

SHELLEY CLOWER

Place 2

TANITIA MARVELS

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1



THOMAS BOSQUEZ

Place 5-

STACEY ROBAR

Place 6

KEVIN UNGER

Place 7

Planning & Zoning Commission

REGULAR MEETING

March 28, 2024 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 approval of minutes for Regular P&Z meeting on February 22, 2024.

4 - 6

[Planning & Zoning Commission - Feb 22 2024 - Minutes - Html](#)

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

4. Public Hearing and Action Items related to Public Hearings:









- 4.1 Conduct Public Hearing to consider rezoning from AG (Agricultural) District to I-1 (Light Industrial) District; 140.16194 acres out of the Radford Berry Survey, Abstract 26, (Johnson County) and Abstract 42, (Ellis County), Texas; 1115 E. CR 109. (REZ2024-0001)

Open Public Hearing:

Close Public Hearing:

- 4.2 Discuss and consider rezoning from AG (Agricultural) District to I-1 (Light Industrial) District; 140.16194 acres out of the Radford Berry Survey, Abstract 26, (Johnson County) and Abstract 42, (Ellis County), Texas; 1115 E. CR 109.

7 - 17

[1. A Application.pdf](#)  [1. B Aerial Map.pdf](#)  [1. C Zoning Map.pdf](#) 
[1. D Neighbor Notice.pdf](#)  [1. E Affidavit of Posting.pdf](#)  [1. F Staff Report.pdf](#)  [1. G Site Plan.pdf](#)  [1. H Picture.pdf](#) 

I make a motion to approve/deny the recommendation to rezone from AG (Agricultural) District to I-1 (Light Industrial) District; 140.16194 acres out of the Radford Berry Survey, Abstract 26, (Johnson County) and Abstract 42, (Ellis County), Texas; 1115 E. CR 109.










- 4.3 Conduct Public Hearing to consider rezoning from R-1 (Single-Family Residential) District to R-2 (Two-Family Residential) District: Lots 7 & 8, Block 10, Venus Land and Improvement Addition. Johnson County, Texas; 701 S. Main Street. (REZ2024-0002).

Open Public Hearing:

Close Public Hearing:

- 4.4 Discuss and consider rezoning from R-1 (Single-Family Residential) District to R-2 (Two-Family Residential) District: Lots 7 & 8, Block 10, Venus Land and Improvement Addition. Johnson County, Texas; 701 S. Main Street. (REZ2024-0002).

18 - 29

[2. A Application.pdf](#)  [2. B Aerial Map.pdf](#)  [2. C Zoning Map.pdf](#) 
[2. D Neighbor Notice.pdf](#)  [2. E Affidavit of Posting.pdf](#)  [2. F Staff Report.pdf](#)  [2. G Elevation 1.pdf](#)  [2. H Elevation 2.pdf](#)  [2. I Picture.pdf](#) 

I make a motion to approve/deny recommendation of rezoning from R-1 (Single-Family Residential) District to R-2 (Two-Family Residential) District: Lots 7 & 8, Block 10, Venus Land and Improvement Addition. Johnson County, Texas; 701 S. Main Street.

5. 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 March 21, 2024 on or before 5:30 pm.

Callie Green, TRMC

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, February 22, 2024 at 6:00 PM

Venus Civic Center

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

Vice Chair McCurdy called the meeting to order at 6:00pm., McCurdy gave the invocation, and all lead the Pledge of Allegiance.

Commissioners present: Shanna Stoddard, Shelley Clower, Tanitia Marvels, Robert McCurdy, Thomas Bosquez, Stacey Robar, and Kevin Unger.

Staff present: James Groom, Oscar Ortiz, and Callie Green.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1. Consider approval of meeting minutes for special called P&Z meeting on August 30, 2023.

[SPECIAL CALLED: Planning & Zoning Commission - Aug 30](#)

[2023 - Minutes - Html](#) 

[SPECIAL CALLED: Planning & Zoning Commission - Aug 30](#)

[2023 - Minutes - Html](#) 

I make a motion to approve the consent agenda.

Moved by: Kevin Unger

Seconded by: Shelley Clower

For: Unanimous. Motion carried 7-0-0.

4. Public Hearing and Action Item:

- 4.1. Conduct public hearing to consider amending Chapter 34 “Zoning”, Article II, “Districts”, Section 34-62 “Schedule of District Regulations” to increase the maximum height from fifty (50) feet in the I-1 and I-2 districts to sixty (60) feet.

Open Public Hearing: At 6:16 pm.

No public comments.

Close Public Hearing: At 6:18 pm.

[1- staff report.pdf](#) 

- 4.2. Discuss and consider a recommendation to the Venus City Council to amend Chapter 34 “Zoning”, Article II, “Districts”, Section 34-62 “Schedule of District Regulations” to increase the maximum height from fifty (50) feet in the I-1 and I-2 districts to sixty (60) feet.

I make a motion to recommend to the City Council approval to amend Section 34-62 "Schedule of District Regulations" by increasing the maximum height of structures from Fifty (50) feet to sixty (60) feet in I-1 and I-2 Districts.

Moved by: Shanna Stoddard

Seconded by: Stacey Robar

For: Unanimous. Motion carried 7-0-0.

5. Discussion & Consideration:

- 5.1. Discuss and consider appointing a member of the Planning and Zoning Commission as Chair.

I make a motion to appoint Shelley Clower as Chair of the Planning and Zoning Commission.

Moved by: Stacey Robar

Seconded by: Kevin Unger

For: Unanimous. Motion carried 7-0-0.

6. Adjournment:

Vice Chair, McCurdy adjourned the meeting at 6:21pm.

Draft

PROJECT OVERVIEW

Project Type: Zone Change | **Project Title:** Zone Change
ID # 24-000002 | **Started** 01/30/2024 at 5:41 PM



Address

1115 E 67 Hwy, Venus, TX USA 76084

Legal

Abst 26 Tr 19 R Berry

Description

Proposed Technology Campus

INFORMATION FIELDS

Residential or Commercial

Commercial

Property Owner Information

Property Owner Name

Charles Anderson

Property Owner Phone

(214) 505-7301

Property Owner Email

cwalanddev@gmail.com

Property Owner Address

1115 E 67 Hwy, Venus, TX, 76084

Authorized Agent Information

Authorized Agent Name

Tristan Morgan

Authorized Agent Phone

(415) 283-9699

Authorized Agent Email Address

Tristan.Morgan@aligneddc.com

Authorized Agent Address

2800 Summit Avenue, Plano, TX, 76084

Approximate Acreage

124

Total # of Acres

124.1805

Legal Description (Subdivision / Survey)

Radford Berry Survey Abstract Number 26 & 42

Zone Change**Zone Change From**

Unzoned (outside city limits)

Zone Change To

Light Industrial (I-1)

Existing Land Use

Agricultural

Reason for Zone Change

Annexation and development of property

Current or Most Recent Use for this Property?

Agricultural

Please Provide a Basic Description of the Proposed Use

Proposed technology campus

Metes and Bounds Description

Venus_ALTA 20231103.pdf

Warranty Deed

Warranty Deed.pdf

Preliminary Site Plan / Sketch (18" by 24")

20231214 - ADC Venus - Test Fit 2.pdf

Authorization Letter from Owner

Venus Aligned Annexation Use Letter SIGNED Kimley Horn 12-18-2023.pdf

Written Statement - Describing Variance(s) Request

Proposed Use Letter.pdf

Any Other Information (Elevations, Pictures, Etc.)**Other**

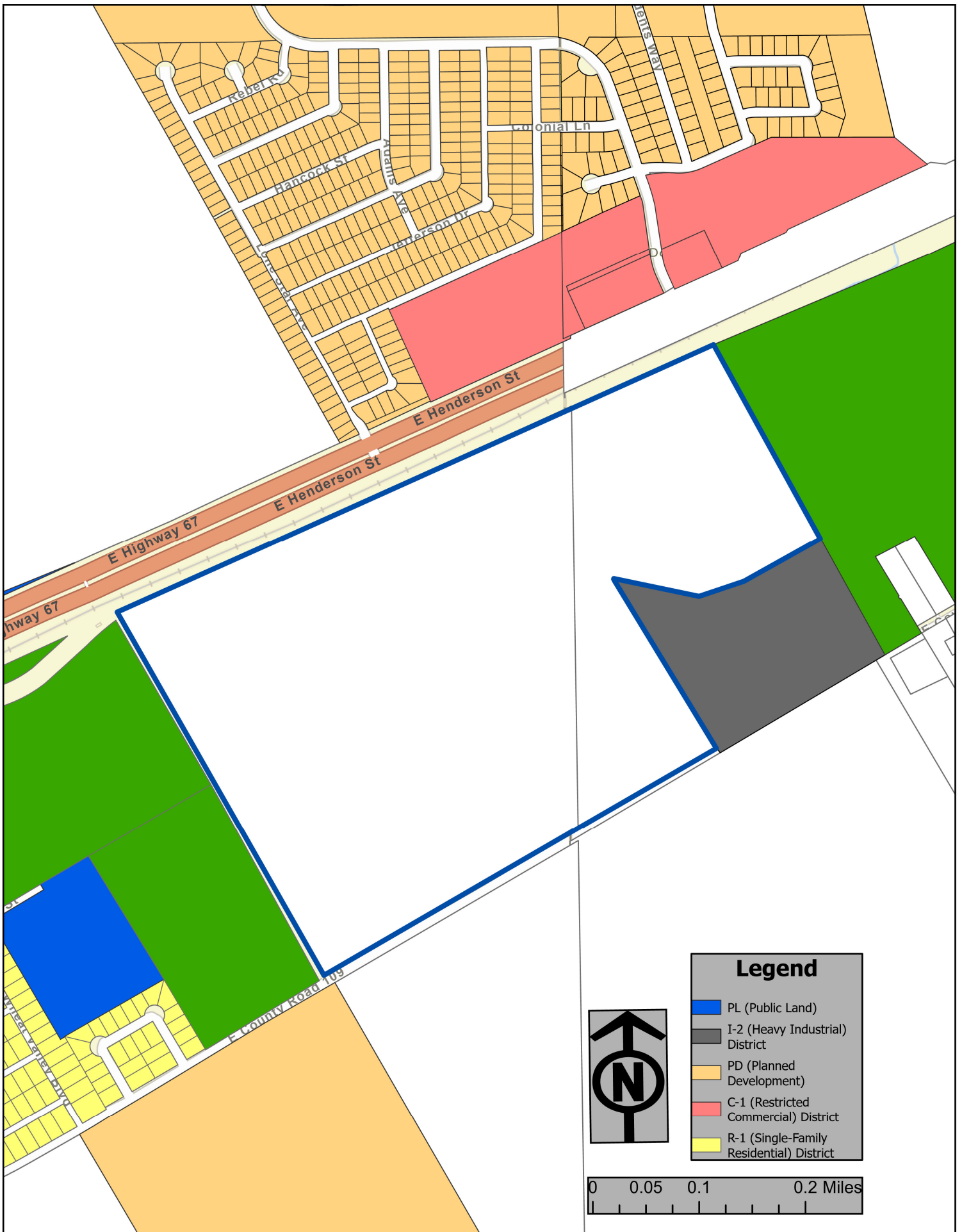
-

Elevations / Pictures

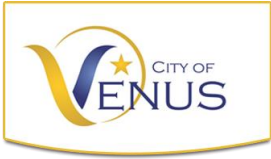
-



Aerial Map



Zoning Map



March 18, 2024

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City staff, and the applicant.

- Application Type:** **Zone Change:** A request to change the zoning designation pertaining to use for a property.
- Summary:** **Request:** Request for approval of a zone change for an approximately 140.1694 acres out the Radford Berry Survey, Abstract 26, (Johnson County) & Abstract 42, (Ellis County) known as 1115 E C. R. 109, from the AG (Agricultural) District to the I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a data center.
- Location/Site Plan:** Generally located on the north side of E. C. R. 109, approximately 0.44 miles east of S FM 157. – *See the reverse side for vicinity map.*
- Reviewing Body:** The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.
- Public Hearing:** **March 28, 2024 at 6:00 pm**
The hearing will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.
- Official Notice Publication:** March 19, 2024 on the Cleburne Times.
- City Staff:** Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org
- Applicant:** Tristan Morgan
2800 Summit Avenue
Plano, TX 75074
tristan.morgan@aligneddc.com
- Property Owner:** Same as above
- Additional Info:** This review process allows the Planning Commission to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing at a later date for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, City Planner

Vicinity Map



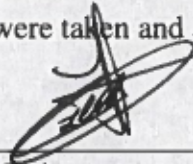
1115 E C. R. 109

AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on March 19, 2024, I posted signage on the north side of E. C. R. 109, approximately 0.44 miles east of S FM 157 for the Planning & Zoning Commission Public Hearing on March 28, 2024. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows:
RADFORD BERRY SURVEY, ABSTRACT 26, (JOHNSON COUNTY) & ABSTRACT 42 (ELLIS COUNTY): 140.1694 ACRES; 1115 E C. R. 109.

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.



Oscar Ortiz

Date: March 19, 2024

STATE OF TEXAS)
)SS.

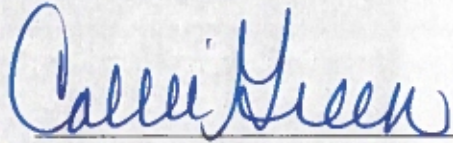
JOHNSON COUNTY)

The foregoing instrument was acknowledged before me this 19th day of March, 2024, by Oscar Ortiz (name), City Planner (title)

Witness my hand and official seal.

My commission expires: 3/17/2028





Notary Public

Exhibit A



STAFF REPORT

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: March 28, 2024

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 140.16194 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, (JOHNSON COUNTY) & ABSTRACT 42, (ELLIS COUNTY), TEXAS; 1115 E C. R. 109. (REZ2024-0001)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the north side of E. C. R. 109, approximately 0.44 miles east of S FM 157. The tract has approximately 2,251 ft. of frontage along E. C. R. 109 with a depth of approximately 2,073 ft. for a tract size of 140.16194 acres.

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to construct three one-story buildings with approximately 250,000 gross sq. ft. and one electric substation with 400,000 sq. ft.

ADJACENT ZONING: Adjacent zoning is AG (Agricultural) District to the east; I-2 (Heavy Industrial) District to the south, and AG (Agricultural) District to the west.

LAND USE: The property is vacant. Surrounding land uses are a concrete plant, Rival Redi-Mix, and vacant land.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as Commercial. E. C. R. 109 is designated as a local road-rural with 60 ft. of ROW. It is currently a road with two lanes, no shoulders and has a posted speed limit of 35 miles per hour.

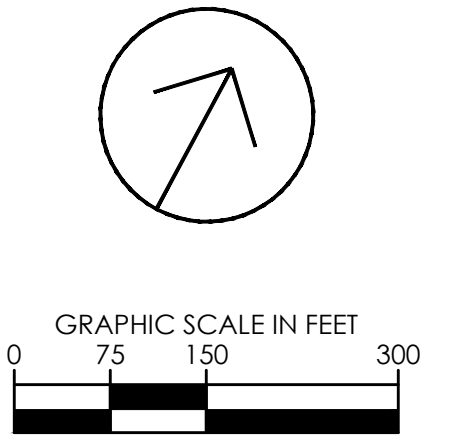
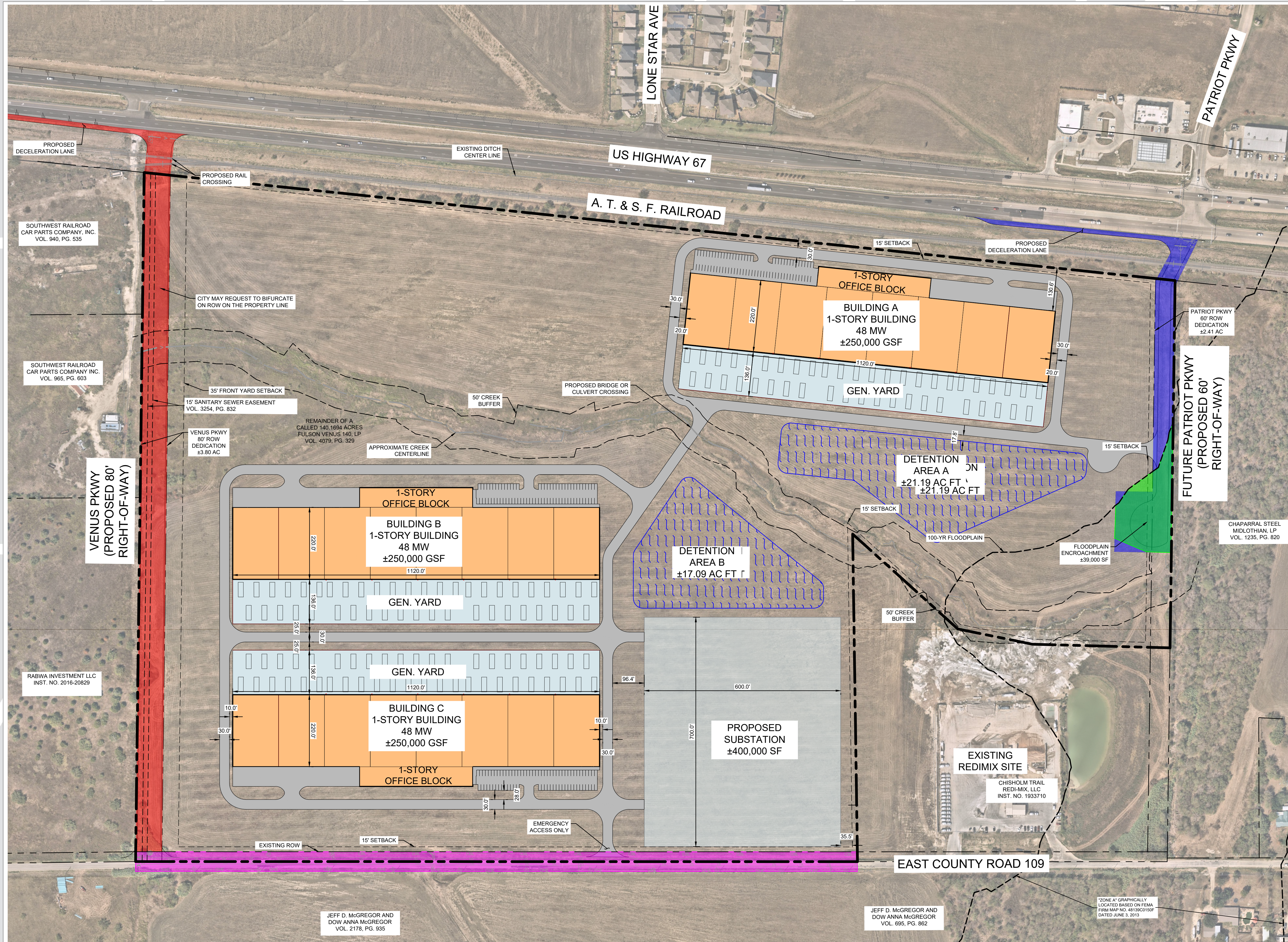
DEVELOPMENT TRENDS: The development trend for this area along E. C.R.109 is industrial uses. The property is under the annexation process as well.

ANALYSIS: The requested zoning does not conform to the Commercial land use designation as indicated on the City of Venus' Comprehensive Plan. However, the proposed zoning is appropriate for surrounding industrial land uses in the area. A recorded plat, and site plan are required prior to the issuance of any building permit.

RECOMMENDATION: Staff recommends approval of the rezoning request as it aligns with the adjacent zoning and development trends along E C. R. 109.

SITE SUMMARY

CURRENT ZONING:	NOT ZONED (OUTSIDE CITY LIMITS)
PROPOSED ZONING:	I-1 LIGHT INDUSTRIAL
PARKING REQUIRED:	0.8 PER EMPLOYEE ON ANY ONE SHIFT (WAREHOUSE DISTRIBUTION CENTER)
PROPOSED PARKING:	225 SPACES
ALLOWABLE MAX. BUILDING HEIGHT:	50 FT
SETBACKS:	
FRONT:	35 FT
SIDE:	15 FT
REAR:	25 FT ¹
ALLOWABLE MAX. BUILDING AREA:	40%
PROPOSED BUILDING COVERAGE:	18.39 AC (14.81%)
GREEN SPACE:	NOT REQUIRED
TOTAL SITE AREA:	±124.18 AC
¹ - IF REAR/SIDE WALL CONTAINS WINDOWS OR DOORS, FROM RESIDENTIALLY ZONED PROPERTY	



Technology Campus Venus | Concept Site Plan - 02

1115 E County Road 109, Venus TX

Project # 069225661 December 14, 2023



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.



PROJECT OVERVIEW

Project Type: Zone Change | Project Title: Zone Change

ID # 24-000010 | Started 02/27/2024 at 2:04 PM



Address

701 S Main St, Venus, TX USA 76084

Legal

Lot 7,8 Blk 10 V L & I Addition

Description

This is a remove and rebuild project. I would like to remove the existing vacant, dilapidated mobile home on the property and build a new, brick duplex similar to the buildings across Main St.

INFORMATION FIELDS

Residential or Commercial

Residential

Property Owner Information

Property Owner Name

Harley Home Buyer / Red Top Homes, LLC / Jeffrey Robinson

Property Owner Phone

(972) 863-2083

Property Owner Email

Scott@RedTopHomes.net

Property Owner Address

3540 Jaycee Dr

Authorized Agent Information

Authorized Agent Name

Jeffrey Robinson

Authorized Agent Phone

(972) 863-2083

Authorized Agent Email Address

Scott@RedTopHomes.net

Authorized Agent Address

3540 Jaycee Dr

Approximate Acreage

0.321

Total # of Acres

0.321

Legal Description (Subdivision / Survey)

LOT 7,8 BLK 10 V L & I ADDITION

Zone Change**Zone Change From**

R-1

Zone Change To

R-2

Existing Land Use

Single-Family home

Reason for Zone Change

For new construction of a duplex

Current or Most Recent Use for this Property?

Single family residential, vacant mobile home.

Please Provide a Basic Description of the Proposed Use

New construction will be a single story, brick duplex similar to those across Main St.

Metes and Bounds Description

-

Warranty Deed

Deed - 012524101544016.pdf

Preliminary Site Plan / Sketch (18" by 24")

-

Authorization Letter from Owner

-

Written Statement - Describing Variance(s) Request

-

Any Other Information (Elevations, Pictures, Etc.)**Other**

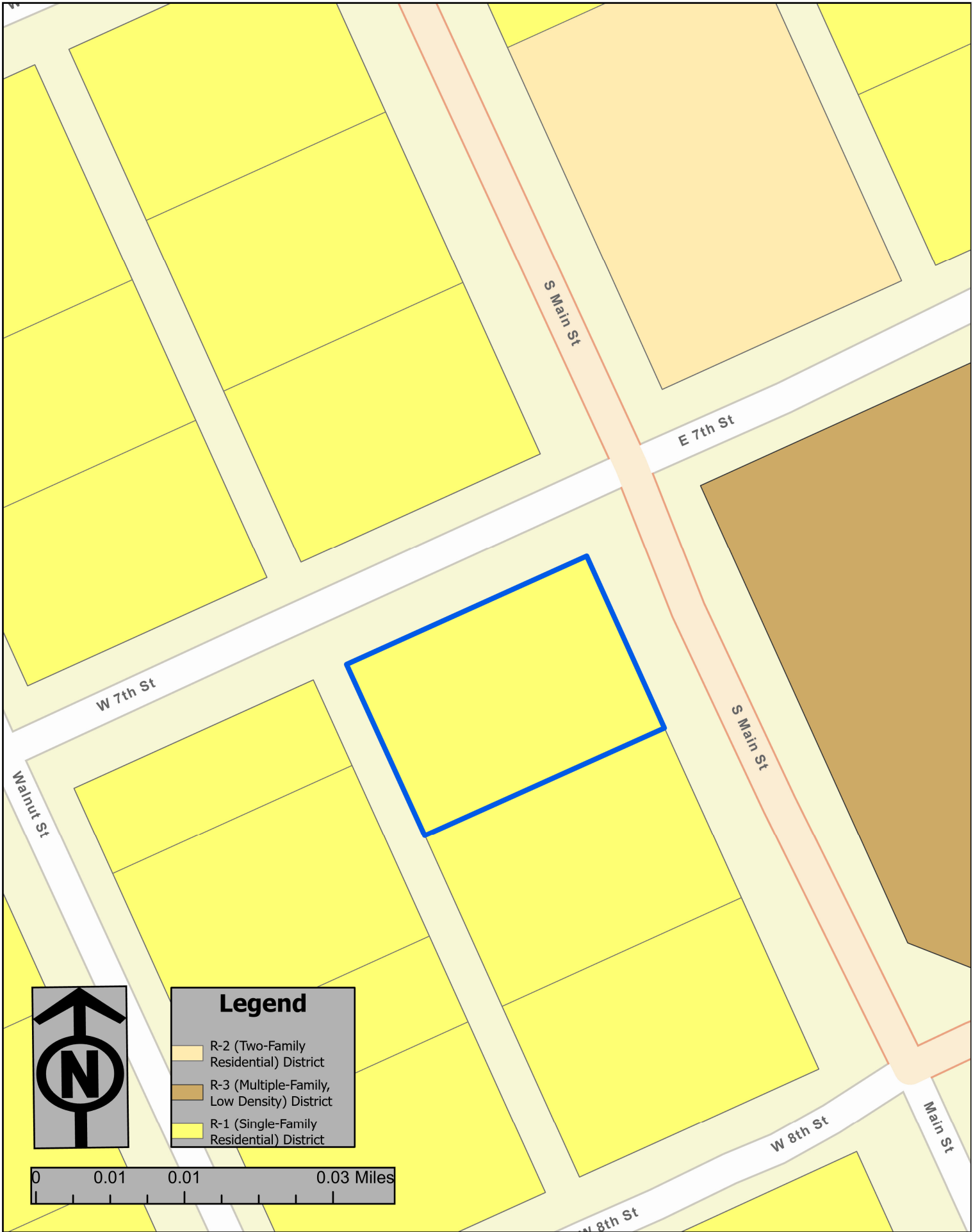
-

Elevations / Pictures




-



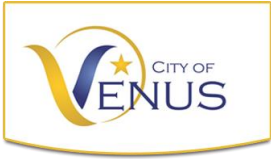
Aerial Map



Legend

-  R-2 (Two-Family Residential) District
-  R-3 (Multiple-Family, Low Density) District
-  R-1 (Single-Family Residential) District

Zoning Map



March 18, 2024

Dear Property Owner:

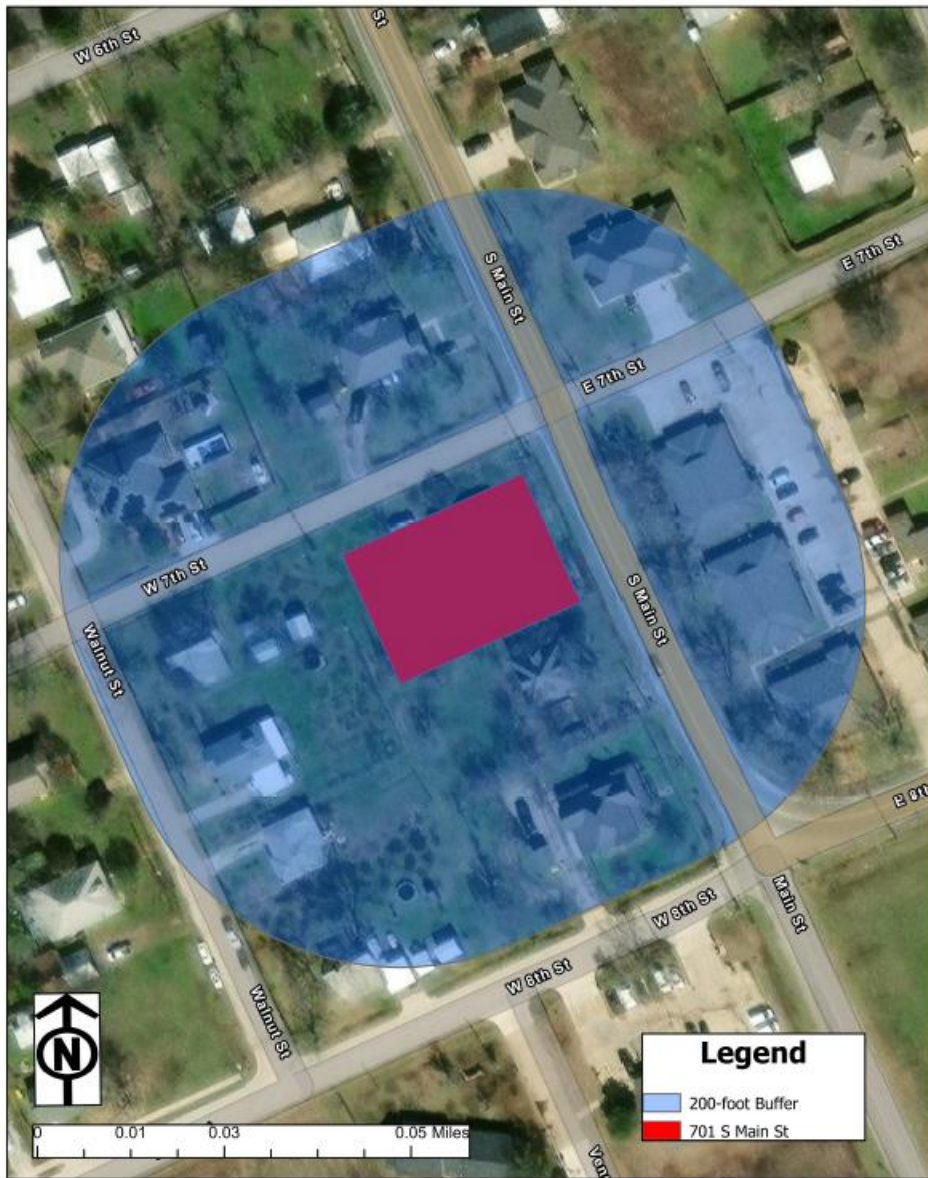
I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City staff, and the applicant.

- Application Type:** **Zone Change:** A request to change the zoning designation pertaining to use for a property.
- Summary:** **Request:** Request for approval of a zone change for an approximately 0.321-acre parcel of land, known as 701 S Main St., from the R-1 (Single-Family Residential) District to the R-2 (Two-Family Residential) District. The purpose of this request is to allow the construction of a residential duplex.
- Location/Site Plan:** Generally located on the southwest corner of the intersection of S Main St. and W 7th St. – *See the reverse side for vicinity map.*
- Reviewing Body:** The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.
- Public Hearing:** **March 28, 2024 at 6:00 pm**
The hearing will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.
- Official Notice Publication:** March 19, 2024 on the Cleburne Times.
- City Staff:** Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org
- Applicant:** Harley Home Buyer, Red Top Homes, LLC
Attention: Jeffrey Robinson
3540 Jaycee Dr.
Midlothian, TX 76065
scott@redtophomes.net
- Property Owner:** Same as above
- Additional Info:** This review process allows the Planning Commission to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing at a later date for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, City Planner

Vicinity Map



701 S Main St

Exhibit A



Mar 19, 2024 2:21:47 PM
701 South Main Street
Venus
Johnson County
Texas



Mar 19, 2024 2:21:51 PM
701 South Main Street
Venus
Johnson County
Texas

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Planning Staff
DATE: March 28, 2024
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-2 (TWO-FAMILY RESIDENTIAL) DISTRICT: LOTS 7 & 8, BLOCK 10, VENUS LAND & IMPROVEMENT ADDITION, JOHNSON COUNTY, TEXAS; 701 S MAIN ST. (REZ2024-0002)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the southwest corner of the intersection of S Main St. and W 7th St. The tract has approximately 100 ft. of frontage along S Main St. with a depth of approximately 140 ft. for a lot size of 0.321 acres (14,000 sq. ft.)

PROPOSAL: The applicant is requesting R-2 (Two-Family Residential) District in order to construct one residential duplex building with one-car garage for each dwelling.

ADJACENT ZONING: Adjacent zoning is R-1 (Single-Family Residential) District to the south; and R-1 (Single-Family Residential) District to west.

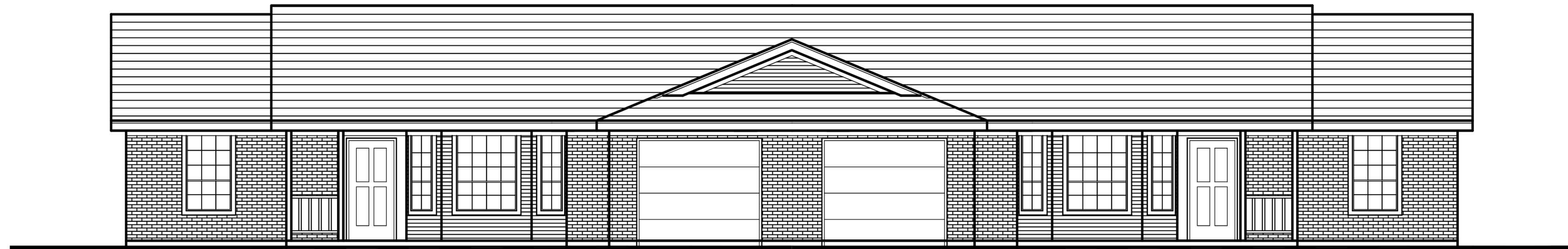
LAND USE: The property has a manufactured home that is inhabitable. Surrounding land uses are a residential in all directions.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as Residential. S Main St. is designated as a minor arterial with 80 ft. of ROW and approximately 30 ft. of pavement. It is currently a road with two lanes, no shoulders, no sidewalks and has a posted speed limit of 30 miles per hour. The Texas Department of Transportation (TxDOT) has plans to widen the street to include sidewalks and one turn lane.

DEVELOPMENT TRENDS: The development trend for this area along S Main St. is residential uses.

ANALYSIS: The requested zoning does not conform to the Residential land use designation as indicated on the City of Venus' Comprehensive Plan. A Site Plan is required prior to the issuance of any building permit.

RECOMMENDATION: Staff recommends disapproval of the rezoning request because this is considered spot zoning.



Plan Factory Plan: DUP05012762

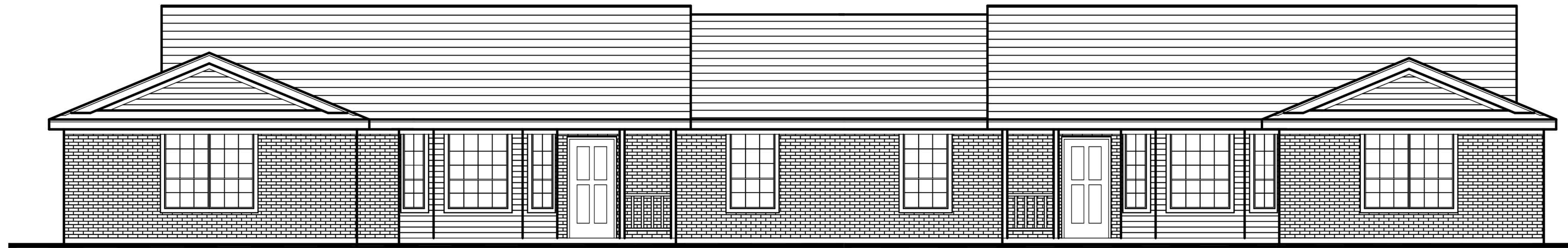
Living 1st	Living 2nd	Total	Garage	Porch	Patio	Porte Cochere	Total A.U.R.
1125ps	0	1125ps	234ps	22ps	0	0	2762ps

Width	Depth
88'8"	39'11"

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of "THE PLAN FACTORY." It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.



THE Plan Factory



Plan Factory Plan: DUP05012233

Unit A Living	Unit B Living	Total	Garage A	Garage B	Patio	Porte Cochere	A.U.R.
1125	1108	2233	220	257	22ps	0	2754

Width	Depth
100'	34'10"

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of "THE PLAN FACTORY." It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.



NOTICE
PUBLIC HEARING
APPROVED FOR THE
CITY OF...