-eight (48) hours in advance of any necessary construction surveying or materials testing.

11. CLIENT shall bear sole responsibility for notifying all prospective purchasers or other appropriate third parties including, but not limited to, all appropriate municipal, regional, state or federal agencies of the existence of any hazardous or dangerous material located in or around the Project site.

12. CLIENT shall provide JACOB & MARTIN with all information regarding existing conditions, including the existence of hazardous or dangerous material, and proposed uses of the Project site and shall correctly designate the location of all property lines of the Project site and all subsurface installations, such as pipes, tanks, cables, electrical lines, telephone lines and utilities within the Project site. CLIENT shall immediately provide JACOB & MARTIN with any new information, including any change in plans.

325.695.1070
817.594.9880
info@jacobmartin.com
www.jacobmartin.com
3465 Curry Lane
Abilene, TX 76906
1508 Santa Fe, Suite 203
Weatherford, TX 76086
TBPE Firm #: 2448 | TBAE Firm #: BR 2261 | TBPLS Firm #: 10024300 – Abilene | TBPLS Firm #: 10193992 - Weatherford

CLIENT hereby releases JACOB & MARTIN from liability for any incorrect advice, judgment or decision based on any inaccurate information furnished by CLIENT or others. If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including hazardous materials, encountered on the site by JACOB & MARTIN, JACOB & MARTIN shall, upon recognizing the condition, immediately stop work in the affected area and report the condition to CLIENT.

13. JACOB & MARTIN will take reasonable precautions to reduce damage to land and other property caused by JACOB & MARTIN's operations. However, CLIENT understands that damage may occur and JACOB & MARTIN's fee does not include the cost of repairing such damage. If CLIENT desires JACOB & MARTIN to repair and/or pay for damages, JACOB & MARTIN will undertake the repairs and add the pre-agreed cost to JACOB & MARTIN's fee.

14. Unless otherwise agreed, CLIENT will furnish unfettered right-of-entry and obtain permits as required for JACOB & MARTIN to perform the fieldwork.

15. JACOB & MARTIN is not responsible for the job site safety of others, nor does JACOB & MARTIN have stop-work authority over work by others. However JACOB & MARTIN will conduct its work in a safe, workman-like manner, and will observe the work site safety requirements of CLIENT that have been communicated to JACOB & MARTIN in writing.

16. JACOB & MARTIN's potential liability to CLIENT and others is grossly disproportionate to JACOB & MARTIN's fee due to the size, scope, and value of the Project. Therefore, unless CLIENT and JACOB & MARTIN otherwise agree in writing in consideration for an increase in JACOB & MARTIN's fee, CLIENT agrees to (1) limit JACOB & MARTIN's liability to the greater of $2,000.00 or the amount of JACOB & MARTIN's fee, and (2) indemnify JACOB & MARTIN against all claims, liability, damages, or expenses (except for JACOB & MARTIN's sole negligence or willful misconduct) arising out of or relating to all acts, failures to act, or other conduct of JACOB & MARTIN, including but not limited to, claims, liability, damages, or expenses arising out of or relating to the active negligence or other fault of JACOB & MARTIN. CLIENT shall indemnify JACOB & MARTIN even if CLIENT is partially or wholly without fault for such claims, liability, damages, or expenses.

17. All disputes between JACOB & MARTIN and CLIENT, with the exception of non-payment issues, shall first be subject to non-binding mediation. Either party may demand mediation by serving a written notice stating the essential nature of the dispute and demanding the mediation proceed within sixty (60) days of service of notice. The mediation shall be administered by the American Arbitration Association or by such other person or organization as the parties may agree upon. No action or suit may be commenced unless (1) the mediation does not occur within ninety (90) days after service of notice, (2) the mediation occurs within ninety (90) days after service of notice but does not resolve the dispute, or (3) a statute of limitation would elapse if suit were not filed prior to ninety (90) days after service of notice.

18. Except for actions such as for enforcement of mechanic's liens that are required by statute to be brought in a specific venue, in the event that litigation is instituted under the terms of this Agreement, the same is to be brought and tried in Parker County, Texas. CLIENT waives the right to have the suit brought, or tried in, or removed to, any other county or judicial jurisdiction.

19. This Agreement, including JACOB & MARTIN's Addenda and Schedule of Fees, represents the entire Agreement and understanding between the parties, and supersedes any and all agreements, either oral or in writing, including any purchase order, between the parties. Any modification to this Agreement shall be effective only if it is in writing signed by the party to be bound. One or more waivers of any term, condition or covenant by either party shall not be construed as a waiver of any other term, condition or covenant.

20. These GENERAL CONDITIONS have been established in large measure to allocate certain risks between CLIENT and JACOB & MARTIN. JACOB & MARTIN will not initiate service without formal agreement on the terms and conditions set forth in these GENERAL CONDITIONS. Acceptance or authorization to initiate services shall be considered by both parties to constitute formal acceptance of all terms and conditions of these GENERAL CONDITIONS.

21. The laws of the State of Texas shall govern interpretation of this Agreement. If any term of this Agreement is deemed unenforceable, the remainder of the the Agreement shall stay in full force and effect. If services of an attorney are required by any party to secure performance under this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

22. CLIENT and JACOB & MARTIN may terminate services at any time upon ten (10) days written notice. In the event of termination, CLIENT agrees to fully compensate JACOB & MARTIN for services performed including reimbursable expenses to the termination date, as well as demobilization expenses. CLIENT further agrees that a termination of services by JACOB & MARTIN pursuant to this paragraph shall not constitute a waiver of a claim by JACOB & MARTIN or give rise to liability on the part of JACOB & MARTIN.

325.695.1070
817.594.9880
info@jacobmartin.com
www.jacobmartin.com
3465 Curry Lane
Abilene, TX 76906
1508 Santa Fe, Suite 203
Weatherford, TX 76086
TBPE Firm #: 2448 | TBAE Firm #: BR 2261 | TBPLS Firm #: 10024300 – Abilene | TBPLS Firm #: 10193992 - Weatherford