



Planning and Zoning Commission

Thursday, September 25, 2025 - 6:00 PM

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 for the Planning and Zoning Commission on July 24, 2025.

4. Public Hearings and Action Items:

4.1. Conduct Public Hearing for an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

Open Public Hearing:

Close Public Hearing:

Discuss and consider recommendation of an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

4.2. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider recommendation of Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus,

Texas 76084.

- 4.3. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider recommendation of an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

- 4.4. Conduct Public Hearing for rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider recommendation of an Ordinance rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

- 4.5. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Master Thoroughfare Plan.

Open Public Hearing:

Close Public Hearing:

Discuss and consider recommendation of an Ordinance for the City of Venus Master Thoroughfare Plan.

5. Discussion and Consideration Items:

- 5.1. Discussion regarding 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)
- 5.2. Discussion regarding rezoning from AG (Agricultural) District to PD (Planned Development) District: 7.091 acres out of the Radford Berry Survey, Abstract 26, (Johnson County), Texas; 501 E US Highway 67, Venus Texas 76084. (REZ2025-0002)
- 5.3. Discuss and consider amending the Planning and Zoning Commission meeting time.

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, on or before Thursday, September 18, 2025.

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 AND ZONING COMMISSION

MEETING MINUTES

Regular Planning and Zoning Commission

JULY 24, 2025

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

Chair, Shelley Clower called the meeting to order at 06:07 PM, Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Boardmembers present: Shelley Clower, Billy Flower, Michael Dodd, LeeAnn Rose, Tanitia Marvels.

Boardmembers absent: Thomas Bosquez and Stacey Robar.

Staff present: City Attorney, Melissa Westen and Oscar Ortiz.

2. **Citizen Public Comment Period:**

No public comments.

3. **Consent Agenda:**

3.1. Approval of meeting minutes on June 26, 2025.

I make a motion to approve.

Moved by: Michael Dodd

Seconded by: Leeann Rose

For: Unanimous. Motion carried. Yes 5, No 0, Abstained 0.

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: At 6:21 pm

No public hearing speakers.

Close Public Hearing: At 6:22 pm

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)

I make a motion to approve.

Moved by: LeeAnn Rose

Seconded by: Tanitia Marvels

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

5. Discussion and Consideration Items:

None.

6. Adjournment:

Chair, Shelley Clower adjourned the meeting at 06:24 PM.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 34 “ZONING”, ARTICLE I “IN GENERAL”, SECTION 34-13 “PLANNING AND ZONING COMMISSION” BY REPEALING IN ITS ENTIRETY SUBSECTION (C)(7); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which time parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings, the City Council has concluded that approval of amendments to the Zoning Ordinance would be in the best interest of the citizens of Venus.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF VENUS, TEXAS THAT:

SECTION 1. Chapter 34 “Zoning”, Article I, “In General”, Section 34-13 “Planning and Zoning Commission”, subsection (c)(7) is hereby repealed in its entirety.

SECTION 2. That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such

remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

SECTION 5. The Recitals of this Ordinance are fully incorporated herein as if fully written.

DULY PASSED by the City Council of the City of Venus, Texas, on the 11th day of August 2025.

APPROVED:

Alejando Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 25, 2025

SUBJECT: COMPREHENSIVE LAND USE PLAN AMENDMENT FROM MHS (MANUFACTURED HOME SUBDIVISION) 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.

GOAL: The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A comprehensive plan may: 1) include but is not limited to provisions on land use, transportation and public facilities; 2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and 3) be used to coordinate and guide the establishment of development regulations. L.G. C. Section 213.002.

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.

PROPERTY HISTORY: The property has been used to harvest feed corn.

PROPOSAL: The applicant is requesting the amendment to the Comprehensive Plan from MHS (Manufactured Housing Subdivision) District to I-1 (Light Industrial) District to build self-storage units for lease.

PROPERTY SIZE: 10.270 acres

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.

RECOMMENDATION: Staff recommends approval of the comprehensive plan amendment.

Comprehensive Plan



Amendment



I-1 (Light Industrial) District

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM MHS (MANUFACTURED HOME SUBDIVISION) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 1807 AND COUNTY ROAD 214 AND BEING 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS AND COMMONLY KNOWN AS 1310 FM 1807, VENUS, TEXAS 76084. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City’s previous Comprehensive Plan, and has amended the City’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the comprehensive plan; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the comprehensive plan is necessary for the government, interest, welfare, or good order of the City of Venus.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS COMPREHENSIVE PLAN. The Venus Comprehensive Plan, including the Future Land Use Plan, attached hereto and incorporated herein as it set forth in full as Exhibit “A,” is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing comprehensive plan. Specifically, the land use designation be and is hereby changed from Manufactured Home Subdivision (“MHS”) to Light Industrial (“I-1”) on that certain tract of land, being generally located on the southwest corner of FM 1807 and County Road 214. The subject property being described as 10.270 acres out of the J. T. Cadenhead Survey, Abstract 134 (Johnson County), Texas and more particularly described as a 10.270 acre tract being located in the J. T. Cadenhead Survey, Abstract No. 134, Johnson 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.

SECTION 3. PURPOSE OF THE COMPREHENSIVE PLAN. The City of Venus Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan. The Planning and Zoning Commission may review the comprehensive plan should a need arise and make recommendations to the City Council concerning any proposed amendments.

SECTION 5. MAYOR’S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Comprehensive Plan, that page to be determined by him, below the words “Official Plan” below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of

any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. ENGROSS AND ENROLL. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. PUBLICATION. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. PUNISHMENT. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT “A”

1310 FM 1807



I-1 (Light Industrial) District

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 25, 2025

SUBJECT: COMPREHENSIVE LAND USE PLAN AMENDMENT FROM C-2 (GENERAL COMMERCIAL) 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.

GOAL: The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A comprehensive plan may: 1) include but is not limited to provisions on land use, transportation and public facilities; 2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and 3) be used to coordinate and guide the establishment of development regulations. L.G. C. Section 213.002.

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.

PROPERTY HISTORY: The property was used as a scrape yard.

PROPOSAL: The applicant is requesting the amendment to the Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District to develop a mixed-use project consisting in commercial, multi-family, and build-to-rent.

PROPERTY SIZE: 43.218 acres combined.

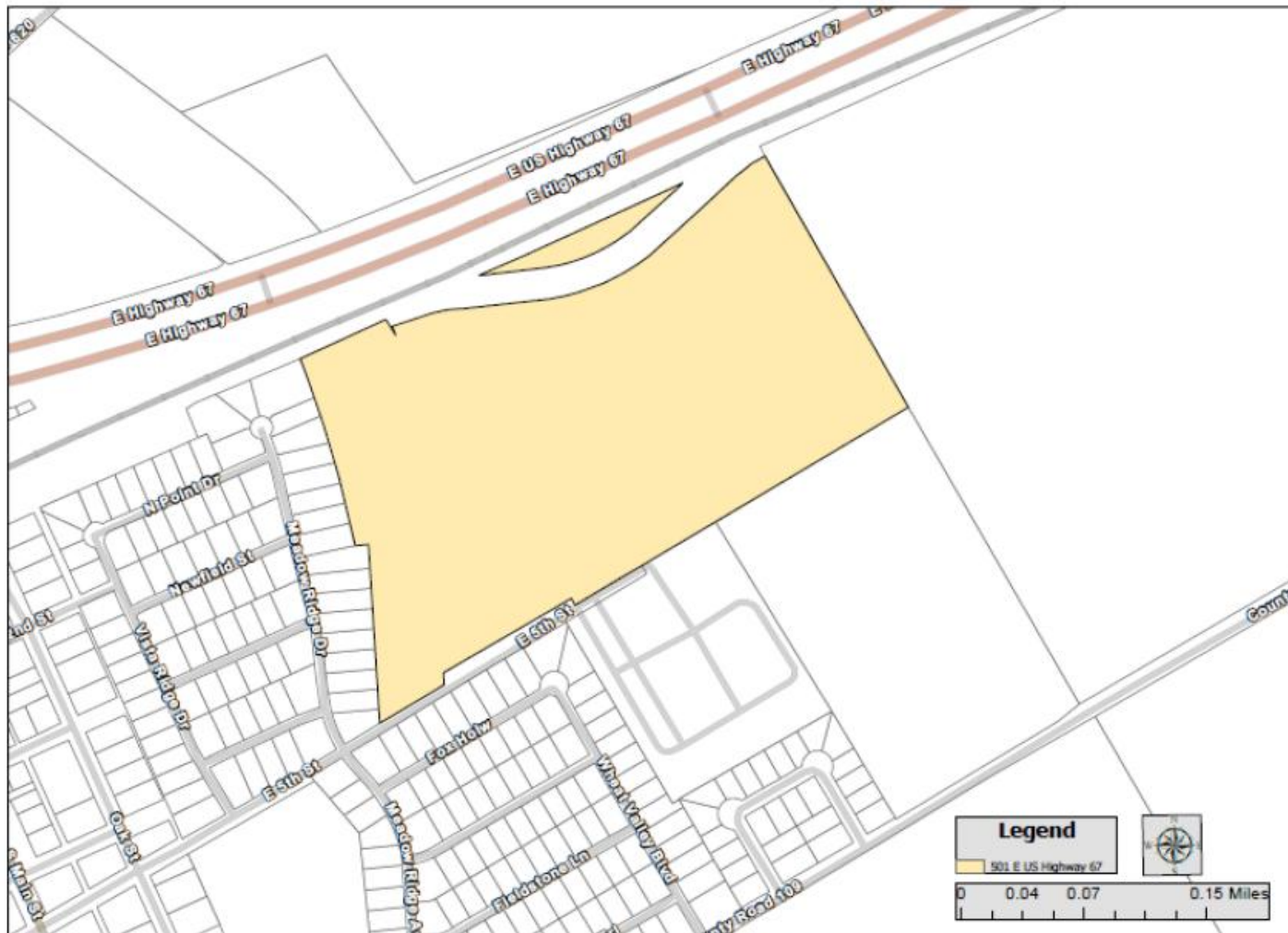
COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as C-2 (General Commercial) District. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders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

RECOMMENDATION: Staff recommends approval of the comprehensive plan amendment.

Comprehensive Plan



Amendment



Planned Development (PD) District

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM C-2 (GENERAL COMMERCIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR THE PROPERTY GENERALLY LOCATED SOUTH OF E US HIGHWAY 67. 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, & 23, JOHNSON COUNTY, TEXAS FOR APPROXIMATELY A TOTAL OF 43.218 ACRES AND COMMONLY KNOWN AS 501 E US HIGHWAY 67, VENUS, TEXAS 76084. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City’s previous Comprehensive Plan, and has amended the City’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the comprehensive plan; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the comprehensive plan is necessary for the government, interest, welfare, or good order of the City of Venus.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS COMPREHENSIVE PLAN. The Venus Comprehensive Plan, including the Future Land Use Plan, attached hereto and incorporated herein as it set forth in full as Exhibit “A,” is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing comprehensive plan. Specifically, the land use designation be and is hereby changed from C-2 (“General Commercial”) to Planned Development (“PD”) on that certain tract of land, being generally located south of E US Highway 67. 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, Tracts 21, 22, & 23, Johnson County, Texas for approximately a total of 43.218 acres described in a deed to JTM Venus Land, LLC recorded in Document Number 2023-35597 of the Official Public Records, Johnson County, Texas.

SECTION 3. PURPOSE OF THE COMPREHENSIVE PLAN. The City of Venus Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan. The Planning and Zoning Commission may review the comprehensive plan should a need arise and make recommendations to the City Council concerning any proposed amendments.

SECTION 5. MAYOR’S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Comprehensive Plan, that page to be determined by him, below the words “Official Plan” below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or

section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. ENGROSS AND ENROLL. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. PUBLICATION. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. PUNISHMENT. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT "A"

Legal Description

Tract I

BEING a 7.091 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G. C. & S. F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears South 17 degrees, 07 minutes, 14 seconds east, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 41 minutes, 37 seconds east, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees, 19 minutes, 40 seconds west, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 26 minutes, 57 seconds east, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' right-of-way);

THENCE South 59 degrees, 41 minutes, 52 seconds west, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees, 26 minutes, 57 seconds west, 566.95 feet to a ½ inch iron rod found;

South 84 degrees, 18 minutes, 23 seconds west, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set,

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees, 49 minutes, 20 seconds, whose chord bears North 17 degrees, 36 minutes, 30 seconds west, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE South 29 degrees, 42 minutes, 19 seconds east, 991.71 feet along the east line of said called 10.00 acre tract to a ½ inch rod with a cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees, 14 minutes, 06 seconds west, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said called 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase I, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees, 13 minutes, 20 seconds west, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees, 41 minutes, 52 seconds west, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of

that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

North 05 degrees, 26 minutes, 57 seconds west, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

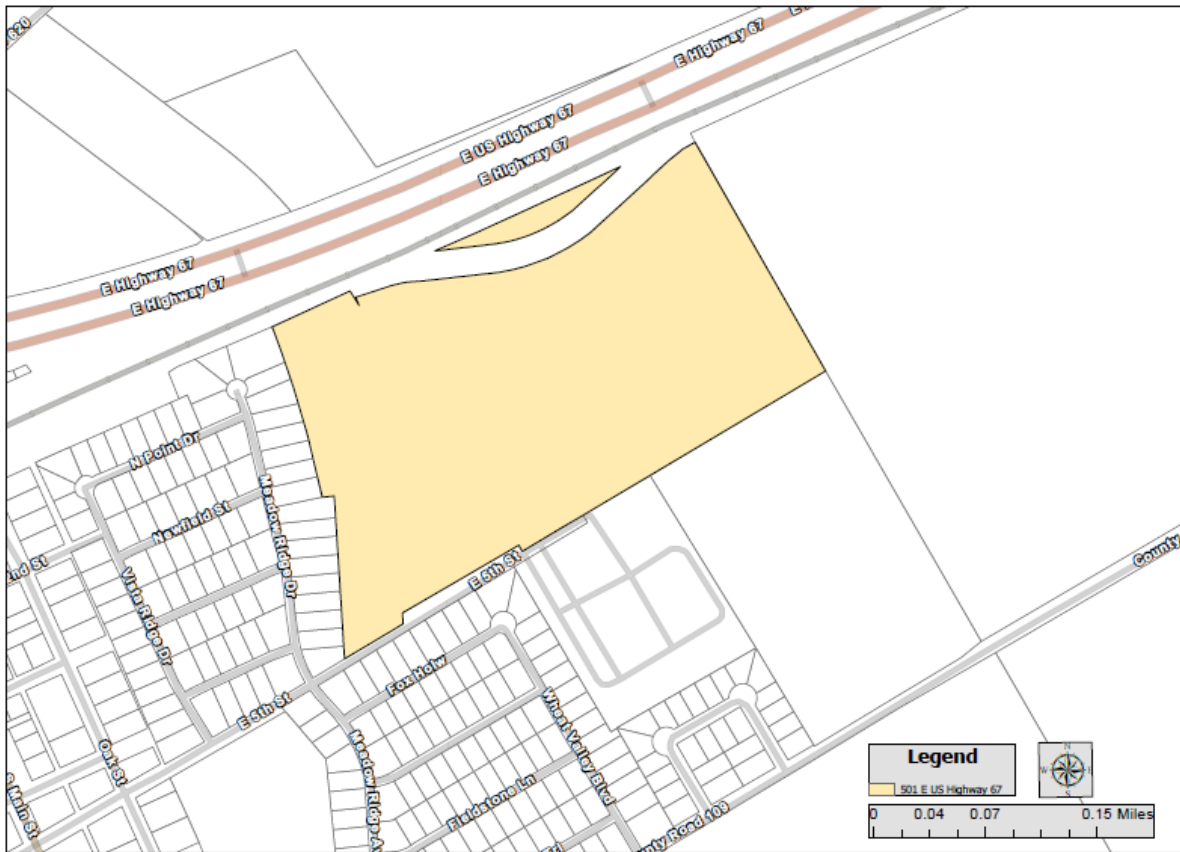
North 83 degrees, 19 minutes, 40 seconds east, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears North 17 degrees, 07 minutes, 14 seconds west, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C. & S.F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 1318.88 feet along the north line of said called 27.057-acre tract and said south right-of-way of the G. C. & S. F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

501 E US Highway 67



Planned Development (PD) District

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 25, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 216.971 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, (JOHNSON COUNTY) & ABSTRACT 42, (ELLIS COUNTY), TEXAS; 900 E C. R. 109, VENUS, TEXAS 76084.

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 C. R. 109. The tract has approximately 3,147.83 ft. of frontage along E C. R. 109 with a depth of approximately 2,505.47 ft. for a tract size of 216.971 acres (9,451,256.76 sq. ft.)

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to construct a data center consistent of four buildings approximately 1.4 million sq. ft.

ADJACENT ZONING: Adjacent zoning to the east is unincorporated Ellis County, single-family homes, to the south unincorporated Ellis County, vacant land; and to the west, Stallion Ranch (Planned Development).

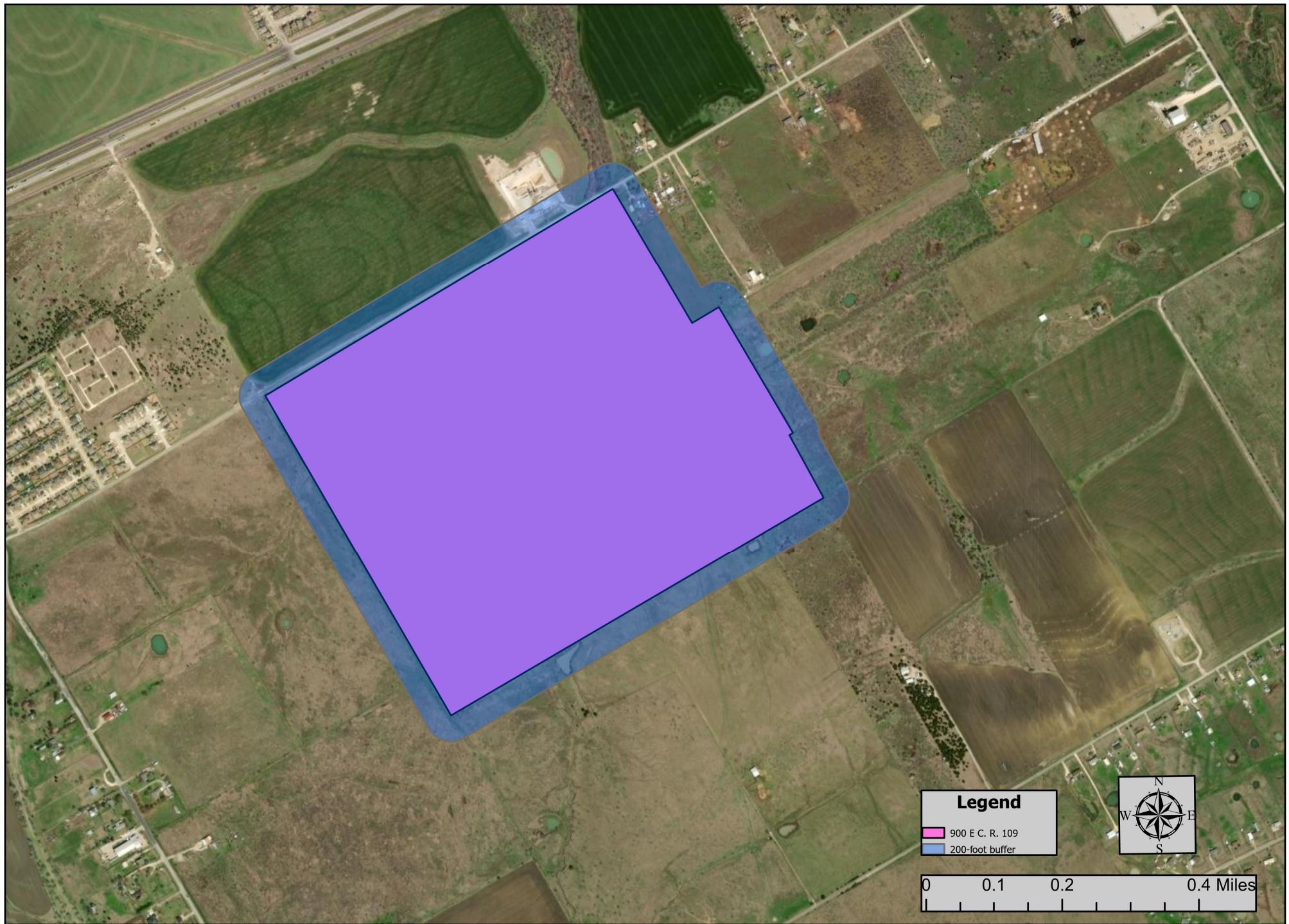
LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as I-2 (Heavy Industrial) District. E C. R. 109 has 60 ft. of ROW. It is currently a road with two lanes, no shoulders, no sidewalks and has a posted speed limit of 30 miles per hour.

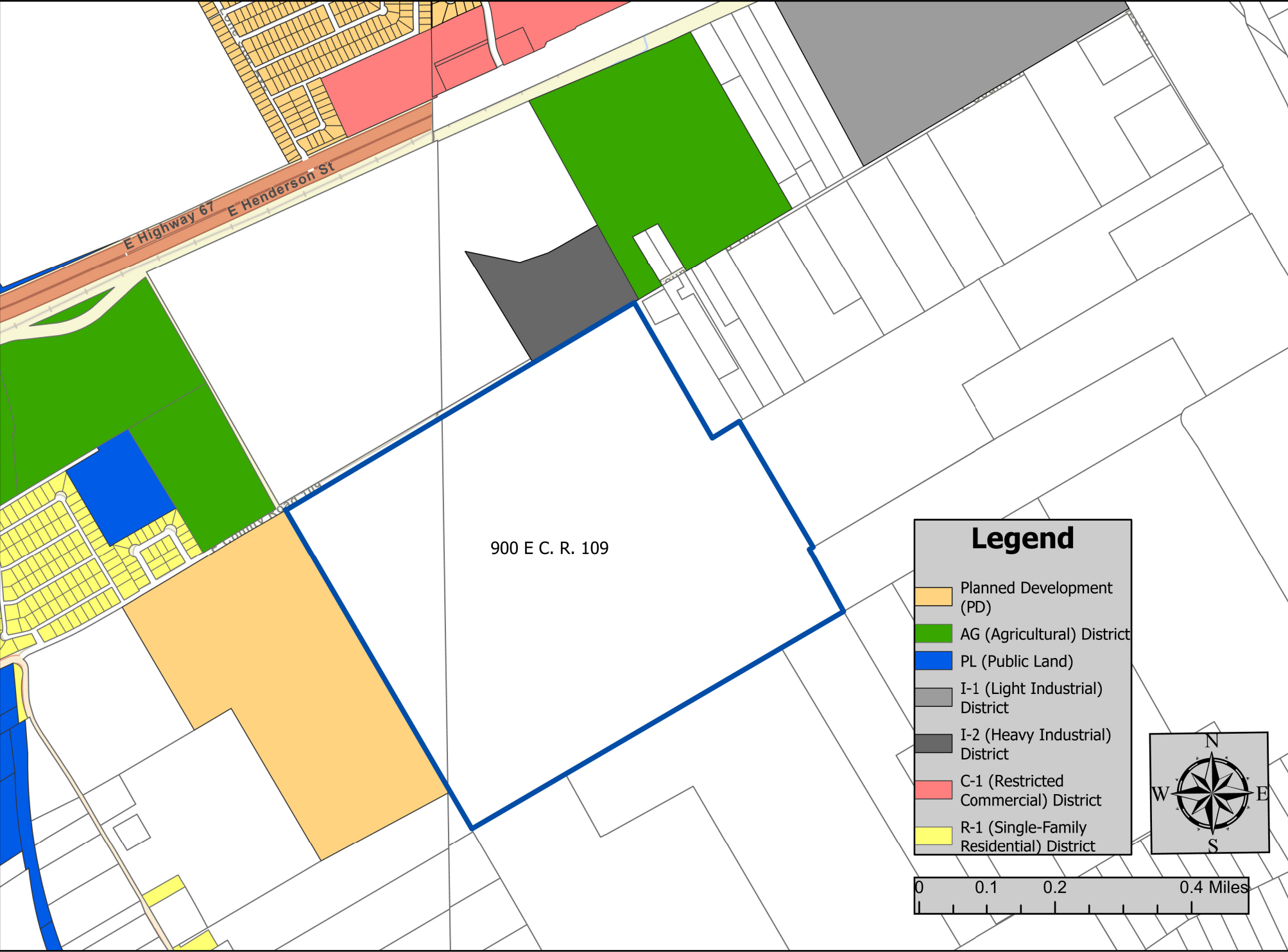
DEVELOPMENT TRENDS: The development trends for this area along E C. R. are industrial uses.

ANALYSIS: The requested zoning does conform to the Industrial land use designation as indicated on the City of Venus' Comprehensive Plan.

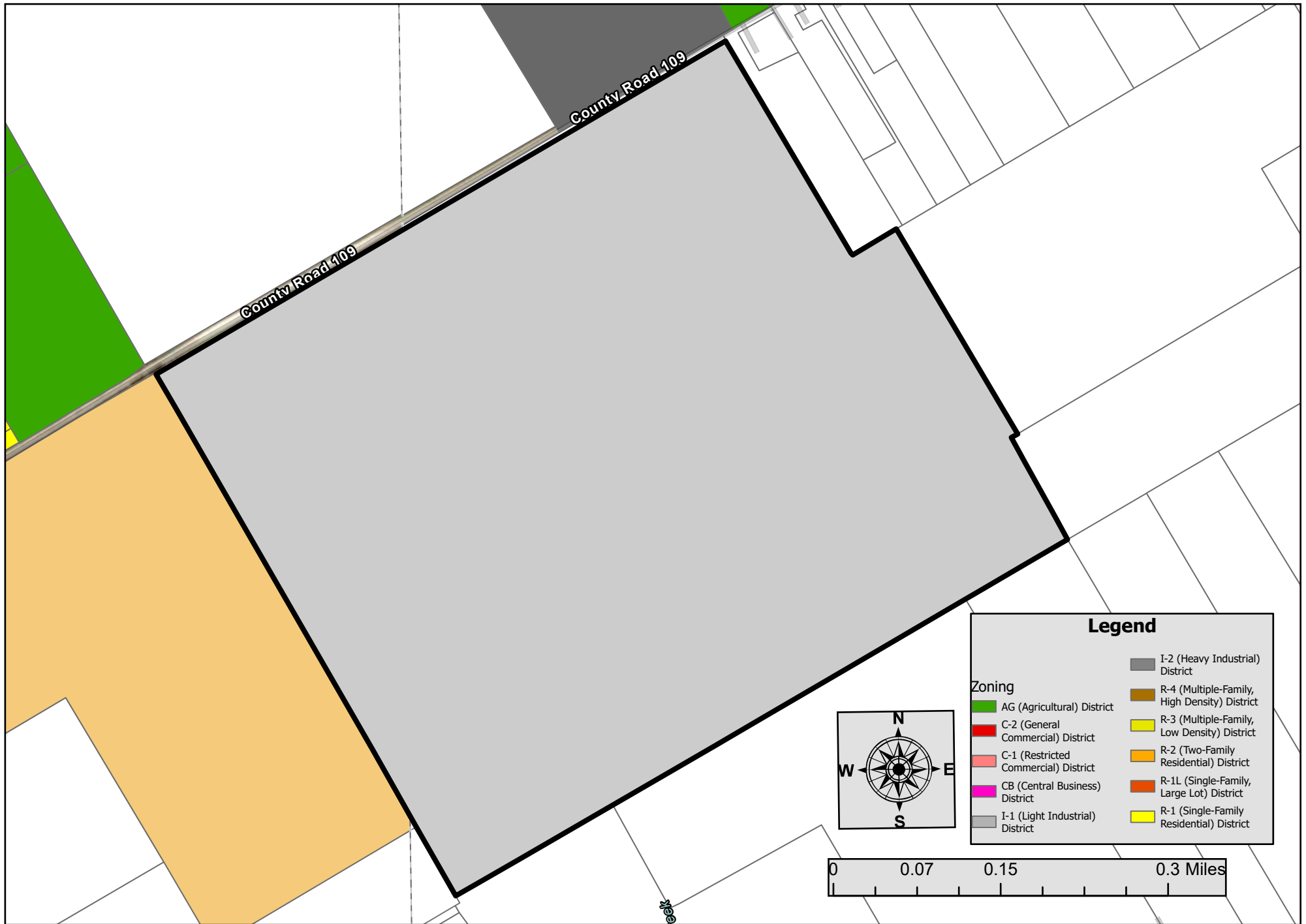
RECOMMENDATION: Staff recommends approval of the rezoning request because it aligns with the Comprehensive Plan.



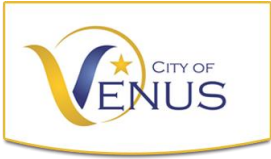
900 E C. R. 109



Zoning Map



I-1 (Light Industrial)



September 15, 2025

Dear Property Owner:

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

Application Type: **Zone Change:** A request to change the zoning designation for the use of the property.
Annexation: A request to voluntary annex a property into the City of Venus.

Summary: **Request:** Request for approval of a zone change for approximately 216.97- acre parcel of land, known as 900 E C. R. 109, from AG (Agriculture) District to I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a data center.
Request: Request for voluntary annexation for approximately 216.97- acre parcel of land, known as 900 E C. R. 109, from AG (Agriculture) District to I-1 (Light Industrial) District. Generally located on the south side of E C. R. 109 – *See the reverse side for vicinity map.*

Location/Site Plan:

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearing: **September 25, 2025 at 6:00 pm (Planning and Zoning Commission)**
October 13, 2025 at 6:30 pm (City Council)
The hearing will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: September 13, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: Logistics Land Investment, LLC, a Delaware limited liability company
Attention: Nick Holbeck
1776 Peachtree St. NW, Suite 100
Atlanta, GA 30309
nholbeck@robriner.com

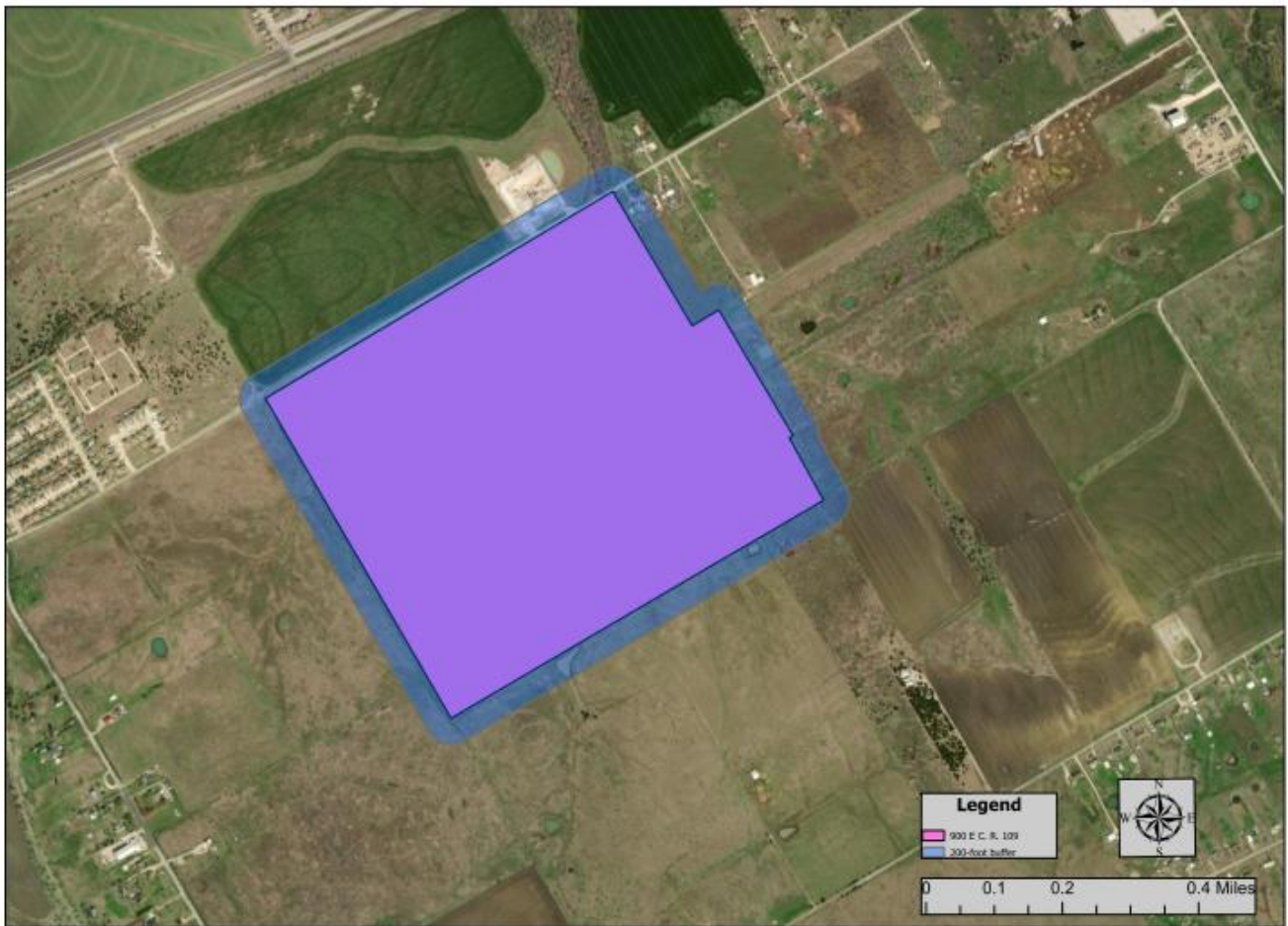
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission 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 as mentioned above for a final decision.

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

Best regards,
Oscar Ortiz, City Planner

Vicinity Map



900 E C. R. 109

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING A ZONING CHANGE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT LOCATED AT 900 E C. R. 109, VENUS, TEXAS 76084, BEING APPROXIMATELY 216.971 ACRES LEGALLY DESCRIBED AS BEING PART OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY & ABSTRACT 42 ELLIS COUNTY, TEXAS (“THE PROPERTY”); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

WHEREAS, the City of Council of the City of Venus having heretofore adopted a zoning ordinance and map showing the classification of the property located within city limits of said City; and

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Venus and said application has been assigned case number REZ2025-0004. Said application, having been referred to the Planning and Zoning Commission (P & Z) Commission for their final report, was recommended by the P & Z Commission for zoning change approval of the subject property from AG (Agricultural) District to I-1 (Light Industrial) District.

WHEREAS, a proper hearing was held as required by law and the City Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS THAT:

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. That the Zoning Ordinance and Map of the City of Venus, duly passed by the governing body of the City of Venus, as heretofore amended, be and the same is hereby amended by granting a change in zoning for the Property, and more particularly described in Exhibit “A” (which is incorporated herein by reference) from AG (Agricultural) to I-1 (Light Industrial) in order to facilitate development of the subject property in a manner that allows those uses that are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development. The Property

shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus.

SECTION 3. Official Zoning Map. The official zoning map previously adopted, is hereby amended. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official zoning map of the City as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 5. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Venus except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Penalty. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the ____ day of _____ 2025.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

EXHIBIT A
METES AND BOUNDS
216.971 ACRES

LEGAL DESCRIPTION:

BEING a tract of land situated in the Radford Berry Survey, Abstract No. 42, Ellis County, Texas and in the Radford Berry Survey, Abstract No. 26, Johnson County, Texas and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2156334, of the Official Public Records of Ellis County, Texas (OPRECT) and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2022-002337, of the official public records of Johnson County, Texas (OPRJCT) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said McGregor Tract, the common northeast corner of a tract of land described in deed to LGI Homes-Texas LLC, recorded in instrument number 2021-42520, of the official public records of Johnson County, Texas (OPRJCT) and in the south line of that tract of land described in deed to Fulson Venus140, LP, recorded in volume 2304, page 1023, (OPRECT) and in the approximate centerline of east County Road 109 (a variable width unrecorded right-of-way), from which a nail with shiner stamped "KHA" found for the southwest corner of said Fulson Venus 140 tract, bears S 59° 41' 52" W, a distance of 31.56 feet;

THENCE N 59° 41' 52" E, along the north line of said McGregor tract and the common south line of said Fulson Venus 140 tract and the approximate centerline of said east County Road 109, passing at an approximate distance of 1390.13 feet, the Ellis/Johnson County line, passing at a distance of 2172.38 feet to the southeast corner of said Fulson Venus 140 tract and the common southwest corner of tract land described in deed to Chisholm Trail Redi-Mix, LLC, recorded in instrument number 1933710, (OPRECT) from which a 5/8" iron rod found for witness, bears N 31° 09' 34" W, a distance of 4.51 feet, continuing along the north line of said McGregor tract and the common south line of said Chisholm Trail Redi-Mix tract and the approximate centerline of said east County Road 109, passing at a distance of 3118.24 feet to the southeast corner of said Chisholm Trail Redi-Mix tract and the common southwest corner of that tract of land described in deed to Chaparral Steel Midlothian, LP, recorded in volume 1235, page 820, (OPRECT), from which a 1/2" iron rod found for witness, bears N 29° 32' 05" W, a distance of 29.94 feet, continuing along the north line of said McGregor tract and the common south line of said Chaparral Steel Midlothian tract and the approximate centerline of said east County Road 109, a total distance of 3147.83 feet to a point for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Darren Lynn Halbert and Teresa Horton Halbert, recorded volume 1405, page 594, (OPRECT);

THENCE S 30° 31' 29" E, along the east line of said McGregor tract and the common west line of said Halbert tract, passing at a distance of 30.00 feet a 5/8" iron rod with a cap stamped

“TXRCS” set for witness, a total distance of 1206.59 feet to a 5/8” iron rod with cap stamped “TXRCS” set for an interior ell corner of said McGregor tract and the common southwest corner of said Halbert tract;

THENCE N 59° 28’ 31” E, along the north line of said McGregor tract and the common south line of said Halbert tract, a distance of 250.00 feet to a nail found for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Cumulus Grid, LLC, recorded in instrument number 2330212, (OPRECT);

THENCE S 30° 31’ 29” E, along the east line of said McGregor tract and the common west line of said Cumulus Grid tract, passing at a distance of 1126.38 feet a ½” iron rod found for the southwest corner of said Cumulus Grid tract and the common northwest corner of that tract of land described in deed to Hao Chau Pham and Kim Quy Bui, recorded in instrument number 1834057, (OPRECT), continuing along the east line of said McGregor tract and the common west line of said Bui tract, a total distance of 1674.34 feet to a ½” iron rod found for the southeast corner of said McGregor tract and the common southwest corner of said Bui tract and in the north line of that tract of land described in deed to Honchao Zhu and Lidong Wu, recorded in instrument number 1911797, (OPRECT), from which a ½” iron rod with a cap stamped “Dennis Walker RPLS 2117” found for the northeast corner of said Wu tract, bears N 59° 34’ 12” E, a distance of 367.99 feet;

THENCE S 59° 32’ 19” W, along the south line of said McGregor tract and the common north line of said Wu tract, passing at a distance of 67.03 feet a ½” iron rod found for the northwest corner of said Wu tract and the common northeast corner of that tract of land described in deed to Kamy Trust, recorded in volume 2683, page 448, further described in volume 1369, page 26, (OPRECT), continuing along the south line of said McGregor tract and the common north line of said Kamy Trust tract and the common north line of that tract of land described in deed to our 81 acres, LLC, recorded in instrument number 1523718, (OPRECT), and the common north line of that tract described in deed to Seven S Ranch, Inc, recorded in volume 1843, page 154, (OPRECT), a total distance of 3369.96 feet to a point in the apparent and monumented east line of a tract of land described in deed to James Randall Investments, LP, recorded in instrument number 2317820, (OPRECT), from which a 5/8” iron rod found at a fence post for the southwest corner of said McGregor tract bears S 59° 32’ 19” W, a distance of 27.84 feet, and from which a 5/8” iron rod with cap stamped “CBG Surveying” found for the called southeast corner of said Randall Investments corner bears S 30° 11’ 20” W, 30.57 feet;

THENCE N 30° 11’ 20” W, along the called and monumented east line of said Randall Investments tract, over and across said McGregor tract, a distance of 348.15 feet to a ½” iron rod found for the called southeast corner of said LGI Homes-Texas tract;

THENCE N 31° 12’ 46” W, along the called and monumented east line of said LGI Homes-Texas tract, over and across said McGregor tract, passing at an approximate distance of 115.79 feet, the Ellis/Johnson county line, passing at a distance of 2474.27 feet an axle found for witness, a total distance of 2505.47 feet to the point of beginning, and containing 216.971 acres of land more or less of which approximately 178.845 acres is within Ellis County and approximately 38.126 acres is within Johnson County.

EXHIBIT B
DEPICTION

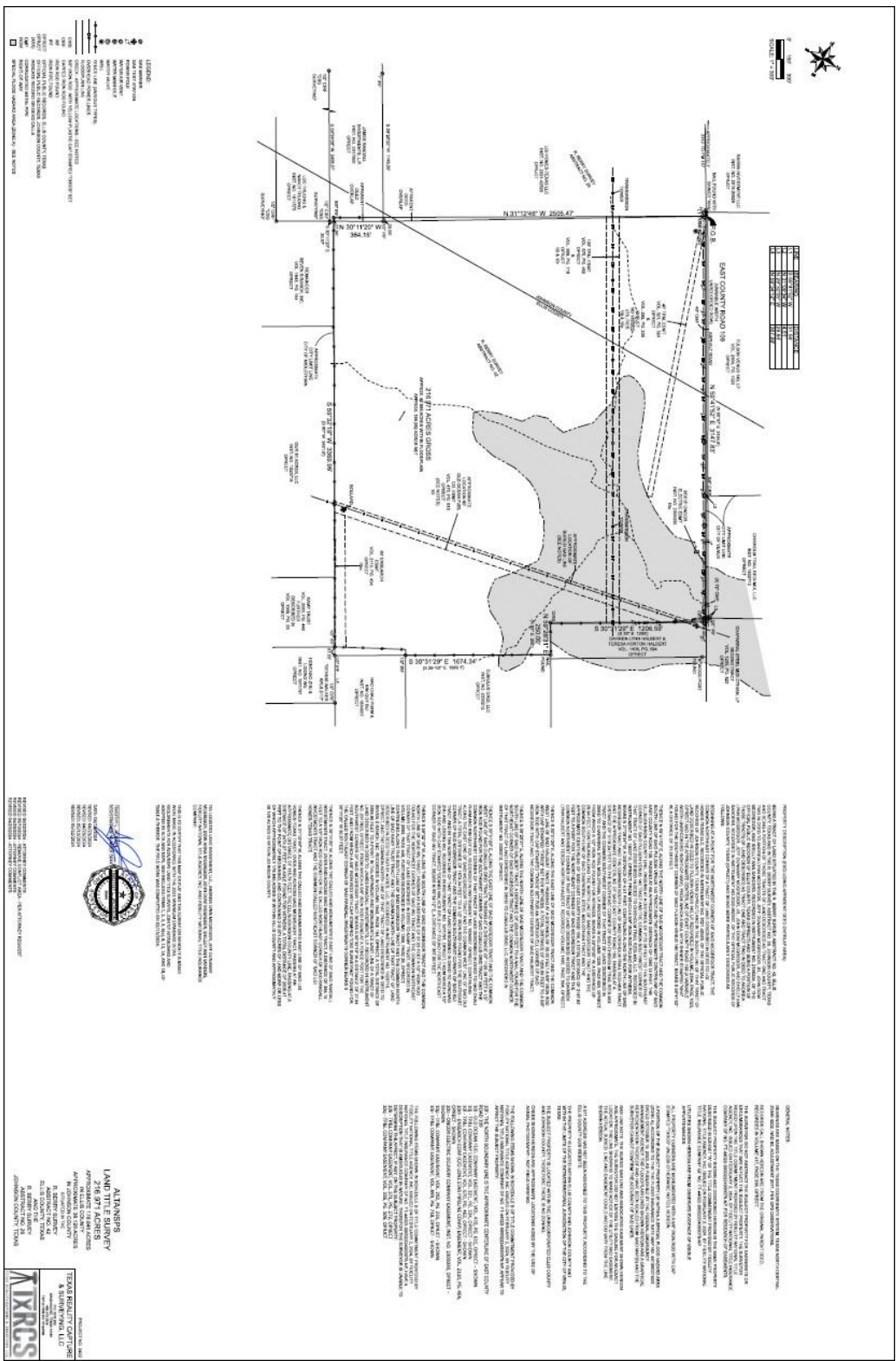
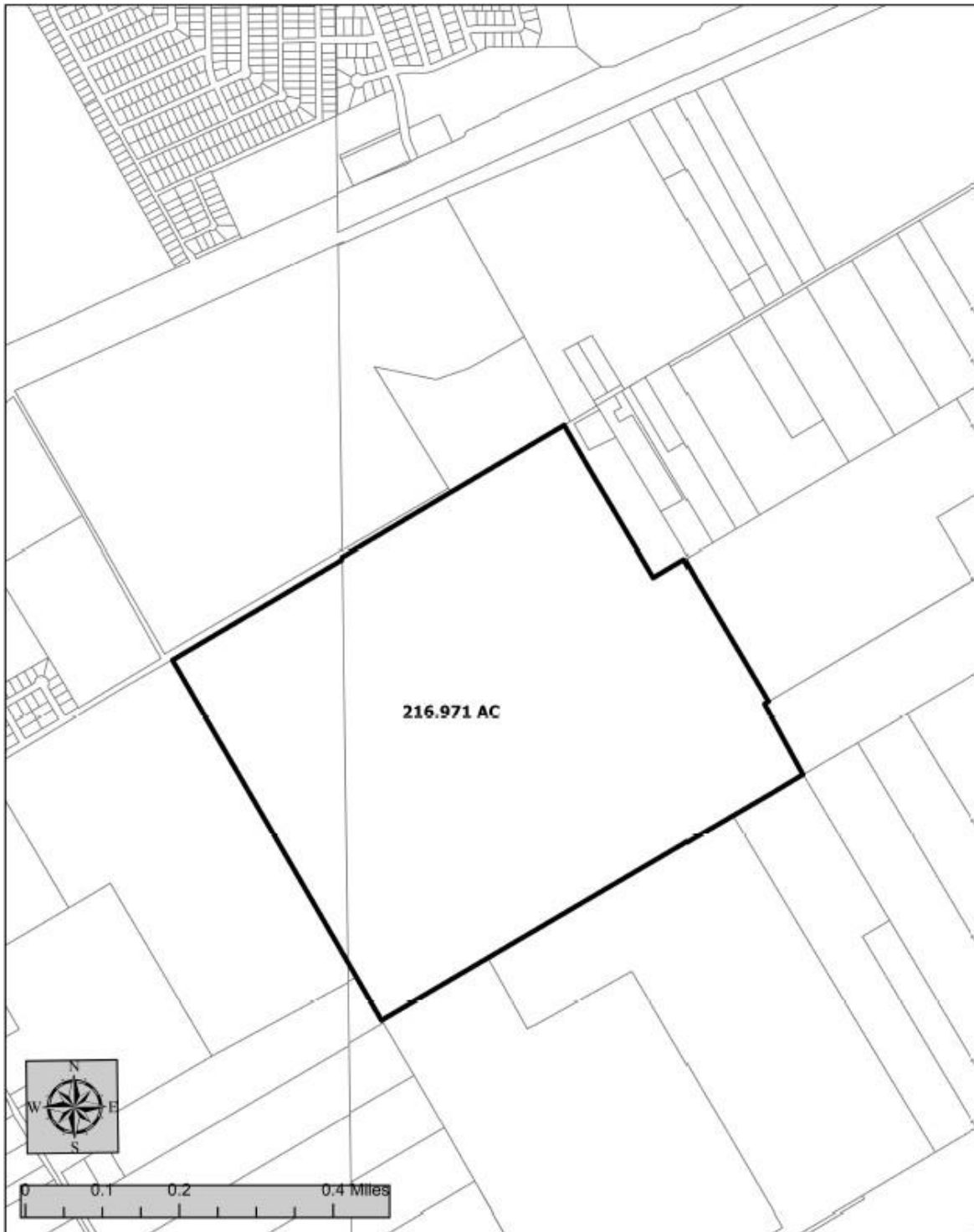


EXHIBIT C
AERIAL



900 E C. R. 109

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CITY OF VENUS' MASTER THOROUGHFARE PLAN. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City"), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 "Municipal Comprehensive Plans" of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community to promote sound development; and

WHEREAS, pursuant to Section 213.002, "Comprehensive Plan" (b) (1) a Comprehensive Plan may include but is not limited to provisions on land use, transportation, and public facilities; and

WHEREAS, the City Council of the City of Venus, Texas ("City Council"), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised Master Thoroughfare Plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City's previous Master Thoroughfare Plan, and has amended the City's Master Thoroughfare Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the Master Thoroughfare Plan; and

WHEREAS, the City Council has carefully reviewed and considered the merits of the Master Thoroughfare Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the Master Thoroughfare Plan is necessary for the government, interest, welfare, or good order of the City of Venus.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS MASTER THOROUGHFARE PLAN. The Venus Master Thoroughfare Plan, attached hereto and incorporated herein as if set forth in full as Exhibit "A," is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing Master Thoroughfare Plan.

SECTION 3. PURPOSE OF THE MASTER THOROUGHFARE PLAN. The City of Venus Master Thoroughfare Plan is intended to constitute the Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to roadways decisions, future roads, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission conducted a review of this Master Thoroughfare Plan amendment and made its recommendation to the City Council concerning these proposed amendments.

SECTION 5. MAYOR'S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Master Thoroughfare Plan, that page to be determined by him, below the words "Official Plan" below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 10. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

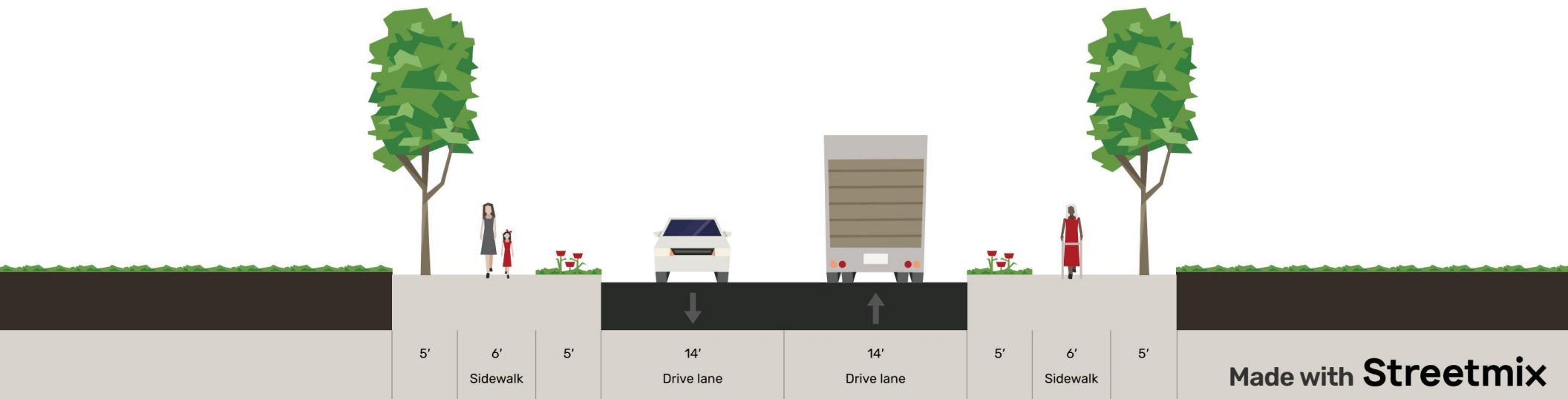
APPROVED:

CALLIE GREEN, CITY SECRETARY

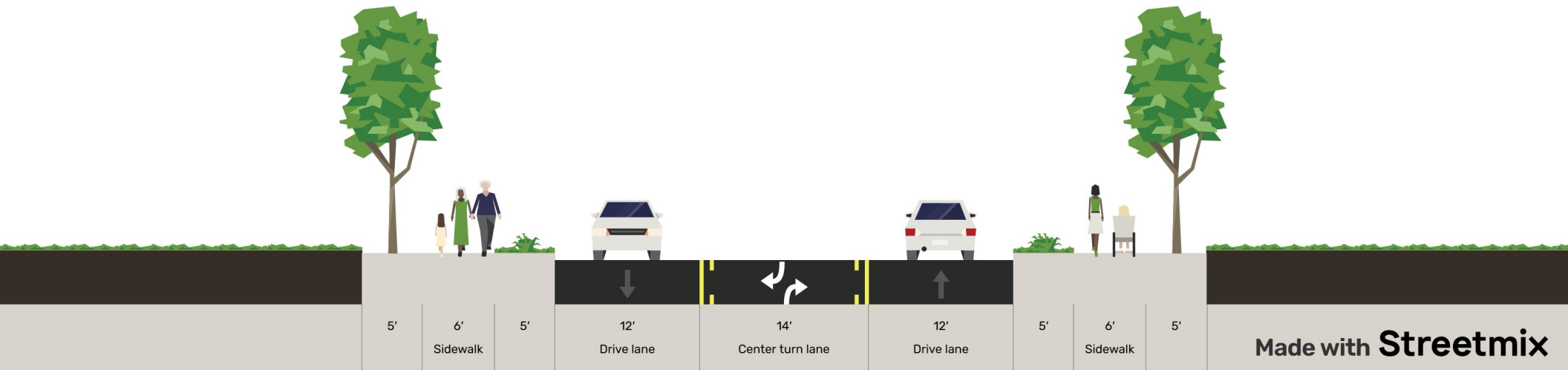
ALEJANDRO GALAVIZ, MAYOR

EXHIBIT “A”

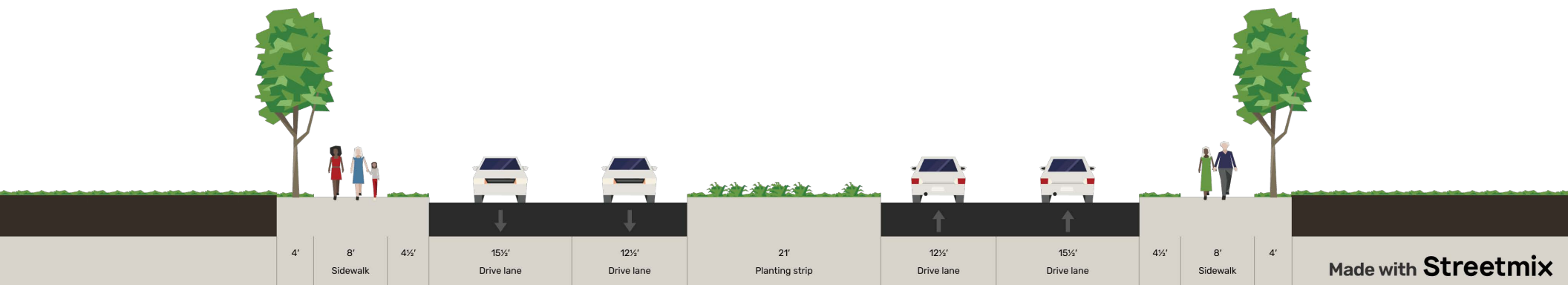
Collector (60' ROW)



Minor Arterial (70' ROW)



Major Arterial (110' ROW)



STAFF REPORT

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 25, 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 build 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.

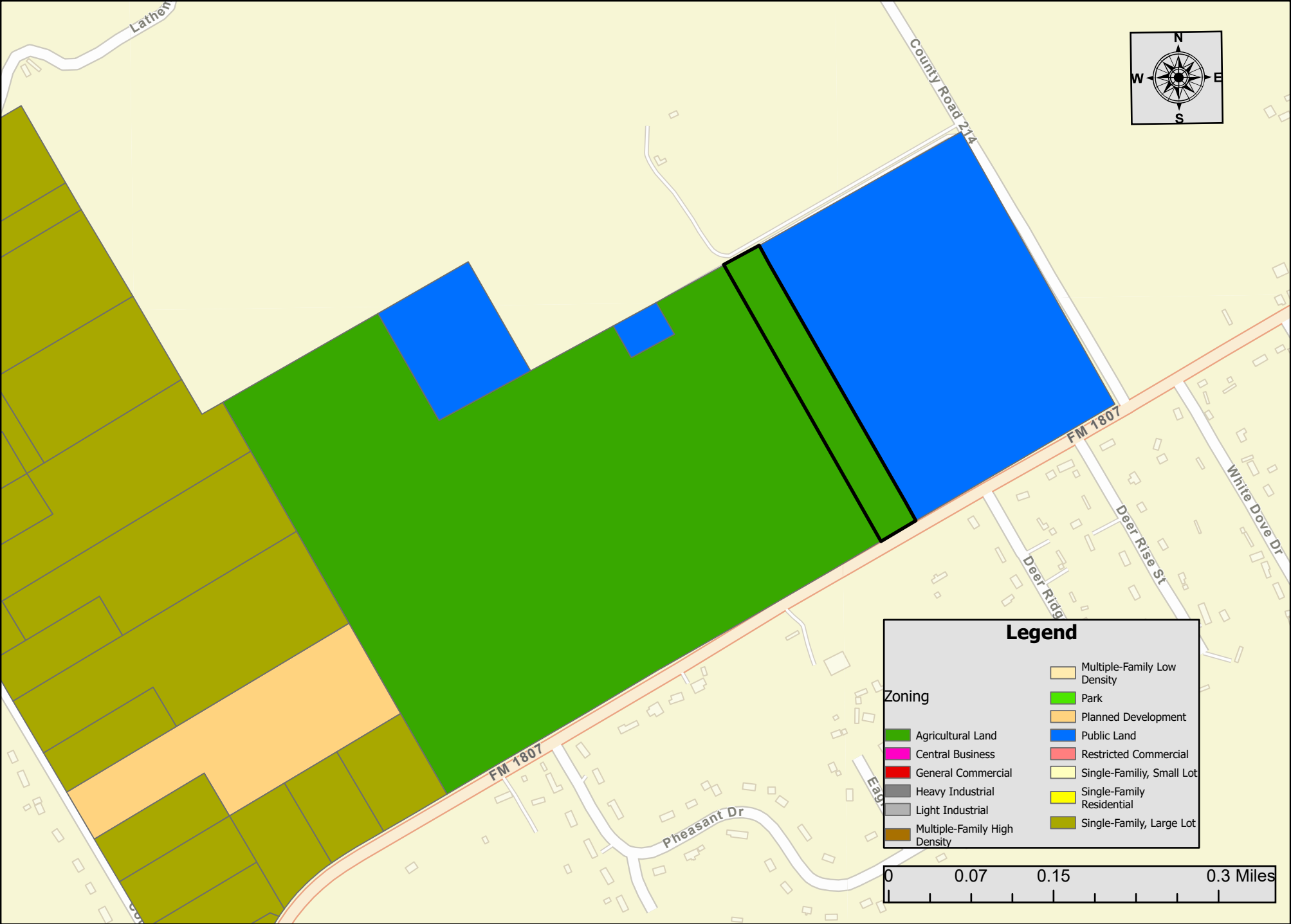
DEVELOPMENT TRENDS: The development trend for this area along FM 1807 is residential uses.

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.

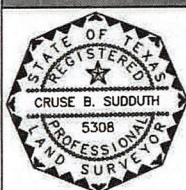
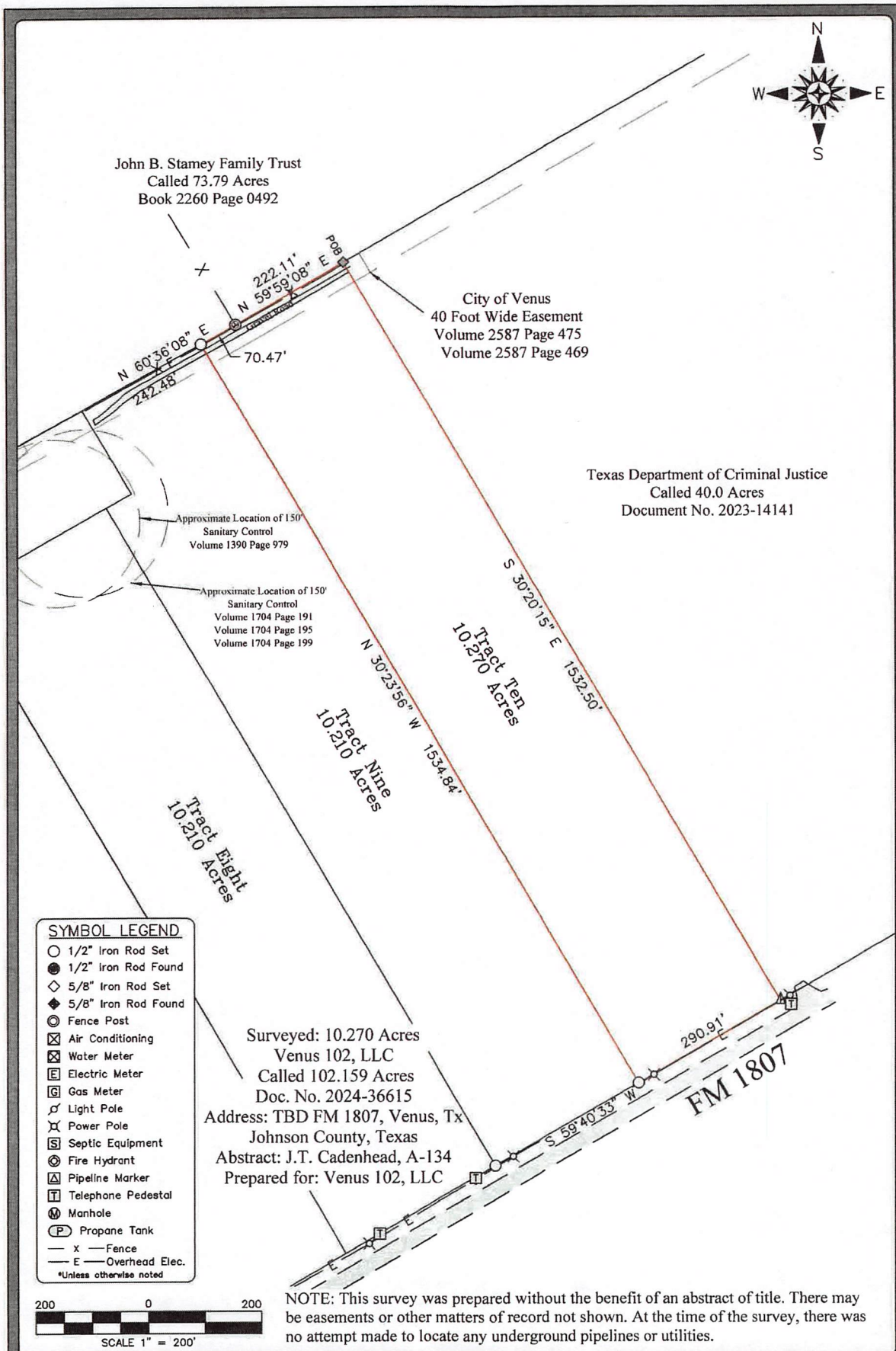
RECOMMENDATION: Staff recommends approval of the rezoning request as it provides a buffer from the prison for future development to the west.



Aerial Map



Zoning Map



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.

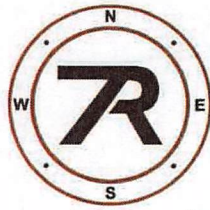
Cruse B. Sudduth
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

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;

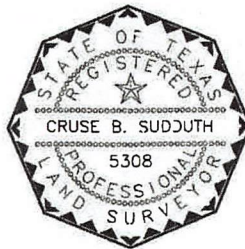
Thence North 60°36'08" East, with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

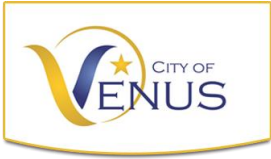
Thence North 59°59'08" East, continuing with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 222.11 feet, **BACK TO THE POINT OF BEGINNING**, containing 10.270 Acres of land.

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





September 15, 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: September 25, 2025 at 6:00 pm**
City Council: October 13, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: September 13, 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

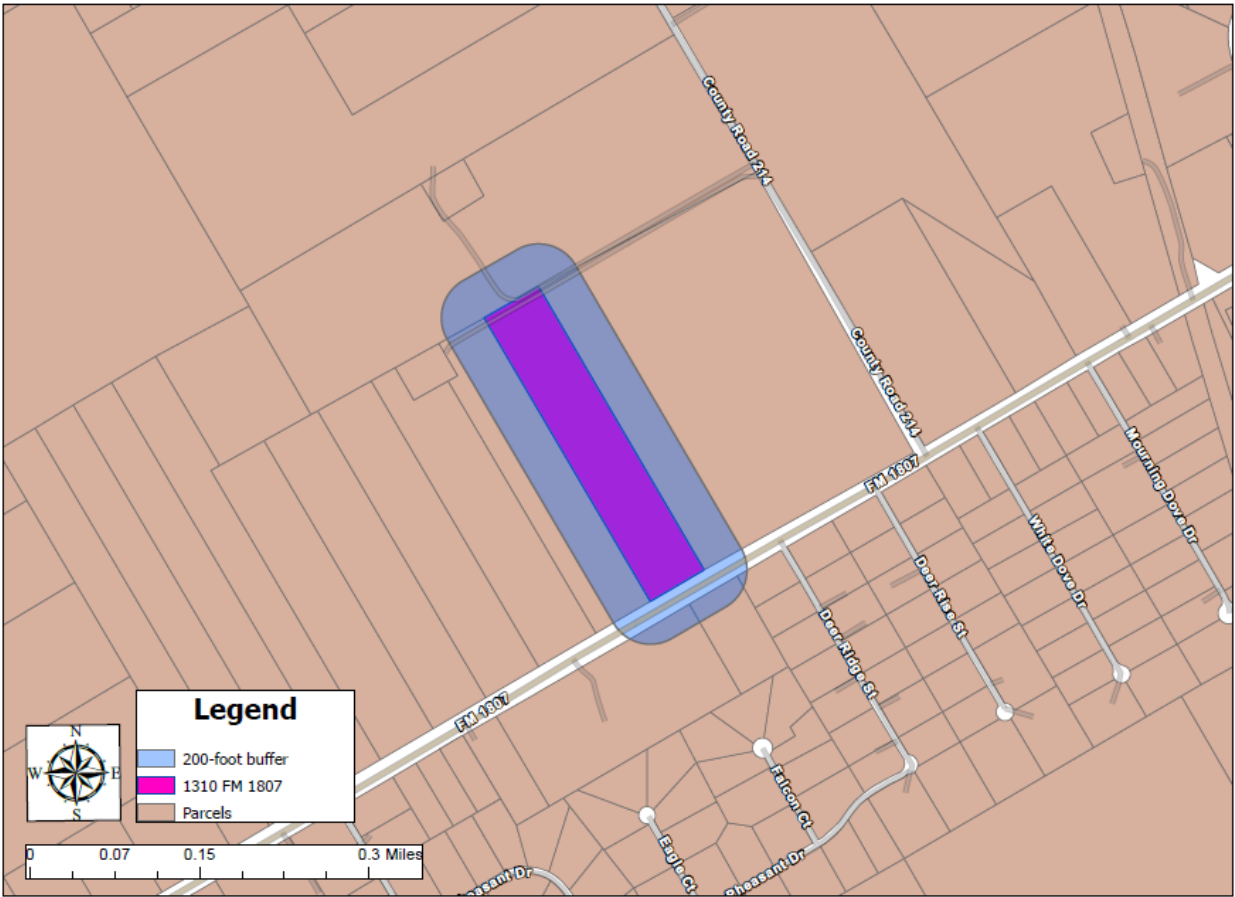
Property Owner: Same as above

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

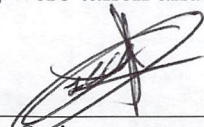
AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on June 18, 2025, I posted signage on the front of the property known as 1310 FM 1807 north of FM 1807 and west of C. R. 214 for the Planning and Zoning Commission Public Hearing on June 26th, 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:

J. T. CADENHEAD SURVEY, ABSTRACT 134, TRACT 10A11

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



Oscar Ortiz

June 18, 2025

Date: June 18, 2025

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

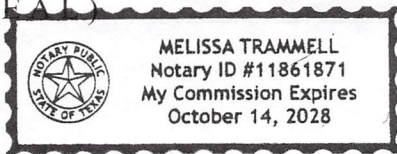
)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by Melissa Trammell (name),
Notary (title)

Witness my hand and official seal.

My commission expires: 10/14/2028.

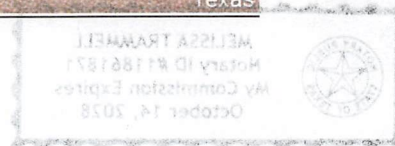
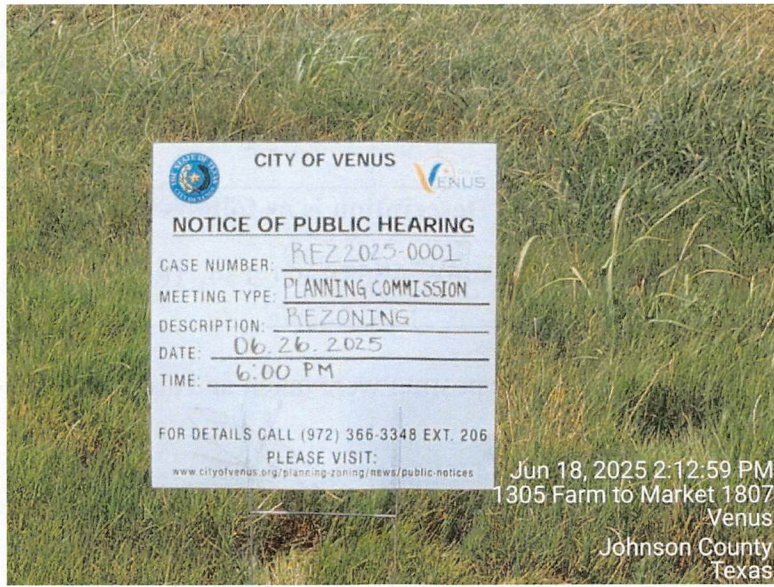
(SEAL)





Notary Public

Exhibit A



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING A ZONING CHANGE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT LOCATED AT 1310 FM 1807, VENUS, TEXAS 76084, BEING APPROXIMATELY 10.270 ACRES LEGALLY DESCRIBED AS BEING PART OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, JOHNSON COUNTY, TEXAS (“THE PROPERTY”); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

WHEREAS, the City of Council of the City of Venus having heretofore adopted a zoning ordinance and map showing the classification of the property located within city limits of said City; and

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Venus and said application has been assigned case number REZ2025-0001. Said application, having been referred to the Planning and Zoning Commission (P & Z) Commission for their final report, was recommended by the P & Z Commission for zoning change approval of the subject property from AG (Agricultural) District to I-1 (Light Industrial) District.

WHEREAS, a proper hearing was held as required by law and the City Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS THAT:

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. That the Zoning Ordinance and Map of the City of Venus, duly passed by the governing body of the City of Venus, as heretofore amended, be and the same is hereby amended by granting a change in zoning for the Property, and more particularly described in Exhibit “A” (which is incorporated herein by reference) from AG (Agricultural) to I-1 (Light Industrial) in order to facilitate development of the subject property in a manner that allows those uses that are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development. The Property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus.

SECTION 3. Official Zoning Map. The official zoning map previously adopted, is hereby amended. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official zoning map of the City as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 5. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Venus except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Penalty. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the ____ day of ____ 2025.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

EXHIBIT A

LEGAL DESCRIPTION:

TRACT TEN

FIELD NOTE description for a 10.270 acre tract being located in the J. T. Cadenhead Survey, Abstract Number 134, Johnson 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 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 Degrees, 20 Minutes, 15 Seconds 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 Degrees, 40 Minutes, 33 Seconds 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 Degrees, 23 Minutes, 56 Seconds 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 Degrees, 36 Minutes, 08 Seconds 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 Degrees, 59 Minutes, 08 Seconds 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.

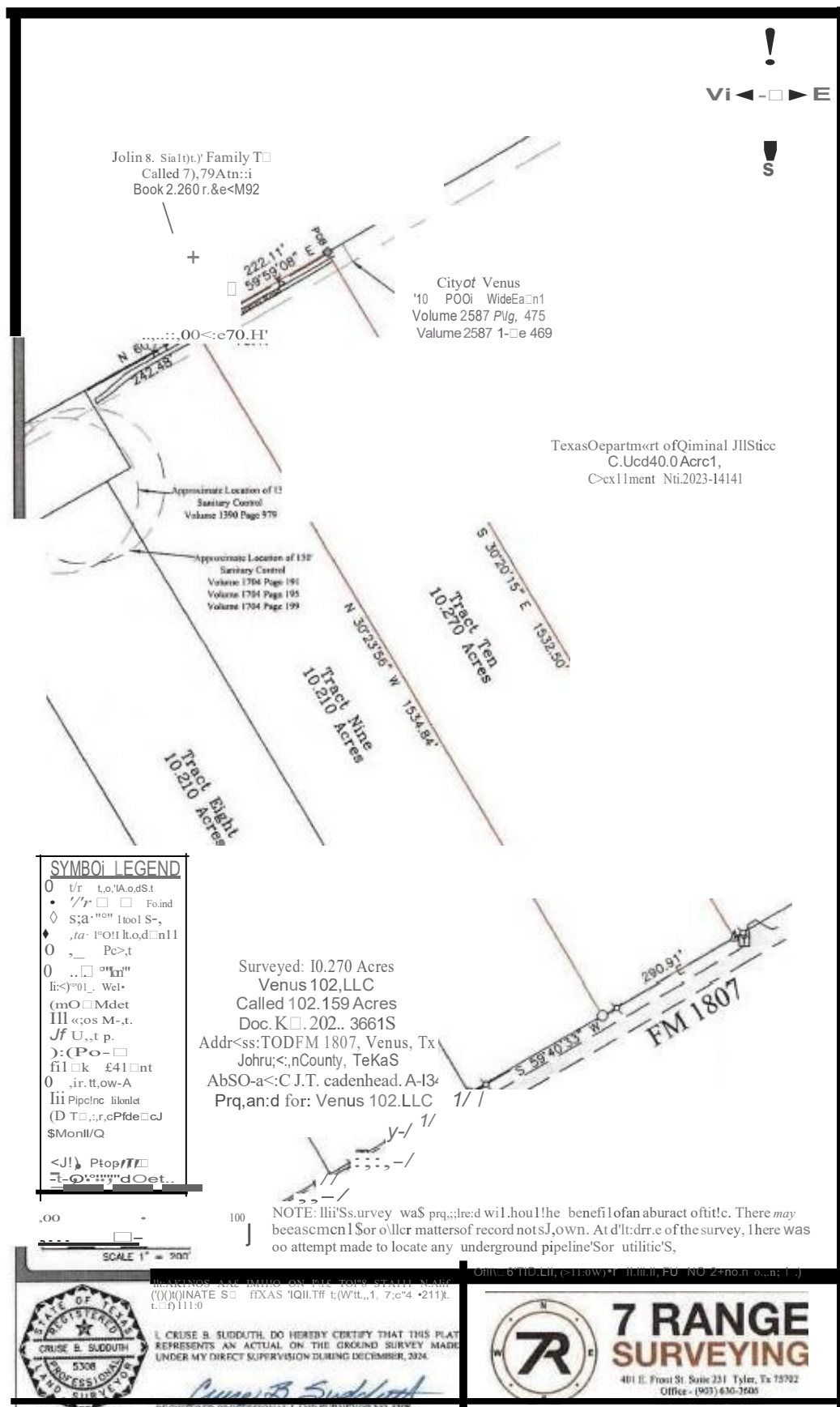


EXHIBIT B



Aerial Map

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 25, 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.

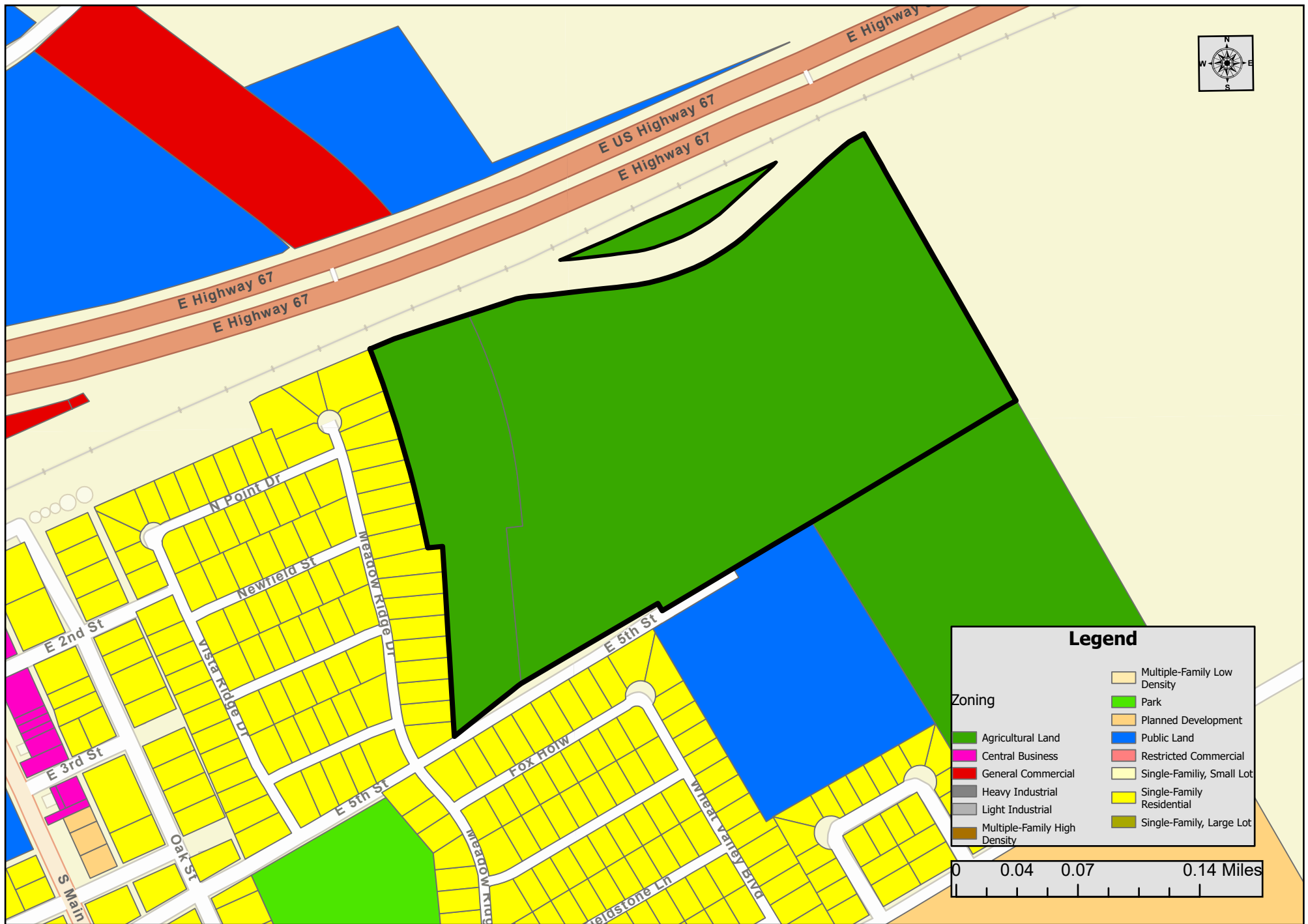
DEVELOPMENT TRENDS: The development trend for this area along E US Highway 67 is commercial.

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

LEGEND	
	= FOUND IRON PIPE OR ROD
	= FOUND NAIL
	= FOUND NOTCH
	= FOUND PK NAIL
	= FOUND RAILROAD SPIKE
	= FOUND DISK
	= FOUND CUT CROSS
	= FOUND CONCRETE MONUMENT
	= FOUND COTTON PICKER SPIKE
	= FOUND STONE
	= BACKSIGHT CHECK
	= BENCHMARK
	= SET OR FOUND HUB
	= STATION MARKER
	= EX. MISCELLANEOUS MANHOLE
	= EX. STORM MANHOLE (MH)
	= EX. STORM CATCH BASIN (C)
	= EX. STORM INLET (INL)
	= EX. FLARED END SECTION
	= EX. RIP-RAP
	= EX. STORM SEWER MARKER
	= EX. SANITARY MANHOLE (SM)
	= EX. GREASE TRAP
	= EX. LIFT STATION
	= EX. CLEANOUT
	= EX. SANITARY SEWER MARKER
	= EX. COMBINATION SEWER MARKER
	= EX. FIRE HYDRANT/AUX. VALVE
	= EX. VALVE BOX
	= EX. VALVE VAULT (V.V.)
	= EX. WATER METER
	= EX. BUFFALO BOX
	= EX. AUXILIARY VALVE
	= EX. IRRIGATION CONTROL BOX
	= EX. IRRIGATION CONTROL VALVE
	= EX. WATER FOUNTAIN
	= EX. WELL HEAD
	= EX. SPRINKLER CONTROL VALVE
	= EX. WATER MARKER
	= EX. GAS VALVE
	= EX. GAS METER
	= EX. GAS MANHOLE
	= EX. JULIE GAS MARKER
	= EX. ELECTRICAL METER
	= EX. ELECTRICAL MANHOLE
	= EX. ELECTRICAL OUTLET
	= EX. JULIE ELECTRIC MARKER
	= EX. HANDHOLE
	= EX. DOUBLE HANDHOLE BOX
	= EX. TELEPHONE PEDESTAL
	= EX. TELEPHONE MANHOLE
	= EX. TELEPHONE VAULT
	= EX. TELEPHONE CONTROL BOX
	= EX. TELEPHONE MARKER
	= EX. TELEVISION PEDESTAL
	= EX. TELEVISION LINE MANHOLE
	= EX. FIBER OPTIC LINE MARKER
	= EX. FIBER OPTIC LINE MARKER
	= EX. PETROLEUM MARKER
	= EX. UTILITY POLE
	= EX. UTILITY POLE WITH LIGHT
	= EX. GUY WIRE
	= EX. LIGHT STANDARD
	= EX. STREET LIGHT
	= EX. GROUND LIGHT
	= EX. TRAFFIC SIGNAL
	= EX. TRAFFIC SIGNAL WITH A
	= EX. TRAFFIC SIGNAL MANHOLE
	= EX. DOUBLE TRAFFIC SIGNAL
	= EX. SIGN
	= EX. DOUBLE POLE SIGN
	= EX. MAILBOX
	= EX. BOLLARD
	= EX. FLAG POLE
	= EX. PAY/EMERGENCY PHONE
	= EX. FIRE SIAMESE/ALARM VALVE
	= EX. AIR CONDITIONING UNIT
	= EX. PARKING METER
	= EX. TEST/SOIL BORING
	= EX. BASKETBALL HOOP
	= EX. HANDICAPPED PARKING
	= EX. RAILROAD CONTROL BOX
	= EX. RAILROAD CROSSING GATE
	= EX. RAILROAD SWITCH

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. This sketch and the survey on which it is based embrace the same property described in Old Republic National Title Insurance Company's Commitment for Title Insurance, GF No.: 220162-14, Effective Date: March 28, 2022, Issued: March 31, 2022.
3. There was no evidence of current earth moving work, building construction and building additions at the time of the field survey.
4. The surveyor was aware of no proposed changes in street right-of-way lines and did not observe evidence of recent street and sidewalk construction or repairs at the time of the field survey.
5. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill at the time of the field survey.
6. All easements are based on the current recorded plat unless otherwise noted.
7. No zoning, setback, height or bulk restrictions were provided to the surveyor at the time of the survey.
8. Parking Count:
No visible parking spaces on site

10g. Road and utility easements 30 feet in width, as set forth in instrument filed for record in Volume 801, Page 214 of the Deed Records of Johnson County, Texas. (As to both tracts)
DO AFFECT AND ARE SHOWN HEREON

10h. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 401, Page 159, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

10i. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 544, Page 792, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

10j. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 674, Page 31, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

10k. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 721, Page 378, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

101. Terms, provisions and conditions contained in the City of Venus Ordinance No. 188-95, a certified copy of which is recorded in instrument filed for record in Volume 1919, Page 985 of the Official Public Records of Johnson County, Texas. (As to both tracts)

DOES AFFECT AND IS BLANKET IN NATURE

According to Community Panel Number 48251C02501, dated December 04, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Tract I

BEING a 7.091 acre tract of land situated in the R. Berry Survey, Abstract Number 26, Johnson County, Texas and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE North 65 degrees 36 minutes 50 seconds East, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G.C.&S.F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, the north line rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears South 17 degrees 07 minutes 14 seconds East, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees 41 minutes 37 seconds East, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees 19 minutes 40 seconds West, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees 26 minutes 57 seconds East, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' Right-of-Way);

THENCE South 59 degrees 41 minutes 52 seconds West, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees 26 minutes 57 seconds West, 566.95 feet to a 1/2 inch iron rod found.

South 84 degrees 18 minutes 23 seconds West, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees 41 minutes 37 seconds West, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees 49 minutes 20 seconds, whose long chord bears North 17 degrees 36 minutes 30 seconds West, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the R. Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE South 29 degrees 42 minutes 19 seconds East, 991.71 feet along the east line of said called 27.057 acre tract and the east line of said called 10.00 acre tract to a 1/2 inch iron rod with cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees 14 minutes 06 seconds West, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase 1, an addition to the City of Venus according to the plat recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees 13 minutes 20 seconds West, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees 41 minutes 52 seconds West, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

North 05 degrees 26 minutes 57 seconds West, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set.

North 83 degrees 19 minutes 40 seconds East, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees 41 minutes 37 seconds West, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears North 17 degrees 07 minutes 14 seconds West, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C.&S.F. Railroad;

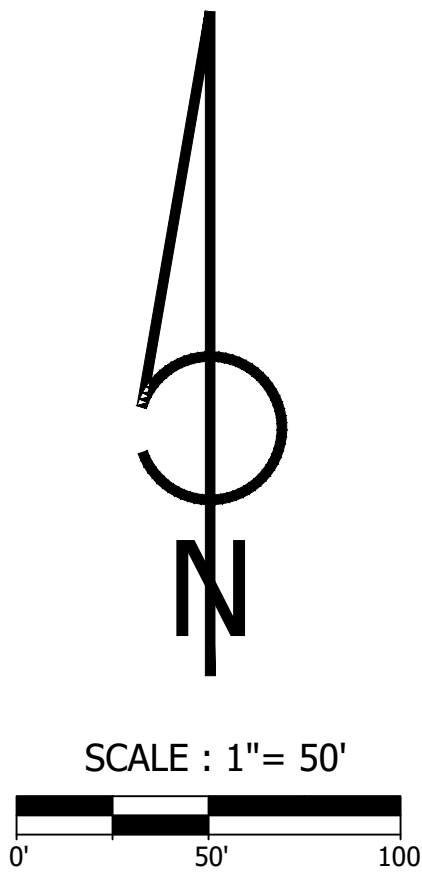
THENCE North 65 degrees 36 minutes 50 seconds East, 1318.88 feet along the north line of said called 27.057 acre tract and said south right-of-way line of the G.C.&S.F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

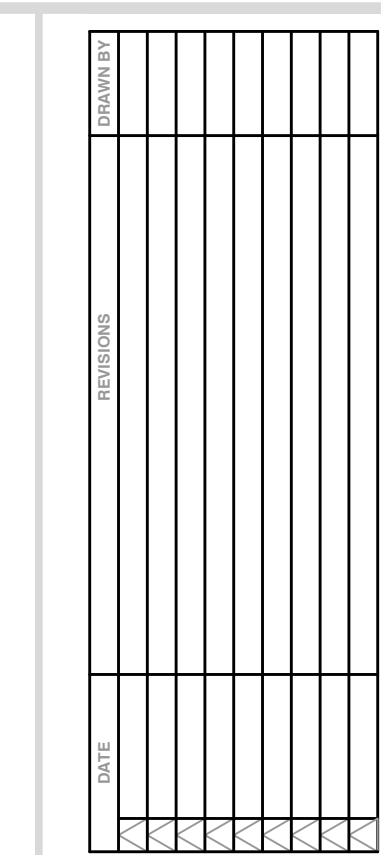
To:

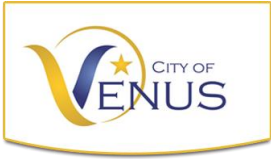
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 03, 2022.

Executed this the 06th day of June, in the year of our Lord 2022.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696







September 15, 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: September 25, 2025 at 6:00 pm**
City Council: October 13, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: September 13, 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

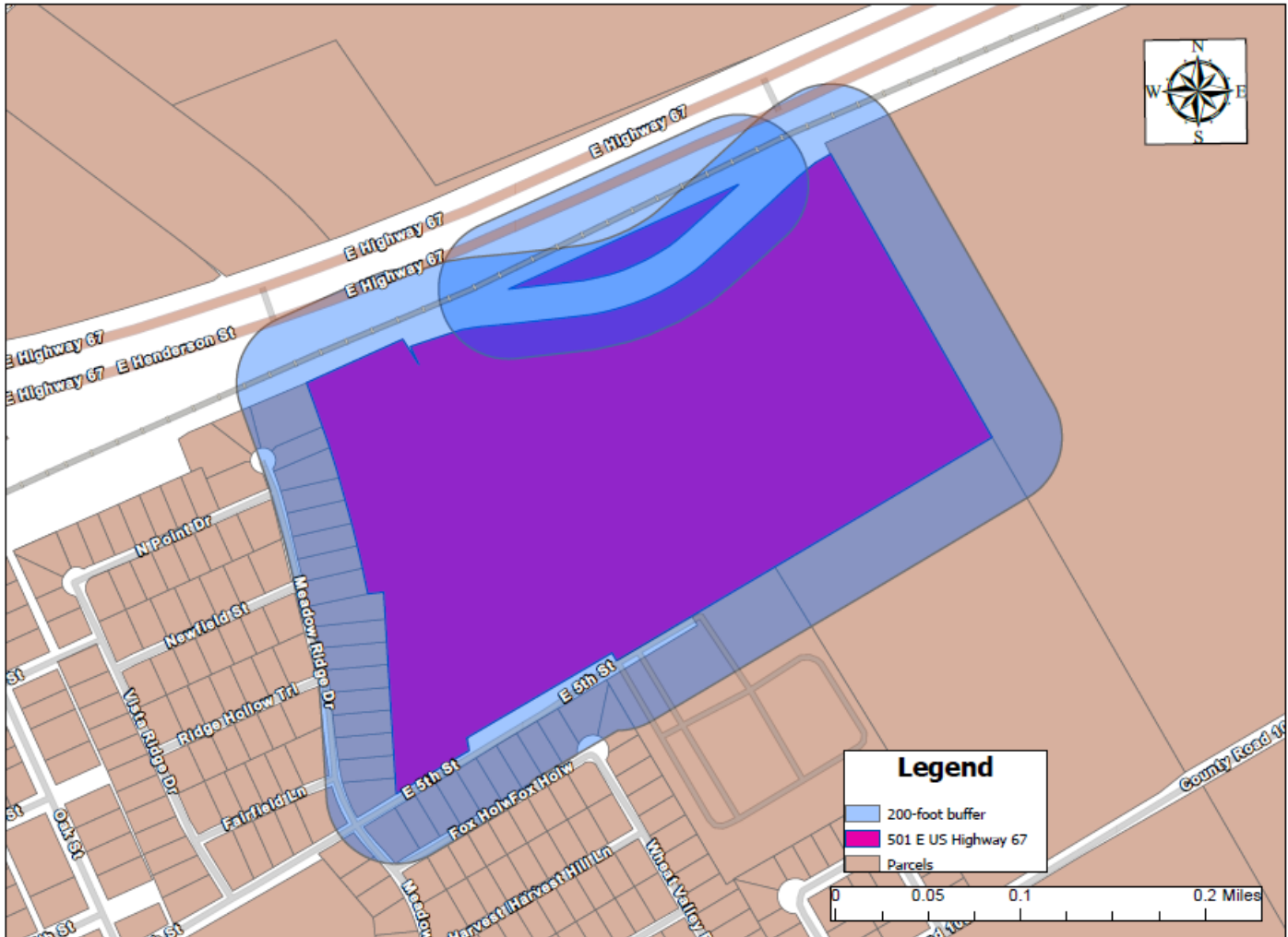
Property Owner: Same as above

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

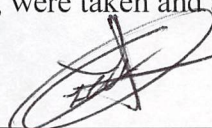
AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on June 18, 2025, I posted signage on the front of the property known as 501 E US Highway 67, south of E US Highway 67 for the Planning and Zoning Commission Public Hearing on June 26, 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:

RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, 23

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



Oscar Ortiz

June 18, 2025

Date: June 18, 2025

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

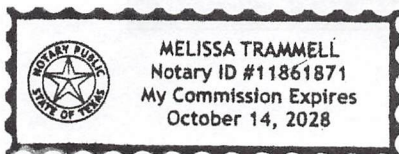
)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by Melissa Trammell (name),
Notary (title)

Witness my hand and official seal.

My commission expires: 10/14/2028.

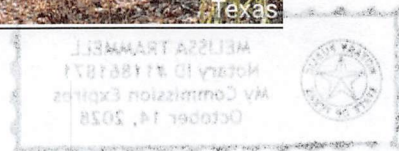
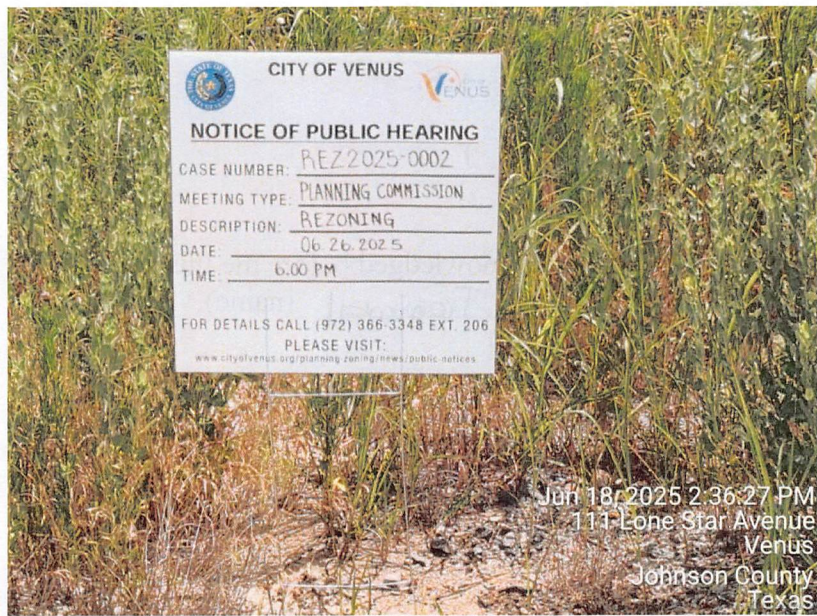
(SEAL)





Notary Public

Exhibit A



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL DISTRICT (AG) TO PLANNED DEVELOPMENT (PD). THE PROPERTY IS GENERALLY LOCATED SOUTH OF E US HIGHWAY 67. 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, & 23, JOHNSON COUNTY, TEXAS FOR APPROXIMATELY A TOTAL OF 43.218 ACRES AND COMMONLY KNOWN AS 501 E US HIGHWAY 67, VENUS, TEXAS 76084 AND BEING MORE PARTICULAR DESCRIBED IN EXHIBIT “A”, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF A PLANNED DEVELOPMENT (PD) DISTRICT AND USE RESTRICTIONS WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “A” & “B” RESPECTIVELY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two-hundred (200) feet of the property for which the change is requested; and

WHEREAS, the Planning and Zoning Commission and the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings and the recommendation of the Planning and Zoning Commission, the City Council has concluded that approval of this zone change would be in the best interest of the citizens of Venus; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan (PD Concept Plan) that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to meet the current needs of the community; and

WHEREAS, the amendments requested by Applicant for the property described in Exhibit “A” are consistent with the City’s requirements applicable to Planned Development Districts and are also consistent with the development standards and uses adopted by the City Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. That the Zoning Ordinance and Map of the City of Venus, Texas, duly passed by the governing body of the City of Venus, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Agricultural District (AG) to a Planned Development (PD) described herein on property generally located south of E US Highway 67, described as approximately 43.218 acres of land, of the Radford Berry Survey, Abstract 26, Tracts 21, 22, 23, Johnson County, Texas, and being more particularly described in Exhibit “A”, which is attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus, and shall conform to the Concept Plan, attached hereto as Exhibit “B” and incorporated herein by reference for all purposes and all other exhibits and regulations listed within the development plan and restrictions as established herein, which are attached hereto and incorporated herein as Exhibit “C.”

SECTION 3. That all exhibits attached hereto are incorporated herein to this Ordinance as if fully recited and are approved.

SECTION 4. That the Zoning Ordinance of the City of Venus, Texas, as amended, shall remain in full force and effect, save and except as amended by ordinance.

SECTION 5. This ordinance shall be cumulative of all provisions or ordinances and of the Code of Ordinances of the City of Venus, Texas and the Venus Zoning Ordinance, as amended where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 6. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Planned Development (PD), that page to be determined by him, below which will be placed the seal of the City.

SECTION 7. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT "A"

Legal Description

Tract I

BEING a 7.091 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G. C. & S. F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears South 17 degrees, 07 minutes, 14 seconds east, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 41 minutes, 37 seconds east, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees, 19 minutes, 40 seconds west, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 26 minutes, 57 seconds east, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' right-of-way);

THENCE South 59 degrees, 41 minutes, 52 seconds west, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees, 26 minutes, 57 seconds west, 566.95 feet to a ½ inch iron rod found;

South 84 degrees, 18 minutes, 23 seconds west, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set,

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees, 49 minutes, 20 seconds, whose chord bears North 17 degrees, 36 minutes, 30 seconds west, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

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BEGINNING at a ½ inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE South 29 degrees, 42 minutes, 19 seconds east, 991.71 feet along the east line of said called 10.00 acre tract to a ½ inch rod with a cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees, 14 minutes, 06 seconds west, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said called 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase I, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees, 13 minutes, 20 seconds west, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees, 41 minutes, 52 seconds west, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of

that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

North 05 degrees, 26 minutes, 57 seconds west, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

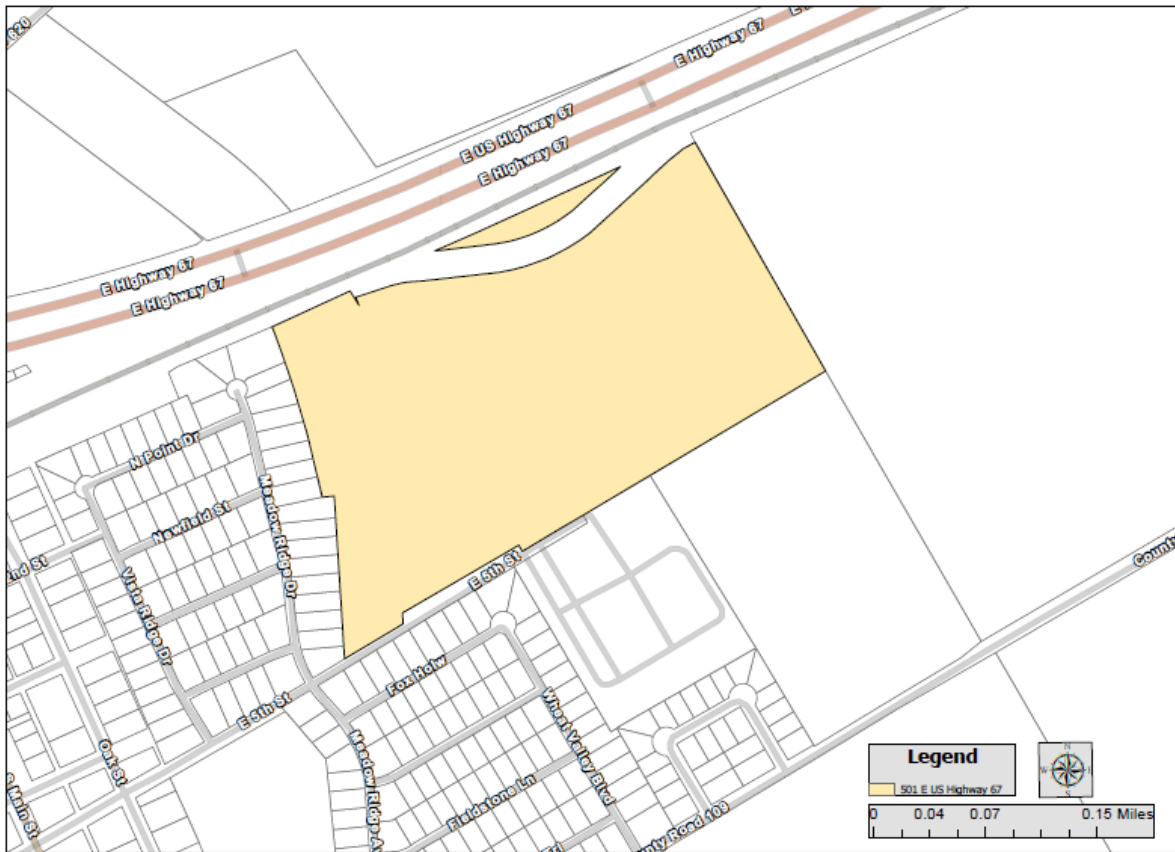
North 83 degrees, 19 minutes, 40 seconds east, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears North 17 degrees, 07 minutes, 14 seconds west, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C. & S.F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 1318.88 feet along the north line of said called 27.057-acre tract and said south right-of-way of the G. C. & S. F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

501 E US Highway 67



Planned Development (PD) District

EXHIBIT “B”
Conceptual Plan

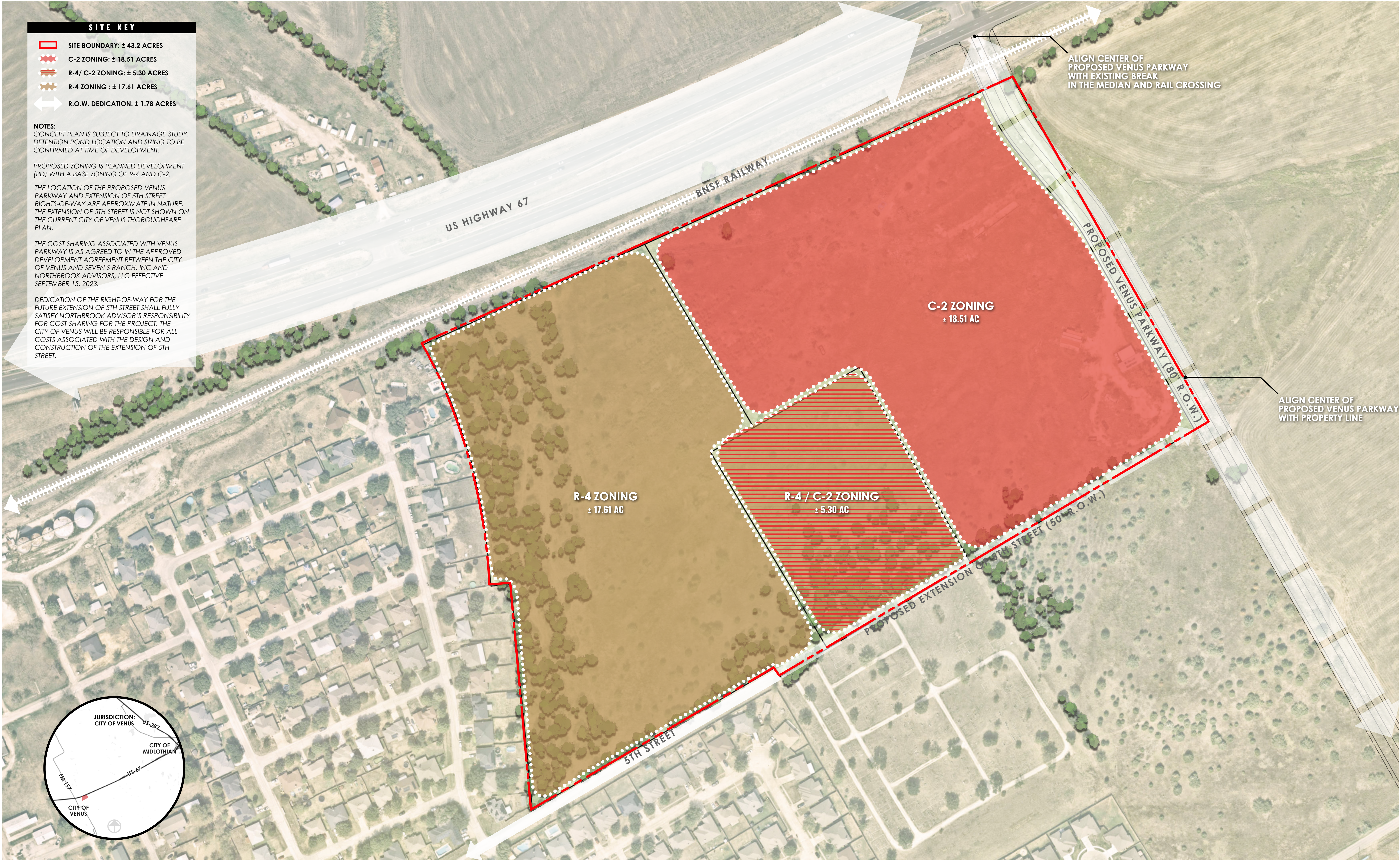


EXHIBIT “C”
Planned Development Regulations

Venus Parkway Planned Development (PD)
Table of Contents

Section I: Introduction

- General Design Objectives
- Design Standards and Guidelines
- General Information

Section II: Drawing submission & Approval Process

- Review and Approval Process

Section III: Commercial, Multi-family (MF), and Build-to-Rent (BTR) Building Design

- Site Design Criteria
- Site Design Standards
- Parking Requirements
- Residential Off-street Parking
- Street and Road Plans
- Drainage
- Street Signs
- Sidewalks
- Drainage and Detention
- Landscape Design
- Landscape Function
- Screening
- Subdivision Backing to Major Roadways
- Loading and Service Areas
- Waste Container Areas
- Rooftop Equipment
- Ground-Mounted Equipment
- Outside Storage Screening
- Grass, Groundcovers, and Landscape Rock
- Irrigation
- Plant Material Requirements
- Architectural Design
- Building Façade
- Accessory Buildings
- Fencing
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Section IV: Multi-family and BTR Additional Building Design Criteria

- Landscaped Area
- Building Connection and Design
- Vehicle Connections
- Design Goal
- Building Height & Massing
- Roof Materials and Forms
- Exterior Materials and Colors
- Garages and Recreational Amenities

Section V: Signage Requirements

- Sign Parameters

- Sign Types

Section VI: Site Lighting Requirements

- Parking Lot Lighting

- Design Guidelines

- Pedestrian and Landscape Lighting

- Submittal Requirements

Section VII: General Definitions

Section VIII: Concept Plan

- Allowable Uses by Right

- Amendments

Exhibits:

- Exhibit A: Concept Plan

- Exhibit B: Allowable Uses

Section I: Introduction

General Design Objectives

The Venus Parkway Planned Development (PD) overall goal is to create a high quality mixed-used development. In order to achieve this goal design criteria shall be utilized in review of plans by City of Venus staff. These are the standards and guidelines that establish the criteria used in the submittal, review, and evaluation of development proposals within the Venus Parkway PD. These guidelines are intended to guide each user in the selection of materials, the proportion of building massing, and articulation, the definition of architectural elements, and to encourage a cohesive appearance consistent with the Venus Parkway PD.

Design Standards and Guidelines

The Design Standards and Guidelines are intended to create a neighborhood/community development with a pedestrian friendly orientation in close proximity to residential uses.

Design Goal: Design goals describe the intent for the development and the general architectural quality expected from developers.

Design Standards: Design standards are quantifiable, minimum standards, through which design goals can be achieved.

Design Guidelines: Design guidelines include qualitative recommendations and design elements through which the design goals can be achieved.

Building designs may include some of the following:

- Variation in Building Forms and Facades
- Building massing includes stepped plains, articulated corner elements, and varied profiles.
- Variation in parapet cap and cornices
- Define base, middle and top elements
- Roofs shall be flat and concealed by parapets, gabled, and sloped roofs will be permitted and reviewed on a case-by-case basis. However, multi-family residential structures may be allowed to use composition asphalt shingle roofs provided that the condensing units are screened from public view.
- All buildings may utilize high quality materials to provide a consistent theme throughout the development including:
 - Brick, stone or tile
 - Architecturally finished block (i.e. burnished block split faced concrete masonry units or architecturally finished tilt wall)
 - Ground-faced decorative/integral colored CMU
 - Stucco or EIFS field material
 - Fiber Cement siding accent material
 - Cultured stone or cast stone
 - Storefront and windows- “clear” anodized

General Information

- These design standards and guidelines establish the criteria used for the submittal, review, and evaluation of development proposals within the Venus Parkway PD.
 - Each section addresses specific elements involved in the design and construction process.
 - Within each section, there is typically a general statement followed by three levels of information organized under the following structure:
-

Section II: Drawing submission & Approval Process

Review and Approval Process

All submittals required herein shall be made through the online permitting software on the City of Venus' portal. Each permit requires specific submittals. Please make application submittals complete with all the required documentation. For example:

- Site Plan
 - Property lines, building setback lines, landscape buffers, proposed buildings, signs, sidewalks, and curbs.
 - Parking stalls, aisles, and driveways.
 - Provide all required building, paving and landscape calculations to verify conformance with the City of Zoning Ordinance.
 - Include main entrances, service areas, outdoor areas, etc.
 - Include all proposed equipment locations, i. e. mechanical rooftop equipment, electrical service and meter, gas meter, etc.
- Landscape Plan
 - Landscape Plan: (Minimum 1"= 40'-0")
 - Botanical and common name
 - Site furnishing details (site furnishing details include benches, trash containers, ash trays, tables, etc.)
- Building elevations
 - Elevations minimum 1/8"= 1'-0"
 - Also, includes any graphics and signage. Indicate all proposed materials and finishes
 - Civil and landscape construction documents.
- Site design
 - The requirements of this section shall be met through preparation and submission of a detailed site plan to the City of Venus upon application for a building permit. The plan shall address all of the items presented in this section and shall graphically demonstrate compliance with each.
 - Setbacks. Refer to Site Design Standards in Section III and Section IV. Setbacks are variable depending on proposed land use.
- Sign regulations
 - The City has a substantial interest in preventing sign clutter, traffic accidents, and negative impacts associated with temporary signs.
 - A sign permit shall be required to erect, move, alter, or reconstruct any permanent or temporary sign, a building permit may be required for signs incorporating structural elements or attached to buildings.
 - Electrical permits are required for signs that are illuminated or with electrical components.
- Lighting Plan
 - Plans sheets (Minimum 1"= 40'-0")
 - Pole location and fixture mounting heights, number and orientation of all fixtures.
 - Point-by-point foot candle (fc) plan of parking lot with points not exceeding 20' on center

- grid.
 - Average, maximum, and minimum at ground surface
 - Uniformity ratio: average-to-minimum fc and maximum-to-minimum fc.
 - Fencing and walls
 - Fences and walls provide safety and security, screening, and architectural enhancements to suites and buildings.
 - Fences and walls designs shall consider the context of the area, location on the site, and desired functions.
 - Fences and walls with prominent publicly visible locations may require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
 - Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.
-

Section III: Commercial, Multi-Family (MF), and Build-to-Rent (BTR) Building Design

Site Design Criteria

- Definitions: Refer to Section VII for General Definitions

Site Design Standards

- Zoning: The Venus Parkway development is a Planned Development (PD). It shall be compliant with the Venus Zoning Ordinance in effect on the date of approval of this zoning ordinance by the City Council. Any element not specifically addressed in this PD shall be regulated by the Ordinance as now in effect or as amended in the future.
- Uses permitted in the Venus Parkway PD shall be as specified for the C-2 (General Commercial) District, and R-4 (Multiple-Family Residential, High Density, including build-to-rent residential (attached and detached)) District in the zoning Ordinance now in effect, except as provided herein, including the addition of the allowable uses shown in Exhibit B.
- Minimum building setback commercial:
 - Front: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Side yard corner: 15 feet
 - Side interior: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Rear: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Height: 50 feet
 - Minimum lot area: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Minimum conditioned space: Requirements for residential construction shall be the same as for the R-4 District; nonresidential construction minimum building size shall be 500 square feet.
- Maximum building lot coverage percent: 70 percent except where a nonresidential use abuts a residential lot there shall be a required 10' landscape buffer along the common property line. Minimum building setback for residential:

	<u>Multi-Family (MF)</u>	<u>Build-to-Rent (BTR)</u>		
		<u>Detached</u>	<u>Townhome Attached</u>	<u>Two-Unit Attached</u>
Front:	25 feet	20 feet	20 feet	20 feet
Side yard corner:	15 feet	15 feet	15 feet	15 feet
Site yard interior:	8 feet	5 feet	None	None
Rear:	25 feet	15 feet	15 feet	15 feet
Height:	45 feet	45 feet	45 feet	45 feet

- Minimum lot area for BTR: detached units and attached units may be allowed on each lot.
 - Detached Units: Lot area shall not be less than 3,200 square feet and each dwelling unit shall not be less than 700 square feet, with a maximum lot coverage of 50%
 - Townhome Units: Lot area shall not be less than 2,200 square feet and each dwelling unit shall not be less than 800 square feet, with a maximum lot coverage of 65%
 - Two-Unit Attached Units: Lot area shall not be less than 3,700 square feet and both dwelling units shall not be less than 600 square feet (1,200 square feet combined total), with a maximum lot coverage of 50%.
- Amenities provided for the residents shall be an allowed use by right.
- Example of amenities provided within the development could include the following:
 - Community clubhouse
 - Sport court,
 - Pool,
 - Trail and walkways,
 - Courtyards,
 - Dog park/spa,
 - Playgrounds.
- Density shall be a maximum of 25 units per acre.
- Multi-Family minimum conditioned space: for efficiency: 550 square feet; one bedroom unit: 650 square feet; two bedroom: 800 square feet; three bedroom: 1,200 square feet.
- Maximum building percent: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.

Note: Building Code requires 200 sq. ft. per occupant.

Parking Requirements

Residential		Minimum number of parking spaces required
	Build-to-rent unit	2.0 per dwelling unit
	Multi-Family:	
	Efficiency and One Bedroom	1.5 per dwelling unit
	Two or more bed	1.0 per bedroom
Commercial		
	Offices and banks	3.3 per 1,000 sq. ft. gross floor area
	Clinics and doctor's offices	8.0 per 1,000 sq. ft. gross floor area
	General retail	4.0 per 1,000 sq. ft. gross floor area
	Shopping centers	5.5 per 1,000 sq. ft. gross floor area
	Car wash	0.3 per employee, plus 1.0 for owner or manager, plus reservoir parking as provided below
	Restaurants	1 per 100 square feet
	Hotels, motels	1.25 per rentable room plus 0.5 per employee on any shift
	Automotive Repair	2.0 spaces per service bay
	Halls for meeting, dancing, social events	5.0 per 1,000 sq. ft. gross floor area
Entertainment		
	Bowling alleys/pool halls	5.0 per 1,000 sq. ft. gross floor area
Auditoriums and theaters		0.3 per seat
Churches (sanctuary)		1.0 per four seat
Churches (additional space)		1.0 per 1,000 square feet
Hospitals		1.2 per bed plus 1.0 per three staff members on any one shift
Nursing homes		1.0 per five beds plus 1.0 per two staff members on any one shift
Child Care Institution		2.0 per 20 students.

- Off-street reservoir parking shall be provided for an automatically operated car wash equal to three times the maximum capacity of the car wash, and for a manually operated car wash to six times the maximum capacity of the car wash, for automobiles awaiting entrance.
- Where a building or a site contains two or more uses, the off-street parking requirements shall be computed as the sum of the required off-street parking spaces for each individual use.
- Each business having commercial deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m. or where the time of loading and unloading materials or good exceeds ten minutes between those hours, shall provide off-street truck

loading space on the lot, such space to be not less than 35 feet in length, 12 feet in width, and 15 feet in height.

- For the purpose of this subsection (a), one parking stall shall be not less than 175 square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls, then each such stall shall be considered a parking stall as required herein.
- A driveway for access to any single parking space or to a parking lot shall be not less than 11 feet in width nor more than 30 feet in width at the property line along the street and shall be so located as to minimize traffic hazard and congestion.
- All required parking stalls shall be located on the premises to which such requirement applies or within an off-street space distance not more than 500 feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than 1,000 feet from such premises, except as otherwise provided in this section or other section of this article.
- Provision of parking stalls shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements; provided that, where it is found by the board of adjustments, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the board of adjustments may reduce the total of number of parking stalls to be jointly provided.
- No parking space shall allow a vehicle to overhang a required landscaped area, open space area, sidewalk, street-right-of-way or adjacent property.
- All parking spaces required for any use and provided in compliance with the provisions of this section on the same lot or plot as that occupied by such use shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.
- The surface of parking stalls and aisles, truck standing spaces, and access driveways therefore shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.
- Striping. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping that provides a permanent delineation between spaces and aisles.

Off-street stacking requirements

Use	Number of required stacking spaces
Auto repair and services, Major	1 space per bay
Child care facility, daycare	1 space per 20 students
Drive-thru in conjunction with a restaurant	4 spaces for the first stopping point, plus 1 space per additional stopping point, and 1 space after the final stopping point

Residential Off-street Parking

Parking area needs to be hard-surface and asphalt or reinforced concrete material

Street and Road Plans

Typical cross-sections showing the proposed pavement width, type, thickness, and crown shall be submitted for approval. This information shall be given for each of the different types of streets in the PD.

Drainage

Construction details shall be submitted for approval for all drainage structures including dimensions, reinforcing and components such as grates and manhole covers

Street Signs

All roads and streets shall be provided with standard road safety and directional signs common to highways in Texas. All roads and streets must be named and marked by the developer with permanent reflectorized metal signs on metal posts, the letters to be at least four (4) inches high. The color and font type are to be coordinated with the Public Works Department and also furnished in accordance with the last volume of "Texas Manual on Uniform Traffic Control Devices for Streets and Highways and Public Transportation." Roads and streets in the PD shall be named and numbered for each lot given a postal address.

Sidewalks

Pedestrian access to building entrances shall be provided from all parking areas by installation of concrete sidewalks according to the city Subdivision Ordinance.

Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall be installed at the time of subdivision construction for all commercial, industrial, and multi-family subdivisions.

Sidewalks that do not front a residential lot must be built by the developer at the time of initial construction. Sidewalks for each residential lot may be installed by the home builder at the time of home construction. At the time of final plat submittal, the developer shall submit a cash or performance bond (or other approved financial assurance instrument) to construct 20 percent of the required sidewalks. At the end of the four-year period, the developer shall construct the remaining sidewalks in the subdivision, or the city shall exercise the bond and construct them. The city shall refund any funds not required for sidewalk construction at the end of the four-year period. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:

- Sidewalks shall be constructed in the public streetscape or along through access drives.
- Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
- Civic or open space or other common areas designed for active use.
- Transit stops, station or park and ride location - existing or anticipated.

- Where connections from sidewalks in the public streetscapes or through access drives is not practical or is too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways results in pedestrian routes greater than 300 feet.

Sidewalk width. Internal sidewalks shall meet the requirements of the internal sidewalks widths table below.

Internal sidewalk widths		
Location		Minimum width
■	Generally; or	4'
■	Any residential property	
■	Along the facade of a commercial building of 5,000 s.f. or less abutting a parking area; or	6'
■	Along any through access drive	
■	Along the facade of a commercial building of 5,001 s.f. to 19,999 s.f. abutting a parking area; or	8'
■	A primary route between the street or parking area and the building entrance.	
■	Along the facade of any commercial building of less than 20,000 square feet with a primary entrance, or similar building with significant public and pedestrian access.	10'
■	Along the facade of a commercial building of 20,000 s.f. or more abutting a parking area or with a primary entrance.	12'
■	Any access designed for both pedestrians and bicycles	10'
■	Along any parking area with vehicle overhangs;	+ 2' to other required width

Pedestrian amenities. Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space system; except crosswalks or other similar limited segments, which may be distinguished paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.

Drainage Detention

Unless determined unnecessary with an engineer's drainage study, each site is responsible for detaining its storm run off on site. The detention area shall be delineated on the site plan and the engineering drawings and calculations pertaining to the detention area shall be submitted with the site plan upon application for a building permit. Landscape treatment of the detention area shall be delineated on the landscape plan.

Landscape Design

The requirements of this section shall be met through preparation and submission of a landscape plan, to be drawn separately from the site plan at appropriate scale, to the City upon application for a building permit. The plan shall address all of the items presented in this section and shall graphically demonstrate compliance with each. Topographical contours shall be accurately drawn to indicate earth berms, drainage and storm detention areas.

Landscape Function

Landscape design, for the purpose of this PD, BTR & MF shall choose three (3) predominate functions of the of the following list:

- Screening of unlandscaped areas
- Softening of foundation lines
- Softening of building lines and masses
- Courtyard areas
- Flower gardens
- Outdoor eating areas

Screening

Screening shall be accomplished by utilizing materials which will achieve year around screening, either dense deciduous hedge or evergreen to a height of not less than six feet at maturity. The foundation of any wall adjacent to a landscaped area shall be planted with appropriate materials to cover the foundation or lower portion of the wall. Extensive use of evergreen materials is encouraged to achieve a year around effect. Evergreen and deciduous trees shall be planted approximately 15 feet from walls to break roof lines. The types of trees selected must be such that their mature height relates to the height of the structure. Spacing of the trees shall vary, but at least one tree shall be planted along every 40 feet of any wall bordering a landscaped area and along any wall on perimeter lots which faces the perimeter of the subdivision.

Subdivisions Backing to Major Roadways

A solid masonry screening wall minimum of six (6) feet and maximum of eight (8) feet in height is required when the multi-family residential area backs to a street with a right-of-way of sixty (60) feet or greater.

Loading and Service Areas

Loading and service areas shall be located at the side of the buildings. Where visible from other properties or the right-of-way, a solid screening wall at least ten (10) feet in height shall be required to screen views of loading docks and loading spaces used for tractor/semi-trailer delivery. This wall must screen the entire loading dock or space from view of the right-of-way or adjacent residential uses.

Waste Container Areas

- Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the Planning Department staff.
- Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
- Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the Planning Department staff.
- Screening shall be maintained in a good condition.

Rooftop Equipment

- Any rooftop mechanical or utility equipment shall be screened from view from the public or within any right-of-way by a parapet wall.
- Such screening must be present on all facades, excluding the rear.
- Parapet walls shall be constructed of the same building materials as the facades and shall be undistinguishable from the remainder of the façade.

Ground-Mounted Equipment

- Mechanical or utility equipment shall be located out of the public view to the extent practicable as determined by the Planning Department staff.
- Any equipment visible to the public or from any right-of-way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

Outside Storage Screening

- Outside storage shall be screened with a minimum six (6) foot screening fence or wall, and shall not be visible from the right-of-way or adjacent property.
- Screening may be masonry, metal, vegetative, vinyl or a combination thereof; however, chain-link fences are prohibited for required screening.
- If outside storage is located entirely behind the building and is not visible from the right-of-way or adjacent property, then no screening is required.

Buffering

A buffer shall be located along the shared lot line and located on the property of the more intensive use (e.g. commercial). The commercial use shall be responsible for installing and maintaining the buffer.

- Buffer depth: 10 feet abutting the shared lot line
- Screening wall within buffer: minimum 6 feet solid masonry wall. or solid vegetative screen
- Required landscaping within buffer:
 - Continuous groundcover or grass
 - 1 shade tree for every 40 feet of shared lot line
 - 1 shrub per 30 feet of shared lot line

Grass, Groundcovers, and Landscape Rock

In order to achieve the character of landscaping desired, 100 percent of any required landscaped area (excluding parking and sidewalks) shall be planted and maintained in grass, groundcover, shrubs or flower beds.

Irrigation

All landscaped areas and plant materials shall be irrigated with an underground automatic irrigation system of adequate design to ensure proper irrigation. The only exception to this requirement is that trees planted along walls facing the perimeter of the Venus Parkway may be irrigated with a drip system if they are not planted in a landscaped area.

Plant Material Requirements

All plant material shall meet the specifications of the American Association of Nurserymen (AAN) and shall meet the following minimum size requirements:

- Deciduous trees, 1 ¾" to 2" caliper
- Evergreen trees, 5' to 6'
- Shrubs, 5-gallon (unless otherwise approved)
- Grass, sod

Installation of landscaped materials

In the event landscaping is not completed prior to the issuance of a Certificate of Occupancy, landscaping shall be installed within six months of issuance of the Certificate of Occupancy. In order to ensure compliance with this requirement, the lot owner shall, prior to the issuance of said permit, post with the City financial guarantees, in a form acceptable to the city, in an amount equal to 125 percent of the estimated cost of landscaped improvements. Said financial guarantees shall be released upon acceptance of the landscape improvements by the city.

Maintenance of Landscaped Areas

All landscaped area shall be properly maintained to ensure pleasing appearance and survival of materials in a healthy condition. In order to ensure compliance with this requirement, the lot owner shall, prior to issuance of a Certificate of Occupancy, post with the city financial guarantee, in a form acceptable to the city, in an amount equal to 50 percent of the estimated cost of landscaped improvements. Said financial guarantee shall be released after three years upon inspection of the landscaped areas.

Architectural Design

The requirements of this section shall be met through submission of building elevations upon application for a building permit.

Building Façade

The overall design concept for the Venus Parkway PD is to achieve pleasing views from the public access corridor created by the streets and front yard landscaped areas. To this end, effort shall be made in building design to achieve an attractive front façade, a well-defined entry, and to achieve a generally pleasing appearance regardless of the scale and design of the remaining portion of the structure. All buildings and structures shall have at least 75% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction. Masonry materials shall consist of the following:

- Stone, brick or tile
- Stucco
- EIFS
- Cultured stone or cast stone
- Architecturally finished block (i.e. burnished block split faced concrete masonry units or architecturally finished tilt wall)
- Architectural glass

Accessory buildings

- Accessory buildings shall be designed and constructed to be aesthetically compatible with the principal building.
- Accessory buildings are prohibited within easements.

- No permit is required for accessory buildings less than one hundred twenty (120) square feet in floor area and less than thirteen (13) feet in height.

Fencing

All proposed and required fencing shall be delineated on the landscape plan and the site plan.

Signage

The location of all signs shall be delineated on the site plan and landscape plan. The designs of all signs shall be submitted upon application for a building permit. The location and design of all signs shall meet the City Sign Ordinance.

Section IV: Multi-family and BTR Additional Building Design Criteria

These multi-family building design standards and guidelines shall apply to the Venus Parkway PD. The purpose of these standards is to provide a distinctive architectural character that avoids featureless design and repetition of facades.

Landscaped Area

A minimum of 20% of the project area shall be devoted to common areas. Common areas may include, but not be limited to landscaped areas, walkways, swimming pools, tennis court, play areas, fountains, and patio areas, but shall exclude driveways, buildings (excluding any amenity center), and all off-street parking facilities.

A minimum of 10% of the total area (of the common area) shall be devoted to landscaping and buffering within and adjacent to parking areas as a means of visual buffering from residential dwelling. At a minimum, a 10'-0" landscape buffer area is required between parking lots and the edged of curb for public roadways.

Building Connection and Design

Design goal. Provide clear pedestrian connections to adjacent uses and the street system.

Vehicle Connections

Multi-family development shall include a minimum of two (2) through-access drives. The design of all through-access drives shall be consistent with and aligned with local streets & drives in the adjacent commercial development sites.

Design Goal

The multi-family building design shall consider the following design elements:

- A building's architectural features and treatments shall display a similar level of quality and architectural interest on all four sides open to public view.
- All elevations on multi-family buildings shall contain windows.
- Multi-family buildings may be arranged to enclose and frame common areas, which may include gardens, courtyards, recreation, and play areas with the following features:
 - Seasonal planting areas
 - Large, flowering trees
 - Seating
 - Pedestrian-scaled lighting
 - Gazebos or other decorative structures
 - Play structures for kids
 - Pool

- When through-wall heating, venting or air conditioning units appear on exterior building walls such units shall be covered by an architectural grille and shall be designed in such a manner as to blend with surrounding wall; surfaces and shall be set flush with the façade or be placed inconspicuously in faced recesses.
- Architectural features. Multi-family buildings shall employ at least two (2) of the following design items applied consistently along each façade.
 - Projections
 - Recesses
 - Shadow lines
 - Window patterns
 - Overhangs
 - Reveals
 - Changes in parapet height
- Multi-family building stairways shall not be located outside of the building envelope.
- Entrances to multi-family buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.
- No single building elevation shall be duplicated within six (6) lots or tracts either direction on the same block face. Elevations cannot be duplicated on any lot directly across a street or within four (4) lots either direction.

Building Height & Massing

- The maximum multi-family building height shall be 45 feet.
- Maximum building length for the multi-family building shall not exceed 375'-0" feet.
- Multi-family buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes. Plain monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of 50'-0" feet are prohibited.

Roof Materials and Forms

All sloped roof areas shall be clad with either high profile composition shingles such as slate, tile, or dimensional asphalt shingles, concrete or clay tiles or seamed architectural metals.

Exterior Materials and Colors

Multi-family buildings shall use a consistent palette of base building materials consistent with the adjacent commercial development with some varied palette of accent materials for feature elements.

Garages and Recreational Amenities

- Garage entries, carports, and parking garages shall be internalized
- Detached garages and carports shall be compatible with the principal building architecture and shall incorporate similar and compatible forms, scale, materials, colors and details.

Section V: Signage Requirements

Each structure within the development shall be clearly identifiable and the overall development shall demonstrate a uniform and comprehensive sign design package per the City of Venus Sign Ordinance. All signage from development signs through individual identification signage, should contribute to the aesthetic appeal of the development, yet remain secondary to architectural and landscape design elements.

The City of Venus requires permits for all signs. It is the developers/owner's responsibility to secure permits that may be required and to remain in compliance with approvals and permits.

Sign Parameters

It is important to establish a comprehensive sign system that is integral to the architecture and marketability of the project.

Sign Types

- Shared development sign. These signs shall be constructed to provide a designated signage panel for each of the future developer/owners.
- Multi-tenant pylon signs shall be allowed for the commercial parcels.
- Individual monument sign. These are individual freestanding monument signs to be constructed by the individual developers/owners. These signs should be of similar design to the shared development signs to provide a consistent design theme throughout the development.
- Wall signs. These are individual building mounted wall signs to be constructed by the developers/owners following the City of Venus Sign Ordinance.
- Prohibited signs. Follow the City of Venus Sign Ordinance list.

Sign Locations and Calculations

- Monument signs shall not be placed within the sight triangle of any intersection or access drive within a public right-of-way (ROW).
- All elevated signs (whether free standing or building-mounted) shall be mounted at least 7'-0" feet from grade or otherwise provide adequate overhead clearance.
- Signage on the back/rear elevations of structures visible from non-retail properties or public right-of-way shall be prohibited other than non-illuminated delivery or door identification signage not exceeding two (2) square feet in size.
- Ground mount/monument shall be one (1) per street frontage. Maximum of two (2) per site if 250'-0" feet apart as measured in a straight line.
- Projecting signs, awning signs and marquee signs shall be limited to a projection of 6'-6" from the building wall, marquee or any architectural appendages on which it is attached. The sign face of a projecting sign shall project at an approximate angle of ninety (90) degrees.

- Wall signs may only be mounted on the side of the structure which has frontage on a public right-of-way or public street or provides public access to the building. A drive-through window may be considered as public access to a building if the drive-through window is adjacent to a similarly zone district.
- Canopy signs. The area of the canopy sign shall be included in the total sign area allowed for wall signs and may not exceed the total square footage allowed for a wall sign per building frontage.
- Total sign square footage for the property allowable is based on a lot's street frontage. Where no street frontage exists, building frontage will be used to calculate allowed footage. The total sign area allowed shall be calculated as one (1) foot of sign per one (1) foot of frontage.
- Wall signs. No wall sign shall exceed ten percent (10%) of the wall face to which it is attached. When commercial areas are adjacent to residential areas, the use of illuminated signs may be restricted.

Size and height limits

Setback from property line	Maximum height	Maximum size allowed per face
<1 ft.	30 in.	2 sq. ft.
≥ 1 ft. < 9 ft.	6 ft.	20 sq. ft.
≥ 9 ft. < 15 ft.	8 ft.	40 sq. ft.
≥ 15 ft. < 20 ft.	14 ft.	60 sq. ft.
≥ 20 ft. ≤ 25 ft.	20 ft.	80 sq. ft.

Sign Illumination and Submittal Requirements

- All sign illumination should complement and not overpower the buildings or adjacent landscape. Appropriate illumination levels can enhance the architectural elements of the building and bring focus to the sign.
- The source of external lights directed at a surface shall be hidden or otherwise concealed from the view of the pedestrians and motorists.
- Flashing lights are not permitted under any circumstances.
- Individually raised backlist letters is encouraged.
- All signage needs to be submitted to the City of Venus' Building Department for review and approval. Incomplete submittals shall not be approved.
- Each developer/owner must submit drawings showing locations, dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus for the following sign types:
 - ❖ Shared development sign-sign panel & graphics
 - ❖ Individual monument sign design
 - ❖ Additional signage/graphics proposed
- Locations of all openings for conduit and sleeves in building walls must be indicated by the sign

contractor on the drawings submitted.

- All developments shall promote consistency and quality in the signage used.

Section VI: Site Lighting Requirements

Summary

This section shall apply to all lighting installed for illumination of parking lots and any fixtures mounted on the exterior of buildings or common gathering structures.

Lighting Criteria

- Poles and fixtures for parking lots, buildings, walkways, and intersections shall be chosen by the developer and will be architecturally compatible with structures and lighting within the entire development.
- All lighting fixtures shall shield or confine light spread within a site's boundary. Parking lot lighting shall be designed to avoid excessive illumination of adjacent properties unless shared parking areas are utilized between adjacent lots that create optimum lighting levels.
- Parking lot lighting shall be controlled by photoelectric sensors.
- Vertical lamps are not allowed.
- Metal halide or LED light fixtures shall be used in all external lighting appliances; high pressure sodium is not permitted in any external lighting application.
- The use of colored lights, with the exception of seasonal holiday lighting is not permitted.
- All lamps within the site shall be of the color temperature.
- Exterior building and site lighting should be used to provide illumination for creating security and safety of entry drives, parking, service, and loading areas, pathways, courtyards, and plazas.

Lighting levels

- Lighting levels shall be adequate for visibility and security, but not overly bright or create glare and should not impact adjacent properties.
- General parking lot site lighting shall maintain an average minimum illumination level at the ground surface of 2.0-foot candles and 1.0-foot candles at the edges of the parking lots.
- The following minimum levels of illumination shall be maintained (measured in foot-candles (fc)):

○ Building entrances	5.0 fc
○ Sidewalks within development	2.0 fc
○ Courts and plazas	1.5 fc
○ Ramps & stairways	5.0 fc
○ Parking lots	1.0 fc
- Illuminated areas shall be measured as: area in minimum average, maintained horizontal, foot-candles that are measured at the average point of illumination between the brightest and darkest areas 3'-0" above the ground surface.

- Site lighting should provide consistent levels of illumination, avoiding irregular pockets. Uniformity ratios:
 - Shall not exceed 5:1 average-to-minimum
 - Shall not exceed 20:1 maximum-to-minimum

Building Lighting

- Building lighting should accentuate the character of the buildings, and compliment the overall project site lighting design.
- All building entrances must be well-lighted.
- Accent lighting on building shall be integrated with the architectural design or screened from view if mounted at ground level; it shall not be a distraction to automobile traffic and shall be located away from pedestrian ways.
- Wall packs for service area lighting are only allowed at the rear of the parcel lots where service areas hidden from public view. House shields shall minimize up-light and glare towards the adjacent multi-family residences.
- The signage should be integrally linked to building lighting.
- Consideration should be given to highlighting entrances, art, terraces, and special landscape features.
- Lighting fixtures mounted directly on structures may be allowed when used to enhance specific architectural elements or to help establish scale or provide visual interest.
- Building-mounted fixtures should be used for walkways or plazas near buildings.

Parking Lot Lighting

- Parking lot lighting should be used to provide illumination for creating security and safety of entry drives, parking and pathways.

Design Standards

- The maximum height of parking lot poles shall be 35'-0" measured from the top of grade. Pole bases are limited to 3'-0" in height above finished grade. Pole bases shall be a maximum of 2'-0" in diameter.
- Lighting with a concealed light source of the "cut-off" variety shall be used to prevent glare onto adjacent building and sites.
-

Design Guidelines

- Parking lot lighting should be unobtrusive and provide safe light for parking lot activity.
- All parking lot light fixtures are similar in design for all surface-parking area.
- Separate pedestrian scale lighting may be provided for all pedestrian ways through parking lots.
- Light poles should be located within medians whenever possible.

Pedestrian and Landscape Lighting

- Pedestrian lighting should be used to provide illumination for creating security and safety of pathways, courtyards, and plazas.
- All primary walkways, steps or ramps along pedestrian routers shall be illuminated.
- The maximum height of pedestrian lighting within landscaped and plaza areas are 16'-0"
- The use of LED or metal halide lamps is required. Lighted bollards or other low-level fixtures are encouraged to identify pedestrian walkways and drop-off areas at entrances to buildings.
- Walks shall be lighted for the safe passage of pedestrians, as should areas that are dangerous if unlit, such as intersections and underpasses.

Design Standards

- Light poles located within landscaped and plaza areas shall not exceed 16'-0" in height from the top of the pole base. Pole bases are limited to 12'-0" in height above finished grade.
- Where applicable provide landscape lighting that enhances or complements the landscaping, but not overshadow.
- Landscape lighting should be designed to be effective during all seasons of the year and through the life of the landscape.
- Wherever possible, fixtures shall be concealed (e. g. in trees, behind rocks, etc.) in order to control glare and avoid extreme bright spots on the surrounding landscape.
- No light source (e. g. bulb) shall be directly visible from adjacent properties, except those that area motion or IR activated and which remain lit for no more than one (1) minute per activation.
- Site security lighting should not impact negatively upon the site, building architecture or adjacent properties.

Submittal Requirements

- A photometric lighting plan fixture, cut sheets and literature is required for all new commercial and multi-family developments in order to ensure adequate and appropriate light levels throughout the development.
- Foot-candle levels shall be shown out to the lot line or to a zero foot-candle level. These levels shall be shown on the drawings, but not included in calculations.

Lighting Specifications Within Public ROW

- Light Pole:
 - Manufacturer: Hubbel or similar
 - Model: SSSH16-40A-1-S2
 - Color: Dark bronze
- Light fixture

- Manufacturer: Hubbel or similar
- Model:
HLOL CL1S-A-48LU-4K-3DB-BC
HLOL SSH16-40A-1-S2-DB
- Color/ Finish: Dark bronze

Section VII: General Definitions

Articulation: Is a method of styling the joints in the formal elements of architectural design

Awning: A framed structure supported from the exterior wall of a building, which can be retracted, folded, collapsed or remain stationary as part of a building.

Brick: An exterior finish for a building composed of small rectangular block typically made of fired or sun-dried clay.

Building mass: The three-dimensional bulk of a building: height, width, and depth.

Building scale: The relationship of a particular building, in terms of building mass, to other nearby adjacent buildings.

Canopy: A structure of rigid or non-rigid material on a framework sheltering an area or forming sheltered walk to the entrance of a building, which is wholly or partially supported by a building structure and/or columns, braces, or poles extending to the ground.

Character: Attributes, qualities and features that make up and distinguish a development project and give such a project a sense of purpose, function, definition, and uniqueness.

Common area: Development streetscape, sidewalks, access driveways, perimeter landscaping, etc. and all other areas of the development not part of a defined lot premises.

Compatible or compatibility: The characteristics of different uses or activities which allow them to be located near or adjacent to each other in harmony. Some elements that affect compatibility are include, height, scale, mass, and bulk, of structures.

Cornice: A horizontal molded projection crowing a building or structure, especially the upper most member of the entablature of an order, surmounting the frieze.

Curtain wall: A non-bearing exterior building wall, between piers or columns, which is not supported by the beams or girders of a skeleton frame.

Developer: Any person, firm, partnership, joint venture, limited liability company, association or corporation who participates as owners, promoter, developer, or sales agent in the planning, platting, development,, promotion, sale or lease of a subdivision of development.

Decorative ground-faced block: A Concrete Masonry Unit (CMU) whose display face has been ground (polished) to expose the natural colors and shapes of the aggregates within the block.

Dormer: Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides, and a window set vertically in the front.

Exterior Insulation and Finish System (EIFS): An exterior finish for a building composed of polystyrene foam covered with synthetic stucco.

Façade: The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fence: An artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

Fenestration: The design, construction or presence of openings in a building. Includes windows, doors, louvers, vents, wall panels, sky lights, store front, curtain walls, and slope glazed systems.

Fiber cement: A composite building material made of sand, cement, and cellulose fibers. Most

commonly used in siding applications where quality, longevity, and durability are required.

Gable: A vertical surface commonly situated at the end of a building, usually adjoining a pitched roof; its shape depends on the type of roof, and parapet.

Glazing: The glass surface of a glazed opening.

Parapet: In an exterior wall, the part entirely above the roof.

Porch: A covered platform, usually having a separate roof, at an entrance to a dwelling or an open or enclosed gallery or room.

Reveal: Recessed separator strip between two different materials.

Roof form, flat: A horizontal roof either having no slope, or slope sufficient only to effect drainage.

Roof form, pitched: A steep gable roof having the same pitch on each side of a central ridge.

Simulated: Artificially produced to look or seem like a natural building material.

Soffit: The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel or vault.

Storefront: Front face or other exposed exterior building wall of the store.

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street's character.

Stucco: An exterior finish of a building composed of a porous cement-base of aggregates, binder & water.

Section VIII: Concept Plan

The attached **Exhibit A** constitutes the Concept Plan. The multi-family/build-to-rent land area will encompass up to approximately 23.16+/- acres of the Property, and the commercial area will encompass approximately 24.36+/- acres of the Property. The Concept Plan shall be construed as an illustration of the permissible quantity of given land uses and development concepts and not necessarily as an exact representation of the arrangement of said uses.

Per Sec. 34-60 (c) of the Zoning Ordinance, the development site plan layout shall be submitted to the City at the time of development of a particular phase and shall comply with current City of Venus ordinances except as provided herein, including the addition of the following development standards (the "Development Standards") outlined within this document. The proposed zoning is Planned Development (PD) with a base zoning of (i) high-density multi-family including build-to-rent residential (attached or detached), collectively (R-4) and (ii) General Commercial (C-2) including day care, as depicted on the Concept Plan. Any amendments (minor or major) need to be approved by the Planning and Zoning Commission and City Council.

Allowable Uses by Right

The uses allowable by right under this Planned Development are listed on **Exhibit B** attached hereto.

Exhibit A – Concept Plan

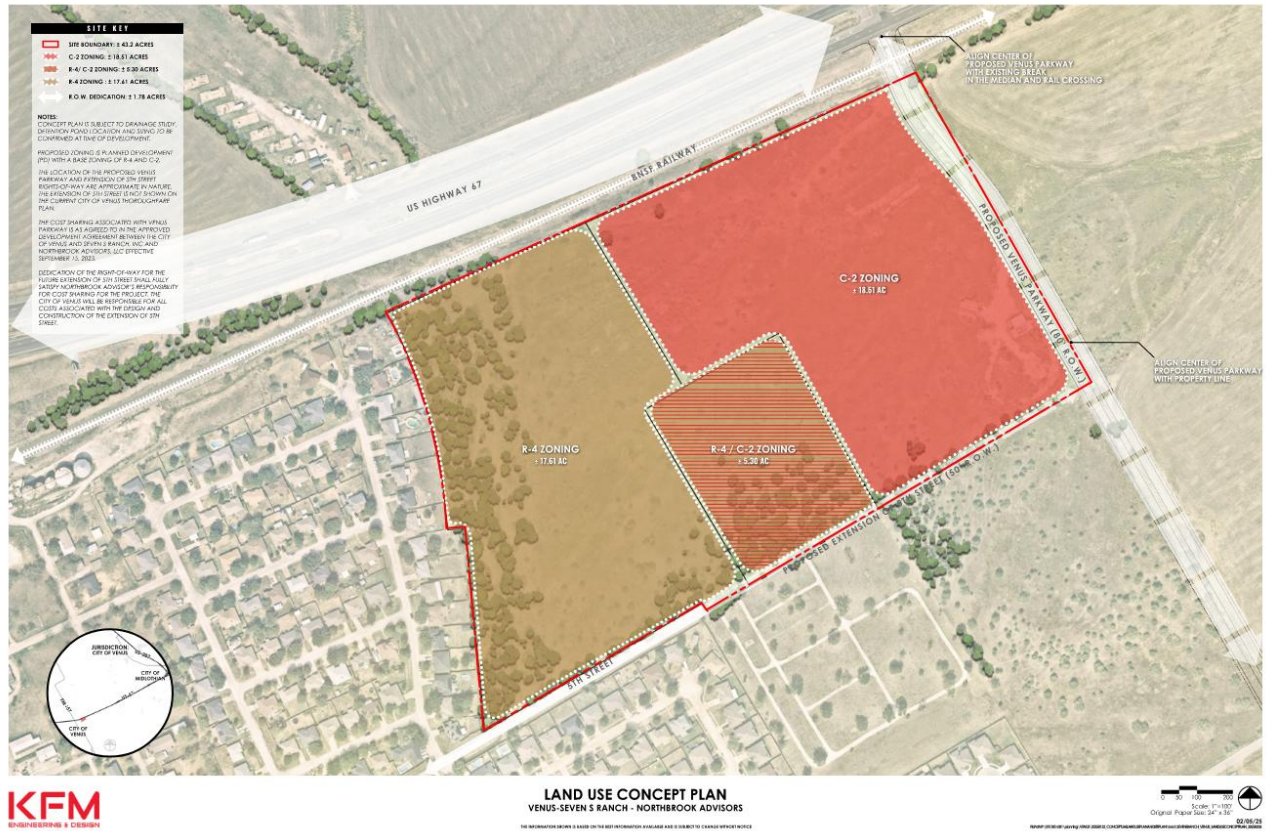


Exhibit B – Allowable Uses

- Existing residential dwelling units and lodging used as such on the effective date of the ordinance;
- Dwelling units may not be located on the second floor of a ground floor business use.
- Neighborhood retail sales and service uses such as:
 - Art shops, artist's and professional studios, beauty parlors, clothing stores, drugstores, grocery stores, markets or supermarkets, hardware stores, household appliance and fixture repair shops, post office stations and self-service laundries;
 - Shops for the following and similar occupations: barber, cabinet maker, electrician, jeweler, watchmaker, locksmith, optician, painter, plumber, shoemaker and tailor;
- Business offices;
- Professional offices, such as doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses;
- Clinics, both medical and dental, that could include pharmaceutical sales, provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted;
- Bakeries, cafes, confectioneries, ice cream shops, and restaurants which prepare foodstuffs for on-site retail sale only;
- Automobile parking lots and structures;
- Other neighborhood retail sales or service uses, which are similar in character to those enumerated above, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any use permitted in a, I-1, or I-2 district;
- Churches;
- Public utility and public service uses as follows:
 - Electric substations;
 - Gas odorizing stations, and gate stations;
 - Radio and television towers;
 - Railroad rights-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks;
 - Telephone exchanges and transmission equipment buildings;
 - Privately owned water pumping stations and water reservoirs;
- Printer;
- Antique shops;
- Art galleries and museums;
- Banks and financial institutions;
- Camera and photographic supply stores;
- Coin and philatelic stores;
- Day Care facility

- Department stores;
- Dry goods stores;
- Florist shops and conservatories;
- Furniture stores;
- Furrier shops, including the incidental storage and conditioning of furs;
- Household appliance stores, including radio and television sales and services;
- Leather goods and luggage stores;
- Loan offices;
- Musical instruments sales and repair; office supply stores; optical sales;
- Physical culture and health services and reducing salons;
- Picture framing;
- Sewing machine sales and service, household appliances only;
- Sporting goods stores;
- Tailor shops;
- Telegraph offices;
- Theater, indoors;
- Ticket agencies, amusement;
- Tobacco shops;
- Travel bureaus and transportation ticket offices;
- Radio and television studios and stations;
- Schools, trade.

Conditional uses. The following conditional uses may be allowed in the C-2 District subject to the provisions of [section 34-11](#):

- Hotels and motels, provided that the zoning lot shall be not less than two acres;
- Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building;
- Other uses as may be permitted by the board of adjustment under [section 34-14](#);
- Any use permitted in the C-1 district;
- Existing residential dwelling units and lodging uses as such on the effective date of the ordinance [from which this chapter is derived];
- Cleaning and dyeing facilities;
- Commercial recreation uses, including bowling alleys, arcades, golf driving ranges, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- Creameries and ice cream plants;
- Hotels, apartment hotels and motels;
- Ice plants, cold-storage plants;
- Laundries, including automobile washes;
- Mortuaries;

- Pumping stations;
- Radio (AM or FM) or television broadcasting stations or transmitters and microwave radio relay structures;
- Repair and storage garages;
- Telephone exchanges;
- Theaters, lodges, assembly halls, auditoriums;
- Tire repair shops;
- Auto body operations;
- Spray-painting operations;
- Auction rooms;
- Automobile accessory stores;
- Automobile service stations, including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage or rental may not be parked within the public right-of-way;
- Blueprinting and photostating establishments;
- Business machine sales and service establishments;
- Carpet and rug stores;
- Catering establishments;
- China and glassware stores;
- Clothing and costume rental stores;
- Employment agencies;
- Exterminating shops;
- Floor covering;
- Fraternal, philanthropic and eleemosynary uses;
- Hospitals and sanitariums;
- Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;
- Laboratories for research development and testing;
- Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments, when such sale is conducted as part of the retail business on the premises;
- Orthopedic and medical appliance and supply stores;
- Paint and wallpaper stores;
- Phonograph, record, sound equipment and sheet music stores;
- Schools for music, dance business or trade;
- Taxidermists;
- Upholstery shops;
- Water softener sales and services;
- Vehicle service centers;

- Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing at, or to enjoyment of, or to value of, any property, but not including any of the following uses:
 - Any use permitted only in an I-1 or I-2 district;
 - Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses; or
 - Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

Conditional uses. Conditional uses in the C-2 district shall include: Any uses not specifically enumerated in [section 34-54](#) that can be considered commercial in character:

- Machinery and equipment sales and service establishments for equipment under 1½ tons gross weight;
- Any use permitted in the R-3 district, except two-family dwelling units;
- Libraries and museums;
- Hospitals, sanitariums, nursing homes, and personal care facilities.

Conditional uses. The following conditional uses may be allowed in the R-4 district subject to the provisions of [section 34-11](#):

- Any use allowed as a conditional use in the R-3 district, except one-family and two-family dwelling units, unless permitted above;
- Hotels and motels, provided that the zoning lot shall be not less than two acres;
- Offices for professional uses, such as (without limitation due to enumeration), building contractors, doctors, chiropractors, dentists, attorneys, insurance, real estate, abstract and title, accountants, architects, brokers, engineers, designers, and psychologists.