



## **Planning and Zoning Commission**

Thursday, July 24, 2025 - 6:00 PM

Regular Planning and Zoning Commission  
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 on June 26, 2025.
- 4. Public Hearings and Action Items:**
  - 4.1. Conduct a Public Hearing rezoning from AG (Agricultural) District to C-2 (General Commercial) District: 4.040 acres out of the William Hickman Survey, Abstract No. 327, Johnson County, Texas; 9733 E US Highway 67, Alvarado, Texas 76009. (REZ2025-0003)  
  
Open Public Hearing:  
Close Public Hearing:
  - 4.2. Discuss and consider recommendation of rezoning from AG (Agricultural) District to C-2 (General Commercial) District: 4.040 acres out of the William Hickman Survey, Abstract No. 327, Johnson County, Texas; 9733 E US Highway 67, Alvarado, Texas 76009. (REZ2025-0003)
- 5. Discussion and Consideration Items:**
- 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 public at all times, and on the City's website, [www.cityofvenus.org](http://www.cityofvenus.org), not less than 72 hours prior to the meeting.

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Melissa Westen  
Human Resource Director

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 AND ZONING COMMISSION

## MEETING MINUTES

Regular Planning and Zoning Commission Meeting

JUNE 26, 2025

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

The chair, Clower, called the meeting to order at 06:00 PM, City Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Board members present: Shelley Clower, Thomas Bosquez, Stacey Robar, Billy Flower, Michael Dodd and LeeAnn Rose.

Staff present: City Attorney, Callie Green, Melissa Westen and Oscar Ortiz

### 2. Citizen Public Comment Period:

No public speakers.

### 3. Consent Agenda:

3.1. Approval of meeting minutes from regular meeting on August 22, 2024.

I make a motion to approve the meeting minutes of August 22, 2024.

Moved by: Stacey Robar

Seconded by: Michael Dodd

**For: Unanimous. Motion Carried Yes 6, No 0, Abstained 0.**

### 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: At 6:08 pm

1. Jason Chestshire- Developer of project. In-favor.

Close Public Hearing: At 6:10 pm

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.

I make a motion to approve.

Moved by: Michael Dodd

Seconded by: Stacey Robar

**For: Unanimous. Motion Carried Yes 6, No 0, Abstained 0.**

- 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: At 6:23 pm

1. Carolyn Gibbons- 603 Meadow Ridge Ave.- Opposed to re-zoning.
2. Kay Honea- 401 Harvest Hill Ln.- Opposed to re-zoning.
3. Shawna McCullough- 5100 Cr 608- Opposed to re-zoning.
4. Leo Martinez- Did not state address- Opposed to re-zoning
5. Mark Miller- The Developer- In-favor.

Close Public Hearing: At 6:38 pm

- 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.

I make a motion to approve.

Moved by: LeeAnn Rose

Seconded by: Stacey Robar

**For: Motion carried Yes 4 (Rose, Robar, Dodd and Clower), No 2 (Flower and Bosquez), Abstained 0.**

## 5. Presentation:

- 5.1. Presentation on current Development City Planner, Oscar Ortiz presented.

## 6. Discussion and Consideration Items:

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

I make a motion to appoint Shelley Clower as Chair.

Moved by: Stacey Robar

Seconded by: Michael Dodd

**For: Unanimous. Motion Carried Yes 6, No 0, Abstained 0.**

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

I make a motion to appoint Stacey Robar as Vice Chair.

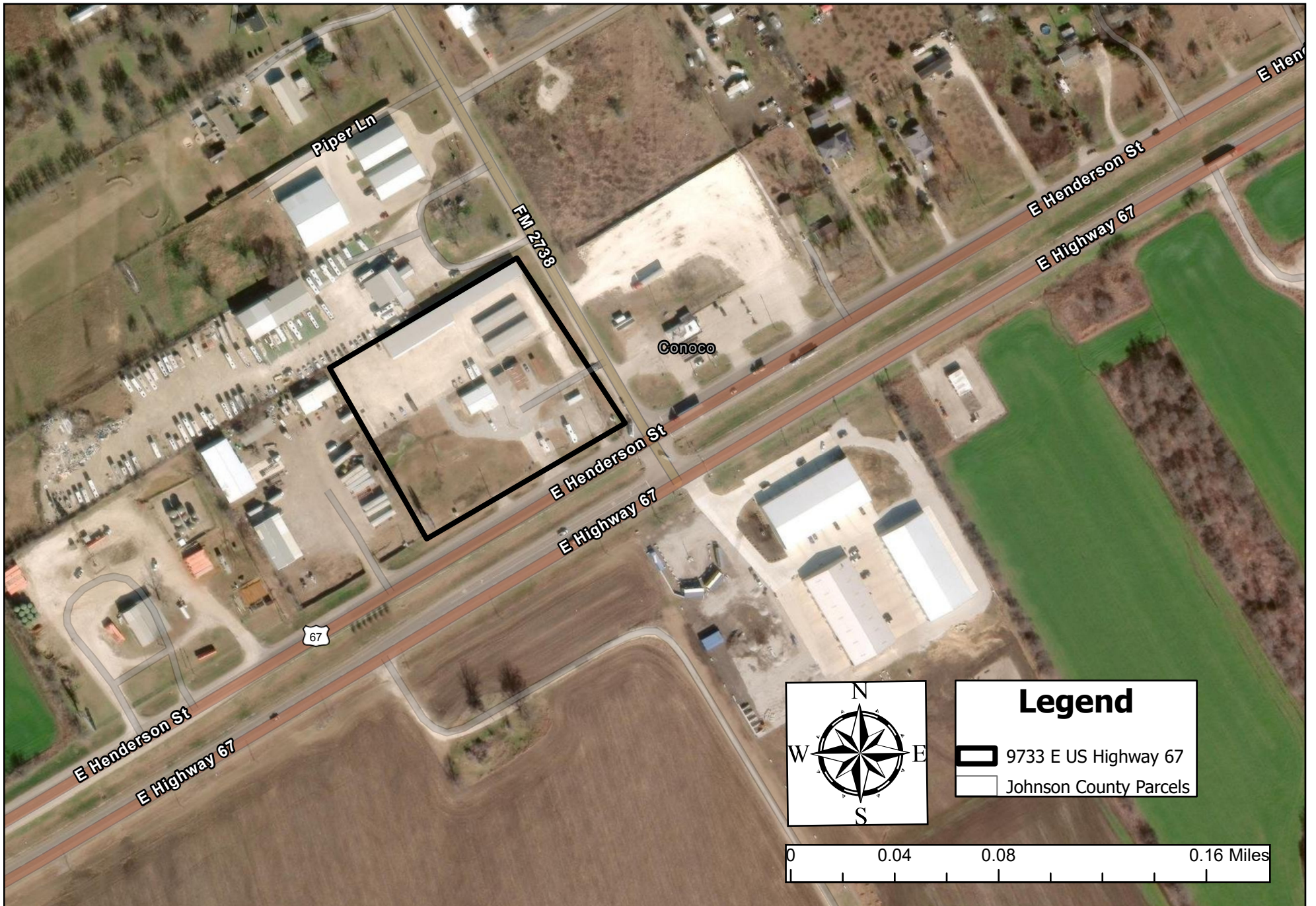
Moved by: Shelley Clower

Seconded by: Thomas Bosquez

**For: Unanimous. Motion Carried Yes 6, No 0, Abstained 0.**

## 7. Adjournment:

The Chair, Clower adjourned the meeting at 06:46 PM.



# 9733 E US Highway 67

**AFFIDAVIT OF POSTING**

I, Oscar Ortiz, City Planner with the City of Venus, certify that on July 15, 2025, I posted signage on the front of the property known as 9733 E US Highway 67 at the intersection of FM 2738 for the Planning and Zoning Commission Public Hearing on July 24<sup>th</sup>, 2025 and City Council meeting on August 11<sup>th</sup>, 2025. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

**The Legal Description is as follows:**  
WILLIAM HICKMAN SURVEY, ABSTRACT 327, TRACT 41

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.

\_\_\_\_\_  
Oscar Ortiz

07/15/2025

\_\_\_\_\_  
Date: July 15, 2025

STATE OF TEXAS )

)SS.

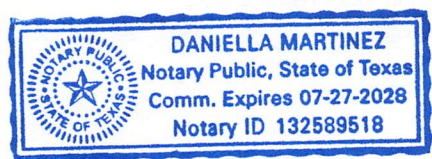
JOHNSON COUNTY )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2025, by \_\_\_\_\_ (name), \_\_\_\_\_ (title)

Witness my hand and official seal.

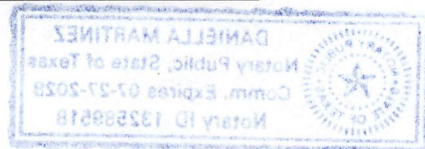
My commission expires: 07-27-2028

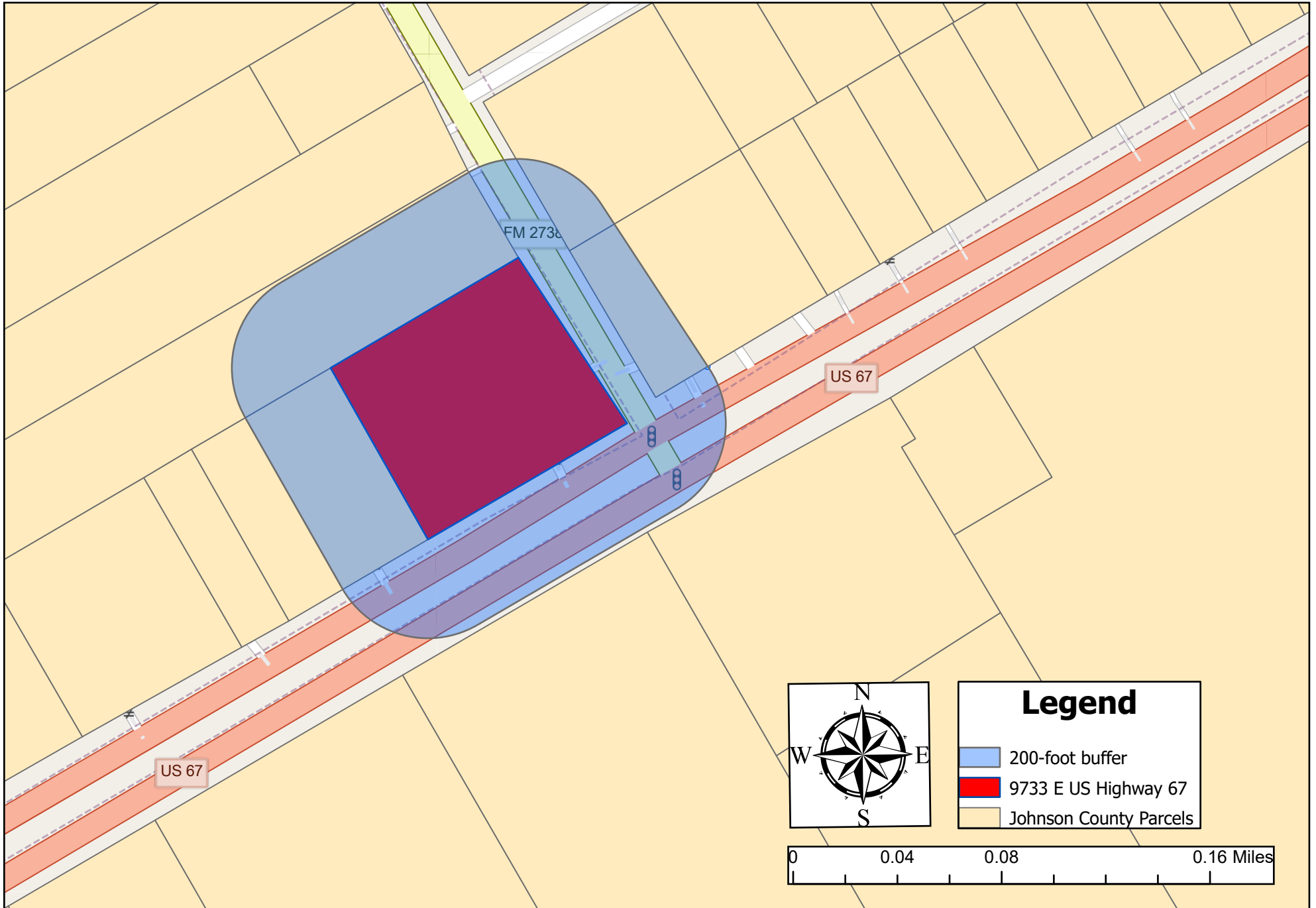
(SEAL)



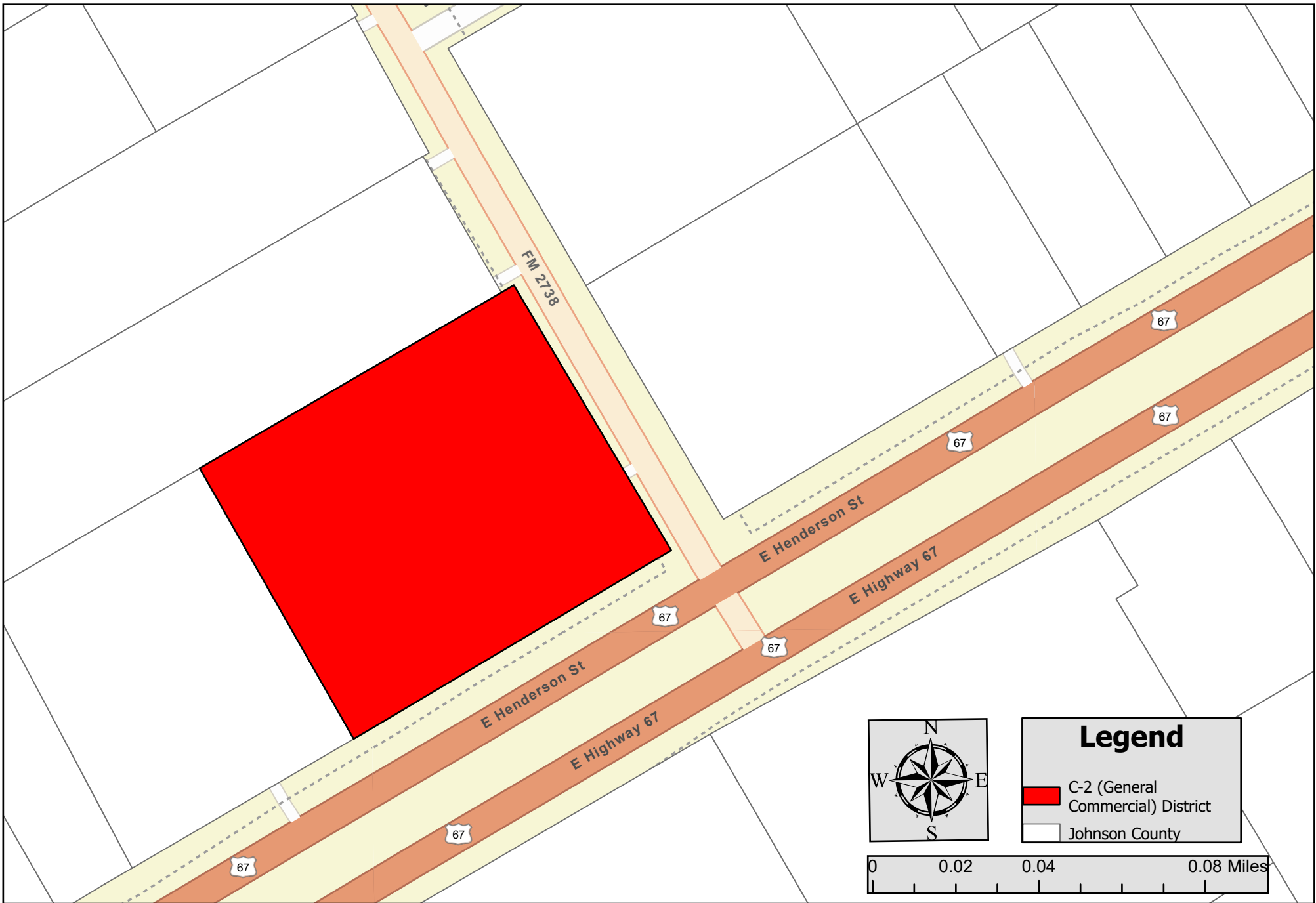
\_\_\_\_\_  
Notary Public

Exhibit A





# 9733 E US Highway 67



# Zoning

**STAFF REPORT**

**TO:** Planning & Zoning Commission

**FROM:** Planning Staff

**DATE:** July 24, 2025

**SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT: 4.040 ACRES OUT OF THE WILLIAM HICKMAN SURVEY, ABSTRACT 327, TRACT 41 (JOHNSON COUNTY), TEXAS; 9733 E US HIGHWAY 67, ALVARADO, TEXAS 76009. (REZ2025-0003)**

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**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 northwest side corner at the intersection of E US Highway 67 and FM 2738. The tract has approximately 440 ft. of frontage along E US Highway 67 with a depth of approximately 400 ft. for a tract size of 4.040 acres.

**PROPOSAL:** The applicant is requesting C-2 (General Commercial) District to build a convenience store with gas station.

**ADJACENT ZONING:** Adjacent zoning is unincorporated Johnson County on all sides: Quality RV Solutions to the north, Venus Food Mart to the east, E US Highway 67 to the south, and Service Line Transport to the west.

**LAND USE:** The property was used for feed, tack and storage.

**COMPREHENSIVE PLAN:** The City of Venus Future Land Use Plan designates the future land use as Commercial (General Commercial) District. E US Highway 67 is designated by TxDOT as a 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 uses.

**ANALYSIS:** The requested zoning conforms to the General Commercial (C-2) District as indicated on the City of Venus' Comprehensive Plan. 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 conforms to the Future Land Use plan.