



Planning and Zoning Commission

Thursday, June 26, 2025 - 6:00 PM

Regular Planning and Zoning Commission Meeting
210 S. Walnut Street
Venus, Texas 76084

AGENDA

- 1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:**
- 2. Citizen Public Comment Period:**
- 3. Consent Agenda:**
 - 3.1. Approval of meeting minutes from regular meeting on August 22, 2024.
- 4. Public Hearings and Action Items:**
 - 4.1. Conduct Public Hearing to consider rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 10.270 Acres out of the J.T. Cadenhead Survey, Abstract 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084. (REZ2025-0001)

Open Public Hearing:
Close Public Hearing:
 - 4.2. Discuss and consider rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 10.270 Acres out of the J.T. Cadenhead Survey, Abstract 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.
 - 4.3. Conduct Public Hearing to consider rezoning from AG (Agricultural) District to PD (Planned Development) District: 7.091 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas and 36.127 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas; 501 E. US HWY 67, Venus, Texas 76084. (REZ2025-0002)

Open Public Hearing:
Close Public Hearing:
 - 4.4. Discuss and consider rezoning from AG (Agricultural) District to PD (Planned Development) District: 7.091 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas and 36.127 Acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas; 501 E. US HWY 67, Venus Texas 76084.
- 5. Presentation:**
 - 5.1. Presentation on current Development
- 6. Discussion and Consideration Items:**

- 6.1. Discuss and consider the appointment of the Chair on the Planning and Zoning Commission.
- 6.2. Discuss and consider the appointment of a Vice Chair on the Planning and Zoning Commission.

7. 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 public at all times, and to the City’s website, www.cityofvenus.org, not less than 72 hours prior to the meeting.

Callie Green, TRMC
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair-accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-366-3348.

Removed: _____

Time: _____



Planning & Zoning Commission - Minutes

Thursday, August 22, 2024 at 6:00 PM

Venus Civic Center

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

Chair Clower called the meeting to order at 6:09 pm, City Attorney Halla gave the Invocation, and all lead the Pledge of Allegiance and Pledge to the Texas Flag.

Members present: All

Staff present: Callie Green, City Attorney, Becky Wilkins, and Oscar Ortiz.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1 Consider the approval of meeting minutes for Regular P&Z on July 25, 2024.

[Planning & Zoning Commission - Jul 25 2024 - Minutes - Html](#)



I make a motion to approve the consent agenda.

Moved by: Stacey Robar

Seconded by: Kevin Unger

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

4. Public Hearing and Consideration items:

- 4.1 Conduct Public Hearing to consider amending Chapter 34 "Zoning", Article I, "In General", by repealing in their entirety

Section 34-13 "Planning and Zoning Commission" and
Section 34-14 "Board of Adjustment".

Open Public Hearing: At 6:14 pm.

No public speakers.

Close Public Hearing: At 6:16 pm.

Discuss and consider amending Chapter 34 "Zoning", Article I,
"In General", by repealing in their entirety Section 34-13
"Planning and Zoning Commission" and Section 34-14 "Board
of Adjustment".

[Agenda Item Cover sheet-.pdf](#)  [VENUS ordinance amend](#)

[code add ch 36.pdf](#)  [COV- POLICY \(USE\).pdf](#) 

I make a motion to approve amending Chapter 34 "Zoning",
Article I, "In General", by repealing in their entirety Section 34-
13 "Planning and Zoning Commission" and Section 34-14
"Board of Adjustment".

Moved by: Stacey Robar

Seconded by: Thomas Bosquez

**For: Billy Flower, Shelley Clower, Tanitia Marvels, Thomas
Bosquez, Stacey Robar, and Kevin Unger.**

Against: Robert McCurdy.

Motion carried 6-1-0.

5. Adjournment:

Chair Clower adjourned the meeting at 6:21 pm.

Chair

City Secretary

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Planning Staff
DATE: June 19, 2025
SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS; 1310 FM 1807, VENUS, TEXAS 76084. (REZ2025-0001)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the north side of FM 1807, approximately 0.21 miles west of C. R. 214. The tract has approximately 290.91 ft. of frontage along FM 1807 with a depth of approximately 1,532.50 ft. for a tract size of 10.270 acres.

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to self-storage units for lease.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the north, Estes Sanders prison to the east, unincorporated Johnson County to the south, and AG (Agricultural) District to the west.

LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as MHS (Manufactured Home Subdivision) District. FM 1807 is designated by TxDOT as major collector with 80 ft. of ROW. It is currently a road with two lanes, no shoulders and has a posted speed limit of 50 miles per hour.

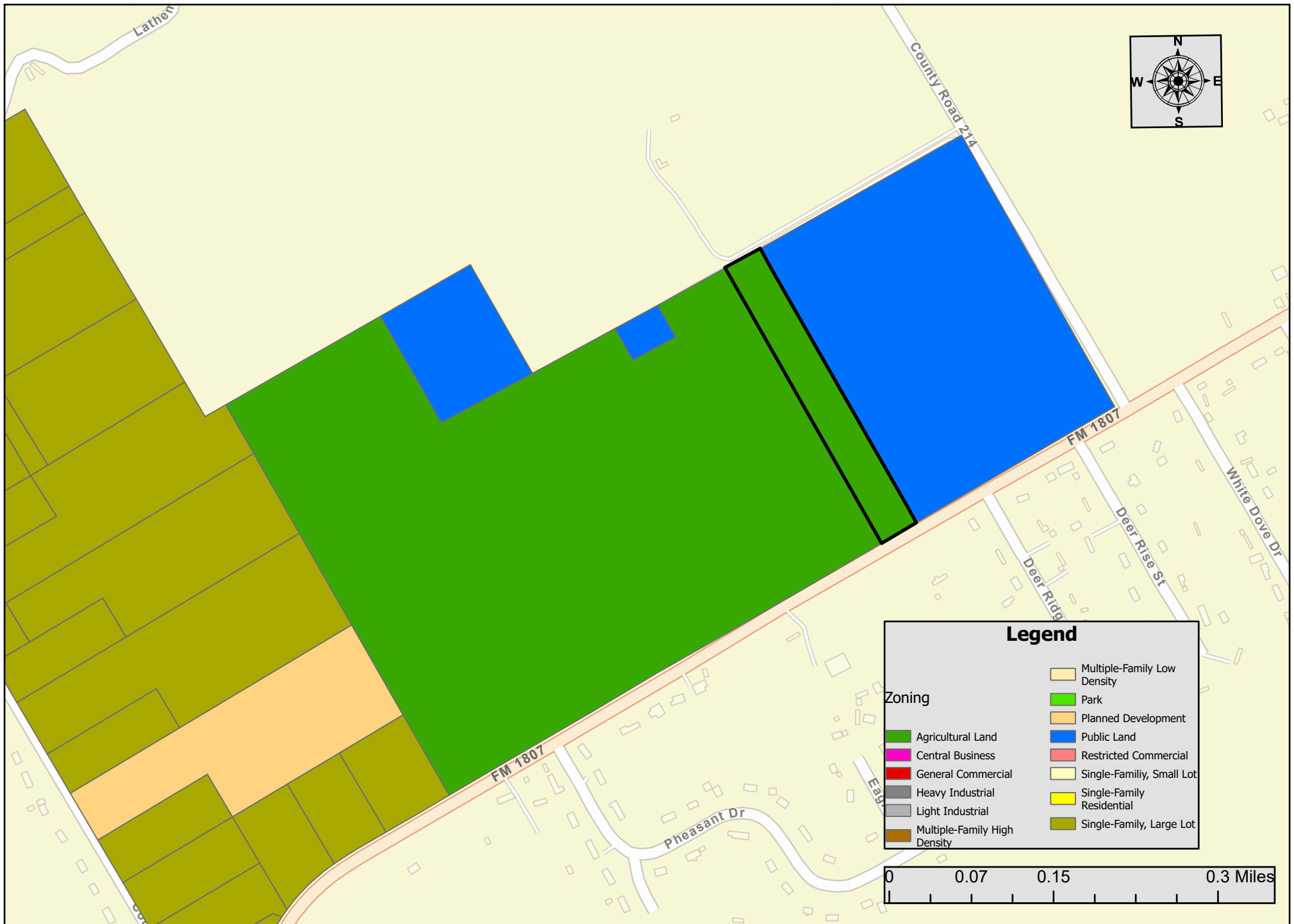
DEVELOPMENT TRENDS: The development trend for this area along FM 1807 is residential uses.

ANALYSIS: The requested zoning does not conform to the Manufactured Home Subdivision (MHS) District as indicated on the City of Venus' Comprehensive Plan. Nevertheless, the Light Industrial (L-I) designation serves as a buffer and transition from the prison. A recorded plat, and site plan are required prior to the issuance of any building permit.

RECOMMENDATION: Staff recommends approval of the rezoning request as it provides a buffer from the prison for future development to the west.



Aerial Map



Zoning Map



John B. Stamey Family Trust
Called 73.79 Acres
Book 2260 Page 0492

City of Venus
40 Foot Wide Easement
Volume 2587 Page 475
Volume 2587 Page 469

Texas Department of Criminal Justice
Called 40.0 Acres
Document No. 2023-14141

Approximate Location of 150'
Sanitary Control
Volume 1390 Page 979

Approximate Location of 150'
Sanitary Control
Volume 1704 Page 191
Volume 1704 Page 195
Volume 1704 Page 199

Tract Nine
10.210 Acres

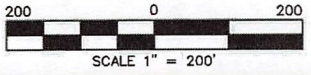
Tract Ten
10.270 Acres

Tract Eight
10.210 Acres

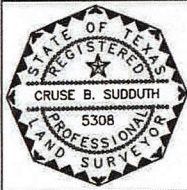
SYMBOL LEGEND

- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ◇ 5/8" Iron Rod Set
 - ◆ 5/8" Iron Rod Found
 - ⊙ Fence Post
 - ⊗ Air Conditioning
 - ⊗ Water Meter
 - ⊗ Electric Meter
 - ⊗ Gas Meter
 - ⊗ Light Pole
 - ⊗ Power Pole
 - ⊗ Septic Equipment
 - ⊗ Fire Hydrant
 - ⊗ Pipeline Marker
 - ⊗ Telephone Pedestal
 - ⊗ Manhole
 - ⊗ Propane Tank
 - X — Fence
 - E — Overhead Elec.
- *Unless otherwise noted

Surveyed: 10.270 Acres
Venus 102, LLC
Called 102.159 Acres
Doc. No. 2024-36615
Address: TBD FM 1807, Venus, Tx
Johnson County, Texas
Abstract: J.T. Cadenhead, A-134
Prepared for: Venus 102, LLC



NOTE: This survey was prepared without the benefit of an abstract of title. There may be easements or other matters of record not shown. At the time of the survey, there was no attempt made to locate any underground pipelines or utilities.



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

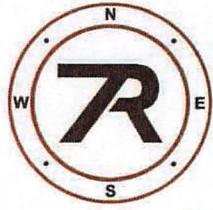
I, CRUSE B. SUDDUTH, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING DECEMBER, 2024.

Cruse B. Sudduth
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

DRAWN BY: D.L.B. CHECKED BY: B.B.B. FILE NO. 2411039 DATE 1/3/2025



7 RANGE SURVEYING
401 E. Front St. Suite 231 Tyler, Tx 75702
Office - (903) 630-2606
TBPELS Firm No. 10194919



7 RANGE SURVEYING

401 E. Front St. Suite 231 Tyler, Texas 75702

Office Phone – (903) 630-2606

Email: Info@7rsurvey.com

TBPELS Firm No. 10194919

January 8th, 2025

TRACT TEN

FIELD NOTE description for a 10.270 acre tract being located in the J.T. Cadenhead Survey, Abstract No. 134, Smith County, Texas, and being a part of a called 102.159 acre tract described in a deed to Venus 102, LLC, recorded in Document Number 2024-36615 of the Official Public Records, Johnson County, Texas, said 10.270 acre tract to be more particularly described as follows;

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

Beginning at a 5/8" iron rod found for the Northeast corner of herein described tract, same being a Northeast corner of said 102.159 acre tract, same being the Northwest corner of a called 40.0 acre tract described in a deed to Texas Department of Criminal Justice recorded in Document No. 2023-14141 of the Official Public Records of Johnson County, Texas, said point being on a South line of a called 73.79 acre tract described in a deed to John B. Stamey Family Trust recorded in Book 2260 Page 0492 Deed Records of Johnson County, Texas;

Thence South 30°20'15" East, with the East line of said 102.159 acre tract and the West line of said 40.0 acre tract, a distance of 1532.50 feet to a concrete monument found for the Southeast corner of herein described tract, same being the Southeast corner of said 102.159 acre tract, same being the Southwest corner of said 40.0 acre tract, said point being on the North right of way of Farm to Market road 1807;

Thence South 59°40'33" West, with a South line of said 102.159 acre tract, a distance of 290.91 feet to a 1/2" iron rod set for the Southwest corner of herein described tract, said point being on the North right of way of Farm to Market road 1807;

Thence North 30°23'56" West, over and across said 102.159 acre tract, a distance of 1534.84 feet to a 1/2" iron rod set, on a North line of said 102.159 acre tract, for the Northwest corner of herein described tract, said point being on a South line of said 73.79 acre tract;

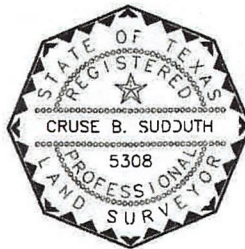
Thence North 60°36'08" East, with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

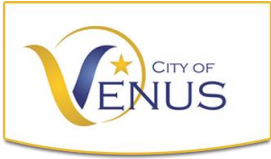
Thence North 59°59'08" East, continuing with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 222.11 feet, **BACK TO THE POINT OF BEGINNING**, containing 10.270 Acres of land.

I, Cruse B. Sudduth, do hereby certify that these Field Notes represent an on the ground survey performed under my supervision during December 2024, and is being submitted along with an exhibit plat of said tract, herein described.



Cruse B. Sudduth
Registered Professional Land Surveyor
State of Texas Number 5308
File No. 2411039





June 16, 2025

Dear Property Owner:

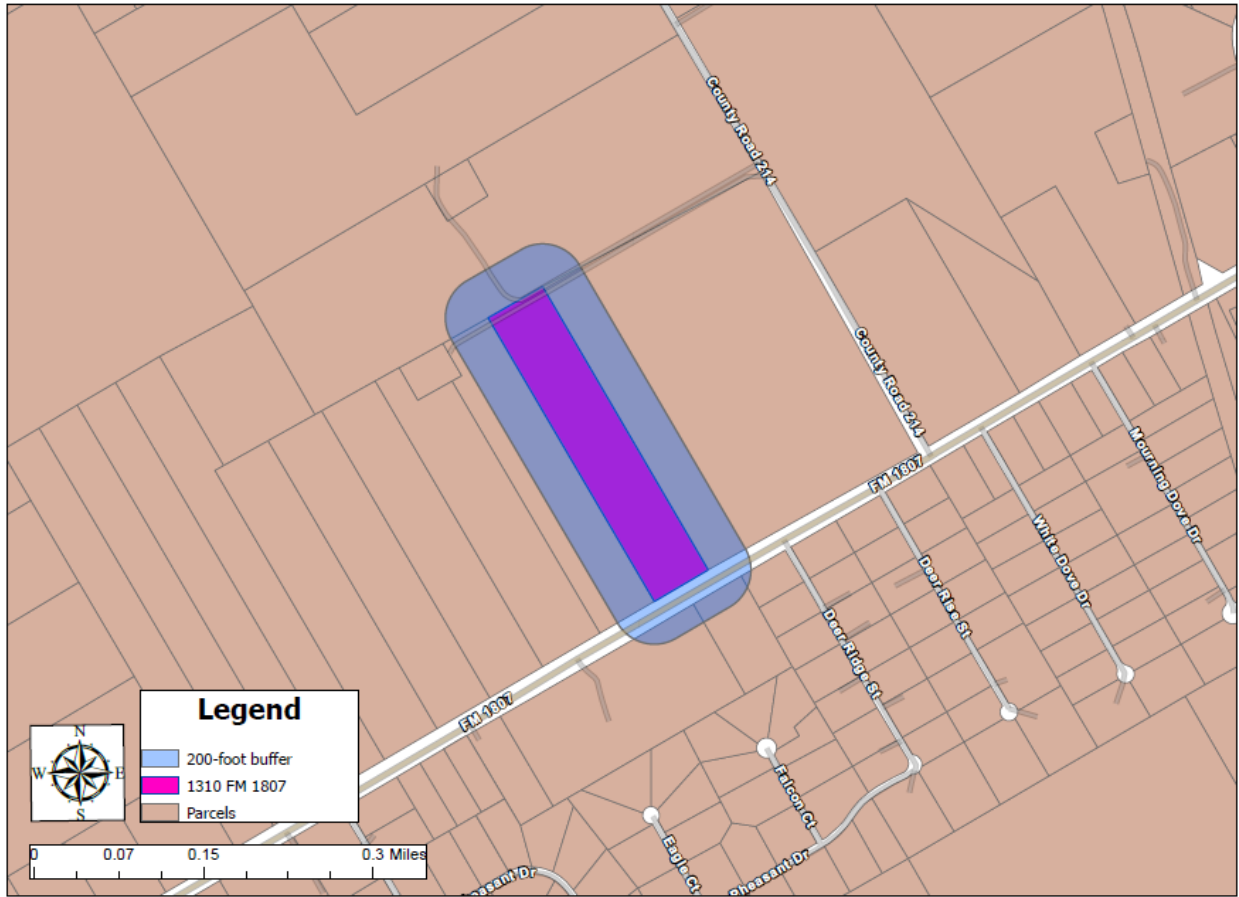
I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. Hearings provide residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission and City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City Council, City staff, and the applicant.

- Application Type:** **Zone Change:** A request to change the zoning designation pertaining to use for a property.
- Summary:** **Request:** Request for approval of a zone change for approximately 10.270- acre parcel of land, known as 1310 FM 1807, from AG (Agriculture) District to I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a self-storage business.
- Location/Site Plan:** Generally located on the north side of FM 1807, and west of C. R. 109 – *See the reverse side for vicinity map.*
- Reviewing Body:** The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.
- Public Hearings:** **P & Z Commission: June 26, 2025 at 6:00 pm**
City Council: July 14, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.
- Official Notice Publication:** June 14, 2025 on the Cleburne Times.
- City Staff:** Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org
- Applicant:** Venus 102, LLC
Attention: Justin McWilliams
P O Box 822044
North Richland Hills, TX 76182
jason@texashdmi.com
- Property Owner:** Same as above
- Additional Info:** This review process allows the Planning Commission and City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

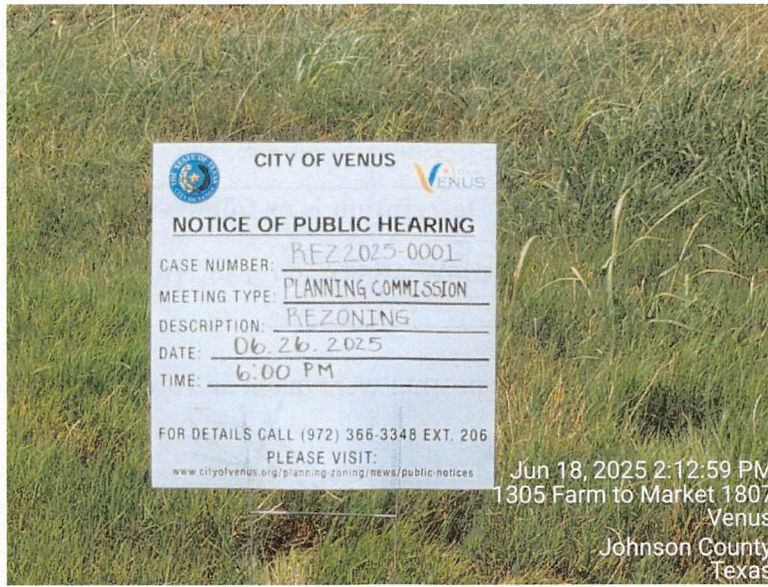
Best regards,
Oscar Ortiz, City Planner

Vicinity Map



1310 FM 1807

Exhibit A



Demetrius...

MELISSA TRAMMELL
Notary ID #188787
My Commission Expires
October 14, 2028

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 19, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT: 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS; 501 E US HIGHWAY 67, VENUS, TEXAS 76084. (REZ2025-0002)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the south side of E US Highway 67, approximately 0.29 miles west of S FM 157. The tract has approximately 1619.86 ft. of frontage along E US Highway 67 with a depth of approximately 991.71 ft. combining two tracts for an approximate total size of 43.218 acres.

PROPOSAL: The applicant is requesting PD (Planned Development) District with underlying R-4 (Multiple-Family- High Density) District and C-2 (General Commercial) District in order to construct Commercial, Multi-Family, and Build-to-Rent products.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the east, Agriculture (AG) District, Cemetery, and R-1 (Single-Family Residential) District to the south, and R-1 (Single-Family Residential) District to the west.

LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as C-2 (General Commercial) District. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders and has a posted speed limit of 65 miles per hour.

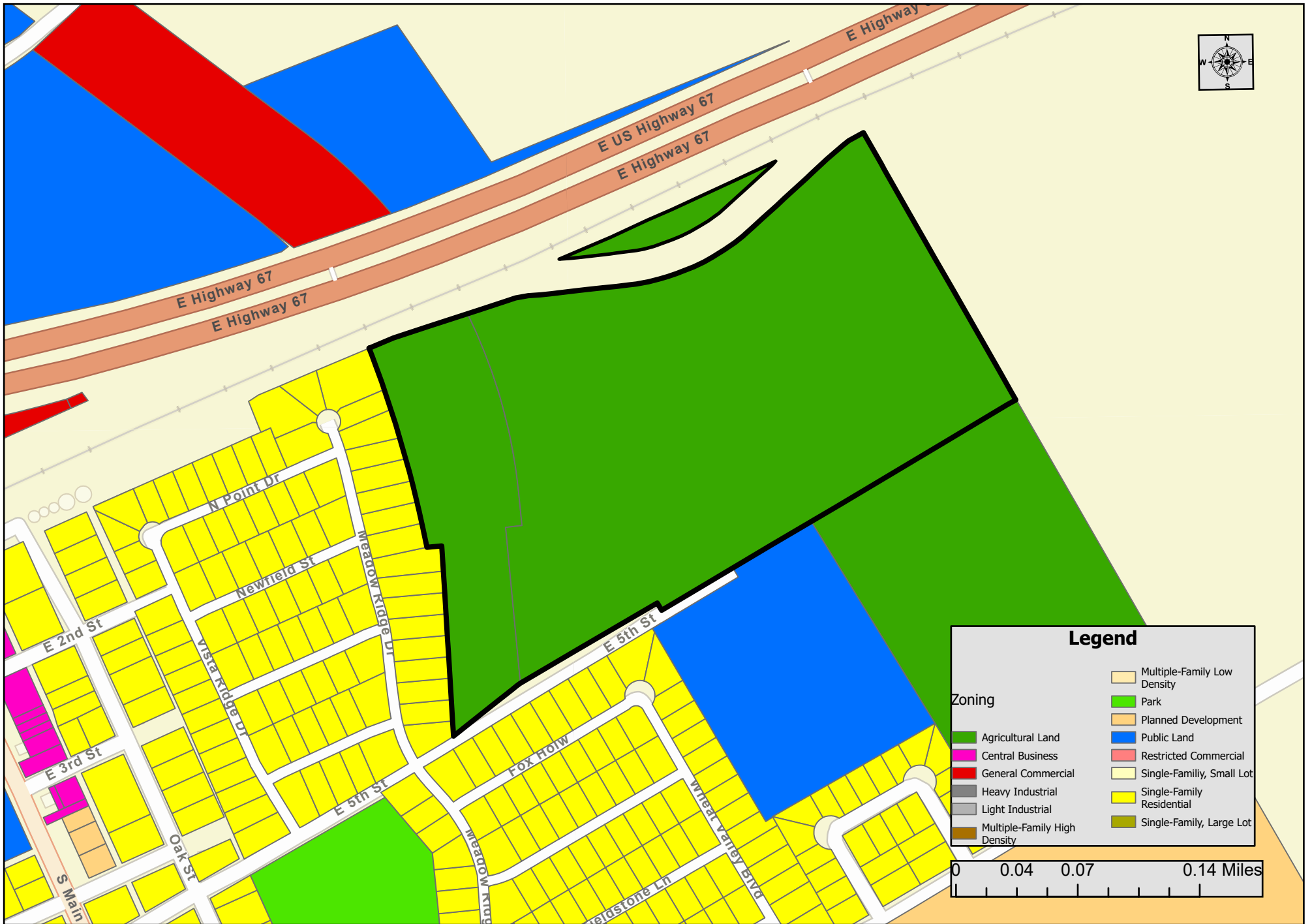
DEVELOPMENT TRENDS: The development trend for this area along E US Highway 67 is commercial.

ANALYSIS: The requested zoning does not conform to the C-2 (General Commercial) District as indicated on the City of Venus' Comprehensive Plan. However, a Planned Development (PD) designation offers opportunities for mixed-use projects. A recorded plat, and site plan are required prior to the issuance of any building permit.

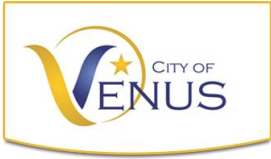
RECOMMENDATION: Staff recommends approval of the rezoning request as it provides opportunities for Commercial, Multi-family, and Build-to-Rent development projects.



Aerial Map



Zoning Map



June 16, 2025

Dear Property Owner:

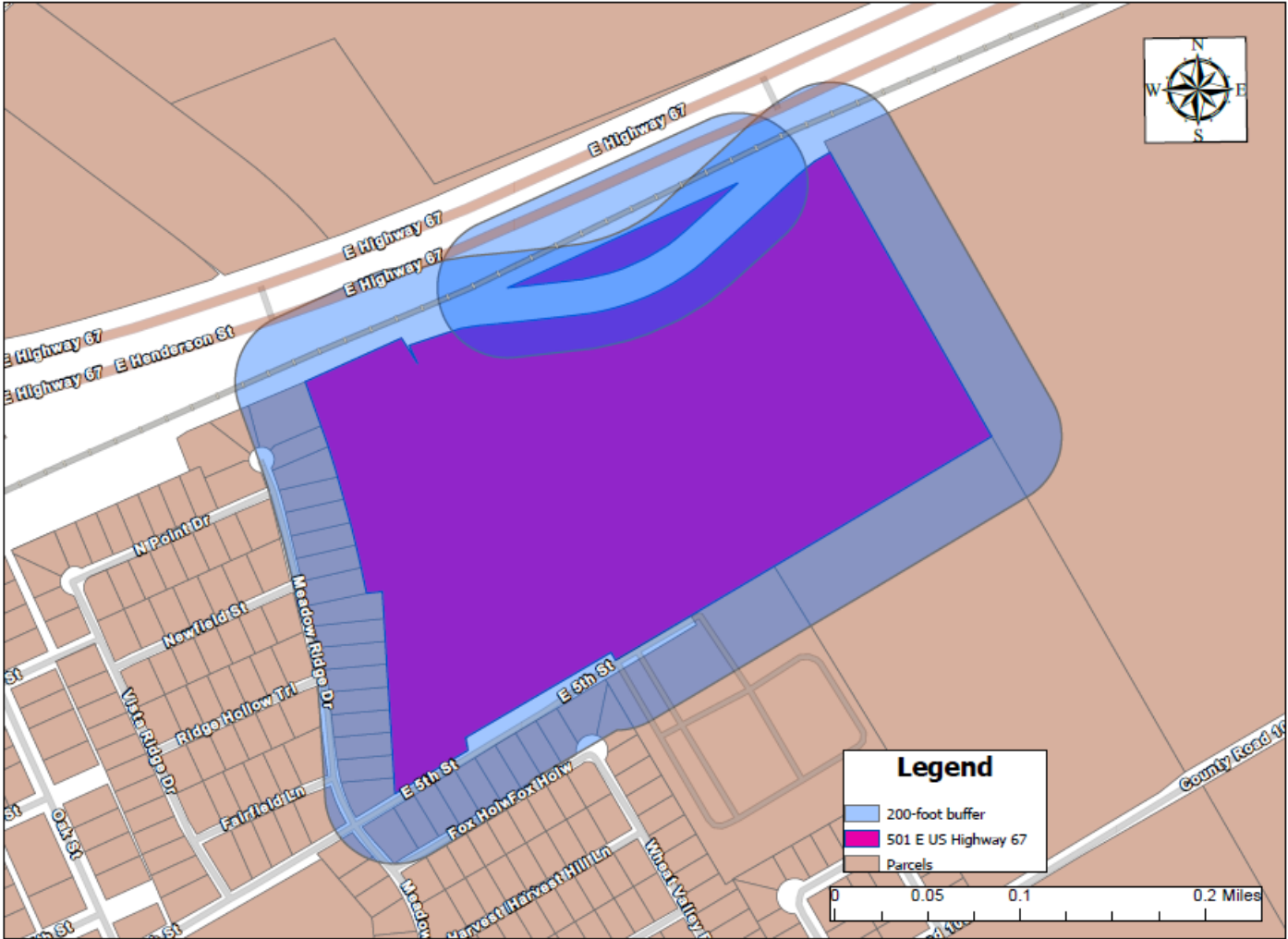
I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. Hearings provide residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission and City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City Council, City staff, and the applicant.

- Application Type:** **Zone Change:** A request to change the zoning designation pertaining to use for a property.
- Summary:** **Request:** Request for approval of a zone change for approximately 43.218- acre parcel of land, known as 501 E US Highway 67, from AG (Agriculture) District to PD (Planned Development) District. The purpose of this request is to allow a mixed-use development with underlying R-4 and C-2 zonings.
- Location/Site Plan:** Generally located on the north side of E C. R. 109 and south side of E US Highway 67 – *See the reverse side for vicinity map.*
- Reviewing Body:** The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.
- Public Hearings:** **P & Z Commission: June 26, 2025 at 6:00 pm**
City Council: July 14, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.
- Official Notice Publication:** June 14, 2025 on the Cleburne Times.
- City Staff:** Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org
- Applicant:** JTM Venus Land, LLC
Attention: Mark Miller
16000 Dallas Parkway, Suite 300
Dallas, TX 75248
mark.miller@northbrookadvisors.com
- Property Owner:** Same as above
- Additional Info:** This review process allows the Planning Commission and City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

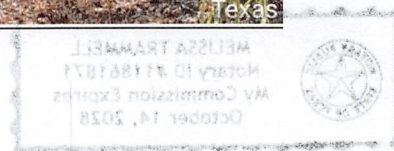
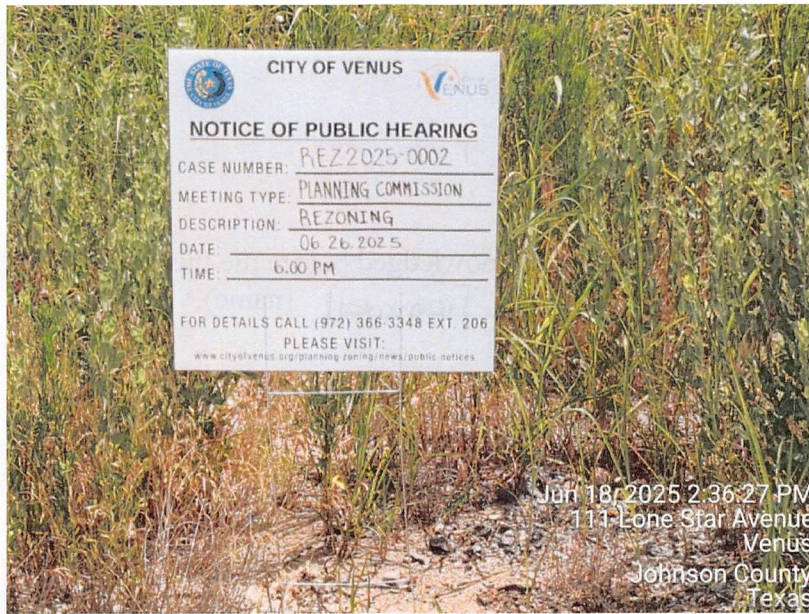
Best regards, *Oscar Ortiz, City Planner*

Vicinity Map



501 E US Highway 67

Exhibit A



SITE KEY

- SITE BOUNDARY: ± 43.2 ACRES
- C-2 ZONING: ± 18.51 ACRES
- R-4/ C-2 ZONING: ± 5.30 ACRES
- R-4 ZONING: ± 17.61 ACRES
- R.O.W. DEDICATION: ± 1.78 ACRES

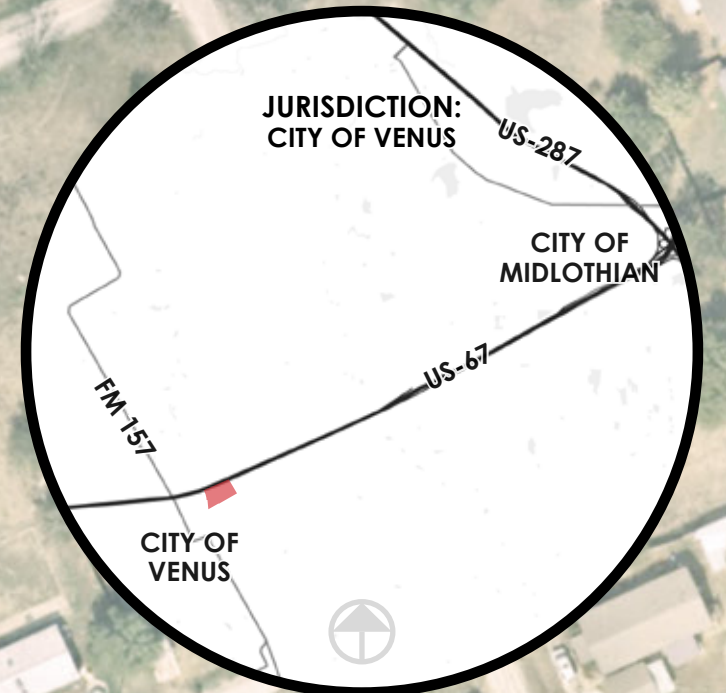
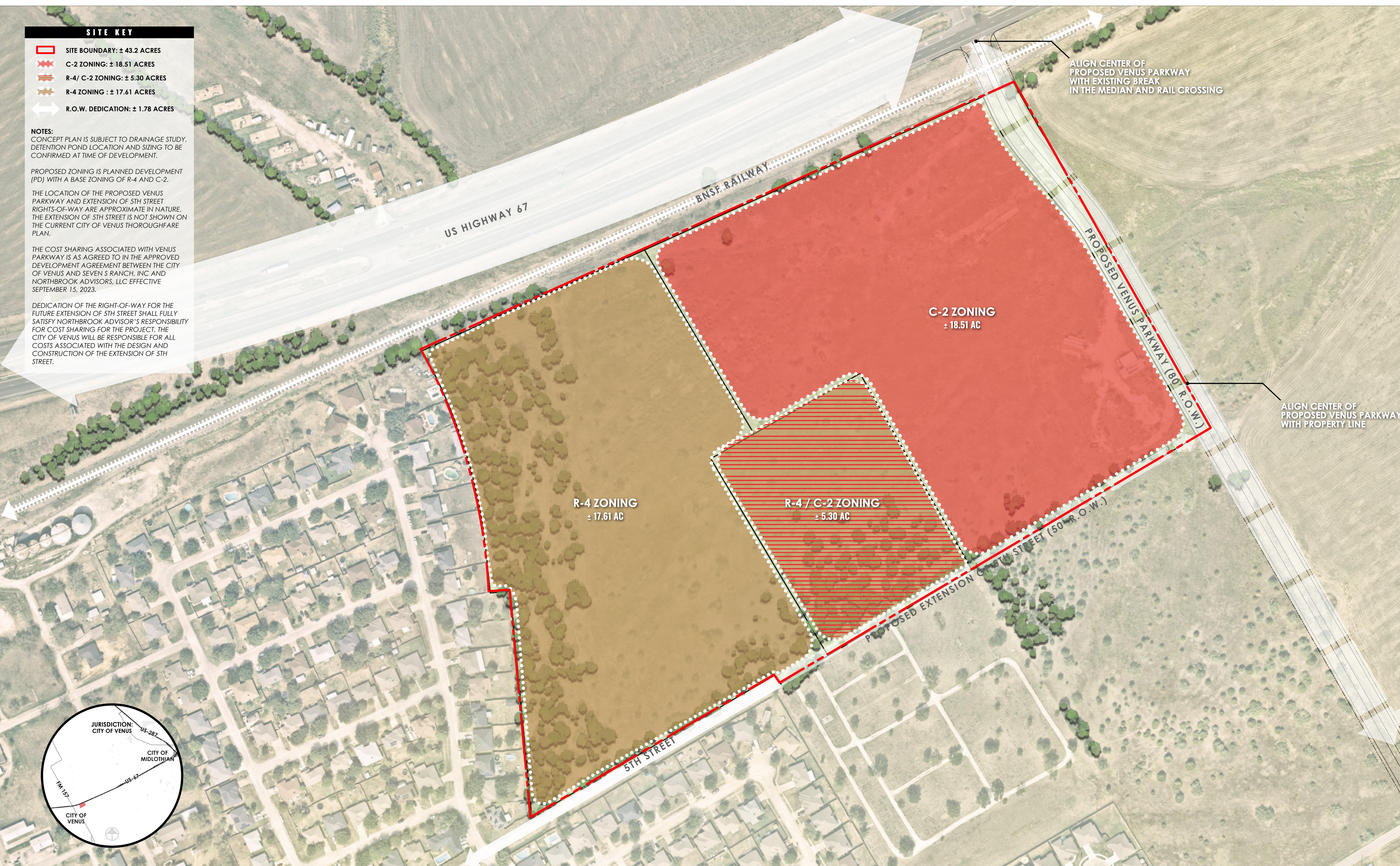
NOTES:
 CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY. DETENTION POND LOCATION AND SIZING TO BE CONFIRMED AT TIME OF DEVELOPMENT.

PROPOSED ZONING IS PLANNED DEVELOPMENT (PD) WITH A BASE ZONING OF R-4 AND C-2.

THE LOCATION OF THE PROPOSED VENUS PARKWAY AND EXTENSION OF 5TH STREET RIGHTS-OF-WAY ARE APPROXIMATE IN NATURE. THE EXTENSION OF 5TH STREET IS NOT SHOWN ON THE CURRENT CITY OF VENUS THOROUGHFARE PLAN.

THE COST SHARING ASSOCIATED WITH VENUS PARKWAY IS AS AGREED TO IN THE APPROVED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF VENUS AND SEVEN S RANCH, INC AND NORTHBROOK ADVISORS, LLC EFFECTIVE SEPTEMBER 15, 2023.

DEDICATION OF THE RIGHT-OF-WAY FOR THE FUTURE EXTENSION OF 5TH STREET SHALL FULLY SATISFY NORTHBROOK ADVISOR'S RESPONSIBILITY FOR COST SHARING FOR THE PROJECT. THE CITY OF VENUS WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE EXTENSION OF 5TH STREET.



LAND USE CONCEPT PLAN
VENUS-SEVEN S RANCH - NORTHBROOK ADVISORS

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

