

JANNELLE ROACH

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1



ALICIA ROSALES

Place 5- Vice Chair

JIRA SANSOM

Place 6

VACANT

Place 7

Planning & Zoning Commission

REGULAR MEETING

Thursday, @ 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 and approve minutes for Special called P&Z meeting from November 9, 2022.

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

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

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.

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[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/deny Final Plat for a 320-lot
Planned Development, 7 common area lots, Block 36 through
Block 48, Patriot Estates Phase 9, as presented.

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**, 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.



Special called Planning & Zoning Commission - Minutes

Wednesday, November 9, 2022 at 6:00 PM

Venus Civic Center

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

Chair, Bovinich called the meeting to order at 6:03 pm., McCurdy gave the Invocation, and all lead the Pledge of Allegiance.

Commissioners present: Shanna Stoddard, Jannelle Roach, James Hopper, Robert McCurdy, Alicia Rosales, Jira Sansom and Tony Bovinich.

Staff present: Oscar Ortiz, Tonya Roberts, Callie Green, Stacey Wyman, and City Attorney.

2. Public Comment Period:

Robyn Farrell- 1308 Ozro Rd.- Opposed to the Final Plat for Brahman Ranch 1A.

3. Consent Agenda:

- 3.1. Consider and approve minutes for Regular P&Z meeting on October 27, 2022.

[Planning & Zoning Commission - Oct 27 2022 - Minutes - Pdf](#)



I make a motion to approve the consent agenda.

Moved by: James Hopper

Seconded by: Robert McCurdy

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

4. Discussion And Action Items:

- 4.1. Discuss future land use plan.

[Venus Future Land Use & Sections.pdf](#) 

Presentation and discussion only.

- 4.2. Discuss and consider a Final Plat for a 121 single-family subdivision, Brahman Ranch PD Phase 1A, being 45.09 acres out of the S.B. Price Survey, Abstract No. 860 and the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, generally located west of S. FM 157 and south of FM 2258 in the City of Venus.

[1- A Brahman Ranch Phase 1A - Staff Report.pdf](#)  [1- B](#)

[Brahman Ranch Phase 1A - Final Plat.pdf](#)  [1- C Brahman](#)

[Ranch Phase 1A Lot Detail-Exhibit -60'.pdf](#)  [1- D Brahman](#)

[Ranch Phase 1A Lot Detail-Exhibit-70'.pdf](#)  [1- E Brahman](#)

[Ranch PD Vicinity Map.pdf](#)  [1- F Brahman Ranch PD Phase](#)

[1A.pdf](#) 

I make motion to approve the Final Plat for a 121-lot subdivision with single-family residential use as presented.

Moved by: James Hopper

Seconded by: Jira Sansom

For: Shanna Stoddard, Jannelle Roach, James Hopper, Robert McCurdy, Jira Sansom, and Tony Bovinich.

Against: Alicia Rosales.

Motion carried 6-1-0.

5. Adjournment:

Chair, Bovinich adjourned the meeting at 7:13 pm.

Chair

City Secretary

Draft



*Case Report – Patriot Estates Phase 9 – Final Plat
Planning and Zoning Commission – January 26, 2023*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: 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.

Owner: LGI Homes Texas, LLC, 1450 Lake Robbins Dr. Suite 430, The Woodlands, TX

Engineer: Pape-Dawson Engineers, Plano, TX

Location: Generally located south of C.R. 502 and east of C.R. 620

Zoning: Planned Development

Current Use: Undeveloped Land

Proposed
Land Uses: Single-Family homes

Surrounding
Zones: **North:** Johnson County
South: PD (Patriot Estates, Phase 7A)
East: PD (Patriot Estates Phase 8)
West: Johnson County

Introduction: The applicant is requesting the approval of the Final Plat for approximate 66.118 acre parcel part of the Patriot Estates PD. The Final Plat would create 320 lots. The Final Plat also shows the location of common area/open space, drainage, streets, and detention pond.

Background: Patriot Estates was annexed to the City of Venus on July 14, 2003 by Ordinance No. 275-2003. Then, the property was rezoned from Agricultural (AG) to Planned Development (PD) by Ordinance 277-2003 on August 11, 2003.

Analysis: The Final Plat covers 66.118 acres, in a single tract, which will be developed as Phase 9. The minimum lot area for interior lots is 5,000 sq. ft., 6,200 sq. ft. for some corner lots, and other lots are 7,500 sq. ft. plus.

Residential lots will drain stormwater to the detention pond located on the west of Phase 9. The property is not within the 100-year floodplain. Residential streets will have a 50-foot right-of-way (ROW) with 29 feet back-to-back for street right-of-way (ROW), 4-foot sidewalks will be installed by the homebuilder on both sides at time of home construction in the ROW and maintained by the lot owner.

Water will be provided by Mountain Peak Special Utility District. Sewer will be provided by City of Venus.

The Planning 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. The Planning Commission can recommend approval of the Final Plat subject to conformance with Planned Development regulations for Patriot Estates PD.

Planning and Zoning Commission 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 PD Ordinance for Patriot Estates or Subdivision Ordinance that are not met by the plat.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommends approval of the Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, as presented.

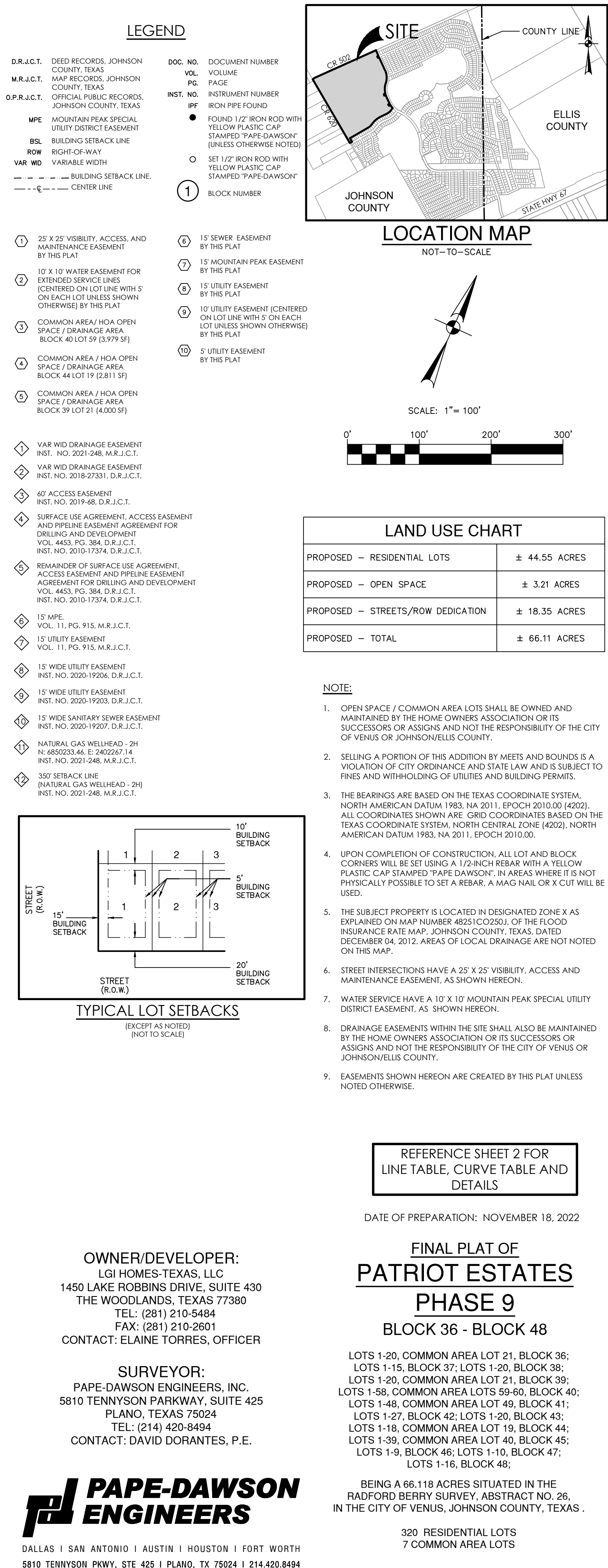
Sample

Motion:

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

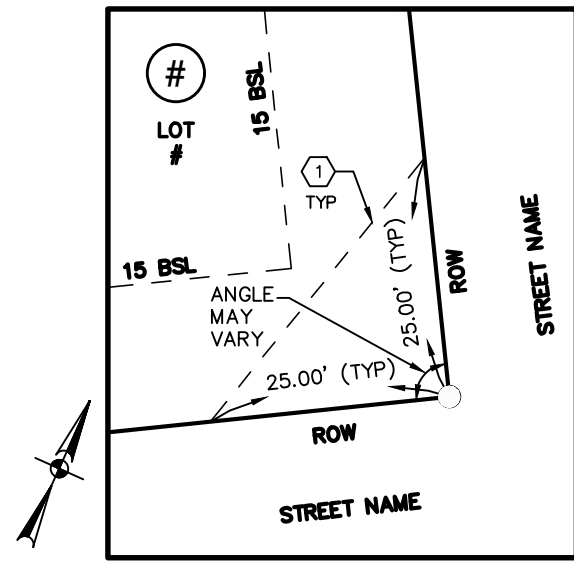
Attachments:

Final Plat
Aerial View
Zoning Map
PD Regulations



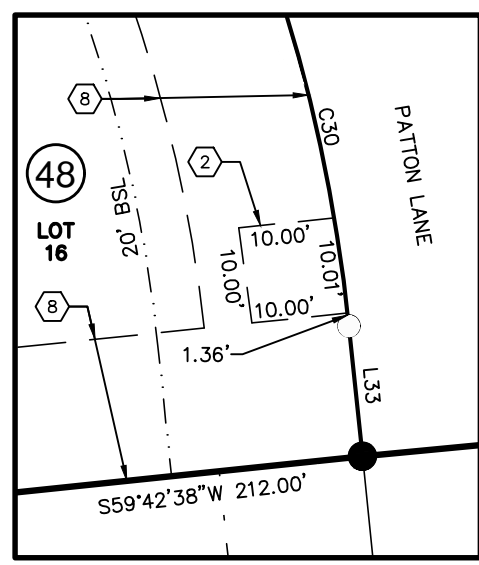
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	225.00'	5°34'14"	N79°45'30"E	21.87'
C2	500.00'	4°19'46"	S22°11'51"E	37.77'
C3	530.00'	1°00'38"	S24°52'03"E	9.35'
C4	225.00'	10°05'24"	S54°12'52"W	39.57'
C5	175.00'	10°03'28"	N53°28'11"E	30.68'
C6	530.00'	11°02'46"	S36°18'38"E	102.02'
C7	470.00'	42°37'44"	S03°02'52"E	341.68'
C8	500.00'	32°32'54"	S01°59'33"W	280.23'
C9	175.00'	42°21'55"	S80°20'59"W	13.40'
C10	225.00'	90°00'00"	S20°38'16"W	318.20'
C11	225.00'	15°57'39"	S15°24'30"E	62.48'
C12	225.00'	69°05'01"	S30°47'28"W	255.15'
C13	925.00'	25°53'10"	S52°23'24"W	414.37'
C14	525.00'	20°15'50"	S49°34'43"W	184.71'
C15	275.00'	42°05'52"	S51°20'18"E	197.54'
C16	225.00'	10°07'11"	S67°19'39"E	39.69'
C17	225.00'	22°20'27"	N48°46'28"E	87.18'
C18	255.00'	4°56'18"	N37°49'13"W	21.97'
C19	475.00'	20°18'02"	N49°47'40"E	167.42'
C20	725.00'	25°41'20"	N52°29'19"E	323.34'
C21	175.00'	32°12'49"	N49°13'34"E	97.10'
C22	225.00'	16°03'00"	N41°08'40"E	62.82'
C23	175.00'	15°19'17"	S49°46'45"E	46.66'
C24	225.00'	32°12'49"	S49°13'34"W	124.84'
C25	675.00'	13°06'36"	S58°46'41"W	154.11'
C26	675.00'	8°19'45"	S43°48'32"W	98.04'
C27	525.00'	20°18'02"	S49°47'40"W	185.04'
C28	175.00'	21°20'54"	S49°16'20"W	64.82'
C29	225.00'	19°11'20"	S39°53'02"E	75.35'
C30	175.00'	42°05'52"	N51°20'18"W	125.71'
C31	325.00'	42°05'52"	N51°20'18"W	233.46'
C32	225.00'	47°19'28"	N09°07'39"W	162.45'
C33	225.00'	18°46'53"	N21°25'31"E	73.42'
C34	250.00'	73°59'35"	N67°48'45"E	300.88'
C35	225.00'	44°26'58"	N43°24'47"E	170.21'
C36	175.00'	70°30'32"	N10°53'32"E	202.02'
C37	225.00'	24°21'48"	N12°10'50"W	94.95'
C38	80.00'	16°44'34"	N20°30'16"E	158.60'
C39	225.00'	24°21'48"	N53°27'22"E	94.95'
C40	175.00'	95°55'38"	S17°40'27"W	259.95'
C41	255.00'	90°00'00"	S14°42'38"W	360.62'
C42	255.00'	3°49'19"	S57°47'59"W	17.01'
C43	275.00'	13°33'50"	N52°55'43"E	64.95'
C44	225.00'	70°30'32"	S10°53'32"W	259.74'
C45	325.00'	13°33'50"	S52°55'43"W	76.76'
C46	475.00'	20°15'50"	N49°34'43"E	167.12'
C47	975.00'	24°14'40"	N51°34'08"E	408.49'
C48	175.00'	90°00'00"	S20°38'16"W	247.49'
C49	175.00'	25°22'37"	N52°56'57"E	76.88'
C50	175.00'	16°54'21"	N15°54'33"E	51.45'
C51	175.00'	72°47'22"	N28°56'18"E	207.67'
C52	175.00'	18°46'53"	S21°25'31"W	57.11'
C53	175.00'	42°19'28"	S09°07'39"E	126.35'
C54	175.00'	25°02'54"	N42°48'49"W	75.90'
C55	200.00'	73°59'35"	S67°48'45"W	240.71'
C56	225.00'	25°54'17"	S43°14'29"E	100.86'
C57	205.00'	88°36'09"	N14°00'42"E	286.38'
C58	225.00'	38°43'09"	N10°55'48"W	149.17'
C59	175.00'	90°00'00"	N20°38'16"E	247.49'
C60	255.00'	5°47'14"	N40°52'48"E	25.75'
C61	225.00'	5°28'58"	S08°36'24"E	21.52'
C62	225.00'	5°08'26"	N41°13'00"E	20.18'
C63	500.00'	2°28'15"	S11°56'32"W	21.56'
C64	200.00'	95°55'38"	S17°40'27"W	297.09'
C65	230.00'	90°00'00"	S14°42'38"W	325.27'
C66	225.00'	73°59'35"	N67°48'45"E	270.80'
C67	200.00'	18°46'53"	N21°25'31"E	65.27'
C68	200.00'	42°19'28"	N09°07'39"W	144.40'
C69	200.00'	28°53'41"	S44°44'12"E	99.80'
C70	300.00'	42°05'52"	N51°20'18"W	215.50'
C71	200.00'	16°23'06"	N64°11'41"W	57.00'
C72	200.00'	25°42'46"	N43°08'45"W	89.00'
C73	200.00'	90°00'00"	S20°38'16"W	282.84'
C74	200.00'	70°30'32"	S10°53'32"W	230.88'
C75	300.00'	13°33'50"	S52°55'43"W	70.85'
C76	200.00'	16°54'21"	N15°54'33"E	58.80'
C77	200.00'	72°47'22"	N28°56'18"E	237.34'
C78	950.00'	25°42'05"	N52°17'51"E	422.58'
C79	500.00'	20°15'50"	N49°34'43"E	175.91'
C80	200.00'	90°00'00"	N20°38'16"E	282.84'
C81	200.00'	28°49'52"	S47°32'06"W	99.58'
C82	200.00'	32°12'49"	N49°13'34"E	110.97'
C83	700.00'	25°41'20"	S52°29'19"W	311.23'
C84	500.00'	20°18'02"	N49°47'40"E	176.23'
C85	200.00'	25°56'50"	N46°58'17"E	89.80'

LINE TABLE			LINE TABLE		
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L1	N53°40'52"E	61.46'	L49	S65°38'16"W	50.00'
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L3	S24°21'46"E	50.00'	L51	N07°27'23"W	10.46'
L4	N65°38'16"E	28.50'	L52	N65°19'59"E	25.09'
L5	S82°32'37"W	17.08'	L53	N65°38'16"E	50.00'
L6	S07°27'23"E	50.00'	L54	N33°07'10"E	18.97'
L7	N82°32'37"E	17.08'	L55	N39°38'39"E	53.57'
L8	S38°17'00"E	50.06'	L56	N33°59'52"E	9.50'
L9	S37°05'51"W	79.62'	L57	S08°16'07"E	85.85'
L10	S44°21'28"W	46.37'	L58	S30°17'22"E	107.43'
L11	S51°57'05"W	48.98'	L59	S27°19'33"E	49.53'
L12	S59°41'16"W	49.99'	L60	S22°17'52"E	52.83'
L13	S65°19'59"W	150.00'	L61	N18°23'49"W	33.92'
L14	S81°16'27"W	68.55'	L62	S11°21'56"E	29.90'
L15	S55°32'39"W	80.93'	L63	N05°31'41"E	67.62'
L16	S47°27'18"W	83.59'	L64	S18°53'18"W	68.32'
L17	S39°38'39"W	155.72'	L65	S51°03'38"E	62.59'
L18	S50°18'27"W	49.91'	L66	N48°59'33"E	81.96'
L19	S56°36'13"W	50.00'	L67	N50°02'21"E	50.03'
L20	S60°14'04"W	50.00'	L68	N02°00'58"W	76.19'
L21	S59°56'42"W	68.00'	L69	S40°08'48"W	22.45'
L22	S65°38'16"W	71.50'	L70	N53°45'25"E	43.08'
L23	S65°38'16"W	25.00'	L71	S65°19'59"W	25.09'
L24	N65°38'16"E	25.00'	L72	N39°55'53"E	41.74'
L25	S07°27'23"E	43.31'	L73	N65°19'59"E	36.82'
L26	N65°19'59"E	3.02'	L74	N65°09'00"E	50.00'
L27	N65°38'16"E	50.00'	L75	N62°29'09"E	50.00'
L28	N75°11'27"E	8.57'	L76	N68°59'46"E	50.00'
L29	N75°11'27"W	8.57'	L77	N55°13'23"E	50.00'
L30	S30°48'57"W	31.64'	L78	N50°27'00"E	50.00'
L31	S30°48'57"W	35.76'	L79	N43°01'13"E	50.00'
L32	S59°42'38"W	62.00'	L80	N40°27'25"E	50.67'
L33	N30°17'22"W	13.64'	L81	N44°23'48"E	59.52'
L34	S30°17'22"E	14.09'	L82	N49°51'20"E	59.52'
L35	S65°38'16"W	25.00'	L83	N55°41'50"E	68.96'
L36	S47°27'18"W	50.00'	L84	N59°39'13"E	61.40'
L37	S33°07'10"W	18.97'	L85	N39°38'39"E	53.57'
L38	N33°07'10"E	18.97'	L86	S39°38'39"E	53.57'
L39	N30°17'22"W	20.00'	L87	S45°14'36"E	155.66'
L40	S30°17'22"E	20.00'	L88	N45°14'36"W	155.66'
L41	N30°17'22"W	20.00'	L89	N43°51'12"W	44.41'
L42	S59°42'38"W	20.00'	L90	S43°51'12"E	44.36'
L43	S75°11'27"E	32.18'	L91	S57°32'03"E	200.73'
L44	N30°48'57"E	56.34'	L92	N57°32'03"W	199.62'
L45	N30°48'57"E	61.17'	L93	N30°00'00"W	1.34'
L46	S59°11'03"E	13.26'	L94	S24°21'44"E	100.00'
L47	N30°17'22"W	26.34'	L95	N24°21'44"W	100.00'
L48	N30°17'22"W	13.73'	L96	N24°21'44"W	154.98'



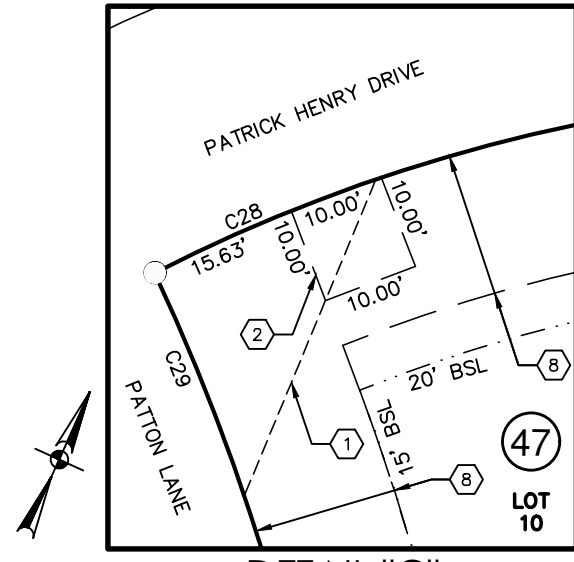
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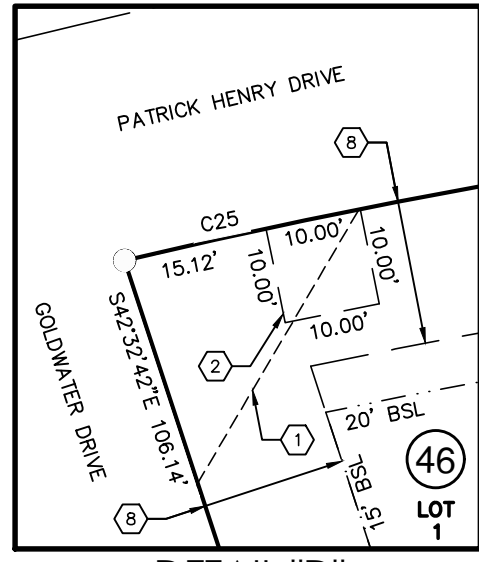
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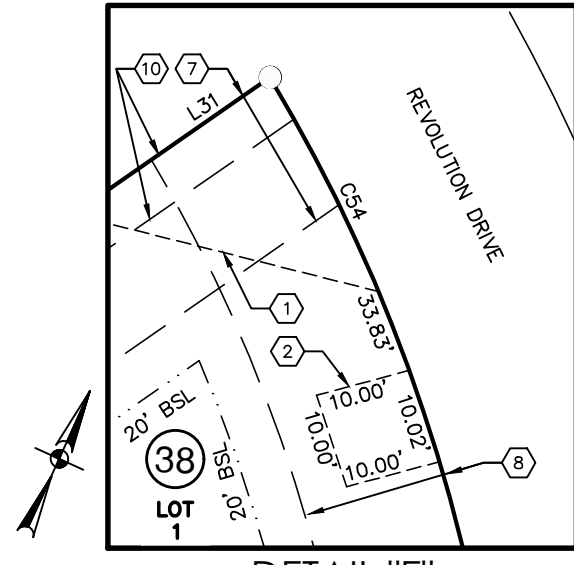
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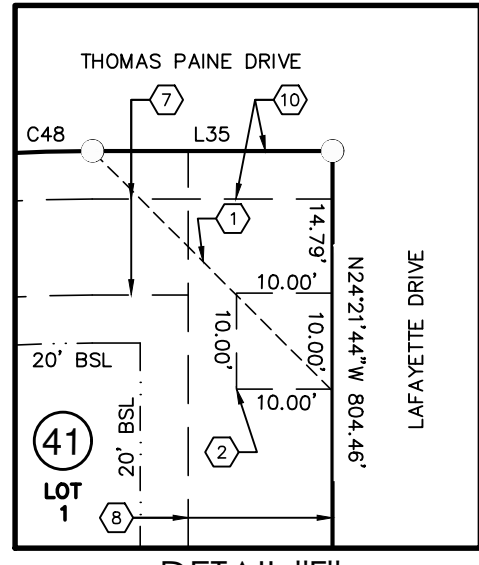
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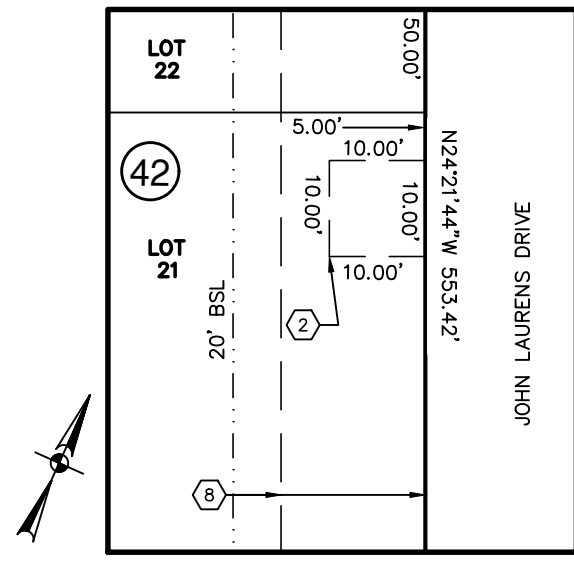
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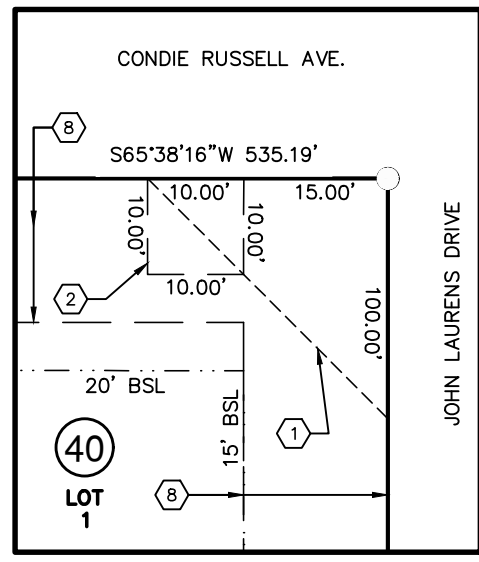
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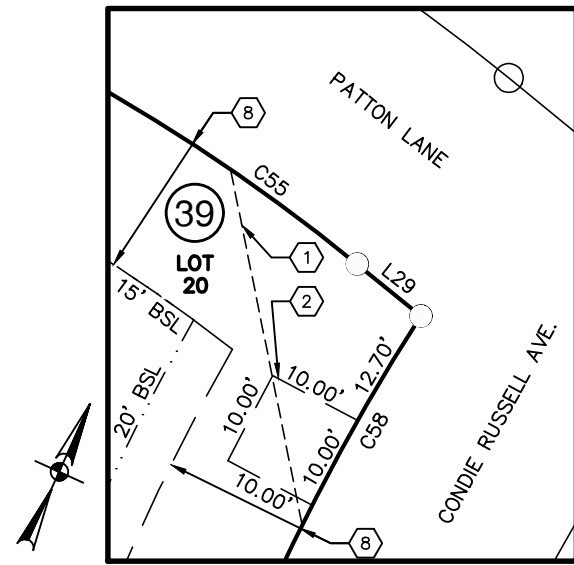
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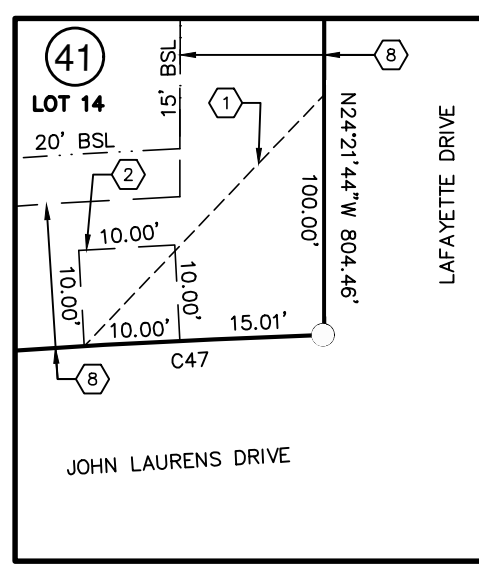
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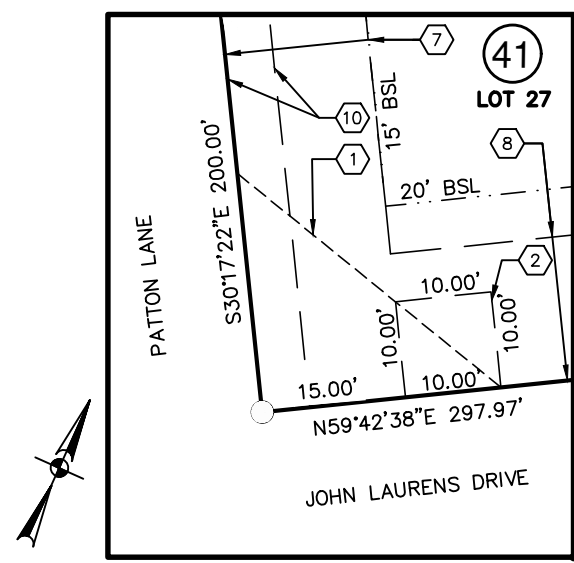
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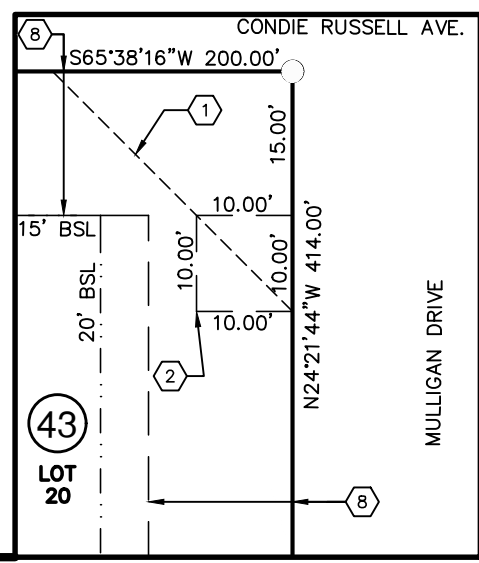
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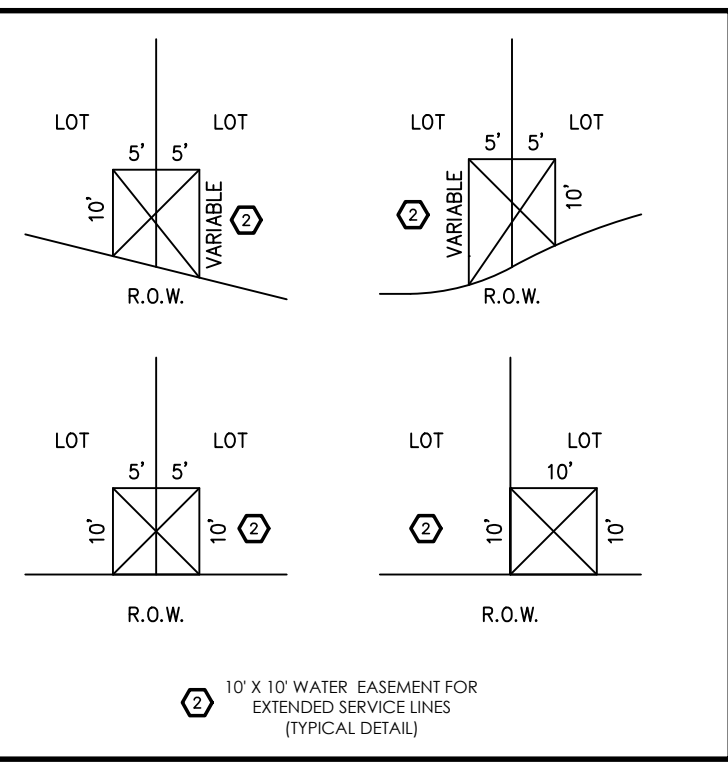
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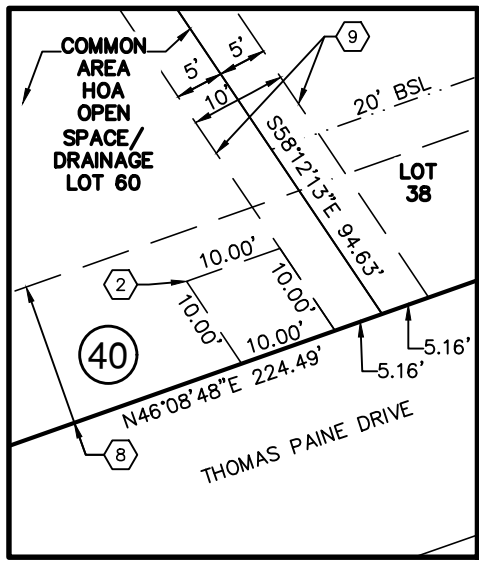
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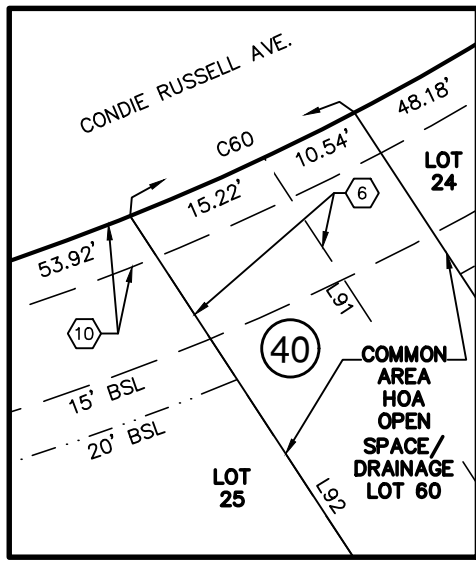
TYPICAL 10' X 10' EASEMENT DETAILS

(NOT TO SCALE)



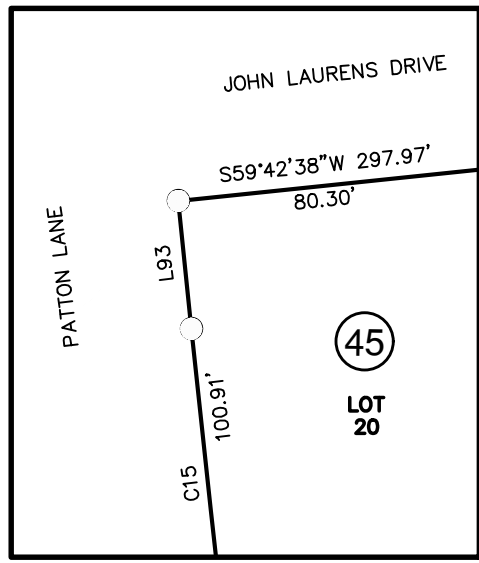
DETAIL "O"

SCALE: 1" = 20'



DETAIL "M"

SCALE: 1" = 20'



DETAIL "N"

NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

Whereas LGI Homes - Texas, LLC acting by and through the undersigned, their duly authorized agent, is the owner of a 66.118 acre, or 2,880,116 square feet more or less, tract of land (out of that called 384.198 acre tract described in deed to LGI Homes - Texas, LLC recorded in Instrument No. 2014-17418 of the Official Public Records of Johnson County, Texas, out of the Radford Berry Survey, Abstract 26, Johnson County, Texas, said 66.118 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the North Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00:

BEGINNING: At a found 1/2-inch iron pipe at the northwest corner of said 384.198 acre tract, at the southwest corner of a tract described in deed to James Neal Roffen recorded in Instrument No. 2012-26910 of the Deed Records of Johnson County, Texas and on the centerline of County Road 620;

THENCE: N 53°40'52" E, departing the centerline of said County Road 620, with the north line of said 384.198 acre tract and the south line of said James Neal Roffen tract, a distance of 41.46 feet to a found 1/2-inch iron rod;

THENCE: N 65°38'16" E, continuing with said line, a distance of 1774.41 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

THENCE: Departing the south line of said James Neal Roffen tract, over and across said 384.198 acre tract, the following bearings and distances:

S 24°21'44" E, a distance of 160.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

S 65°38'16" W, a distance of 28.50 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

S 24°21'46" E, a distance of 50.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

N 65°38'16" E, a distance of 28.50 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

S 24°21'44" E, a distance of 377.94 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

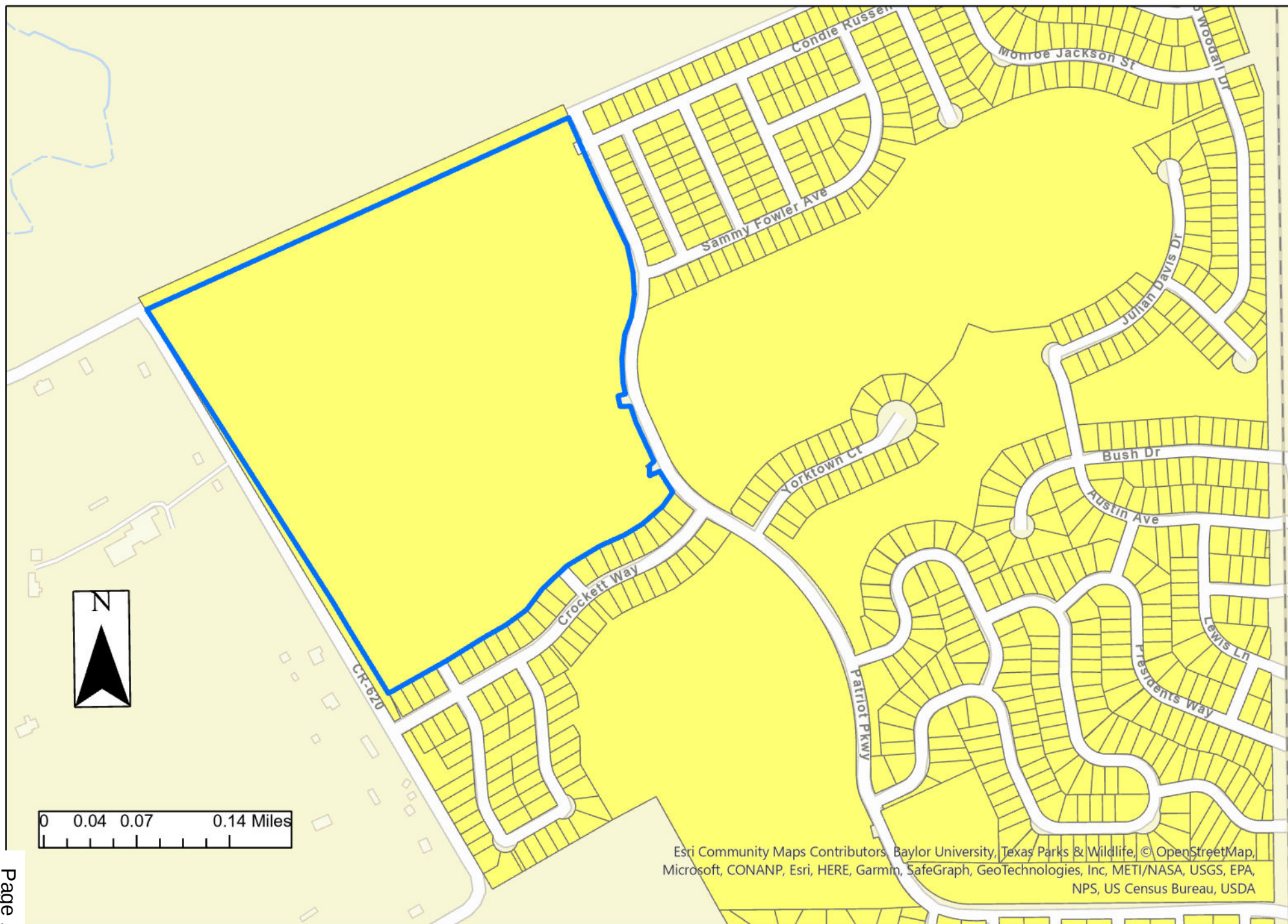
Southwesterly, along a tangent curve to the right, said curve having a radius of 470.00 feet, a central angle of 42°37'44", a chord bearing and distance of S 30°02'52" E, 341.68 feet, for an arc length of 349.69 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

Southwesterly, along a reverse curve to the left, said curve having a radius of 500.00 feet, a central angle of 32°32'54", a chord bearing and distance of S 01°59'33" W, 280.23 feet, for an arc length of 284.04 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 175.00 feet, a central angle of 04°23'15", a chord bearing and distance of S 80°20'59" W, 13.40 feet, for an arc length of 13.40 feet to a set 1/2-inch iron rod with a yellow plastic cap



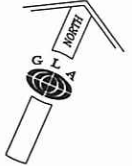
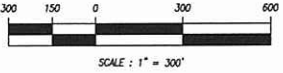
Aerial View



Zoning Map

LEGEND (349.18 ac. - 2011 lots = 5.8 lots/ac (gross))

- 7500 sf Lots - 248 (57.7 ac.) - 65' x 116' typ.
- 6000 sf Lots - 261 (52.1 ac.) - 60' x 100' typ.
- 5000 sf Lots - 1502 (239.38 ac.) - 50' x 100' typ.
- Retail - 25.36 ac.
- Park/Open Space - 51.29 ac.
- Future School Site - 49.73 ac. OR 6000 sf Lots - 283 (45.96 ac.) - 60' x 100' typ.



PLANNED DEVELOPMENT REQUIREMENTS

LOT SIZE	5000	6000	7500
MINIMUM WIDTH (ft.)	50	60	65
MINIMUM DEPTH (ft.)	80	90	100
FRONT YARD SETBACK (ft.)	20	20	25
SIDE YARD SETBACK (ft.)	5	5	6
REAR YARD SETBACK (ft.)	10	15	15
REQUIRED 1-1/2" TREES	1	1	2
REQUIRED ONE-GALLON SHRUBS	6	8	8
MINIMUM HOUSE SIZE (s.f.)	1100	1400	1600
MASONRY REQUIREMENT *	50%	65%	75%

* First floor only, excluding windows, doors, garage doors and covered porches/patios. Masonry products shall include brick, stone and cementitious fiberboard.

NOTES:

- All front yards will be sodded.
- All streets will be 26' B-B except Ronald Reagan Drive, Freedom Drive (from Ronald Reagan Drive to west) and Sam Houston Drive (from Ronald Reagan Drive to west) which will be 31' B-B.
- Retail sites shall screen from residential sites.
- Retail development shall be governed by C-1 zoning criteria with the exception that service station/convenience store will be a permitted use.
- Park fees will be paid as follows:
Developer - \$100/lot prior to final plat recording
Home Builder - \$100/lot prior to issuance of certificate of occupancy
- Park dedication in its entirety shall occur not later than the recording of the 300th lot.
- Two school sites have been reserved as shown. If VISD chooses not to purchase these sites, the sites will be developed as shown in background.
- All development/building requirements/standards governing this planned development will be those in effect at the time of this ordinance approval.
- Roof pitch shall be a minimum of 6/12.

PLANNED DEVELOPMENT USAGE & PROHIBITION

No temporary dwelling, shop, trailer or mobile home of any kind or any improvement of a temporary character (except children's playhouses, dog houses, greenhouses, gazebos may be placed on a lot only in places which are not visible from any street on which the lot fronts) shall be permitted on any lot except that the builder or contractor may have temporary improvements (such as sales office and/or construction trailer) on a given lot during construction of the residences on that lot.

No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage in a driveway or front yard of any dwelling or parked on any public street in the addition, nor shall any such vehicle or equipment be parked for storage in the side yard or rear yard of any residence unless completely concealed from public view. This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a residence in the immediate vicinity.

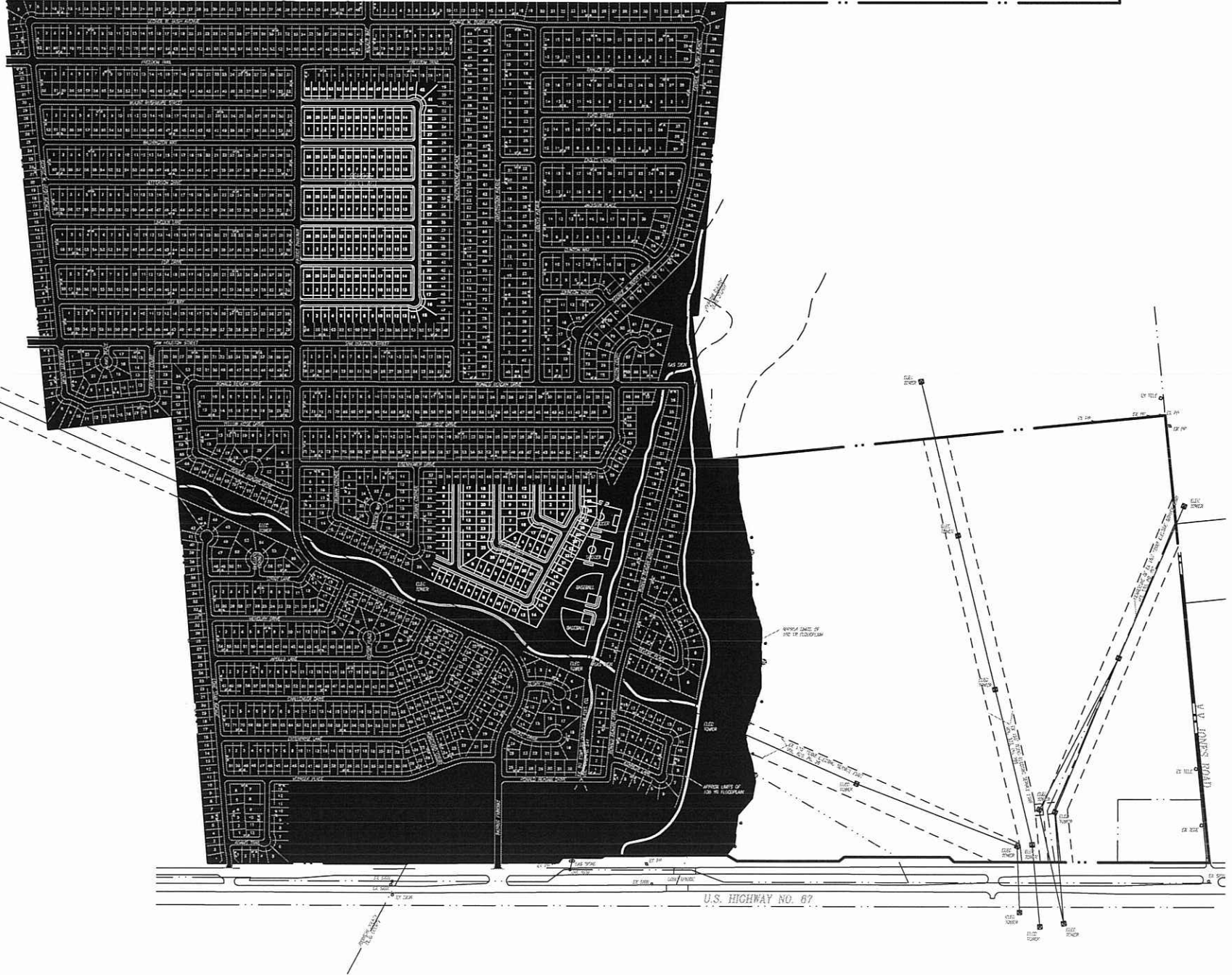
Trucks with tonnage in excess of one (1) ton and any vehicle with painted advertisement shall not be permitted to park overnight within the addition except those used by a builder during the construction of improvements.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any property in the addition except that dogs, cats or other household pets may be kept for the purpose of providing companionship for the private family. Animals are not to be raised, bred or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the property so that no person shall quarter on the premises cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, geese, turkeys, skunks or any other animals that may interfere with the quietude, health, or safety of the community. No more than four (4) pets will be permitted on each lot. Pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house. It is the pet owner's responsibility to keep the lot clean and free of pet debris. All animals must be properly tagged for identification.

No air-conditioning apparatus shall be installed on the ground in front of a residence. No air-conditioning apparatus shall be attached to any front wall or window of a residence.

No antennas shall be permitted in this addition except antennas for AM/FM radio reception, UHF/VHF television reception and DSS satellite reception. All AM/FM radio and UHF/VHF television antenna shall be located inside the attic of the main residential structure. All DSS satellite dishes shall be located in such location on the side or back of the house to minimize visibility from the front of the house. DSS satellite dishes in excess of three (3) foot diameter are prohibited.

No sign of any kind shall be displayed to the public view of any lot except one (1) professional security system sign of not more than one (1) square foot, one (1) sign of not more than fifteen (15) square feet advertising the property for rent or sale, or signs used by a builder to advertise the property during the construction and sales period. Agents of the City of Venus or of the developer of the addition shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal.



DEVELOPER:
RAILPORT, LP
% Bryan N. Mitchell, Sr.
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ENGINEER:
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(817) 654-2250; (800) 398-0510; (817) 492-0174 fax
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ZONING ORDINANCE NO. 876-8003
PLANNED DEVELOPMENT SITE PLAN
FOR
PATRIOT PLANTATION
VENUS, TEXAS