

KEVIN UNGER

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1

ALICIA ROSALES

Place 5- Vice Chair

JIRA SANSOM

Place 6

SHELLEY CLOWER

Place 7



Planning & Zoning Commission

REGULAR MEETING

Thursday, February 23, 2023 @ 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. Welcome New Commissioners:

- 2.1. Kevin Unger. Place 2
- Shelley Clower, Place 7

3. Public Comment Period:

4. Consent Agenda:

- 4.1. Consider approval of meeting minutes for Regular P&Z meeting on January 26, 2023. 3 - 4

[Planning & Zoning Commission - Jan 26 2023 - Minutes - Pdf](#) 

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

5. Discussion & Action Items:

- 5.1. Discuss and consider a Final Plat for the re-plat of lots 1, 2 and part of lot 3, Block 24, Venus Land and Improvement Addition, being 0.60 acres out of the William H. Survey Abstract No. 379, City of Venus, Johnson County, generally located on the east side of Oak St. and south of 6th St., in the City of Venus. 5 - 10

[1- A Venus Land & Improvement Addition Re-plat-Staff Report.pdf](#)  [1-B Aerial Map.pdf](#)  [1-C Zoning Map.pdf](#) 
[1-D Venus Land & Improvement Re-plat.pdf](#) 

I make a motion to approve/deny the Final Plat for the re=plat of lots 1, 2 and part of lot 3, Block 24, Venus Land & improvement Addition, as presented.

5.2. Discuss and consider appointing a Planning and Zoning Commissioner as Chair.

Tony Bovinich resigned his seat as Chair on the Planning and Zoning Commission on January 9, 2023 due to being appointed to City Council.

I make a motion to appoint _____as Chair of the Planning and Zoning Commission.

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.

Removed:_____

Time:_____



Planning & Zoning Commission

Thursday, January 26, 2023 at 6:00 PM

Venus Civic Center

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

Vice Chair, Alicia Rosales called the meeting at order at 7:30 pm, McCurdy gave the Invocation and all lead the Pledge of Allegiance.

Commissioners present: Alicia Rosales, Shanna Stoddard, Robert McCurdy and Jira Sansom.

Commissioners absent: Janelle Roach and James Hopper.

Staff present: Tonya Roberts, Oscar Ortiz, City Attorney, Callie Green, Andrew Simmons, Brandon Gazaway, Chief Allen and Chief Groom.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1. Consider and approve minutes for Special called P&Z meeting from November 9, 2022.

[Special called Planning & Zoning Commission - Nov 09 2022 -](#)

[Minutes - Pdf](#)

[Special called Planning & Zoning Commission - Nov 09 2022 -](#)

[Minutes - Pdf](#)

I make a motion to approve the consent agenda.






Moved by: Jira Sansom

Seconded by: Robert McCurdy

For: Unanimous. Motion carried 4-0-0.

4. Discussion & Action Items:

- 4.1. Discuss and consider a Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, being 66.118 acres out of the Radford Berry Survey, Abstract Number 26, Johnson County, generally located south of County Road 502 and east of County Road 620, in the City of Venus.

[1-A Staff Report P&Z.pdf](#)  [1-B Final Plat Phase 9 .pdf](#)  [1-C Aerial View.pdf](#)  [1-D Zoning Map.pdf](#)  [1-E PD Regulations.pdf](#) 

I make a motion to approve Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, as presented.

Moved by: Jira Sansom

Seconded by: Robert McCurdy

For: Unanimous. Motion carried 4-0-0.

5. Adjournment:

Vice Chair, Rosales adjourned the meeting at 7:43 pm.

Chair

City Secretary



*Case Report – Venus Land & Improvement Addition – Re-plat
Planning and Zoning Commission – February 23, 2023*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for the re-plat of lots 1, 2 and part of lot 3, Block 24, Venus Land & Improvement Addition, being 0.60 acres out of the William H. Survey Abstract No. 379, City of Venus, Johnson County, generally located on the east side of Oak St. and south of 6th St, in the City of Venus.

Owner: Adelina Properties, LLC, Venus, TX

Surveyor: Rudy Rangel, Heath, TX

Location: Generally located on the east side of Oak St. and south of 6th St, in the City of Venus.

Setbacks: Setbacks are as follows as established and noted on Chapter 34 “Zoning”, Section 34-62 Schedule of District Regulations.

Front Setback: 25 feet	Minimum Conditioned Living Building Size: 1,400 square feet
Side Setback: 8 feet	Minimum Lot Width: 70 feet
Rear Setback: 25 feet	Minimum Lot Depth: 100 feet
Corner Setback: 15 feet	Maximum Building Area (Percent) 50

Zoning: R-1 (Single-Family residential) District

Background: Venus Land & Improvement Addition Subdivision was recorded on January 1st, 1912. Volume 156, page 639 in Johnson County.

Utilities: Water and Sewer will be provided by the City of Venus. All utility improvements within the proposed lots that are not limited to water system and sewer system will be installed by the developer in accordance with Chapter 26 “Subdivision and Development.”

Analysis: This is a Final Plat for the re-plat of lots 1, 2 and part of lot 3 Block 24, which proposes 2 lots averaging each approximately 13,125 sq. ft. (0.30 acres) for single-family residential lots.

The Planning and Zoning Commission 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 Planning and Zoning Commission has authority to recommend approval of this Final 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 approval of the Final Plat for the re-plat of lots 1, 2 and part of lot 3, Block 24, Venus Land & Improvement Addition

Sample

Motion:

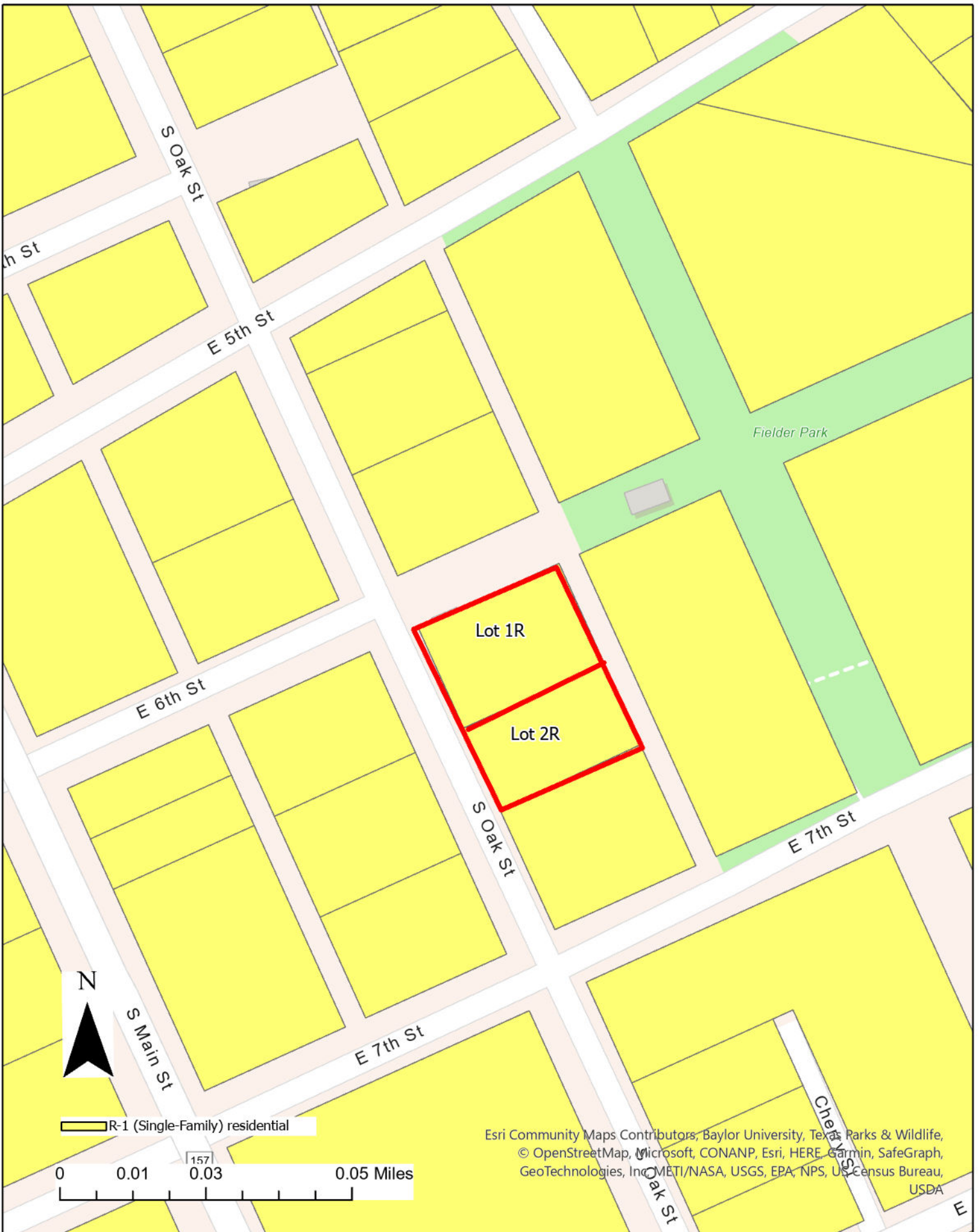
I move to approve/deny the Final Plat for the re-plat of lots 1, 2 and part of lot 3, Block 24, Venus Land & Improvement Addition, as presented.

Attachments:

Aerial Map
Zoning Map
Re-plat



Re-plat of Lots 1R & 2R



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA

Zoning Map

(SURVEY NOTES:)

1. DIRECTIONAL CONTROL AND COORDINATES SHOWN HEREON THIS DOCUMENT ARE BASED FROM GPS OBSERVATIONS. PER THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. COORDINATES ARE ON GRID.

2. PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0250J AND WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012, NO PART OF THE SUBJECT PROPERTY IS IN THE 100 YEAR FLOOD AND 500 YEAR FLOOD ZONES. (ZONE X - UNSHADED)

3. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO NEW LOTS OF LEGAL RECORD. ALL CORNERS ARE 5664 CAPPED 1/2 INCH IRON ROD SET FOR CORNER; UNLESS NOTED ON DRAWING OTHERWISE.

(SURVEYOR'S AFFIRMATION:)

I, RUDY RANGEL, 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 _____, 2023.

PRELIMINARY THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE

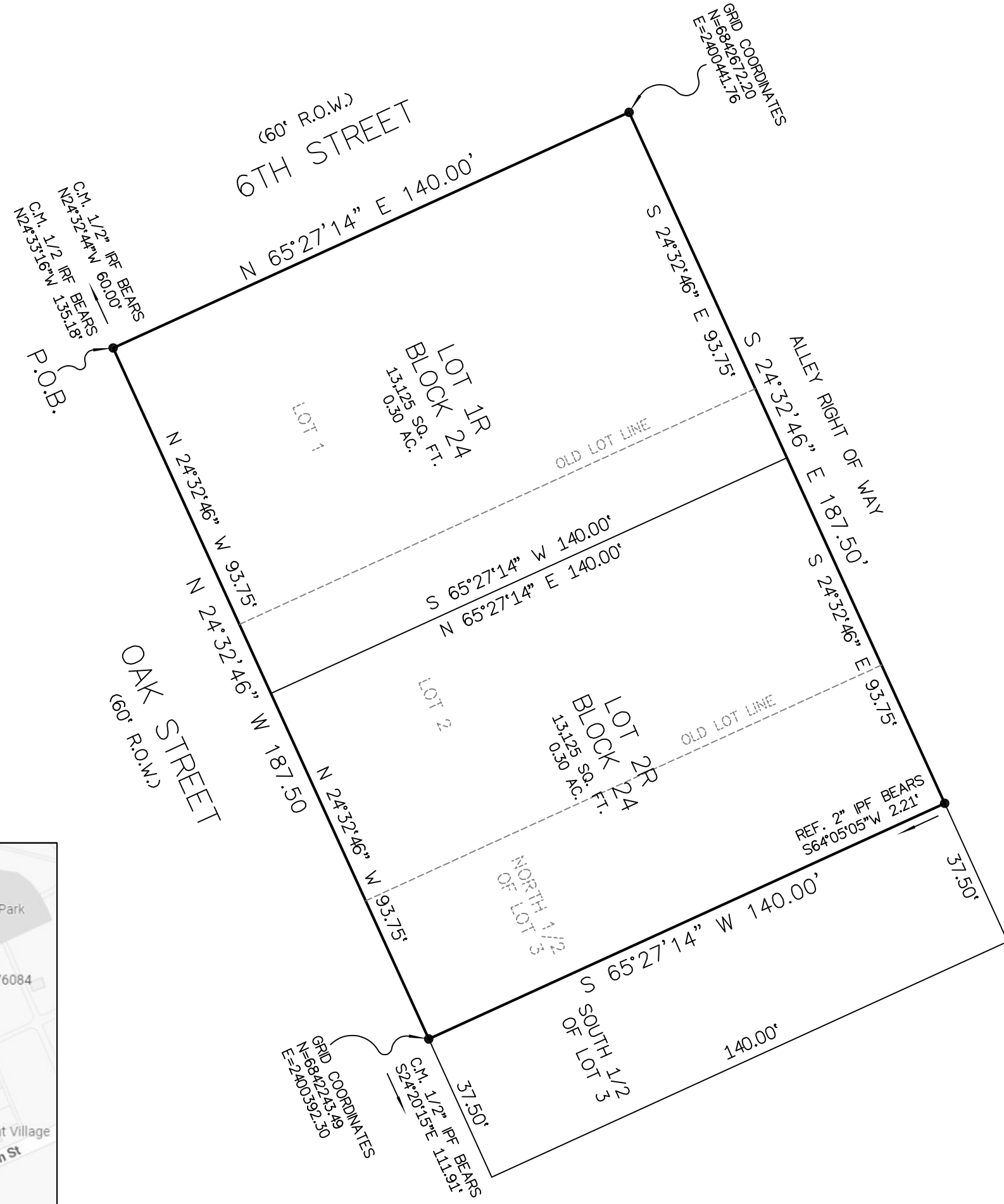
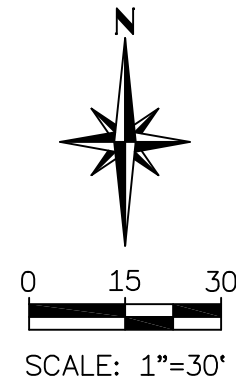
RUDY RANGEL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. "5664"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUDY RANGEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC ROCKWALL COUNTY, TEXAS



Owner's Certificate

State of Texas
County of Johnson

Whereas Adeline Properties LLC is the owner of a tract of land situated in the W. Hill Survey, Abstract No. 379, Johnson County, and being a part of the P. K. Thomson Addition (unrecorded) and also known as the Venus Land & Improvement addition to the City of Venus, Johnson County, Texas, according to the plat thereof recorded in Drawer O, Page 73; Volume 156, Page 639, of the Plat Records of Johnson County, Texas, also being all of Lots 1, 2, and the north one-half of Lot 3 as described to said Adeline Properties LLC, as recorded in instrument numbers 2022-24478 and 2022-24491, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod set for corner at the intersection of the Southeast line of 6th Street (a 60 foot right of way) and the Northeast line of Oak Street (a 60 foot right of way), also being the West corner of said Lot 1;

Thence North 65 degrees 27 minutes 14 seconds East, along the Southeast line of said 6th Street a distance of 140.00 feet to a 1/2 inch capped iron rod set for corner, being at the intersection of a Southwest line of an (alley right of way), also being the North corner of said Lot 1;

Thence South 24 degrees 32 minutes 46 seconds East, leaving the Southeast line of said 6th Street and along the Southwest line of said alley right of way, passing at 75.00 feet the common rear corner of said Lots 1 and 2, continuing along and passing at 150.00 feet the common rear corner of said Lots 2 and 3, continuing along in all a total distance of 187.50 feet to a 1/2 inch capped iron rod set for corner;

Thence South 65 degrees 27 minutes 14 seconds West, leaving the Southwest line of said alley right of way and through said Lot 3 symmetrically, a distance of 140.00 feet to a 1/2 inch capped iron rod set found for corner in the Northeast line of said Oak Street;

Thence North 24 degrees 32 minutes 46 seconds West, along the Northeast line of said Oak Street and passing at a distance of 37.50 feet the common front corner of said Lots 2 and 3, continuing along and passing at a distance of 112.50 feet the common front corner of said Lots 1 and 2, continuing along in all a total distance of 187.50 feet to the POINT OF BEGINNING, and containing 26,250 square feet or 0.60 acres of land.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC JOHNSON COUNTY, TEXAS

(LEGEND:)

- AC. = ACRES
- C.M. = CONTROL MONUMENT
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- P.O.B. = POINT OF BEGINNING
- REF. = REFERENCE MONUMENT
- R.O.W. = RIGHT OF WAY
- SQ. FT. = SQUARE FEET

PRELIMINARY REPLAT

VENUS LAND & IMPROVEMENT ADDITION
LOTS 1R & 2R, BLOCK 24
A REPLAT OF LOTS 1, 2, & PART OF LOT 3, BLOCK 24
VENUS LAND & IMPROVEMENT ADDITION
W. HILL SURVEY, ABST. NO. 379
CITY OF VENUS, JOHNSON COUNTY, TX

(OWNER:)
ADELINA PROPERTIES LLC
P.O. BOX 149
VENUS, TX 76084

(PREPARED BY:)
RANGEL LAND SURVEYING
L.S. FIRM NO. 10077100
1012 TIMBERLINE DR.
HEATH, TX 75032
TEL: 214-325-8026

DATE OF: 01-17-2023 DRAFT BY: A.O.

(DECLARATION OF COVENANTS:)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADELINA PROPERTIES LLC, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS VENUS LAND AND IMPROVEMENT ADDITION, 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.

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 HAND AT _____, TEXAS,

THIS MONTH OF _____ DAY OF _____, 2023.

ADELINA PROPERTIES LLC - OWNER

(APPROVAL BY CITY OF VENUS:)

_____ DATE: _____
MAYOR

_____ DATE: _____
CITY SECRETARY

PRELIMINARY REPLAT

VENUS LAND & IMPROVEMENT ADDITION
LOTS 1R & 2R, BLOCK 24
A REPLAT OF LOTS 1, 2, & PART OF LOT 3, BLOCK 24
VENUS LAND & IMPROVEMENT ADDITION
W. HILL SURVEY, ABST. NO. 379
CITY OF VENUS, JOHNSON COUNTY, TX

(OWNER:)	(PREPARED BY:)
ADELINA PROPERTIES LLC	RANGEL LAND SURVEYING
P.O. BOX 149	L.S. FIRM NO. 10077100
VENUS, TX 76084	1012 TIMBERLINE DR.
	HEATH, TX 75032
	TEL: 214-325-8026

DATE OF: 01-17-2023 DRAFT BY: A.O.