

JESSICA KUYKENDALL

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

DREW WILSON

Place 1 - Chair



ALICIA ROSALES

Place 5

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Vice Chair

Planning & Zoning Commission

SPECIAL MEETING

Thursday, April 14, 2022, 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 March 24, 2022.

I make a motion to approve consent agenda as presented.

4. Presentation:

- 4.1. Presentation by Public Management for future land use map.

5. Discussion Items:

- 5.1. Discuss and consider a Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, being 15.004 acres out of the Jackson Smith Survey Abstract Number 758, Johnston County, generally located north of County Road 109 and west of County Road 214, in the City of Venus.

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[Ridgeview Addition Final Plat_Staff Report 1.pdf](#)  [Ridgeview Addition-Aerial.pdf](#) 

[Ridgeview Addition Final Plat.pdf](#) 

I make a motion to approve/deny the Final Plat for 54-lot residential subdivision, Block 1, Ridgeview Addition, as presented.

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**, not less than 72 hours prior to the meeting.

Callie Green,
City Secretary

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



*Case Report – Ridgeview Addition – Final Plat
Planning and Zoning Commission – April 14, 2022
City Council - May 9, 2022*

To: Planning and Zoning Commission
Mayor and City Council

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, being 15.004 acres out of the Jackson Smith Survey Abstract Number 758, Johnson County, generally located north of County Road 109 and west of County Road 214, in the City of Venus.

Owner: Ridgeview Addition LLC, Dallas, TX

Surveyor: J. Scott Cole, Flower Mound, TX

Location: Generally located north of County Road 109 and west of Bulldog Drive

Zoning: R-1S

Current Use: Vacant

Analysis: The Final Plat covers 15.004 acres and combines two lots into a single tract.

The property is adjacent to Bulldog Drive (County Road 214) to the east, which has a 60-foot right-of-way.

The property generally drains to the south towards a stormwater easement. The property is not within the 100-year floodplain.

Water will be provided by the City of Venus and a sanitary system will convey wastewater to a lift station. Then, water will move by using gravity all the way to connect to a regional wastewater treatment plan.

The Concept Plan shows 54 single family residential lots, one park area dedicated to the City of Venus for a total of 0.73 acres, a detention pond for a total of 0.63 acres. The street system provides one street with a cul-de-sac. The main entry road is 50-foot wide and, four-foot sidewalks on the internal residential street.

Each of the lots will be at least 50 feet wide and 6,000 square feet in area, comparable to the R-1S zoning district. Front setback 20 ft.; side-yard setback 5 ft., and rear-yard setback 15 ft.

The applicant has complied with all staff comments.

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

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

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

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommends that the City Council approves the Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, as presented.

Sample

Motion:

I move to approve/deny the Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, as presented.

Attachments:

Final Plat
Aerial Photo

Ridgeview Addition



2/8/2022, 5:44:13 PM

Site Structure Address Points

Commercial

Institution

Residential

Parcels

Road Centerlines

City Street

County Road

City Boundaries

VENUS

County Boundary

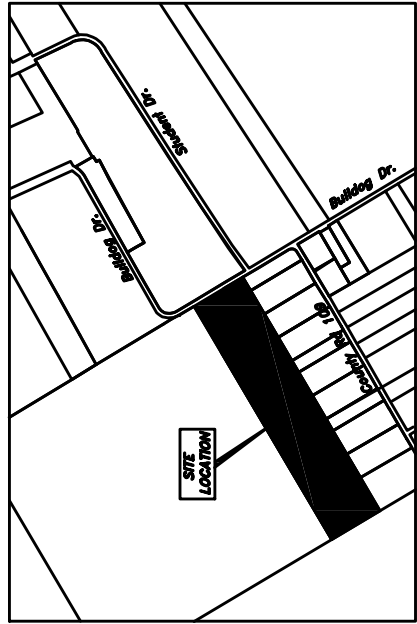
A scale bar with two units: miles and kilometers. The top scale is in miles, with markings at 0, 0.03, 0.07, and 0.13. The bottom scale is in kilometers, with markings at 0, 0.05, 0.1, and 0.2. The text '1:4,514' is positioned above the scales.

Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS,

ArcGIS Web AppBuilder

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

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VICINITY MAP

(NOT TO SCALE)

LEGEND

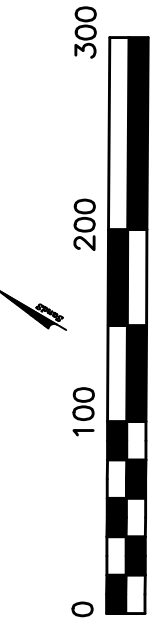
- IPF Iron Rod Found
- CIRS Capped Iron Rod Set
- WW Well
- Fire Hydrant
- Oncor Underground Elec.
- VAM Visibility and Access
- D.M. and T.A. Esmt. and Trail Access Easement
- Light Pole
- Power Pole
- Sanitary Sewer Manhole
- Clean Out
- Gas Meter
- Electric Meter
- Electric Control Box
- Abstract Line
- Property Line
- Adjoiner Property Line
- Iron Fence
- Overhead Powerline
- 1/2" Iron Rod Set With Cap Marked "SANDS" Unless Noted Otherwise

BULLDOG DRIVE

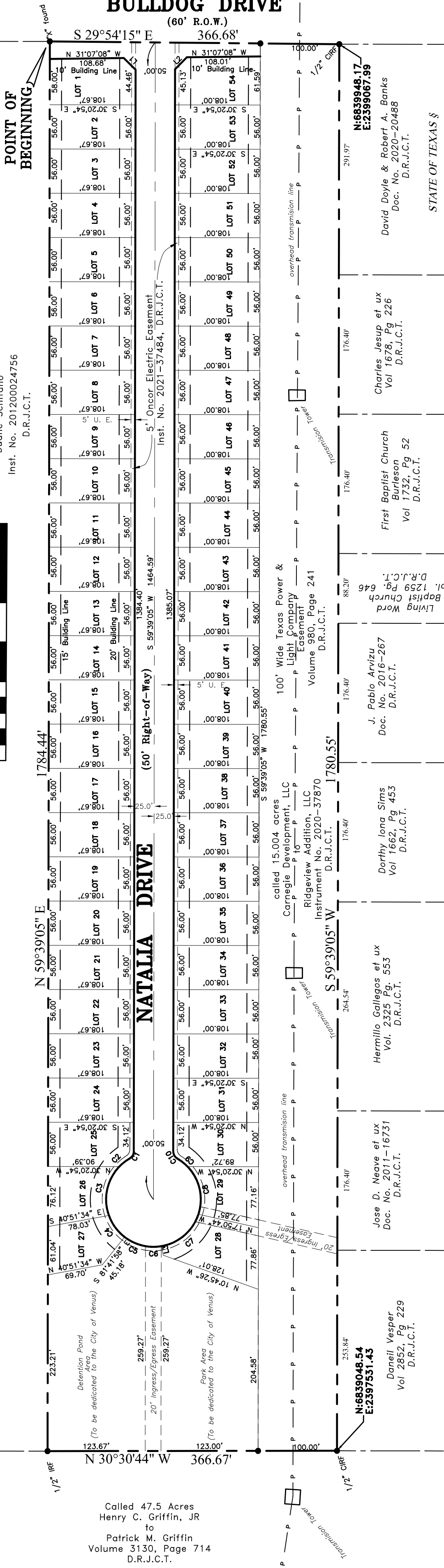
(60' R.O.W.)

JACKSON SMITH SURVEY

LINE BEARING	DISTANCE
L1 S 14°15'59" W 21.07'	
L2 N 75°44'01" W 21.36'	
L3 N 48°35'30" E 111.62'	



Called 70.74 Acres
Schifano-Reagan, JV
to
Duane Schifano
Inst. No. 201200024756
D.R.J.C.T.



ABSTRACT No. 758

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RIDGEVIEW ADDITION, LLC does hereby adopt this plat, designating the herein-described property as LOTS 1-54, BLOCK 17 of RIDGEVIEW ADDITION, an addition to the City of Venus, Johnson County, Texas, and dedicate to the public the easements and rights-of-way as shown on the plat, 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.

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

WITNESS OUR HAND at Dallas, Texas, this the _____ day of _____, 2022.

RIDGEVIEW ADDITION, LLC

By: Max Barton

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Max Barton, 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 considerations therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

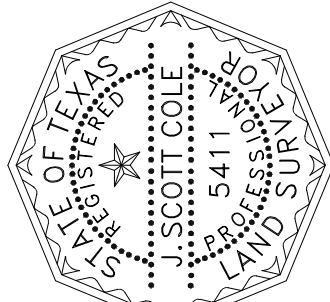
Notary Public in and for the State of Texas



SURVEYOR'S STATEMENT

I, J. Scott Cole, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2022



J. Scott Cole
Registered Professional Land Surveyor
State of Texas No. 5411

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared J. Scott Cole, 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 considerations therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.



Notary Public in and for the State of Texas

CITY OF VENUS, TEXAS

PLAT APPROVED

BY: _____ MAYOR _____ DATE _____

BY: _____ CITY SECRETARY _____ DATE _____

PLAT FILED _____ 2022
CAB _____ VOL _____ PG _____
JOHNSON COUNTY PLAT RECORDS
BY: _____ COUNTY CLERK _____

GENERAL NOTES

- Number of Proposed Lots - 54 in 15 Acres.
- Intended use of Utility Easement at front of lot lines is for franchise utilities such as Electric, Telephone, and Cable.
- Conforms with R1S zoning standards except:
 - A. Min. Lot area shall be 6,000 S.F.
 - B. Min. Lot width at building setback line shall be 56.0'.
 - C. The R.O.W. width shall be 50.00'.
 - D. Front set back lines shall be 20.0' as shown.
 - E. Side yard set back lines shall be 5.0' as shown.
 - F. Rear yard set back lines shall be 15.0' as shown.
- Basis of Bearings is Texas North Central, Zone 4202, NAD '83 Coordinates.
- Based on Fema Map Panel 48251C0250J, Dated December 4, 2012, this property DOES NOT lie within the 100 Year Flood Zone.
- No fences or improvements are allowed in the 100' Texas Power & Light Company Easement.
- Property is zoned single family.
- All bearings are based on Texas State Plane Coordinate System, North Central Zone.
- Mailbox to be located between lots 7 and 8.

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48251C0250J and No. 48251C0225J, which bear a revised date of December 4, 2012 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by FIRMette created on November 28, 2017, we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

OWNER / DEVELOPER:
RIDGEVIEW ADDITION, LLC
1755 Whittington Place,
Suite 340
Dallas, Texas 75234
P (972) 385-9934

ENGINEER:
CHILDRESS ENGINEERS
Ben Shanklin
211 North Ridgeway
Cleburne, Texas 76033
P(817) 645-1118

SANDS SURVEYING CORPORATION

2221 Justin Rd. #119-466
Flower Mound Texas 75028
PH: (214) 919-7883
Texas Firm Registration No. 10014600
www.sscdx.net



Notary Public in and for the State of Texas



JACKSON SMITH SURVEY, ABSTRACT No. 758
CITY OF VENUS, JOHNSON COUNTY, TEXAS
January, 2022

LOTS 1-54, BLOCK 1
15.004 ACRES

situated in the

RIDGEVIEW ADDITION

F I N A L P L A T