



Planning and Zoning Commission

Thursday, October 23, 2025 - 6:30 PM

Planning and Zoning Commission
210 S. Walnut Street
Venus, Texas 76084

AGENDA

- 1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:**
- 2. Citizen Public Comment Period:**
- 3. Consent Agenda:**
 - 3.1. Approval of meeting minutes for the regular Planning and Zoning meeting on September 25, 2025.
- 4. Public Hearings and Action Items:**
 - 4.1. Conduct a Public Hearing to consider an Ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13, " Planning and Zoning Commission" by adding subsection 34-13(b)(1)(i), to allow for alternates to the Planning and Zoning Commission.

Open Public Hearing:
Close Public Hearing:

Discuss and consider recommendation of an Ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13, "Planning and Zoning Commission" by adding subsection 34-13(b)(1)(i), to allow for alternates to the Planning and Zoning Commission.
- 5. Discussion and Consideration Items:**
- 6. Adjournment:**

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. The City of Venus Planning & Zoning Commission may recess into Executive Session (closed meeting) at any time during this meeting to discuss matters listed on the agenda or if any of the following matters should arise during the course of the meeting: §551.071 Consultation with Attorney; §551.072 Deliberation regarding Real Property, §551.074 Personnel Matters, §551.076 Deliberation regarding Security Devices, §551.087 Deliberation regarding Economic Development Negotiations. This is to certify that a copy of this Notice of Meeting was posted on the bulletin board of City Hall, 700 W Hwy 67, Venus, TX, at a place readily accessible to the public at all times, and on the City's website, www.cityofvenus.org, on or before Thursday, October 16, 2025.

Callie Green, TRMC

City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-366-3348.

Removed: _____

Time: _____

PLANNING AND ZONING COMMISSION

MEETING MINUTES

SEPTEMBER 25, 2025

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

Chair Shelley Clower called the meeting to order at 06:03 PM, City Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Commissioners present: Shelley Clower, Thomas Bosquez, Stacey Robar, Billy Flower, Michael Dodd, LeeAnn Rose and Tanitia Marvels.

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

2. Citizen Public Comment Period:

No public speakers.

3. Consent Agenda:

3.1. Approval of meeting minutes for the Planning and Zoning Commission on July 24, 2025.

I make a motion to approve the consent agenda.

Moved by: Stacey Robar

Seconded by: Michael Dodd

For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.

4. Public Hearings and Action Items:

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

Open Public Hearing: At 6:09 pm.

Mayor, Alejandro Galaviz - 125 Yorktown Ct - Spoke in favor.

Joe Russell - 10 Bulldog Dr. — Opposed to the change.

Close Public Hearing: At 6:17 pm.

Discuss and consider recommendation of an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change,

amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

I make a motion to approve.

Moved by: Michael Dodd

Seconded by: LeeAnn Rose

For: Michael Dodd and Leeann Rose. Against: Shelley Clower, Stacey Robar, Thomas Bosquez, Billy Flower and Tanitia Marvels.

Motion Failed Yes 2, No 5, Abstained 0.

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

Open Public Hearing: At 6:24 pm.

No public speakers.

Close Public Hearing: At 6:26 pm.

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

I make a motion to approve.

Moved by: Stacey Robar

Seconded by: Thomas Bosquez

For: Stacey Robar, Thomas Bosquez, Billy Flower, LeeAnn Rose, Shelley Clower and Michael Dodd. Against: Tanitia Marvels.

Motion carried Yes 6, No 1, Abstained 0.

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

Open Public Hearing: At 6:31 pm.

No public Speakers.

Close Public Hearing: At 6:33 pm.

Discuss and consider recommendation of an Ordinance of the City of Venus,

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

I make a motion to approve.

Moved by: Stacey Robar

Seconded by: Billy Flower

For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.

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

Open Public Hearing: At 6:41 pm.

Roxanne Shoehan - 9406 Biscan Blvd- Legal Counsel on behalf of this developer.

Nick Holbeck - The developer. In Favor

Close Public Hearing: At 6:46 pm.

Discuss and consider recommendation of 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.

I make a motion to approve.

Moved by: Stacey Robar

Seconded by: Thomas Bosquez

For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.

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

Open Public Hearing: At 7:00 pm.

No public speakers.

Close Public Hearing: At 7:02 pm.

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

I make a motion to approve.

Moved by: Stacey Robar

Seconded by: Thomas Bosquez

For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.

5. Discussion and Consideration Items:

5.1. Discussion regarding rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 10.270 acres out of the J.T. Cadenhead Survey, Abstract 134, (Johnson County), Texas; 1310 FM 1807, Venus, Texas 76084. (REZ2025-0001)

Discussion only.

5.2. Discussion regarding rezoning from AG (Agricultural) District to PD (Planned Development) District: 7.091 acres out of the Radford Berry Survey, Abstract 26, (Johnson County), Texas; 501 E US Highway 67, Venus Texas 76084. (REZ2025-0002)

Discussion only.

5.3. Discuss and consider amending the Planning and Zoning Commission meeting time.

I make a motion to change our meeting time to 6:30 pm.

Moved by: Stacey Robar

Seconded by: Thomas Bosquez

For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.

6. Adjournment:

Chair Shelley Clower adjourned the meeting at 07:06 PM.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 34 “ZONING”, ARTICLE I “IN GENERAL”, SECTION 34-13 “PLANNING AND ZONING COMMISSION” BY ADDING SUBSECTION 34-13(b)(1)(i) TO ALLOW FOR ALTERNATES TO THE PLANNING AND ZONING COMMISSION; 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”, is hereby amended by adding subsection 34-13(b)(1)(i), and which subsection shall read as follows:

“...

Article I. In General

...

Sec. 34-13. Planning and Zoning Commission

...

Sec. 34-13(b)(1)(i). The Planning and Zoning Commission, in addition to the seven (7) regular members, shall consist of two alternate members who shall each be appointed by the City Council, upon recommendation of the Mayor. Any combination of the regular members and/or alternate members shall constitute a quorum for the transaction of business. The affirmative vote of a majority of these attending, including alternates, any meeting at which there is quorum present shall be necessary to pass any motion or recommendation of the Planning and Zoning Commission.

...”

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 27th day of October 2025.

APPROVED:

Alejando Galaviz, Mayor

ATTEST:

Callie Green, City Secretary