

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-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.

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.

Shelley Clower
Chair:

Callie Green
Attest: