

**SHELLEY CLOWER**

Place 2

**TANITIA MARVELS**

Place 3

**ROBERT MCCURDY, Vice  
Chair**

Place 4

**SHANNA STODDARD**

Place 1



**THOMAS BOSQUEZ**

Place 5-

**STACEY ROBAR**

Place 6

**KEVIN UNGER**

Place 7

**Planning & Zoning Commission**

**Regular Called Planning & Zoning Commission Meeting**

**Thursday, February 22, 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 meeting minutes for special called P&Z meeting on August 30, 2023.

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[SPECIAL CALLED: Planning & Zoning Commission - Aug 30 2023 - Minutes - Html](#)

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

**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.

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Open Public Hearing:

Close Public Hearing:

[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/denial 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.

**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 \_\_\_\_\_ 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.

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**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: \_\_\_\_\_



## **SPECIAL CALLED: Planning & Zoning Commission - Minutes**

Wednesday, August 30, 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 6:00 PM, Sansom gave the Invocation and Rosales lead the Pledge of Allegiance.

Commissioners present: Alicia Rosales, Shelley Clower, Robert McCurdy, Jira Sansom, Kevin Unger, and Shanna Stoddard at 6:04 PM

Commissioners absent: James Hopper.

Staff present: Callie Green, Oscar Ortiz, Melissa Westen 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 on July 27, 2023.

[Planning & Zoning Commission - Jul 27 2023 - Minutes - Pdf](#)



[Planning & Zoning Commission - Jul 27 2023 - Minutes - Pdf](#)



I make a motion to approve the consent agenda.

*Moved by:* Jira Sansom

*Seconded by:* Kevin Unger

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

### **4. Discussion & Consideration Items:**

- 4.1 Discuss and consider a Preliminary Plat, which consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus.

[1- A Venus Village - Preliminary Plat Staff Report P & Z.pdf](#)

[1- B Vicinity Map.pdf](#) [1- C Zoning Map.pdf](#) [1- D](#)

[Venus Village Preliminary Plat.pdf](#) [1- E Site Pictures.pdf](#)



Nick Vasquez-105 YMCA Dr.- Spoke in favor of Preliminary Plat.

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.**

Chair, Rosales recessed into Executive Session at 6:49 PM.

Chair, Rosales reconvened into Open Session at 7:10 PM.

I make a motion to approve Preliminary Plat, which consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus.

*Moved by:* Jira Sansom

*Seconded by:* Kevin Unger

**For: Jira Sansom, Kevin Unger, Shanna Stoddard, and Shelley Clower.**

**Abstain: Alicia Rosales and Robert McCurdy.**

**Motion carried 4-0-2.**

## 5. **Adjournment:**

Chair, Rosales adjourned the meeting at 7:13 PM.

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Chair

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City Secretary

Draft



**Planning & Zoning Commission Agenda Item Report**  
**February 22, 2024**  
**Oscar Ortiz, City Planner**  
**972-366-3348 ext. 206**  
[oortiz@cityofvenus.org](mailto:oortiz@cityofvenus.org)

**CONSIDER AND ACT UPON AMENDING CHAPTER 34 "ZONING" ARTICLE II "DISTRICTS", SECTION 34-62 "SCHEDULE OF DISTRICT REGULATIONS" BY INCREASING THE MAXIMUM HEIGHT OF STRUCTURES FROM FIFTY (50) FEET IN THE I-1 AND I-2 DISTRICTS TO SIXTY (60) FEET.**

- 1. BACKGROUND/HISTORY:** City Staff consider that is in the best interest to increase the height from fifty (50) feet to sixty (60) feet for the I-1 (Light Industrial) and I-2 (Heavy Industrial) Districts.
- 2. FINDINGS / CURRENT ACTIVITY:** The I-1 and I-2 districts are intended primarily for manufacturing, assembling and fabrication, warehousing, wholesaling, and service operations. By increasing the height, the City of Venus can support more diverse building structures.
- 3. RECOMMENDATIONS:** I recommend the Planning and Zoning Commission amend Section 34-62 "Schedule of District Regulations" by increasing the maximum height of structures from fifty (50) feet to sixty (60) feet in the I-1 and I-2 Districts.
- 4. ATTACHMENTS:** None