

CITY COUNCIL
MEETING MINUTES
Regular Council Meeting
OCTOBER 13, 2025

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

Mayor Galaviz called the meeting to order at 6:34 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: City Attorney, Callie Green, Chief Groom, Chief Hargrove, Becky Wilkins, Oscar Ortiz, Scott Williams and Ron Hearn.

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.

Thanked Public Works Director, Scott Williams and employees for painting the Civic Center.

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 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.

I make a motion to approve.

Moved by: Drew Wilson

Seconded by: Tony Bovinich

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

5. Presentation and Proclamations:

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

Mayor, Galaviz presented.

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.

1. Misty Ventura — Attorney for Applicant — In favor of Voluntary Annexation. Close Public Hearing: At 6:42 pm.

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.

I make a motion to approve Exhibit E, Service Plan.

Moved by: Drew Wilson

Seconded by: Tony Bovinich

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

I make a motion to approve 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.

Moved by: Drew Wilson

Seconded by: Tony Bovinich

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

- 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: At 7:05 pm.

1. The representative for the Data Center spoke answering Councilmember Hamm questions.

Close Public Hearing: At 7:06 pm.

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.

I make a motion to approve 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.

Moved by: Drew Wilson

Seconded by: Sheryl Kiser

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

- 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: At 7:20 pm.

No speakers.

Close Public Hearing: At 7:20 pm.

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.

I make a motion to deny repealing 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.

Moved by: Drew Wilson

Seconded by: Sheryl Kiser

For: Drew Wilson, Sheryl Kiser, Teresa Hoffman and Tony Bovinich.

Against: Michelle Hamm.

Motion carried 4-1-0.

- 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: At 7:27 pm.

No speakers.

Close Public Hearing: At 7:27 pm.

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.

I make a motion to approve 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.

Moved by: Drew Wilson

Seconded by: Teresa Hoffman

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

- 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: At 7:31 pm.

No speakers.

Close Public Hearing: At 7:31 pm.

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.

I make a motion to approve 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.

Moved by: Drew Wilson

Seconded by: Teresa Hoffman

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

- 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: At 7:41 pm.

No speakers.

Close Public Hearing: At 7:41 pm.

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

I make a motion to approve Ordinance as presented

Moved by: Drew Wilson

Seconded by: Tony Bovinich

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

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.

I make a motion to approve 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.

Moved by: Drew Wilson

Seconded by: Teresa Hoffman

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

- 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. Jack Shaw, the developer, spoke in favor of rezoning..

I make a motion to approve 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.

Moved by: Drew Wilson

Seconded by: Tony Bovinich

For: Drew Wilson, Tony Bovinich, Teresa Hoffman and Michelle Hamm.

Against: Sheryl Kiser

- 7.3. Discuss and consider approval of a Resolution approving and authorizing execution of an Economic Development Incentive Agreement with Venus Drugs, LLC.

I make a motion to deny the Resolution approving and authorizing execution of an Economic Development Incentive Agreement with Venus Drugs, LLC.

Moved by: Tony Bovinich

Seconded by: Teresa Hoffman

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

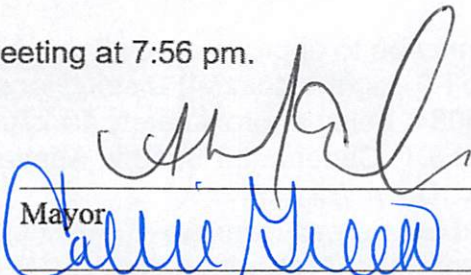
8. Executive Session:

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.

No Executive Session.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 7:56 pm.



Mayor
Carrie Green

City Secretary