

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

REGULAR MEETING

March 24, 2022 @ 6:00 PM

210 South Walnut Street

Venus, Texas 76084

AGENDA

Page

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

2. Consent Agenda

- 2.1. Consider and approve minutes for P&Z meeting dated January 27, 2022.

Consent Action

3. Public Comment Period

4. Discussion & Consideration items:

- 4.1. Discuss and consider a Final Plat for Lot 1, Block 1, 732 Bulldog Addition, being 2.182 acres out of the Jackson Smith Survey Abstract No. 758. Johnson County, generally located at 732 County Road 109, at the intersection of north County Road 109 and County Road 214, in the City of Venus Extraterritorial Jurisdiction (ETJ).

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[1A-732 Bulldog Addition Final Plat Staff Report \(1\).pdf](#)

[1B-732 Bulldog Addition Aerial Map.pdf](#) [1C-732 Bulldog Addition-Final Plat.pdf](#)

I make a motion to approve/deny Final Plat for 732 Bulldog Addition, as presented.

5. Adjournment

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 – 732 Bulldog Addition – Final Plat
Planning and Zoning Commission – March 24, 2022
City Council - April 11, 2022*

To: Planning and Zoning Commission
Mayor and City Council

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for Lot 1, Block 1, 732 Bulldog Addition, being 2.182 acres out of the Jackson Smith Survey Abstract Number 758, Johnson County, generally located at 732 County Road 109, at the intersection of north County Road 109 and County Road 214, in the City of Venus Extraterritorial Jurisdiction (ETJ).

Owner: Robert Banks, Canton, GA

Surveyor: Robert Young, Cleburne, TX

Location: 732 County Road 109, and west of County Road 214

Zoning: Not applicable, in ETJ

Current Use: Commercial warehouse

Analysis: The final plat covers 2.182 acres and combines two lots into a single tract.

The property is adjacent to County Road 214 to the east, which has a 30-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 Mountain Peak Special Utility District and sewer will be provided by onsite septic tank systems.

An On-Site Sewage Facility (OSSF) “septic tank” is currently in use for the treatment and disposal of sewage.

The Final Plat meets all the planning and engineering requirements.

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 approve the Final Plat for Lot 1, Block 1, 732 Bulldog Addition, as presented.

Sample

Motion:

I move to approve/deny the Final Plat for 732 Bulldog Addition, as presented.

Attachments:

Final Plat
Aerial Photo

732 Bulldog Addition



2/8/2022, 2:11:32 PM

Site Structure Address Points

Commercial

Institution

Residential

Parcels

Road Centerlines

City Street

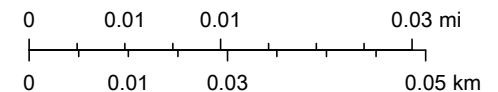
County Road

City Boundaries

VENUS

County Boundary

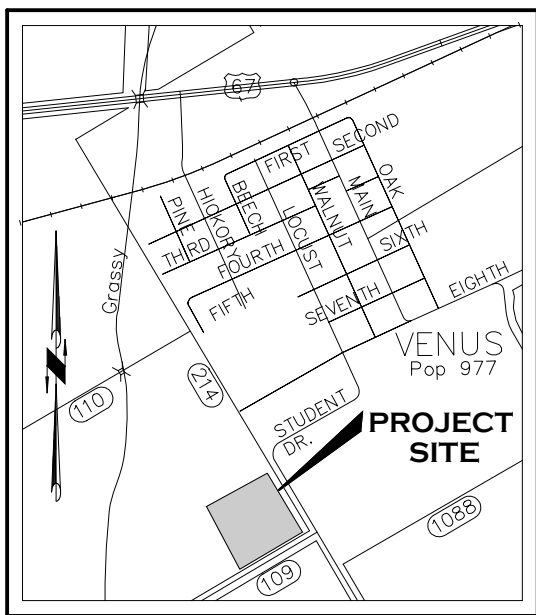
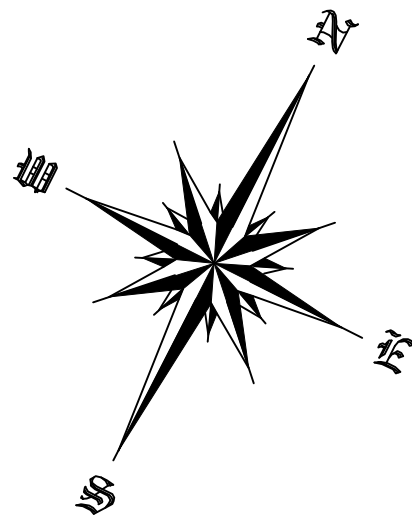
1:1,128



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



LEGEND

- IRS IRON ROD SET WITH A CAP
STAMPED "TRANS TEXAS
SURVEYING"
IRF IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT
CSS COTTON SPINDLE SET
U.E. UTILITY EASEMENT

BEING A TRACT OF LAND LOCATED IN THE J. SMITH SURVEY, ABSTRACT NO. 758, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.039 ACRE TRACT OF LAND DESCRIBED AS "TRACT THREE" LOT 20, ALL OF A CALLED "TRACT TWO" LOT 19 AND ALL OF A CALLED "TRACT ONE" LOT 18, IN A DEED RECORDED IN INSTRUMENT NO. 2021-34330, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

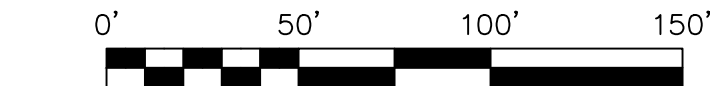
BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE IN THE SOUTH LINE OF A CALLED 15.004 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-5083, O.P.R.J.C.T. FOR THE NORTHWEST CORNER OF SAID "TRACT ONE" AND THE NORTHEAST CORNER OF A CALLED 0.784 ACRE TRACT OF LAND DESCRIBED AS LOT 17 IN A DEED RECORDED IN VOLUME 1678, PAGE 226, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS S 59°31'20" W, A DISTANCE OF 88.03 FEET;

THENCE, N 59°31'20" E, WITH THE SOUTH LINE OF SAID 15.004 ACRE TRACT, AT A DISTANCE OF 176.55 FEET, PASSING A 1/2" IRON ROD FOUND 0.25 FEET RIGHT OF SAID LINE, AT A DISTANCE OF 274.34 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 291.97 FEET TO AN "X" CUT SET IN CONCRETE IN COUNTY ROAD NO. 214 (BULLDOG DRIVE) FOR THE NORTHEAST CORNER OF SAID "TRACT THREE" AND THE SOUTHEAST CORNER OF SAID 15.004 ACRE TRACT;

THENCE, S 31°32'24" E, WITH THE EAST LINE OF SAID "TRACT THREE" AND WITH SAID COUNTY ROAD NO. 214 (BULLDOG DRIVE), A DISTANCE OF 387.40 FEET TO AN "X" CUT SET IN CONCRETE AT THE INTERSECTION OF SAID COUNTY ROAD NO. 214 (BULLDOG DRIVE) AND COUNTY ROAD NO. 109, FOR THE SOUTHEAST CORNER OF SAID "TRACT THREE";

THENCE, S 59°31'20" W, WITH SAID COUNTY ROAD NO. 109, A DISTANCE OF 295.61 FEET TO A COTTON SPINDLE SET IN ASPHALT FOR THE SOUTHWEST CORNER OF SAID "TRACT ONE" AND THE SOUTHEAST CORNER OF SAID 0.784 ACRE TRACT;

THENCE, N 31°00'07" W, AT A DISTANCE OF 24.66 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 387.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.612 ACRES OF LAND.



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), 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.

APPROVED BY: CITY OF VENUS

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF VENUS

CHAIRPERSON _____ DATE _____

APPROVED BY: CITY COUNCIL – CITY OF VENUS

MAYOR _____ DATE _____

ATTEST _____ DATE _____

PLAT RECORDED IN
VOLUME _____, PAGE _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

PLACE OF BEGINNING

1/2" IRF IN
CONCRETE
(C.M.)
N: 6839806.85
E: 2398824.25

RIDGEVIEW ADDITION, LLC
CALLED 13.20 ACRES
INSTRUMENT NO. 2020-37870
O.P.R.J.C.T.

J. SMITH SURVEY
ABSTRACT NO. 758

SEVEN32 BULLDOG DRIVE,
A GEORGIA LIMITED LIABILITY COMPANY
CALLED 2.612 ACRES
INSTRUMENT NO.
2021-34330
O.P.R.J.C.T.

LOT 1,
BLOCK 1
95048 SQ.FT.
2.182 ACRES

N 31°00'07" W 387.35'
357.57'
10' U.E.

APPROX. LOCATION
15' WATERLINE EASEMENT
(VOL. 772, PG. 796)

N 59°31'08" E 265.27'
RIGHT-OF-WAY
DEDICATION
0.430 ACRES
18745 SQ. FT.

S 59°31'20" W 295.61'
W. COUNTY ROAD NO. 109

CSS
(C.M.)

N: 6839474.83
E: 2399023.76

T.J. & CYNTHIA K JONES
CALLED 0.83 ACRES
VOLUME 3052, PAGE 224
O.P.R.J.C.T.

ALVA FLORES GUSTAVO
CALLED 0.83 ACRES
INSTRUMENT NO. 2014-02704
O.P.R.J.C.T.

PROPOSED
60' ROW

"X" CUT
FOUND

5/8" IRS

25.82'

VENUS ISD
CALLED 20.05 ACRES
VOLUME 955, PAGE 983
O.P.R.J.C.T.

STUDENT DR.
APPROXIMATE CENTERLINE

PROPOSED
60' ROW

VENUS ISD
CALLED 33.00 ACRES
VOLUME 1658, PAGE 870
O.P.R.J.C.T.

COUNTY ROAD NO. 214
S 31°32'24" E 387.40'
(BULLDOG DR.)

"X" CUT
FOUND

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT I ROBERT A. BANKS, MANAGING MEMBER OF SEVEN32 BULLDOG DRIVE, A GEORGIA, LIMITED LIABILITY COMPANY DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS LOT 1, 732 BULLDOG ADDITION, AN ADDITION TO THE E.T.J. OF 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.

ROBERT A. BANKS, MANAGING MEMBER OF SEVEN32 BULLDOG DRIVE _____ DATE: _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT A. BANKS OF SEVEN32 BULLDOG DRIVE A GEORGIA, LIMITED LIABILITY COMPANY, A CORPORATION KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 29, 2020 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF VENUS.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

FINAL PLAT SHOWING

LOT 1, BLOCK 1
732 BULLDOG ADDITION
AN ADDITION TO THE E.T.J. OF THE
CITY OF VENUS, JOHNSON COUNTY, TEXAS.
BEING 2.612 ACRES OF LAND LOCATED IN THE J SMITH
SURVEY, ABSTRACT NO. 758, JOHNSON COUNTY, TEXAS.

OWNER:
SEVEN32 BULLDOG DRIVE
A GEORGIA LLC.
C/O ROBERT A. BANKS
810 E MAIN STREET
CANTON, GEORGIA 30114
PHONE: 678-231-0448

**TRANS TEXAS
SURVEYING & MAPPING**

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

Scale: 1"=50'	Date: 01/07/2022	DWG: 20200071B-FINAL PLAT
Drawn: MLH	Checked: RLY	Job: 20200071B

TBPLS NO. 10122700

"VOID UNLESS RECORDED IN THE
PLAT RECORDS OF JOHNSON
COUNTY, WITHIN ONE (1) YEAR OF
THE DATE OF APPROVAL BY THE
COUNTY."