



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: _____

CITY COUNCIL
MEETING MINUTES
Regular Council Meeting
SEPTEMBER 22, 2025

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

Mayor Galaviz called the meeting to order at 06:32 PM, City Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Tony Bovinich, Sheryl Kiser, Michelle Hamm and Drew Wilson.

Staff present: Josh Jones, City Attorney, Callie Green, Melissa Westen, Chief Groom, Chief Hargrove, Becky Wilkins, Scott Williams, Melissa Trammell, Ron Hearn, Oscar Ortiz and Randy Goucher.

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. Giving a shout-out to Sue Ann who is watching.

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.

No public speakers.

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 8, 2025.

4.2. Ratifying bills and monthly financial report for July 2025

4.3. Ratifying bills and monthly financial report for August 2025

4.4. Texas Department of Transportation ROW Transfer to City

4.5. Consider an Ordinance amending the 2024-2025 Budget.

I make a motion to approve.

Moved by: Drew Wilson

Seconded by: Teresa Hoffman

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

5. Presentation and Proclamations:

5.1. Proclamation declaring September 26, 2025 as Human Resource Professional Day.

The Mayor presented to Human Resource Director, Melissa Westen.

5.2. Badge Pinning Ceremony - Promotion of Sergeant Justin Cole

Chief Groom presented.

6. Public Hearings and Action Items:

6.1. Conduct Public Hearing on the proposed Fiscal Year 2025-2026 Annual Budget.

Open Public Hearing: At 6:41pm.

No public speakers.

Close Public Hearing: At 6:43pm.

Discuss and consider an Ordinance approving the Annual Budget for Fiscal Year beginning October 1, 2025, and ending September 30, 2026; providing budgetary appropriations for the various operating funds of the City; providing a severability clause; and providing an effective date.

Roll-call vote:

Councilmember Place 1, Teresa Hoffman: For

Mayor Pro Tem, Place 2, Tony Bovinich: For

Councilmember Place 3, Sheryl Kiser: For

Councilmember Place 4, Michelle Hamm: Against

Councilmember Place 5, Drew Wilson: For

For: Unanimous. Motion carried Yes 4, No 1, Abstained 0.

6.2. Conduct Public Hearing on Proposed No New Revenue Tax Rate of \$0.766485.

Open Public Hearing: At 6:52pm.

No public speakers.

Close Public Hearing: At 6:56pm.

Discuss and consider an Ordinance levying an Ad Valorem Tax Rate for Fiscal Year 2025-2026 to provide revenues for current expenses, providing due and delinquent dates, penalties and interest; repealing all Ordinances in conflict; directing the Tax Assessor-Collector to assess, account for, and distribute the property taxes as herein levied.

Roll-call Vote:

Councilmember Place 1, Teresa Hoffman: For

Mayor Pro Tem, Place 2, Tony Bovinich: For

Councilmember Place 3, Sheryl Kiser: For

Councilmember Place 4, Michelle Hamm: For

Councilmember Place 5, Drew Wilson: For

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

7. Discussion and Consideration Items:

- 7.1. Discussion and consideration of the formation of a Parks & Community Relations Board. (Jones)

I make a motion that we put an item on the next meeting agenda to further discuss this and set a community stake holder meeting.

Moved by: Tony Bovinich

Seconded by: Drew Wilson

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

- 7.2. Discuss and consider authorization to sell Rescue 72 for no less than \$225,000.00 to secure initial funding toward the purchase of a new fire engine. (Hargrove)

I make a motion for authorization to sell Rescue 72 for no less than \$225,000.00 to secure initial funding toward the purchase of a new fire engine.

Moved by: Drew Wilson

Seconded by: Tony Bovinich

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

- 7.3. Discuss and Consider a change to Texas Municipal Retirement System (TMRS) employee contribution rate from 7% to 8% deduction from gross pay. (Westen)

No action was taken. Council would like to discuss this more in the future when we receive tax numbers.

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: SECTION 551.071- Consultation with Attorney. Mayor Galaviz adjourned into closed session at 7:37pm. Mayor Glaviz reconvened into open session at 8:07pm.

8.1. City of Venus v Saldana Properties, L.P. Cause No. CC-E20210005 pending in County Court at Law #1, Johnson County, Texas.

8.2. Discussion regarding a review from the Bowman Group for consulting services for a comprehensive investigation and assessment of City Hall operations, policies, and practices, including recommendations to enhance efficiency and transparency.

No action was taken on the above-listed Executive Sessions.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 08:07 PM.

Mayor

City Secretary

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Authorize Interlocal Agreement Between City of Venus and Region 8 Education Service Center for cooperative purchasing services through The Interlocal Purchasing System (TIPS)
Department/Office: Finance

Summary:

The Interlocal Purchasing System (TIPS) is a cooperative purchasing service through the Region 8 Education Service Center.

Recommended Action:

Approve interlocal agreement for cooperative purchasing services.

Budget:

No budget impact.

Attachments:

1. Texas_Interlocal_Agreement with TIPS

**AN INTERLOCAL AGREEMENT Between
Region 8 Education Service Center and a
TEXAS PUBLIC ENTITY OR LOCAL GOVERNMENT
(School, College, University, State, City, County, or Other Political Subdivision)**

TEXAS PUBLIC ENTITY NAME

Control Number (TIPS will Assign)
Schools enter County-District Number

Region 8 Education Service Center
Pittsburg, Texas

225 - 950
County-District Number

Texas Education Code §8.002 permits regional education service centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university operations. Authority for an Interlocal agreement to provide such services is granted under Texas Government Code § 791 *et seq* as amended. Cooperative Purchasing Services under this agreement are extended to all Texas State, City or County Government Agencies, or any other legally eligible Local Government Entity as defined in the Texas Government Code § 791.003.

This Interlocal Agreement (hereinafter the “Agreement”) is effective _____ and shall be automatically renewed unless either party gives sixty (60) days prior written notice of non-renewal. This Agreement may be terminated without cause by either party upon (60) days prior written notice, or may also be determined for cause at any time upon written notice stating the reason for and effective date of such terminations and after giving the affected party a thirty (30) day period to cure any breach.

Statement of Services to be Performed:

Region 8 Education Service Center, by this Agreement, agrees to provide cooperative purchasing services to the above-named public entity through a Program known as The Interlocal Purchasing System (TIPS) Program.

The purpose of the TIPS Program shall be to improve procurement process efficiencies and assist in achieving best value for participating School District, University, College, Community College, City, County or Other Public Agencies through cooperative purchasing.

Roles of the TIPS Purchasing Cooperative:

- ✓ Provide for the organizational structure of the program.
- ✓ Provide staff for efficient operation of the program.
- ✓ Promote marketing of the TIPS Program.
- ✓ Coordinate the Competitively Bid Process for all Vendor Awarded Contracts.
- ✓ Provide members with procedures for placing orders through TIPS PO System.
- ✓ Maintain filing system for Due Diligence Documentation.
- ✓ Collect fees from vendors to support the costs of operations of TIPS.

Role of the Public Entity:

- ✓ Commit to participate in the program by an authorized signature on membership forms.
- ✓ Designate a Primary Contact and Secondary Contact for entity.

- ✓ Commit to purchase products and services from TIPS Vendors when in the best interest of the entity.
- ✓ Submit Purchase Orders and/or Vendor Contracts through the TIPS PO System by emailing the pdf document to tipspo@tips-usa.com.
- ✓ Accept shipments of products ordered from Awarded Vendors.
- ✓ Process Payments to Awarded Vendors in a timely manner.

General Provisions:

The Parties agree to comply fully with all applicable federal, state, and local statutes, ordinances, rules, and regulations in connection with the programs contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.

This Agreement shall be governed by the law of the State of Texas and venue shall be in the county in which the administrative offices of RESC 8 are located which is Camp County, Texas.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.

The Parties to this Agreement expressly acknowledge and agree that all monies paid pursuant to this Agreement shall be paid from legally appropriated and budgeted available funds for the current fiscal year of each such entity.

No jointly owned property shall be created by this agreement and, therefore, no provision to dispose of jointly held property is required.

Before any party may resort to litigation, any claims, disputes or other matters in question between the Parties to this Agreement shall be submitted to nonbinding mediation. The site of the mediation shall be in Camp County, Texas or a site mutually agreed by the parties. The selection of the mediator shall be mutually agreed. The cost of mediation shall be shared equally.

No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

This Agreement may be negotiated and transmitted between the Parties by electronic means and the terms and conditions agreed to are binding upon the Parties.

Authorization:

Region 8 Education Service Center and The Interlocal Purchasing System (TIPS) Program have entered

This Agreement was approved by the governing boards of the respective parties at meetings that were posted and held in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551. (If required by the entity.)

Member Entity:

ITEM REPORT

To: City Council
From: Scott Williams, Public Works Director, Becky Wilkins, Finance Director
Subject: Approve an IPO for a Major Amendment to WWTP Permit — Kimley Horn Engineering
Department/Office: Public Works

Summary:

The City's existing TPDES permit for the City of Venus WWTP at Braham Ranch requires a Major Amendment to support regulatory compliance updates. A Major Amendment is due to one or more of the following scope elements:

- Increase in permitted average daily flow.
- Change in discharge point/outfall configuration or request for seasonal limits and/or reuse authorization coordination (if applicable).
- Updated plant process description/capacity rating (e.g., peak flow management, equalization, aeration, disinfection, solids handling).

The IPO authorizes the engineer to develop the permit amendment application package, coordinate with TCEQ Water Quality Division, conduct required antidegradation review, support public notice and comment processes, and respond to TCEQ technical review (RFI) to secure an amended permit consistent with City needs and regulatory requirements (30 TAC Chapters 307 & 305).

Recommended Action:

Staff recommends approval of the IPO with Kimley Horn Engineering to prepare and submit a Major Amendment to the City's TPDES WWTP permit.

Budget:

This was a requested budgetary item in the FY26 Budget.

Attachments:

1. IPO 060021315 - TPDES Major Amendment & Renewal
2. 1. Mail - Scott Williams - Outlook

INDIVIDUAL PROJECT ORDER NUMBER 060021315

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of Venus, TX (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 14th, 2024 (Master Agreement), which is incorporated herein by reference.

IDENTIFICATION OF PROJECT:

TPDES Permit Major Amendment and Renewal Application

PROJECT UNDERSTANDING:

The Consultant understands that the Client is currently permitted for the Brahman Ranch Wastewater Treatment Plant (WWTP) via Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0010883002 for a daily average flow not to exceed 180,000 gallons per day in the final phase. The Client desires to amend the final phase of the permit to approximately 209,000 gallons per day to serve known development. The Client also desires to renew the TPDES permit. The Client has requested Kimley-Horn to assist the Client with preparation and submittal of a TPDES permit major amendment and renewal application to the Texas Commission on Environmental Quality (TCEQ). It is the Consultant's understanding that the WWTP site is located approximately 0.5 miles southwest of the intersection of Farm-to-Market Road 157 and Farm-to-Market Road 2258 in Ellis County, Texas 76084. The discharge route is understood to be Armstrong Creek, thence to Cottonwood Creek, thence to North Fork Chambers Creek, thence to Chambers Creek, thence to Chambers Creek above Richland-Chambers Reservoir.

SCOPE OF SERVICES:

Task 1 – TPDES Permit Major Amendment and Renewal Application

A. Preparation of Permit Application

1. The Consultant shall prepare and submit a TPDES Major Amendment and Renewal Application with the TCEQ. For the purposes of this scope, it is assumed that the application shall be prepared as a TPDES application for the discharge of the treated effluent into Armstrong Creek, thence to Cottonwood Creek, thence to North Fork Chambers Creek, thence to Chambers Creek, thence to Chambers Creek above Richland-Chambers Reservoir. The Consultant shall prepare the following tasks in support of a WWDP Major Amendment Application:
 - a. Prepare a TCEQ WWDP Major Amendment Application for the Project. For the purposes of this scope, it is assumed that the following application components will be required:
 1. Domestic Administrative Report 1.0;
 2. Domestic Administrative Report 1.1;
 3. Supplemental Permit Information Form (SPIF);
 4. Domestic Technical Report 1.0;
 5. Domestic Technical Report 1.1;
 6. Receiving Waters Worksheet 2.0;
 7. Stream Physical Characteristics Worksheet 2.1;

- b. Prepare supporting documents required for the TPDES Major Amendment Application, including the following:
 1. Schematic site plan with buffer zone and floodplain requirements incorporated;
 2. Affected Landowner Map;
 3. Landowner Disc or Labels;
 4. Original USGS Map;
 5. Treatment Process Flow Diagram;
 6. Treatment Unit Dimensions Summary;
 7. Design Calculations;
 8. Solids Management Plan;
 9. Original Photographs;
 10. Public Involvement Plan

For the purposes of this scope, it is assumed that the floodplain determination will be made by existing Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

2. A Sewage Sludge Technical Report will be developed to document the quantities of sludge anticipated in the treatment process and the ultimate disposal of the sludge. If final treatment is to be by contract offsite, formal commitment and treatment capability will be obtained by the Client from the received treatment provider and document to the TCEQ.
3. Visit the proposed WWTP site to gather site data, such as photographs of the proposed WRF site and discharge route, as required for the proposed WWDP Application.
4. Following review of the Draft Permit Application packet by the Client, incorporate any Client comments and submit the Application packet to the TCEQ.

B. TCEQ Permit Review Process Coordination

1. Respond to comments from the TCEQ to assist in a TCEQ determination that the Application is administratively complete. When notified by the TCEQ, publish a Notice of Receipt of Application and Intent to Obtain a Water Quality Permit (NORI) in maximum of one (1) local newspaper and one (1) bilingual newspaper and submit documentation to the TCEQ clerk. Distribute copies of the WWDP Major Amendment Application in a public location determined by the Client.
2. Respond to technical questions raised by the TCEQ in review of the WWDP Major Amendment Application. For the purposes of this scope, it is assumed that there will be no more than two (2) rounds of technical comments from the TCEQ.
3. Review TCEQ issued Draft Discharge Permit and offer corrections or suggestions for Permit conditions. Coordinate review and comment input from the Client and system operators.
4. Consultant will prepare and submit publication for public notice requirements for the TCEQ Permit. Consultant will complete the Public Notice Verification Form required by the TCEQ and submit the Public Notice Verification Form, proof of publication, and publisher's affidavit to the TCEQ. Consultant will coordinate the posting of the permit application and preliminary decision in a public place determined by the Client for viewing.
5. Once authorized by the TCEQ, Consultant will publish Notice of Application and Preliminary Decision in maximum of one (1) local newspaper and one (1) bilingual newspaper and monitor request for public hearings or inquiries from interested

parties and respond to questions. For this scope, it is assumed that responses will be required from the Consultant for up to five (5) inquiries.

Services/Deliverables provided by the CLIENT:

- a. Participate in review of TCEQ-issued Draft Discharge Permit.
- b. Provide public location for required documentation to be posted.
- c. Participate in project kickoff meeting and Draft Permit Major Amendment Application review meetings.
- d. Background data required for the preparation of the WWDP Major Amendment Application, including but not limited to Client contact information, Client tax information, TCEQ enforcement information, and plant operator information.
- e. Provide effluent testing, as required by Domestic Technical Report, if facility is in operation.
- f. Previous TPDES renewal documentation submitted to the TCEQ.
- g. Attend proposed WWTP site visit.

Meetings:

- a. Prepare for and attend (1) project kickoff meeting.
- b. Prepare for and attend (1) Draft Permit Major Amendment Application review meeting.

Deliverables:

- a. Draft TPDES Permit Major Amendment and Renewal Application in electronic form.
- b. TPDES Permit Major Amendment and Renewal Application in electronic form.

SCHEDULE:

The Consultant will provide the services listed in the Scope of Services as expeditiously as possible with the goal of submitting the amendment application to TCEQ within three (3) months from the date this contract is executed.

TERMS OF COMPENSATION:

The Consultant will provide the Scope of Services identified above for the compensation as follows:

Task 1 – TPDES Permit Major Amendment and Renewal Application \$ 65,000 (Lump Sum)

TOTAL **\$ 65,000**

Individual tasks will be invoiced monthly on a percent-complete basis.

ACCEPTED:

CITY OF VENUS, TX

KIMLEY-HORN AND ASSOCIATES, INC.

SIGNED: _____

SIGNED: Stuart Williams, P.E.

BY: _____

BY: Stuart Williams, P.E.

TITLE: _____

TITLE: Associate

DATE: _____

DATE: 09/19/2025

TCEQ Major Amendment for WWTP TPDES Permit

From Scott Williams <swilliams@cityofvenus.org>

Date Wed 7/30/2025 8:25 AM

To Joshua Jones <JJones@cityofvenus.org>

Cc Becky Wilkins <BWilkins@cityofvenus.org>; Oscar Ortiz <oortiz@cityofvenus.org>; Callie Green <cgreen@cityofvenus.org>

Josh,

Please see below responses from TCEQ regarding requirements for the WWTP permit, this is what we need to prepare and work on for the renewal of the WWTP permit as a major amendment to the initial permit.

The engineering cost associated with the major amendment for the WWTP permit will be between \$65-\$70 thousand (I added this to the WWTP FY 26 budget). The biggest hurdle may be the WWTP land use piece (see the second bullet point).

From: Peter Schaefer <peter.schaefer@tceq.texas.gov>

Sent: Tuesday, July 29, 2025 5:41 PM

To: Johnny Coker <jcoker@cityofvenus.org>

Subject: RE: WWTP Status City of Venus WQ0010883002

Thanks for checking in. Yes I do have answers to your questions.

- The plant is .140 MGD, but the permit is for .180 MGD, so we need to know if that is acceptable or if it needs to change. If the only thing that needed to be changed was the flow, the City would need to apply for a minor amendment to have the as-built specifications match the permit. But, because the City is revising the application to a major amendment application to revise the permitted outfall location, the City can include the necessary flow phases along with that amendment application.
- The land that the WWTP sits on does not belong to the City, and we don't currently have an extended lease (if that would be acceptable). Is there a regulatory requirement that addresses this concern? If so, what does that mean regarding the remanded permit? The City will need to include a copy of the lease agreement or deed recorded easement with the permit application. Or, the City could add the landowner to the permit as a co-applicant. Or the City could purchase/own the property for the WWTP and show the recorded deed with the permit application.
- Lastly, is there a timeline associated with what we just received and will need to do going forward? No specific timeline in which to revise the application, but it would be good to submit it sooner rather than later.

Let me know if I can be of further assistance.

Thanks,
Peter

Peter Schaefer, Team Leader
Standards Implementation Team (MC 150)
Water Quality Assessment Section
Water Quality Division, TCEQ
email: peter.schaefer@tceq.texas.gov
phone: 512-239-4372
fax: 512-239-4420

From: Peter Schaefer
Sent: Tuesday, July 15, 2025 5:22 PM
To: Johnny Coker <jcoker@cityofvenus.org>
Cc: Francesca Findlay <Francesca.Findlay@tceq.texas.gov>; Erwin Madrid <Erwin.Madrid@tceq.texas.gov>
Subject: RE: WWTP Status

Mr. Coker,

We've determined that the relocation of the outfall by roughly 1,000 feet downstream will require a major amendment. We can make this change by revising the current application without requiring the City to withdraw their current application and submitting a new one, but we'll need some updated application pages and an additional fee to make that happen.

Here's what we need:

- Updated Administrative Report 1.0 with Major Amend w/ Renewal selected and a description of the amendment request. Be sure to include latitude and longitude of the new outfall location.
- Supplemental Fee – additional \$35.00
- Administrative Report 1.1 (Landowner Map, list, labels), etc.
- Public Involvement Plan Form (TCEQ 20960)
- Updated Plain Language Summaries - [Summary of Application in Plain Language for TPDES or TLAP Permit Applications](#)

Please send those updated application pages to Fran Findlay of the Application Review and Processing Team and cc her supervisor Erwin Madrid (both cc'ed on this email).

If you have any questions, please let us know.

Thanks,

Peter

Peter Schaefer, Team Leader
Standards Implementation Team (MC 150)
Water Quality Assessment Section
Water Quality Division, TCEQ
email: peter.schaefer@tceq.texas.gov
phone: 512-239-4372
fax: 512-239-4420

Respectfully,

Scott Williams, MPA, CPM

Director of Public Works

City of Venus

700 W. U.S. Hwy 67

Venus, TX 76084

O: 972-366-3348 ext. 303 | C: 682-421-7163

swilliams@cityofvenus.org



ITEM REPORT

To: City Council
From: Scott Williams, Public Works Director
Subject: Approve a Project Order for a Water, Wastewater and Roadway Impact Fee Study
Department/Office: Public Works

Summary:

The purpose of this study is to evaluate and update the City's current water, wastewater impact fees, and prepare roadway capital improvement and impact fee programs in accordance with Chapter 395 of the Texas Local Government Code. The study will analyze growth projections, existing and planned infrastructure, and system capacity needs to determine the maximum assessable impact fees for new development. The consultant will prepare the required Land Use Assumptions, Capital Improvement Plans (CIPs), and Impact Fee Reports, and assist with the public hearing and adoption process. Approval of this item will allow the City to move forward with a comprehensive, legally compliant impact fee update that ensures growth pays its fair share of infrastructure costs and that utility and roadway capacity expansion is planned efficiently.

Recommended Action:

Consider and take action to approve an agreement (Project Order) with Kimley Horn Engineering to conduct a Water, Wastewater, and Roadway Impact Fee Study for the City of Venus.

Budget:

This Item was Requested in the FY26 Budget.

Attachments:

1. IPO060021314 - Water, WW, and Roadway Impact Fees

INDIVIDUAL PROJECT ORDER NUMBER 060021314

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of Venus, TX (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 14th, 2024 (Master Agreement), which is incorporated herein by reference.

IDENTIFICATION OF PROJECT:

Water, Wastewater, and Roadway Impact Fees

PROJECT UNDERSTANDING:

The City of Venus worked with a consultant in 2020 to implement water and sewer impact fees. Water and Sewer Impact fees were adopted by Ordinance 724-2021-04 in April of 2021 at the completion of the previous study. Currently the City does not assess roadway impact fees.

The City is required to update impact fees “at least every 5 years” in accordance with LGC 395.052. This project will update the City’s impact fees in accordance with Chapter 395 of the Texas Local Government Code, and simultaneously assist the City with adoption of roadway impact fees to help fund future roadway projects.

This project is anticipated to include the following components:

1. Land Use Assumptions
2. Roadway Impact Fee
3. Water Impact Fee
4. Wastewater Impact Fee
5. Adoption Process

SCOPE OF SERVICES:

Task 1 – Land Use Assumptions

1. Data Collection. Data for the Land Use Assumptions (LUA) will be developed from the Comprehensive Plan completed by Public Management, Inc. in 2023 and supplemented with data provided by the Client for new development activity that has occurred within the last ten years. Data to be provided by the Client includes residential (added single and multi-family dwelling units) and square footage (or acreage) of developed non-residential uses within the city limits and ETJ. The Consultant will coordinate with the Client on specific data needs.
2. Existing Land Use. The Consultant will utilize data collected from the data collection task to document existing growth rates, trends and socio-demographics as well as to develop the base projections. The Consultant will provide supporting documentation for land use, population and employment data by planning area and service area for the base year

3. 10-Year Land Use. Chapter 395 states that impact fees may only be used to pay for items included in the Impact Fee CIP Plan and attributable to new service units projected over a period not to exceed ten years. Based on guidance from the Client regarding projected development patterns and growth rates, the Consultant will develop the Ten-Year Land Use Assumptions for the 2026 – 2036 planning window. The Consultant will complete the demographic table for each service area.
4. Documentation. The Consultant will prepare a chapter titled Land Use Assumptions for Impact Fees for final Impact Fee Report. This will be incorporated into the final report.

Key elements of the LUA Chapter of the report will include:
 - Coordination and correlation of LUA with service areas for roads, water and wastewater
 - Documentation of existing growth rates,
 - Development of base and 10-year Land use, population and employment assumptions for the projection periods
 - Supporting documentation of population and employment data by planning area and service area for the base year and 10-year growth
5. Meetings. The Consultant will discuss the land use assumptions with the Client in an initial meeting, and a meeting to review the final results.

Task 2 – Roadway Impact Fees

1. Data Collection. The Consultant will coordinate with the Client to obtain the following data:
 - Thoroughfare Plan – The Consultant will utilize the thoroughfare plan as is currently adopted. Any analysis related to updating the Client's currently adopted Thoroughfare Plan will be considered additional services.
 - Traffic Counts – The Client shall provide any available data (current and historical) for the roadway segments on the current Thoroughfare Plan. The Consultant will obtain recently completed traffic counts for state highway facilities from TxDOT and NCTCOG.
 - If no available data exists on proposed roadway project locations, the Consultant will obtain traffic counts on up to 10 project locations
 - Historical Project Costing Information – The Client shall provide the Consultant with available data on the actual Client costs for previously completed arterial roadway improvement projects to assist in the development of planning level project costs for future projects and include any project costs for previously completed projects with excess capacity available to serve future growth.
2. Thoroughfare Plan Review. The Consultant will review recommended modifications provided by Client staff. Client staff will perform the necessary tasks to have the revised Master Thoroughfare Plan (MTP) adopted by City Council (if necessary). As part of this task the Consultant will field verify the existing inventory of the client's roadway network.
3. Ten-Year Growth Projections and Capacity Analysis.
 - The Consultant will identify the service units for new development and the average trip length. Using the 12th Edition of the Institute of Transportation Engineer's (ITE) Trip Generation Manual, the Consultant will incorporate trip generation and pass-by trip rates.

- The Consultant will perform an analysis of existing conditions. This will include a determination of roadway capacities, volumes, vehicle-miles of supply, vehicle-miles of demand, existing excess capacity, and existing deficiencies.
 - The Consultant will project traffic conditions for the ten-year planning period, the target year for the impact fee growth projections. This will include growth and new demand for each service area established in Task 1. The Consultant will determine the capacity available for new growth.
4. Roadway Impact Fee Capital Improvements Plan. The Consultant will develop a Roadway Impact Fee Capital Improvements Plan which will include cost projections for projects included in the study. The Roadway Impact Fee Capital Improvements Plan will include existing oversized facilities and proposed facilities designed to serve future development. The Roadway Impact Fee Capital Improvements Plan will include a general description of the project and a project cost projection. Planning level cost projections for the projects will be prepared based on discussion with local roadway construction contractors, Client staff, and previous experience with roadway construction costs. The Client shall provide actual city cost information for previously completed projects with excess capacity and any cost contribution to County, State, Federal, or developer constructed projects. Due to the variety of unknowns associated with roadway project costs projections (ROW acquisition, utility relocations, etc.), the planning level project cost projections utilized in the roadway impact fee analysis should not be used for any future capital improvement planning within the City. The Consultant will identify the portion of projected improvements required to serve existing demand and the portion of project improvements required to serve new development within the 10-year planning period.
 5. Maximum Assessable Roadway Impact Fee Calculation. Using the ten-year growth projections, Roadway Impact Fee Capital Improvements Plan, and capacity available for new growth, the Consultant will determine the cost of roadway improvements by service area, the maximum costs per service unit, and the resulting pre-credit maximum assessable roadway impact fees by service area. A financial analysis for the credit calculation will be not performed. 50% of the pre-credit maximum assessable roadway impact fee calculated will be utilized to determine the maximum assessable roadway impact fee.
 6. Documentation. The Consultant will provide both a draft and final Roadway Impact Fee Report. The report will include:
 - Land Use Assumptions Summary;
 - Roadway service areas;
 - Roadway Impact Fee Eligible Project List ;
 - Narrative of the impact fee methodology;
 - Impact fee calculations;
 - Land Use Vehicle-Mile Equivalency Table; and
 - Supporting Exhibits.

Task 3 – Water Impact Fees

1. Data Collection. The Consultant will coordinate with the Client on obtaining data required for the impact fee study, including information on water meters and recent water usage from 2021-2025. The Consultant will prepare and present a data request email for Client staff.
2. Ten-Year Growth Projections and Capacity Analysis. The Consultant will develop projected water demands over the 10-year planning period which will be based on socio-demographic data developed in the LUA report. The determination of 10-year water demands and will be

based on LUA and recent historical water usage for average, maximum day, and peak operating conditions for both retail and potential wholesale customers. The Consultant will utilize data from the Master Plan in addition to the newly requested data. The Consultant will utilize equivalent capacity of water meters to establish the service unit equivalents (SUEs) required in Chapter 395 of the Local Government Code for both existing and 10-year growth conditions.

3. Water Impact Fee Project Plan. The Consultant will utilize information provided by the Client and the capacity analysis from the Master Plan to determine impact fee eligible projects. The Consultant will update the cost of the water system improvements to be included in the impact fee calculation. Maps will be prepared showing the water projects to be included in the impact fee calculation.
4. Maximum Assessable Water Impact Fee Calculation. The Consultant will utilize data from the Master Plan to analyze completed and proposed projects for remaining capacity for impact fee cost recovery for 10-year projected growth. The Consultant will utilize the capacity analysis and project costs to calculate percentage of project cost eligible for impact fee cost recovery. The Consultant will develop maximum allowable water impact fees in accordance with Chapter 395 of the Texas Local Government Code using existing and proposed project costs to support 10-year growth based on projected increase in service units.
5. Documentation. The Consultant will provide both a draft and final Water Impact Fee Report. The report will include:
 - Land Use Assumptions;
 - Water service area;
 - Water Impact Fee Eligible Project Plan;
 - Narrative of the impact fee methodology;
 - Impact fee calculations;
 - Service Unit Equivalency Table; and
 - Supporting Exhibits.

Task 4 – Wastewater Impact Fees

1. Data Collection for City. The Consultant will coordinate with the Client on obtaining data required for the impact fee study (including flow information from TRA) since the Wastewater Master Plan was last completed. The Consultant will prepare and present a data request email for Client staff.
2. Ten-Year Growth Projections and Capacity Analysis. The Consultant will develop projected wastewater flows over the 10-year planning period which will be based on socio-demographic data developed in the LUA report. The determination of 10-year wastewater flows and will be based on LUA and recent historical wastewater average day flows. The Consultant will utilize data from the Master Plan in addition to the newly requested data. The Consultant will utilize equivalent capacity of water meters to establish the service unit equivalents (SUEs) required in Chapter 395 of the Local Government Code for both existing and 10-year growth conditions.
3. Wastewater Impact Fee Project Plan. The Consultant will utilize data from the Wastewater Master Plan to analyze completed and proposed projects for remaining capacity for impact fee cost recovery for 10-year projected growth. The Consultant will utilize the capacity analysis and project costs to calculate percentage of project cost eligible for impact fee cost recovery.

4. Maximum Assessable Wastewater Impact Fee Calculation. The Consultant will utilize the Wastewater Master Plan to analyze existing completed and proposed projects for remaining capacity for impact fee cost recovery for 10-year projected growth. The Consultant will utilize the capacity analysis and project costs to calculate percentage of project cost eligible for impact fee cost recovery. The Consultant will develop maximum allowable wastewater impact fees in accordance with Chapter 395 of the Texas Local Government Code using existing and proposed project costs to support 10-year growth based on projected increase in service units.
5. Documentation. The Consultant will provide both a draft and final Wastewater Impact Fee Report. The report will include:
 - Land Use Assumptions;
 - Wastewater service area;
 - Wastewater Impact Fee Eligible Projects;
 - Narrative of the impact fee methodology;
 - Impact fee calculations;
 - Service Unit Equivalency Table; and
 - Supporting Exhibits.

Task 5 – Adoption Process

1. Comparison Data. The Consultant will collect information on actual Impact Fees collected by neighboring cities to assist council in determining the actual fees to be assessed. This information will be provided to the Client in electronic (.xls) tabular format for use in the development of comparison tables.
2. Ordinance Support. The Consultant will review the proposed water and wastewater Impact Fee Ordinance as prepared by the Client Attorney. A draft ordinance will be provided for the roadway impact fees to be modified by the Client Attorney.
3. Client staff will take the lead in presenting the Impact Fee analysis to the Capital Improvements Advisory Committee (CIAC) and City Council for review and for the public hearings as required by Chapter 395 of the Texas Local Government Code. If requested, the Consultant will be present to answer questions that arise during the meetings. Attendance at the following meetings are included:
 - One CIAC meeting to present the land use assumptions and Impact Fee CIP for the impact fees
 - One Public Hearing to present the land use assumptions and impact fee CIP for impact fees
 - One CIAC meeting to present the maximum assessable water, sewer, and roadway impact fees
 - One public hearing to present maximum assessable water, sewer, and roadway impact fees.
4. Impact Fee Estimator. The Consultant will create an Impact Fee estimator spreadsheet tool to assist in calculating a development's roadway, water, and wastewater impact fees based on the impact fee rates adopted in Task 5.

In accordance with Senate Bill 1883 (effective September 1st, 2025), a financial audit is required before existing impact fees may be updated. The financial audit is not included as part of this project.

SCHEDULE:

The Consultant will provide the services listed in the Scope of Services in an estimated time of nine months from date this contract is executed.

TERMS OF COMPENSATION:

The Consultant will provide the Scope of Services identified above for the compensation as follows:

Task 1 – Land Use Assumptions	\$ 8,000 (Lump Sum)
Task 2 – Roadway Impact Fees	\$ 30,000 (Lump Sum)
Task 3 – Water Impact Fees	\$ 25,000 (Lump Sum)
Task 4 – Wastewater Impact Fees	\$ 25,000 (Lump Sum)
Task 5 - Adoption Process	\$ 12,000 (Lump Sum)

TOTAL **\$100,000**

Individual tasks will be invoiced monthly on a percent-complete basis.

ACCEPTED:

CITY OF VENUS, TX

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: For Wilkins, P.E.

TITLE: _____

TITLE: Associate

DATE: _____

DATE: 10/1/2025

ITEM REPORT

To: City Council
From: Scott Williams, Public Works Director
Subject: Approval of a Project Order for a Stormwater Utility Fee Study.
Department/Office: Public Works

Summary:

The purpose of this study is to evaluate and establish a fair and equitable stormwater utility fee structure to fund ongoing drainage system maintenance, capital improvements, and regulatory compliance with TCEQ MS4 permit requirements, if applicable. Kimley-Horn will analyze existing drainage infrastructure, maintenance costs, and impervious surface data to develop a rate model that aligns with best practices and ensures sustainable funding for the City's stormwater program. The study will also include public outreach and coordination with City staff to present recommendations to Council for potential adoption.

Recommended Action:

Staff recommends approval of the agreement with Kimley-Horn Engineering to perform a Stormwater Utility Fee Study. This study will provide the City with a data-driven framework to establish a sustainable and equitable funding mechanism for stormwater management, ensuring that future drainage maintenance, capital improvements, and regulatory compliance can be properly supported without overburdening the General Fund.

Budget:

This item was requested in the FY26 Budget

Attachments:

1. Venus SWU Fee Study IPO 060021309

INDIVIDUAL PROJECT ORDER NUMBER 060021309

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of Venus, TX (the Client or City) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 14th, 2024 (Master Agreement), which is incorporated herein by reference.

IDENTIFICATION OF PROJECT:

Stormwater Utility Fee

PROJECT UNDERSTANDING:

Kimley-Horn understand the City of Venus (City) desires to enact a Stormwater Utility. The following scope of services summarizes the effort proposed by Kimley-Horn to assist the City with the enactment. Kimley-Horn understands the City will provide all information regarding revenue needs, applicable revenue sources, and potential projected system needs including, but not limited to, required capital improvements and desired funding plan for said improvements. Evaluation of the revenue needs and projected costs for the City is not part of this scope of services.

The following assumptions were made in the development of the scope below:

- The service area of the utility will be the City of Venus City limits as shown in https://www.cityofvenus.org/sites/g/files/vyhlif6401/f/uploads/map_of_city_limits.pdf as of August 2019.
- The City does not have an inventory of impervious area for all the properties in the City.
- The utility billing system will be based on the Johnson and Ellis County Appraisal District parcel data.
- The City will provide 4-band aerial photography of the City with a pixel size of 50 cm or less to be used as a basis for impervious analysis.
- There is a nexus other than situs address to link the billable parcels to the City's utility billing accounts (for example, a property identification number).

Kimley-Horn will rely upon the accuracy and completeness of all documents, surveys, reports, plans and specifications provided by the City or by others for whom Kimley-Horn is not legally responsible. The City acknowledges that verifying the accuracy and completeness of such items is not part of Kimley-Horn's scope of services

SCOPE OF SERVICES:

Task 1 – Initial Council Meeting and Staff Meeting

Kimley-Horn will attend up to one in-person meeting with City staff and one in-person meeting with City Council. This scope anticipates the meeting with City staff will occur on a separate day from the Council meeting.

Task 2 – Development of Impervious Data Set

The City will provide the following information (information on file at Kimley-Horn and Associates, Inc. from prior engagements will be used where applicable).

- Current City parcel data in GIS *.shp files
- Current City boundary in GIS *.shp file

- Current 4-band imagery aerial photos with a pixel size of 50 cm or less
- Topographic data for the City
- Information regarding impervious development constructed after the aerial photography was obtained
- Utility billing database

The Consultant assumes the City parcel dataset includes an identifier that designates each parcel into one of the following categories: single-family residential, City-owned, County-owned, State-owned, religious institutions, school ISD property and institutions of higher education, and all other properties. Aerial and topographic information not available from the City will be obtained by the Consultant. If there is a cost for obtaining the data, it will be charged as a direct expense in accordance with the terms of this contract.

The Consultant will develop an impervious cover dataset by City parcel for which the City will collect a storm water fee. The Consultant anticipates the boundary of the storm water fee and the boundary of the data set will be set at the City limits provided by the City. The Consultant will perform the following effort:

- The Consultant will use available ArcGIS based software to identify impervious area throughout the City limits. The Consultant will use an iterative process where an initial impervious estimate will be produced by assigning values to specific pixels in the image. The program will analyze the image using those assignments to determine impervious area. The process will be repeated to refine the determination. The Consultant will perform visual inspection of results via a review of aerial photography to identify and perform manual edits for some incorrectly classified areas and improve accuracy.
- The Consultant will convert the resulting impervious cover information to the proper shapefile format and intersect the impervious coverage information with parcel information to calculate the impervious area on each parcel in the City limits.

The Consultant will perform this effort one time using the aerial, parcel and City limit information provided by the City as part of this task.

Task 3 – Account Review

Kimley-Horn will review the City's utility billing database to identify the following:

- Parcels with multiple billing accounts
- Parcels with impervious coverage and no existing billing account
- Federal properties (as defined by the County Appraisal District data)
- Properties with mandatory and discretionary exemptions

Kimley-Horn will provide the City with the list of (1) identified exceptions, (2) billable parcels with multiple accounts, (3) billable parcels with no current accounts, and (4) discretionary exemptions based on Texas Local Government Code and discussions with staff.

Task 4 – Determine Fee Structures

Kimley-Horn will perform the following effort:

- Establish ERU and Fee Structure – Using the GIS impervious data prepared in Task 2, Kimley-Horn will establish an Equivalent Residential Unit (ERU) based on the average impervious area for single-family residential parcels within the City. Using the GIS impervious area data, Kimley-Horn will develop a fee structure. Single Family properties will be assessed a single tier structure.. For other properties, the fee will be based on impervious area with the parcel.

Task 5 – Evaluate Billing Mechanism

Kimley-Horn will meet with City staff one time to discuss the current utility billing system and additional information that will be required to transition the billing system to the new fee structure. Kimley-Horn and the City will identify the information necessary to be included with the billing system and the preferred format for the transfer of the information. Kimley-Horn will establish a master data file migration protocol for import of account specific drainage utility customer data. Kimley-Horn will also provide recommendations regarding maintenance of the database following project completion. Recommendations will include steps during the development process where information from building permits will be processed to be included in the impervious cover files to keep impervious coverage up to date.

Kimley-Horn will provide the following information one time as a deliverable:

- Final GIS shapefile data associated database and metadata
- Johnson and Ellis County Parcel IDs
- Square footage of land area and impervious cover for each billable parcel
- Number of ERUs per parcel
- Property Owner for each parcel as listed in the Johnson and Ellis County parcel data provided by the City.

This task assumes the City provides clear direction on how to handle the exceptions, exemptions, and other issues identified in Task 3. The fee assumes there is a readily identifiable link between the utility billing accounts and the Johnson and Ellis County property boundaries other than street address.

Task 6 – Recommendations for Ordinance

The City will draft an Ordinance to enact the Utility. Items to be addressed include definitions, incorporation of the rate structure, service area, statutory and discretionary property exemptions, customers appeals process, customer credits, responsible City department, and recovery of non-payment of fee. Kimley-Horn will coordinate with the City Attorney to review the ordinance and will prepare one round of comments and recommendations.

Task 7 – Project Documentation

Kimley-Horn will prepare a report that incorporates the initial findings, recommendations, impact analysis, presentation of the current cost of service and project cost of service as provided by the City; a schedule of current and recommended fees, recommended fee incentives, and metadata for impervious GIS data.

Task 8 – Additional Meetings

This task provides for Kimley-Horn to prepare for, attend, and assists with up to 3 potential meetings in addition to meetings identified in Task 1 and 5. Meetings may include:

- Meetings with City staff
- Meetings with Council to present findings and ordinance
- Neighborhood/ stakeholder meetings

Facilities for stakeholder and public meetings will be provided by the City. The Consultant anticipates participation by one employee from Kimley-Horn and Associates, Inc., with an estimated total of 5 hours for meeting attendance and preparation per meeting.

Information Provided By Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by the Consultant during the project as described in the above scope of work.

Additional Services if required: Additional services to be performed if authorized by the City, but which are not included in the above-described Scope of Services are as follows:

- Cost of Service Development
- Impact Fee Model
- Items not specifically mentioned above

SCHEDULE:

Work will be completed based on a mutually agreeable timeline established after the signed contract is received.

TERMS OF COMPENSATION:

The Consultant will provide the Scope of Services identified above for the compensation as follows:

Task 1 – Initial Council Meeting and Staff Meeting	\$4,500 (Lump Sum)
Task 2 – Development of Impervious Data Set	\$20,500 (Lump Sum)
Task 3 – Account Review	\$12,500 (Lump Sum)
Task 4 – Determine Fee Structures	\$12,500 (Lump Sum)
Task 5 – Evaluate Billing Mechanism	\$14,000 (Lump Sum)
Task 6 – Recommendation for Ordinance	\$5,000 (Lump Sum)
Task 7 – Project Documentation	\$8,000 (Lump Sum)
Task 8 – Additional Meetings	\$8,000 (Hourly)

TOTAL	\$85,000
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ACCEPTED:

CITY OF VENUS, TX

KIMLEY-HORN AND ASSOCIATES, INC.



BY: _____

BY: Steven Galloway

TITLE: _____

TITLE: Vice President

DATE: _____

DATE: June 3, 2025

ITEM REPORT

To: City Council
From:
Subject: Presentation of a 10-Year Service Award to Chief James Groom.
Department/Office: Human Resource

Summary:

Recommended Action:

Budget:

Attachments:
None

ITEM REPORT

To: City Council

From:

Subject: 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.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 5. A - 900 E C. R. 109 Staff Report
2. 5. B - 900 E C. R. 109 Aerial
3. 5. C - 900 E C. R. 109 NeighborNotice
4. 5. D - 900 E C. R. 109 Survey
5. 5. E - 900 E C. R. 109 Annexation Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: October 13, 2025

SUBJECT: PUBLIC HEARING AND ORDINANCE PROVIDING FOR THE ANNEXATION OF 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.

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.

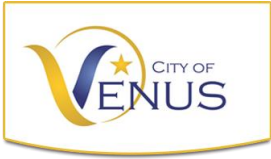
HISTORY: The subject property is located in the City of Venus' Extra Territorial Jurisdiction (ETJ). The request for the annexation and initial zoning of the subject property was submitted on May 8, 2024.

Staff has not received any phone calls, emails, or letters in opposition to the annexation request.

RECOMMENDATION: Staff recommends adoption of the ordinance for the annexation of the property.



900 E C. R. 109



August 13, 2024

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: **August 28, 2025 at 6:00 pm (Planning and Zoning Commission)**
September 8, 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: August 16, 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

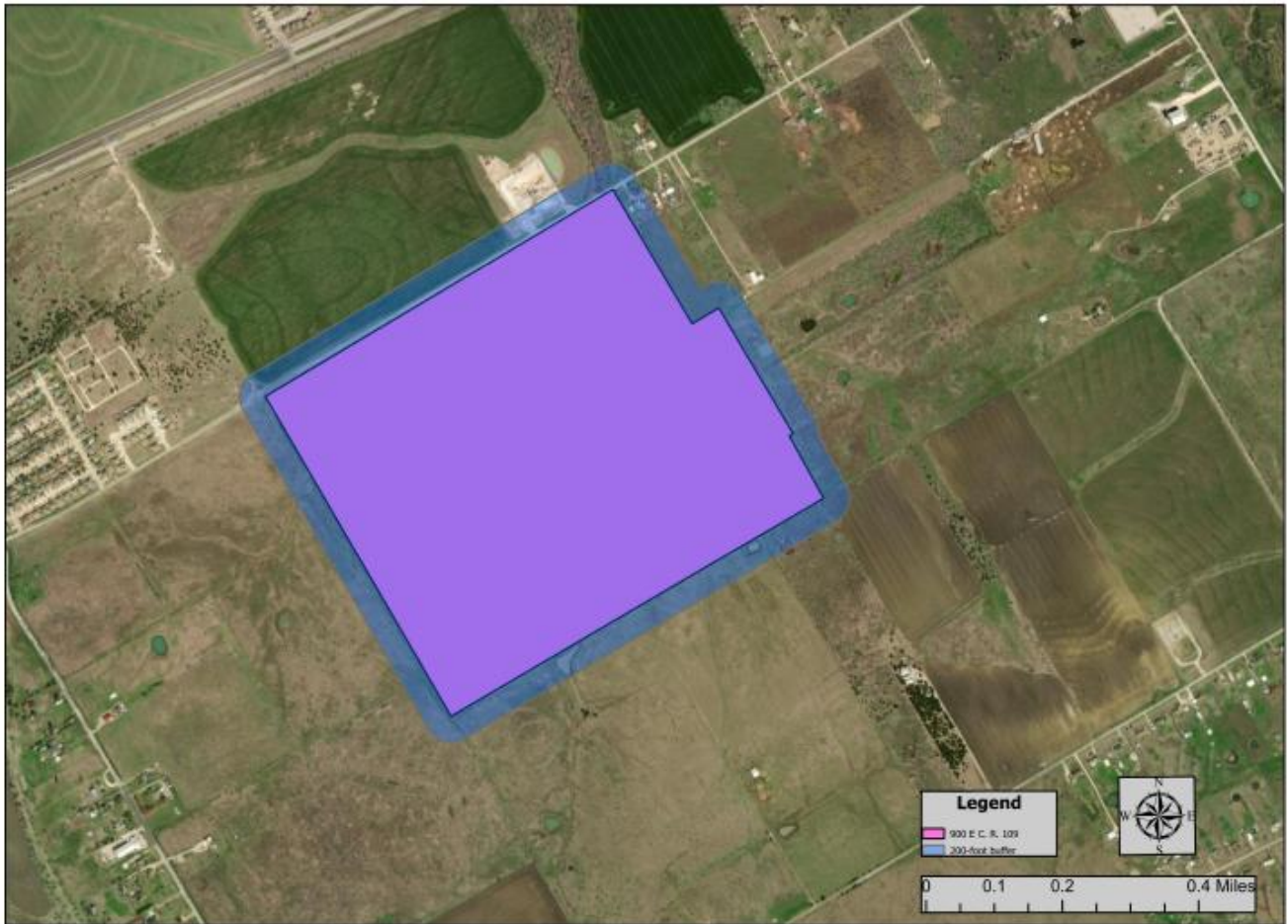
Property Owner: Same as above

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.

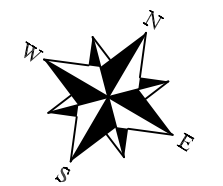
Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, *City Planner*

Vicinity Map

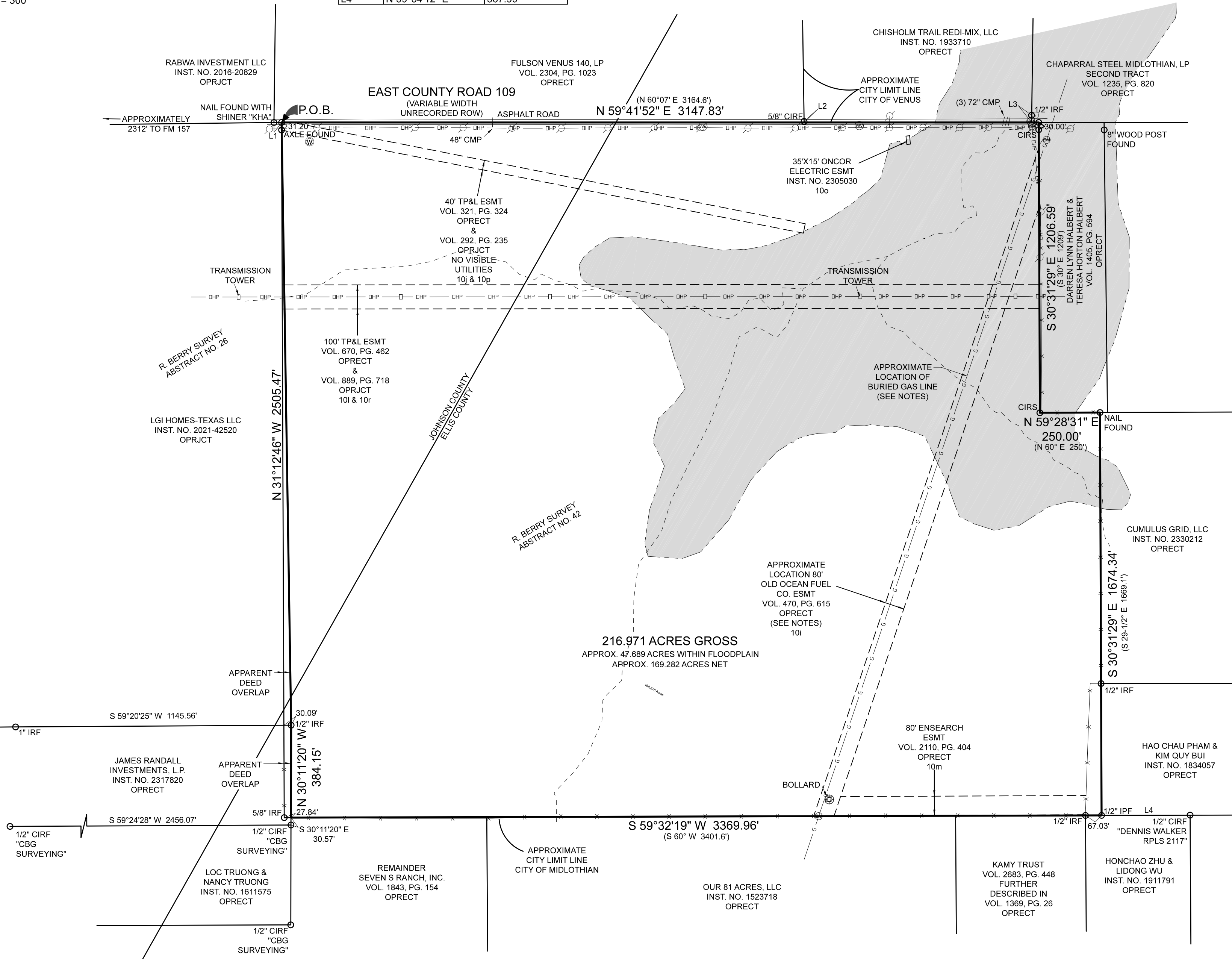


900 E C. R. 109



0' 150' 300'
SCALE: 1" = 300'

LINE	BEARING	DISTANCE
L1	S 59°41'52" W	31.50'
L2	N 31°09'34" W	4.51'
L3	N 29°32'05" W	29.94'
L4	N 59°34'12" E	367.99'



PROPERTY DESCRIPTION (EXCLUDING APPARENT DEED OVERLAP AREA):

BEING A TRACT OF LAND SITUATED IN THE R. BERRY SURVEY ABSTRACT NO. 42, ELLIS COUNTY, TEXAS AND IN THE R. 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 ANDREA 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 ANDREA 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 NO. 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 VENUS 140, 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 THAT TRACT OF LAND DESCRIBED IN DEED TO CHISHOLM TRAIL RED-MIX, LLC, RECORDED IN INSTRUMENT NO. 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 RED-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 RED-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 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 NO. 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 1/2" 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 NO. 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 1/2" 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 NO. 1911791, OPRECT, FROM WHICH A 1/2" IRON ROD WITH 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;

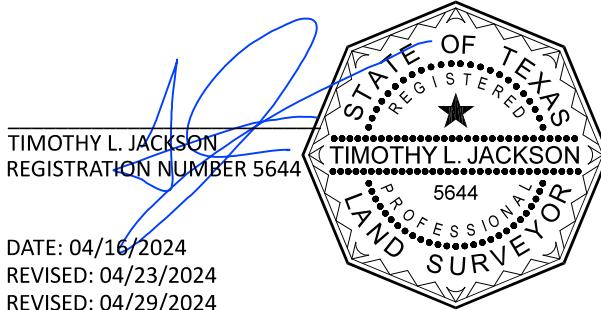
THENCE S 59°32'19" W, ALONG THE SOUTH LINE OF SAID MCGREGOR TRACT AND THE COMMON NORTH LINE OF SAID WU TRACT, PASSING AT A DISTANCE OF 67.03 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WU TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO KAMY TRUST, RECORDED 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 NO. 1523718, OPRECT, AND THE COMMON NORTH LINE OF THAT TRACT OF LAND 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 NO. 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 384.15 FEET TO A 1/2" IRON ROD FOUND FOR THE CALLED NORTHEAST CORNER OF SAID RANDALL INVESTMENTS TRACT AND THE COMMON 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.

TO: LOGISTICS LAND INVESTMENT, LLC., ANDREA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, DOW ANNA MCGREGOR, JOHN DOW MCGREGOR, SHELLEY ANN SANDERS, FIDELITY NATIONAL TITLE AGENCY, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

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, 6(a), 8, 13, 14, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/15/2024.



DATE: 04/16/2024
REVISED: 04/23/2024
REVISED: 04/29/2024
REVISED: 05/13/2024
REVISED: 05/22/2024

REVISED 05/22/2024 - ATTORNEY COMMENTS
REVISED 05/13/2024 - REMOVE CONFLICT AREA - PER ATTORNEY REQUEST
REVISED 04/29/2024 - ATTORNEY COMMENTS
REVISED 04/23/2024 - ATTORNEY COMMENTS

GENERAL NOTES:

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD 83, ADJUSTMENT 2011, PER GPS OBSERVATIONS.

RECORDS CALL SHOWN HEREON ARE FROM THE ORIGINAL PARENT DEED, RECORDED IN VOLUME 417, PAGE 336, OPRECT.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP, FOR RESEARCH OF EASEMENTS.

THE SUBJECT PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

ALL PROPERTY CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED, HEREON.

A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A), ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 4819C0159G DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES.

GAS LINE NOTE: THE BURIED GAS LINE AND ASSOCIATED EASEMENT SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR DID NOT EXPOSE THE GASLINE FOR AN EXACT LOCATION. THE LINE SHOWN IS TO MAKE NOTICE OF THE UTILITY AND EASEMENT. THE ACTUAL BURIED LINE AND EASEMENT COULD AND DO VARY FROM THE LINE SHOWN HEREON.

A 911 ADDRESS HAS NOT BEEN ASSIGNED TO THIS PROPERTY, ACCORDING TO THE ELLIS COUNTY GOS WEBSITE.

THE PROPERTY IS LOCATED WITHIN ELLIS COUNTY AND JOHNSON COUNTY AND WITHIN THE LIMITS OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF VENUS, TEXAS.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE UNINCORPORATED ELLIS COUNTY AND JOHNSON COUNTY, THEREFORE THERE IS NO ZONING.

CREEK SHOWN HEREON ARE APPROXIMATE LOCATIONS AIDED BY THE USE OF AERIAL PHOTOGRAPHY - NOT FIELD VERIFIED.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP, APPEAR TO AFFECT THE SUBJECT PROPERTY:

- 10f - THE NORTH BOUNDARY LINE IS THE APPROXIMATE CENTERLINE OF EAST COUNTY ROAD 109
- 10i - OLD OCEAN FUEL COMPANY EASEMENT, VOL. 470, PG. 615, OPRECT - SHOWN
- 10j - TP&L COMPANY EASEMENT, VOL. 321, PG. 324, OPRECT - SHOWN
- 10l - TP&L COMPANY EASEMENT, VOL. 670, PG. 462, OPRECT - SHOWN
- 10m - ENSARCH CORP (C/O LONE STAR PIPELINE COMP) EASEMENT, VOL. 2110, PG. 404, OPRECT - SHOWN
- 10n - ONCOR ELECTRIC DELIVERY COMPANY EASEMENT, INST. NO. 2305030, OPRECT - SHOWN
- 10p - TP&L COMPANY EASEMENT, VOL. 292, PG. 235, OPRECT - SHOWN
- 10r - TP&L COMPANY EASEMENT, VOL. 899, PG. 718, OPRECT - SHOWN

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

- 10k - TP&L COMPANY EASEMENT, VOL. 371, PG. 272, OPRECT
- 10q - TP&L COMPANY EASEMENT, VOL. 336, PG. 505, OPRECT

- LEGEND:
- GAS MARKER
 - GAS TEST STATION
 - POWER POLE
 - WATER AIR VENT
 - WATER MANHOLE
 - WATER VALVE
 - WELL
 - FENCE LINE (VARIOUS TYPES)
 - OVERHEAD POWER LINES
 - FLOODPLAIN LINE
 - CREEK - APPROXIMATE LOCATIONS - SEE NOTES
 - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 - CAPPED IRON ROD FOUND
 - IRF
 - IPF
 - IRON PIPE FOUND
 - OPRECT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
 - OPRJCT OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 - (XXX) INDICATE RECORD OR DEED CALLS
 - CMP CORRUGATED METAL PIPE
 - ROW RIGHT-OF-WAY
 - SPECIAL FLOOD HAZARD AREA (ZONE A) - SEE NOTES

ALTA/NSPS
LAND TITLE SURVEY
216.971 ACRES

APPROXIMATE 178.845 ACRES
IN ELLIS COUNTY
APPROXIMATE 38.126 ACRES
IN JOHNSON COUNTY
SITUATED IN THE
R. BERRY SURVEY
ABSTRACT NO. 42
ELLIS COUNTY, TEXAS
AND THE
R. BERRY SURVEY
ABSTRACT NO. 26
JOHNSON COUNTY, TEXAS

PROJECT NO. 2422

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAKARUSA, TEXAS 75168
409.618.0338
TDP/LS FORM NO. 10194339



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 26, (JOHNSON COUNTY) & ABSTRACT NUMBER 42, (ELLIS COUNTY), TEXAS; A 216.971 ACRE TRACT OF LAND DESCRIBED AS A TRACT ONE AND TRACT TWO IN DEED TO ANDREIA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, JR., JOHN DOW MCGREGOR, AND SHELLY ANN SANDERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2156334, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-002337, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT) AND BEING ALL OF A CALLED 216.971 ACRE TRACT OF LAND INTO THE CITY OF VENUS. JOHNSON AND ELLIS COUNTIES, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City") is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the "Property"); and

WHEREAS, on or about May 8, 2024, the property owner ("Applicant") submitted a Petition for Voluntary Annexation to the City of Venus; and

WHEREAS, the City desires to approve said petition and annex certain territory described herein (the “Property”); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extra territorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Section 43.0672 of the Texas Local Government Code, a Service Plan Agreement between the City and the Applicant was entered into for the area to be annexed, made available to the public and entered into previously with the owner of said Property, and is attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Venus, Texas finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Venus and the owners and residents of the area.

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. Annexation. That the following described territory, to wit:

All that certain tract of land being all that certain lot, tract or parcel of land, being 216.971 total acres, more or less, and situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and Abstract Number 42, Ellis County, Texas and being all that certain called 216.971 acre tract of land (9,451,256.76 square feet), described in Deed to Andreia McGregor, Jeff Dunaway McGregor, Jr., John Dow McGregor, and Shelly Ann Sanders and recorded in County Clerk’s Instrument Number 2156334, real property records of Ellis County, Texas and recorded in County Clerk’s Instrument Number 2022-002337, real property records of Johnson County, Texas and more particularly described by metes and bounds in Exhibit A, and depicted in Exhibit B, which are incorporated herein by reference in this Ordinance as if fully recited.

Be and the same is hereby annexed into the City of Venus, Johnson and Ellis Counties Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of Venus, and that the same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Venus, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. Service Plan. A written Service Plan is prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit C and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. Official Map. The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. 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 6. Cumulative Clause. This ordinance shall be cumulative if 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 7. 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 8. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County and the County Clerk of Ellis County, Texas and with other appropriate officials and agencies as required by state and federal law.

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);

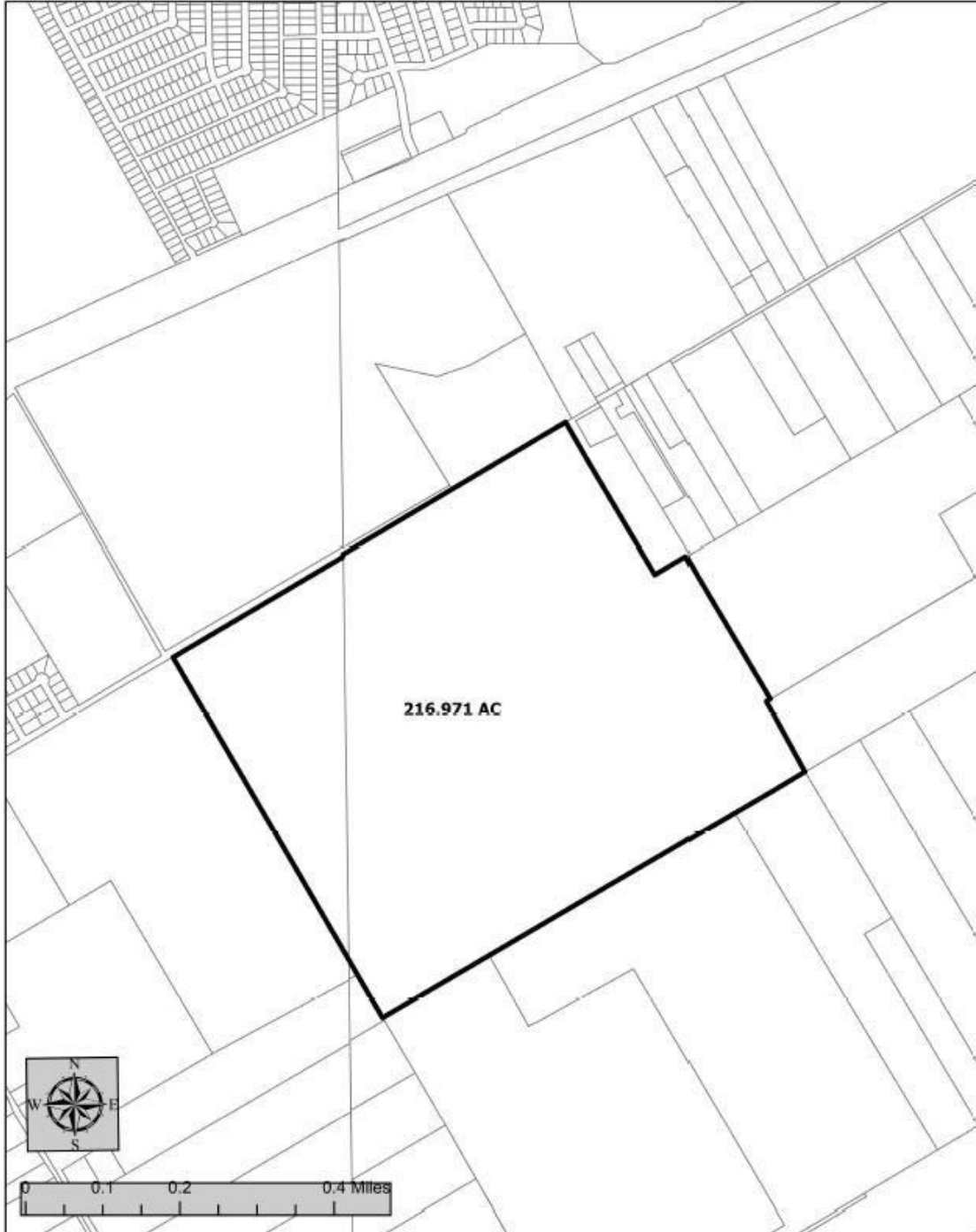
THENCE S 30° 31’ 29” E, along the east line of said McGregor tract and the common west line of said Cumulus Grid tract, passing at a distance of 1126.38 feet a ½” iron rod found for the southwest corner of said Cumulus Grid tract and the common northwest corner of that tract of land described in deed 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 'C'
DEPICTED



900 E C. R. 109

EXHIBIT 'D'
AERIAL



900 E C. R. 109

**EXHIBIT ‘E’
CITY OF VENUS, TEXAS
SERVICE PLAN AGREEMENT**

Property Owner(s): _____

All that certain tract of land being all that certain lot, tract or parcel of land, being 216.971 total acres, more or less, and situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and Abstract Number 42, Ellis County, Texas and being all that certain called 216.971 acre tract of land (9,451,256.76 square feet), described in Deed to Andreia McGregor, Jeff Dunaway McGregor, Jr., John Dow McGregor, and Shelly Ann Sanders and recorded in County Clerk’s Instrument Number 2156334, real property records of Ellis County, Texas and recorded in County Clerk’s Instrument Number 2022-002337, real property records of Johnson County, Texas

CODE COMPLIANCE

Existing City Services: Yes.

City Services to be provided: The City will also provide Code Compliance services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

POLICE

Existing City Services: Yes.

City Services to be provided: The City’s Police Department will patrol the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

FIRE

Existing City Services: Yes.

City Services to be provided: The City’s Fire Department will provide services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

EMERGENCY MEDICAL SERVICES

Existing City Services: The area is in the current service area of the City under an Inter Local Agreement with Johnson County ESD #1.

City Services to be provided: Emergency medical services shall continue to be provided to the area of annexation at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

SOLID WASTE SERVICES

Existing City Services: Yes.

City Services to be provided: The City will also provide solid waste services through a franchise with Frontier Waste Solutions upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

WATER SERVICE AND MAINTENANCE

Existing City Services: No.

City Services to be provided: Water service and maintenance to the water line(s) for the area will be provided by Mountain Peak Special Utility District unless the Certificate of Convenience and Necessity (CCN) for the area is released to the City of Venus. If such release occurs, water service to the area will be provided by the City of Venus upon completion of all necessary water mains and appurtenances sufficient to serve the area. Maintenance of the water system will be provided by the City in accordance with its standard extension ordinances, regulations, and rules subject to and consistent with applicable TCEQ requirements.

SANITARY SEWER SERVICE AND MAINTENANCE

Existing City Services: No.

City Services to be provided: Sanitary sewer service to the area will be provided by the City of Venus upon completion of all necessary infrastructure improvements; including gravity sewer lines and, if applicable, a lift station, if required to serve the property. Maintenance of the sanitary sewer system will be provided by the City in accordance with its standard extension ordinances, regulations, and rules, subject to and consistent with applicable TCEQ requirements.

MAINTENANCE OF ROADS AND STREETS

Existing City Services: Yes.

City Services to be provided: The City will maintain streets in accordance with the City's ordinances, regulations and rules.

STREET LIGHTING

Existing City Services: No.

City Services to be provided: The City will coordinate any request for improved street lighting with the local electric provider in accordance with the standard ordinances, regulations, and rules, subject to and consistent with the City's participation policies.

BUILDING INSPECTION

Existing City Services: Yes.

City Services to be provided: The City of Venus and its designees will provide Building Inspection services upon annexation. This includes issuing building, mechanical, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Venus.

PLANNING AND ZONING

Existing City Services: Yes.

City Services to be provided: The City is responsible for regulating development and land use through the administration of the City's Zoning Ordinance and this service will extend to this area on the effective date of the annexation. The area will also continue to be regulated under the requirements of the City's Subdivision Ordinance.

PARKS AND RECREATION FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, residents within the annexes area may utilize all park and recreation facilities of the City.

PUBLICLY OWNED FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, any publicly owned facility, building or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall maintained by the City of Venus.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

Nothing in this agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Executed by each party herein below:

Passed and approved by the City of Venus, Texas, and executed by the Parties on this the ____ day of _____ 2025.

Alejandro Galaviz, Mayor
City of Venus

STATE OF TEXAS)

COUNTY OF JOHNSON AND ELLIS)

This instrument was acknowledged before me on _____, 2025, by Alejandro Galaviz as Mayor for the City of Venus, Texas.

City Secretary, City of Venus

My commission expires: _____

Applicant: _____

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on _____, 2025, by _____ for _____.

Notary Public, State of Texas

My commission expires: _____

ITEM REPORT

To: City Council

From:

Subject: 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-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.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 6. A - 900 E C. R. 109 Staff Report
2. 6. B - 900 E C. R. 109 Aerial Map
3. 6. C - 900 E C. R. 109 Adjacent Zoning
4. 6. D - 900 E C. R. 109 Requested Zoning
5. 6. E - 900 E C. R. 109 NeighborNotice
6. 6. F - 900 E C. R. 109 Zoning Amendment Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: October 13, 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).

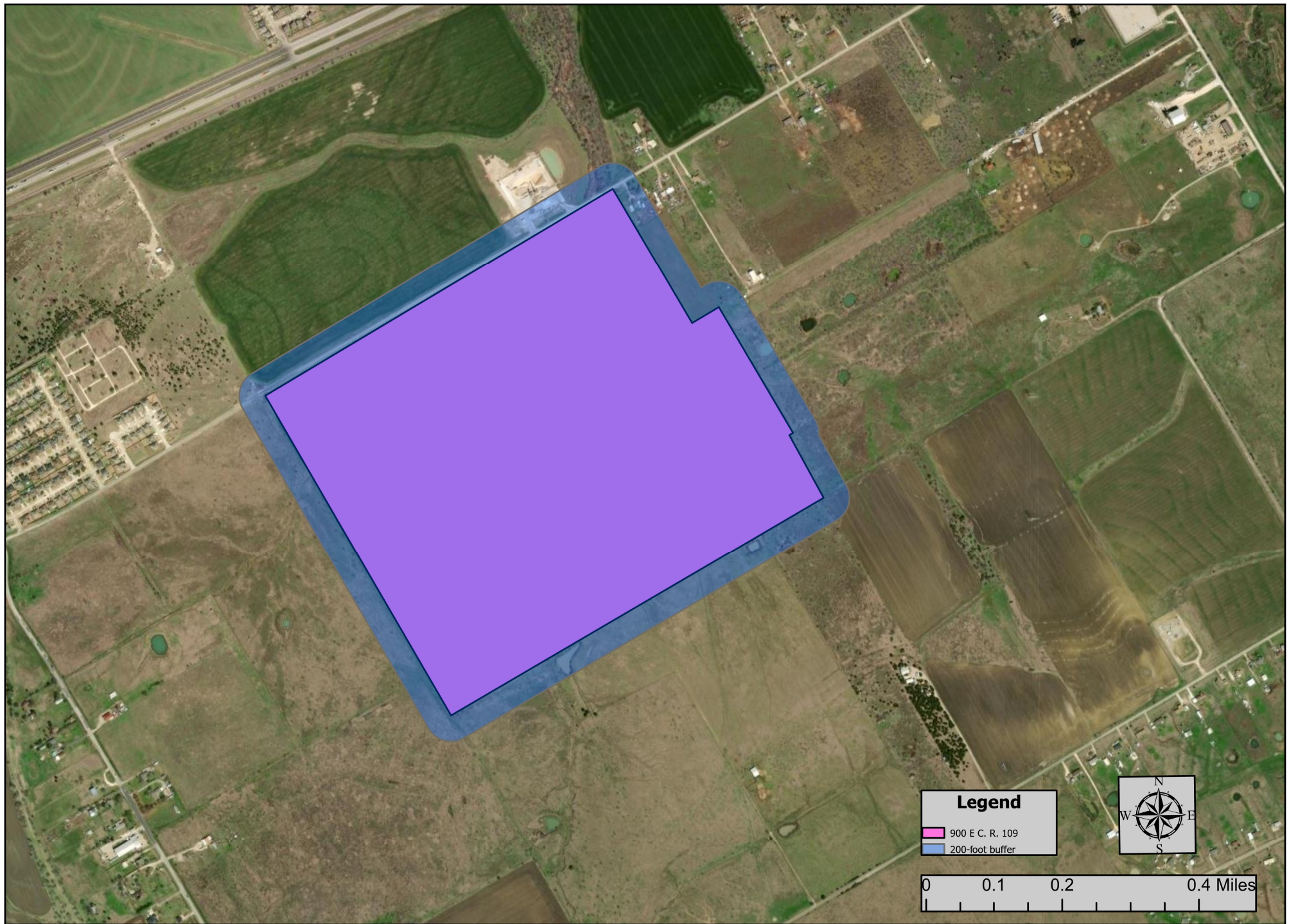
LAND USE: The property is vacant.

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.

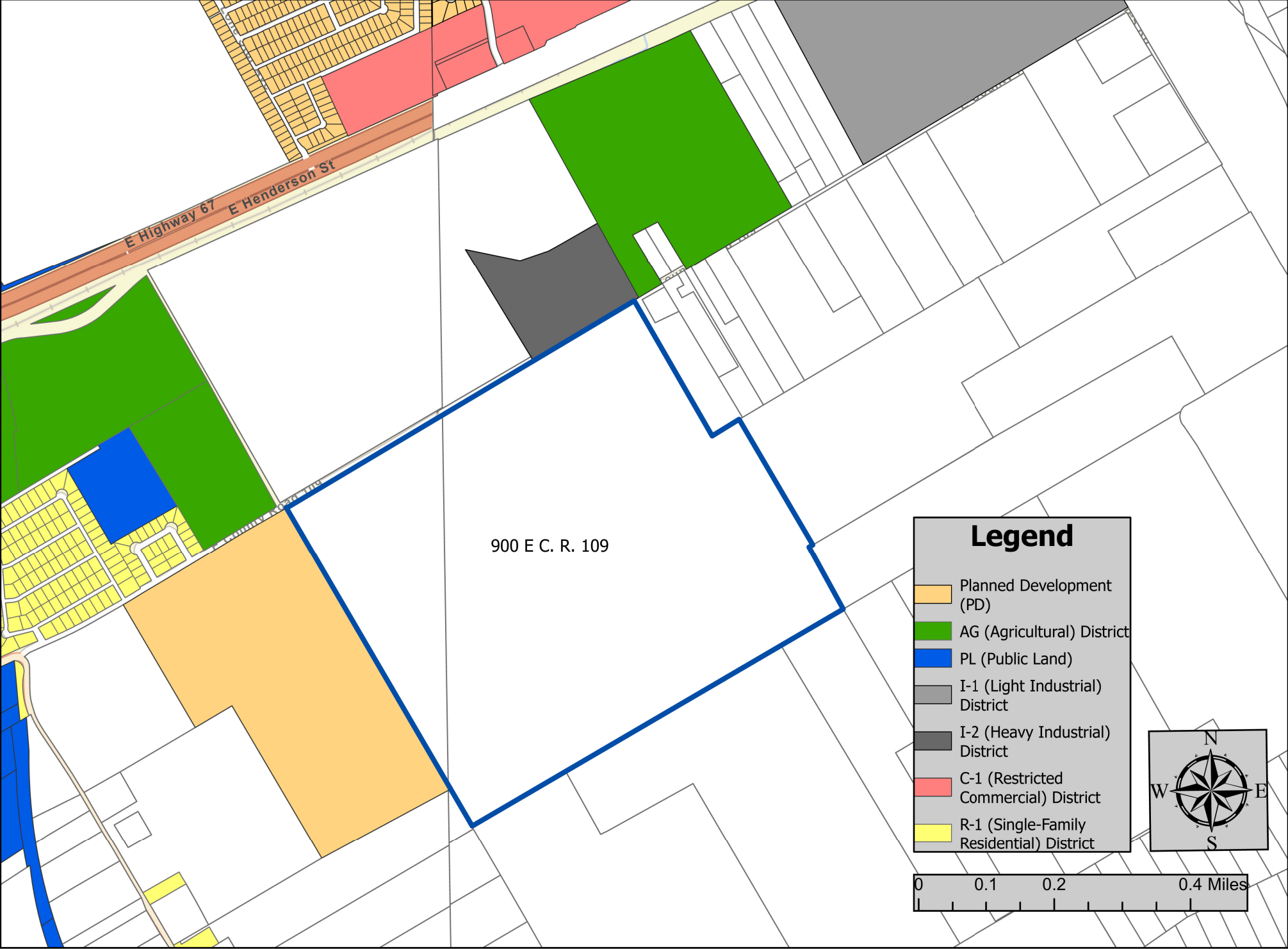
DEVELOPMENT TRENDS: The development trends for this area along E C. R. are industrial uses.

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

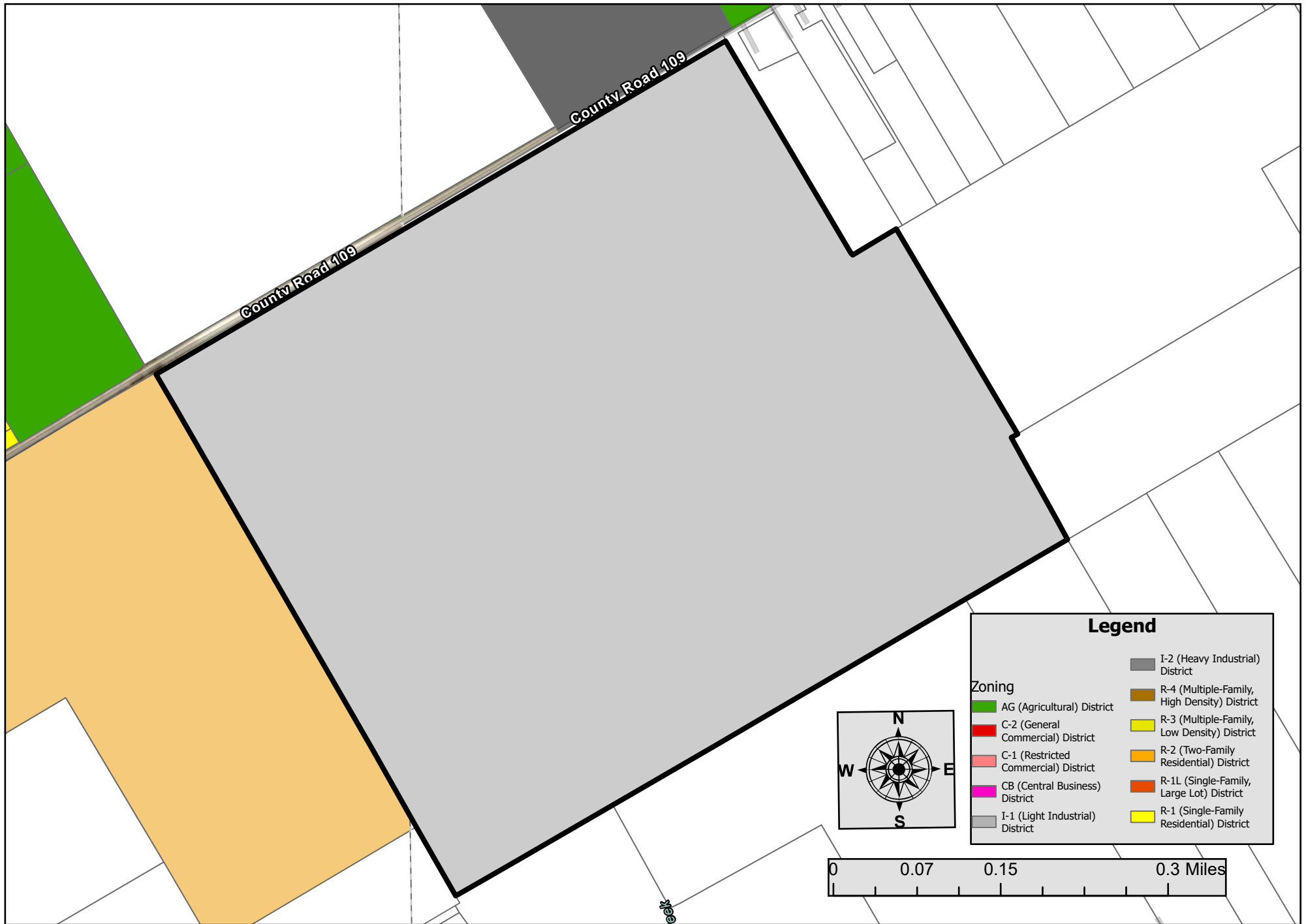
RECOMMENDATION: Staff recommends approval of the rezoning request because it aligns with the Comprehensive Plan.



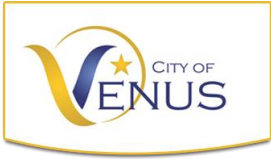
900 E C. R. 109



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 voluntarily 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

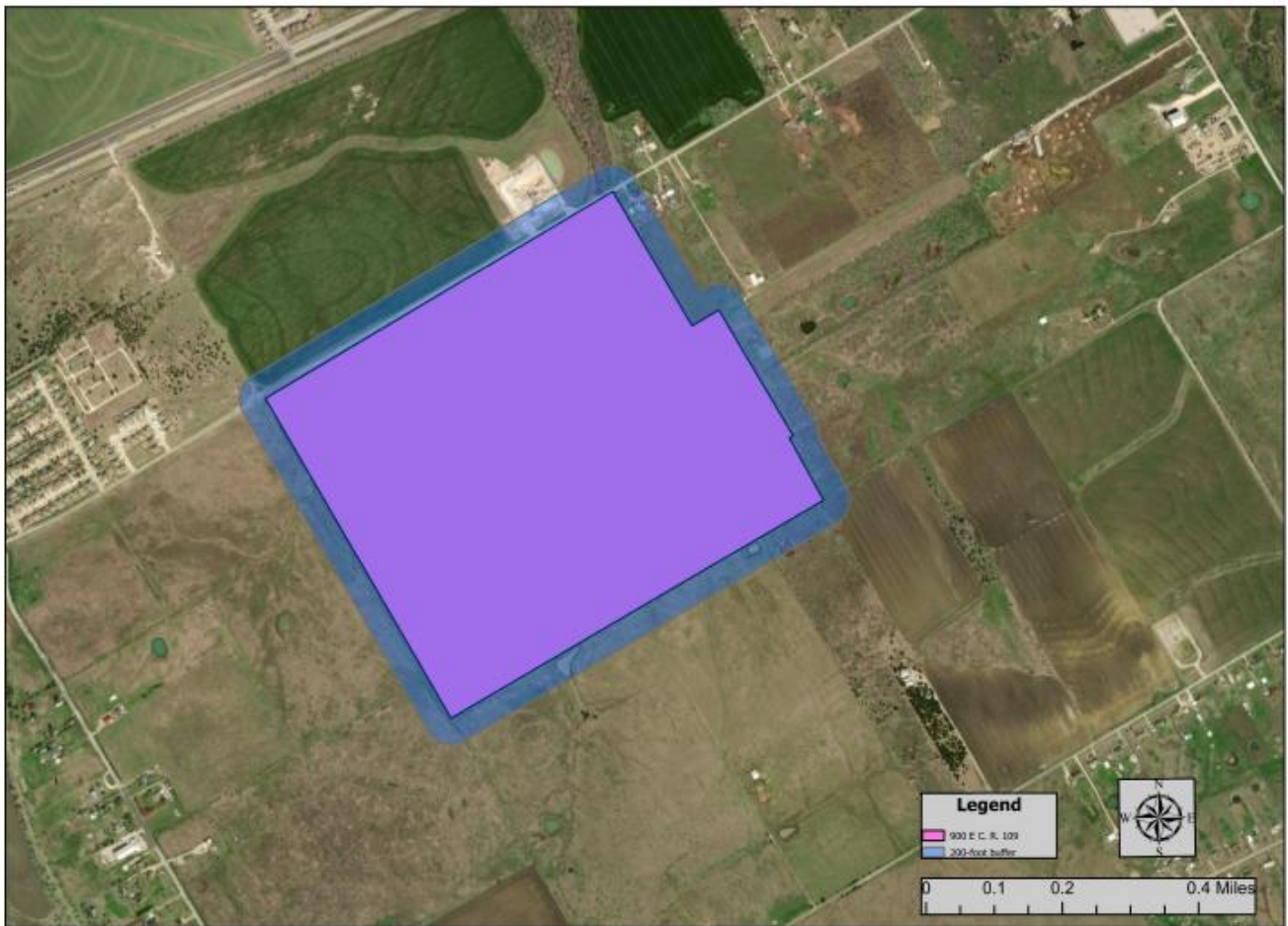
Property Owner: Same as above

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 submitted 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**

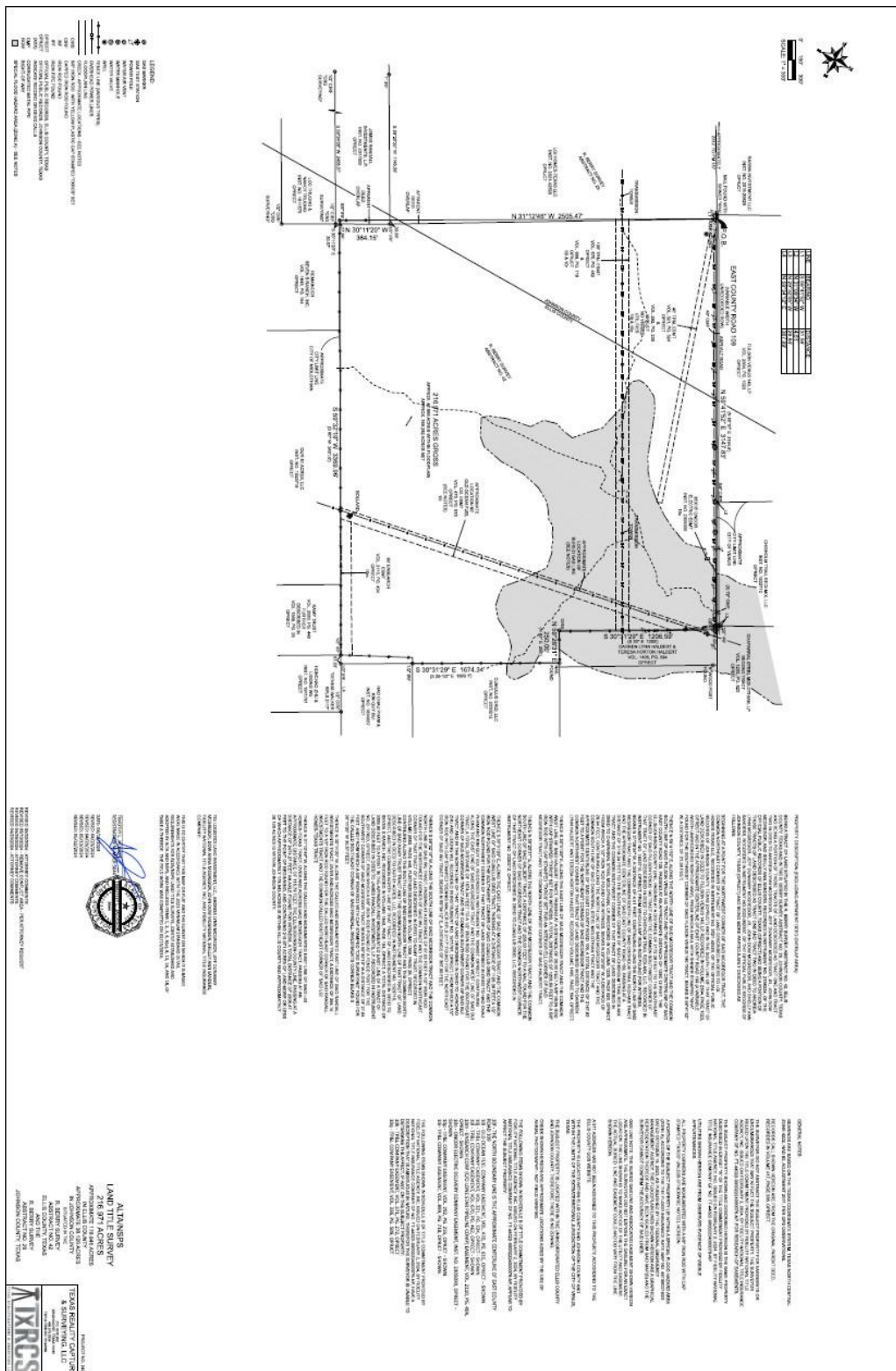
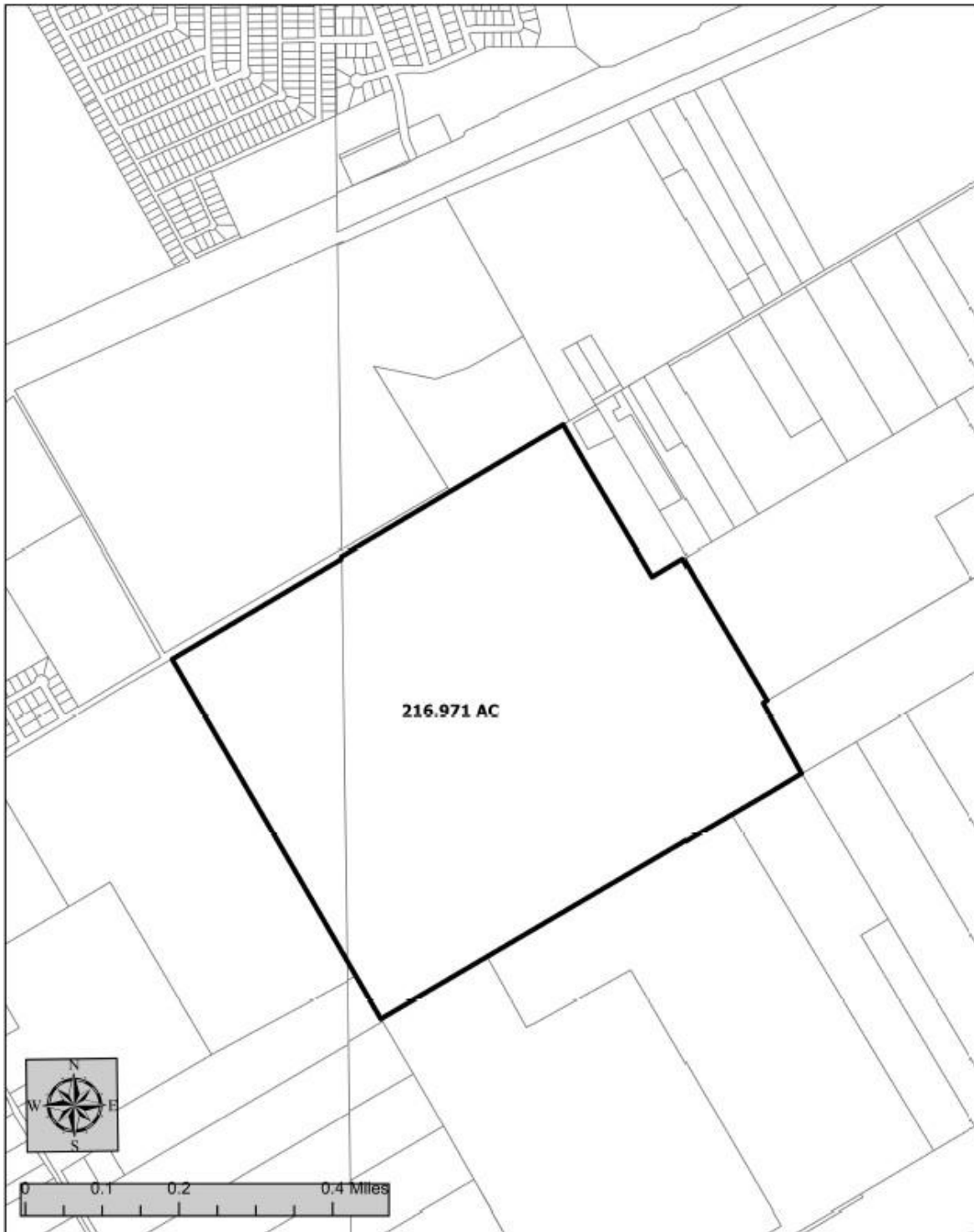


EXHIBIT C
AERIAL



900 E C. R. 109

ITEM REPORT

To: City Council

From:

Subject: 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.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. VENUS ordinance amending Zoning Ord 34-13 c 7 PNZ

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 13th day of October 2025.

APPROVED:

Alejando Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

ITEM REPORT

To: City Council

From:

Subject: 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.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 1. A - 1310 FM 1807 Comprehensive Plan_Staff Report
2. 1. B - 1310 FM 1807 Comprehensive Plan
3. 1. C - 1310 FM 1807 Amendment
4. 1. D - 1310 FM 1807 Comprehensive Plan Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: October 13, 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

ITEM REPORT

To: City Council

From:

Subject: 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.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 3. A - 501 E US Highway 67 Comprehensive Plan_Staff Report
2. 3. B - 501 E US Highway 67 Comprehensive Plan
3. 3. C - 501 E US Highway 67 Amendment
4. 3. D - 501 E US Highway 67 Comprehensive Land Use Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: October 13, 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.

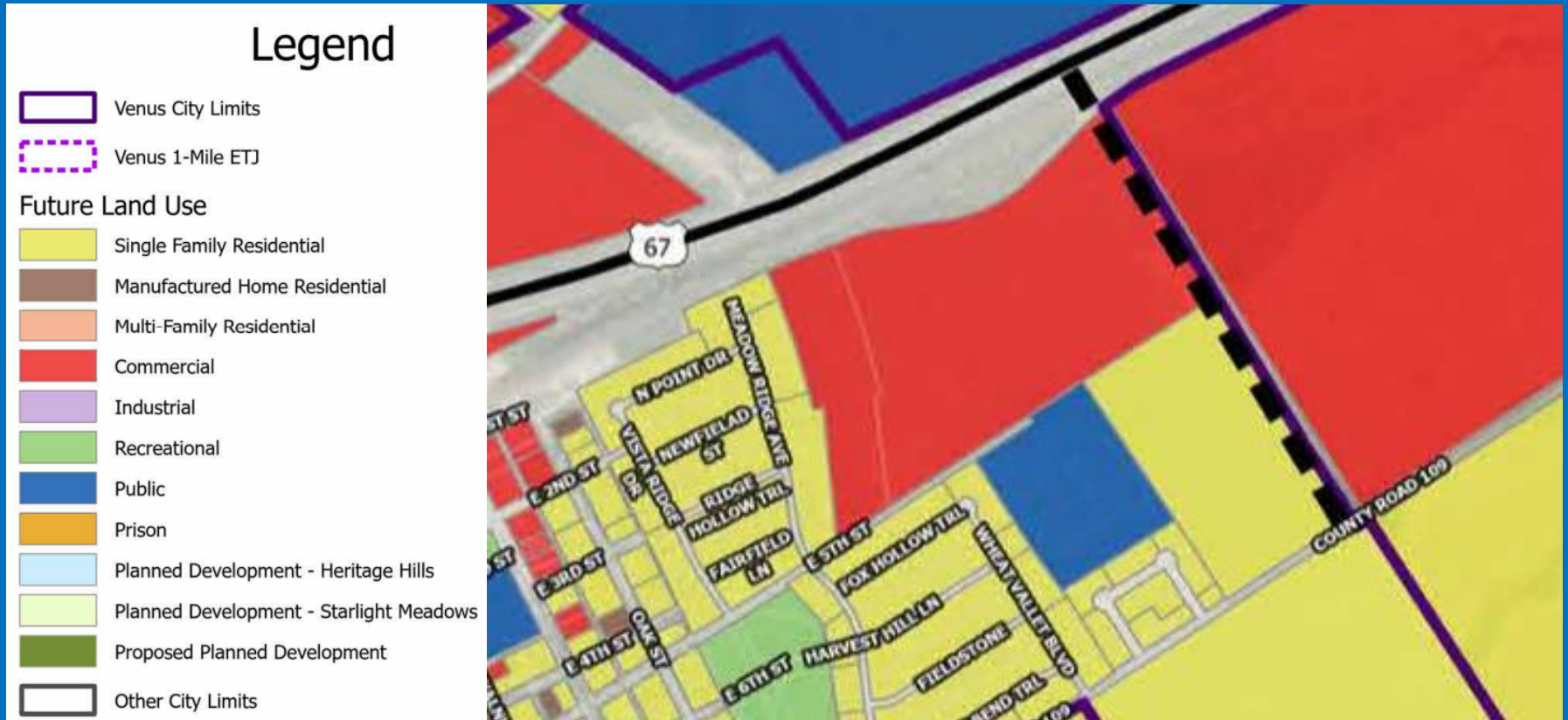
PROPOSAL: The applicant is requesting the amendment to the Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District to develop a mixed-use project consisting in commercial, multi-family, and build-to-rent.

PROPERTY SIZE: 43.218 acres combined.

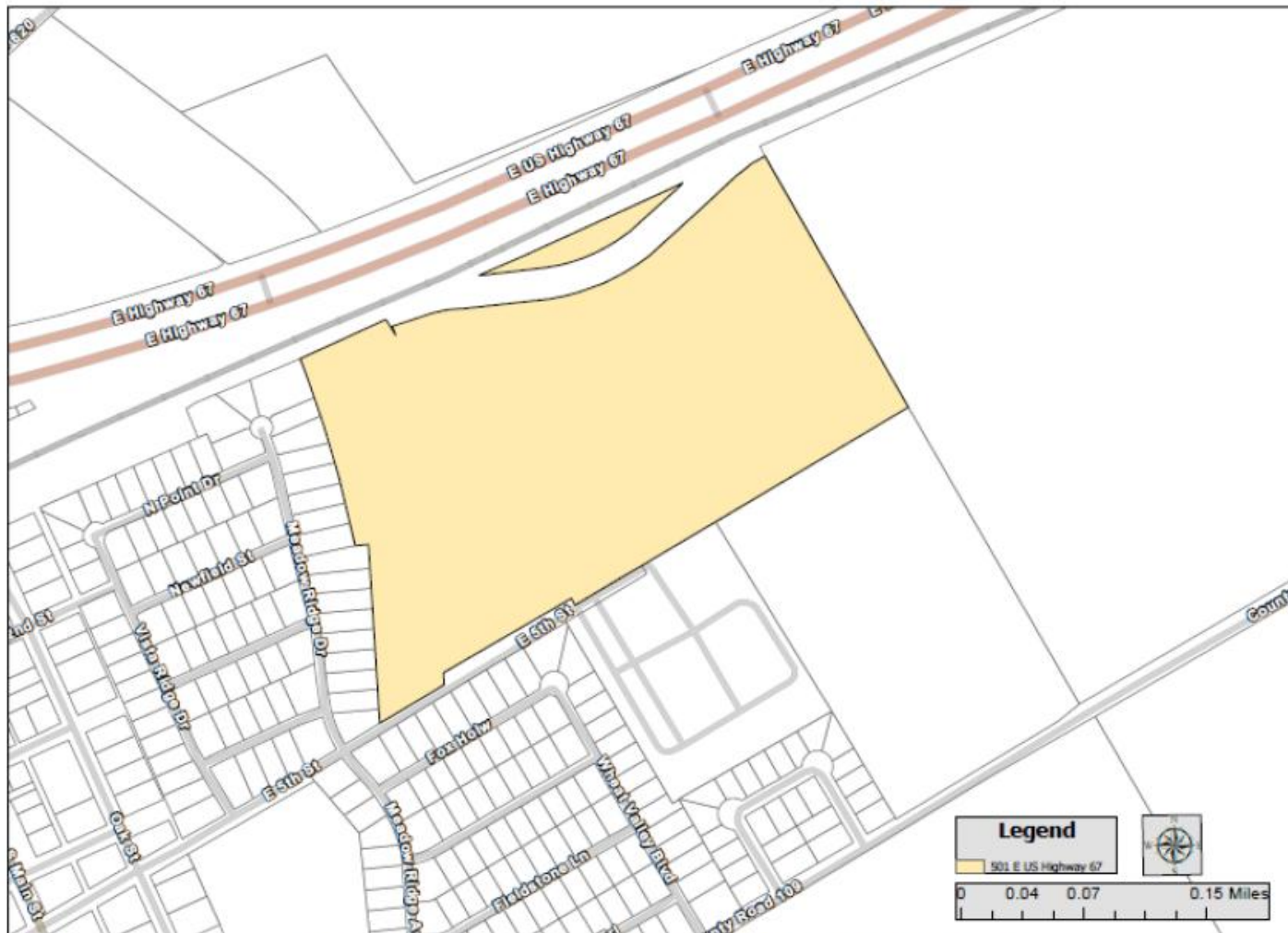
COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as C-2 (General Commercial) District. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders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

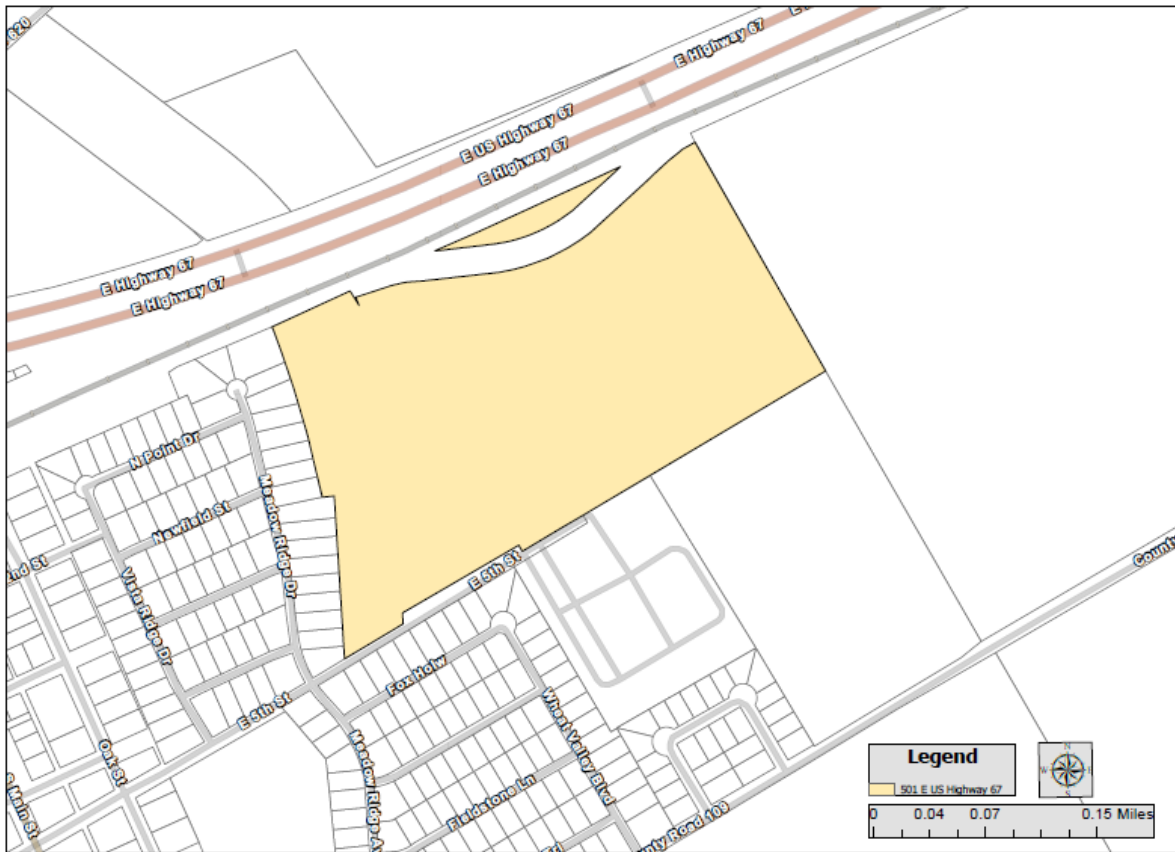
North 83 degrees, 19 minutes, 40 seconds east, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

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

ITEM REPORT

To: City Council
From:
Subject: 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.
Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. MTP_CityofVenus_2025

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.

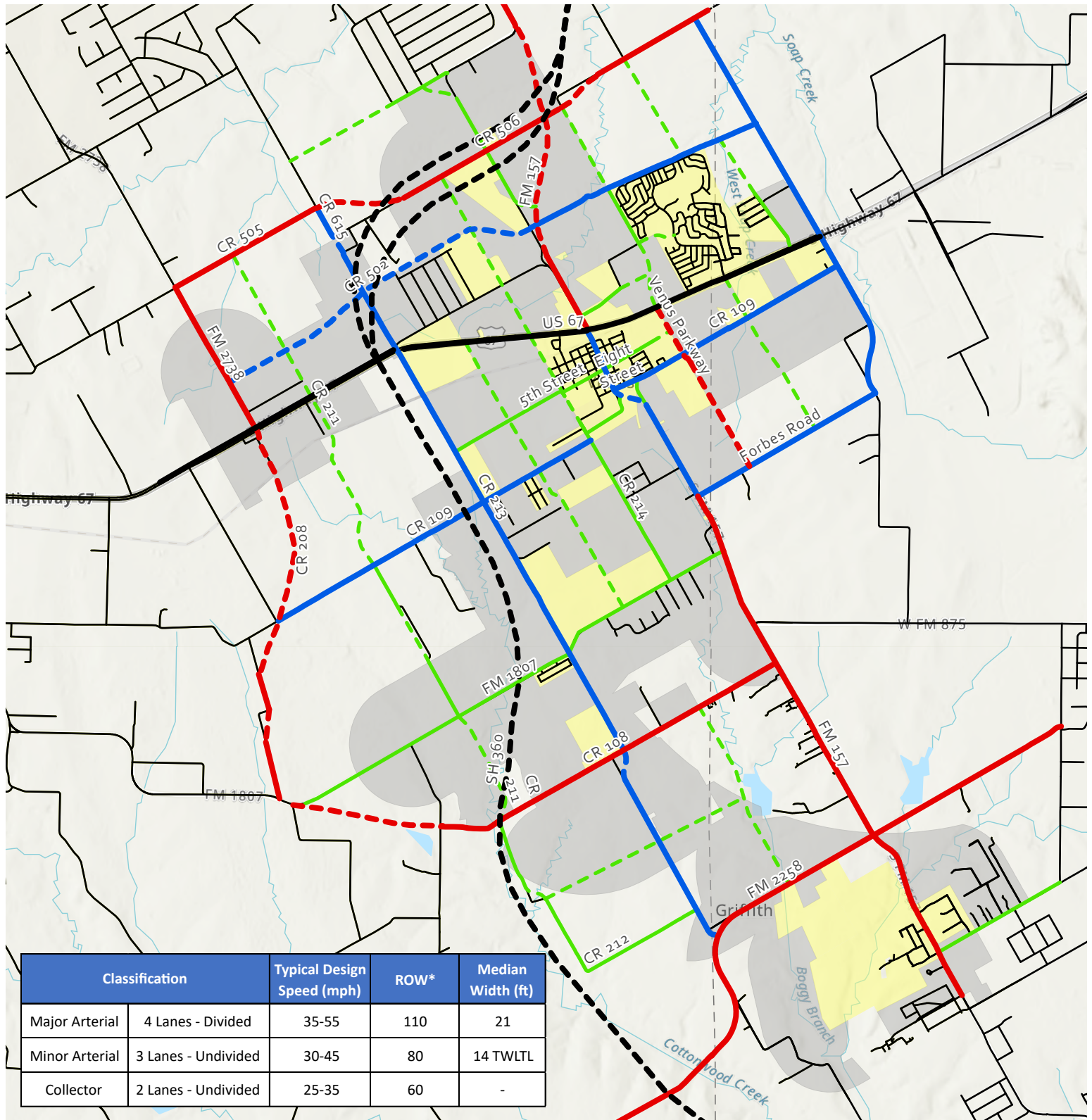
ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

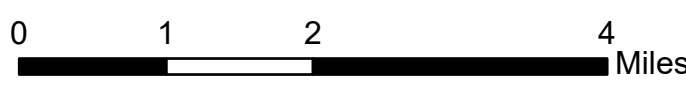
EXHIBIT “A”



Classification		Typical Design Speed (mph)	ROW*	Median Width (ft)
Major Arterial	4 Lanes - Divided	35-55	110	21
Minor Arterial	3 Lanes - Undivided	30-45	80	14 TWLTL
Collector	2 Lanes - Undivided	25-35	60	-

Legend

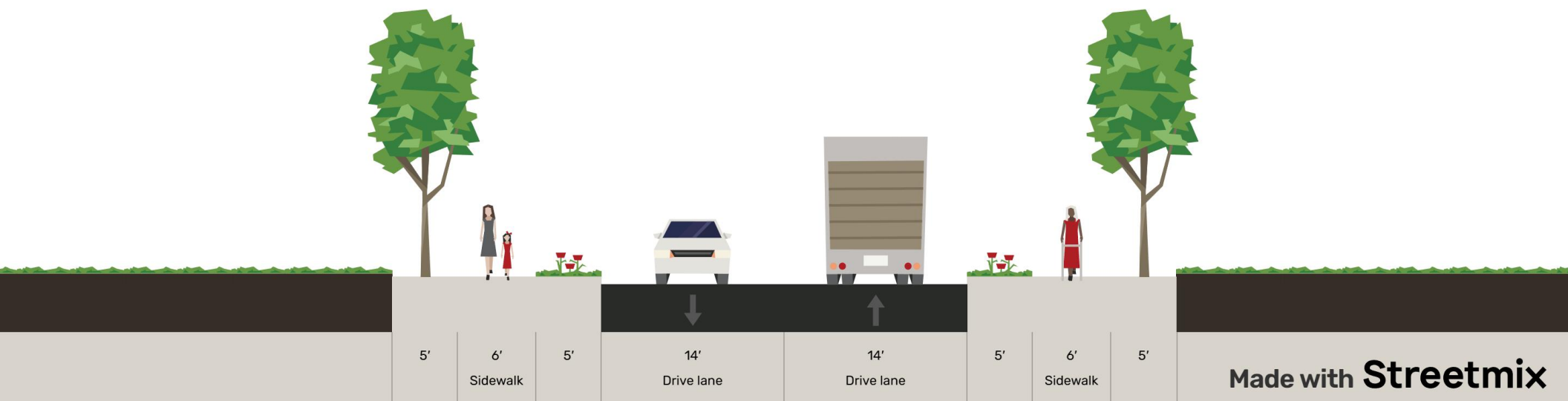
- Roads
- Yellow Venus City Limits
- Grey Venus ETJ
- Black dashed Proposed Freeway/Highway
- Black solid Existing Freeway/Highway
- Red dashed Proposed Major Arterial
- Red solid Existing Major Arterial
- Blue dashed Proposed Minor Arterial
- Blue solid Existing Minor Arterial
- Green dashed Proposed Collector
- Green solid Existing Collector



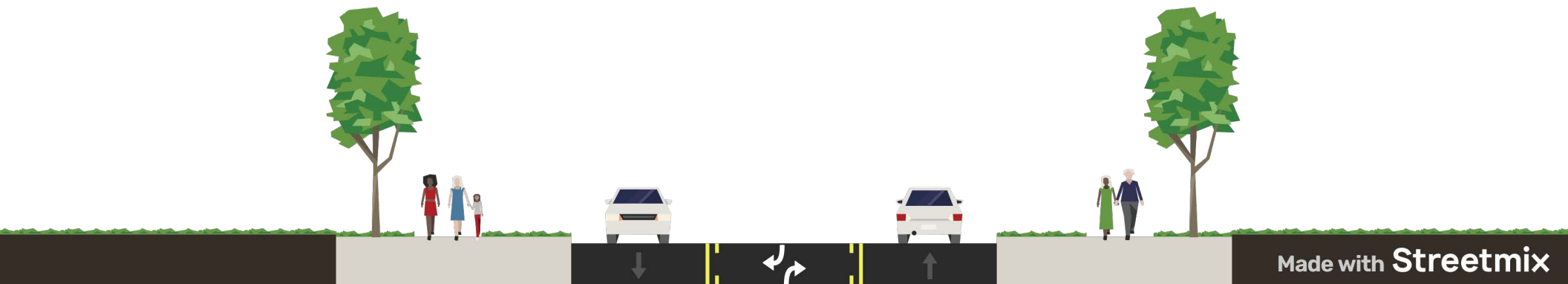
City of Venus

Master Thoroughfare Plan

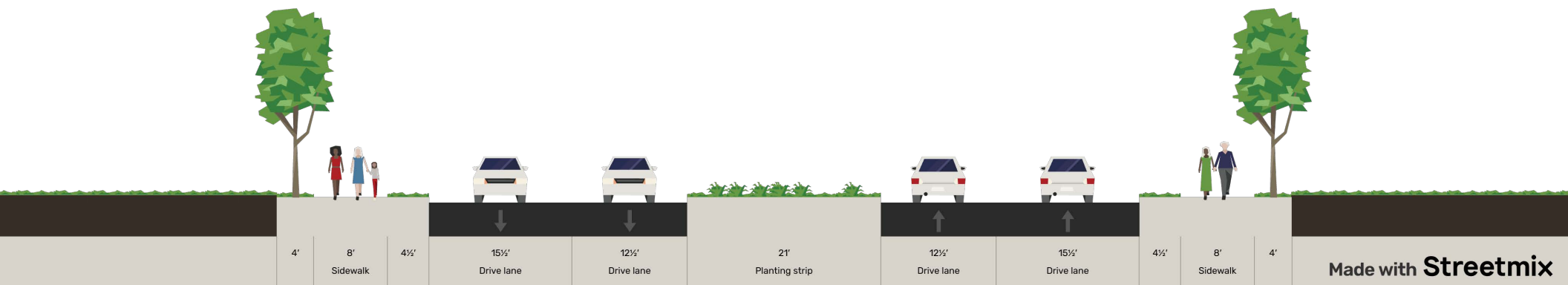
Collector (60' ROW)



Minor Arterial (80' ROW)



Major Arterial (110' ROW)



ITEM REPORT

To: City Council
From:
Subject: 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.
Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 2. A - 1310 FM 1807 Staff Report
2. 2. B -1310 FM 1807 - Aerial Map
3. 2. C - 1310 FM 1807 - Zoning Map
4. 2. D - 1310 FM 1807 - Survey
5. 2. E - 1310 FM 1807 NeighborNotice
6. 2. F - 1310 FM 1807 Affidavit of Posting
7. 2. G - 1310 FM 1807 Zoning Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: October 13, 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.

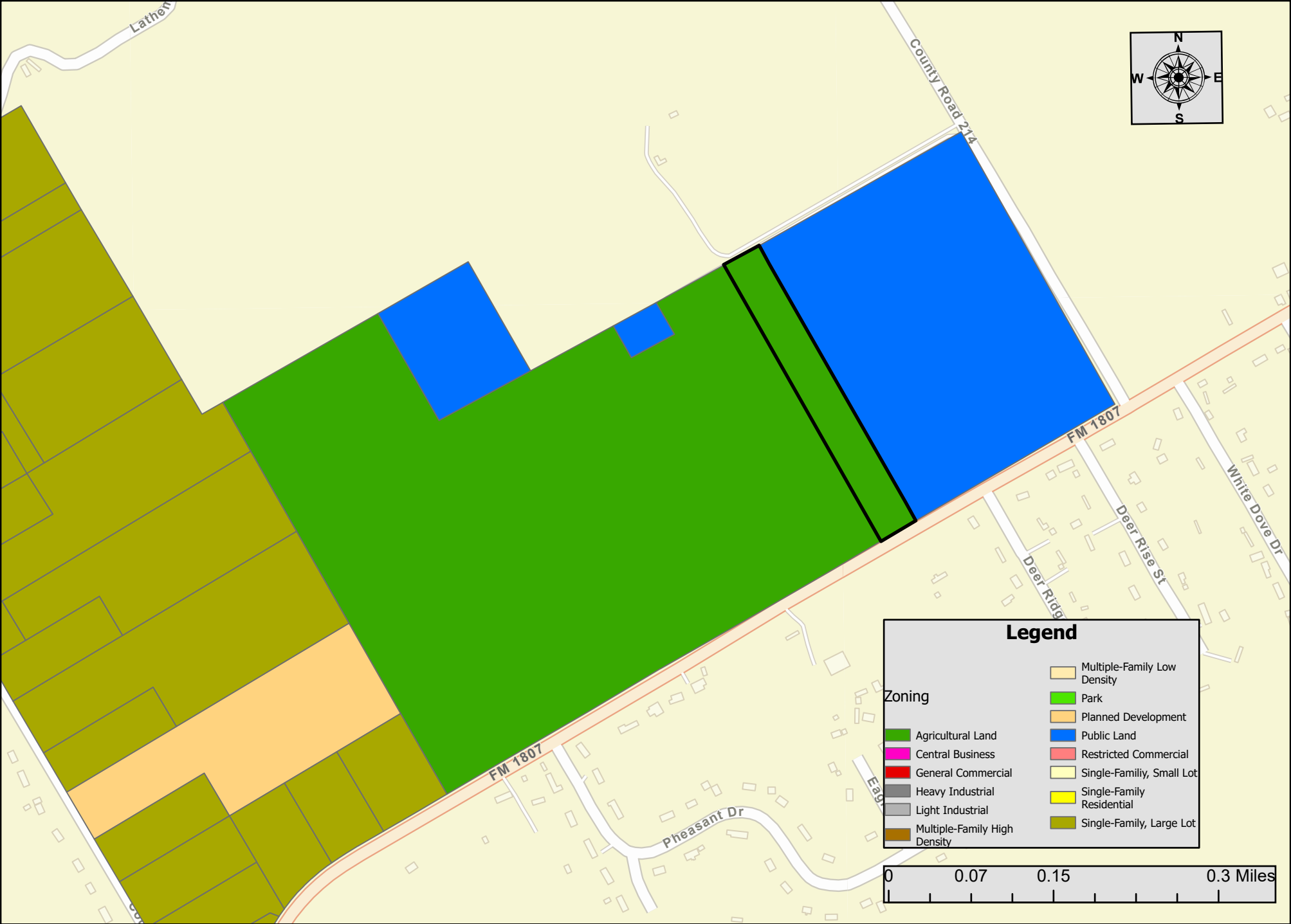
DEVELOPMENT TRENDS: The development trend for this area along FM 1807 is residential uses.

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.

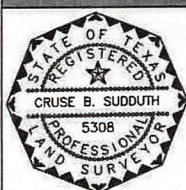
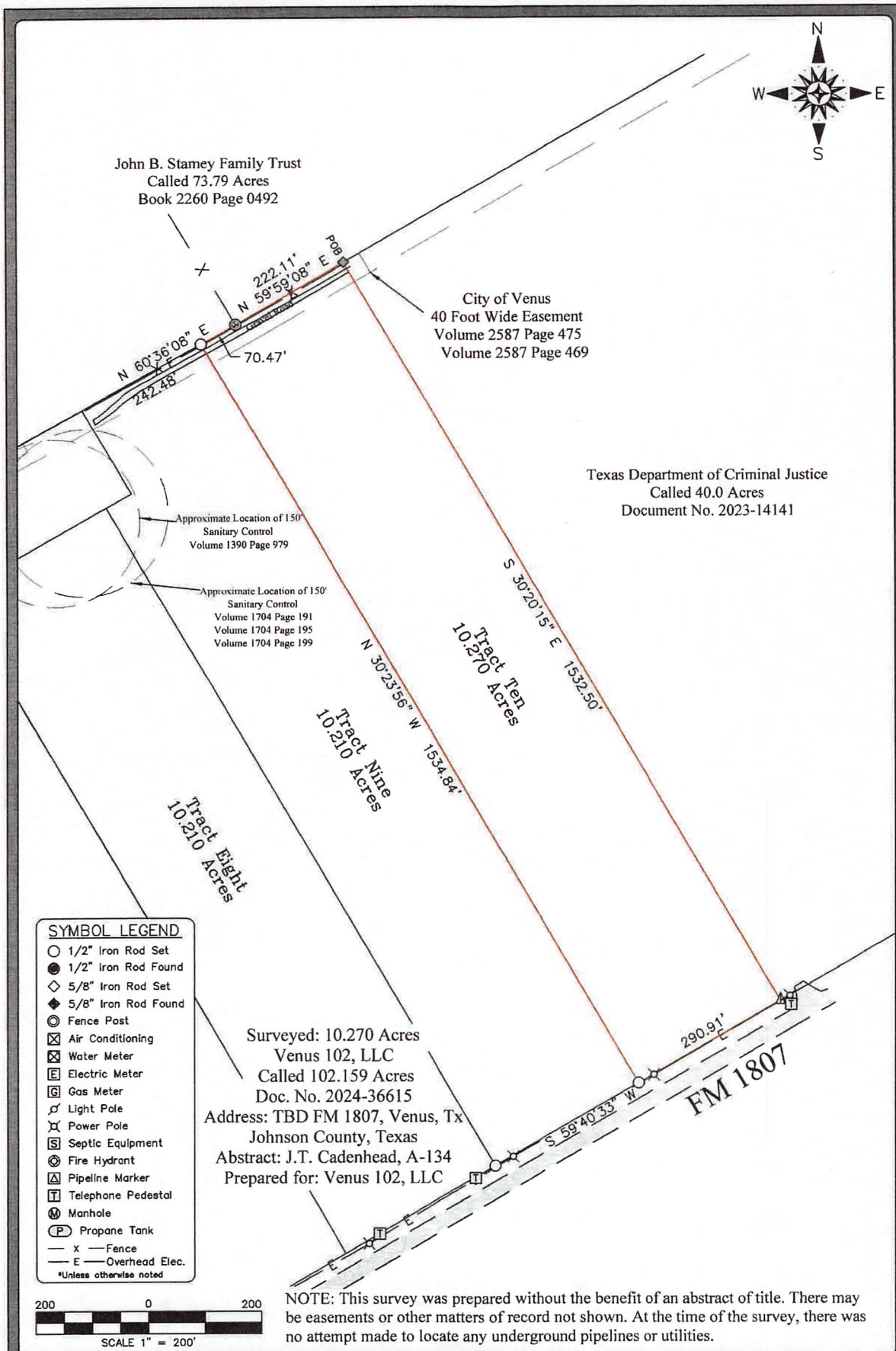
RECOMMENDATION: Staff recommends approval of the rezoning request as it provides a buffer from the prison for future development to the west.



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.

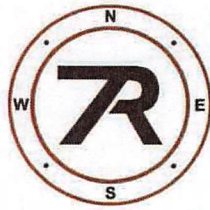
Cruse B. Sudduth
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

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@7rsurveying.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;

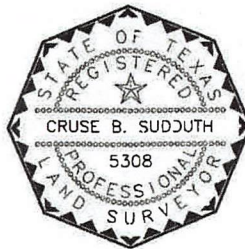
Thence North 60°36'08" East, with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

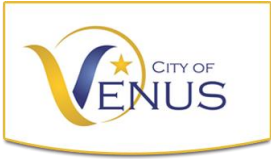
Thence North 59°59'08" East, continuing with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 222.11 feet, **BACK TO THE POINT OF BEGINNING**, containing 10.270 Acres of land.

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

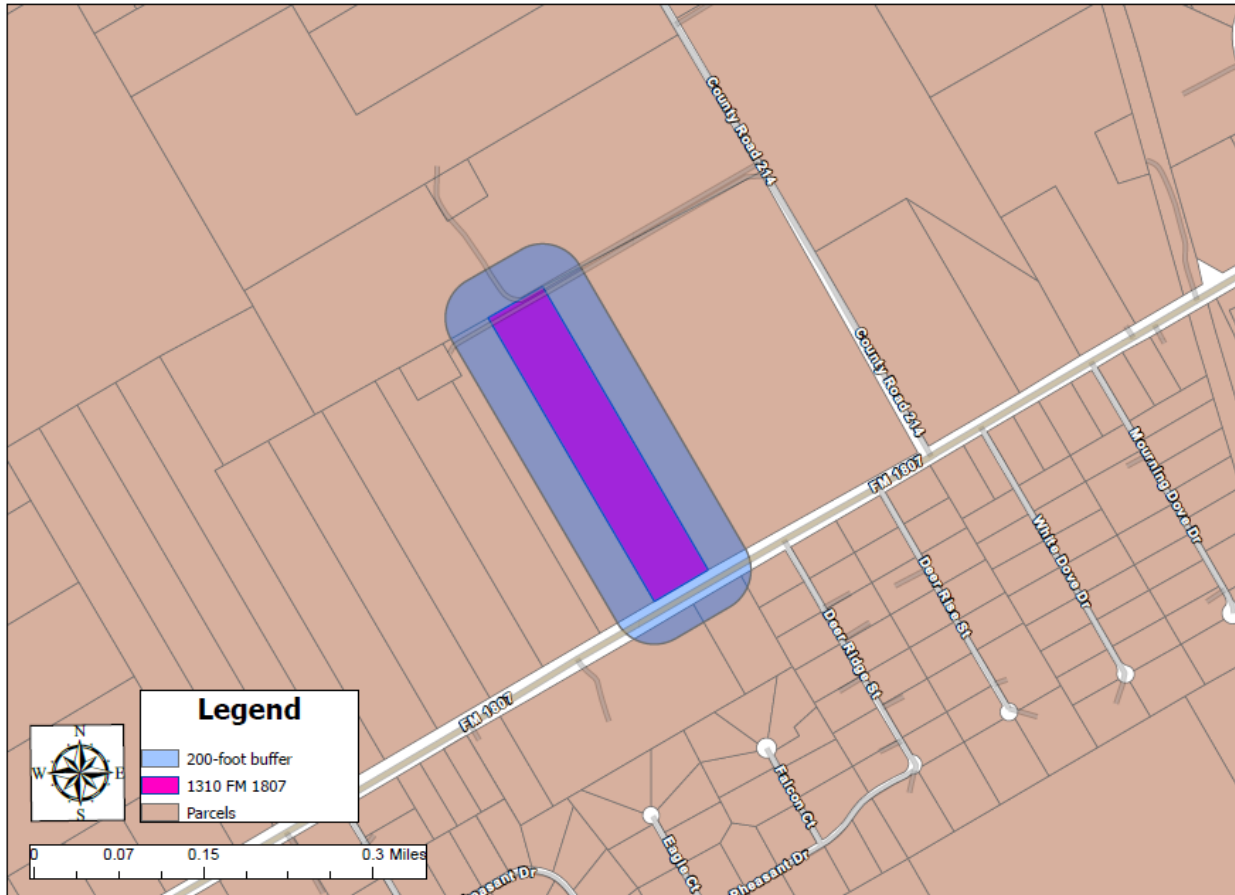
Property Owner: Same as above

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

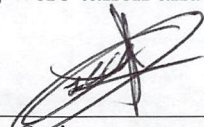
AFFIDAVIT OF POSTING

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

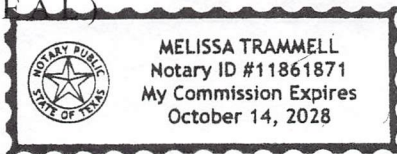
)

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.

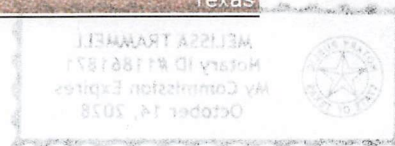
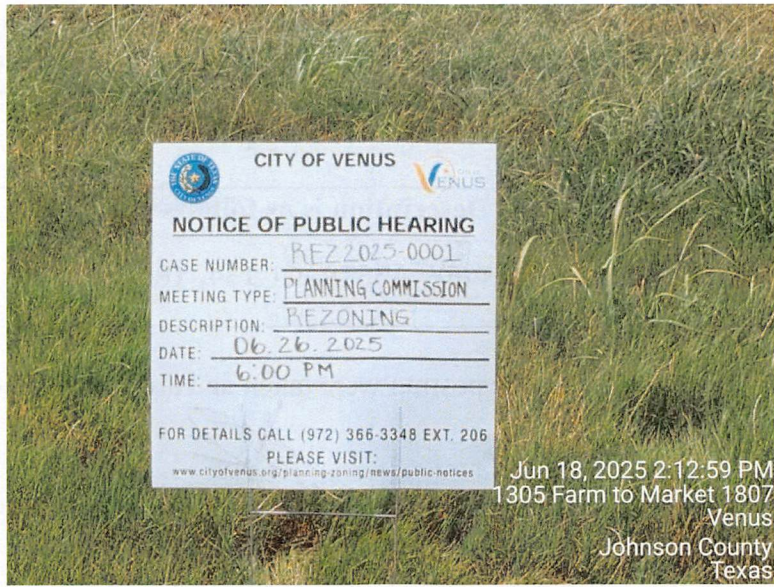
(SEAL)





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

ITEM REPORT

To: City Council

From:

Subject: 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.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 4. A - 501 E US Highway 67 Staff Report
2. 4. B - 501 E US Highway 67 Aerial Map
3. 4. C - 501 E US Highway 67 Zoning Map
4. 4. D - 501 E US Highway 67 ALTA-NSPS survey
5. 4. E - 501 E US Highway 67 NeighborNotice
6. 4. F - 501 E US Highway 67 Affidavit of Posting
7. 4. G - 501 E US Highway 67_Planned Development Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: October 13, 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.

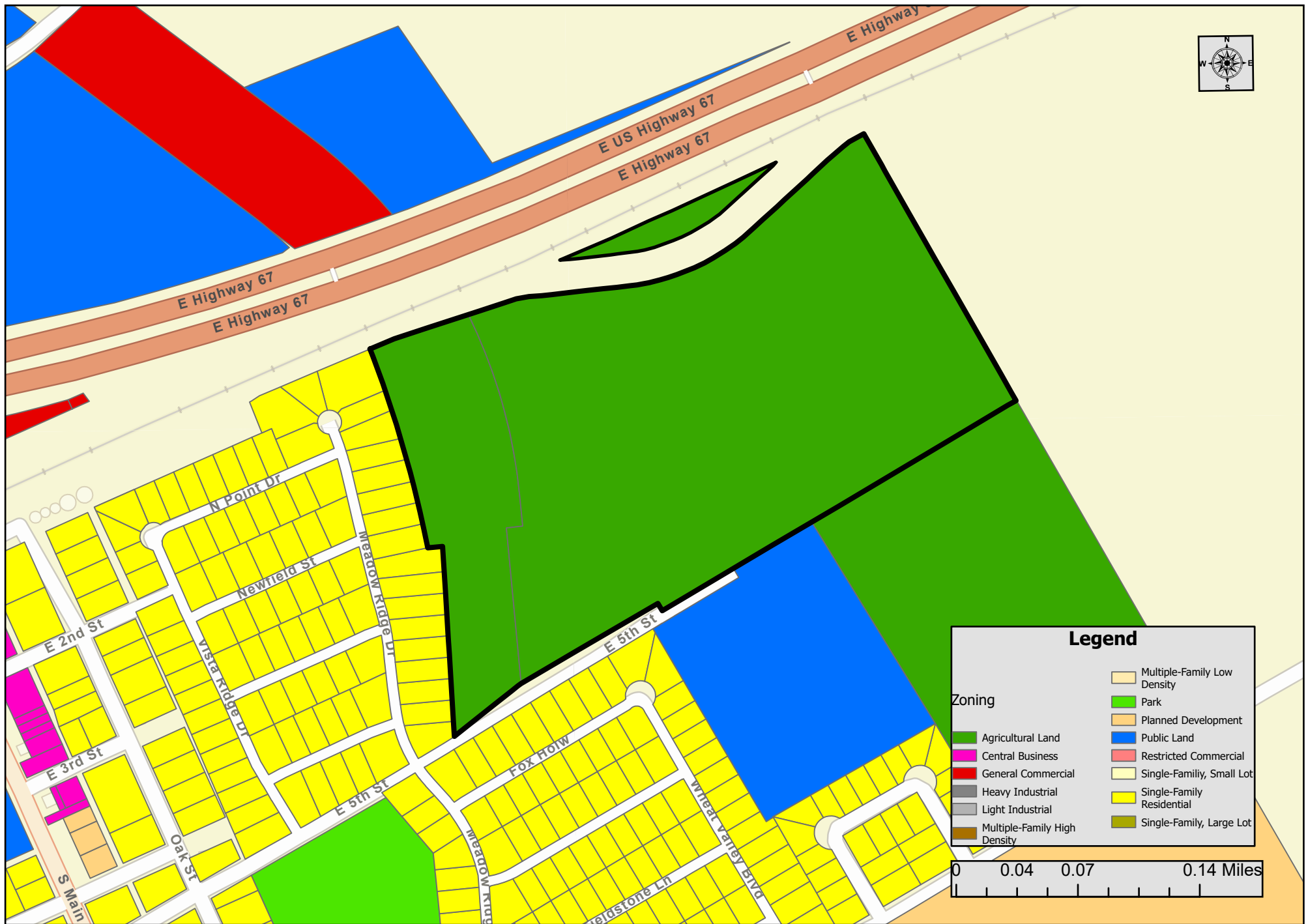
DEVELOPMENT TRENDS: The development trend for this area along E US Highway 67 is commercial.

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

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

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

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

According to Community Panel Number 48251C020501, 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, 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-tangible 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 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;

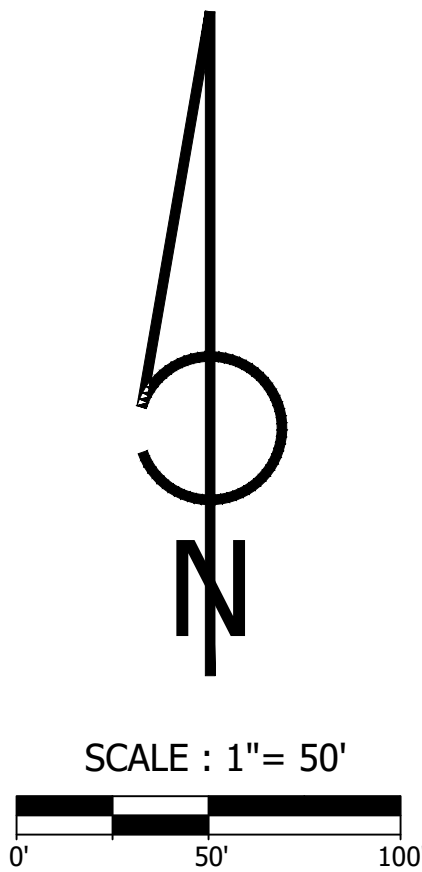
631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears North 17 degrees 07 minutes 14 seconds West, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 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 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.

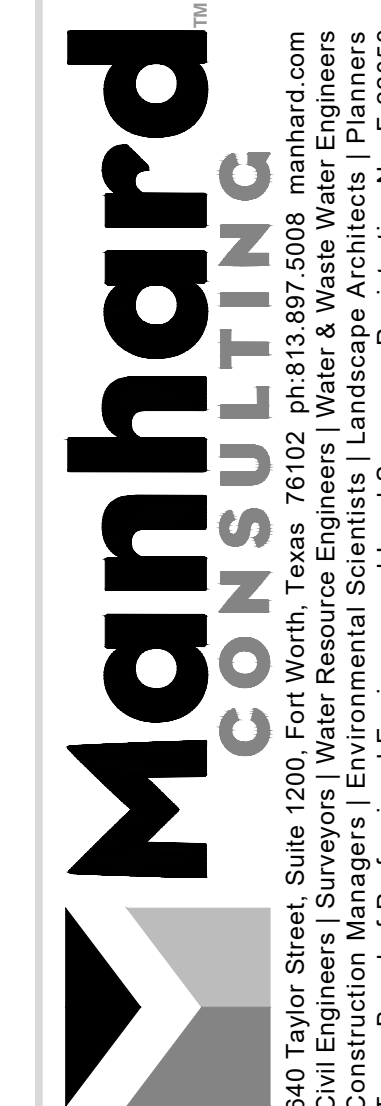
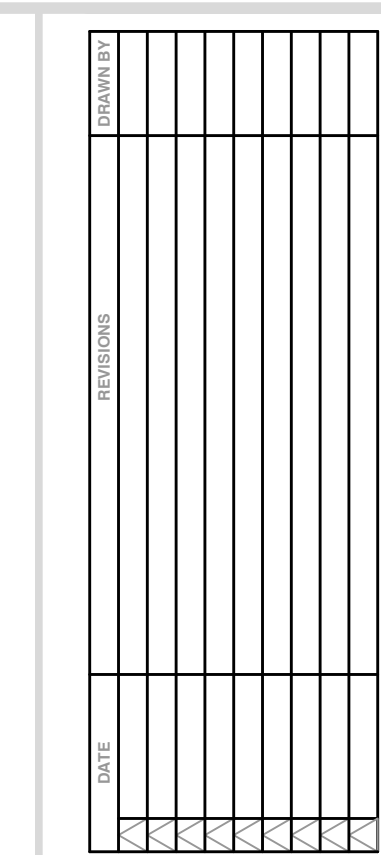
To:

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.

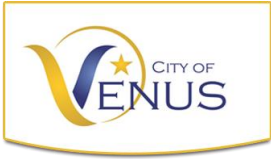


Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



ALTA/NSPS LAND TITLE SURVEY
R. BERRY SURVEY, ABSTRACT NO. 26
CITY OF VENUS, JOHNSON COUNTY, TEXAS

PROJ. MGR.: <u>JLD</u>	
PROJ. ASSOC.: _____	
DRAWN BY: <u>M.LANGSTON</u>	
DATE: <u>06/06/2022</u>	
SHEET 2 OF 2 PR CODE	



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

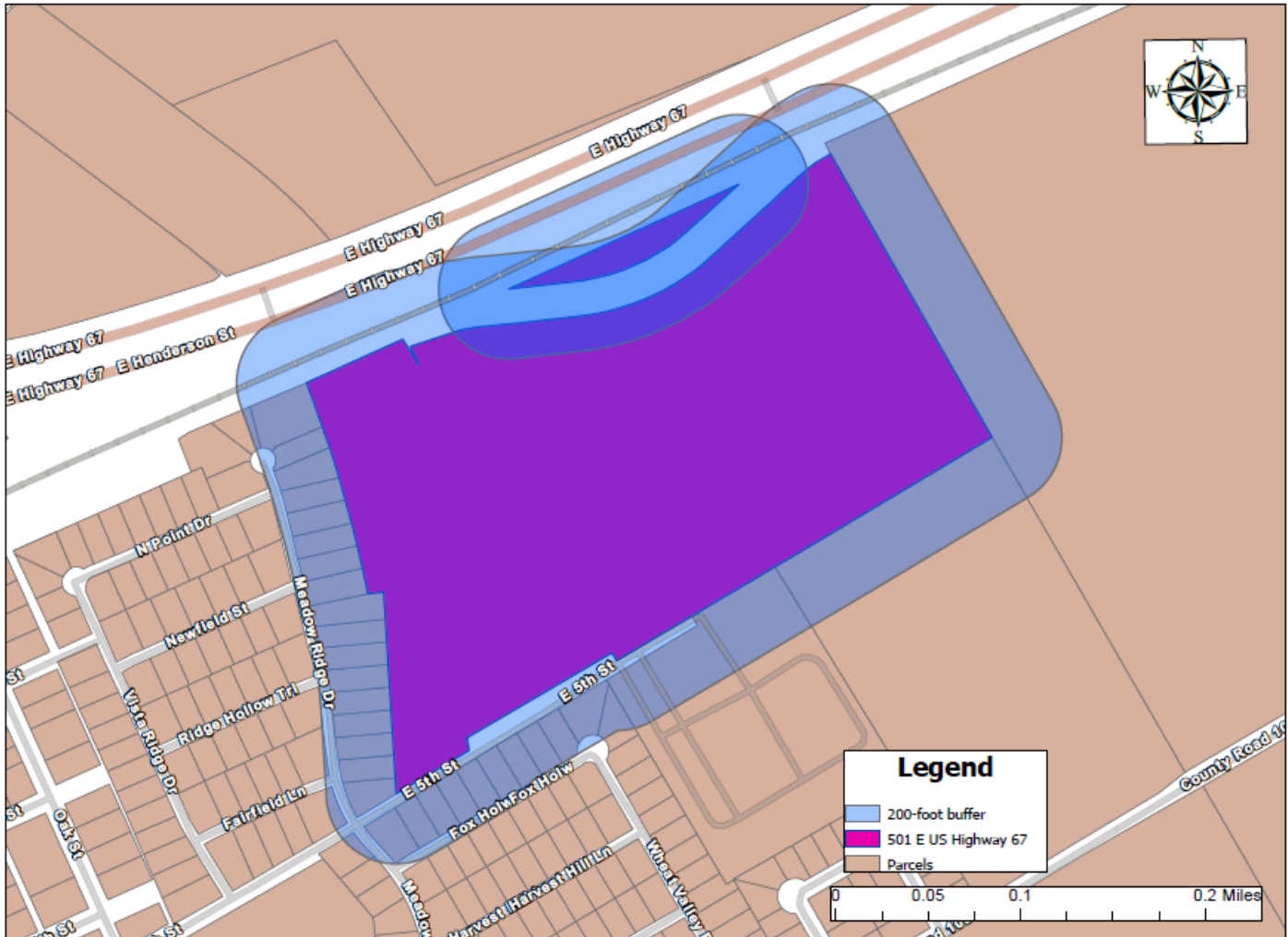
Property Owner: Same as above

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

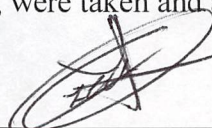
AFFIDAVIT OF POSTING

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

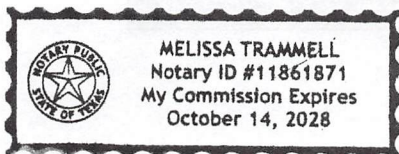
)

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.

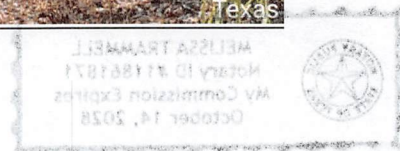
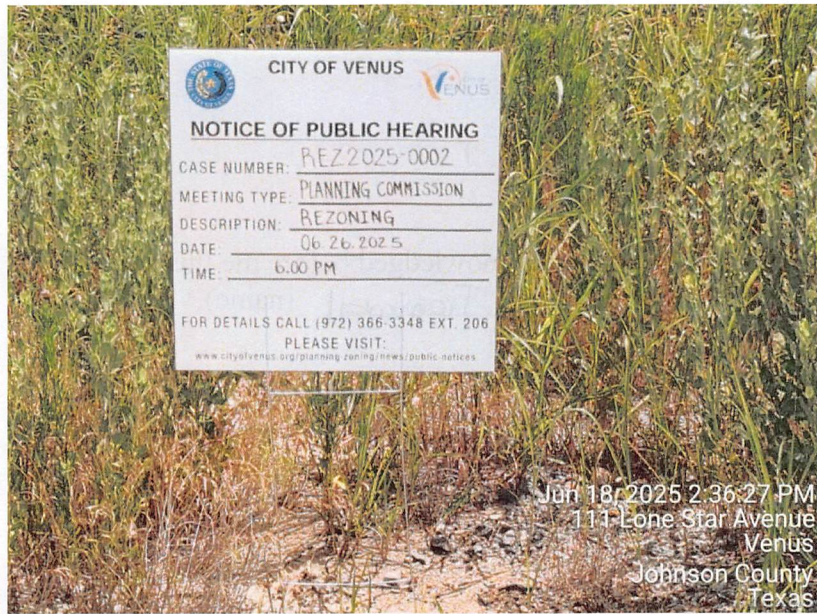
(SEAL)





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.

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;

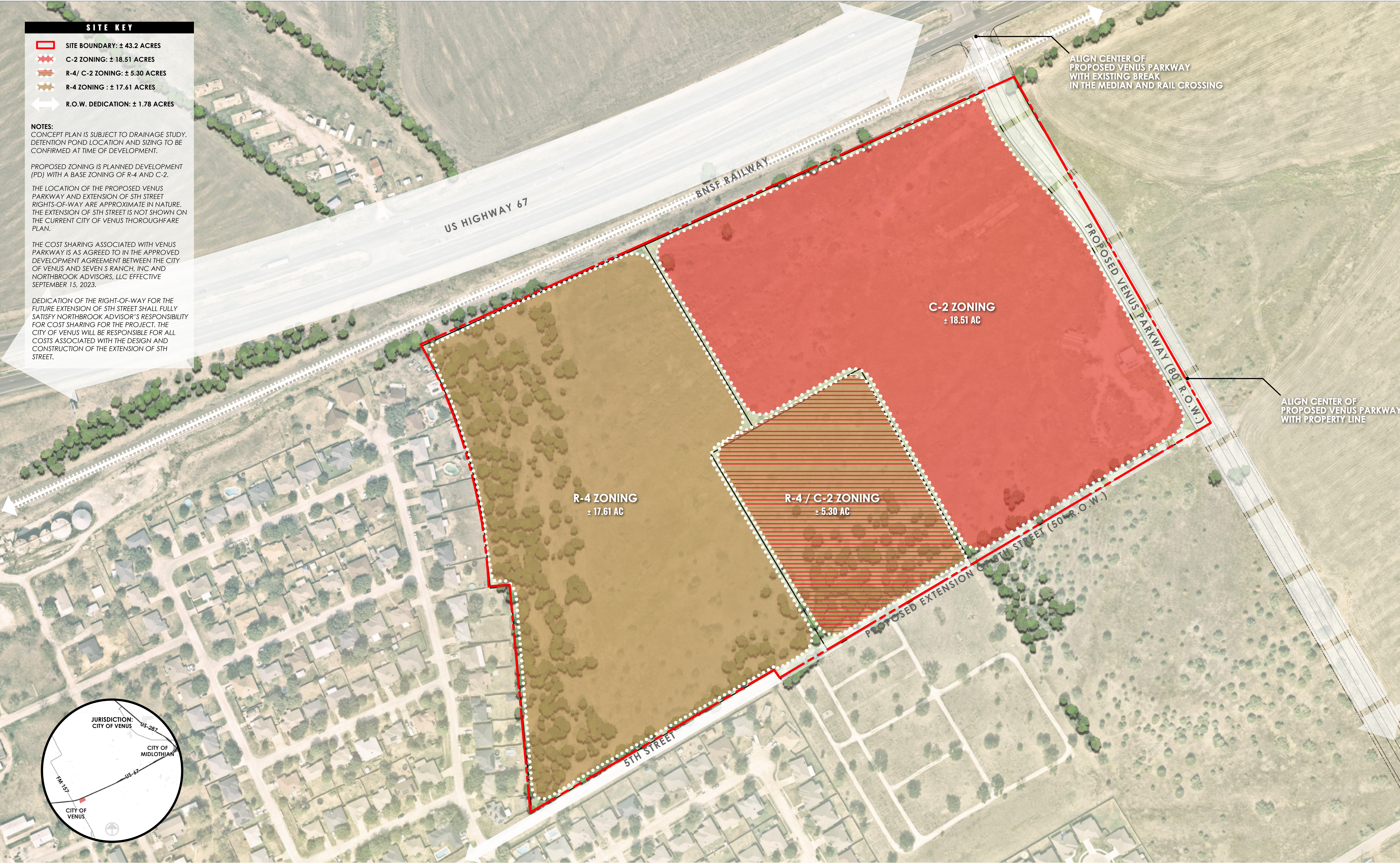
North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

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.

Page 129 of 170

EXHIBIT “B”
Conceptual Plan



SITE KEY

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

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

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

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

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

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

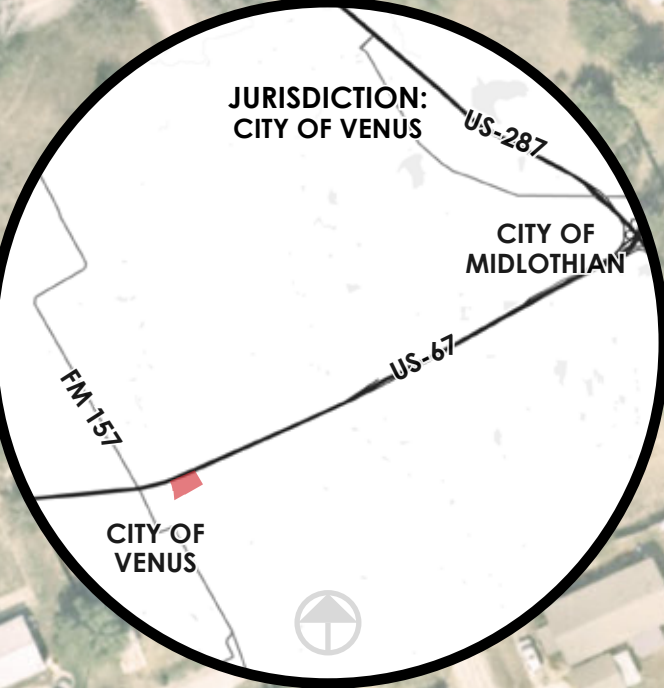


EXHIBIT “C”

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
- Signage

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

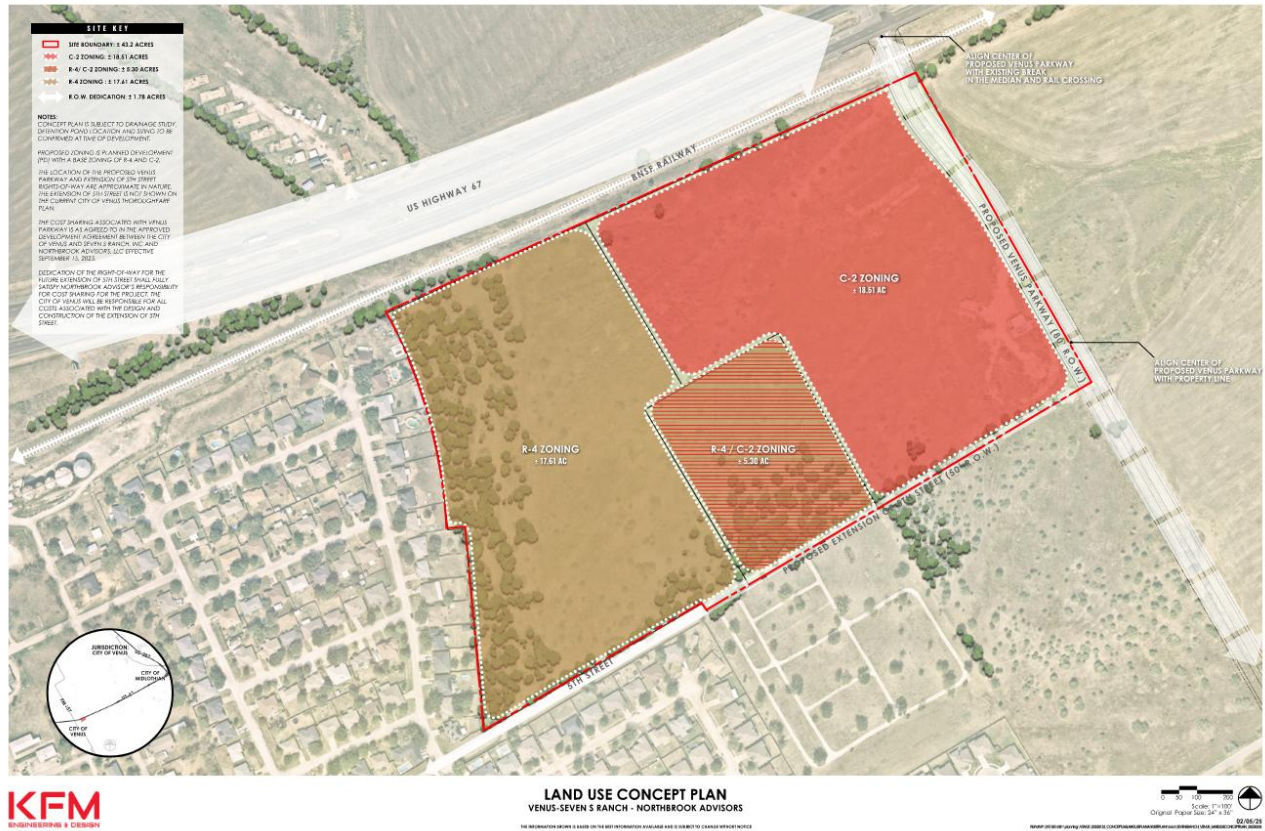


Exhibit B – Allowable Uses

- 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.

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Discuss and consider approval of a Resolution approving and authorizing execution of an Economic Development Incentive Agreement with Venus Drugs, LLC.
Department/Office: City Administrator

Summary:

The City of Venus has identified a community need for expanded healthcare access and additional local employment opportunities. The City Council has previously expressed interest in supporting the establishment of a full-service pharmacy within the City.

Venus Drugs, LLC (the "Company"), has proposed to establish, open, and operate a pharmacy in Venus, TX. To support this project, the City has negotiated an Economic Development Incentive Agreement (the "Agreement") under the authority of Chapter 380, Texas Local Government Code, and Article III, Section 52-a of the Texas Constitution.

Recommended Action:

Approve as presented or provide further direction.

Budget:

This agreement will be funded in total by the VCSDC in its FYE 2025-2026 annual operation budget and will require a budget amendment.

Attachments:

1. COV_Resolution_EDI Agreement_Venus Drugs,LLC
2. COV_VCSDC_EcoDev Incentive Agreement - Venus Drugs, LLC

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, APPROVING AND AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH VENUS DRUGS, LLC, TO PROVIDE A LOAN TO SUPPORT THE ESTABLISHMENT AND OPERATION OF A PHARMACY AND THE CREATION OF JOBS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Venus, Texas (the “City”), finds that promoting local economic development and stimulating business and commercial activity are public purposes authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City Council further finds that the establishment of a full-service pharmacy within the City will expand access to healthcare services, create and maintain employment opportunities, and strengthen the City’s local economy; and

WHEREAS, the City Council has reviewed and considered the proposed Economic Development Incentive Agreement (the “Agreement”) by and between the City and Venus Drugs, LLC (the “Company”), under which the City will provide a loan in the principal amount of Two Hundred Thousand Dollars (\$200,000), bearing interest at 3.5% per annum, in exchange for the Company’s commitments to:

1. Establish, open, and continuously operate a full-service pharmacy within the City;
2. Create and maintain a minimum of four (4) full-time jobs;
3. Maintain the building and property in compliance with City ordinances, codes, and health and safety standards; and
4. Provide annual reports verifying compliance;

WHEREAS, the Agreement includes claw-back provisions and repayment safeguards to protect public funds in the event of non-performance; and

WHEREAS, the City Council finds that the benefits expected to result from the Agreement are equivalent to or exceed the value of the incentive provided, and that approval of the Agreement is in the best interest of the City and its residents.

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

1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are incorporated herein by reference.

2. The Economic Development Incentive Agreement by and between the City and Venus Drugs, LLC, is hereby approved.
3. The Mayor is authorized to execute the Agreement on behalf of the City, and the City Secretary is authorized to attest to the Agreement, with such non-substantive revisions as may be approved by the City Attorney.
4. The City Manager, Finance Director, and other appropriate officials are authorized to take such actions as necessary to carry out the intent of this Resolution and the Agreement.
5. If any provision of this Resolution or the Agreement is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.
6. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Venus, Texas, on this 13th day of October 2025.

CITY OF VENUS, TEXAS

By: _____
Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

APPROVED AS TO FORM:

Michael Halla, City Attorney



ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This **Economic Development Incentive Agreement** (the “Agreement”) is made and entered into by and between the **City of Venus, Texas** (the “City”), a Texas municipal corporation acting under the authority of Chapter 380 of the Texas Local Government Code, the Venus Community Services Development Corporation (the “EDC”) and **Venus Drugs, LLC**, a Texas limited liability company (the “Company”).

RECITALS

WHEREAS, the City Council of the City has determined that making loans and grants of public money to promote local economic development and stimulate business and commercial activity is a public purpose authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code;

WHEREAS, the City desires to encourage the establishment of a full-service **pharmacy** within the City to expand access to healthcare, promote job creation, and strengthen the local economy;

WHEREAS, the Company proposes to establish, operate, and maintain a pharmacy within the City and employ a minimum of **four (4) full-time employees**;

WHEREAS, the City finds that the Agreement will promote economic development and that the expected benefits to the City under this Agreement are equivalent to or exceed the value of the incentive provided.

NOW, THEREFORE, the City and the Company agree as follows:

Section 1. LOAN TERMS

1.1 Loan Amount & Source

The City shall provide the Company with a loan in the amount of Two Hundred Thousand Dollars (\$200,000) (the “Loan”). The loan shall be funded solely by operating revenues of the EDC.

1.2 Disbursement.

The Loan shall be disbursed to the Company upon:
a) Execution of this Agreement;

- b) Ratification of the Agreement by the City Council;
- c) Proof of a secured site within the City for the pharmacy; and
- d) Evidence of all required state licenses, permits, and approvals.

1.3 Repayment Period.

The Loan shall be amortized over a term of **three (3) years** with interest at a fixed rate of **three and one-half percent (3.5%) per annum**. Payments shall be made to the Venus Community Services Development Corporation on a quarterly basis and shall begin six (6) months following the date of loan disbursement.

2. PERFORMANCE OBLIGATIONS

2.1 Establishment of Pharmacy.

The Company shall open and continuously operate a full-service pharmacy within the City no later than **December 31, 2025**, after execution of this Agreement.

2.2 Job Creation.

The Company shall create and maintain a minimum of **four (4) full-time equivalent jobs** located at the pharmacy within **twelve (12) months of opening**. Each full-time job shall be defined as not less than **35 hours per week** with wages and benefits consistent with industry standards.

2.3 Building and Property Maintenance.

The Company shall maintain the building and surrounding property in good condition, including compliance with City codes, ordinances, and health and safety regulations, and shall ensure that the premises are kept in a manner that contributes positively to the community's appearance and economic vitality.

2.4 Annual Reporting.

The Company shall provide the City, no later than January 31st of each year during the term of this Agreement, with documentation verifying:

- a) the number of full-time employees;
- b) proof of business operation and sales tax remittances;
- c) payroll records confirming employment.

3. CLAW-BACK AND DEFAULT PROVISIONS

3.1 Repayment Obligation.

If the Company fails to comply with the performance obligations under Section 2, the City may declare the Loan immediately due and payable.

3.2 Closure of Pharmacy.

If the pharmacy ceases operation for more than **90 consecutive days** during the term, the outstanding balance of the Loan shall become immediately due and payable.

3.3 Security Interest / Personal Guarantee.

As security for repayment, the Company shall provide the City with:

- a) a personal guaranty of repayment by the Company's managing member(s), and/or

- b) a lien against business assets, equipment, or property improvements funded by the Loan.

3.4 Interest on Default. In the event of default, the outstanding balance shall accrue interest at the rate of **6% per annum** from the date of default until paid.

4. GENERAL PROVISIONS

4.1 Term.

This Agreement shall remain in effect until the earlier of (a) full performance and forgiveness of the Loan, or (b) repayment of all amounts owed to the City.

4.2 Annual Review.

The City shall review compliance annually. The City Council reserves the right to modify or terminate the Agreement if the Company is in default.

4.3 Governing Law.

This Agreement shall be governed by the laws of the State of Texas, with venue in Johnson County, Texas.

4.4 Entire Agreement.

This Agreement constitutes the entire agreement between the parties and may not be amended except in writing and approved by the City Council.

4.5 Non-Assignment.

The Company shall not assign this Agreement or its obligations without the prior written consent of the City.

EXECUTED this ____ day of _____, 2025, by and between the undersigned duly authorized representatives of the City and the Company.

Venus Community Services Development Corporation

By: _____

Joe Russell, Chairperson

Venus Drugs, LLC

By: _____

Name: _____

Title: Managing Member