



City Council

Monday, October 13, 2025 - 6:30 PM

Regular Council Meeting
210 S. Walnut Street
Venus, Texas 76084

AGENDA

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

2. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for regular meeting on September 22, 2025.

4.2. Authorize Interlocal Agreement Between City of Venus and Region 8 Education Service Center for cooperative purchasing services through The Interlocal Purchasing System (TIPS)

4.3. Approve an IPO for a Major Amendment to WWTP Permit — Kimley Horn Engineering

4.4. Approve a Project Order for a Water, Wastewater and Roadway Impact Fee Study

4.5. Approval of a Project Order for a Stormwater Utility Fee Study.

5. Presentation and Proclamations:

5.1. Presentation of a 10-Year Service Award to Chief James Groom.

6. Public Hearings and Action Items:

- 6.1. Conduct Public Hearing for Voluntary Annexation Petition of 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.

Opened Public Hearing: on September 8, 2025, at 7:16pm.

Councilmember Wilson made a motion to postpone the Public Hearing until October 13, 2025.

Seconded by Councilmember Bovinich.

For: Unanimous. Motion carried 5-0-0.

Close Public Hearing:

Discuss and consider an Ordinance for the Voluntary Annexation Petition of 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.

- 6.2. 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 an Ordinance rezoning from AG (Agricultural) District to I-I (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.

- 6.3. 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 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.

- 6.4. 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 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.

- 6.5. 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 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.

- 6.6. 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.

7. Discussion and Consideration Items:

- 7.1. Discuss and consider an Ordinance to rezone 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 No.134, Johnson County, Texas.
- 7.2. Discuss and consider an Ordinance to rezone from AG (Agricultural District) to PD (Planned Development). 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.
- 7.3. Discuss and consider approval of a Resolution approving and authorizing execution of an Economic Development Incentive Agreement with Venus Drugs, LLC.

8. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: 1.

9. Adjournment:

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the public at all times and to the City's website www.cityofvenus.org, on Monday, October 6, 2025, on or before 5:30pm.

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: _____