

PATRICIA PROSPER

Place 2

JAMES HOPPER

Place 3

RONALD LEWIS

Place 4

DREW WILSON

Place 1 - Chair



MICHAEL WALKER

Place 5

KELSEY HAZARD

Place 6

TONY BOVINICH

Place 7 - Vice Chair

Planning & Zoning Commission

REGULAR MEETING

Thursday, February 18, 2021, 7:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

AGENDA

In conjunction with the guidance and provisions provided by the Governor of Texas in the Declaration of Disaster and subsequent executive orders altering certain Open Meetings Act requirements and ordering that government buildings shall allow a percentage of people to assemble, the Planning and Zoning Commission of the City of Venus will allow the public to attend the meeting scheduled at 7:00 p.m. at the Venus Civic Center in order to advance the public health goal of limiting face-to-face interaction (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). **Although citizens will be allowed to attend the meeting in person, keeping social distancing in mind and wearing a facial mask is required.**

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

2. Consent Agenda

- 2.1. Consider and approve minutes for Planning and Zoning meeting November 19, 2020.

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[11-19-2020.docx](#)

I make a motion to approve the consent agenda as presented.

3. Public Comment Period

4. Items for Public Hearing and Consideration

- 4.1. Conduct a public hearing to consider a request by Don Bankston to change the zoning classification of his property,

generally located at the southwest corner of FM 1807 and CR 213 and being an approximate 24.47 acre tract of land situated in the Moses Lapham Survey, Abstract 499, Johnson County, Texas, Johnson CAD ID 126.0499.00080 changing the zoning classification from Agricultural to Single Family.

Staff summary: Mr. Bankston has already annexed this property into the city limits of Venus and is requesting a zoning change to single family. Mr. Bankston has submitted a concept plan to the City of Venus for a single family residential development on this land.

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[Bankston Concept.pdf](#) 

[Notice of PH Ltr to Property Owners Bankston.pdf](#) 

Open public hearing

Close public hearing

- 4.2. Discuss and consider a zoning change for the property, generally located at the southwest corner of FM 1807 and CR 213 and being an approximate 24.47 acre tract of land situated in the Moses Lapham Survey, Abstract 499, Johnson County, Texas, Johnson CAD ID 126.0499.00080 changing the zoning classification from Agricultural to Single Family.

I make a motion to approve the zoning change from Agricultural to Single Family

5. Adjournment

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning and 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.



Planning & Zoning Commission Minutes
Thursday, November 19, 2020 at 7:00 PM
Venus Civic Center

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

Vice Chair, Bovinich called the meeting to order at 7:05 P.M. Invocation given by Hopper and Bovinich lead the Pledge of Allegiance,

Commissioners present: Patricia Prosper, James Hopper, Ronald Lewis and Tony Bovinich.

Commissioners absent: Drew Wilson, Michael Walker and Kelsey Hazard.

Staff Present: Darrell Cook, Assistant City Administrator/Community Development Director, Callie Green, City Secretary and Tad Dunn, City Attorney, Ruth Babel, City Hall Assistant/Water clerk.

2. **Consent Agenda**

- 2.1. Consider and approve minutes for Regular P&Z meeting on September 24, 2020.

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[09-24-2020-1.](#)

I make a motion to approve the consent agenda as presented.

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3. **Public Comment Period**

No public speakers.

4. **Items for Public Hearing and Consideration**

- 4.1. Consider and act upon a Final Plat Application by Heritage Hills Development, LLC, for approximately 24.528 acres in the Heritage Hills Estates, Phase One, subdivision; consisting of approximately 56 residential lots and 1 common area tract;

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generally located north of State Highway 67, south of County Road 502, between V. V. Jones Road and the Ellis-Johnson County line, in Ellis County and Venus city limits. [PZ #2020-11-001]

[PZ-Case-2020-11-001.pdf](#) 

Commissioner Hopper made a motion to approve final plat for Heritage Hills Development. Seconded by Commissioner Prosper. For: Unanimous. Motion carried 4-0-0.

5. **Adjournment**

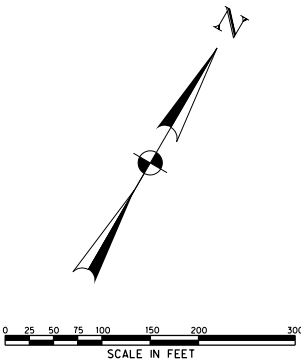
Vice Chair, Bovinich adjourned the meeting at 7:33 P.M.

6. **Executive Session:**

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Capital Improvement Advisory Committee 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.

Chair

City Secretary



CHILDRESS ENGINEERS
ENGINEERS & CONSULTANTS
PRELIMINARY - FOR INTERIM REVIEW ONLY

These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

BENJAMIN S. SHANKLIN	58726	15 JANUARY 2021
Type or Print Name	PE#	Date

BANKSTON ESTATES			
CONCEPT 2			
CHILDRESS ENGINEERS ENGINEERS & CONSULTANTS 211 N. RIDGEWAY DRIVE CLEBURNE, TEXAS 76033 TEX. REG. NO. F-202			
DESIGNED BY: BSS	REV. BY	DATE	SYMBOL
DRAWN BY: JSD			
CHECKED BY: BSS			
			DATE: JANUARY 2021
			JOB NO: 20062
			SHEET NO. 1 OF 1



NOTICE OF PUBLIC HEARING TO SUBJECT PROPERTY OWNER AND PROPERTY OWNERS WITHIN 200 FEET OF PROPERTY SUBJECT TO PROPOSED ZONING CHANGE

The **Planning and Zoning Commission** of the City of Venus will conduct a public hearing on **Thursday, February 18, 2021, at 7:00 P.M.** at the Venus Civic Center, located at 210 S. Walnut Street, Venus, Texas 76084 and the **Venus City Council** will conduct a public hearing on **Monday, March 8, 2021, at 7:00 P.M.** at the Venus Civic Center, located at 210 S. Walnut Street, Venus, Texas 76084 to consider testimony and act upon a zoning change from an Agricultural classification to Single Family classification on property described below:

Johnson CAD ID 126.0499.00080, generally located at the southwest corner of FM 1807 and CR 213 and being an approximate 24.47 acre tract of land situated in the Moses Lapham Survey, Abstract 499, Johnson County, Texas, changing the zoning classification from Agricultural to Single Family.

According to the most recently approved tax roll, you are an owner of property within 200 feet of the property which is the subject of the proposed zoning change. The meetings shown above are open to the public, and you will have the right to speak for or against the proposed zoning change during the public hearing portion of the meetings. You may also register your opinion by returning this form to the Venus City Hall, located at 700 W. Hwy 67, Venus, Texas 76084.

✂ Cut here

Case "Bankston"

Members of the Planning & Zoning Commission and City Council:

I, _____, own property located at _____, Venus, Texas
(name) (address)

_____ Support Phone: _____

_____ Oppose Email: _____

the proposed zoning request for the following reasons (use extra sheets if more room is needed):

SIGNATURE _____

DATE _____