

SHELLEY CLOWER

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4- Vice Chair

SHANNA STODDARD

Place 1

ALICIA ROSALES

Place 5- Chair

JIRA SANSOM

Place 6

KEVIN UNGER

Place 7



Planning & Zoning Commission

Special called Planning and Zoning Commission

Thursday, April 20, 2023 at 6:00 pm

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

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

2. Public Comment Period:

3. Consent Agenda:

- 3.1. Consider and approve minutes for Regular P&Z meeting on March 23, 2023.

3 - 4

[Planning & Zoning Commission - Mar 23 2023 - Minutes - Pdf](#)

I make a motion to approve/deny the consent agenda.

4. Public Hearing and Consideration:

- 4.1. Public Hearing: Regarding the adoption of an update to the Comprehensive Plan and a Future Land Use Map.

Open Public Hearing:

Close Public Hearing:

- 4.2. Discuss and consider the adoption of the update to the Comprehensive Plan and a Future Land Use Map.

I make a motion to approve/deny the update to the Comprehensive Plan and Future Land Use Map.

5. Discussion & Action Items:

5 - 10

5.1. Discuss and consider a Final Plat for a 105-lot subdivision with R-1S (Single-Family, Small Lot) District that contains 2 tracts and 3 blocks. Horizons at Bankston Estates, being 24.395 acres out of the Moses Lapham Survey, Abstract No. 449, Johnson County, generally located south of FM 1807 and west of CR 213 in the City of Venus.

[1- A Staff Report P&Z.pdf](#)  [1- B Vicinity Map.pdf](#)  [1-C Zoning Map.pdf](#)  [1-D Final Plat.pdf](#) 

I make a motion to approve/deny the Final Plat for a 105-lot subdivision with R-1S (Single-Family, Small Lot) District that contains 2 tracts and 3 blocks. Horizons at Bankston Estates, being 24.395 acres out of the Moses Lapham Survey, Abstract No. 449, Johnson County, generally located south of FM 1807 and west of CR 213 in the City of Venus.

6. Adjournment:

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

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board of City Hall, 700 W Hwy 67, Venus TX, at a place readily accessible to the general public at all times, and to the City’s website, **www.cityofvenus.org** , on Tuesday, April 11, 2023 by 5:00 pm.

Callie Green,
City Secretary

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

Removed:_____

Time:_____



Planning & Zoning Commission - Minutes

Thursday, March 23, 2023 at 6:00 PM

Venus Civic Center

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

Chair, Rosales called the meeting to order at 6:02 pm, McCurdy gave the Invocation and Hopper lead the Pledge of Allegiance.

Commissioners present: Alicia Rosales, Shelley Clower, James Hopper, Robert McCurdy and Kevin Unger.

Commissioners absent: Shanna Stoddard and Jira Sansom.

Staff present: Tonya Roberts, Oscar Ortiz, Callie Green, Stacey Wyman and Brandon Gazaway.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1. Consider the approval of meeting minutes for Regular P&Z meeting February 23, 2023.

[Planning & Zoning Commission - Feb 23 2023 - Minutes - Pdf](#)



I make a motion to approve the consent agenda.

Moved by: James Hopper

Seconded by: Shelley Clower

For: Unanimous. Motion carried 5-0-0.

4. Discussion & Consideration Items:

- 4.1. Discuss and review revised Future Land Use Map.

[G Future Land Use March2023.pdf](#) 

Discussion only.

- 4.2. Discuss and consider appointing a current Planning and Zoning Commissioner as Vice-Chair.

I make a motion to appoint Robert McCurdy as Vice Chair of the Planning and Zoning Commission.

Moved by: James Hopper

Seconded by: Kevin Unger

For: Unanimous. Motion carried 5-0-0.

- 4.3. Discuss and consider moving regular called Planning and Zoning meeting on April 27, 2023 to a special called on April 20, 2023 at 6:00 pm.

April 27, 2023 meeting date would interfere with Election Early Voting date and time at the Civic Center.

I make a motion to approve moving April 27, 2023 meeting to a special called on April 20, 2023 at 6:00 pm.

Moved by: Robert McCurdy

Seconded by: Kevin Unger

For: Unanimous. Motion carried 5-0-0.

5. Adjournment:

Chair, Rosales adjourned the meeting at 6:36 pm.

Chair

City Secretary



*Case Report – Horizons at Bankston Estates – Final Plat
Planning & Zoning Commission – April 20, 2023*

To: Planning & Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for a 105-lot subdivision with R-1S (Single-Family, Small Lot) District that contains 2 tracts and 3 blocks. Horizons at Bankston Estates, being 24.395 acres out of the Moses Lapham Survey, Abstract No. 449, Johnson County, generally located south of FM 1807 and west of C. R. 213 in the City of Venus.

Owner: Genesis Land, LLC.

Engineer: Benjamin S. Shanklin, P. E., Childress Engineers.

Location: Generally located south of FM 1807 and west of C. R. 213.

Existing Zoning: R-1S (Single-Family Residential, Small Lot) District.

Existing Use: Undeveloped Land

Proposed Land Uses: Single-Family residential lots.

Surrounding Zones:
North: Johnson County.
South: Johnson County.
East: Johnson County.
West: Johnson County.

Introduction: The applicant is requesting the approval of the Final Plat for an approximate 24.395 acre parcel known as Horizon at Bankston Estates. The Final Plat will create 105 lots with single-family, small lots District.

Background: Horizons at Bankston Estates was annexed to the City of Venus on March 29, 2021 by Ordinance No. 721-2021-03. This rezoned the property from Agricultural to Single-Family Residential, Small Lot District.

Analysis: The Final Plat covers 24.395 acres in one phase. This district is intended to provide denser urban or suburban lots than provided by other residential zoning districts. The following are the development standards for the R-1S Zoning:

Single-Family Residential, Small Lot District

| | R-1S District |
|----------------------------------|---------------|
| Maximum height (ft.) | 35 ft. |
| Minimum side yard interior (ft.) | 5 ft. |
| Minimum side yard corner (ft.) | 15 ft. |
| Minimum rear yard (ft.) | 20 ft. |
| Minimum front yard (ft.) | 20 ft. |
| Minimum lot area (sq. ft.) | 5,000 sq. ft. |
| Minimum building size (sq. ft.) | 1,250 sq. ft. |
| Minimum lot width (ft.) | 50 ft. |
| Minimum lot depth (ft.) | 100 ft. |
| Maximum building area (percent) | 50% |

Residential streets have a 50-foot ROW, 31-foot ROW back-to-back. Internal residential streets will have 4-foot sidewalks along streets installed at time of home construction. Twilight Lane and Nightfall Lane have a 50-foot ROW, 31-foot ROW back-to-back, and 4-foot sidewalks with ADA ramps are installed with streetlights.

Stormwater will convey into an on-site detention pond. The subdivision is not within the 100-year floodplain. Water will be provided by Mountain Peak Special Utility District and sewer will be provided by the City of Venus.

The Planning and Zoning Commission City shall use the following criteria to determine adequate infrastructure for the subdivision and compliance with city’s standards for streets, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. The Planning and Zoning Commission can recommend approval of the Final Plat subject to conformance with the Subdivision Ordinance.

The Planning and Zoning Commission may take the following action regarding this plat:

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

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

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommends approval of the Final Plat for a 105-lot subdivision with R-1S (Single-Family, Small Lot) District that contains 2 tracts and 3 blocks. Horizons at Bankston Estates, being 24.395 acres out of the Moses Lapham Survey, Abstract No. 449, Johnson County, generally located south of FM 1807 and west of C. R. 213 in the City of Venus.

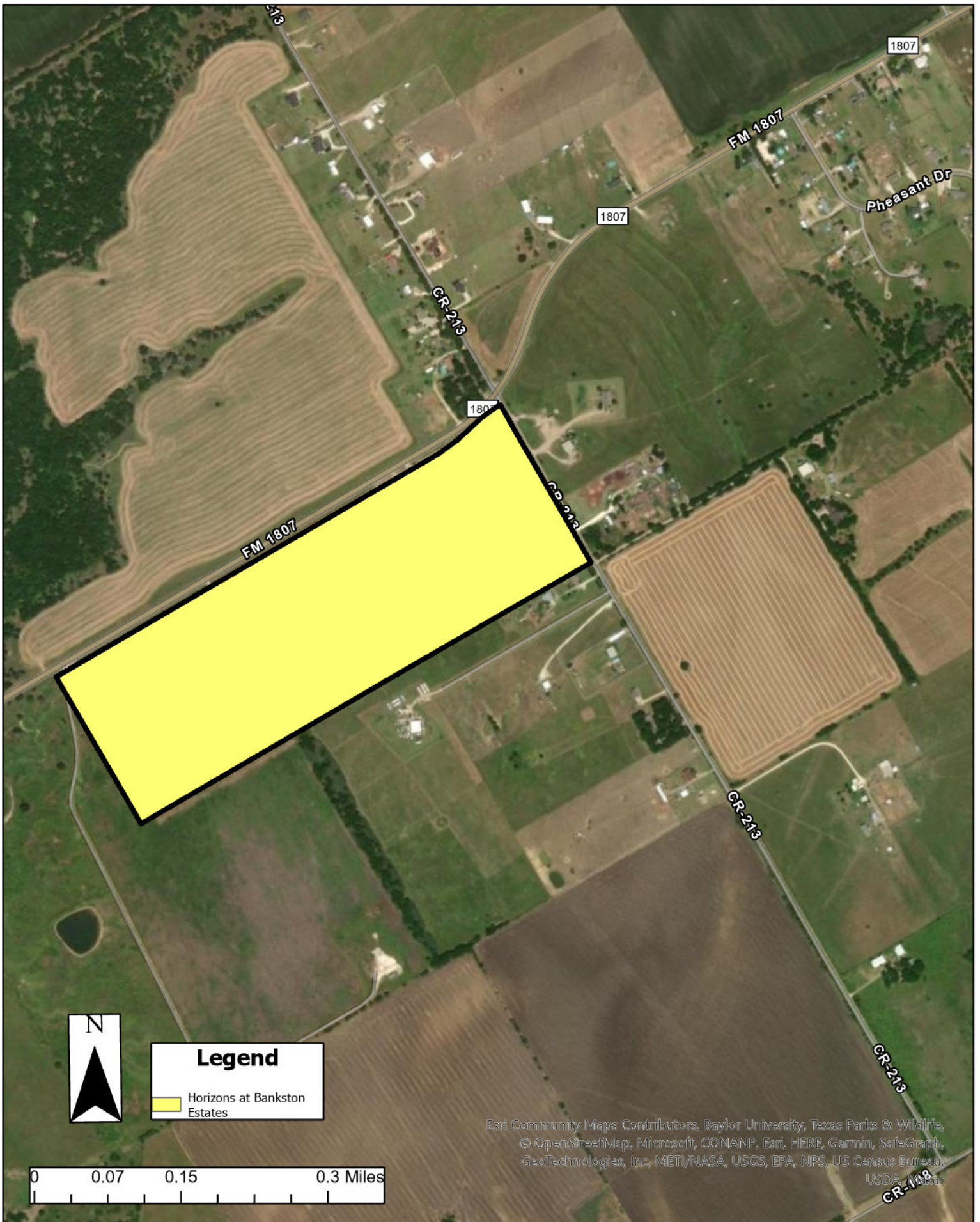
Sample

Motion:

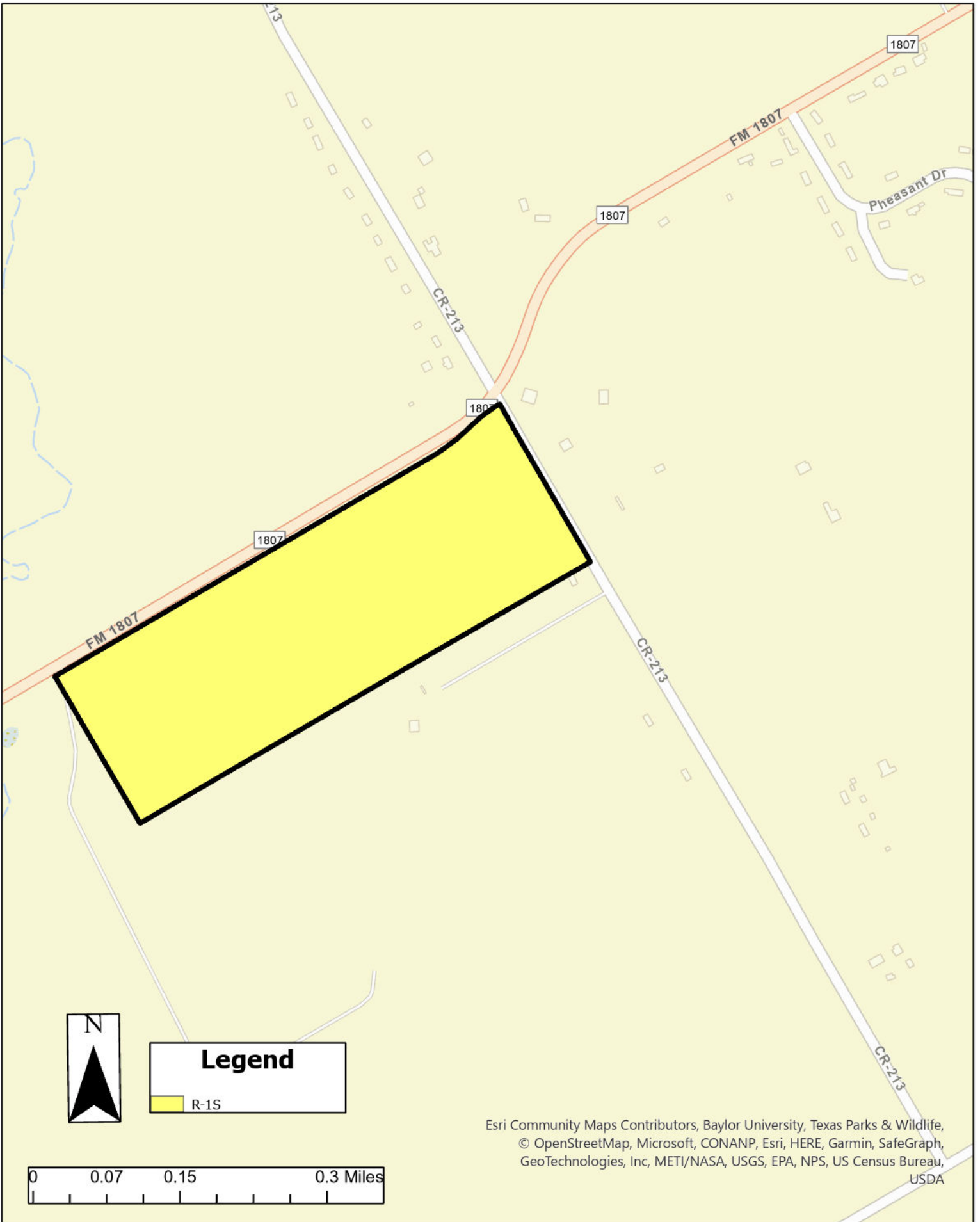
I move to approve/deny the Final Plat for a 105-lot subdivision with (Single-Family, Small Lot) District that contains 2 tracts and 3 blocks. Horizons at Bankston Estates, being 24.395 acres out of the Moses Lapham Survey, Abstract No. 449, Johnson County, generally located south of FM 1807 and west of C. R. 213 in the City of Venus.

Attachments:

Vicinity Map
Zoning Map
Final Plat



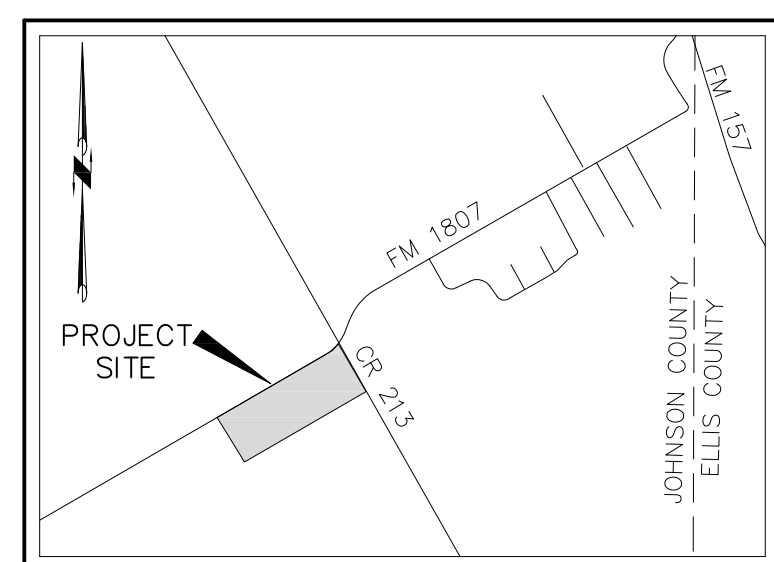
Vicinity Map



Zoning Map

LEGEND

- CIRS 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING"
- 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED.
- IRF IRON ROD FOUND
- CIFM CAPPED IRON ROD FOUND
- U.E. CONTROLLING MONUMENT UTILITY EASEMENT
- B.L. BUILDING EASEMENT
- MPE MOUNTAIN PEAK WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- 10'X10' MOUNTAIN PEAK WATER EASEMENT 5' ON EACH SIDE OF LOT LINE UNLESS OTHERWISE NOTED.



VICINITY MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE M. LAPHAM SURVEY, ABSTRACT NO. 499, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 24.401 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-393, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 24.401 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 20.09 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1859, PAGE 786, O.P.R.J.C.T., SAID 1/2" IRON ROD FOUND ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1807;

THENCE, WITH THE NORTH LINE OF SAID 24.401 ACRE TRACT AND WITH THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 1807, THE FOLLOWING BEARINGS AND DISTANCES:

N 59°24'32"E, A DISTANCE OF 1465.60 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RECER & FOX" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET;

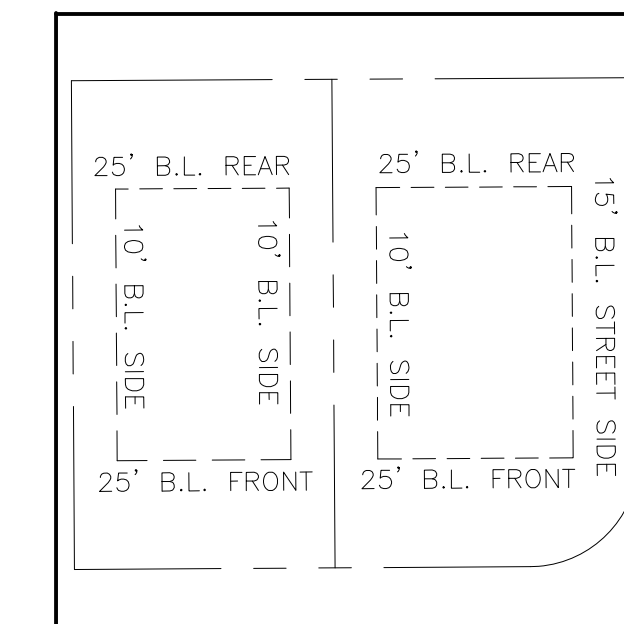
NORTHEASTERLY WITH SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF N 51°16'33"E, A DISTANCE OF 281.51 FEET AND AN ARC LENGTH OF 282.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RECER & FOX";

N 59°24'32"E, A DISTANCE OF 53.55 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WEST LINE OF COUNTY ROAD NO. 213, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RECER & FOX" BEARS N 19°44'08"E, A DISTANCE OF 4.19 FEET;

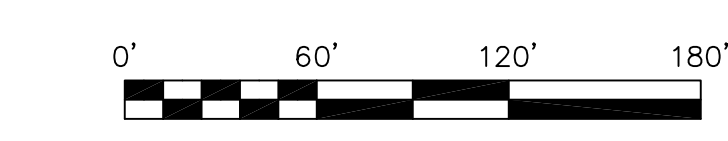
THENCE, S 30°26'05"E, WITH THE WEST LINE OF SAID COUNTY ROAD NO. 213, A DISTANCE OF 626.66 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 24.401 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-963, O.P.R.J.C.T.;

THENCE, S 59°21'30"W, A DISTANCE OF 1799.25 FEET TO A 1/2" IRON WITH A CAP STAMPED "RECER & FOX" FOUND FOR THE SOUTHWEST CORNER OF SAID 24.401 ACRE TRACT;

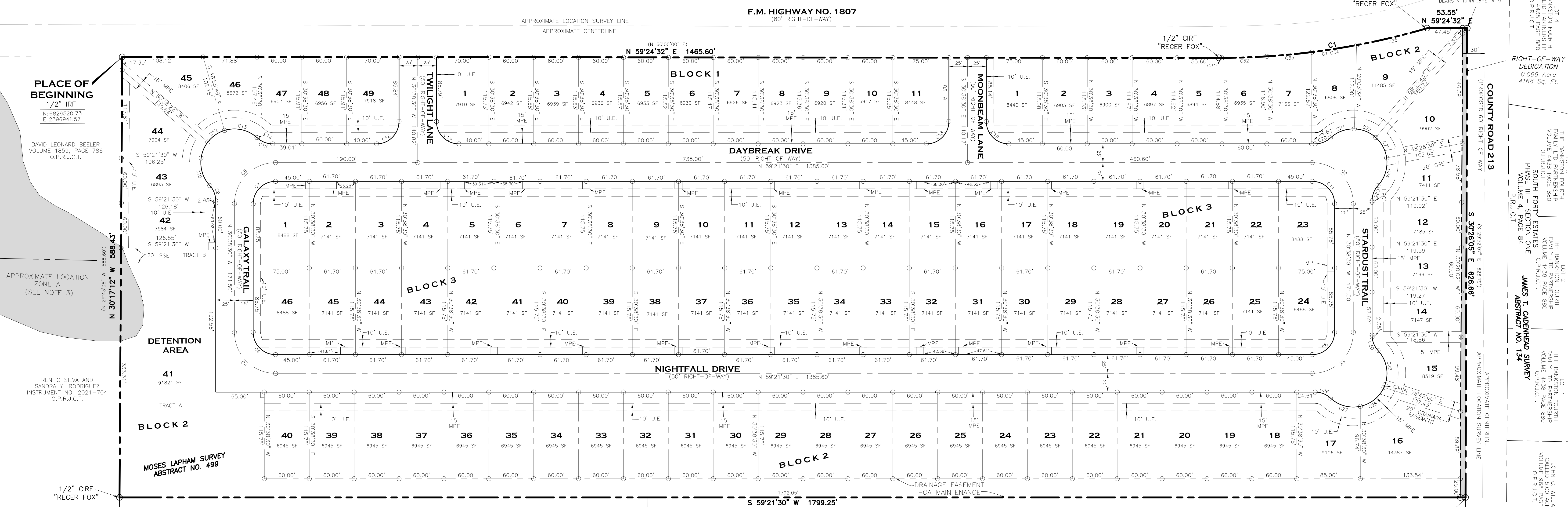
THENCE, N 30°17'12" W, A DISTANCE OF 588.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.395 ACRES OF LAND.



TYPICAL BUILDING LINES



SNM REAL ESTATE, L.P. AND M & N REAL ESTATE HOLDINGS, L.P. CALLED 237.787 ACRES VOLUME 3416, PAGE 695 O.P.R.J.C.T.



PLACE OF BEGINNING
1/2" IRF
N: 6829520.73
E: 2396941.57

APPROXIMATE LOCATION ZONE A (SEE NOTE 3)

RENTO SILVA AND SANDRA Y. RODRIGUEZ
INSTRUMENT NO. 2021-704
O.P.R.J.C.T.

1/2" CIRF "RECER FOX"

JOHN F PASS
CALLED 30.778 ACRES
VOL. 2820, PG. 771
O.P.R.J.C.T.

MICHAEL J. LOGOZZO AND WIFE DONNA J. LOGOZZO
CALLED 5.00 ACRES
INST. NO. 2017-963
O.P.R.J.C.T.

APPROVED BY: CITY COUNCIL - CITY OF VENUS

MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011)
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48251C0250J, EFFECTIVE DATE DECEMBER 04, 2012. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
- () DENOTES RECORD DATA
- A SCREENING FENCE CONSISTING OF BRICK COLUMNS AND 6' TALL WOOD FENCING WILL BE PLACED ON THE SUBDIVISION PERIMETER ON THE NORTH SIDE AT FM 1807 AND ALONG THE EAST SIDE AT COUNTY ROAD 213. HOA RESPONSIBILITY FOR MAINTENANCE, FENCE HEIGHT, APPROXIMATELY 2500 LINEAR FEET.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 994.93 | 282.46 | 281.51 | N 51°16'33"E | 181°15'58" |
| C2 | 55.00 | 86.39 | 77.78 | N 75°38'30"E | 90°00'00" |
| C3 | 55.00 | 86.39 | 77.78 | N 14°21'50"E | 90°00'00" |
| C4 | 55.00 | 86.39 | 77.78 | N 75°38'30"W | 90°00'00" |
| C5 | 55.00 | 86.39 | 77.78 | N 14°21'50"W | 90°00'00" |
| C6 | 30.00 | 47.12 | 42.43 | N 75°38'30"W | 90°00'00" |
| C7 | 30.00 | 47.12 | 42.43 | N 14°21'50"W | 90°00'00" |
| C8 | 30.00 | 47.12 | 42.43 | S 14°21'50"W | 90°00'00" |
| C9 | 30.00 | 22.43 | 21.91 | S 52°03'50"E | 42°50'00" |
| C10 | 45.00 | 39.72 | 38.44 | S 48°13'24"E | 50°34'12" |
| C11 | 30.00 | 47.12 | 42.43 | N 75°38'30"W | 90°00'00" |
| C12 | 45.00 | 27.54 | 27.11 | S 24°43'59"W | 35°03'58" |
| C13 | 45.00 | 46.26 | 44.25 | S 71°43'03"W | 58°54'09" |
| C14 | 45.00 | 0.80 | 0.80 | N 78°19'11"W | 1°01'23" |
| C15 | 30.00 | 22.43 | 21.91 | S 80°46'50"W | 42°50'00" |
| C16 | 30.00 | 47.12 | 42.43 | N 14°21'50"W | 90°00'00" |
| C17 | 30.00 | 47.12 | 42.43 | N 75°38'30"W | 90°00'00" |
| C18 | 30.00 | 47.12 | 42.43 | S 14°21'50"W | 90°00'00" |
| C19 | 30.00 | 47.12 | 42.43 | S 75°38'30"W | 90°00'00" |
| C20 | 30.00 | 22.43 | 21.91 | S 37°56'30"W | 42°50'00" |
| C21 | 45.00 | 34.95 | 34.07 | S 38°46'20"W | 44°29'41" |
| C22 | 45.00 | 31.53 | 30.89 | N 81°05'40"E | 40°08'59" |
| C23 | 45.00 | 31.53 | 30.87 | N 58°46'10"W | 40°07'21" |
| C24 | 45.00 | 39.98 | 38.98 | S 13°15'50"E | 60°54'00" |
| C25 | 30.00 | 22.43 | 21.91 | S 09°13'50"E | 42°50'00" |
| C26 | 30.00 | 22.43 | 21.91 | N 80°46'50"W | 42°50'00" |
| C27 | 45.00 | 43.11 | 41.48 | N 74°45'54"E | 64°53'12" |
| C28 | 45.00 | 45.96 | 43.99 | S 18°02'42"W | 58°31'13" |
| C29 | 45.00 | 48.90 | 46.53 | N 42°20'42"W | 62°15'36" |
| C30 | 50.00 | 20.05 | 19.69 | N 54°54'30"E | 38°17'13" |
| C31 | 994.93 | 4.40 | 4.40 | N 59°16'58"E | 0°15'11" |
| C32 | 994.93 | 60.04 | 60.03 | S 57°25'37"W | 3°27'28" |
| C33 | 994.93 | 60.28 | 60.27 | S 53°59'42"W | 3°28'16" |
| C34 | 994.93 | 60.74 | 60.73 | N 50°28'40"E | 3°29'52" |
| C35 | 994.93 | 97.00 | 96.97 | S 45°56'09"W | 5°35'11" |
| C36 | 45.00 | 4.18 | 4.18 | N 08°33'13"W | 5°19'23" |

SUBDIVISION DATA TABLE

| | |
|--|---------------|
| TOTAL AREA | 24.395 ACRES |
| NUMBER OF LOTS | 105 |
| NUMBER OF TRACTS | 3 |
| AREA OF SINGLE FAMILY RESIDENTIAL LOTS | 17.673 ACRES |
| AREA OF TRACTS | 2.154 ACRES |
| AREA OF STREET RIGHT-OF-WAY (ROW) | 4.522 ACRES |
| MINIMUM SINGLE-FAMILY RESIDENTIAL LOT AREA | 5672 SQ. FT. |
| MAXIMUM SINGLE-FAMILY RESIDENTIAL LOT AREA | 14387 SQ. FT. |
| AVERAGE SINGLE FAMILY RESIDENTIAL LOT AREA | 7402 SQ. FT. |

TRACT SUMMARY CHART

| TRACT | AREA (SQ.FT) | AREA (ACRES) | USE | OWNERSHIP | MAINTENANCE |
|---------|--------------|--------------|-------------------|---------------|---------------|
| TRACT A | 89112 | 2.046 | DETENTION AREA | HOA | HOA |
| TRACT B | 0.058 | 2533 | DRAINAGE EASEMENT | CITY OF VENUS | CITY OF VENUS |

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND FEBRUARY 12, 2021 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

OWNERS:

GENESIS LAND, LLC
C/O DON BANKSTON
P.O. BOX 4
VENUS TX 76084
PHONE: 817-366-1797

FINAL PLAT

LOTS 1-11, BLOCK 1,
LOTS 1-49, BLOCK 2,
LOTS 1-46, BLOCK 3,

HORIZONS AT BANKSTON ESTATES
AN ADDITION TO THE CITY OF VENUS,
JOHNSON COUNTY, TEXAS.
BEING 24.395 ACRES OF LAND LOCATED IN THE MOSES LAPHAM SURVEY, ABSTRACT NO. 499, JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FA: 817-556-3545
www.transtexasurveying.com

Scale: 1"=60' Date: 04/05/2023 DWG: 20210001 FINAL PLAT
Drawn: LGB Checked: JW Job: 20210001