

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.

Shelley Clower
Chair

Melissa Weston
ATTSE